



Please reply to:

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Date: 04 September 2024

Notice of meeting

Business, Infrastructure and Growth Committee

Date: Thursday, 12 September 2024

Time: 7.00 pm

Place: Council Chamber, Knowle Green, Staines-upon-Thames TW18 1XB

To the members of the Business, Infrastructure and Growth Committee

Councillors:

H.R.D. Williams (Chair)	M. Beecher	S. Gyawali
J.R. Boughtflower (Vice-Chair)	T. Burrell	N. Islam
C. Bateson	D.C. Clarke	A. Mathur
S.N. Beatty	M. Gibson	

Substitute Members: Councillors J. Button, J.P. Caplin, A. Gale, R.V. Geach, D.L. Geraci, L. E. Nichols and D. Saliagopoulos

Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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Agenda

Page nos.

1. Apologies and Substitutes

To receive any apologies for non-attendance and details of Member substitutions.

2. Minutes

3 - 10

To confirm as a correct record the minutes of the meeting held on 06 June 2024.

3. Disclosures of interest

To receive any disclosures of interest from members in accordance with the Members' Code of Conduct.

4. Questions from members of the Public

The Chair, or his nominee, to answer any questions raised by members of the public in accordance with Standing Order 40.

At the time of publication of this agenda no questions were received.

5. Forward Plan

11 - 14

To note the Forward Plan for future business.

6. Development Site, Delivery Prioritisation

15 - 38

To consider a report on the Development Delivery Strategy and the prioritisation list of development sites.

7. Urgent Action

39 - 40

To consider any urgent actions that have arisen since last meeting.

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**Minutes of the Business, Infrastructure and Growth Committee
6 June 2024**

Present:

Councillor H.R.D. Williams (Chair)

Councillors:

N. Islam

C. Bateson

M. Beecher

A. Mathur

M. Gibson

S.N. Beatty

D.C. Clarke

S. Gyawali

T. Burrell

Substitutions: Councillors D. Saliagopoulos

Apologies: Councillors J.R. Boughtflower

In Attendance: Councillors L. E. Nichols

1 Apologies and Substitutes

Apologies were received from Councillor Boughtflower. Councillor Saliagopoulos attended as his substitute.

2 Disclosures of interest

Councillors Bateson, Beatty, Beecher, Burrell, Clarke, Gibson, and Nichols advised the Committee that they were members of the Planning Committee and therefore would not be making comment on any applications due to come before the Planning Committee.

3 Questions from members of the Public

There were none

4 Terms of Reference

The Committee considered the Terms of Reference for the Business, Infrastructure and Growth Committee. The Committee requested clarification on what the statutory and non-statutory functions were that fell within the Committee's remit.

The Committee asked whether feedback would be available from the Heathrow Liaison and were advised that this was something that could be requested if they wished.

The Committee asked for an update on the International Business Engagement report that had been on the Forward Plan for the former Economic Development Committee and were advised that it was now on the Forward Plan for Business, Infrastructure and Growth Committee for September.

The Committee asked for clarification as to whether recommendations on disposal of assets would go to Corporate Policy and Resources Committee and were informed that, as per the terms of reference, this would go directly to Council.

The Committee asked for clarification on the regeneration portfolio assets being used as income producing. The Group Head Assets advised that there were three assets within the strategic regeneration portfolio that were currently income producing but once they were ready to be developed, would be transferred to the development portfolio.

5 Strategic Priorities for 2024/2025

The Committee considered the Strategic Priorities for 2024/2025.

The Chair highlighted the following areas as potential focuses for the Committee; prioritisation of the Development/Regeneration properties, the Heathrow Rail Link, infrastructure in Town Centres to target antisocial behaviour, and partnership working to deliver infrastructure in support of new homes such as GP surgeries and roads.

The Committee requested an update on the Heathrow Rail link and were advised that the Group Head Place, Protection & Prosperity would be attending a meeting next week with the Heathrow Area Transport Forum on a draft report from HSPG (Arups) on a comparison between Southern Light Rail (SLR) and Heathrow Southern Rail (HSR) This draft report from the HSPG was expected by end of June 2024 and an item would be added to the Forward Plan for the Committee's meeting in September. The Committee requested that as part of that item a summary of the history of the project could be included. There is a separate meeting between key councillors and HSR next week.

The Committee requested one priority should be to focus on the riverfront and making it more attractive and easily accessible to residents.

6 Forward Plan

The Committee **noted** the Forward Plan with the addition of the items agreed during the meeting.

7 Exclusion of Public and Press (Exempt Business)

It was proposed by Councillor Beecher, seconded by Councillor Bateson and resolved to exclude the public and press be excluded for the following agenda items, in accordance with paragraph 3 of part 1 of Schedule 12A of the Local Government Act 1972 (as amended) because it was likely to disclose information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because, disclosure to the public would prejudice the financial position of the authority in being able to undertake even-handed negotiations and finalizing acceptable contract terms.

8 Thameside House - Options

The Committee considered a report on options for Thameside House.

The Committee **resolved** to approve the recommendation as set out in the report.

Meeting ended at 20:06

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Spelthorne Borough Council Services Committees Forward Plan and Key Decisions

This Forward Plan sets out the decisions which the Service Committees expect to take over the forthcoming months, and identifies those which are **Key Decisions**.

A **Key Decision** is a decision to be taken by the Service Committee, which is either likely to result in significant expenditure or savings or to have significant effects on those living or working in an area comprising two or more wards in the Borough.

Please direct any enquiries about this Plan to CommitteeServices@spelthorne.gov.uk.

Spelthorne Borough Council

Service Committees Forward Plan and Key Decisions for 04 September 2024 to 31 January 2025

Anticipated earliest (or next) date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Business, Infrastructure and Growth Committee 12 09 2024	Delivery Development Strategy	Non-Key Decision	Public	Coralie Holman, Group Head Assets
Business, Infrastructure and Growth Committee 16 09 2024	Southern Light Rail/Heathrow Southern Rail	Non-Key Decision	Public	Heather Morgan, Group Head - Place, Protection and Prosperity
Business, Infrastructure and Growth Committee 05 12 2024	Ashford Victory Place - Housing Delivery	Non-Key Decision	Private	Coralie Holman, Group Head Assets
Business, Infrastructure and Growth Committee 05 12 2024	Fees & Charges	Non-Key Decision	Public	Mahmud Rogers, Joint Financial Services Manager
Business, Infrastructure and Growth Committee 05 12 2024	Growth Bids, Capital Bids & Savings Plan	Non-Key Decision	Public	Mahmud Rogers, Joint Financial Services Manager
Business, Infrastructure and Growth Committee 05 12 2024	Oast House Listed Building Options Update	Non-Key Decision	Public	Kamal Mehmood, Strategic Lead for Leisure and Community Development, Heather Morgan, Group Head - Place, Protection and Prosperity

Date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Business, Infrastructure and Growth Committee 05 12 2024	Service Plans	Non-Key Decision	Public	Heather Morgan, Group Head - Place, Protection and Prosperity
Business, Infrastructure and Growth Committee 05 12 2024	Thameside House	Key Decision	Private	Coralie Holman, Group Head Assets
Business, Infrastructure and Growth Committee 16 01 2025	Partnership Working to Deliver Infrastructure to support new homes	Non-Key Decision	Public	Heather Morgan, Group Head - Place, Protection and Prosperity
Business, Infrastructure and Growth Committee 16 01 2025	Town Centre Infrastructure to Prevent Antisocial Behaviour	Non-Key Decision	Public	Chris Norrington, Economic Development Manager

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Business, Infrastructure & Growth



12th September 2024

Title	<i>Development Site, Delivery Prioritisation</i>
Purpose of the report	To make a decision
Report Author	<i>Coralie Holman, Group Head Assets</i>
Ward(s) Affected	All
Exempt	<i>Appendix 2 only</i>
Exemption Reason	This report contains exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006 Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because, disclosure to the public would prejudice the financial position of the authority in any contract or other type of negotiation with the proposed provider who could then know the position of the Council.
Corporate Priority	Community, Addressing Housing Need and Resilience
Recommendations	<p>Committee is asked to recommend to Full Council to:</p> <ol style="list-style-type: none"> 1. Approve the introduction of a Development Delivery Strategy. 2. Approve the form and content of the draft Development Delivery Strategy attached to this Report. 3. Approve the prioritisation list of development site delivery. 4. Approve that the prioritisation list of development site delivery shall form part of the Development Delivery Strategy.

Reason for Recommendation	In May 2024 the Council’s Development Sub Committee agreed to 1) approve recommendation to Full Council adoption of a Development Delivery Strategy and 2) a Councillor led working party would produce a development site prioritisation list to be considered at this September meeting of the Business, Infrastructure and Growth Committee, which subject to this committee’s approval would also be referred to Full Council for adoption. The Councillor led working party met in June, and this report sets out the conclusions reached and the priority order of site delivery recommended by the working party.
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1. Summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"> • Whilst the Council will no longer be directly developing any of its sites, there is a desire to progress development on these sites via partnership arrangements or unconditional disposals. • In May 2024 the Council’s Development Sub Committee agreed to recommend adoption of a Development Delivery Strategy and for a Councillor led working party to produce a development site prioritisation list. 	<ul style="list-style-type: none"> • A Development Delivery Strategy will provide the decision-making Committee(s) with agreed criteria against which to appraise offers for future development on Council owned sites. • Without agreed criteria it is likely there will not be any consistent decision making resulting in further delays to the progression of sites and continued financial pressure from the holding costs • Ensure the outcomes from the progression of sites achieves maximum benefits and is consistent with the Corporate Plan 2024-2028 priorities.
This is what we want to do about it	These are the next steps
<ul style="list-style-type: none"> • Implement a strategy to set key principles but allow sufficient flexibility in order that the Council can take bespoke decisions in relation to each site. • Retain the ability to input into and direct schemes developed on Council owned sites whilst not retaining the construction cost and risk associated with direct development. • Agree the order of priority in respect of progressing delivery 	<ul style="list-style-type: none"> • Agree the proposal to implement the draft Development Delivery Strategy including a site prioritisation schedule. • Referral to Full Council for adoption • Commence bringing forward development on Council owned sites via partnership working or disposal.

<p>of development on Council owned development sites</p>	<ul style="list-style-type: none"> • Develop a detailed programme with key milestone for the short-term sites • For medium- and long-term sites develop a business plan and exit strategy outlining alternative uses, financial costs and short-term letting opportunities.
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2. Key Issues

- 2.1 The Council owns several pieces of land and property that sit within the Development & Regeneration Portfolio, being one of 3 strategic Asset Portfolios as set out in the Council's Asset Management Plan. The strategic purpose of the Development & Regeneration Portfolio is to *'ensure the Borough remains an attractive place to live, work and undertake leisure activities through the delivery of high-quality affordable housing, social infrastructure and commercial property that meets the needs and requirements of residents and local businesses.*
- 2.2 The sites within this portfolio focus on achieving the objectives of the Council's Corporate Plan. Many of the sites are proposed for residential development schemes with some ancillary uses to provide affordable housing for the residents of Spelthorne, whereas others are being progressed as part of a wider regeneration of Staines-upon-Thames Town Centre, to build on the current strength of the town as a retail and economic centre.
- 2.3 In Autumn 2023 the Council took a decision to cease any direct development delivery and financing, instead progressing partnership arrangements to ensure new housing and other regeneration uses would be delivered on the sites.
- 2.4 The Council's Development Sub Committee agreed in May 2024 to recommend to Full Council a Development Delivery Strategy be adopted and a Councillor led working group agree a priority order of development site delivery.
- 2.5 Prior to the Committee restructure in June 2024 the Development Sub Committee recommendation would have been referred to the Corporate Policy and Resources Committee. However, the changes now require the recommendation to be approved by this Committee prior to being referred to Full Council.
- 2.6 The type of partnership working the Council opts for in respect of each site will determine the level of detailed involvement the Council will participate in with respect to scheme design. However any agreement will require the scheme design to achieve planning approval which will be subject to addressing flooding and other current and emerging Local Plan and general planning policies.

3. Current position

- 3.1 Member working group sessions were held in March and April 2024 consisting of Members of the Council's Development Sub Committee, (who are also Ward Councillor representatives from the locations of the development sites),

to consider a) the need and scope of a Development Delivery Strategy that will support decision making for these sites and assist the decision-making Committees to benchmark future options for each site and b) the benefits of and criteria for a development site prioritisation list.

- 3.2 The draft Strategy is set out in Appendix 1 attached to this Report. The Strategy in summary sets the following principles and objectives:
- Spelthorne Borough Council (SBC) will not undertake any direct development but will deliver its objectives for each site via partnerships with external organisations and partners.
 - Each project will have its own project plan and objectives, which will be determined on the specifics of the site i.e. size, location, surrounding buildings, demographics.
 - All development proposals will comply with the Council's public procurement obligations and to the extent possible will be 'joined up' with the Local Plan objectives, policies, and delivered in accordance with design codes.
 - Consultation will be undertaken with local Councillors, and other key stakeholders where new development proposals are being progressed.
 - All decisions will be taken by Councillors, who will be involved at key stages of the project, which will be set out as milestones in the project plans.
 - Officers will prepare information on all feasible options to include financial analysis of each option against budget and recorded site values and all other key information to assist Member decision making.
 - All sites will be openly marketed and/or partners procured in accordance with the Council's public procurement obligations to ensure full transparency within decision making around delivery options and to see to obtain best value for money for the Council.
 - The Council has a statutory obligation to achieve 'best value' from its sites, which will be considered in terms of financial returns as this in turn relates to the financial resilience of the Council.
 - When considering the options for each site, consideration will also be given to on-going holding costs of not proactively progressing delivery options.
- 3.3 The Strategy has intentionally been drafted as a guide to set key principles but allow sufficient flexibility in order that the Council can take bespoke decisions in relation to each site when deciding whether it wishes to partner with external organisations. This flexibility will retain the ability to input into and direct schemes developed on Council owned sites whilst not retaining the construction cost and risk associated with direct development.
- 3.4 It was agreed at the April Member Working Group that a site prioritisation list should be produced that would be based on criteria around a) the ability of the site to meet the Corporate Plan 2024-2028 priority of addressing housing need; b) wider economic benefits i.e. job creation and increased 'spend' within the Borough; c) financial viability and impact on the Council's Medium Term Financial Plan and d) ease of progressing schemes in relation to planning policies and market conditions.
- 3.5 A further Member Working Group session was held in June 2024 consisting of Members of the Council's Development Sub Committee, who had been

involved in earlier workshops and who are also Ward Councillor representatives from the locations of the development sites, plus Members of this Committee were also invited.

- 3.6 There were 2 key drivers for considering the level of priority of each site. These were 1) the ability of each site to meet the Corporate Plan 2024-2028 priorities in respect of addressing housing need; b) wider economic benefits i.e. job creation and increased 'spend' within the Borough; c) financial viability and impact on the Council's Medium Term Financial Plan and d) ease of progressing schemes in relation to planning policies and market conditions, and 2) the objectives of the Development Delivery strategy, set out below.
- 3.7 Based on the draft development strategy, the Member Working Group specifically focussed on the financial costs associated with each site; the social value achieved bringing each site forward plus other matters that were considered relevant. The PowerPoint slide deck for the workshop can be found in the confidential and exempt Appendix 2, attached to this Report. This also sets out the financial costs attached to each site.
- 3.8 Discussion in the workshop concluded short, medium- and long-term categorisations would be appropriate, which could also tie in with current work streams and emerging Local Plan timescales. Short term categorisation would see sites being progressed initially over a 3-year period (years 0-3 of the strategy period), medium term being years 3-8 and long-term being year 8 onwards.
- 3.9 The Working Group agreed to recommend to this Committee that the following delivery schedule be put to this Committee, which if approved would then be recommend to Full Council for adoption and be included as part of the Development Delivery Strategy. The list is proposed to be subject to annual review.

Short term (years 0-3)	Ashford - Victory Place
	Ashford - Multi Storey Car Park
	Staines - Thameside House
	Staines - Waterfront
Medium Term (years 3-8)	Sunbury - Summit Centre
	Ashford – Whitehouse open land
	Sunbury – Benwell Phase 2
	Staines – Oast House Listed Building
Long Term (year 8+)	Staines – Kingston Road Car Park
	Staines, Town Centre Development to include Elmsleigh Surface Car Park, Tothill Multistorey Car Park, Communications House, 91-93 High Street and Elmsleigh Shopping Centre

4. Next Steps

- 4.1 If this Committee 1) supports the former Development Sub Committee decision, to recommend the adoption of the draft Development Delivery

Strategy to Full Council and 2) agrees the proposed site prioritisation as identified above, both will be referred to Full Council for adoption. Site prioritisation will be subject to annual review and used as the basis to bring forward development on Council owned sites via partnership working or disposal.

- 4.2 The paper does not refer to any new projects being created. If this prioritisation list is agreed a more detailed programme will be pulled together in respect of the short-term sites over years 0-3, together with consideration of any infrastructure pre-requisites needed to enable physical delivery. The progression of each site will form an individual project, which will be brought to committee at a future point for approval of both the project scope and required budget.
- 4.3 For medium- and long-term sites, a form of Business Plan and Exit Strategy will also be produced for each site within this portfolio, which will outline alternative uses, holding costs, letting potential and income opportunities during the period the assets are anticipated to be retained for.

5. Options

- 5.1 Approval of a Development Delivery Strategy in the form attached to this report and the site prioritisation list as set out in section 3.9 of this report. **This is the recommended option.** The adoption of this Development Delivery Strategy including site delivery prioritisation, will provide the decision-making committee(s) with agreed criteria against which to appraise offers for future development on Council owned sites within the Development and Regeneration Portfolio. In addition, the site prioritisation has been determined against the financial implications and social value attached to each site.
- 5.2 Approval of a Development Delivery Strategy and site prioritisation in principle, but in a different form. **This is not the recommended option** as this draft Development Delivery Strategy and site prioritisation has been produced in line with the discussions at the Councillor working groups, which included Members of this Committee and relevant Ward Member representation.
- 5.3 Do not approve the implementation of a Development Delivery Strategy in any form. **This is not the recommended option.** Without agreed criteria against which offers for future development on Council owned sites can be appraised it is likely there will not be any consistent decision making resulting in further delays to the progression of sites and continued financial pressure from the holding costs the Council incurs whilst the sites remain in their current configuration.

6. Financial Implications

- 6.1 Whilst the introduction of this Strategy has no direct financial implications in isolation, the implementation of this Strategy sets out the Council's statutory obligations to achieve best value in terms of financial returns which in turn relates to the financial resilience of the Council.
- 6.2 This site prioritisation has no direct financial implications in isolation, however in a wider context takes account of the on-going costs attached to each site, which has informed the site priority categorisation.

6.3 The Council's statutory obligations pursuant to the Local Government Act 1972 to achieve best value in terms of financial returns, relate also to the financial resilience of the Council.

7. Risk Management

7.1 Without the Council having an agreed Development Delivery Strategy there would be no agreed mechanism to support decision making and benchmarking future options for each site.

7.2 The Development Delivery Strategy sets out how the Council will approach decision making in relation to all its Development and Regeneration portfolio. This will ensure there are an agreed set of parameters within which the Council can be assured the portfolio will deliver best value, deliver Corporate Plan priorities and be aligned with its Medium-Term Financial strategy hence supporting the future financial resilience of the Council.

7.3 Without the Council having agreed priorities in respect of development site delivery there is no clarity for officers to ensure they are progressing those sites which offer the greatest all round benefits to the Borough of Spelthorne, it's communities, businesses and residents.

7.4 Prioritisation of site delivery will ensure there are an agreed set of parameters within which the Council can be assured the portfolio will deliver best value, deliver Corporate Plan priorities and be aligned with its Medium-Term Financial strategy hence supporting the future financial resilience of the Council.

8. Legal & Procurement comments

8.1 Any disposals or development projects will be in accordance with the Council's public procurement obligations under the Public Contracts Regulations 2015 and the Procurement Act 2023 after 28 October 2024.

8.2 The Council has the power to acquire and dispose of land for the purpose of any of its functions in accordance with sections 120 to 123 of the Local Government Act 1972.

8.3 Any disposal will need to satisfy the valuation requirements of section 123 of the Local Government Act 1972.

8.4 Any agreements required in connection with the development on Council owned sites within the Development and Regeneration Portfolio shall have to comply with the Contract Standing Orders, the Procurement Act 2023 and the Council's duty to deliver best value under the Local Government Act 1999.

8.5 Legal Services will provide advice and assistance with any associated agreements and documentation.

9. Other considerations

9.1 None

10 Equality and Diversity

10.1 None

11 Sustainability/Climate Change Implications

11.1 All development on Council owned sites will need to meet sustainability criteria as set out in the draft strategy document

12. Timetable for implementation

12.1 Immediately if approved.

13 Contact

13.1 Coralie Holman Group Head Assets c.holman@spelthorne.gov.uk

Background papers:

Appendix 1 Draft Development Delivery Strategy

Appendix 2 Councillor Led working group PowerPoint slides (Part 2, Exempt)

Development Delivery Strategy

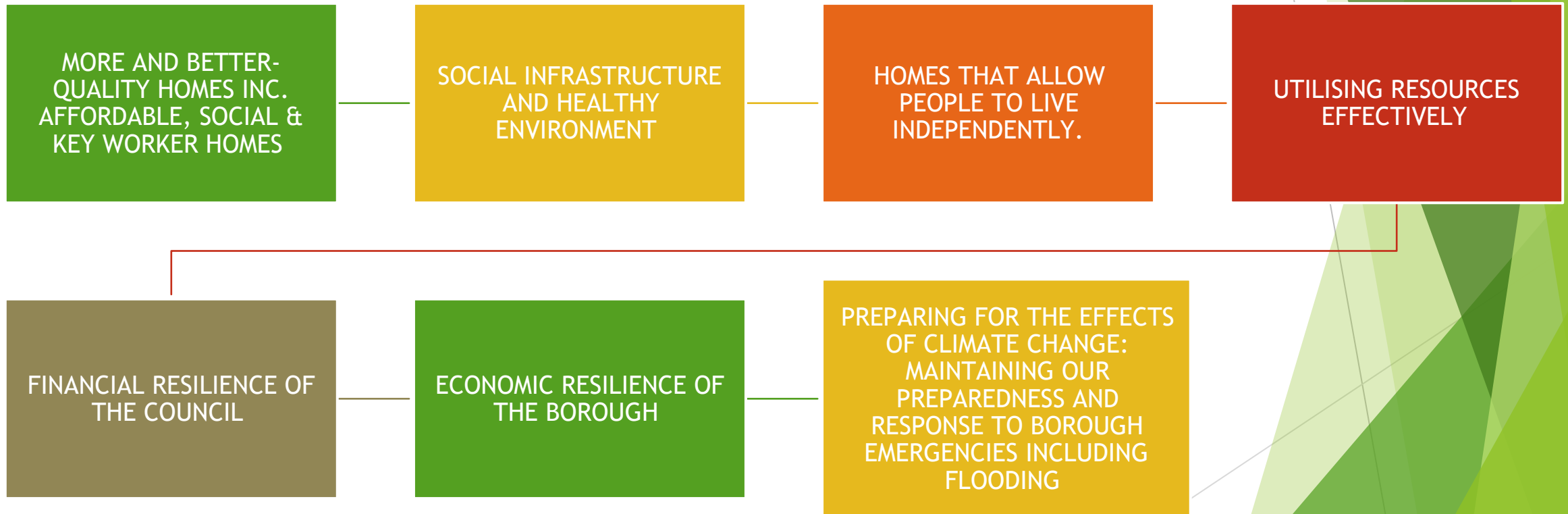


The Council's Development and Regeneration Portfolio is one of three portfolios of Land & Property the Council owns. In December 2023 at the Full Council meeting, the strategic purpose of this portfolio was agreed. The strategic priorities of the portfolio are set out in Appendix 1.

The Council owns several pieces of land and property that sit within this portfolio. The development sites are located across the Borough and are proposed mainly for residential development with ancillary uses to provide affordable, social and key worker homes, being Corporate Priorities.

The Regeneration sites are located within Staines upon Thames town centre and will be progressed as part of a wider regeneration plans to build on the current strength of the town as a retail and economic centre and to improve connectivity between the River front and Town Centre. The sites are listed in Appendix 2.

Directly Linked Corporate Plan Themes



Site Delivery Strategy

Spelthorne Borough Council (SBC) will not undertake any direct development but will deliver its objectives for each site via partnerships with external organisations and partners.

Each project will have its own project plan and objectives, which will be determined on the specifics of the site i.e. size, location, surrounding buildings, demographics.

All development proposals will be 'joined up' with the Local plan objectives, policies, and delivered in accordance with design codes.

Consultation will be undertaken with local Councillors, and other key stakeholders where new development proposals are being progressed.

All decisions will be taken by Councillors, who will be involved at key stages of the project, set out as milestones in project plans.

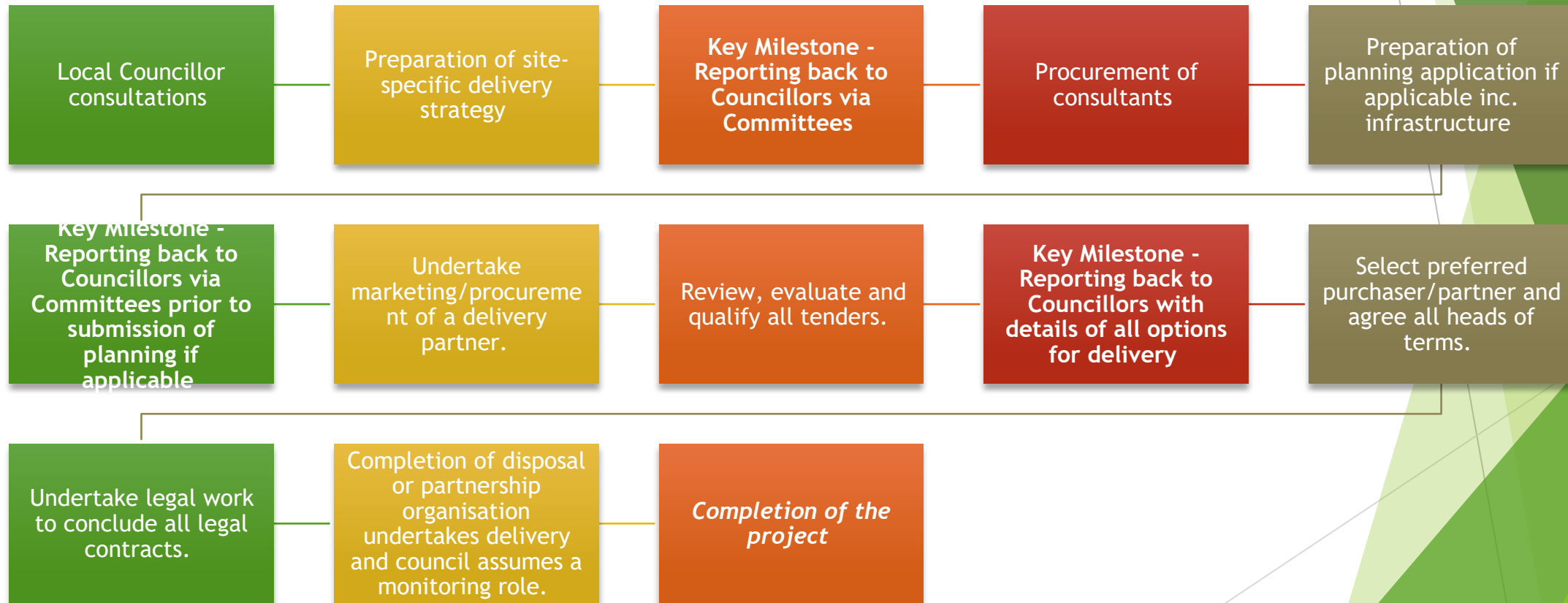
Officers will prepare information on all feasible options to include financial analysis of each option against budget and recorded site values and all other key information to assist Member decision making.

All sites will be openly marketed and/or partners procured to ensure full transparency within decision making around delivery options and to see to obtain best value for money for the Council.

The Council has a statutory obligation to achieve 'best value' from its sites, which will be considered in terms of financial returns as this in turn relates to the financial resilience of the Council.

It is essential to be mindful that circumstances change, so this strategy must retain flexibility to allow all options in respect of any site to be considered even if this departs from the original direction of travel.

Indicative Project Methodology



Timescales

Each site will have its own project timetable as set out in Appendices 4 – 12, these will be updated as each project progresses and reported to Members at each key milestone. The initial delivery timetable commences in January 2024 and runs to March 2026. In March 2026, some project timetables will need to be extended.

Conclusions

Whilst the Council is no longer progressing the direct development of its sites, there remains a good opportunity to partner with external organisations to achieve Corporate Plan objectives and allow for the Council to input and direct the schemes developed on each site, whilst not retaining the construction cost and risk associated with direct development.

Appendix 1

- ▶ Ensure all development meet the Council's corporate objectives ("CARES")
- ▶ Aim to deliver high quality housing and other economic and community places in a timely and financially efficient manner.
- ▶ Prioritise delivery of Affordable, Social and Key Worker housing and mixed-use projects to meet the needs of Spelthorne residents.
- ▶ All significant proposed developments will be subject to meaningful public consultation.
- ▶ All proposed developments will be subject to ensuring there is no negative impact on biodiversity via the purchase of biodiversity credits on other Council owned sites
- ▶ All developments will need to consider the impact of all ground water flooding sources i.e. not just the River Thames
- ▶ Delivery mechanisms and longer-term buy/hold/sell decisions will be decided by Councillors on a basis that meets the needs of our residents, businesses, and wider communities.
- ▶ All developments will contribute to the Council's commitment to reach Net Zero by 2030.

Delivery Timescales



Each site will have its own project timetable



These will be updated as each project progresses and reported to Members at each key milestone.



The initial delivery timetable commenced in January 2024 and runs to April 2026.



In April 2026, some project timetables will need to be extended, where further decisions are needed.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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URGENT ACTION TO APPROVE

Consent for the submission of a Planning Application for Vehicle Crossover (Dropped Kerb) at Ashford Cemetery Lodge

Property	Ashford Cemetery Lodge, Long Lane, Ashford, Middlesex TW19 7AD
Use	Residential Accommodation

The Council’s scheme of delegations permits authority by way of urgent action to be obtained on such occasions where the proposed transaction is considered so urgent that it cannot wait until the next scheduled meeting of the relevant Committee. In order to enable an urgent decision to be made, the Chief Executive has delegated power to take this decision in consultation with the Chair and Vice-Chair of Business Infrastructure and Growth Committee.

1. Background

As part of Spelthorne BC Housing Strategy which includes delivery of more affordable homes, the Asset team in collaboration with Strategic Housing team is carrying out refurbishment of Ashford Cemetery Lodge, Long Lane, Ashford, Middlesex TW19 7AD. The refurbishment project will deliver a more sustainable accommodation which meets SBC CARES strategic priorities; [Community, Affordable Housing, Recovery, Environmental & Service Delivery] alongside creating climate action targets and modern fit-for-purpose residential accommodation. The works include achieving a significant reduction in carbon emissions by using on-site renewable / low carbon technologies. A combination of PV (Photovoltaic panels) and electric heating systems as the main energy source to the property. Works to the external areas needed to make the most efficient use of the property and improve safe access includes a paver driveway and vehicle crossover (drop kerb).

The proposed scheme will provide much needed accommodation whilst complying with Spelthorne’s own housing targets, corporate objectives regarding addressing the climate emergency and the promotion of high-quality sustainable design within the borough. There are significant benefits to progressing this application.

2. Proposal

The proposed vehicle crossover (VCO), often referred to as a dropped kerb, provides the legal means to access the property at Ashford Cemetery Lodge, Long Lane, Ashford, Middlesex TW19 7AD using a car or other domestic vehicle which also applies to all sizes of vehicles and all types of powered vehicles including electric. Creating the driveway along with vehicle crossover supports SBC key strategic priority to provide efficient, cost effective and quality public services by providing suitable and fit for purpose accommodation that supports of SBC Corporate Plan theme of developing Our Council by ensuring high quality accommodation and public service.

It is important that the SBC’s assets remain in a good, safe, and statutory compliant condition. The proposed 3.0m wide vehicle crossover is to ensure that this remains the case for the lifetime of Ashford Cemetery Lodge.

The overriding principle is that the property should be safe in terms of the health and safety of the future occupants.



The Planning Application is due to heard before the Planning Committee on 24 July 2024.

3. Business Case

Crossing the footway without first having a properly constructed vehicle crossover in place is an offence under the Highways Act 1980. Apart from creating unsafe access to the property, the non-provision of vehicle cross over will lead to a breach of the requirements under the Highway Act 1980 which will likely result in reputational damage to SBC as this may result in prosecution and receiving a fine and criminal conviction. Rechargeable works can also take place to prevent the footway from being crossed.

Vehicle crossover is a statutory requirement to access a driveway which serve as the most effective purpose for parking vehicle, knowing that it is safe on a property, also constraining to traffic & safety. It is as well a good feature to have on Ashford Cemetery Lodge, giving a nice classic look which also adds value to the property.

4. Recommendation

In the light of the above, recommendation is made to support the submission of a planning application for the construction of a vehicle crossover at Ashford Cemetery Lodge, Lond Lane, Ashford, Middlesex T19 7AD:

Under Part 3(a) of the Council's Scheme of Delegations... "In order to enable an urgent decision to be made, the Chief Executive has delegated power to take any decision which is so urgent that it cannot wait until the next scheduled meeting of the Council or relevant Committee and where the decision is not in contravention of established policies. In following this procedure, the Chief Executive is required to consult with the relevant Committee Chair and Vice-Chair. The use of such urgent action must be reported to the next relevant Committee meeting".

Please could you therefore confirm that you will give approval to authorise this urgent action for the submission of a planning application for the construction of vehicle crossover at Ashford Cemetery Lodge, Lond Lane, Ashford, Middlesex T19 7AD. If you are minded to authorise this action, the Group Head, Assets will ensure that the action taken is noted on the following Development Sub- Committee agenda.

I confirm that I give my delegated authority to take urgent action to authorise the planning application for a vehicle crossover under the terms agreed by the Group Head, Assets and summarised in this note. I can confirm that I have consulted with the Chair and Vice Chair of the relevant Committee and they are in full agreement.

Chief Executive _____

Date _____

14 June 2024