

Appendix B Planning Practice Guidance – areas for review and suggested actions

Planning Practice Guidance (PPG) Suggested areas for review	Spelthorne Borough Council Analysis
Barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales	The timescales for implementing a planning permission are generally not considered to be a significant issue within the Borough. The Council has considered feedback and adapted its timeline requirements accordingly (see section 2.7 of the HDTAP).
Barriers to delivery on sites identified as part of the 5 year land supply (such as land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.)	There is no evidence that there are any significant barriers to delivering sites that have obtained planning permission.
Whether sufficient planning permissions are being granted and whether they are determined within statutory time limits	Planning applications are being processed within the statutory timeframes therefore the performance of decision making on planning applications is not considered to be a barrier to delivering new homes (see section 2.9 of the HDTAP).
Whether the mix of sites identified is proving effective in delivering at the anticipated rate	There is no evidence that the mix of sites approved is negatively affecting delivery, officers continue dialogue with developers and landowners to obtain information on build out rates.
Whether proactive pre-planning application discussions are taking place to speed up determination periods	The council offers a pre-application service for developers whereby applicants can submit proposals and planning officers can offer advice on how policies will be applied to proposals, raise any issues that may arise and advise on the level of information that would be required as part of a formal planning application. Additionally in March 2022, the Consultations on Emerging Planning Proposals guidance was agreed by the Corporate Policy and Resources Committee and the impact is

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	regularly monitored (see section 2.8 and 3.16 of HDTAP). There is no evidence to suggest that pre-app discussion require any further intervention.
The level of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees), to identify more land and encourage an increased pace of delivery	The Council completed Local Plan examination hearings in Feb 2025, progressed to a Main Modifications Consultation in May 2025 and is aiming for adoption of the Local Plan in Autumn 2025 (see section 3.3-3.14). Ongoing engagement has played a key part to ensure that key issues were discussed, and a series of Statements of Common Ground were produced between neighbouring authorities, statutory stakeholders and developers.
Whether particular issues, such as infrastructure or transport, could be addressed at a strategic level - within the authority, but also with neighbouring and upper tier authorities where applicable	Infrastructure and transport have been addressed at the strategic level in work with SCC and neighbouring authorities and outlined in agreed in Statements of Common Ground.

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Revisiting the Strategic Housing Land Availability Assessment (SHLAA) / Housing and Economic Land Availability Assessment (HELAA) to identify sites potentially suitable and available for housing development that could increase delivery rates, including public sector land and brownfield land	The Council is in the process of updating the SLAA for the current year (see section 4.3-4.7), proactively identifying sites, including publicly owned land and brownfield land, for development to ensure that potential supply is exhausted. The Council will also be undertaking a new Housing and Economic Development Needs Assessment (HEDNA).
Working with developers on the phasing of sites, including whether sites can be subdivided	Please see information on pre-apps covered in table above. Planning Officers have continued to build relationships with

	developers, landowners and agents and carry on a dialogue after planning permission is granted.
Offering more pre-application discussions to ensure issues are addressed early	Please see information on pre-apps covered in table above
Considering the use of Planning Performance Agreements	The Council offers planning performance agreements (PPAs) for major development proposals, which often involve a large quantum of housing units. In previous years, the Planning DM service has received a positive take up on PPAs for larger schemes and they have enabled officers to make use of expert advisors to assist on complex issues in the consideration of the planning (see section 3.16 of HDTAP).
Carrying out a new Call for Sites, as part of plan revision, to help identify deliverable sites	The Council has an open-ended call for sites on its website whereby landowners or site promoters can submit potential development sites for consideration.
Revising site allocation policies in the development plan, where they may act as a barrier to delivery, setting out new policies aimed at increasing delivery, or accelerating production of an emerging plan incorporating such policies	Please see information on Local Plan covered in table above, the Council as part of the Local Plan examination hearings has committed to undertaking an Immediate Review of the Local Plan with a new plan to be submitted within two years of the current plan being adopted (anticipated autumn 2025). As part of this immediate review the production of a new suite of evidence is already underway.
Reviewing the impact of any existing Article 4 directions for change of use from non-residential uses to residential use	Following changes to planning controls the Council has seen a significant increase in large office to residential conversions which has increased this source of supply. Given this increase the data is now monitored separately to ensure trends are regularly reviewed and the estimations in the councils housing trajectory updated accordingly.

Engaging regularly with key stakeholders to obtain up-to-date information on build out of current sites, identify any barriers, and discuss how these can be addressed	Please see information on Local Plan covered in rows and table above, the Council has also produced as part of the local plan examinations a Housing Trajectory Build-out Rates Note therefore maintains ongoing engagement with key stakeholders.
Establishing whether certain applications can be prioritised, conditions simplified, or their discharge phased on approved sites, and standardised conditions reviewed	A review of all planning conditions was previously undertaken by senior planning officers (please see section 3.16 and Table 5 of HDTAP). Pre-commencement planning conditions continue to be submitted, assessed and discharged by the officers.
Ensuring evidence on a particular site is informed by an understanding of viability;	Where developments fall short Local Plan requirements, an independent viability assessment would be submitted and assessed on an open book basis (see section 3.16 of HDTAP).
Considering compulsory purchase powers to unlock suitable housing sites	The Council has the option to utilise Compulsory Purchase Powers to help unlock potential development sites and has worked with developers to help unlock areas of land to enable larger schemes. Part 4 of the Planning and Infrastructure Bill 2025 has introduced significant reforms to compulsory purchase powers and process in the UK, once the proposals have become law, the Council will have the opportunity to engage in compulsory purchase to assist housing delivery (see section 3.16 of HDTAP).
Using Brownfield Registers to grant permission in principle to previously developed land	The Council publishes an updated brownfield register annually and will also consider in due course whether any of the sites will be moved to Part 2 of the Brownfield Register which will effectively grant permission in principle. This will need further consideration and would be the subject of a prior consultation process (see section 3.16 of HDTAP).
Encouraging the development of small and medium-sized sites	Please see information on Local Plan covered in rows above, the Local Plan is based on evidence including a Strategic Housing Market Assessment. This evidence informed a mixed

strategy with increased densities where character allows and a small amount of Green Belt release to ensure an appropriate mix of sites is delivered.