

**Immediate Review of Spelthorne
Borough Council Local Plan (2028-
2043)**

Scoping Consultation

June 2026

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1. Background

1.1 Spelthorne Borough Council (SBC) is undertaking engagement in line with the new plan-making system and the National Planning Policy Framework (NPPF), this document is based upon and references the Draft NPPF 2025 which we expect to be adopted in summer 2026. This Scoping Statement proposes and seeks views, for the Immediate Review of the Local Plan (LPIR) on:

- the strategic matters to be addressed;
- the authorities and bodies with whom SBC will engage;
- how and when engagement will occur; and
- how cooperation will be demonstrated through the statutory process, including Statements of Common Ground, joint evidence and agreed actions.

This will enable the Local Plan to progress through Gateway 1 (Regulation 21), Gateway 2 (Regulation 26), and Gateway 3 (Regulation 31) in accordance with the statutory timetable.

1.2 This Scoping Statement has been prepared proportionately to the stage of plan preparation and will be refined as evidence is updated and cooperation discussions progress.

1.3 The Town and Country Planning (Local Planning) (England) Regulations 2026 came into force on 25 March 2026. Spelthorne will therefore comply fully with the new statutory procedures. This Scoping Statement is prepared in accordance with Regulation 20 and forms part of the statutory Scoping Consultation required under the 2026 Regulations. The document will be made available in accordance with Regulation 88.

1.4 Government consulted on major planning reforms in December 2025, leading to changes to plan-making system and an updated NPPF which we expect to be adopted in Summer 2026.

1.5 The updated NPPF introduces new plan-making policies PM10 and PM11 requiring proactive engagement and evidence-based cooperation, replacing the former Duty to Cooperate. Government will also establish Strategic Authorities to prepare Spatial Development Strategies (SDS), which will influence future cross-boundary planning. Local Government Reorganisation (LGR) in Surrey is progressing in 2027 and will affect the geography of plan-making.

- 1.6 Following Government's confirmed LGR for Surrey, Spelthorne will form part of the new West Surrey unitary authority. West Surrey will comprise the areas currently covered by Guildford, Runnymede, Spelthorne, Surrey Heath, Waverley, and Woking councils. For the purposes of this Scoping Statement, the existing authorities continue to operate in their current form until the new unitary authorities are formally implemented.
- 1.7 Nothing in this Statement pre-determines the scale, distribution, or location of development, which will be tested through evidence, Sustainability Appraisal, and consultation at later stages.

Spelthorne Borough Council Local Plan Position

- 1.8 SBC will proceed under the new plan-making system, which requires a statutory timetable and progression through three Gateways, while monitoring the implications of LGR. The identification of strategic matters in this Scoping Statement will also inform the scope of the Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA). Each strategic matter will be reflected in the SEA framework, and in the Gateway 1 self-assessment prepared under Regulation 21.
- 1.9 SBC formally commenced plan making in June 2026 and published its Local Plan Timetable in accordance with section 15B of the Planning and Compulsory Purchase Act 2004 and Regulations 4–9 of the 2026 Regulations. Officers have begun updating the evidence base and undertaking a call for sites. SBC has published a Notice of Intention to Commence Local Plan Preparation under Regulation 19. This notice will run for the required four-month period before the Council publishes its Gateway 1 self-assessment covering governance, timetable, engagement approach, anticipated content, and SEA progress.
- 1.10 As part of this process, SBC has prepared this Scoping Statement, to propose and test the strategic issues that the LPIR is expected to address, the authorities and bodies who should be consulted, and how SBC intends to engage with them as evidence is developed. In accordance with Regulation 20, a statutory Notice of Scoping Consultation accompanies this Scoping Statement. The scoping consultation will conclude before Gateway 1, and SBC will publish a Consultation Summary under Regulation 22.
- 1.11 This Scoping Statement sets out strategic matters and engagement mechanisms in line with PM10 and PM11 of the draft NPPF 2025, which replace the Duty to Cooperate. It will be updated as governance and strategic planning arrangements evolve.
- 1.12 The purpose of this Scoping Statement is to identify matters requiring cooperation and the proposed mechanisms for engagement. References to evidence, projects or policy areas are illustrative and do not pre-determine

Local Plan policy outcomes, which will be developed and tested at Gateway 2.

- 1.13 This Statement fulfils the Regulation 20 requirement to scope strategic cross-boundary matters and cooperation arrangements. SEA scoping will be addressed separately but will draw on the strategic matters identified here.

Maintaining and demonstrating cooperation

- 1.14 Under the new plan-making system introduced through the Levelling Up and Regeneration Act and reflected in the draft NPPF 2025, the previous Duty to Cooperate is replaced by strengthened requirements to maintain and demonstrate cooperation on cross-boundary strategic matters.

- 1.15 Local planning authorities must:

- Maintain cooperation throughout plan preparation by engaging proactively with neighbouring authorities and prescribed bodies on strategic issues such as housing, infrastructure, and environmental matters (Policy PM10). The list of organisations reflects the ‘specific consultation bodies’ as defined in Regulation 2 of the 2026 Regulations, together with other bodies relevant to Spelthorne’s strategic matters.
- Demonstrate cooperation through clear evidence, including Statements of Common Ground (SoCG), joint evidence bases, agreed actions, and consultation summaries at each mandatory stage (Policy PM11).

- 1.16 These requirements apply from the Scoping Consultation stage through Gateway 1 and subsequent Gateways, ensuring that strategic alignment is embedded in the Local Plan process.

- 1.17 Statements of Common Ground will be progressed proportionately according to the strategic risk of each matter, with early focus on housing, Green Belt and flood risk, and others developed iteratively through Gateways 1–3.

- 1.18 Planning for infrastructure is a critical element of the Local Plan process. National policy requires local planning authorities to work together and consider the investment plans of infrastructure providers to ensure a consistent approach to infrastructure delivery. Engagement will be recorded through consultation summaries and, at the appropriate stage, supported by a map of proposed Local Plan policies to illustrate the spatial application of infrastructure policies.

Consultation on this Scoping Statement

1.14 SBC published its Notice of Intention to Commence Local Plan Preparation on 19 June 2026 and is observing the required four-month period before progressing to Gateway 1. This Scoping Statement forms part of the formal Scoping Consultation required by Regulation 20. Any person may make representations on the content of the Local Plan and on SBC's proposed approach to engagement. A Consultation Summary will be published following the close of consultation in accordance with Regulation 22. This Scoping Statement:

- Identifies strategic cross-boundary matters relevant to Spelthorne's Local Plan.
- Lists the authorities, prescribed bodies, and key stakeholders SBC will engage with.
- Sets out the proposed mechanisms for engagement (e.g., Statements of Common Ground, joint evidence, consultation summaries).
- Explains how SBC will maintain and demonstrate cooperation in line with PM10 and PM11 of the NPPF.
- Provides the framework for the mandatory Scoping Consultation, which will conclude before Gateway 1 and be followed by a published Consultation Summary.
- Confirms that this Statement will be updated as governance and strategic planning arrangements evolve.

This Scoping Statement, together with the Consultation Summary, engagement log, SEA scoping, and early evidence, will form a core component of Spelthorne's Gateway 1 submission to demonstrate readiness under the new plan-making system.

1.15 As part of the early stages of plan making and scoping for the Local Plan content, the Council would like to hear from you if you consider that:

- We have not identified a strategic matter that should be addressed in the Local Plan.
- We have not identified a relevant authority, prescribed body, or stakeholder that should be engaged; or
- Alternative processes or mechanisms for engagement would be more effective than those outlined in this Statement.

Please provide justification and supporting evidence for any suggested changes, including why SBC should engage with an additional authority or adopt a different approach. Where possible, indicate any opportunities for joint evidence or Statements of Common Ground to demonstrate cooperation. Responses will be published in the Consultation Summary (Reg 22).

Consultation Questions

1. Has the Council identified all relevant strategic cross-boundary matters that could have a significant impact on at least two planning areas?

2. Has the Council identified all relevant authorities, prescribed bodies, and stakeholders that it needs to engage with to maintain and demonstrate cooperation effectively?
3. Has the Council identified appropriate processes and mechanisms (e.g., Statements of Common Ground, joint evidence, consultation summaries) to ensure effective engagement?
4. Do you support the Council's intended approach and timetable for engagement, including how cooperation will be evidenced through the new Gateway process?

1.16 This consultation is carried out under Regulation 20 of the 2026 Regulations. Representations must be received during the consultation period 22 June 2026 to 03 August 2026 in order to be considered. Any person may make representations. Following the close of the consultation, SBC will publish a Consultation Summary as required by Regulation 22.

2.0 The Spelthorne Context

Geographic Context

2.1 Spelthorne is located in north-west Surrey, approximately 16 miles from central London. The Borough benefits from strong transport connectivity to London and the southeast via the road and rail network and is in close proximity to Heathrow Airport. Covering approximately 19.75 square miles and with a population of around 99,900, the Borough includes major employers such as Shepperton Studios, dnata and Wood Group. Kempton Park is a key visitor destination.

2.2 Spelthorne's economy contains a significant concentration of industrial and logistics uses, particularly related to Heathrow. Office development is focused in urban centres including Staines-upon-Thames, Ashford, and Sunbury.

2.3 Approximately 65% of the Borough lies within the Metropolitan Green Belt, with the remaining 35% forming a continuous urban area linked to Greater London. The main settlements are Ashford, Shepperton, Staines-upon-Thames, Stanwell, and Sunbury-on-Thames.

2.4 The Borough is low-lying and influenced by the River Thames and its tributaries, the Ash and Colne. Around 20% of the urban area is at risk in the 1:100 flood extent, increasing to 49% in the 1:1000 scenario. The Borough includes four major reservoirs, and a water treatment works at Ashford.

2.5 Spelthorne has an ageing demographic profile, high economic activity levels, and a significant need for affordable housing. These baseline characteristics inform the Local Plan's spatial strategy and will be referenced in the Gateway 1 self-assessment and SA/SEA.

2.6 The Borough includes internationally, nationally, and locally important ecological assets, including Staines Moor SSSI, Staines Commons, multiple SNCIs, and reservoirs forming part of the Southwest London Waterbodies SPA and Ramsar site. These environmental constraints will be incorporated into the Gateway 1 self-assessment and SEA scoping.

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2.7 Under the new plan-making system, the requirement to review Local Plans every five years under paragraph 33 of the previous NPPF and Regulation 10A of the 2012 Local Planning Regulations is replaced by a more continuous, proactive approach to maintaining plans as set out in national policy. The draft NPPF 2025 confirms that Local Plans should be kept up to date through timely preparation cycles, supported by regular monitoring of evidence and changing circumstances, rather than adherence to a fixed five-year review period.

2.8 The former legal requirement for a formal review every five years (Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 10A) no longer applies to plans prepared under the new system. Instead, authorities must prepare new Local Plans in accordance with the 30-month timetable and statutory process set out in the updated regulations, including notices of intention, the Scoping Consultation, and the Gateway assessments.

2.9 The statutory adoption process under section 23 of the Planning and Compulsory Purchase Act 2004 remains applicable. However, Local Plans prepared under the new system must progress through three mandatory Gateway assessments—readiness (Gateway 1), soundness and policy design (Gateway 2), and prescribed requirements (Gateway 3)—before submission under section 15D.

2.10 The Inspector’s Report for the Spelthorne Local Plan 2024-2039/40 included a specific requirement for an Immediate Review, confirming that the LPIR must be submitted for examination within two years of the date of adoption. This requirement reflects the importance the Inspector placed on ensuring that key matters—particularly long-term housing need, flood risk evidence, and cross-boundary strategic issues are updated promptly in line with the new national planning framework.

2.11 SBC resolved to adopt the Spelthorne Local Plan 2024–2039/40 on 17th March 2026, meaning the Council must submit the LPIR for examination by 17th March 2028 in accordance with the Inspector’s requirement.

2.12 The LPIR will focus on updating the strategic policies needed to reflect the latest evidence, including updated housing need, flood risk information, economic and employment trends, infrastructure requirements, and cross-boundary strategic matters. It will also ensure alignment with the new plan-making system, including compliance with the strengthened requirements to maintain and demonstrate cooperation.

2.13 The work programme for the LPIR, including the statutory stages of plan preparation under the new plan-making system, is set out in the Local Plan Timetable. The timetable was approved by the Council’s Environment & Sustainability Committee on 18th June 2026 and provides clear milestones for each stage, including Gateway checks.

2.14 Officers commenced updating the evidence base in spring 2025, including commissioning technical studies and inviting land submissions as part of the call for sites. The LPIR will progress in accordance with the statutory timetable, as set out below:

Stage	Proposed date
Evidence gathering	Commenced Spring 2025

Publish Local Plan timetable	June 2026
Publish notice of intention to commence local plan preparation	June 2026
Scoping consultation	June to July 2026
Gateway 1: Self-assessment of readiness	October 2026
Consultation on vision and strategy	February to March 2027
Gateway 2	October to November 2027
Consultation on the Proposed Local Plan	January to February 2028
Gateway 3	March 2028
Examination	April to August 2028
Adoption	September 2028

SBC will maintain the Local Plan timetable and revise it at least monthly, and whenever Gateway outputs are published.

Identifying which authorities and bodies Spelthorne Borough Council should engage with on cross boundary issues.

Who do we need to maintain and demonstrate cooperation with?

2.15 Under the new plan-making system, the previous Duty to Cooperate is replaced by strengthened requirements to maintain and demonstrate cooperation (Policies PM10 and PM11). Local planning authorities must engage constructively with relevant neighbouring authorities and prescribed bodies throughout plan preparation and provide evidence of that engagement at each Gateway stage. This will include all 'specific consultation bodies' relevant to Spelthorne under Regulation 2 of the 2026 Regulations, such as:

- Active Travel England
- Civil Aviation Authority
- Highway Authorities
- Historic England
- Homes & Communities Agency
- Integrated Care Boards
- Integrated Transport Authorities (no ITA covers Spelthorne)
- Mayor of London
- National Highways
- Natural England
- NHS England

- Office of Rail Regulation
- The Environment Agency
- Transport for London

2.16 In addition to the prescribed bodies, Policy PM10 of the NPPF and associated guidance highlight the importance of engaging with other relevant organisations where they have a role in strategic matters. For Spelthorne this includes Surrey County Council, infrastructure providers, Local Nature Partnerships, utility companies, and strategic groupings such as the Heathrow Strategic Planning Group. Bodies not relevant to Spelthorne’s geography, such as the Marine Management Organisation, are excluded with justification.

What does this mean for Spelthorne?

2.17 In determining which authorities and bodies Spelthorne should engage with on strategic matters, the Council has reviewed examples from other authorities and considered functional geography, shared boundaries, and key strategic connections. Engagement will therefore focus not only on neighbouring authorities but also those linked through transport networks, shared infrastructure, environmental constraints (notably flood risk), economic relationships, and the housing market area.

2.18 Heathrow Airport continues to exert a significant economic, environmental, and spatial influence on Spelthorne. The Government’s January 2025 ministerial statement to progress a third runway at Heathrow further reinforces the need for close cooperation. SBC is an active member of the Heathrow Strategic Planning Group (HSPG), and authorities represented within HSPG will be engaged as part of the LPIR to ensure coordinated consideration of airport-related growth, mitigation, and infrastructure pressures.

2.19 To comply with the requirement to maintain and demonstrate cooperation under PM10 and PM11, SBC will engage with the authorities and bodies listed in Table 1 below.

Table 1: Bodies relevant to Spelthorne

Prescribed or relevant body	Relevance to Spelthorne
Active Travel England	Active travel and sustainable transport
Historic England	Heritage assets and historic environment
Homes England	Funding and housing delivery
Mayor of London	Strategic transport, economic and spatial links
Natural England	Biodiversity, designations, and environmental matters
NHS England	Strategic health infrastructure
Office of Rail and Road	Rail infrastructure

Surrey County Council and National Highways	Road network and infrastructure
Surrey County Council and neighbouring district & borough councils	Functional relationships and strategic cross-boundary issues
Surrey Heartlands Integrated Care Board (ICB) and Integrated Care Partnership (ICP)	Local health commissioning
Surrey Nature Partnership	Natural environment and biodiversity
The Civil Aviation Authority	Aviation oversight
The Environment Agency	Flood risk, water environment, major environmental constraints
Transport for London	Transport links and cross-boundary connectivity
Utility and Infrastructure Providers	Scottish and Southern Energy Networks, UK Power Networks, Affinity Water, Thames Water, Cadent Gas/ Scotia Gas Networks Limited and Southern Gas Networks plc National Gas Transmission and mobile network operators.

2.20 In accordance with Regulation 20(2), the Council’s Statement of Community Involvement (SCI) sets out how the community, stakeholders, and other interested parties will be engaged throughout Local Plan preparation. As such, detailed community engagement processes are not duplicated in this Statement.

Spelthorne Borough Council: Engagement with Cross-Boundary Bodies and Forums

2.21 SBC participates in a wide range of cross-boundary forums and partnerships that support ongoing engagement with neighbouring authorities, infrastructure providers, and strategic bodies. Under the new plan-making system, these groups play an important role in helping the Council maintain cooperation on strategic matters (as required by Policy PM10) and in providing evidence to demonstrate cooperation at each Gateway stage (Policy PM11). While participation in these partnerships does not in itself fulfil the requirement to demonstrate cooperation, they provide valuable mechanisms for sharing evidence, identifying emerging issues, and supporting coordinated approaches to spatial planning.

Below is an updated overview of the bodies and forums Spelthorne engaging with:

Partnership/Working Group	Authorities/ Organisations involved	Purpose
Biodiversity Working Group	Local and regional environment stakeholders	Sharing ecological evidence and supporting biodiversity and LNRS alignment

Heathrow Easterly Alternation Local Authorities Meeting	Voluntary partnership of local authorities in the area surrounding Heathrow Airport.	Engaged in planning for the development of the sub-region and ensuring that the airport is operated and developed in a way that is well planned and sustainable for the communities that live around it.
Heathrow Expansion Working Group		
Heathrow Spatial Planning Group		
Heathrow Strategic Planning Group		
Joint Infrastructure Group with Surrey County Council (SCC)	SBC and SCC.	Provides a forum for joint prioritisation of infrastructure projects and advice on CIL bidding from SBC officers.
Northwest Surrey Health and Care Alliance	Local health and care organisations and Surrey local authorities.	Place based partnership working together to improve the health, wellbeing and happiness of those living and/or working in the boroughs of Elmbridge, Runnymede, Spelthorne, and Woking.
Ofgem Regional Energy Strategic Plan (RESP) consultation events	Ofgem RESP Team and local authority representatives.	Collaboration to ensure Regional Energy Strategic Plans inform spatial and local energy plans.
Participation in SSEN Distribution Future Energy Scenarios Programme	Network operator and local authority representatives.	Sharing information to understand local capacity, future development scenarios and network planning.
Participation in the Water Resources Forum (Thames Water & Affinity Water)	Water Resources Southeast, six water companies in the Southeast region, multisector stakeholders.	Engagement to inform the development of the statutory Water Resources Management Plan
Participation in Transport for the Southeast Engagement Programme	Partnership of 16 local authorities, representatives of district and borough authorities, protected landscapes and national delivery agencies, and other stakeholders.	Sub-national transport body for the Southeast. Works with stakeholders to determine what investment is needed to transform the region's transport system and drive economic growth.
Participation in UK Power Networks' Distribution Systems Operator (DSO) Regional Engagement Programme	Network operator (including a dedicated Local Net Zero	Sharing information to understand local capacity, future development scenarios and network planning.

	team) and local authority representatives.	
Southeast and East of England Leader's Group for the London Plan	Leaders from surrounding areas	Engagement on strategic matters linked to the London Plan
Surrey Economic Development Officers Group	Surrey districts and SCC	Economic development and employment land coordination
Surrey Enhanced Partnership Stakeholder Reference Group	SCC, bus operators, local community representatives and borough & district officers	The Enhanced Partnership is the legal mechanism by which SCC and bus operators can make changes to bus services and infrastructure to increase bus use. The Stakeholder Reference Group provides feedback on behalf of bus users and plays a 'critical friend' role.
Surrey Flood Risk Management Board and Working Group	SCC, EA, districts	Coordinated approach to flood risk and mitigation programmes
Surrey Flood Risk Partnership Board		
Surrey Future Steering Board	Surrey authorities	Long-term spatial, infrastructure and investment planning
Surrey Heads of Planning	All Surrey Heads of Planning	To discuss and resolve cross boundary policy issues, share relevant information and experience.
Surrey Health and Planning Forum	Includes representatives from SCC, Integrated Care Boards, Surrey local authorities	The Forum aims to strengthen links across planning and health teams. Networking Group that reports to the Health and Wellbeing Board.
Surrey Infrastructure Steering Group	Core membership of borough and district authorities and county council Directors of Place.	Cross boundary issues relating to the promotion, co-ordination and unblocking the barriers to the provision of infrastructure in the County.
Surrey Leaders Group	SCC and all Surrey local authority leaders	Cross boundary issues.

Surrey Planning Working Group	SCC and planning policy officers from all Surrey local authorities attend.	To discuss and share information about cross boundary policy issues and experience.
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Cross-Boundary Strategic Matters Relevant to Spelthorne’s Local Plan

2.22 Policies PM10 and PM11 of the draft NPPF 2025 require local planning authorities to identify the strategic cross-boundary matters that necessitate cooperation. Drawing on Spelthorne’s previous cross-boundary engagement undertaken under the former Duty to Cooperate, early engagement with relevant bodies, and initial evidence gathering for the LPIR, the Council has identified the following strategic matters requiring coordinated cross-boundary engagement:

Housing and Economic Needs

- Matter 1: Meeting Housing Needs
- Matter 2: Meeting Needs for Gypsies, Travellers, and Travelling Showpeople
- Matter 3: Employment Land and Economic Growth (including retail and commercial uses)

Natural and Historic Environment

- Matter 4: Flood Risk and Water Management (notably River Thames and tributaries)
- Matter 5: Natural Environment and Biodiversity (including Local Nature Recovery Strategies)
- Matter 6: Historic Environment and Heritage Assets
- Matter 7: Climate Change Mitigation and Adaptation (including energy capacity and resilience)

Infrastructure

- Matter 8: Transport Infrastructure and Connectivity (including strategic road and rail links, Heathrow, TfSE)
- Matter 9: Social Infrastructure – Healthcare, Education, and Community Facilities
- Matter 10: Utilities – Water Supply, Wastewater, Energy, and Digital Infrastructure

Spatial Planning and Land Use

- Matter 11: Green Belt and Grey Belt Review
- Matter 12: Minerals and Waste (in coordination with Surrey County Council)
- Matter 13: Cross-boundary Strategic Sites and Growth Locations

Details of strategic matters and relevant bodies

2.23 The following tables set out further detail on each strategic matter and identify the authorities, infrastructure providers, and organisations with whom Spelthorne will maintain and demonstrate cooperation. While many organisations may have an interest in one or more matters, some have a critical role in ensuring effective and deliverable outcomes. This will be evidenced through Statements of Common Ground, joint technical work, and the documentation required at each Gateway stage. Further detail will be provided within the Council's Cooperation Statement and ongoing engagement records. These matters will also be reflected in the Gateway 1 self-assessment summary prepared under Regulation 21.

2.24 Each matter has been identified based on current evidence and will be kept under review as further evidence is prepared and progresses.

Housing and Economic Development Needs

Matter 1: Meeting Housing Needs	<p>Housing continues to be one of the most significant development pressures in Spelthorne, with both the scale and distribution of new homes raising strategic issues that extend beyond the Borough’s boundaries. Under the new plan-making system, the draft NPPF 2025 requires authorities to maintain and demonstrate cooperation (Policies PM10 and PM11), ensuring that decisions around housing need and land supply take account of wider spatial relationships across neighbouring authorities and the functional housing market area. Under the NPPF, strategic housing planning must be evidence-led and supported by proactive and documented cooperation.</p> <p>With the formation of the West Surrey unitary authority in 2027, the long-term strategic planning geography for the Spelthorne area will change. Until West Surrey prepares and adopts a statutory Spatial Development Strategy, the standard method housing need figure remains the basis for assessing local housing need.</p> <p>To support this assessment, SBC and Runnymede BC have published an updated joint Strategic Land Availability Assessment (SLAA) methodology. SBC is applying this methodology to prepare a Housing and Economic Land Availability Assessment (HELAA), in line with the NPPF and Planning Practice Guidance. The HELAA will identify sites with potential for housing and economic development and will form a key part of the evidence base for assessing development capacity within the Borough and the wider housing market area.</p> <p>Alongside this, Spelthorne is preparing a new Housing and Economic Development Needs Assessment (HEDNA). This will provide detailed analysis of:</p> <ul style="list-style-type: none">• Total housing need• Affordable housing requirements• The needs of specific groups (including older people, families, students, and disabled people)• Economic growth trends and employment land requirements <p>The new system places strong emphasis on aligning housing delivery with infrastructure capacity. Spelthorne will therefore work proactively with infrastructure and service providers—including utilities,</p>
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	<p>health, education, transport, and environmental bodies—to ensure that housing growth is supported by timely and deliverable infrastructure investment. Key strategic housing issues requiring ongoing cooperation include:</p> <ul style="list-style-type: none"> • How Spelthorne can meet its own housing need figure. • The Borough’s role within the wider housing market area. • Whether Spelthorne may assist, or require assistance from, neighbouring authorities. • The appropriate type and mix of homes required locally and sub-regionally. • The governance arrangements needed to support coordinated spatial planning, including those under West Surrey. • Ensuring alignment between planned housing growth and infrastructure investment.
<p>Who is involved?</p>	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other bodies Affinity Water Greater London Authority (GLA) Homes England Natural England Network Rail Scottish and Southern Electricity Networks Surrey Heartlands Integrated Care Board</p>

	<p>Surrey Heartlands Integrated Care Partnership Thames Water The Environment Agency UK Power Networks</p>
<p>Methods for engagement</p>	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Meetings and discussions with neighbouring authorities and prescribed bodies during preparation of the HEDNA and HELAA. • Requests for formal comments at key stages of evidence development and during consultations on the LPIR. • Ongoing officer-level engagement (with Member involvement where appropriate) as housing strategy and policies evolve. • Opportunities for written representations on evidence, site assessments, and draft policies during consultation stages. • Stakeholder workshops and technical engagement events where required. • Targeted engagement with infrastructure providers and service delivery bodies to ensure alignment between planned housing growth and infrastructure capacity, including contributions to technical evidence and policy formulation.
<p>Matter 2: Meeting Needs for Gypsies, Travellers, and Travelling Showpeople</p>	<p>Gypsy and Traveller accommodation needs have clear cross-boundary implications due to the movement patterns, shared family networks and overlapping Housing Market Areas. The GTAA will assess permanent, transit and short-stay needs across the full Plan period. SBC will work with neighbouring authorities, specialist groups, and Traveller communities to ensure the assessment reflects sub-regional dynamics in accordance with NPPF PM10 and PM11.</p> <p>In preparing the GTAA, Spelthorne will engage with neighbouring authorities, specialist organisations, and the Gypsy and Traveller communities themselves. This engagement will help ensure that cross-boundary movements, patterns of travelling, and shared housing market dynamics are fully understood and reflected in the assessment. Cooperation will be essential to establishing a robust and consistent methodology and ensuring that the assessment reflects both local and sub-regional needs.</p>

	<p>Depending on the findings of the GTAA and the availability of suitable sites within Spelthorne, the Council may need to explore collaborative approaches with neighbouring authorities if needs cannot be fully met within its own boundaries. Such engagement will be undertaken in accordance with Policies PM10 and PM11 of the draft NPPF 2025, which require councils to maintain and demonstrate cooperation on strategic matters, including accommodation needs for Gypsy and Traveller communities.</p> <p>Key strategic issues requiring ongoing cooperation</p> <ul style="list-style-type: none"> • Understanding cross-boundary travelling and accommodation needs • Using consistent and transparent assessment methodologies • Identifying suitable land for permanent, transit, and emergency stopping places • Ensuring access to schools, healthcare, and essential services • Planning for seasonal, short-term, and traditional travelling patterns • Aligning Local Plan policy approaches across neighbouring authorities • Engaging directly with Gypsy, Traveller, and Travelling Showpeople communities • Maintaining up-to-date evidence and sharing it across councils • Coordinated approaches to unauthorised encampments • Cross-boundary implications for emergency stopping provision affecting M25/M3 corridors • Ensuring compliance with national policy, case law, and equality duties
<p>Who is involved?</p>	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p>

	<p>Other bodies Affinity Water Friends, Families and Travellers Greater London Authority (GLA) Homes England Natural England Network Rail Scottish and Southern Electricity Networks Showmen’s Guild of Great Britain Surrey Community Action Surrey Gypsy Traveller Communities Forum Surrey Heartlands Integrated Care Board Surrey Heartlands Integrated Care Partnership Thames Water The Environment Agency UK Power Networks</p>
<p>Methods for engagement</p>	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Meetings and discussions with neighbouring authorities and relevant bodies during preparation of the GTAA. • Requests for formal comments from authorities and stakeholders at draft GTAA stages. • Ongoing officer-level and Member-level engagement, where appropriate, during development of strategy and policies for Gypsies, Travellers and Travelling Showpeople. • Opportunities for written feedback on evidence, potential site allocations, and policies during formal consultation stages. • Stakeholder workshops and focused engagement sessions where appropriate. • Cross-boundary discussions to explore accommodation of unmet needs where relevant. • Direct engagement with Gypsy, Traveller, and Travelling Showpeople communities, including interviews, site visits, and community-led feedback. • Engagement with infrastructure and service providers (health, education, utilities, transport) to understand implications for service delivery and ensure coordinated provision of supporting infrastructure.

<p>Matter 3: Employment Land and Economic Growth (including retail and commercial uses)</p>	<p>The scale and distribution of economic growth, together with the associated need for employment land and supporting infrastructure, remain key strategic considerations for Spelthorne and its neighbouring authorities. Economic growth is closely linked to housing provision, commuting patterns, labour market dynamics, and infrastructure capacity, and therefore must be considered across wider functional geographies.</p> <p>Spelthorne forms part of a Heathrow-centred Functional Economic Area (FEA) with strong economic and labour market relationships with Runnymede, Hounslow, and Hillingdon. Additional economic linkages extend southwards to the M3/A3 corridor. SBC will update the FEA analysis through the HEDNA and will adjust its cooperation arrangements if new functional relationships emerge.</p> <p>In the southern part of the Borough—including Sunbury-on-Thames and Shepperton—economic relationships extend towards the Southwest London/M3/A3 corridor, connecting with places such as Guildford, Reigate, Croydon, Woking, and Elmbridge. While these relationships influence travel-to-work patterns and sectoral linkages, Spelthorne’s most significant functional economic relationships remain focused around Heathrow Airport and the wider Thames Valley corridor.</p> <p>As part of the LPIR, Spelthorne will update its analysis of the Functional Economic Area through the HEDNA. This will assess employment land requirements, sectoral growth prospects, labour market trends, and the role of any strategic employment sites with wider-than-local influence. Should the HEDNA identify a change in FEA geography or emerging new relationships, the Council will adapt its cooperation arrangements accordingly.</p> <p>Spelthorne continues to play an active role in the Heathrow Strategic Planning Group (HSPG), which has previously produced a Joint Evidence Base and Infrastructure Study (2018) examining development pressures associated with Heathrow and the wider sub-region. HSPG is currently reviewing its Joint Spatial Planning Framework (JSPF), which will guide strategic planning across the sub-region over the next 30 years. Spelthorne will continue to contribute to this work, ensuring alignment between its economic policies and the wider functional economic geography.</p> <p>As part of the LPIR, Spelthorne will also commission an updated Retail & Leisure Study, which will assess both quantitative and qualitative needs for retail and commercial leisure uses. While most retail planning</p>
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	<p>matters are expected to be Borough-specific, cross-boundary issues may arise in relation to catchments, expenditure flows, and town centre roles, and these will be addressed through cooperation with relevant partners.</p> <p>Key strategic employment land and economic growth issues requiring ongoing cooperation</p> <ul style="list-style-type: none"> • Defining and updating the Functional Economic Area (FEA) through the HEDNA. • Assessing future floorspace and land requirements associated with economic and population growth, including any loss of employment land to other uses. • Supporting a sustainable balance of jobs and homes to reduce unsustainable commuting patterns. • Understanding the economic implications of Heathrow Airport operations and expansion, including labour market needs and infrastructure requirements. • Aligning planned economic growth with infrastructure capacity and engaging with infrastructure providers to ensure timely delivery of utilities, transport, and digital infrastructure. • Working with neighbouring authorities and strategic economic partners to address cross-boundary employment dynamics and business needs.
<p>Who is involved?</p>	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other bodies Civil Aviation Authority Department for Transport Greater London Authority (GLA) Heathrow Airport Holdings</p>

	<p>National Highways Network Rail Thames Water The Environment Agency Transport for London</p>
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Meetings and discussions with neighbouring authorities and strategic partners during preparation of key evidence (HEDNA, HELAA, Retail & Leisure Study). • Requesting comments from authorities and relevant bodies on draft evidence, including methodologies. • Ongoing officer-level and Member-level correspondence, as required, throughout policy development. • Opportunities for written representations during public consultation stages on evidence, allocations, and emerging policies. • Engagement through the Surrey Heads of Planning, and participation in joint working groups formed by HSPG, TfL, National Highways, or other strategic bodies. • Stakeholder workshops or roundtables to discuss emerging findings and strategic economic issues. • Targeted engagement with infrastructure providers, including utilities, transport, digital networks, and service delivery bodies, to ensure alignment between planned growth and infrastructure capacity. • Use of digital engagement tools, such as online surveys or interactive mapping platforms, to gather wider stakeholder insight.

Natural and Historic Environment

Matter 4: Flood Risk and Water Management (notably River Thames and tributaries)	<p>Flood risk in Spelthorne is a significant cross-boundary matter due to its position within the River Thames floodplain and the influence of tributaries such as the Colne and Ash. National policy requires coordinated approaches to strategic flood risk management, and delivery of the River Thames Scheme (RTS) is central to reducing long-term flood risk across the sub-region.</p>
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	<p>The draft NPPF 2025 consolidates under F1–F9 (assessments; sequential/exception tests; SuDS; de-culverting and safety), supported by W4 (water infrastructure), CC3 (adaptation), P3 (water quality), and N1–N2 (nature-based solutions). Cross-boundary delivery of the River Thames Scheme (RTS) remains pivotal to risk reduction and resilience.</p> <p>The River Thames Scheme (RTS) remains the most significant cross-boundary flood alleviation intervention affecting Spelthorne. Led by the Environment Agency and Surrey County Council, the RTS includes a 14 km flood relief channel between Datchet and Shepperton and enhanced capacity at key weirs including Sunbury, Molesey, and Teddington. Designed to reduce flood risk to more than 15,000 homes and businesses, the scheme is progressing toward implementation. The scheme involves significant multi-partner investment and continues to progress through design and delivery stages. Engagement with partner authorities and stakeholders remains active through liaison groups, statutory consultations, and further community engagement expected in 2026.</p> <p>To support robust plan-making, SBC continues to maintain and update its Strategic Flood Risk Assessment (SFRA). The most recent update (July 2024) includes new hydraulic modelling for the Thames, Colne, and Ash, integrating updated climate change allowances and producing detailed hazard, depth, and velocity outputs. Given the multi-source and cross-boundary nature of flood risk in the Borough, further development of SFRA outputs and Local Plan policies must be carried out collaboratively with RTS partners and in accordance with national planning guidance and Environment Agency strategy to consider all sources of flooding.</p> <p>Key strategic matters requiring continued cooperation include:</p> <ul style="list-style-type: none"> • Aligning Local Plan policies with the River Thames Scheme and associated flood risk management strategies. • Ensuring safe access and egress for all allocated development sites in flood conditions. • Identifying and safeguarding land for future flood defence infrastructure. • Addressing riparian responsibilities, and maintenance and improvement of the River Ash, Black Ditch, Sweeps Ditch, and related watercourses.
Who is involved?	<p>Local authorities Elmbridge Borough Council</p>

	<p>London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council (Lead Local Flood Authority) Surrey Heath Borough Council Woking Borough Council</p> <p>Other bodies DEFRA Natural England National Highways (how their infrastructure will cope in heatwaves/flood events etc.) Surrey Nature Partnership Surrey Wildlife Trust Thames Water The Environment Agency</p>
<p>Methods for engagement</p>	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Regular meetings, email correspondence, and officer-level and Member-level discussions with neighbouring authorities and relevant bodies as policies and evidence evolve. • Opportunities for written representations during statutory consultation stages of the Local Plan. • Active participation in established working groups and strategic boards such as RTS liaison groups. • Technical workshops and evidence-sharing sessions to support SFRA updates, hydrological modelling interpretation, and biodiversity-led mitigation strategies.
<p>Matter 5: Natural Environment and Biodiversity (including Local</p>	<p>Spelthorne supports a diverse mosaic of habitats and ecological networks, many of which extend across administrative boundaries and require coordinated management. The Borough contains a range of internationally, nationally, and locally designated sites—including Special Protection Areas (SPA), Ramsar sites, Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR), and numerous Ancient Woodlands. The river systems—particularly the Thames,</p>

<p>Nature Recovery Strategies)</p>	<p>Colne, and Ash—form vital multi-functional wildlife corridors that underpin the Borough’s ecological connectivity and environmental resilience.</p> <p>The draft NPPF 2025 sets out that a strategic, landscape-scale approach is required under N1–N6 (plan-and decision-policies for nature). Under the Environment Act 2021, local authorities must prepare Local Nature Recovery Strategies (LNRS). Spelthorne sits within the Surrey LNRS, led by Surrey County Council in partnership with Natural England, Surrey Wildlife Trust, and the Surrey Nature Partnership. The LNRS identifies priority locations for habitat enhancement, nature recovery networks, and investment in biodiversity improvements at a county-wide scale.</p> <p>Spelthorne is actively identifying opportunities to support mandatory Biodiversity Net Gain (BNG), introduced in February 2024 for major development and April 2024 for minor sites. The Council is progressing delivery mechanisms to support off-site BNG for developments unable to meet the 10% statutory net gain requirement on-site. These initiatives contribute to a strategic, landscape-scale approach that aligns with DEFRA’s statutory biodiversity metric.</p> <p>The Borough contains several internationally significant ecological assets, including parts of the Southwest London Waterbodies SPA and Ramsar site, covering reservoirs such as King George VI, Staines, Wraysbury, and Kempton Park, as well as Staines Moor SSSI. These designations support nationally important populations of wintering wildfowl and require sustained joint management with neighbouring authorities such as Windsor & Maidenhead, Runnymede, Elmbridge, and Richmond.</p> <p>Spelthorne also contains 26 SNCIs, several of which are located along the River Thames corridor between Staines-upon-Thames and Sunbury. These sites play a crucial role in supporting ecological connectivity, enabling species movement, and strengthening resilience to climate change.</p> <p>The Colne Valley Regional Park, spanning nine local authority areas and including parts of Spelthorne such as Staines Moor, provides a strategic green corridor delivering biodiversity, recreation, and climate adaptation benefits. The Council will continue to participate in the Colne Valley Park Partnership to ensure that strategic planning decisions, infrastructure projects, and nature recovery priorities are aligned across boundaries.</p>
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	<p>In addition, shared heritage, and environmental assets—including Windsor Great Park and the Basingstoke Canal Conservation Area—extend beyond Spelthorne’s boundary and require coordinated conservation, particularly where they contribute to broader habitat networks and cultural landscape values.</p> <p>In accordance with the draft NPPF 2025 —particularly Policies N1 (Identifying Environmental Opportunities and Safeguards) and N2 (Improving the Natural Environment)—Spelthorne will continue to take a strategic, landscape-scale approach to biodiversity planning. This includes working collaboratively with neighbouring authorities and nature partnerships to protect, restore, and enhance ecological networks, informed by Local Nature Recovery Strategies and Biodiversity Net Gain requirements.</p> <p>Key Strategic Natural Environment and Biodiversity Matters Requiring Ongoing Cooperation</p> <ul style="list-style-type: none"> • Protecting and enhancing cross-boundary designated sites (SSSIs, SPAs, SACs, Ramsar sites). • Managing development and infrastructure impacts on biodiversity. • Supporting nature recovery networks, habitat connectivity, and green infrastructure planning. • Coordinating flood risk, river restoration, and water quality management across catchments. • Addressing climate-related ecological pressures, including temperature and hydrological changes. • Ensuring consistency in ecological survey standards, mitigation, and monitoring. • Working with environmental bodies and landowners on habitat restoration and long-term stewardship. • Promoting sustainable public access while safeguarding sensitive habitats. • Sharing environmental evidence, data, and biodiversity monitoring outcomes. • Aligning with national, regional, and LNRS-driven nature recovery targets.
<p>Who is involved?</p>	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council</p>

	<p>Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other Bodies Colne Valley Regional Park Trust Greater London Authority (GLA) National Grid National Highways (how their infrastructure will cope in heatwaves/flood events etc) Natural England Network Rail Surrey Heartlands Surrey Wildlife Trust Surrey Nature Partnership Thames Water The Environment Agency</p>
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Ongoing officer- and Member-level meetings, discussions, and correspondence throughout policy development. • Participation in LNRS working groups, biodiversity forums, and ecological partnership boards. • Provision for written consultation responses during Local Plan stages. • Joint development of projects such as Habitat Banks, Tiny Forests, and cross-boundary habitat creation initiatives. • Strategic coordination to maintain and enhance ecological networks, priority habitats, and designated sites.

Matter 6: Historic Environment and Heritage Assets	<p>Spelthorne contains a rich and diverse historic environment, encompassing 195 statutory listed buildings and structures, 159 locally listed buildings, 8 conservation areas, 4 Scheduled Monuments, and 2 sites of county archaeological importance, alongside extensive areas with high archaeological potential. Together,</p>
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these assets chart the Borough's long and varied development—from prehistoric activity and Roman occupation to medieval settlement, early modern industry, and post-industrial suburban expansion. While many heritage assets lie within Spelthorne, several notable sites straddle or sit adjacent to borough boundaries, requiring coordinated cross-boundary management. These include:

Windsor Great Park lies outside Spelthorne, but its setting and heritage significance influence wider cross-boundary landscape considerations. While not within Spelthorne, the Basingstoke Canal Conservation Area forms part of Surrey's wider cultural heritage network and requires coordinated approaches to conservation. Chertsey Bridge, a Scheduled Monument located directly on the Spelthorne–Runnymede boundary.

In addition, five conservation areas sit adjacent to the River Thames and share boundaries with Runnymede or Elmbridge. These areas are particularly sensitive to change, and consistent conservation approaches are essential to protecting their character, setting, and historic townscape. SBC works closely with Historic England, Surrey County Council's Historic Environment Planning Team, and the Surrey Heritage Service to safeguard heritage assets through archaeological advice, historic building assessments, and shared access to the Surrey Historic Environment Record (HER). Recent initiatives include:

- Updated Conservation Area Appraisals and Management Plans.
- Expansion of the Borough's Local Heritage List.
- Participation in the Heritage Schools Programme, promoting local heritage engagement and awareness.

Although historically only a limited number of cross-boundary heritage issues have been formally identified—most notably Chertsey Bridge—the Council recognises the potential for future strategic collaboration, particularly in light of emerging reforms to the NPPF and the Levelling Up and Regeneration Act 2023, which strengthen the need for coordinated approaches to conservation, design, and spatial planning.

Alignment with the NPPF will be achieved through policies HE1–HE11 (covering plan-making for heritage, designated and non-designated assets, conservation areas, World Heritage Sites, archaeology, loss/removal of heritage assets), DP1–DP4 (design strategies, codes and the design process), CC3

	<p>(adaptation of heritage to climate impacts) and PM10–PM11 (maintaining and demonstrating cooperation). Heritage is identified as a strategic matter under Regulation 20 due to cross-boundary designated assets and landscape settings.</p> <p>Key strategic historic environment and heritage issues requiring ongoing cooperation</p> <ul style="list-style-type: none"> • Protecting heritage assets that span or influence multiple local authority areas. • Ensuring consistent approaches to conservation, setting, and design for listed buildings and historic landscapes. • Coordinating with national bodies on the management of Scheduled Monuments, Registered Parks and Gardens, and other high-value designations. • Supporting the adaptive reuse of historic buildings while safeguarding their significance. • Aligning policies for development in conservation areas, river-edge locations, and historic town centres. • Sharing data and evidence on heritage significance, condition, and archaeological potential. • Working with Historic England and specialist organisations on advice, training, and design review. • Promoting heritage-led regeneration and sustainable tourism opportunities. • Addressing climate change impacts on heritage assets, including flood, heat, and hydrological risks (CC3). • Ensuring compliance with national policy, legislation, and the requirements of HE1–HE11.
<p>Who is involved?</p>	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p>

	<p>Other Bodies Canal & River Trust Historic England Local History Societies (e.g. Spelthorne Archaeology and Local History Group) National Trust Surrey County Council Surrey Heritage Service Surrey Museums Partnership The Gardens Trust</p>
<p>Methods for engagement</p>	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Officer- and Member-level meetings, correspondence, and consultation during policy development. • Joint conservation area appraisals, boundary-aligned management plans, and periodic heritage asset reviews. • Participation in heritage education and outreach programmes, including community engagement initiatives. • Consultation at all formal stages of the Local Plan, including statutory and targeted heritage stakeholder responses. • Shared use and enhancement of the Surrey Historic Environment Record, including archaeological advisory services and evidence-sharing.
<p>Matter 7: Climate Change Mitigation and Adaptation (including energy capacity and resilience)</p>	<p>Climate change is a strategic issue that transcends local authority boundaries. Its impacts—such as flooding, heatwaves, deteriorating air quality, and biodiversity loss—require coordinated, cross sector responses at local, regional, and national levels. SBC declared a Climate Emergency in 2019 and has since adopted a Climate Change Strategy and Action Plan, supported by a Climate Change Supplementary Planning Document (SPD) to guide sustainable, low carbon development.</p> <p>Spelthorne works jointly with Surrey County Council, which leads the Surrey Climate Change Strategy. This sets ambitious targets for achieving net zero operational emissions by 2030 for local government activities, and county wide net zero by 2050. Delivery is supported through the Surrey Infrastructure Steering Group,</p>

	<p>providing a governance structure for coordinated infrastructure planning, climate programmes, and cross boundary priorities across Surrey’s 12 authorities.</p> <p>Air quality and sustainable travel remain key cross boundary issues. Spelthorne participates in regional air quality management, including the 2024–2029 Air Quality Action Plan, promoting modal shift to walking, cycling, and public transport. The Borough also works with Transport for London, the Mayor of London, and neighbouring authorities to advance the Local Cycling and Walking Infrastructure Plan (LCWIP) and improve cross boundary active travel routes.</p> <p>Energy resilience is of growing importance as climate related disruptions increase. Spelthorne is exploring opportunities for decentralised and low carbon energy systems, including heat networks, rooftop and ground mounted solar PV, battery storage, and district heating infrastructure. These systems can reduce reliance on the national grid, support net zero objectives, and strengthen resilience during extreme weather events. The Council is also assessing opportunities for community energy projects. These initiatives complement national funding programmes such as the Building Resilient Infrastructure and Communities (BRIC) programme and the UK Shared Prosperity Fund, which support adaptation and clean energy infrastructure.</p> <p>While national policy governs emissions from aviation and building regulations, the Local Plan has significant influence through planning policies that manage development form, reduce emissions, support renewable energy, deliver green infrastructure, and integrate sustainable transport options.</p> <p>Alignment with the draft NPPF 2025 will be achieved through policies CC1 (Planning for Climate Change), CC2 (Mitigation of Climate Change), CC3 (Adaptation to Climate Change), W1–W4 (energy and water infrastructure), TR1–TR8 (sustainable transport), DP1–DP4 (design), N1–N2 (nature based solutions), and PM10–PM11 (maintaining and demonstrating cooperation). Climate change is a strategic matter under Regulation 20 due to its cross-boundary impacts on infrastructure, energy systems, flood risk, and public health.</p> <p>Key strategic climate change matters requiring ongoing cooperation</p> <ul style="list-style-type: none"> • Supporting national and local carbon reduction targets through spatial strategy, land use, and development management.
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	<ul style="list-style-type: none"> • Promoting modal shift from private vehicles to walking, cycling, wheeling and public transport (TR1–TR4). • Integrating new and existing active travel routes across borough boundaries through joint LCWIP delivery. • Identifying opportunities for decentralised heat and energy networks, including heat network zones and renewable technologies. • Enhancing energy resilience through local generation, battery storage, grid reinforcement, and smart grid technologies (W1–W3). • Embedding climate adaptation in site selection, design, SuDS, nature-based solutions, and river corridor planning (CC3, F1–F8, N2, DP3). • Coordinating cross boundary approaches to air quality improvement, heat risk mitigation, and climate sensitive design.
Who is involved?	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other Bodies Department for Energy Security and Net Zero Greater London Authority (GLA) National Grid Natural England Ofgem (for regulatory matters related to energy infrastructure) Scottish and Southern Electricity Networks Transport for London (TfL)</p>

	UK Power Networks (local electricity distribution network operator) The Environment Agency
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Regular officer- and Member-level meetings, written correspondence, and policy development discussions. • Participation in joint climate and infrastructure forums, including the Surrey Infrastructure Steering Group. • Public consultation on Local Plan policies and climate-related evidence, including carbon reduction and adaptation frameworks. • Technical workshops on energy resilience, renewable energy, climate adaptation, and heat-risk mitigation. • Collaboration on LCWIP delivery, cross-boundary active travel strategies, and sustainable transport programmes. • Participation in joint bids for climate-related investment, pilot projects, and decarbonisation initiatives, including community energy schemes.

Infrastructure

Matter 8: Transport Infrastructure and Connectivity (including strategic road and rail links, Heathrow, TfSE)	<p>Spelthorne’s transport infrastructure plays a critical role in supporting economic growth, accessibility, and sustainable patterns of movement. Its location adjacent to Heathrow Airport, the M3 and M25 motorways, and key rail corridors makes the Borough a strategically important gateway between Surrey, Greater London, and wider South-East England.</p> <p>The Strategic Road Network (SRN) includes the M3 (Junction 1, Sunbury Cross) and M25 (Junction 13, Staines-upon-Thames). Key local roads—the A30, A308 and A320—provide regional connectivity and support east–west and north–south movement. While National Highways manages the SRN, Surrey County Council acts as the Highways Authority for the local road network.</p> <p>Development pressures within Spelthorne and neighbouring areas can significantly influence traffic flow, network capacity, and public transport viability. Surrey County Council therefore leads Transport</p>
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	<p>Assessments and Infrastructure Delivery Planning in partnership with district and borough councils, helping to identify cross-boundary transport impacts, mitigation requirements, and investment priorities. Spelthorne works actively with Transport for the Southeast (TfSE), the statutory Sub-national Transport Body responsible for developing a strategic vision for decarbonisation, connectivity, and resilience across the region. Contributions to TfSE’s Transport Strategy and Strategic Investment Plan ensure that local needs—particularly those relating to Heathrow, rail services, and active travel—are reflected in regional programmes.</p> <p>Transport for Surrey (a Surrey County Council-led partnership) also provides an important forum for collaborative working, aligning priorities across Surrey’s authorities on emerging mobility policies, public transport strategy, and infrastructure delivery.</p> <p>Rail services provide direct access to London Waterloo via the Windsor, Reading and Shepperton lines. Network Rail manages the rail infrastructure. Strategic rail enhancements remain a key focus for cross-boundary collaboration, particularly where improvements support modal shift and relieve pressure on the strategic road network.</p> <p>The Southern Access to Heathrow (also known as Heathrow Southern Rail) proposal remains a significant strategic project, offering new public transport links between Heathrow Terminal 5 and destinations including Staines, Chertsey, and Virginia Water, with onward services to Guildford, Woking, and Basingstoke. A potential Elizabeth Line extension to Staines-upon-Thames, being explored by Transport for London, would further improve surface access to Heathrow and support sustainable travel patterns, subject to feasibility and funding.</p> <p>Spelthorne supports active travel improvements, including the development and implementation of Local Cycling and Walking Infrastructure Plans (LCWIPs). Joint work with TfL, Surrey County Council, and neighbouring authorities is progressing on cross-boundary routes such as a Staines–Feltham active travel corridor.</p> <p>Alignment with the draft NPPF 2025 is delivered through policies TR1–TR8 (vision-led transport planning, sustainable modes, street design, station-area intensification, roadside facilities, assessments, aviation, rights of way), alongside L3 (minimum densities around stations), DP1–DP4 (design and place quality), F1–</p>
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	<p>F8 (flood and access), and PM10–PM11 (maintaining and demonstrating cooperation). Transport is a strategic matter under Regulation 20 due to cross-boundary impacts on strategic and local networks.</p> <p>Key strategic transport matters requiring ongoing cooperation</p> <ul style="list-style-type: none"> • Assessing local and strategic highway capacity, including cross-boundary cumulative impacts. • Identifying, delivering, and where necessary co-funding transport mitigation required to support Local Plan growth. • Coordinating infrastructure improvements across borough boundaries and transport authority areas. • Supporting strategic rail schemes, including Southern Access to Heathrow and the potential Elizabeth Line extension. • Enhancing cross-boundary active travel networks and supporting LCWIP delivery. • Aligning with TfSE’s strategic priorities, investment pipelines, and decarbonisation objectives.
<p>Who is involved?</p>	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other Bodies Department for Transport (DfT) Heathrow Airport Ltd National Highways Network Rail Rail operators (e.g., Southwestern Railway) Transport for London (TfL)</p>

	<p>Transport for the Southeast (TfSE) Transport for Surrey (TfS)</p>
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Joint transport assessments, modelling, and infrastructure planning sessions. • Participation in TfSE and TfS partnership boards and technical groups. • Public consultation on Local Plan transport and movement policies. • Technical workshops on strategic rail, highway capacity, and station-area intensification. • Collaborative development of active travel schemes and LCWIP implementation. • Ongoing engagement with Heathrow Southern Railway, TfL, and rail operators on surface-access proposals.
Matter 9: Social Infrastructure – Healthcare, Education, and Community Facilities	<p>Social infrastructure forms a critical foundation for sustainable, healthy, and inclusive places. It encompasses healthcare, early years provision, schools, post-16 and adult education, libraries, emergency services, community centres, cultural venues, and wider community facilities. These services support wellbeing, address the needs of a growing population, and help ensure resilient communities capable of responding to demographic and social change.</p> <p>Healthcare Ashford and St Peter’s Hospitals serve a cross-boundary catchment covering Spelthorne and neighbouring authorities. Mental health provision is delivered by the Surrey and Borders Partnership NHS Foundation Trust, with some services located at St Peter’s.</p> <p>Healthcare commissioning sits with the Surrey Heartlands Integrated Care Board (ICB) and Integrated Care Partnership (ICP). Their geography spans multiple authorities, making healthcare planning inherently cross-boundary. In line with the Planning Practice Guidance on Health and Wellbeing, SBC will continue to work with NHS England, the ICB/ICP, the Director of Public Health (Surrey County Council), and hospital trusts to understand future healthcare needs, infrastructure requirements, and opportunities for service improvement.</p> <p>Education As the Local Education Authority, Surrey County Council delivers early years, primary, secondary, and special educational provision. Pupil flows frequently cross boundaries—particularly between Spelthorne and</p>

	<p>the London Borough of Hounslow—meaning education planning must reflect shared catchments and cross-boundary movement.</p> <p>Post-16 and adult education is delivered through a mix of local colleges and regional institutions, including Royal Holloway, University of London, located in nearby Englefield Green. Cooperation with these providers will help ensure sufficient capacity, alignment with skills needs, and support for economic growth. SBC will work with Surrey County Council and neighbouring authorities to forecast pupil place requirements, identify cross-boundary pressures, and plan for new or expanded educational facilities.</p> <p>Community & Cultural Infrastructure Community infrastructure includes libraries, museums, theatres, community halls, and recreation and cultural venues, provided by SBC, Surrey County Council, the voluntary sector, and private operators. Although most facilities serve local catchments, some services—particularly libraries, adult learning, and cultural venues—operate across administrative boundaries. The Council will engage with Surrey County Council and relevant neighbouring authorities to understand service demand, shared provision, and opportunities for expanded or enhanced facilities.</p> <p>Alignment with the draft NPPF 2025 is achieved via policies HC1–HC7 (healthy, inclusive places; community facilities; play and recreation; retention and enhancement of social infrastructure), as well as PM10–PM11, ensuring cooperation is evidenced and maintained throughout plan-making. This matter is identified as strategic under Regulation 20 due to the cross-boundary nature of healthcare, education, and emergency services infrastructure.</p> <p>Key Strategic Social Infrastructure Matters Requiring Ongoing Cooperation</p> <ul style="list-style-type: none"> • Ensuring sufficient primary and secondary healthcare capacity to support population growth. • Determining whether healthcare services outside Spelthorne serve its residents and planning accordingly. • Identifying the need for new or expanded schools, early years facilities, and specialist educational provision. • Understanding cross-boundary pupil flows and their implications for school place planning.
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	<ul style="list-style-type: none"> • Assessing the requirement for community and cultural facilities, including libraries, adult learning, and cultural venues, and whether demand affects provision across borders. • Determining the appropriate locations and delivery mechanisms for new healthcare, educational, and community facilities—both within and outside the Borough.
<p>Who is involved?</p>	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other Bodies Adult Education Settings Early Years Settings Local Colleges and Post-16 Education Providers Local Schools and Academy Trusts NHS England NHS Surrey Heartlands Integrated Care Board (ICB) and Integrated Care Partnership (ICP) Primary Care Networks Royal Holloway University of London Southeast Coast Ambulance Service NHS Foundation Trust Sport England Surrey and Borders Partnership NHS Foundation Trust Surrey Environment Partnership Surrey Fire & Rescue Service Surrey Police</p>

<p>Methods for engagement</p>	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Meetings and discussions (officer and Member level) with relevant authorities and providers during preparation of the Infrastructure Delivery Plan (IDP). • Correspondence, workshops, and targeted engagement with neighbouring authorities and infrastructure bodies as strategies and policies develop. • Opportunities for written comments on evidence, allocations, and policies across Local Plan consultation stages. • Engagement through the Surrey Infrastructure Steering Group, which oversees the Surrey Infrastructure Plan. • Participation in LPA-specific infrastructure coordination groups such as the RBC–SCC Joint Infrastructure Group. • Ongoing collaboration through the Surrey Health & Planning Forum, bringing together planning officers, public health, ICB/ICP representatives, and social infrastructure providers.
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<p>Matter 10: Utilities – Water Supply, Wastewater, Energy, and Digital Infrastructure</p>	<p>Utilities infrastructure is essential to the sustainable functioning of communities and includes water supply, wastewater treatment, energy networks (electricity and gas), telecommunications, and digital connectivity. These networks are operated by private utility providers whose service areas extend well beyond local authority boundaries. While utility providers are not ‘specific consultation bodies’ under Regulation 2, the NPPF requires early and ongoing engagement with them to ensure that infrastructure capacity keeps pace with planned growth.</p> <p>SBC must consider cross-boundary network characteristics, particularly in relation to water supply, wastewater treatment, electricity distribution, and gas transmission. Surrey County Council acts as the waste disposal authority, while the Borough Council remains responsible for waste collection, requiring coordination to ensure alignment with strategic capacity and waste management planning. National guidance, including the Planning Practice Guidance on Water Supply, Wastewater and Water Quality, highlights the need for local planning authorities, water companies, and the Environment Agency to work collaboratively at the earliest stages of plan-making. This coordinated approach enables:</p> <ul style="list-style-type: none"> • Identification of existing capacity constraints • Assessment of future demand arising from growth
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	<ul style="list-style-type: none"> • Identification of required strategic upgrades or reinforcements • Planning for water efficiency and demand management • Understanding of potential water quality impacts and mitigation <p>Spelthorne will undertake an update to the Infrastructure Delivery Plan (IDP), which will identify strategic infrastructure projects and any joint-working arrangements with neighbouring authorities and network operators. This work will provide key evidence for Gateway 1 and Gateway 2, as required by the new plan-making system, and ensure compliance with W1–W4, F8, and PM10–PM11 of the draft NPPF 2025. Utilities are identified as a strategic matter under Regulation 20 due to the cross-boundary operation of infrastructure networks.</p> <p>Key Strategic Utilities Matters Requiring Ongoing Cooperation</p> <ul style="list-style-type: none"> • Assessing whether existing water, wastewater, electricity, gas, and digital infrastructure has sufficient capacity to accommodate planned growth in Spelthorne and surrounding areas. • Identifying where network upgrades or reinforcements are required to support development and ensure resilience. • Developing and delivering strategic utility projects, including coordinated phasing and identification of funding mechanisms. • Ensuring cross-boundary coordination where utility networks operate across multiple authorities or provider regions. • Aligning infrastructure planning with climate adaptation, energy resilience, and decarbonisation objectives. • Supporting efficient, future-proofed network provision for significant development sites and regeneration areas.
Who is involved?	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council</p>

	<p>Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other Bodies Affinity Water (Water supply) Cadent Gas Digital Infrastructure Operators National Grid (Electricity and gas transmission) Surrey County Council (Waste disposal) Scottish and Southern Electricity Networks Thames Water (Wastewater and sewerage) The Environment Agency UK Power Networks (Electricity distribution)</p>
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Meetings and discussions with utility providers during the preparation of the Infrastructure Needs Assessment and Infrastructure Delivery Plan. • Correspondence and meetings with neighbouring authorities and relevant bodies at officer and Member level, as appropriate. • Written comments on proposed evidence and policies during Local Plan public consultation stages. • Engagement through strategic forums such as the Surrey Infrastructure Steering Group and relevant LEP-led infrastructure panels.

Spatial Planning and Land Use

Matter 11: Green Belt and Grey Belt Review	<p>Over 74% of Spelthorne’s land is designated as Metropolitan Green Belt, creating one of the most significant constraints on development in the Borough. National planning policy continues to tightly restrict development within the Green Belt to ‘appropriate’ uses—typically agriculture, outdoor recreation, cemeteries, certain forms of limited infilling, and development maintaining openness. This extensive</p>
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designation presents a major challenge in meeting Spelthorne’s housing, employment, and infrastructure needs over the Local Plan period.

The 2024 NPPF introduced the concept of Grey Belt—land within the wider Green Belt that is previously developed, underutilised, or otherwise low-performing in relation to the five Green Belt purposes. Grey Belt land may be considered suitable for development, including housing and commercial uses, where robust evidence supports this, subject to the NPPF Golden Rules and appropriate assessment.

In preparing the LPIR, SBC will first assess whether identified development needs can be met within existing urban areas and brownfield land. If needs cannot be met sustainably within settlements, a sequential approach will be applied in line with the draft NPPF 2025 structure, prioritising:

- Previously Developed Land (PDL) within the Green Belt
- Grey Belt land (low-performing areas of Green Belt)
- Green Belt land with stronger contribution to the five Green Belt purposes

To support this process, Spelthorne is undertaking a joint Green Belt Assessment (GBA) with Runnymede Borough Council and Elmbridge Borough Council. This coordinated approach ensures:

- Consistent methods of assessing performance against Green Belt purposes
- Shared understanding of cross-boundary patterns of openness and constraint
- Aligned responses to strategic pressures such as housing supply, infrastructure demand, and regeneration
- Evidence-based identification of areas where exceptional circumstances may justify boundary changes
- Transparent and robust decision-making across the wider functional geography

The outcomes of the assessment will inform Spelthorne’s Local Plan strategy, site selection, and evidence at Gateway 1 and Gateway 2, as required under the new plan-making system. Green Belt is a strategic matter under Regulation 20 due to cross-boundary spatial implications. Any proposed Green Belt boundary changes will be subject to evidence, public consultation and compliance with national policy requirements.

Key Strategic Green Belt and Grey Belt Matters Requiring Ongoing Cooperation:

	<ul style="list-style-type: none"> • Determining whether development needs can be met within the existing urban area or require land release. • Identification, assessment, and categorisation of Grey Belt land, consistent with national definitions and the latest NPPF. • Demonstrating exceptional circumstances for any proposed Green Belt amendments, fully aligned with GB3 and the NPPF's Golden Rules. • Maintaining consistent evaluation with neighbouring authorities to ensure coordinated and sustainable land use planning. • Avoiding fragmentation of the wider Green Belt network and preventing unplanned, piecemeal, or inconsistent development across borough boundaries. • Aligning strategic planning with emerging governance changes, including any potential changes arising from future devolution proposals.
Who is involved?	<p>Local authorities Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other bodies Greater London Authority (GLA) Natural England</p>
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Collaboration with neighbouring authorities on joint Green/Grey Belt assessments, including shared methodologies and mapping. • Officer- and Member-level meetings with relevant authorities and bodies during preparation of Green Belt and Grey Belt evidence.

	<ul style="list-style-type: none"> • Requests for formal comments on draft assessments, including scoring criteria, performance categories, and potential site implications. • Ongoing correspondence and targeted workshops during strategy development and site selection discussions. • Opportunities for written feedback during public consultation on evidence, preferred options, and draft policies. • Participation in joint working groups or structured cooperation arrangements to ensure alignment with strategic, cross-boundary approaches to land release and protection.
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<p>Matter 12: Minerals and Waste (in coordination with Surrey County Council)</p>	<p>Minerals and waste development in Spelthorne is principally the responsibility of Surrey County Council, acting as both the Mineral Planning Authority (MPA) and the Waste Planning Authority (WPA) for the county. Surrey County Council’s adopted Minerals and Waste Local Plans make provision for mineral extraction, processing, storage, and waste management facilities across the county, ensuring that future needs are met while minimising environmental impacts and safeguarding communities.</p> <p>SBC does not intend to include a dedicated minerals and waste chapter, as Surrey County Council leads these functions. However, the Local Plan will ensure policy alignment, particularly around safeguarding, site allocations, and the transport and environmental implications of minerals and waste activity.</p> <p>Although no new or updated evidence on minerals and waste is required at this stage for Spelthorne’s Local Plan, the Council recognises the importance of ongoing engagement with Surrey County Council throughout plan-making. Should new information, strategic proposals, or updated county-level policies emerge—especially those related to safeguarding, restoration, or future facility provision—Spelthorne will update its evidence base accordingly. Where necessary, a dedicated minerals and waste section will be incorporated into future cooperation documentation, including the Statement of Common Ground, in accordance with PM10–PM11 of the draft NPPF 2025. Minerals and waste constitute strategic matters under Regulation 20 due to cross-boundary extraction, transport, and safeguarding considerations.</p> <p>Key Strategic Minerals and Waste Matters Requiring Ongoing Cooperation:</p> <ul style="list-style-type: none"> • Ensuring that Surrey County Council’s minerals and waste strategies are reflected in Spelthorne’s evolving Local Plan.
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	<ul style="list-style-type: none"> • Understanding any cross-boundary effects, environmental impacts, or infrastructure requirements arising from mineral extraction, restoration, or waste management activities. • Coordinating with Surrey County Council to ensure relevant infrastructure needs—including transport routes, waste capacity, and restoration opportunities—are incorporated into Spelthorne’s Infrastructure Delivery Plan (IDP). • Maintaining awareness of Minerals Consultation Areas (MCAs), safeguarding requirements, and any operational or proposed sites affecting Spelthorne.
Who is involved?	<p>Local authorities Surrey County Council (Minerals and Waste Planning Authority)</p>
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Regular officer-level and Member-level meetings and discussions with Surrey County Council throughout policy and evidence development. • Opportunities for written comments on proposed evidence, allocations, and emerging Local Plan policies during consultation stages. • Ongoing monitoring of Surrey County Council’s minerals and waste planning activities. • Participation in relevant county-level working groups or forums to ensure alignment with wider minerals and waste strategies and infrastructure planning.

Matter 13: Cross-boundary Strategic Sites and Growth Locations	<p>Spelthorne sits within a wider strategic geography influenced by neighbouring authorities—including Runnymede, Elmbridge, Hounslow, Windsor & Maidenhead, Slough, Surrey Heath, Woking, and Surrey County Council—as well as major infrastructure assets such as Heathrow Airport, the M3/M25 corridors, and key rail lines. These cross-boundary factors shape patterns of growth, economic relationships, travel behaviour, and infrastructure demand, requiring coordinated planning across administrative boundaries.</p> <p>While the LPIR focuses on development within Spelthorne, the Borough recognises that several strategic sites, regeneration opportunities, and infrastructure corridors extend beyond its boundaries. These include areas of shared housing and employment need, cross-boundary functional economic areas, and transport corridors with collective impacts on network capacity, utilities, environmental constraints, and spatial strategy.</p>
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	<p>SBC continues to engage proactively with neighbouring authorities and statutory bodies in accordance with PM10 (maintaining cooperation) and PM11 (demonstrating cooperation) of the draft NPPF 2025. This joint working supports shared understanding of:</p> <ul style="list-style-type: none"> • Housing Market Areas (HMAs) • Functional Economic Zones (FEZs) • Infrastructure requirements • Strategic site capacities and impacts • Spatial opportunities influenced by Heathrow and its surface access network <p>Collaboration includes shared evidence—such as Strategic Housing Market Assessments, Employment Needs Assessments, and Land Availability Assessments—as well as coordinated responses to infrastructure planning, Green Belt/Grey Belt assessment, and flood risk management.</p> <p>Alignment with NPPF policies (S2/S4–S5, HO4, HO13, TR1–TR8, N1–N6, DP1–DP4, W1–W4, F1–F8) will ensure that large or multi-phase developments are planned comprehensively, deliver appropriate design standards, provide necessary infrastructure, and avoid adverse cumulative effects across boundaries. Cross-boundary strategic sites are identified under Regulation 20 due to their wider-than-local spatial implications.</p> <p>Key Strategic Sites and Growth Location Matters Requiring Ongoing Cooperation</p> <ul style="list-style-type: none"> • Ensuring the alignment of housing and employment land supply across shared Housing Market Areas (HMAs) and Functional Economic Zones (FEZs). • Coordinating infrastructure delivery along strategic corridors such as the M3/M25, and addressing the impacts of Heathrow Airport on transport, air quality, utilities, and land use. • Identifying, assessing, and managing cross-boundary impacts associated with strategic development, including effects on the Green Belt, local character, flood risk areas, and ecological networks. • Supporting the preparation of masterplans, design codes, and infrastructure frameworks for strategic locations that engage multiple authorities.
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	<ul style="list-style-type: none"> • Ensuring consistent approaches to density, housing mix, affordable housing, and infrastructure triggers across large or multi-phase proposals. • Preventing uncoordinated development that may lead to network overload, infrastructure deficits, or fragmented approaches to regeneration and investment.
Who is involved?	<p>Local Authorities</p> <p>Elmbridge Borough Council London Borough of Hillingdon London Borough of Hounslow London Borough of Richmond upon Thames Royal Borough of Windsor and Maidenhead Runnymede Borough Council Slough Borough Council Surrey County Council Surrey Heath Borough Council Woking Borough Council</p> <p>Other Bodies</p> <p>Department for Levelling Up, Housing and Communities (DLUHC) Greater London Authority (GLA) Heathrow Strategic Planning Group Homes England National Highways Thames Water Transport for London (TfL) The Environment Agency</p>
Methods for engagement	<p>Spelthorne will maintain and demonstrate cooperation through:</p> <ul style="list-style-type: none"> • Preparation of joint evidence bases, such as Strategic Housing Market Assessments, Functional Economic Analysis, and Strategic Land Availability Assessments. • Officer-level meetings and technical discussions to review strategic site implications, capacity, constraints, and infrastructure needs.

	<ul style="list-style-type: none"> • Member-level engagement to support coordinated approaches to cross-boundary policy development and strategic decision-making. • Participation in regional forums and partnership groups focused on strategic growth, Heathrow planning, infrastructure corridors, and investment programmes. • Formal consultation on draft evidence, spatial strategies, and allocations throughout the LPIR process. • Ongoing engagement with infrastructure providers—including utilities, highway and rail authorities, NHS bodies, and environmental agencies—to ensure alignment with regional strategies and capacity planning.
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SBC will maintain a live engagement log documenting cooperation activity, outcomes, and next steps. This will be updated regularly and used to inform Gateway submissions. The Scoping Statement will be reviewed and updated where necessary to reflect changes in evidence, governance arrangements, or national policy.