

Committee Report Checklist

Please submit the completed checklists with your report. If final draft report does not include all the information/sign offs required, your item will be delayed until the next meeting cycle.

Stage 1

Report checklist – responsibility of report owner

ITEM	Yes / No	Date
Councillor engagement / input from Chair prior to briefing	Yes	Ongoing since 11/2/26
Commissioner engagement (if report focused on issues of concern to Commissioners such as Finance, Assets etc)	Yes	Ongoing since 23/2/26
Relevant Group Head review	Yes	24/2/26
MAT+ review (to have been circulated at least 5 working days before Stage 2)	Yes	23/2/26
This item is on the Forward Plan for the relevant committee	Yes	4/2/26
	Reviewed by	
Finance comments (circulate to Finance)	Yes	25/02/26
Risk comments (circulate to Lee O'Neil)	LO	02/03/26
Legal comments (circulate to Legal team)	WB	05/03/26
HR comments (if applicable)	N/A	

For reports with material financial or legal implications the author should engage with the respective teams at the outset and receive input to their reports prior to asking for MO or s151 comments.

Do not forward to stage 2 unless all the above have been completed.

Stage 2

Report checklist – responsibility of report owner

ITEM	Completed by	Date
Monitoring Officer commentary – at least 5 working days before MAT	L Heron	19/06/26

S151 Officer commentary – at least 5 working days before MAT	T.Collier	19/6/2026
Commissioner Engagement	[Commissioners	19/06/26
		No issues
Confirm final report cleared by MAT		

Council

29 June 2026

Title	Adoption of Spelthorne Affordable Housing Supplementary Planning Document (SPD) and Climate Change Supplementary Planning Document (SPD) following statutory consultation
Purpose of the report	To make a decision
Report Author	Jane Robinson, Local Plans and Infrastructure Manager
Ward(s) Affected	All Wards
Exempt	No
Exemption Reason	N/A
Corporate Priority	Community Addressing Housing Need
Recommendations	Council is asked to: Adopt the • Spelthorne Affordable Housing Supplementary Planning Document (SPD) and • Updated Climate Change Supplementary Planning Guidance (SPD) under Regulation 14 of the Town and Country Planning (Local Planning) Regulations 2012
Reason for Recommendation	The Affordable Housing Supplementary Planning Document (SPD) was prepared in collaboration with a cross-party Member Steering group, supported by officers and consultants JJ Viability (JJV). The document provides detailed guidance to support the delivery of affordable housing within the borough. The Climate Change Supplementary Planning Document (SPD) was adopted by the Council on 25 April 2024. Following the adoption of the Local Plan in March 2026, the SPD has been updated to ensure alignment with the latest Local Plan policies, updated national policy, and to provide clearer guidance on implementation of climate mitigation and adaptation measures. A statutory four-week public consultation on both documents ran from 8 May to 5 June 2026. Following a recommendation by the Environment and Sustainability Committee on 18 June, the Council is asked to adopt both documents.

1. Executive summary of the report *(expand detail in Key Issues section below)*

What is the situation	Why we want to do something
1. Spelthorne Borough Council has been working with consultants JJV to prepare the Affordable Housing Supplementary Planning Document (SPD). 2. The government has set a deadline of 30 June 2026 for the adoption of all Supplementary Planning Documents (SPDs). If the SPDs are not adopted by this date, they would instead be adopted as non-statutory Technical Guidance, which would carry reduced weight in planning decision making. 3. It is not considered good practice to undertake public consultation during the pre-election period, therefore the four-week consultation was scheduled for 8 May to 5 June 2026.	4. The Affordable Housing and Climate Change SPDs provide detailed guidance to support, the effective implementation of the Spelthorne Local Plan 2024-2039/40. 5. Once adopted, the SPDs will become a material planning consideration for decision making purposes. They will not introduce new policies or requirements but will assist in the interpretation and application of existing Local Plan policies.
This is what we want to do about it	These are the next steps
6. Request that the Council adopt the Affordable Housing SPD and updated Climate Change SPD prior to the government deadline of 30 June 2026.	7. The Development Management Team use the documents as material considerations during the determination on planning applications.

2. Key issues

Background

- 2.1 This report seeks for Council to make a decision to adopt the Affordable Housing and Climate Change Supplementary Planning Documents (SPDs) appendices A and D of this report. At a meeting of the Environment and Sustainability Committee on 18 June 2026, a recommendation was made to Council to adopt the documents.
- 2.2 The Supplementary Planning Documents (SPDs) provide further guidance to support the implementation of Spelthorne Borough Council's Local Plan 2024 - 2039/40. They will also support the Council's Local Plan Immediate Review which is expected to be submitted within two years of adoption of the Local Plan.
- 2.3 Once adopted, the SPDs will be material planning considerations for decision making purposes. They do not introduce new policies or requirements, instead they assist in the interpretation and application of existing Local Plan

policies, and particularly those that relate to affordable housing and climate change, including:

- H1: Homes for All.
- H2: Affordable Housing.
- PS1: Responding to the Climate Emergency

Affordable Housing Supplementary Planning Document (SPD)

- 2.4 The Affordable Housing SPD (appendix A) reviews key aspects of national policy, guidance, and Local Plan requirements relating to the provision of affordable housing. It draws on up-to-date evidence of housing need in Spelthorne, including the forthcoming Housing and Economic Development Needs Assessment (HEDNA) 2026, the Council's Housing Register and evidence prepared for the Local Plan, such as the Strategic Housing Market Assessment (SHMA).
- 2.5 This SPD provides guidance on the delivery of affordable housing across a range of site and development types. This includes thresholds, tenure mix, dwelling types, sizes, and standards. It also addresses design and integration, engagement with Registered Providers (RPs), grant funding, viability assessments, financial contributions in lieu of on-site affordable housing, and the use of Viability Review Mechanisms.
- 2.6 The SPD provides detailed guidance on the following key matters relating to affordable housing delivery:
- **Thresholds:** The circumstances where a requirement to provide affordable housing arises.
 - **Tenure Mix:** The types of affordable housing that the Council prefers to be delivered.
 - **Bedroom Size Mix:** The proportion of unit size (by bedroom) required for the affordable tenures preferred.
 - **Approach to 'Other Residential Development Types'** including Build to Rent, specialist accommodation, self and custom build housing, community led development, rural exception sites.
 - **Application Procedure and Engagement:** This includes encouraging early engagement with the Council and RPs, varying affordable housing obligations and the Vacant Building Credit.

What Affordable Housing Tenures should the Guidance advise?

- 2.7 The draft SPD proposes that 75% of affordable homes should be provided as Social/Affordable Rent, with a preference for Social Rent. The remaining 25% should be delivered as either Shared Ownership or Intermediate Rent homes, with a preference for Intermediate Rent.

2.8 Alternative approaches considered include:

- Revising the 75%/25% split between Social Rent/Affordable Rent and Intermediate homes.

Expressing a preference for different affordable housing products, for example Shared Ownership instead of Intermediate Rent or prioritising First Homes within the intermediate tenure.

What Bedroom Size Mix should the Guidance describe?

2.9 The draft SPD advises the following Bedroom Size Mix for affordable housing on sites with multiple units:

Affordable Housing Bedroom Size Mix				
	1 bed	2 bed	3 bed	4 bed
• Social Rent • Affordable Rent	35-40%	25-30%	25-30%	5-10%
Intermediate	15-25%	40-45%	25-35%	5-10%

2.10 Potential alternatives include amending these ratios, such as increasing the proportion of family sized housing. However, the proposed mix aligns with the recommendations in the SHMA and has been used in the Local Plan Viability Study.

Eligibility and Affordability Criteria for Intermediate Housing

2.11 The SPD proposes the following income eligibility criteria:

- With respect to Intermediate Rent:
 - Households with a gross income of up to £65,000 will be eligible for Intermediate Rent.
 - Total housing costs including rents and service charges for Intermediate Rent should not exceed the lower of the relevant LHA for the relevant size of property and 80% of the market rent for an equivalent property.
- With respect to Intermediate Ownership:
 - Households with a gross income of up to £80,000 will be eligible for Intermediate Ownership.
 - Total housing costs, including equity purchases and rent on the unsold equity should not exceed 40% of net income for the maximum household income (£80,000).

Vacant Building Credit ("VBC")

- 2.12 The SPD explains how VBC will be applied in Spelthorne and sets out conditions that would apply where it is used. It also confirms that VBC will only apply in Spelthorne where required by national policy.

Financial Contributions in Lieu of On-site Affordable Housing

- 2.13 The SPD sets out:

- Circumstances where the Council may agree that on-site or off-site provision is not feasible.
- The methodology that will be used to determine the level of financial contribution.
- How these financial contributions will be spent by the Council.

- 2.14 The Local Plan sets out the following approach to financial contributions in lieu of on-site affordable housing:

H2(2)(b)(ii) The Council will only accept a financial contribution in lieu of affordable housing provision where it can be satisfactorily demonstrated that on-site or off-site provision is neither feasible nor viable.

6.36 The Council aims to secure the delivery of affordable housing on-site or where it can be demonstrated that it is not viable or feasible to provide any affordable housing on-site, the Council will consider accepting off-site provision and/or financial contributions in lieu of on-site provision.

Overarching Approach to Calculating the Level of Financial Contribution

- 2.15 A number of potential approaches have been considered, summarised below:

- Approach 1 Difference in Gross Development Value between policy compliant and market only schemes: An approach which subtracts the Gross Development Value of the scheme assuming on-site affordable housing is provided, from the GDV of the scheme assuming no affordable housing is provided on-site (i.e. assuming 100% market tenure housing). This could be delivered via a formula-based approach but is also simple enough to be reflected in a worded description of the approach.
- Approach 2 (Draft SPD approach) as above, plus additional CIL and marketing costs: An approach which reflects the difference in GDV described in Approach 1 above but also subtracts additional Community Infrastructure Levy and Marketing Costs a developer will incur as a result of not providing on-site affordable housing. This can be delivered via a formula-based approach. This is the approach adopted in the draft Spelthorne Affordable Housing SPD.
- Approach 3 As Approach 2, plus an additional profit allowance to reflect increased risk: An approach which reflects Approach 2 above but also accounts for an additional profit allowance arising from the additional risk

that a developer incurs as a result of not providing on-site affordable housing. This can be delivered via a formula-based approach.

- Approach 4 Full appraisal comparison of on-site vs financial contribution scenarios: An approach which involves carrying out two appraisals (one assuming on-site provision and the other assuming a Financial Contribution in lieu). This would take account of additional Community Infrastructure Levy, Marketing Costs, an additional profit allowance and additional finance costs arising from not providing the affordable housing on-site (affordable housing is typically assumed to be paid early in the construction programme which reduces finance costs). This approach is not able to be implemented via the use of a formula, as it involves carrying out detailed development appraisals.
- Approach 5 A standardised tariff rate (e.g., per sq.m. charge): This involves adopting a specific tariff rate, typically a per sq. m rate applied to the floor area of the proposed scheme.

Viability Review Mechanisms

2.16 The SPD sets out:

- Key principles for Viability Review Mechanisms.
- Matters to be included in Section 106 Agreement.
- The methodology proposed for use in Spelthorne.
- How viability deficits will be treated within the review process.

2.17 Key issues to be addressed include:

- Issue 1: Whether to use a formula-based approach or full reassessment.
- Issue 2: Thresholds for Mid-Stage Reviews.
- Issue 3: Whether Early-Stage Reviews apply only where development has not been progressed within a set timescale.
- Issue 4: Whether review mechanisms should reflect viability deficits identified at application stage.

2.18 Relevant Local Plan policies state:

H2(2)(h) Viability Review mechanisms should be applied to all viability tested applications at early and late stages in the development process (and mid-term reviews in the case of longer phased schemes) to ensure that affordable housing delivery is maximised as a result of any future improvement in viability.

6.34 (Supporting text) If the Council determines that the full on-site affordable housing delivery cannot be made at the time of the decision, the Council will require a review mechanism by way of a planning obligation, to assess if circumstances have improved to increase the provision to the full policy compliant amount. This is more likely to be appropriate on larger or phased developments.

Issue 1: The methodology to be used (formula based or a full reassessment)

- 2.19 This issue concerns whether review mechanisms should be formula based or should involve full viability reappraisals similar to those undertaken at application stage.

Issue 2: Specific scheme size thresholds where Mid-Stage Reviews apply

- 2.20 The Local Plan states that Mid-Stage Reviews should apply “in the case of longer phased schemes”. This issue relates to whether the drafting should confirm the scale of the scheme (by unit) where Mid-Stage Reviews are required. The draft SPD proposes:

More than one Mid-Stage Review may be required depending on the size of the scheme and the number of phases, plots or buildings. It is generally appropriate for schemes proposing 500 to 1,000 homes to be subject to one Mid-Stage Review, whereas schemes of 1,000 homes should generally be subject to at least two of these reviews.

Issue 3: Whether Early-Stage Reviews should only apply where a scheme has not been progressed within a specified timescale

- 2.21 This issue considers whether Early-Stage Reviews should only apply if a scheme has not progressed to a certain stage (for example site preparation and construction to ground floor slab) within a certain time period (e.g. 24 months). The draft SPD reflects this approach.

Issue 4: Whether the approach should account for viability deficits

- 2.22 This issue relates to whether viability deficits identified at application stage should be reflected in viability review mechanisms, i.e. a surplus greater than the extent of an agreed deficit would need to be identified before an additional contribution to affordable housing is identified.

Issues raised by Environment and Sustainability Committee

- 2.23 The Committee expressed concern regarding the accuracy of the median price of dwellings in Spelthorne, as they felt it was too low. Consultants JJV explained they incorporated data from the Housing and Economic Development Needs Assessment (HEDNA) evidence and Table 2 of the Affordable Housing SPD shows the median house price by housing type (year to September 2024) using data available from the Land Registry.

Climate Change Supplementary Planning Document (SPD)

- 2.24 The Council adopted the Climate Change Supplementary Planning Document (SPD) at its meeting on 25 April 2024. The Climate Change SPD encourages the delivery of more sustainable design for future developments within

Spelthorne and supports the implementation of climate change policies within the adopted Local Plan.

- 2.25 It has always been the Council's intention that, following adoption of the Local Plan, the Climate Change SPD would be updated to align with and support the climate change policy within the Local Plan. This ensures that the SPD can continue to be applied in determining planning applications and that its requirements remain effective and enforceable.
- 2.26 A working group comprising of the Climate Change Officer, Strategic Planning officers, Development Management Planning officers, Sustainability officer, Building Control manager, Biodiversity officer, Principal Pollution Control officer, and Group Head for Commissioning and Transformation developed the specification for the SPD. Following a competitive procurement process David Lock Associates were appointed to prepare the Climate Change SPD and worked closely with officers to produce the document for consultation.
- 2.27 The SPD provides detailed guidance on the following key themes:
- Energy use - including the energy hierarchy and renewable energy systems
 - Water - including sustainable drainage systems, managing flood risk and greywater use
 - Building design - including orientation and layout to maximise potential for renewable energy generation and avoid the impacts of climate change
 - Transport - including walkable and low car neighbourhoods
 - Green Infrastructure – including planting species selected for climate resilience
 - Materials and construction – including reduction of embodied carbon lean design and sustainable material choice
- 2.28 The SPD contains 3 checklists one for householder applications, one for minor applications and one for major applications. Applicants will be required to complete the relevant checklist as part of their planning submission to clearly demonstrate how they have addressed the climate change mitigation measures set out in the SPD.
- 2.29 The Climate Change SPD has been updated following the adoption of the new Local Plan. It “hangs off” policy “PS1: Responding to the Climate Emergency”, ensuring that it continues to be used in determining planning applications and that its standards remain effective and enforceable.

Statutory Public Consultation

- 2.30 Two four-week statutory public consultations were undertaken from 8 May to 5 June 2026, one on the Affordable Housing SPD and one on the updated Climate Change SPD, to run. Statements of Consultation for both documents are set out in appendices B and E of the report.

Affordable Housing SPD

2.31 A total of 19 responses were received. Table 1 below sets out the key issues raised and if the SPD has been amended as a result.

Table 1: Key Issues Raised and Changes to Affordable Housing SPD

Key Issue	Changes to Affordable Housing SPD
A number of respondents raised that the document is complex and that the Council should consider measures to make the document easier to understand for non-experts.	The document is, in places, necessarily technical to ensure accuracy and clarity in addressing the subject matter. A number of changes have been made to the SPD to ensure it is as easy to understand as possible whilst remaining effective. This has included adding to the Glossary and adding introductory paragraphs to each chapter. A further thorough review of the wording has taken place, and a number of wording changes have been applied to remove duplication and ensure the wording of the SPD is as clear as possible.
Responses identified current viability and deliverability issues and the need for flexibility and pragmatism.	The SPD has retained a paragraph in the Introduction which acknowledges current viability and deliverability challenges which has been updated to refer to the Council's commitment to apply the SPD positively and pragmatically.
Responses have articulated that the SPD should clarify that affordable housing policy requirements should not apply to C2 Use Class uses that do not propose self-contained units, such as nursing and care homes.	Two new paragraphs are included in the SPD to clarify that the requirement for affordable housing in Local Plan policy H2 applies to specialist accommodation schemes that provide self-contained residential units, and that for schemes that do not provide self-contained accommodation, such as C2 care homes providing bedrooms only with a high level of care, an affordable housing requirement will not apply.
Responses identified that the SPD could benefit from additional data on Spelthorne.	We have added data on the population of Spelthorne and housing delivery in recent years.
Several responses stated that the SPD should address building design such as height or architectural heritage.	Building design largely falls outside the remit of this SPD. This is covered in the new Local Plan and in particular in the new Spelthorne Design Code which was adopted in March 2026.

Key Issue	Changes to Affordable Housing SPD
	The Design Code is available online ¹ .

- 2.32 Table 2 of the Affordable Housing Statement of Consultation (appendix B), which starts on page 5 of the appendix, gives detail of the representations received, the Council response and if any consequential amendments to the SPD have been made.

Climate Change SPD

- 2.33 In total, 16 valid representations were received from the public, including residents, local groups, statutory consultees and other interested external organisations, to this consultation. Internal comments from other departments within the Council were also received.
- 2.34 The following issues were raised
- Some calls for stronger and more enforceable standards for energy efficiency, water saving, sustainability and climate adaptation measures and some concerns about unclear and vague guidance and checklists. Respondents also reiterated that SPD requirements should remain proportionate, viable, and aligned with the adopted Local Plan.
 - Requests for stronger focus on groundwater, river and surface water flooding, including impacts on aquifers and drainage, alongside clearer developer guidance, mandatory mitigation measures, enhanced Sustainable Drainage System (SuDS) requirements, and greater consideration of groundwater effects.
 - Suggestions for stronger energy guidance through recognised standards such as Passivhaus, LETI, NABERS and UK Net Zero Carbon Building Standards, alongside clearer requirements for heat pumps, district heating, renewable energy and energy storage. Respondents also reiterated the need to align with current regulations and Future Homes Standard requirements, while better distinguishing between residential and commercial standards.
 - Strong support was expressed for active travel measures, including walking, cycling, EV charging infrastructure and travel hierarchy principles, alongside better public transport integration, uses and experiences and reduced reliance on private vehicles.
 - Support for urban greening, tree planting, green infrastructure and climate resilience measures, alongside calls for evidence-based greening and air quality assessments. Some calls for local food production through allotments, communal growing spaces and gardens.
 - Some identified greater consistency needed for definitions, technical terminology explanation, diagrams, checklists and acronym expansion. Formatting, typographical and other clerical errors should be amended.

¹ <https://www.spelthorne.gov.uk/page/1351/spelthorne-design-code>

- Some concerns that SPD requirements could exceed Local Plan policy and affect development viability, alongside calls for greater flexibility to reflect site-specific constraints, commercial uses and the scale of development.
- 2.35 Table 1 of the Climate Change Statement of Consultation (appendix D), gives detail of the representations

Adoption

- 2.36 Following consultation, officers and consultants have reviewed and incorporated feedback as appropriate. The updated SPDs were presented to the Environment and Sustainability Committee and were recommended to Council for adoption. Once adopted by Council, the Affordable Housing SPD and Climate Change SPD will form part of the Council's planning policy framework and will be used as material considerations in planning decision making.

3. Options appraisal and proposal

- 3.1 **Option 1 – Preferred option:** The Council adopts both the Affordable Housing and Climate Change Supplementary Planning Documents (SPDs). This option will ensure that the Council has clear, up-to-date and policy aligned guidance in place to support consistent and effective decision-making, particularly in relation to affordable housing delivery and climate change mitigation. Adoption will also ensure the SPDs carry full statutory weight as material planning considerations.
- 3.2 **Option 2 – Not Recommended:** The Council does not adopt the Affordable Housing and Climate Change Supplementary Planning Documents (SPDs). This option is not recommended, as it would result in the SPDs not being formally adopted before the Government's deadline of 30 June 2026. In this scenario, the documents could only be issued as non-statutory guidance with reduced weight in decision-making, limiting their effectiveness in supporting policy implementation and delivery outcomes.

4. Risk implications

- 4.1 A risk register was maintained throughout preparation of the SPDs and was regularly reviewed to document, assess, and mitigate potential risks.
- 4.2 Adoption of the SPDs provides an opportunity to strengthen the Council's planning framework and demonstrate a clear commitment to delivering high quality, sustainable development. Proceeding to adoption reinforces the Council's proactive approach to implementing Local Plan policies.
- 4.3 Failure to adopt the SPDs following the statutory public consultations may result in significant reputational damage to the Council, undermining its commitment to community engagement, transparency, and proactive planning.

- 4.4 The Council has already invested considerable financial and staff resources in the development of both the Affordable Housing SPD and Climate Change SPD. Adoption ensures that this investment delivers tangible benefits by supporting consistent decision-making and enabling the effective implementation of Local Plan policies.
- 4.5 The SPDs support a consistent and proactive approach to affordable housing delivery and climate change mitigation. Without adoption, there would be a risk that decision making may be less consistent, potentially reducing the Council's ability to maximise delivery outcomes across the Borough.
- 4.6 Adoption prior to the Government's deadline of 30 June 2026 ensures that the SPDs retained their full statutory status and weight as material considerations. If the Council does not adopt the SPDs by the Government's deadline of 30 June 2026 there are only two possible alternatives, both of which present significant risks.
- 4.7 The SPDs would instead be issued as non-statutory technical guidance, which would carry less weight in planning decision making. This would reduce the Council's ability to secure affordable housing and climate resilient development consistently across the Borough.
- 4.8 Alternatively, the SPDs would need to be progressed as Supplementary Plans. This would introduce additional procedural requirements including examination, and is likely to require additional resources, time, and cost, given the detailed legislative framework is very new and no local authority has yet gone through it.

5. Financial implications

- 5.1 The fee for JJ Viability (JJV) for producing the Affordable Housing SPD is £41,280. JJV were appointed following a competitive tendering process undertaken with support and guidance from the Council Procurement team. The cost is split across financial years, with 50% incurred in last financial year, and 50% in 2026/27.
- 5.2 If the Council is unable to adopt the SPDs before the Government's deadline of 30 June 2026 two alternative outcomes exist: The document would be a non-statutory technical note, which would carry less weight in planning decisions or as a Supplementary Plan, a process expected to involve greater cost and resource demands.
- 5.3 The fee for David Lock Associates to update the Climate Change Supplementary Planning Document was £6,581.

6. Legal comments

- 6.1 Without adopted SPDs in place, the Council's ability to apply Local Plan policies consistently and robustly would be reduced. This could limit the Council's ability to secure appropriate levels of affordable housing and ensure developments adequately address climate change requirements.
- 6.2 The SPDs provide clear and transparent guidance to applicants and decision-makers, supporting more consistent outcomes aligned with identified needs of the local community. In addition, the statutory consultation process undertaken prior to adoption has provided an opportunity for stakeholders and

the local community to input into the guidance, strengthening its legitimacy and ensuring that it reflects local priorities.

- 6.3 It may also increase socio economic inequalities as the Council have no clear strategy for dealing with developers on affordable housing requirements that suit the assessed needs of the local community. The consultation process prior to adopting a SPD enable the community to have they say on their particular needs and requirements that have are then potentially encapsulated within the SPD.

Corporate implications

7. Commissioners' comments

- 7.1 *No issues.*

8. S151 Officer comments

- 8.1 Affordable housing provision is a key issue for the Borough both in terms of addressing the housing need of residents but equally insufficient supply of affordable housing impacts on the ability of the Council to place households off its register and ease pressures on its nightly paid accommodation and Temporary Accommodation arrangements which has a significant ongoing revenue budget pressure. The S151 Officer confirms that all direct financial implications relating to the report's proposal have been taken into account and that the recommendations are fully funded from within the 2026-27 budget.

9. Monitoring Officer comments

- 9.1 Provided that the relevant consultation and publication requirements have been complied with, the Monitoring Officer confirms that the relevant legal implications have been taken into account and the Council may lawfully proceed to adopt the SPDs.

10. Procurement comments

- 10.1 There are no procurement implications arising directly from this report, but it should be noted that the appointment of the consultants is compliant with the relevant rules and regulations including the Council's Contract Standing Orders.

11. Equality and Diversity

- 11.1 An Equalities Impact Assessment (EIA) has been completed for the Affordable Housing SPD. It is attached at appendix C.
- 11.2 An Equalities Impact Assessment (EIA) has been completed for the Climate Change SPD. It is attached at appendix F.

12. Sustainability/Climate Change Implications

- 12.1 Updating the Climate Change SPD ensures the council can continue to apply clear guidance to support low-carbon development, energy efficiency, sustainable design, and climate-resilient infrastructure. Adopting before the June 2026 deadline protects the SPD's planning weight, helping secure consistent delivery of the borough's climate objectives.
- 12.2 The Affordable Housing SPD should connect with the Climate Change SPD to provide clarity on delivering high-quality affordable housing that reduces energy bills and is resilient to the future risks of climate change.

13. Other considerations

- 13.1 It was not considered good practice to undertake public consultation during the pre-election period. Therefore, the four-week consultation was undertaken from 8 May to 5 June 2026. The government has a set deadline of 30 June 2026 by which all new SPDs need to be adopted. This meant a tight timeline to analyse consultation responses and progress the documents through Environment and Sustainability Committee and Council for adoption.
- 13.2 If either document is not agreed by Council it can be delivered as non-statutory technical guidance after 30 June 2026.

14. Timetable for implementation

- 14.1 Once adopted by Council, the Affordable Housing SPD and Climate Change SPD will immediately form part of the statutory development plan for Spelthorne. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, it will be used in the determination of any planning application from the following day.

15. Contact

- 15.1 *Strategic Planning team; planning.policy@spelthorne.gov.uk*

***Please submit any material questions to the Committee Chair and Officer
Contact by two days in advance of the meeting.***

Background papers:

Environment and Sustainability Committee report – 18 June 2026 - [Issue details - Statutory Consultation on Spelthorne Affordable Housing Supplementary Planning Document...](#)

[Environment and Sustainability Committee report – 19 March 2026 - Statutory Consultation on Spelthorne Affordable Housing Supplementary Planning Document \(SPD\) and Climate Change Supplementary Planning Document \(SPD\)](#)

[Environment and Sustainability Committee report - 27 February 2024 – Climate Change Supplementary Planning Document](#)

Appendices:

Appendix A: Spelthorne Affordable Housing SPD - June 2026

Appendix B: Affordable Housing SPD – Statement of Consultation

Appendix C: Affordable Housing SPD - Equalities Impact Assessment (EIA)

Appendix D: Climate Change SPD - June 2026

Appendix E: Climate Change SPD – Statement of Consultation

Appendix F: Climate Change SPD - Equalities Impact Assessment (EIA)