

# Authority Monitoring Report 2024



Regeneration and Growth  
Spelthorne Borough Council  
Council Offices  
Knowle Green  
Staines-upon-Thames  
TW18 1XB



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## List of Abbreviations

AMR	Authority Monitoring Report
CLG	Communities and Local Government
CS&P DPD	Core Strategy and Policies Development Plan Document
COI	Core Output Indicator
DPD	Development Plan Document
DPH	Dwellings Per Hectare
EA	Environment Agency
EIP	Examination in Public
GTAA	Gypsy & Traveller Accommodation Assessment
IDP	Infrastructure Delivery Plan
IMD	Index of Multiple Deprivation
LDF	Local Development Framework
LDS	Local Development Scheme
LP	Local Plan
MYE	Mid-Year Estimate
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PDL	Previously Developed Land
PMR	Planning Monitoring Report
PPG	Planning Policy Guidance
PPG	Planning Practice Guidance
PPS	Planning Policy Statement
RP	Registered Provider (formerly Registered Social Landlord)
SCC	Surrey County Council
SCI	Statement of Community Involvement
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area (for birds)
SPD	Supplementary Planning Document
SNCI	Site of Nature Conservation Importance
SSSI	Site of Special Scientific Interest
TCA	Trees in Conservation Area
TPO	Tree Preservation Order

## 1. Introduction

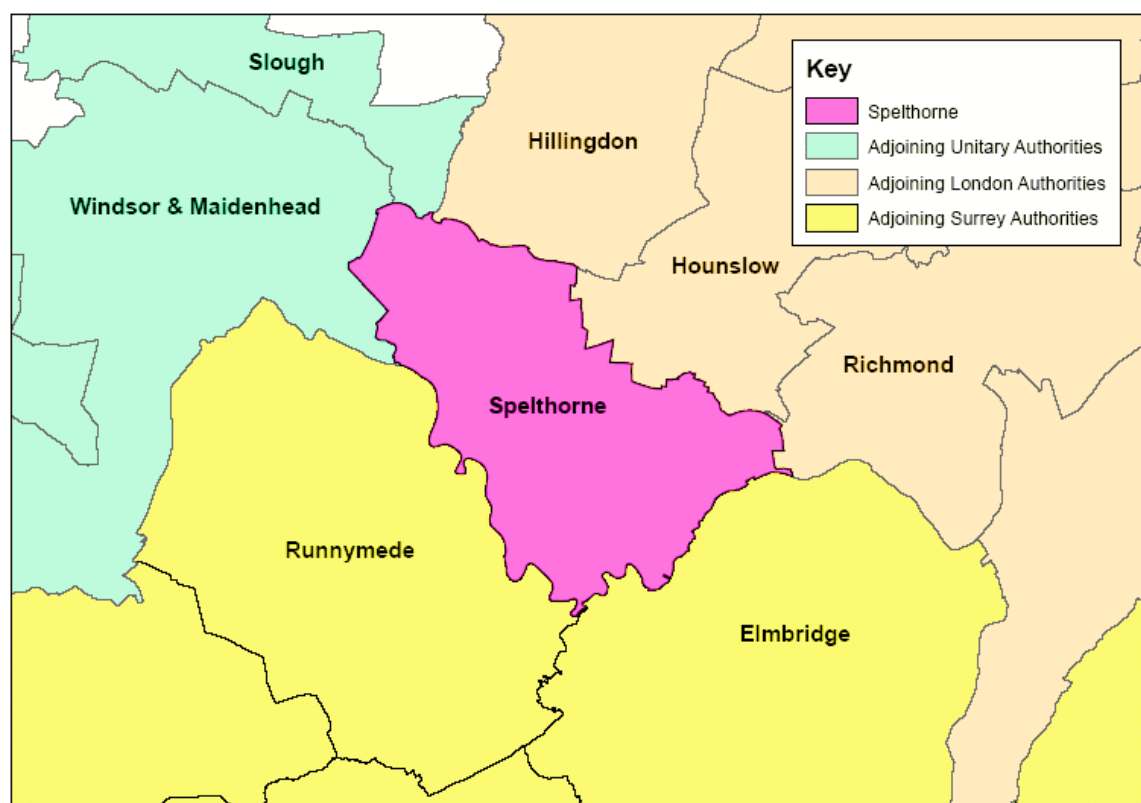
- 1.1 This monitoring report covers the period from 1 April 2023 to 31 March 2024 and has been prepared in accordance with the requirements on authority monitoring reports set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### Purpose and structure of the AMR

- 1.2 The report covers five key monitoring tasks:
- To review Local Plan progress against the timetable and milestones set out in the Local Development Scheme
  - To assess the extent to which policies are being implemented
  - Where policies are not being implemented, to explain why and set out what steps are required to ensure they are implemented
  - To identify the significant effects of implementing policies and whether they are as intended
  - To highlight the need to amend any policies in future reviews of the Local Plan

### Description of the Borough

**Map 1: Spelthorne and adjoining local authority areas**





- 1.3 Spelthorne is situated approximately 15 miles south-west of Central London. It is a relatively small but quite densely populated Borough with Heathrow Airport immediately to the north and the River Thames forming its southern boundary. More than half of the Borough is designated as Green Belt and because of its proximity to the River Thames a significant area is at risk from flooding, with Staines and Shepperton being the worst affected areas.
- 1.4 Spelthorne's main towns are:
- Ashford
  - Shepperton
  - Staines-upon-Thames (the main commercial and retail centre)
  - Stanwell
  - Sunbury-on-Thames
- 1.5 The proximity of Heathrow has a major influence on the Borough in terms of employment, housing and traffic. The water industry is a major user of land in the Borough with four large reservoirs and a treatment works at Ashford.
- 1.6 The local economy supports a number of industrial estates throughout the Borough. In comparison with other Surrey districts, Spelthorne still has a relatively large amount of industrial floorspace as well as a significant amount of warehousing, particularly for airport-related business close to Heathrow. Office development is concentrated in the main town centres.
- 1.7 Spelthorne has an ageing population with a small ethnic minority. A relatively high proportion of the population is 'economically active' (either in work or seeking work). There is a significant need for affordable housing.
- 1.8 A distinctive feature of the Borough to the north and east of Staines is the extensive area of common land including Staines Moor. The Staines Commons, together with the adjoining reservoirs, form a substantial Site of Special Scientific Interest (SSSI). There are also a number of smaller SSSIs and Sites of Nature Conservation Importance (SNCI) within the Borough. Some of the reservoirs and other waterbodies form part of the designated South West London Waterbodies Special Protection Area and Ramsar which is of international importance.
- 1.9 The statistics in Table 1 are based on information as 31 March 2024 except where indicated:

**Table 1: Spelthorne statistics at a glance**

Population	
Population (2001 Census)	90,390
Population (2011 Census)	95,598
Population (2021 Census)	103, 551 <sup>1</sup>
<b>Town population</b> (2021 Census - Surrey-i): <sup>2</sup>	
Ashford	33,634
Shepperton	15,165
Staines	22,921
Stanwell	8,728
Stanwell Moor	1,371
Sunbury	22,916
Unemployment rate (Apr 2023 <sup>2</sup> – Mar 2024) (Nomis <sup>3</sup> )	3.7%
Land areas	
Area of Borough	5,118 ha
Green Belt	3,324 ha (65%)
Reservoirs in Spelthorne (area) - included in the Green Belt figure	870 ha (17%)
Total area in flood zone 3	1072 ha (21%)
Urban area in flood zone 3	198 ha (4%)
Green Belt area in flood zone 3	874 ha (17%)
Urban development	
Dwelling Stock	44,172 <sup>4</sup> dwellings
Commercial Floorspace	765,000m <sup>2</sup>
Environment	
Protected Urban Open Space	176.8 ha
Common Land	148 ha
SSSIs	732 ha (4 sites)
SNCIs	979 ha (29 sites) <sup>5</sup>
Conservation Areas	131 ha (8 areas)
Listed Buildings	198
Locally Listed Buildings	157
Tree Preservation Orders	282

<sup>1</sup> <https://www.surreyi.gov.uk/dataset/em0ym/population-estimates> - mid year 2023

<sup>2</sup> <https://www.surreyi.gov.uk/dataset/em0ym/population-estimates-population-over-time> est

<sup>3</sup> Nomis - Official Census and Labour Market Statistics ([nomisweb.co.uk](https://nomisweb.co.uk))

<sup>4</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

<sup>5</sup> Three new SNCIs were designated by the Surrey Wildlife Trust; Hilda May Lake, Sunbury Park and Church Lammas.

1.10 Table 2 provides summary of the scope for economic activity and future growth based on recent completions and extent of development opportunities in the pipeline. The figures are cross referenced to the more detailed information contained within this report.

**Table 2: Development activity**

Housing	2021/22	2022/23	2023/24	Reference
Dwellings completed (net)	205	138	287	Table 7
Dwellings under construction	345	1320	1509	Table 7
Dwellings with planning permission (not started) (net)	1434	878	333	Table 7
<b>Commercial</b>				
Retail – A1 – net floorspace	0	0	0	Table 15
Offices (B1a) – net floorspace	-576	-5,532	0	Table 15
Industrial (B2) – net floorspace	0	0	0	Table 15
Warehousing/storage (B8) – net floorspace	0	-33	0	Table 15
Mixed B1/B2/B8 – net floorspace	-3258	0	-3,066	Table 15
E class use from 1 <sup>st</sup> September 2020	110	-440	-26,093	Table 15
<b>Vacancy rates in large shopping centres</b>				
Staines	19	33	38	Table A2/1
Ashford	16	22	25	Table A2/1
Shepperton	10	16	5	Table A2/1
Sunbury Cross	2	3	3	Table A2/1

B1: Offices & light industry; B2: Industry; B8: Storage or distribution; A1: Retail



## 2. Summary and Key Messages

### Local Development Scheme (LDS) Progress

- 2.1 The Council adopted its Core Strategy and Policies Development Plan Document (CS&P DPD) and an Allocations DPD in February 2009 and December 2009 respectively.
- 2.2 The Council is currently producing a new Local Plan. During the monitoring year the Local Plan Examination hearings began on 23 May 2023 and ran for three days. Before the next hearings could take place, an Extraordinary Council meeting was called on 6 June 2023 to consider a motion to pause to the remainder of the hearings. The motion was agreed, and the Chief Executive wrote to the Inspector, Mr Bridgwater, the following day to formally request the pause in line with the motion. Mr Bridgwater replied on 8 June to agree, under the specific circumstances, to the pause in the hearings.

On conclusion of the training and review, an extraordinary Council meeting took place on 14 September 2023 as the three-month pause had come to an end and a decision was required for the future direction of the Local Plan. The options for consideration were:

- 1) continue with the plan as drafted but introduce robust risk management measures to help address some of key risks identified in the review, or
- 2) seek a further pause in the Examination timetable until the proposed changes to the NPPF have been published (expected in the Autumn) before agreeing next steps, or
- 3) withdraw the Local Plan from examination and prepare a new Local Plan.

On the day of the meeting, a letter was received from the Housing and Planning Minister to direct the Council that it could not withdraw the Local Plan from Examination. This meant Option 3 was no longer available to Members and they could only decide on Options 1 or 2. Option 2 was amended by a Motion and subsequently agreed as follows:

- Extend the pause in the Examination timetable until the proposed changes to the National Planning Policy Framework have been published (expected in the autumn) before determining the next steps and take immediate legal advice to confirm the validity of the minister's directive.

The Inspector agreed to this further pause until publication of the revised NPPF. It was subsequently published on 19 December 2023. All correspondence between the Council, the Inspector and the Minister can be found on the Examination website: News and Updates - Spelthorne Takes Shape ([spelthornelocalplan.info](https://spelthornelocalplan.info))

On 29 February 2024 a report was taken to E&S Committee asking for a decision on issues around (1) green belt (2) flooding (3) Staines Development Framework (SDF). The decisions on the latter two are set out in the meeting minutes Agenda Template ([spelthorne.gov.uk](https://spelthorne.gov.uk)). The Committee was asked to vote on three options regarding Green Belt sites as follows:

- 1) Keep Green Belt allocations in the Local Plan as submitted.
- 2) Remove all Green Belt allocations from the Local Plan.

- 3) Remove all Green Belt allocations from the Local Plan with the exception of the two allocations that meet the need for Gypsy, Traveller and Travelling Showpeople.

The Committee resolved to propose to the Inspector that all Green Belt allocations should be removed from the Local Plan, with the exception of the two allocations that meet the need for Gypsy, Traveller and Travelling Showpeople. Following this meeting on 6 March the Chair of the E&S Committee wrote a letter to the Inspector (Appendix B) setting out the decisions of the Committee and a timeline for gathering further information from the EA.

- 2.3 The Council has worked with a number of adjoining local authorities through the year in order to meet the legal requirements of the duty to co-operate (full details are set out in Appendix 4 and in the supporting evidence which accompanied the Local Plan submission). The Council will continue to demonstrate how it has engaged with other parties in the preparation of its own local plan and those of adjoining local authorities.

### **Planning Service Progress and Performance**

- 2.4 The number of major applications has decreased (see Figure 1 and Table A5/2). There has further been a slight decrease in the overall number of submitted applications and the number of householder applications has also seen a reduction. The figures are a measure, not only of the administrative workload within the planning service, but also of the level of development activity taking place. The planning service has generally improved its speed of determining applications and targets for all categories of applications have been met.
- 2.5 Outside of the reporting period but of note, on 3 December 2024 the Council's Environment and Sustainability Committee approved an updated Local Development Scheme. This updated LDS is available on the Local Plan web page.

### **Main issues and key findings**

- 2.6 This report has been prepared at a time when the Government continues to put in place reforms of the planning system, particularly by creating new categories of permitted development to add flexibility to development types.
- 2.7 Conclusions and key findings relating to the main topic areas are set out below.

### **Housing**

- 2.8 The housing policies have continued to meet the objectives of the CS&P DPD in providing new housing within the urban area to meet the overall plan target of 3,320 dwellings. However, the Plan is now out of date and future housing requirements need to be set against an overall published need figure of 618 dwellings provided by the Government's standard methodology introduced in September 2017, the first five years of the plan will also have to provide an additional 20% buffer to reflect past under delivery meaning an annual figure of 742 for this period. Based on this figure and the work carried out in preparing a Strategic Land Availability Assessment, the Council is currently unable to demonstrate a five year housing supply as required by the NPPF. This is a significant issue which will need to be addressed in the preparation of the new Local Plan.

## Key Findings

- Net housing completions totalled 287<sup>6</sup> dwellings, which is below the figure of 618 dwellings required by the standard methodology.
- Existing commitments and identified sites indicate that the Council is unable to demonstrate that a five year supply of deliverable site to meet the requirement arising from the Government's standard methodology.
- 99% of new and converted dwellings completed during the year have been on previously developed land (PDL)<sup>7</sup>.
- 87% of all new and converted dwellings completed during the year have been 1 and 2 bed.
- Average density for all new development completed this year was 79 dwellings per hectare, whilst 96% of all new dwellings built this year have been at densities in excess of 35 dwellings per hectare.
- There were 43 affordable dwellings completed in. 2023/24 There are a further 253 affordable dwellings under construction and 13 units with planning permission which are not yet started.

## Economy

- 2.9 The local economy continues to reflect aspects of the national economy with very low levels of commercial development taking place. The Council has been integral to ensuring that the local economy continues to recover from the impacts of the cost-of-living crisis and the wars in Ukraine and in the Middle East. The Economic Development Strategy's Action Plan outlines a number of locally led actions to stimulate commercial activity within the local area. A number of these actions have already been achieved and delivered including collaborative projects with other organisations such as Spelthorne Business Forum, Federation of Small Businesses, and the opening of a new floor in our Spelthorne Innovation Centre, a Business Incubator for budding entrepreneurs<sup>8</sup>. Alongside these actions, the Council will continue to keep under active review its business and retail vacancies (commercial floorspaces) to ensure that its commercial activities continue to function. An Economic Prosperity Strategy is in place for 2023-2028 to support these activities (adopted by the Economic Development team that now sits within Place, Protection & Prosperity).
- 2.10 Overall, however, commercial vacancy rates and unemployment figures suggest that the Spelthorne economy has remained relatively buoyant. A number of major sites, particularly in Staines town centre, are in the process of being redeveloped for high density housing.
- 2.11 There has been some loss of commercial floorspace to non-commercial uses, and the effect of the permitted development regime has seen proposals for the conversion of a number of vacant office buildings to residential use in designated Employment Areas. Staines remains the focus for retail development.

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<sup>6</sup> Due to difficulties in data collection the recorded figure is anticipated to be lower and will be subsequently reflected in the 2023/24 AMR.

<sup>7</sup> PDL – Previously developed land (excludes residential gardens).

<sup>8</sup> Appendix 3: Update Report to Audit Committee on the Impact of Covid-19 on the Spelthorne Economy. Available at <https://democracy.spelthorne.gov.uk/documents/s32894/cracy.spelthorne.gov.uk/documents/s32894/>

## Key Findings

- Total unemployment rates in Spelthorne recorded as 3.7% in April 2023 – March 2024<sup>9</sup> seeing a slight decrease from figures of 3.8% recorded year ending December 2023 (The national average unemployment rate) as of March 2024 is 4.3%<sup>10</sup>.

## Community

2.12 The amount to be provided under S106 planning obligations which were entered into during the reported year is £ 0.00. Community Infrastructure Levy contributions are paid on the commencement of schemes granted planning permission and the amount of CIL collected in the ninth year of operation has shown an increase on the previous year.

## Key Findings

- £1,116,639.76 in CIL contributions has been collected this year. The Council has committed £693,229.85 for projects to be brought forward in the future.
- More in-depth information on the Infrastructure Delivery Plan (IDP) can be found here; <https://www.spelthorne.gov.uk/New-Local-Plan-Evidence>

## Environment

2.13 The contextual indicators suggest that there are no major changes in environmental conditions which need to be highlighted this year or raise cause for concern.

2.14 Some information on environmental conditions is more difficult to collect and to reconcile with the effects of specific policies. Information on air quality continues to be monitored by the Council's Environmental Health Service to provide contextual information. Work has recently been completed to review and adjust the Air Quality Management Area to better reflect the status of air quality within the Borough and ensure problem areas can be prioritised.

## Key Findings

- Air quality levels monitored within Spelthorne during 2023 remained below the UK annual mean nitrogen dioxide objectives when compared with 2022 levels where one exceedance was recorded. This is an improvement on 2022.
- No new development schemes in areas liable to flood have been permitted against the advice of the Environment Agency.
- There has been no change in the site areas or loss of habitat since the designation of the SSSIs and the majority remain in favourable condition as defined by Natural England.
- Poor air quality at specific locations around the Borough continues to be an issue and there were a number of air quality exceedances recorded after there being none the year before in 2018.
- No Green Belt land has been lost to inappropriate development except in cases where very special circumstances have been established.

<sup>10</sup> <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/unemployment>

<sup>10</sup> <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/unemployment>

## Climate Change and Transport

- 2.15 There is currently a lack of available data to allow the policies to be monitored effectively. No further monitoring work on climate change and transport issues has been included in this year's AMR and the issues are being reviewed in the context of Surrey County Council's Local Transport Plan 4.

Consultation on the new Climate Change SPD took place in autumn 2023 and adopted in April 2024 this can be found at the following link: [Climate Change Supplementary Planning document](#). The SPD will hang off the climate change policy in the Core Strategy until the Local Plan is adopted. At this point it will be updated and re-adopted under the new Local Plan.

### 3. Local Development Scheme Progress

#### Introduction

- 3.1 The Authority Monitoring Report records the progress made by the Council in preparing the various documents which make up the Council's Local Plan.

#### Progress

- 3.2 The current Local Plan comprises the documents set out in Table 3 together with saved Policies from the Local Plan 2001. When assessed against the requirements of the NPPF these documents are considered to be out of date and need to be replaced.

**Table 3: Adopted Development Plan Documents**

Title	Adopted
Core Strategy and Policies DPD	February 2009
Allocations DPD	December 2009
Proposals Map DPD	December 2009

- 3.3 On 30 September 2014 the Council made a decision to review its existing planning documents and to produce a new Local Plan. A revised Local Development Scheme (LDS) was published and more recently updated in November 2022. An independent inspector was appointed on 20 December 2022 to examine the Spelthorne Local Plan, following submission to the Secretary of State for Levelling Up, Housing and Communities on 25 November 2022. The Plan will guide future development in the Borough over the next 15 years. Public hearing dates for Spelthorne Borough Council's Local Plan Examination were announced on 21 March 2023, an update of progress with the Local Plan can be found at the following link; [Spelthorne Borough Council Local Plan 2022-2037/news/updates](https://www.spelthorne.gov.uk/news/updates). As of the date of AMR publication (December 2023), the examination remains paused while awaiting the revised NPPF. Spelthorne is currently subject to a Ministerial direction that prevents withdrawal of the Local Plan and hearings are likely to resume in 2025.
- 3.4 During the monitoring year, further work has been carried out on updating the evidence required to support a new Local Plan. All the relevant documents can be found on the Council website: <https://www.spelthorne.gov.uk/New-Local-Plan-Evidence>
- 3.5 The new Climate Change Supplementary Planning Document was adopted in February 2024. The adopted Proposals Map 2009 includes allocations arising from the adoption of the County Council's Waste Plan in May 2008 but was not updated to take account of the adoption of the Surrey Minerals Plan in July 2011 or the Aggregates Recycling DPD adopted 12 February 2013.
- 3.6 Surrey County Council adopted a new Waste Local Plan in December 2020. Surrey County Council are preparing a new joint Minerals and Waste Plan and undertook the Issues and Options consultation for this between November 2021 and March 2022. In December 2023 the Minerals and Waste Planning Authority (MWPA) are currently carrying out a second 'Call for Sites' exercise. This exercise is different to the 2021 'Call for Sites' in that it is specifically seeking



nominations of land which may be suitable for future waste management development. Any nomination made will be assessed by the MWPA to determine its suitability for inclusion in the Minerals and Waste Local Plan. The 2023 'Call for Sites' closed on 29 February 2024. For more information see Minerals and Waste Local Plan - Surrey County Council (surreycc.gov.uk)

### **Duty to Co-operate**

- 3.7 Section 110 of the Localism Act 2011 places on Local Authorities a “duty to co-operate”. This provides a mechanism whereby local planning authorities take into account and plan for matters of a strategic nature which extend beyond their local area.
- 3.8 The ‘duty to co-operate’ is a legal requirement to ensure local planning authorities engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plans. As it is a legal obligation, the Borough Council must be able to demonstrate how it has engaged with other parties and monitored its actions. The Council adopted its Duty to Co-operate Framework on 24 June 2015. Appendix 4 lists the duty to co-operate actions that Spelthorne Borough Council has undertaken with other parties during 2023/24. Further information is also available in the Council’s [Duty to Cooperate Statement of Compliance](#) which was published as part of the Spelthorne Local Plan submission and an update will be provided as part of the examination hearings resuming. Runnymede remains Spelthorne’s strongest strategic link so under the Duty to Co-operate each authority has agreed to report on key housing monitoring information as part of the AMR - see Appendix 4 Tables A4/2 and A4/3 for further details.

### **Strategic Planning**

- 3.9 The Council has worked together with neighbouring authorities, the County Council and other prescribed public bodies to address strategic priorities across boundaries and development requirements which cannot be wholly met within the local area.

### **Functional Economic Area**

- 3.10 Functional Economic Areas (FEA) are less clear-cut than Housing Market Areas (HMA) for both Spelthorne and Runnymede Boroughs. However, both authorities show strong links with the other borough in their FEA Analysis. For consistency with the HMA, Table A4/3 in Appendix 5 only shows data for Spelthorne and Runnymede Borough Councils.

## 4. Development Management Service Performance

### Introduction

- 4.1 Statistics on the number and type of applications processed by the Council's Development Management Service provide a picture of how well the section is performing and the speed of decision-making. They also provide a useful indication of economic activity in relation to the overall scale of activity in the development industry.

### Context

- 4.2 Government statistics distinguish between 'major' and 'minor' development with each subdivided into five components comprising:
- dwellings
  - office/research and development/light industry
  - general industry/storage/warehousing
  - retail
  - other major or minor developments
- 4.3 One further category of "other developments" comprises change of use, householder development, advertisements and listed building consents.
- 4.4 The current targets for decision-making require 60% of applications to be determined within 13 weeks for 'major' residential and commercial developments; 65% within eight weeks for 'minor' developments and 80% within eight weeks for 'other' developments (including householder applications).
- 4.5 The performance target for determining major applications has been met, with 100% of applications having been determined within 13 weeks. The performance for determining minor and householder has remained consistently high and above the target in both categories. See Figure 1 and Table A5/2 in the appendix for a breakdown of the actual numbers.

**Figure 1: Percentage of applications determined within statutory time periods**

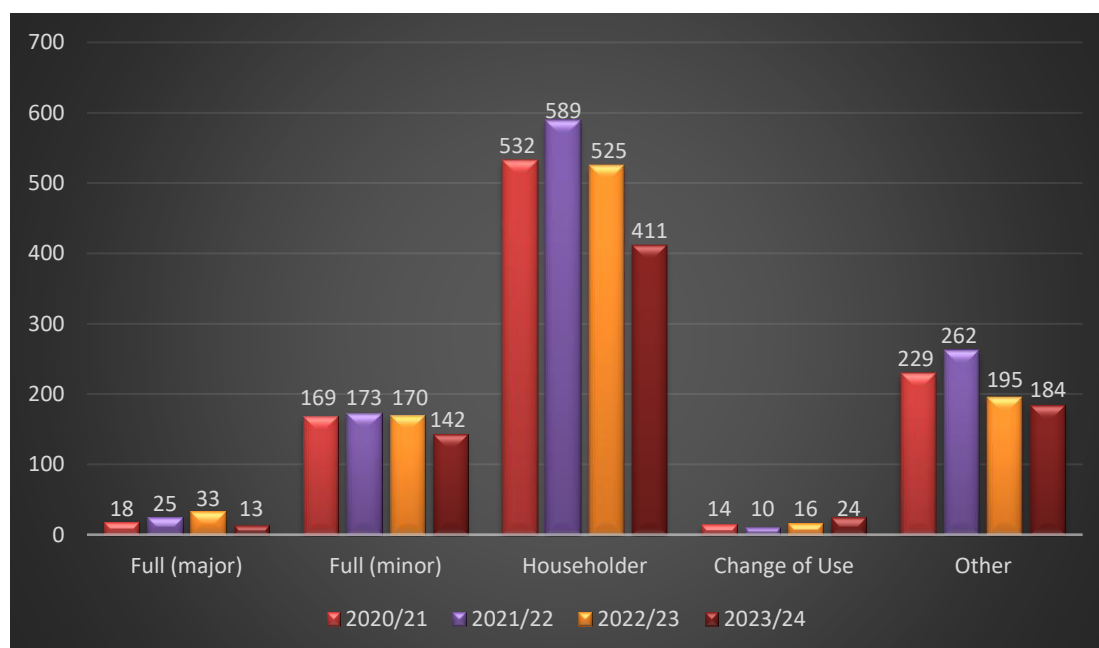


Source: In house monitoring

## Progress

- 4.6 Figure 2 shows the number of major, minor, householder and change of use applications received in 2023/24 with the figures for the previous three years shown for comparison. The number of major applications has seen a decrease whereas the number of change of use has increased, while the number of householder and minor applications has declined. Table A5/1 in Appendix 5 lists all planning applications received by type.

**Figure 2: Planning applications received**



Source: In house monitoring

- 4.7 The number of appeals lodged has decreased slightly as well as seeing a decrease in the number of appeals determined. And the proportion allowed by the Planning Inspectorate has seen an increase to 28% of those determined in the year compared to 63% being dismissed (Table 4). Planning enforcement and development monitoring are important aspects of the section's work (Table 5). There has been an increase in the number of cases investigated compared with last year. Whilst only a small proportion of the cases investigated result in formal action being taken, there has been growth in notices served this year. The figures reflect the level of activity and resources required in dealing with complaints and potential enforcement action.

**Table 4: Planning Appeals**

	2020/21	2021/22	2022/23	2023/24
Total number of planning appeals lodged	31	47	45	42
Total number of planning appeals determined of which:	30	31	56	35
Appeals dismissed	20 (67%)	24 (77%)	45 (75%)	22(63%)
Appeals allowed	10 (33%)	7 (23%)	11 (20%)	10(28%)
Withdrawn	0	0	2 (3%)	3(9%)
Split decision (part allowed/part dismissed)	0	0	1 (2%)	0

Source: In house data

**Table 5: Planning Enforcement**

	2020/21	2021/22	2022/23	2023/24
Total number of cases investigated	365	376	262	375
Total number of notices served	18	9	12	31
Number of appeals lodged against enforcement notices	3	1	2	13
Number of appeals against enforcement notices determined, of which:	4	0	1	3
Appeals dismissed	4	0	1	0
Appeals allowed	0	0	0	0
Withdrawn	0	0	0	3
Modified	0	0	0	0
Split decision	0	0	0	0

Source: In house data

## 5. Housing

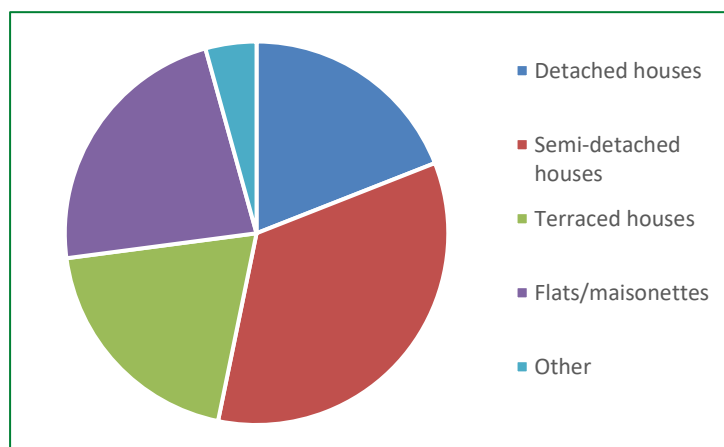
### Strategic policy

- 5.1 As the Core Strategy is out of date, Spelthorne is required to meet housing needs as determined by the Government's Standard Methodology<sup>11</sup>. To maximise housing provision, the Council is seeking to maximise the provision of new housing by making an efficient use of previously developed land.

### Context

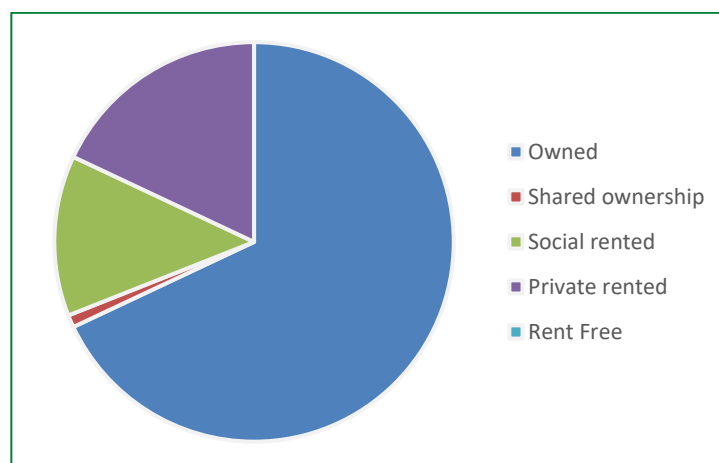
- 5.2 A large proportion of the existing housing stock was built between 1920 and 1970. The 2021 Census indicated that a very high percentage was owner-occupied and comprised mainly detached, semi-detached and terraced housing (Figure 3). Some 2% of the total stock was recorded as vacant. It also indicated that approximately 13% of the stock was social housing managed by Registered Providers (RPs) with a similar amount of private rented accommodation (Figure 4).

**Figure 3: Housing Stock and Type 2021 (%)**



Source: Census 2021

**Figure 4: Occupied Household Tenure 2021 (%)**

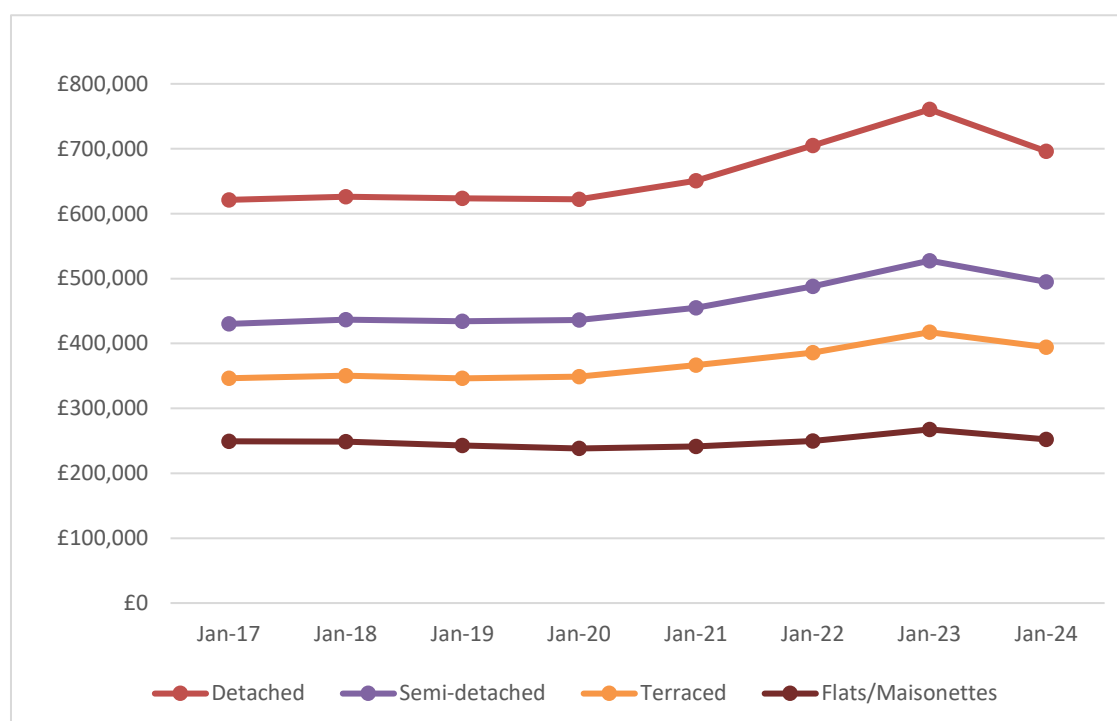


Source: Census 2021

<sup>11</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- 5.3 All affordable housing for rent is managed by RPs and for each scheme granted planning permission the Council initially has 100% nomination rights for first lets with 75% thereafter. One important contextual indicator relating to the achievement of affordable housing policies is the size and composition of the Housing Register (Appendix 1 Tables A1/8 & A1/9). Since 2009 the Council has operated a Choice Based Lettings scheme which significantly extends the opportunities for families on the Housing Register.
- 5.4 House prices for all types of dwellings have shown a slight fall over the last year. Figure 5 illustrates changes in annual average house prices over the last eight years according to latest available data. Data on house prices is derived from actual sale prices which can show significant variation over time, particularly when the total volume of sales is small. The information should therefore be seen only as a guide to relative movement in house prices by type.

**Figure 5: Average annual house prices in Spelthorne by type of dwelling<sup>12</sup>**



Source: <http://landregistry.data.gov.uk/app/ukhpi/explore>

<sup>12</sup> UK House Price Index (data.gov.uk)



## Progress

- 5.5 As the Core Strategy 2009 is now out of date, guidance in the NPPF (para 61) indicates that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the Government's standard method. Application of this approach using the 2014 Household Projections as required by the Government, provides an overall need figure for Spelthorne of 618 dwellings per annum. Net completions for 2023/24 totalled 287 judged against this figure the latest completions for the 2023/24 year do not meet this requirement. There are also a number of units currently under construction and with planning permission demonstrating a notable volume of units in the pipeline (Table 7)

## General

**Table 6: Number of dwellings completed, under construction and with outstanding planning permission at 31 March 2024**

	Conversion/ Change of Use	Small sites (less than 0.4ha)	Large sites (0.4ha or greater)	Total dwellings – all sites
Gross Completions (2023-2024)	130	96	80	306
Losses (2023-2024)	7	12	0	19
<b>Net Completions</b>	<b>123</b>	<b>85</b>	<b>80</b>	<b>287</b>
Units under construction	38	157	1314	1509
Units not started on sites under construction	0	0	0	0
Units with outstanding planning permissions (net)	35	141	31	207
<b>Total units outstanding</b>	<b>73</b>	<b>298</b>	<b>1345</b>	<b>1716</b>

(Source: In house monitoring)

## Projecting future provision

- 5.6 The housing trajectory (Figure 6) shows housing completions for the last seven years and anticipated delivery for the 15 year period to 2039. It combines information on past completions, existing planning permissions and identified housing sites from the Strategic Land Availability Assessment to illustrate projected housing supply going forward into the new Local Plan period.
- 5.7 Net completions for the previous seven years (including the reporting year) are recorded and broken down into four main categories – conversions, change of use, small sites with fewer than 5 dwellings (net) and large sites of 5 or more dwellings (net). Data for projected completions in future years is recorded on the same basis and all the figures are reproduced in Table 8 for information.

- 5.8 For the period from 2023/2024 to 2038/39 the estimated net annual completions are based on the following components:
- Dwellings under construction
  - Dwellings with planning permission (unimplemented)
  - SLAA sites, split into:
    - Sites identified as draft allocations in the Spelthorne Local Plan (urban only)
    - Brownfield Tier 2 sites (non-allocated anticipated development sites)
  - Small sites windfall allowance (fewer than 5 units net)
  - Prior Approval office to residential windfall allowance
- 5.9 Given the past trends in the Borough's implementation rates of planning permissions it has been assumed that most remaining unimplemented permissions will be completed over the next five year period from 2024. However, a small non-implementation factor of 5% has been applied on a precautionary basis to allow for permissions which expire.
- 5.10 Sites currently under construction are those schemes with planning consent and covers all sites recorded as commenced up to 31 March 2024. Commencements are determined by Building Control records or site visits.
- 5.11 Sites with planning permission but not yet commenced includes all sites granted permission up to 31 March 2024. Any schemes granted permission after this date or with a resolution to approve will be included in the Brownfield Tier 2 list.
- 5.12 The Strategic Land Availability Assessment provides a key component of the housing trajectory. Every site of 5 or more dwellings listed in the study is assessed on a likely implementation date based on the criteria of whether a site is developable and deliverable over the next fifteen years broken down into three five year periods. These are further split into sites identified for allocation in the draft Spelthorne Local Plan and those identified as 'brownfield tier 2', i.e. those sites considered developable but not deemed to require allocation in the Local Plan due to their non-strategic nature.
- 5.13 The PDO windfall element covers the office to residential conversions carried out under the General Permitted Development order (GPDO). The estimate is based on the annual average net provision since the introduction of the prior approval regime in 2013. Traditionally this was always a small component of the overall total. However, the significant increase in large office to residential conversions as a consequence of the Government's relaxation of planning controls has significantly increased this source of supply which is now estimated separately. It is not known how long this trend will continue, so whilst the trajectory takes account of known schemes, the longer term estimate for this source of dwelling supply remains cautious having regard to current levels of provision.
- 5.14 The final element relates to new build dwellings on sites delivering fewer than five dwellings (net). This is the threshold for sites considered to be too small to be reliably identified in the SLAA. Currently there is no evidence from completions data to suggest that this source of new housing is likely to decline over the plan period and the estimate of 41.8 units per annum is derived from average completions of schemes of less than five units over a 10 year period. This allowance is included in the trajectory across the 15 year period.
- 5.15 The data is illustrated in Figure 6 which shows by means of the columns, the actual and forecast completion rates. The horizontal black dashed line illustrates

the annual housing need figure of 618 dwellings based on the Government's standard method and the solid black line illustrates the annual housing need plus the required 20% buffer which is a figure of 742 dwellings for the first five years of the plan. The red line shows the residual requirement taking account of the forecast number of completions each year and illustrates the scale of the overall requirement which the Local Plan will need to address.

- 5.16 The trajectory is designed to represent a general picture of housing delivery compared with requirements for the projected plan period based on identified sites. The Council's Five Year Housing Land Supply Statement, which is published separately in accordance with Government requirements, provides a more detailed assessment of housing supply for the next five years and, due to the methodology used, may show some minor differences from the information set out in the trajectory.
- 5.17 The Council holds a Brownfield Land Register of potential development sites. This is a Government Requirement to encourage the effective use of land by reusing land that has been previously developed. More information and the Register can be found on the Council's website:  
<https://www.spelthorne.gov.uk/brownfield>

### Table 7: Housing Trajectory Data 2023-2039

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
Actual Completions																						
Actual total completions (gross)	287	310	248	656	210	150	306															
Actual total completions (net)	250	289	228	639	205	138	287															
Annual losses	37	21	20	17	5	12	19															
Under construction at start of year	476	1010	1094	982	538	345	1320	1509														
TOTAL SUPPLY																						
Units under construction								884	365	227	0	0	0	0	0	0	0	0	0	0	0	0
Extant units not started*								35	98	67	38	0	0	0	0	0	0	0	0	0	0	0
Allocations*								57	205	466	645	486	623	544	570	475	428	352	388	205	124	124
Brownfield Tier 2*								0	0	29	0	0	153	94	29	0	0	204	157	109	48	0
Small sites windfall trend								43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
PDO windfall trend								0	0	0	0	0	34	34	34	34	34	17	17	17	17	17
TOTAL SUPPLY	250	289	228	639	205	138	287	1019	711	831	726	529	853	715	676	552	505	616	604	374	231	184
ANNUAL REQUIREMENT																						
Standard Method Annual Requirement								618	618	618	618	618	618	618	618	618	618	618	618	618	618	618
Cumulative completions								1019	1730	2562	3288	3817	4670	5386	6061	6613	7118	7733	8338	8712	8943	9127
Years remaining at start of year								15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Residual								9270	8251	7540	6708	5982	5453	4600	3884	3209	2657	2152	1537	932	327	143
ANNUAL REQUIREMENT taking account of past and projected completions								618	589	580	559	544	545	511	486	458	443	430	384	311	163	143
*5% Non-implementation rate applied																						

[illegible]

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	
18/01533/FUL	Two Rivers Pub and Restaurant, 43	Rookery Road	Staines	11	01/03/2025								11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17/01274/FUL	Brooklands College	Church Road	Ashford	357	31/03/2025								107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19/00187/FUL	26 & 26A	Charles Road	Laleham	6	01/01/2025								6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/00802/FUL	Car Park Tesco Supermarket	Town Lane	Stanwell	127	31/03/2025								127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21/01411/RVC	524 - 538	London Road	Ashford	58	01/04/2024								58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/01367/FUL	Dart House	Thames Street	Sunbury	6	01/06/2026								0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	
21/00134/FUL	115 Feltham Hill Road & Land At The Rear Of 113-127	Feltham Hill Road	Ashford	5	31/03/2025								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/01749/PDO	61-63	High Street	Staines	5	31/03/2025								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/00559/FUL	96-98	High Street	Shepperton	5	01/09/2025								0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	
16/00547/FUL	The Grange, Glenthorne, 33	Rookery Road	Staines	19	31/03/2025								19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22/00591/FUL	Renshaw Industrial Estate	Mill Mead	Staines	391	01/09/2026								130	130	131	0	0	0	0	0	0	0	0	0	0	0	0	
21/01259/PDO	Atrium	Church Road	Ashford	20	31/03/2025								20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/01312/FUL	Acacia Lodge	Rookery Road	Staines	14	01/03/2025								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sites with Planning Permission (Net units)*																												
22/01545/PDO	Elizabeth House, 56-60	London Road	Staines	8	01/01/2026								0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	
22/01623/PDNF	Elizabeth House, 56-60	London Road	Staines	14	12/01/2026								0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	
21/01742/FUL	Crownage Court, 99	Staines Road West	Sunbury	14	01/04/2025								0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	
22/00707/PDO	56	Kingston Road	Staines	14	01/09/2025								0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	
21/01801/FUL	Sunbury Cross Ex Services Association Club	Crossways	Sunbury	47	01/09/2025								0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/00123/OUT	Bugle Nurseries	Upper Halliford Road	Shepperton	31	01/02/2028								0	0	0	31	0	0	0	0	0	0	0	0	0	0	0	
22/01417/FUL	The Wheatsheaf Public House	Park Road	Stanwell	5	Years 1-5								0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	
21/01863/FUL	10A - 18	Woodthorpe Road	Ashford	9	Years 1-5								0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	
23/00557/SCC	Sunbury Fire Station	Staines Road West	Sunbury	12	Years 1-5								0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	
23/00602/FUL	1A	Langley Road & 77 Laleham Road	Staines	5	Years 1-5								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
23/00171/FUL	2	Milton Drive	Shepperton	7	Years 1-5								0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	
21/00633/FUL	484	London Road	Ashford	8	Years 1-5								0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	
21/00947/FUL	Cadline House	Drake Avenue	Staines	14	01/03/2026								0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	
23/01493/FUL	16-18	High Street	Staines	6	Years 1-5								6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24/00946/PAP	Mallard Court	Market Square	Staines	24	01/11/2027								0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	
24/00410/FUL	The Clock House	Station Approach	Shepperton	6	Years 1-5								0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	
23/01234/FUL	Venture House	42 London Road	Staines	5	Years 1-5								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24/00285/PAP	Charta House	30 - 38 Church Street	Staines	7	Years 1-5								7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
23/00121/OUT	Land east of	Vicarage Road	Sunbury	118	Years 1-5								0	0	66	60	98	0	0	0	0	0	0	0	0	0	0	
24/01127/PDO	Aspen House	London Road	Staines	11	Years 1-5								0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	
24/00929/PAP	Compass Point	London Road	Staines	97	Years 1-5								0	48	49	0	0	0	0	0	0	0	0	0	0	0	0	
24/00743/FUL	The Clock House	Station Approach	Shepperton	9	Years 1-5								0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	
24/00823/FUL	7	Manor Road	Ashford	8	Years 1-5								0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	
23/01310/PAP	The Clock House	Station Approach	Shepperton	14	Years 1-5								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Allocation Sites (Net units)*																												
AE3/006	158-166	Feltham Road	ASHE	75	01/03/2030								0	0	0	0	0	40	35	0	0	0	0	0	0	0	0	
AS1/001	Tesco Extra	Town Lane	ANSS	350	01/03/2033								0	0	0	0	0	70	70	70	70	70	0	0	0	0	0	
AS1/003	Staines Fire Station	Town Lane	ANSS	50	01/09/2026								0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	
AS2/001	Ashford Youth Club	Kenilworth Road	ANSS	5	01/03/2030								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	
AT3/007	Ashford Multi-storey car park	Church Road	ASHT	42	01/10/2025								20	22	0	0	0	0	0	0	0	0	0	0	0	0	0	
AT3/009	Ashford Telephone Exchange	Church Road	ASHT	20	01/03/2036								0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	
AT3/016	Land at Woodthorpe Road and Station Approach	Woodthorpe Road	ASHT	42	01/08/2026								0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	
AT3/016	Land at Woodthorpe Road and Station Approach	Woodthorpe Road	ASHT	78	01/01/2030								0	0	0	0	0	39	39	0	0	0	0	0	0	0	0	
SC1/006	Tesco Extra	Escot Road	SUNC	225	01/03/2033								0	0	0	0	0	45	45	45	45	45	0	0	0	0	0	
SC1/013	RMG Warehouse & Delivery Office, 47-79	Staines Road West	SUNC	22	01/04/2036								0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	
SC1/019	Sunbury Social Services Centre	108 Vicarage Road	SUNC	11	01/06/2026								0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	
SC1/021	Land at Spelthorne Grove	Spelthorne Grove	SUNC	250	01/03/2032								0	0	0	0	50	50	50	50	50	0	0	0	0	0	0	

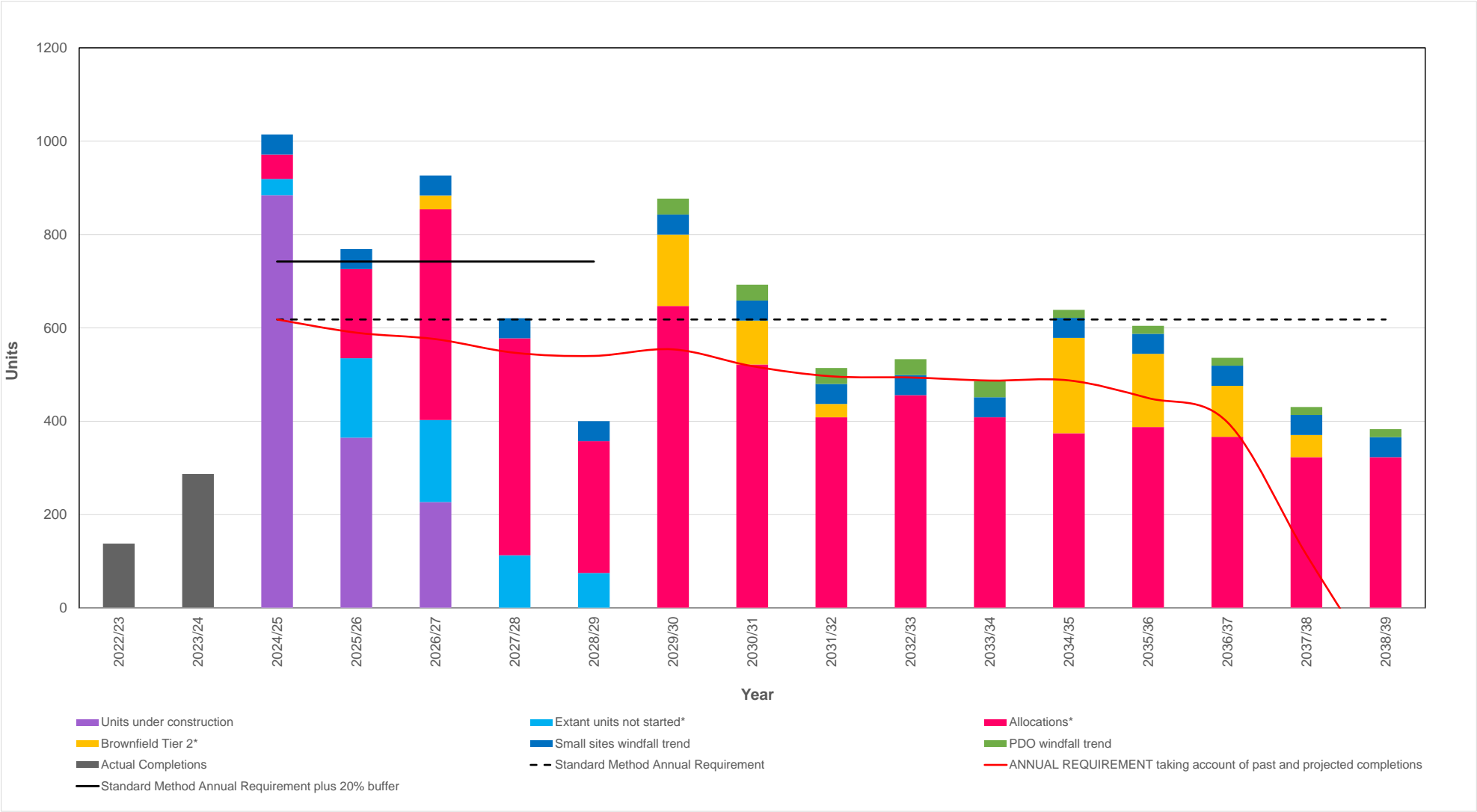


Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
SE1/003	77	Staines Road East	SUNE	75	01/03/2038								0	0	0	0	0	0	0	0	0	0	0	0	25	25	25
SE1/005	Benwell House	Green Street	SUNE	39	01/11/2025								0	39	0	0	0	0	0	0	0	0	0	0	0	0	0
SE1/008	Telephone Exchange	Green Street	SUNE	14	01/03/2036								0	0	0	0	0	0	0	0	0	0	0	0	14	0	0
SE1/020	Sunbury Adult Education Centre	The Avenue	SUNE	30	01/03/2027								0	0	0	0	30	0	0	0	0	0	0	0	0	0	0
SE1/024	Annandale House, 1	Hanworth Road	SUNE	295	01/03/2033								0	0	147	148	0	0	0	0	0	0	0	0	0	0	0
SE1/025	Elmbrook House, 18-19	Station Road	SUNE	50	01/03/2028								0	0	0	0	50	0	0	0	0	0	0	0	0	0	0
SH1/010	Shepperton Library	High Street	SHET	10	01/02/2027								0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
SH1/015	Shepperton Youth Centre	Laleham Road	SHET	24	01/03/2031								0	0	0	0	0	0	0	24	0	0	0	0	0	0	0
SH2/003	Shepperton Delivery Office, 47	High Street	SHET	10	01/03/2036								0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
SN1/012	Stanwell Bedsits	De Havilland Way	STWN	175	01/03/2035								0	0	0	0	0	0	0	35	35	35	35	35	0	0	0
ST1/028	Leacroft Centre	Leacroft	STNS	17	01/03/2031								0	0	0	0	0	0	0	0	0	0	17	0	0	0	0
ST1/031	Thameside Arts Centre	Wyatt Road	STNS	19	01/03/2036								0	0	0	0	0	0	0	0	0	0	0	19	0	0	0
ST1/037	Thameside House	South Street	STNS	105	01/11/2026								35	35	35	0	0	0	0	0	0	0	0	0	0	0	0
ST2/006	Builders Yard	Gresham Road	STNS	343	01/03/2038								0	0	0	0	0	0	0	0	0	0	68	68	69	69	69
ST3/004	34-36 (OAST House) /Car park	Kingston Road	STNS	180	01/11/2026								0	0	50	50	80	0	0	0	0	0	0	0	0	0	0
ST3/012	Staines Telephone Exchange	Fairfield Avenue	STNS	180	01/03/2038								0	0	0	0	0	0	0	0	0	0	36	36	36	36	36
ST3/014	Birch House/London Road,	Fairfield Avenue	STNS	400	01/03/2033								0	0	0	0	0	80	80	80	80	80	0	0	0	0	0
ST4/004	96-104	Church Street	STNS	100	01/03/2030								0	0	0	0	0	0	0	50	50	0	0	0	0	0	0
ST4/009	The Elmsleigh Centre and adjoining land	South Street	STNS	850	01/03/2037								0	0	0	0	0	0	0	0	0	0	170	170	170	170	170
ST4/019	Former Debenhams site, 35-45	High Street	STNS	75	01/07/2031								0	0	0	0	0	45	30	0	0	0	0	0	0	0	0
ST4/023	Two Rivers Retail Park Terrace	Mustard Mill Road	STNS	750	01/03/2031								0	0	0	0	0	150	150	150	150	150	0	0	0	0	0
ST4/024	Frankie & Benny's/Travelodge, Two Rivers	Hale Street	STNS	55	01/09/2028								0	0	0	0	0	55	0	0	0	0	0	0	0	0	0
ST4/026	Communications House	South Street	STNS	120	01/06/2029								0	0	0	0	0	0	0	0	0	0	20	50	50	0	0
ST4/028	William Hill/Vodafone, 91	High Street	STNS	14	01/03/2029								0	0	0	0	0	0	0	0	0	0	14	0	0	0	0
AS1/011	Land at Former Bulldog Nurseries	Town Lane	Ashford	24	01/12/2027								0	0	0	24	0	0	0	0	0	0	0	0	0	0	0
AS2/006	Land East of Desford Way	Desford Way	Ashford	15	01/12/2027								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AT1/002	Land east of Ashford Sports Club	Woodthorpe Road	Ashford	108	31/03/2027								0	50	58	0	0	0	0	0	0	0	0	0	0	0	0
AT1/012	Ashford Community Centre	Woodthorpe Road	Ashford	32	31/03/2028								0	0	0	32	0	0	0	0	0	0	0	0	0	0	0
HS1/002	Land at Croysdale Avenue	Hazelwood Drive	Shepperton	67	31/01/2027								0	30	37	0	0	0	0	0	0	0	0	0	0	0	0

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	
HS1/009	Bugle Nurseries, 171	Upper Halliford Road	Shepperton	79	31/12/2027								0	0	40	39	0	0	0	0	0	0	0	0	0	0	0	
HS1/012	Land east of Upper Halliford (Site A)	Nursery Road	Shepperton	60	31/03/2028								0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	
HS1/012b	Land east of Upper Halliford Road (Site B)	Upper Halliford Road	Sunbury	20	31/03/2028								0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	
HS2/004	Land south of Nursery Road	Nursery Road	Sunbury	41	31/03/2028								0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	
LS1/024	Land at Staines Road West and Cedar Way	Staines Road West	Sunbury	77	31/03/2029								0	0	0	40	37	0	0	0	0	0	0	0	0	0	0	
RL1/011	Land at Staines and Laleham Sports Club	Worple Road	Staines	52	31/03/2030								0	0	0	0	0	52	0	0	0	0	0	0	0	0	0	
SN1/005	Land at Northumberland Close	Northumberland Close	Stanwell	80	31/03/2036								0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	
SN1/006	Land to the west of Long Lane and south of Blackburn Trading Estate	Long Lane	Stanwell	200	31/03/2031								0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	
ST4/025	Land at Coppermill Road	Coppermill Road	Wraysbury	15	31/03/2027								0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	
ST1/043	Land east of 355 London Road	London Road	Staines	0	31/03/2025								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Brownfield Tier 2 (Net units)*																												
AT3/020	Fir Tree Place	Church Road	ASHT	5	Years 1-5								0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	
AT3/022	Second Floor Atrium, 31	Church Road	ASHT	9	Years 1-5								0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	
SS1/002	Vacant Land Adjacent to The White House	Kingston Road	STSO	17	Years 1-5								0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	
AC2/002	126	Feltham Hill Road	ASHC	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	
AC2/006	170/172	Feltham Hill Road	ASHC	5	Years 6-10								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	
AC2/009	Rowland Pine Centre, 373	Staines Road West	ASHC	10	Years 6-10								0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	
AT2/001	145-149	Stanwell Road	ASHT	5	Years 6-10								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	
LS3/001	r/o 151-153	Charlton Road	LASG	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	
SC1/002	115	Staines Road West	SHET	25	Years 6-10								0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	
SC1/003	147	Staines Road West	SUNC	15	Years 6-10								0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	
SC1/022	Oakhall Court	Oakhall Drive	SUNC	15	Years 6-10								0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	
SE1/004	12	Park Road	SUNE	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	
SH3/005	Walton Bridge Garage	Walton Bridge Road	SHET	20	Years 6-10								0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	
ST1/022	39	Gresham Road	STNS	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	
ST1/036	Universal Tyre Co Ltd	Laleham Road	STNS	12	Years 6-10								0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	
ST2/025	Manse and associated land to the rear of Staines Congregational Church	Stainash Crescent	STNS	24	Years 6-10								0	0	0	0	0		24	0	0	0	0	0	0	0	0	
ST2/027	85A	Laleham Road	STNS	9	Years 6-10								0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	
ST3/002	Florida Court	Station Approach	STNS	9	Years 6-10								0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	
ST3/015	153-155	High Street	STNS	7	Years 6-10								0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
ST4/020	95-99	High Street	STNS	9	Years 6-10								0	0	0	0	0	9	0	0	0	0	0	0	0	0	0
ST4/030	131	High Street	STNS	30	Years 6-10								0	0	0	0	0		30	0	0	0	0	0	0	0	0
ST4/031	59	Church Street	STNS	12	Years 6-10								0	0	0	0	0	12	0	0	0	0	0	0	0	0	0
ST1/044	193	London Road	STNS	30	Years 6-10								0	0	0	0	0	0	0	30	0	0	0	0	0	0	0
SE2/003	280	Staines Road East	STNS	18	Years 6-10								0	0	0	0	0	18	0	0	0	0	0	0	0	0	0
HS1/018	Subury Care Home	Thames Street	STNS	11	Years 6-10								0	0	0	0	0	11	0	0	0	0	0	0	0	0	0
AC2/004	381-385	Staines Road West	STNS	10	Years 11-15								0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
AC2/007	180/182	Feltham Hill Road	STNS	8	Years 11-15								0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
AC2/008	Land at	School Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE1/004	7	Manor Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE3/002	Land to west of 39	Feltham Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE3/003	71-75	Feltham Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE3/005	28-44	Feltham Road	ASHE	26	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	26	0	0	0
AS1/004	Happy Landing PH	Clare Road	ANSS	30	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	30	0	0
AS1/009	540-544	London Road	STWN	17	Years 11-15								0	0	0	0	0	0	0	0	0	0	17	0	0	0	0
AS2/003	648	London Road	STWN	21	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	21	0	0	0
AT1/011	Univeral Creations,134	Chesterfield Road	ASHT	8	Years 11-15								0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
AT3/002	55A	Woodthorpe Road	ASHT	10	Years 11-15								0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
HS1/001	R/O The Goat Public House, 47	Upper Halliford Road	HASW	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
LS3/004	Ashborne Hall	Littleton Road	LASG	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
SE1/010	Ritzbury House, Bridge Foot	Green Street	SUNE	6	Years 11-15								0	0	0	0	0	0	0	0	0	0	6	0	0	0	0
SE1/011	75-77	Green Street	SUNE	6	Years 11-15								0	0	0	0	0	0	0	0	0	0	6	0	0	0	0
SE1/022	The Summit Centre	Hanworth Road	SUNE	200	Years 11-15								0	0	0	0	0	0	0	0	0	0	50	50	50	50	0
SE1/023	41	Orchard Road	ANSS	6	Years 11-15								0	0	0	0	0	0	0	0	0	0	6	0	0	0	0
SN1/013	Garage Court to rear of 83-105	Park Road	STWN	8	Years 11-15								0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
SN2/001	Minerva House	Minerva Close	STWN	20	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	20	0	0	0
SN2/002	Hope Inn	Hithermoor Road	STWN	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
SS1/004	Ashman Service Station, 286	Kingston Road	LASG	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
ST1/003	Denby	Stanwell New Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
ST1/035	44A	Gresham Road	STNS	8	Years 11-15								0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
ST3/017	116 - 120 High Street (Phase 1C Charter Square)	High Street	STNS	65	Years 11-15								0	0	0	0	0	0	0	0	0	0		30	35	0	0
ST1/042	273-275	London Road	STNS	36	Years 11-15								0	0	0	0	0	0	0	0	0	0	18	18	0	0	0
ST2/004	The Retreat	Pinewood Drive	STNS	8	Years 11-15								0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
ST3/007	140-154	High Street	STNS	7	Years 11-15								0	0	0	0	0	0	0	0	0	0	7	0	0	0	0
Small Sites Windfall														43	43	43	43	43	43	43	43	43	43	43	43	43	43
Prior Approval Windfall														0	0	0	0	0	34	34	34	34	34	17	17	17	17

Figure 6: Housing Trajectory 2023-2039



## Use of urban land

5.18 The policy objective and overall strategy for ensuring that urban land is used effectively continues. The definition of previously developed land (PDL) does not include residential gardens. A high proportion of residential development completed during the year continues to be on PDL consistent with Strategic Policy SP1: Location of Development.

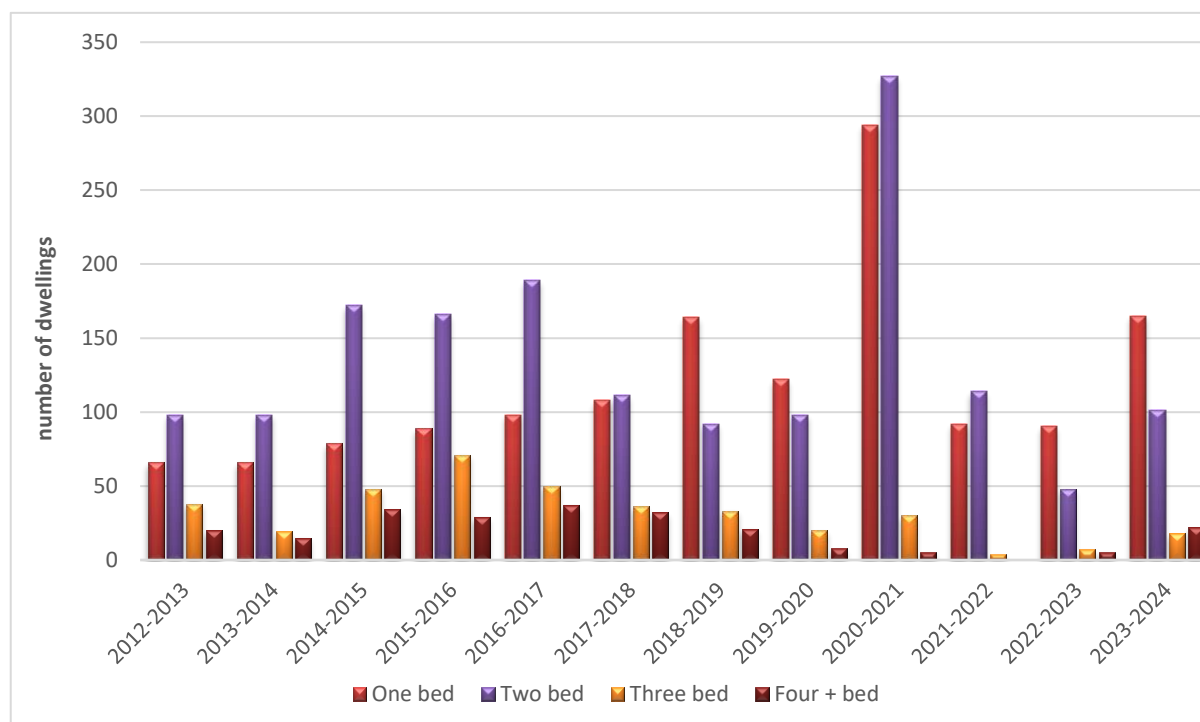
**Table 8: Percentage of new and converted dwellings built on previously developed land 2023/24**

	All dwellings	On garden land or otherwise not previously developed land	On previously developed land (PDL)	Percentage of dwellings on PDL
Dwellings permitted (new build and redevelopment)	1764	7	1757	99%
Conversions and change of use permitted	38	0	38	100%
<b>Total – all new dwellings permitted (gross)</b>	<b>1802</b>	<b>7</b>	<b>1795</b>	<b>99%</b>
Dwellings completed (new build and redevelopment)	176	12	164	93%
Conversions and change of use	130	0	130	100%
<b>Total – all new dwellings completed (gross)</b>	<b>306</b>	<b>12</b>	<b>294</b>	<b>96%</b>

Source: In house monitoring

## Smaller dwellings

**Figure 7: Total dwellings (gross) completed by bedroom size 2012-2024**



**Table 9: Percentage of small units in housing schemes 2023/24**

	Schemes	Dwellings (gross)	Units by bedrooms				
			1	2	3	4+	% of 1 & 2 bed
New permissions							
All schemes	60	207	97	77	24	9	84%
Schemes of 4 or more dwellings	15	139	85	49	5	0	96%
Completed sites							
All schemes	40	306	165	101	18	22	87%
Schemes of 4 or more dwellings	17	274	159	92	14	9	92%
Sites under construction							
All schemes	51	1509	683	722	82	22	93%
Schemes of 4 or more dwellings	18	1464	672	709	73	10	94%

Source: In house monitoring

### **Density**

5.19 From 2009 to 2024 the average density for all completed schemes was 79 dwellings per hectare. It is inevitable that many small sites will fall below the preferred minimum density guideline of 35 dwellings per hectare (dph) set out in Policy HO5. However, the majority of completions continue to be built at densities greater than 35dph and the number of dwellings completed at densities above 75 dph represents a significant proportion on all completions.



**Table 10: Percentage of new dwellings on completed sites between 2009 and 2024 at different density ranges.**

Year	Sites completed in year	Number of dwellings on completed sites	Average density of completed sites	% of dwellings completed at different density ranges		
				<35	35-75	>75
2009-2010	40	235	63	3%	67%	30%
2010-2011	38	272	64	7%	52%	41%
2011-2012	33	260	39	7%	89%	4%
2012-2013	38	146	44	18%	42%	40%
2013-2014	27	242	55	6%	44%	50%
2014-2015	42	307	65	18%	11%	71%
2015-2016	28	176	76	6%	42%	52%
2016-2017	46	440	51	19%	55%	26%
2017-2018	44	296	50	29%	27%	44%
2018-2019	48	459	46	54%	10%	36%
2019-2020	35	230	71	7%	23%	70%
2020-2021	58	513	134	9%	8%	83%
2021-2022	12	137	190	2%	5%	93%
2022-2023	23	150	149	6%	2%	92%
2023-2024	40	306	95	4%	3%	93%
<b>Total</b>	<b>552</b>	<b>4,169</b>	<b>79</b>			

Source: In house monitoring

## Self-Build and Custom Housebuilding

5.20 The Self-build and Custom Housebuilding Act 2016 made it a legal requirement for the Council to hold a register of those individuals or associations who have expressed an interest in obtaining a serviced plot of land for the purpose of constructing a dwelling.

5.21 The register, which is not available for public inspection, has been held by the Council since April 2016. There are currently 89 individuals on the register, and anyone wishing to be added may apply on-line at <https://www.spelthorne.gov.uk/SelfBuild>. In 2023/24, three consents were granted for self-build housing.

## Brownfield Land Register

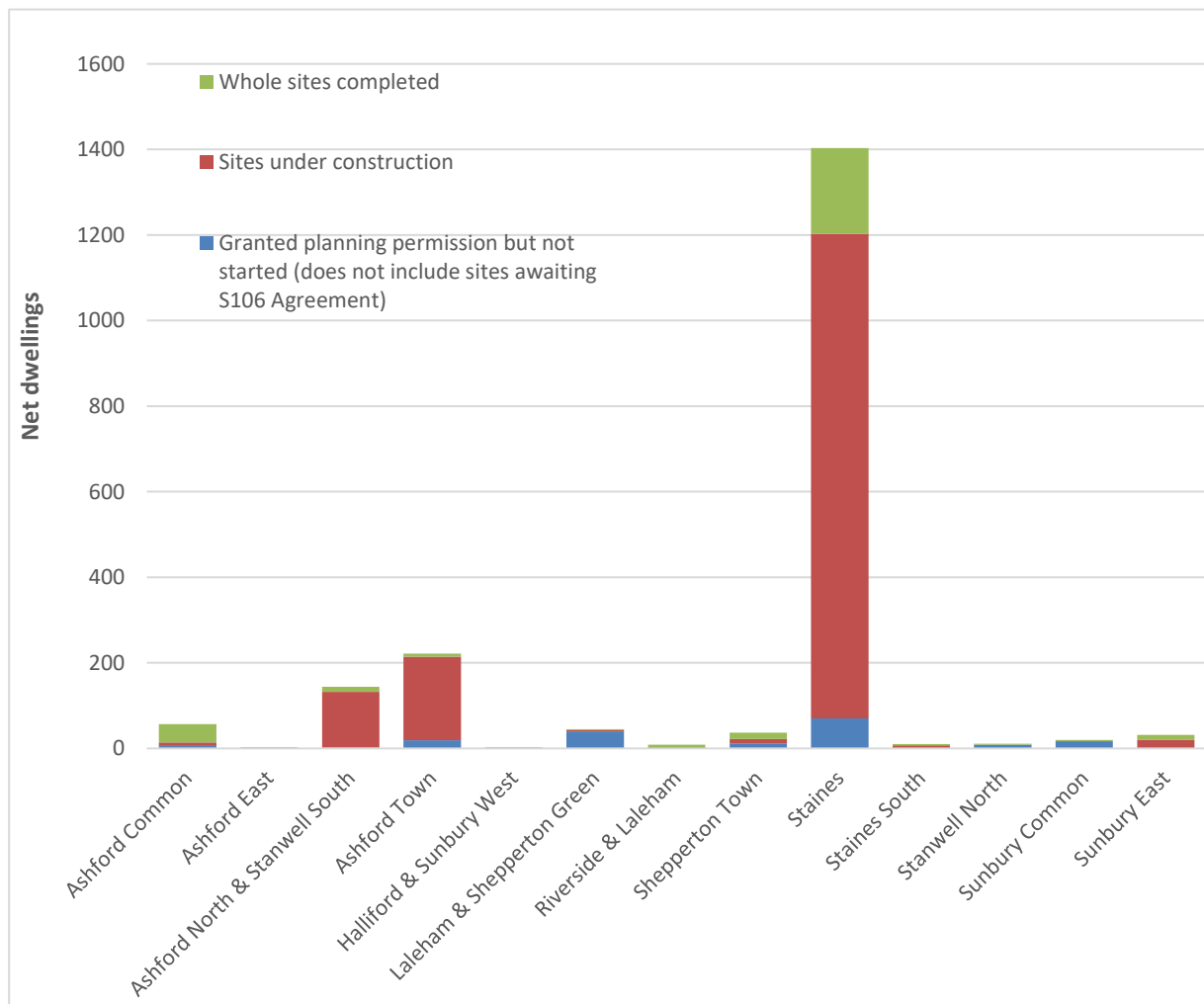
5.22 The Town and Country Planning (Brownfield Land Register) Regulations 2017 places a requirement on the Council to maintain a register of land which has been previously developed. The Brownfield Land Register is published on the Council's website and is updated annually: <https://www.spelthorne.gov.uk/brownfield>. Sites are included in Part 1 of the register if:

- the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- the land is suitable for residential development;
- the land is available for residential development, and;
- residential development of the land is achievable.

## Distribution of New Development by Ward

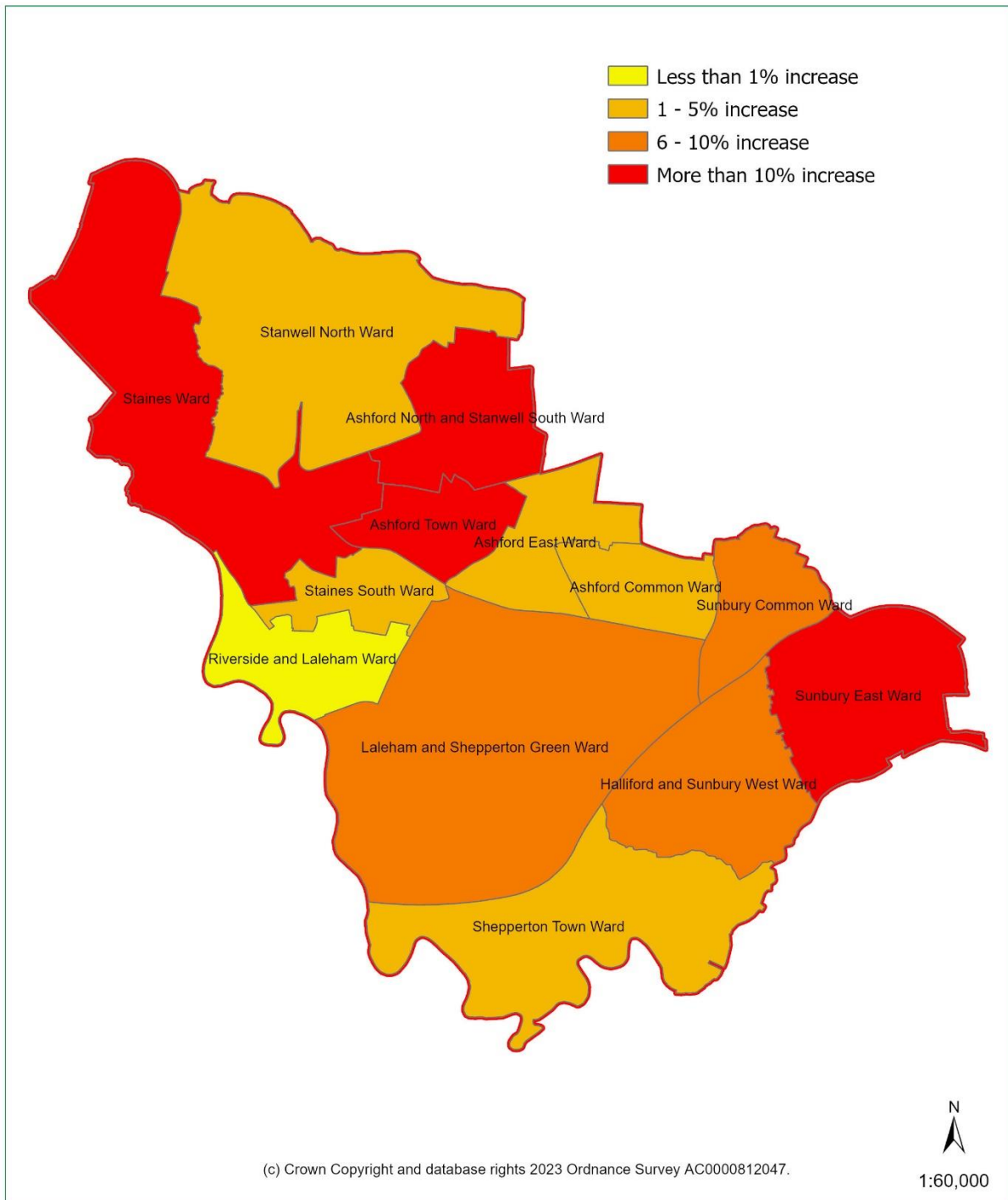
5.23 Figure 8 provides information on the general location of housing development in the Borough broken down by ward. The figures represent the net gain on all completed sites within each ward for the last year. Figures for sites under construction and new permissions granted are also included. Map 2 shows the percentage net gain in dwelling stock for each ward since the last Census in 2021. Table A1/11 in the Appendix sets out information on net completions for each of the last five years together with a total for each ward.

**Figure 8: Distribution of housing development (net gain) by Ward 2023/24**



Source: In-house monitoring

**Map 2: Percentage net gain in dwelling stock by Ward since 2021 Census**



Source: In house monitoring and 2021 Census data

## Affordable housing

- 5.24 There were 43 completions of affordable dwellings recorded in 2023/24. There are however currently 253 affordable dwellings under construction and a further 13 units with planning permission but not started (Table 12).
- 5.25 A complete schedule of permissions which include an element of affordable housing is set out in Appendix 1 Table A1/5. This shows a small supply of affordable units in the pipeline although there is an increasing trend for developers to seek to reduce on-site provision of affordable housing on the grounds of viability and to promote off-site provision or an in-lieu financial contribution. A number of larger schemes have recently been granted planning permission with significantly lower proportions of on-site provision than Policy HO3 seeks to achieve. In addition, the conversion of offices to residential under the 'prior approval' regime has prevented the negotiation of affordable housing in a significant number of schemes. In the year to 31 March 2024 three applications for prior approval were granted, involving the loss of some 4,984m<sup>2</sup> of office floorspace with the provision of 22 dwellings but with no affordable housing.

**Table 11: Number of affordable homes provided per year since 2009**

Year	Affordable dwellings completed (gross)	Affordable dwellings lost in year	Affordable dwellings completed (net)	Rent		Shared Ownership		Other/not specified	
				Gross units	%	Gross units	%	Gross units	%
2009-10	99	54	45	64	65%	35	35%	0	0
2010-11	96	44	52	84	87%	12	13%	0	0
2011-12	144	59	85	101	70%	43	30%	0	0
2012-13	63	20	43	51	81%	12	19%	0	0
2013-14	44	0	44	44	100%	0	0%	0	0
2014-15	16	43	-27	8	50%	8	50%	0	0
2015-16	138	14	124	82	59%	56	41%	0	0
2016-17	46	0	46	46	100%	0	0%	0	0
2017-18	9	0	9	5	55%	4	45%	0	0
2018-19	6	0	6	6	100%	0	0%	0	0
2019-20	0	0	0	0	0%	0	0%	0	0
2020-21	177	0	177	22	12%	155	88%	0	0
2021-22	104	0	104	0	0%	104	100%	0	0
2022-23	0	0	0	0	0%	0	0%	0	0
2023-24	43	0	43	43	100%	0	0%	0	0%
<b>Total</b>	<b>985</b>	<b>234</b>	<b>751</b>	<b>556</b>	<b>59%</b>	<b>429</b>	<b>46%</b>	<b>0</b>	<b>0</b>

Source: In house monitoring

**Table 12: Affordable dwellings granted planning permission 2023-24**

Number of sites		Total Dwellings (gross)	Affordable dwellings granted pp	Affordable dwellings as % of all dwellings granted pp
All schemes	60	207	13	6%
Schemes above 15 unit threshold as defined in Policy HO3	3	58	0	0%

Source: In house monitoring

## Gypsy and Travellers

- 5.26 The number of pitches required for both Gypsies and Travellers and Travelling Showpeople for the period 2017 to 2041 was established as part of the Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2018. The information from the 2018 GTAA will form part of the evidence base to support the new Local Plan.

**Table 13: Current Provision for Gypsies, Travellers and Travelling Showpeople**

	Existing pitches	
	Permanent	Transit
Gypsies & Travellers	23	15
Travelling Showpeople	10	0

Source: GTAA 2006

- 5.27 Overall, the additional pitch needs for Gypsies and Travellers from 2017-2041 are set out in Table 14. The additional needs are set out for those households that meet the planning definition of a Gypsy or Traveller, for those households whose status is unknown and for those households that do not meet the planning definition.
- 5.28 The Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2018 was based on the current definition at the time which was set out in Planning Policy for Traveller Sites, Department for Communities and Local Government (DCLG), August 2015:

*For the purposes of this planning policy ‘gypsies and travellers’ means:*

*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

*In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*

- a) Whether they previously led a nomadic habit of life.*
- b) The reasons for ceasing their nomadic habit of life.*
- c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

*For the purposes of this planning policy, ‘travelling showpeople’ means:*

*Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.*

Planning policy for traveller sites was updated on 19 December 2023 and the planning definition of Gypsies and travellers was amended to:

*For the purposes of this planning policy “gypsies and travellers” means:*

*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

*2. In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*

- a) Whether they previously led a nomadic habit of life*
- b) The reasons for ceasing their nomadic habit of life*
- c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

*3. For the purposes of this planning policy, “travelling showpeople” means:*

*Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.*

The Local Plan will undergo an early review which will address this. All planning applications will be determined in accordance with the most up to date Planning Policy for Traveller Sites.

**Table 14: Additional need for Gypsies, Travellers and Travelling Showpeople in Spelthorne 2017-2041 set out in the GTAA 2018 based on 2015 Planning Policy for Traveller Sites**

	Meet the Planning Definition	Unknown status	Do not meet the Planning Definition
Gypsies & Travellers	3	0-7	17
Travelling Showpeople	15	0-2	0

Source: GTAA 2018



## 6. Economy

### Strategic Policy

- 6.1 The strategy for economy and employment is to maintain the employment capacity of Spelthorne's economy taking into account anticipated trends in employment demands and labour supply. New employment development will be focussed in town centres and in designated Employment Areas.
- 6.2 As a vital element of the local economy, the strategy for retail is to provide for the continued development of Staines-upon-Thames as Spelthorne's principal town centre. Ashford, Shepperton and Sunbury Cross will be maintained as local centres to serve their immediate areas.
- 6.3 Figure 10 uses the latest Valuation Office Agency (VOA) Non-domestic rating: business floorspace statistics published on the [www.gov.uk](http://www.gov.uk) website. These indicate a current total business floorspace of 771,000 sqm across all sectors.

### Progress

- 6.4 The Spelthorne Economic Strategy 2023-2028 and the Local Economic Assessment are available on the [Councils' website](#).

### Context

#### General

- 6.5 Of the 103,000 population set out in the 2021 ONS mid-year estimate, 64,800(62.9 %) were aged between 16 and 64, of which) 51,900 (77.8%)<sup>13</sup> were economically active (this includes those who were unemployed at the time of the survey but were actively seeking employment). Unemployment was recorded as 3.8%<sup>14</sup> in Spelthorne year ending December 2023. This was an increase compared with the year ending December 2022 when the unemployment rate was 3.4%.
- 6.6 The percentage of Spelthorne's workforce involved in managerial and professional occupations is 51.5% which is lower than the average for Surrey (67.1%)<sup>15</sup>. When measuring employment by occupation, 'associate professional & technical' constitute the largest group in Spelthorne. The biggest sector of employee jobs by industry in Spelthorne is the 'Wholesale and Retail Trade; Repair Of Motor Vehicles And Motorcycles'.
- 6.7 More detailed information on Spelthorne's employment levels and job vacancies is available to view through the [Nomis Website](#)

#### Commercial floorspace

- 6.8 Map 3 shows the location of the Employment Areas and Town Centres in Spelthorne as defined in the Core Strategy and Policies DPD. Employment floorspace is broadly spread across the Borough. Spelthorne has the third largest amount of commercial floorspace in Surrey with the second highest amount of warehousing after Guildford. This is due to the proximity of Heathrow Airport which has led to a concentration of airport related warehousing particularly in the north of the Borough.

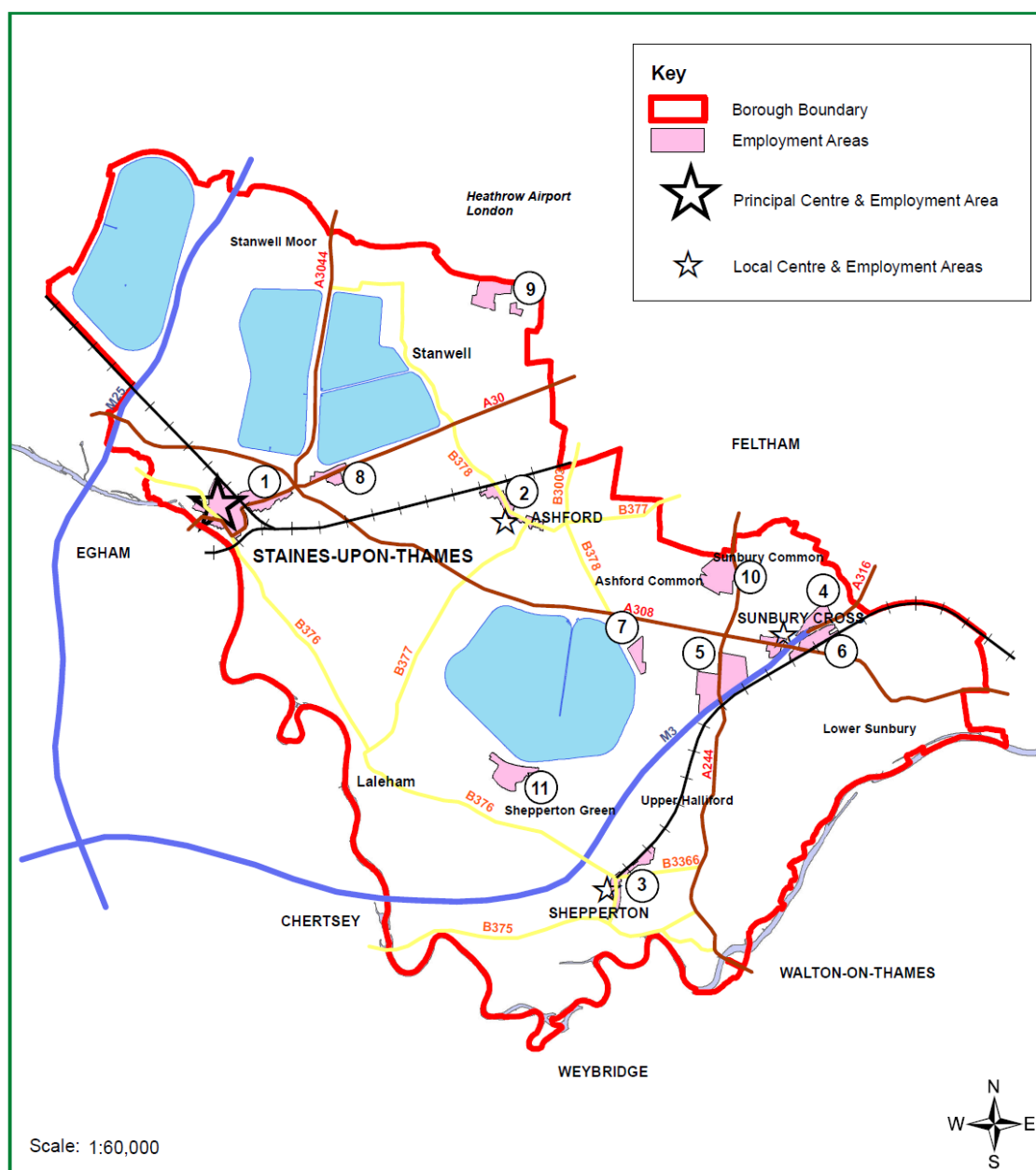
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<sup>13</sup> <https://www.nomisweb.co.uk/reports/lmp/la/1946157334/report.aspx#tabempocc>

<sup>14</sup> [Spelthorne unemployment ons.gov.uk](https://www.nomisweb.co.uk/reports/lmp/la/1946157334/report.aspx#tabempocc)

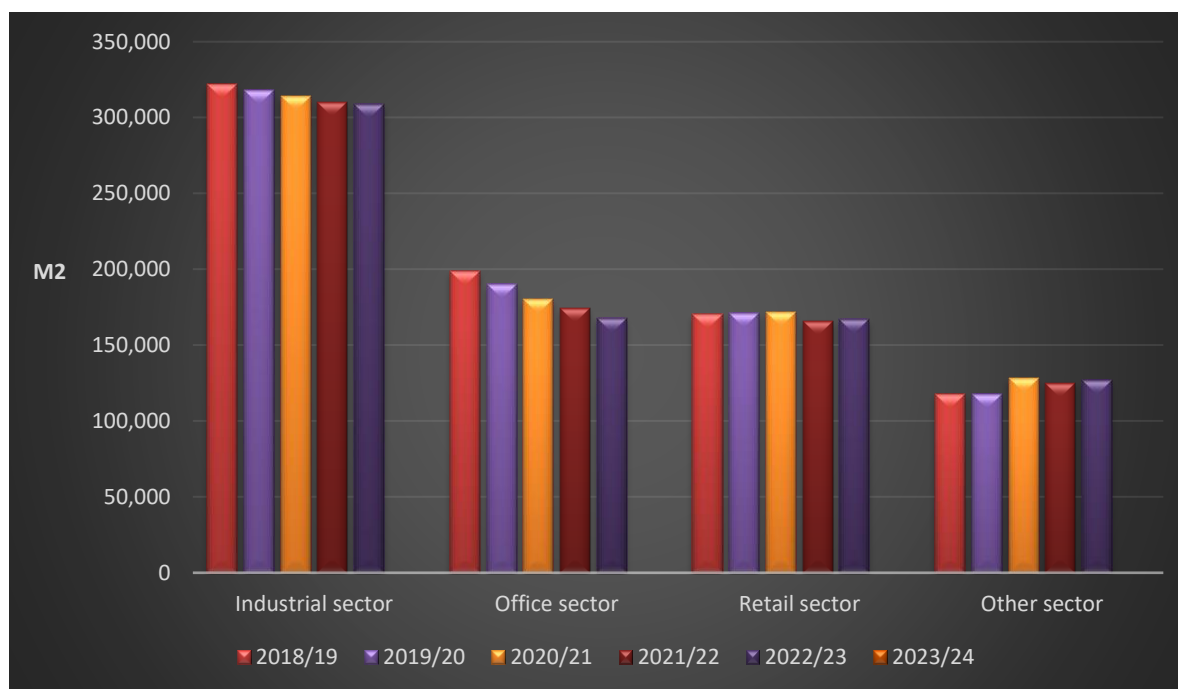
<sup>15</sup> <https://www.nomisweb.co.uk/reports/lmp/la/1941962887/report.aspx?town=surrey>

**Map 3: Location of Employment Areas and Town Centres in Spelthorne**



1	Staines Town Centre	7	Ashford Road, Littleton Road & Spelthorne Lane, Ashford
2	Ashford Town Centre	8	London Road (east of Crooked Billet roundabout), Staines
3	Shepperton Centre	9	Bedfont Road, Long Lane, Stanwell (including Northumberland Close & Camgate Estate)
4	Sunbury Cross Centre	10	BP Chertsey Road, Sunbury
5	Windmill Road, Sunbury	11	Shepperton Studios, Shepperton
6	Hanworth Road & Country Way, Sunbury		

**Figure 9: Business floorspace by main use type – 2018 - 2023**



Source: VOA data March 2023<sup>16</sup>. The next release of business floorspace statistics will be delayed to 2025.<sup>17</sup>

- 6.9 The current state of the property market has brought forward more residential development on sites previously in commercial use, with a trend of office space being converted to residential units. Four commercial sites, three office and one light industrial unit within the designated employment areas have been lost to non-employment uses by being converted to residential. These sites total 7,098 sqm and once completed will result in 366 dwellings. Within designated employment areas, a total of 15,957 sqm of commercial floorspace has been lost to non-employment uses over the past year.

<sup>16</sup> VOA NDR Business Floorspace 2023

<sup>17</sup> [2024 VOA Statistics Announcements - GOV.UK](https://www.gov.uk/government/news/2024-voa-statistics-announcements)

**Table 15: Completed floorspace developed by employment type – 1 April 2023 - 31 March 2024**

	Gross floor space in m <sup>2</sup>	Losses in floor space in m <sup>2</sup>	Net gain in floor space in m <sup>2</sup>
Offices (B1a)	0	0	0
Research & Development (B1b)	0	0	0
Light Industry (B1c)	0	0	0
Industrial (B2)	0	0	0
Warehousing/storage (B8)	0	0	0
Mixed B1/B2/B8	1,071	4,137	-3,066
E class use from 1 <sup>st</sup> September 2020	1,629	27,722*	-26,093

Source: In house monitoring

N.B. Losses refer to any loss of floorspace arising during the monitoring year and does not necessarily relate to the loss on a site where completed development is recorded during the year.

\* 22/00765/RVC implemented in previous year but not recorded.

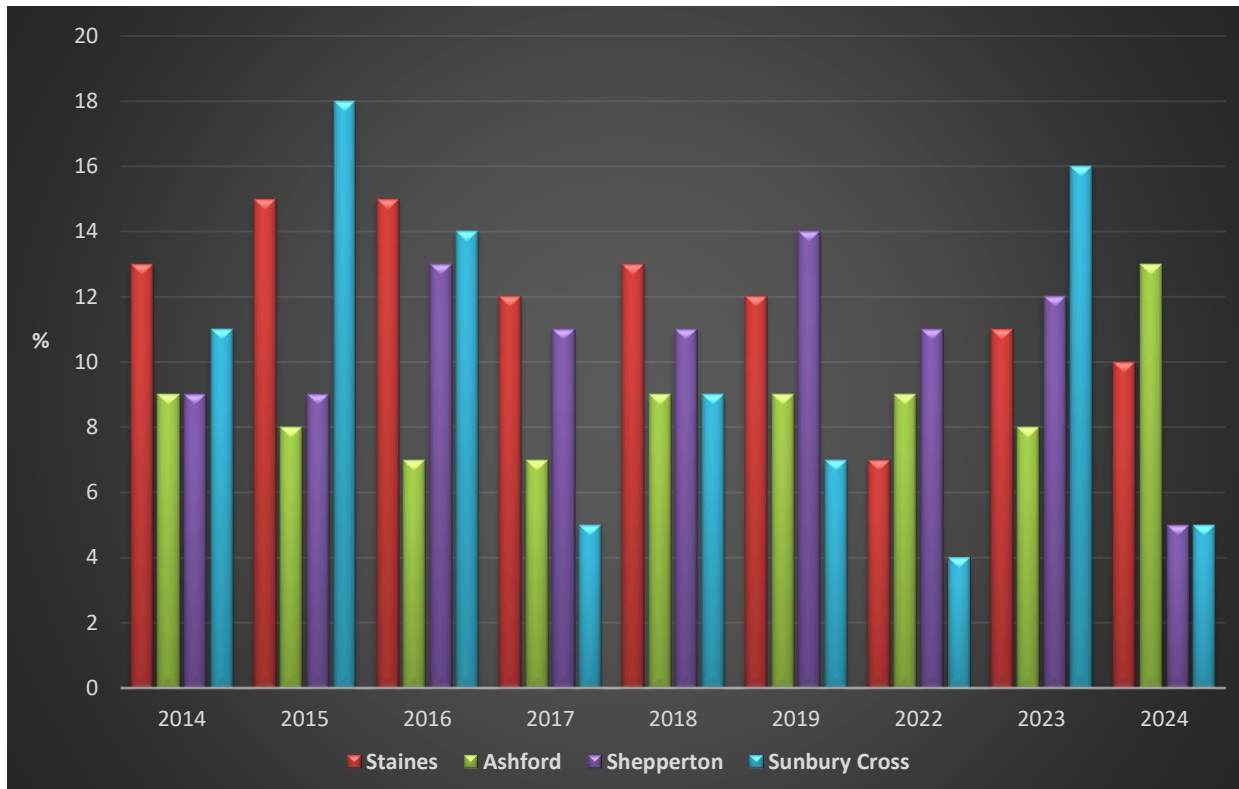
**Table 16: Designated Employment Land lost to non-employment uses within the Borough - 1 April 2023 - 31 March 2024**

	Loss to residential (m <sup>2</sup> )	Loss to other uses (hectares)
Offices (B1a)	5,816	0
Research & Development (B1b)	0	0
Light Industry (B1c)	0	0
Industrial (B2)	3,363	0
Warehousing/storage (B8)	774	0
<b>Total</b>	<b>9,953</b>	<b>0</b>

Source: In house monitoring

- 6.10 A new survey has been carried out in 2024. The data 2024 is included for information (Figure 10 and Appendix 3 Table A2/1). It should be noted that the overall vacancy rates include, not only retail units, but also all other vacant town centre uses as set out in Table A2/2.

**Figure 10: Vacancy rates in larger shopping centres**



Source: In house monitoring (Appendix 2 Table A2/1)

## 7. Infrastructure

### Strategic Policy

- 7.1 The strategy is to ensure that development meets the needs of all sections of the community and that new development which requires additional infrastructure and services contributes to the necessary improvements.

### Context

- 7.2 New developments need to be supported, where necessary, by the provision of appropriate infrastructure which meets the needs of the community. Infrastructure covers a wide range of services and facilities and includes utilities, transport and highways, education, health services, leisure facilities, open space and natural greenspace. Contributions towards the provision of new infrastructure were, until 2015, secured through Section 106 Agreements.
- 7.3 On 1 April 2015 the Community Infrastructure Levy (CIL) came into effect in Spelthorne. In accordance with the Regulations the Council was required to monitor and report on the money collected through CIL and on how the funds have been spent. However, in 2019 amendments to the Regulations required Local Authorities to publish annually on their websites an Infrastructure Funding Statement (IFS). This is a statutory requirement and contains details of the collection and spending of CIL and S106 payments. There is no longer a requirement to publish this information in the AMR although for the time being a summary has been retained. Full details of the latest IFS covering the period up to 31 March 2023 are available on the Council's website: <https://www.spelthorne.gov.uk/article/19916/Infrastructure-Funding-Statement-IFS>

### Progress

- 7.4 A total of £1,116,639.76 in CIL contributions was received in the year to 31 March 2024. Table 17 sets out a summary of CIL income and expenditure since 2018.
- 7.5 During the course of 2023/24, no new Section 106 Agreements were signed, this is also indicated in Table 19. The various categories for which S106 contributions have been achieved is provided in Table 18. Full details of the spending of S106 monies are set out in the IFS which can be found at the following link; <https://www.spelthorne.gov.uk/article/19916/Infrastructure-Funding-Statement-IFS>

**Table 17: CIL Income and Expenditure**

Categories	Year					
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Total receipts for the reported year	£1,812,509	£1,210,132	£2,111,890	£1,288,007	£975,043	£1,116,639.76
<b>Overall total received since 2015</b>	£3,464,087	£4,674,219	£6,786,109	£8,074,116	£9,049,159	£10,168,299.76
Total Expenditure for the reported year	£90,645.48	£425,507	£105,739	£64,400	£1,064,575	£693,229.85
<b>Summary Details of Expenditure</b>						
Administration costs	£90,625	£60,506	£105,594	£64,400	£48,752	£55,831.99
Strategic CIL - Wider Staines Transport Package		£365,000				£468,504.95
<b>Expenditure Committed during the year for future projects</b>	£0.00	£0.00	£5,722,646	£471,760	£1,064,575	9£68,896.96
<b>Total</b>	<b>£90,625</b>	<b>£425,506</b>	<b>£5,825,385</b>	<b>£536,160</b>	<b>£1,113,327</b>	<b>£593,233.90</b>

Source: In house monitoring



**Table 17: Section 106 Contributions by Category secured since 2018**

Categories	Year					
	2018-19	2019/20	2020/21	2021/22	2022/23	2023/24
Affordable Housing commuted sum	0	£132,527	£69,568	£2,844	£80,471.88	0
Air Quality	0	0	0	0	0	0
Highways/highway safety	£94,787	0	0	0	0	0
Non car modes of transport	0	0	0	0	0	0
Travel plan & monitoring	£10,750	£12,300	0	0	£6,898.13	£7,495.13
Travel voucher scheme	£13,750	0	0	0	0	0
Transport vouchers	0	0	0	0	0	0
Traffic Regulation Orders (TRO) Contribution	0	£10,000	0	0	0	0
Electric Vehicle contribution	0	£8,250	0	0	0	£10,054.45
Parking controls & traffic management	£47,500	£20,000	0	0	0	£24,374.42
Signage Strategy Contribution	0	£20,000	0	0	0	0
Commissioned Art	0	0	0	0	0	0
Monitoring fee	£1,400	£850	£350	0	0	0
Education	0	0	0	0	0	0
CCTV	0	0	0	0	0	0
Play & sports facilities	£65,000	0	£30,000	0	£109,993.16	£182,530.12
Park contribution	0	0	0	£70,000	0	0
Open space provision	0	0	0	£45,000	£56,644.84	0
Community facilities	£40,000	0	0	0	0	0
Legal costs of the Council	£510	0	0	0	0	0
Media education, skills and training	0	£15,000	0	0	0	0
Environmental Improvement	0	0	0	£42,481	0	£20,000
<b>Total</b>	<b>£2,721,834</b>	<b>£273,697</b>	<b>£218,927</b>	<b>£160,325</b>	<b>£254,008.01</b>	<b>£244,454.12</b>

Source: In house monitoring

**Table 189: Section 106 Contributions by Development secured since 2013**

Permission	Address	Legal Agreement signed	Amount
<b>2013-14</b>			
13/00153/FUL	Riverside Works, Fordbridge Road, Sunbury	12/08/13	£147,853
12/01695/FUL	Sunna Lodge, Spelthorne Grove, Sunbury	22/08/13	£199,850
12/1700/FUL	96-104 Church Street, Staines	15/01/14	£70,350
<b>Sub-total</b>			<b>£418,053</b>
<b>2014-15</b>			
13/01029/FUL	Costco, Hanworth Road, Sunbury	21/07/14	£245,382
14/00194/FUL	524-538 London Road, Ashford (Holiday Inn)	10/12/14	£54,950
13/00451/FUL	554 London Road, Ashford (McDonalds)	07/10/14	£50,000
14/01040/FUL	Lang & Gwendolen House, Victory Close, Stanwell	18/12/14	£60,739
14/00275/FUL	Former London Irish, The Avenue, Sunbury	20/01/15	£2,481,000
<b>Sub-total</b>			<b>£2,892,071</b>
<b>2015-16</b>			
	None		0
<b>Sub-total</b>			<b>£0.00</b>
<b>2016-17</b>			
15/01518/FUL	90-106 High Street, Staines	10/08/16	£10,814
16/00893/FUL	Page Works, Forge Lane, Sunbury	15/08/16	£6,500
<b>Sub-total</b>			<b>£17,314</b>
<b>2017-18</b>			
17/00263/FUL	Land to the North of Hanworth Road and west of Costco, Sunbury	26/09/17	£66,500
16/01158/FUL	17-51 London Road, Staines	30/10/17	£2,548,772
16/01591/FUL	Hithermoor Farm, 6 Farm Way, Stanwell Moor	06/11/17	£39,576
17/01274/FUL	Former Brooklands College, Church Road, Ashford	20/12/17	£11,500
17/01065/FUL	Halliford Studios Ltd, Manygate Lane, Shepperton	09/03/17	£16,686
<b>Sub-total</b>			<b>£2,683,034</b>
<b>2018-19</b>			
17/00640/FUL	524-538 London Road, Ashford	04/05/18	£350
18/01228/FUL	Ashford Depot, Poplar Road, Ashford	21/12/18	£40,860
17/01923/FUL	Charter Square, High Street, Staines	15/02/19	£61,390
17/01365/OUT	Renshaw Industrial Estate, Mill Mead, Staines	25/07/18	£171,097
<b>Sub-total</b>			<b>£273,697</b>
<b>2019-20</b>			
18/01212/OUT	Shepperton Studios, Studio Rd, Shepperton TW17 0QD	04/07/19	£51,650
19/00290/FUL	17-51 London Rd, Staines TW18 4AJ	11/07/19	£34,400
19/01029/FUL	Harper Home, 29-31 Fordbridge Rd, Ashford, TW15 2TB	31/10/19	Non-financial
19/01051/FUL	15 London Rd, Staines TW18 4AJ	04/11/19	Non-financial
16/00547/FUL	The Grange, Glenthorne, 33 Rookery Rd, Staines, TW18 1BT	31/03/20	£132,877
<b>Sub-total</b>			<b>£218,927</b>
<b>2020-21</b>			
18/01000/FUL	Jewson Builders, Merchants Moor Lane, TW18 4YN	14/10/20	£99,918.00
<b>Sub-total</b>			
<b>2021-22</b>			

20/00123/OUT	Bugle Nurseries, Upper Halliford Road, Shepperton, TW17 8SN	2/6/21	<b>Non-financial</b>
20/01199/FUL	The Old Telephone Exchange, Masonic Hall And Adjoining Land, Elmsleigh Road, Staines-upon-Thames, TW18 4PN	22/12/21	<b>Non-financial</b>
20/01199/FUL	The Old Telephone Exchange, Masonic Hall And Adjoining Land, Elmsleigh Road, Staines-upon-Thames, TW18 4PN	22/12/21	<b>£70,000</b>
20/00802/FUL	20/00802/FUL - Car Park, Tesco Supermarket, Town Lane, Stanwell, TW15 3AA	11/3/22	<b>Non-financial</b>
20/00802/FUL	20/00802/FUL - Car Park, Tesco Supermarket, Town Lane, Stanwell, TW15 3AA	11/3/22	<b>£47,844</b>
<b>Sub-total</b>			<b>£117,844</b>
<b>2022-23</b>			
21/01801/FUL	Sunbury Ex-Services Association Club, Crossways, Sunbury	21/08/22	<b>Non-financial</b>
22/00591/FUL	Renshaw Industrial Estate	1/12/22	£166,997
<b>Sub-total</b>			<b>£166,997</b>
<b>2023-24</b>	None	-	0
<b>Sub-total</b>			<b>£0</b>

## 8. Environment

### Introduction

- 8.1 The strategy for the local environment is to maintain and improve the quality of the environment by safeguarding existing character and assets and seeking to improve areas of poor quality, including those areas where air quality is poor. The strategy also seeks to ensure that new development is sustainable and makes a positive contribution to the environment.
- 8.2 This section deals with the key environmental assets and issues within both the natural and built environment. It also deals with the issues relating to the location and control of development in areas liable to flood and within the Green Belt.

### Context

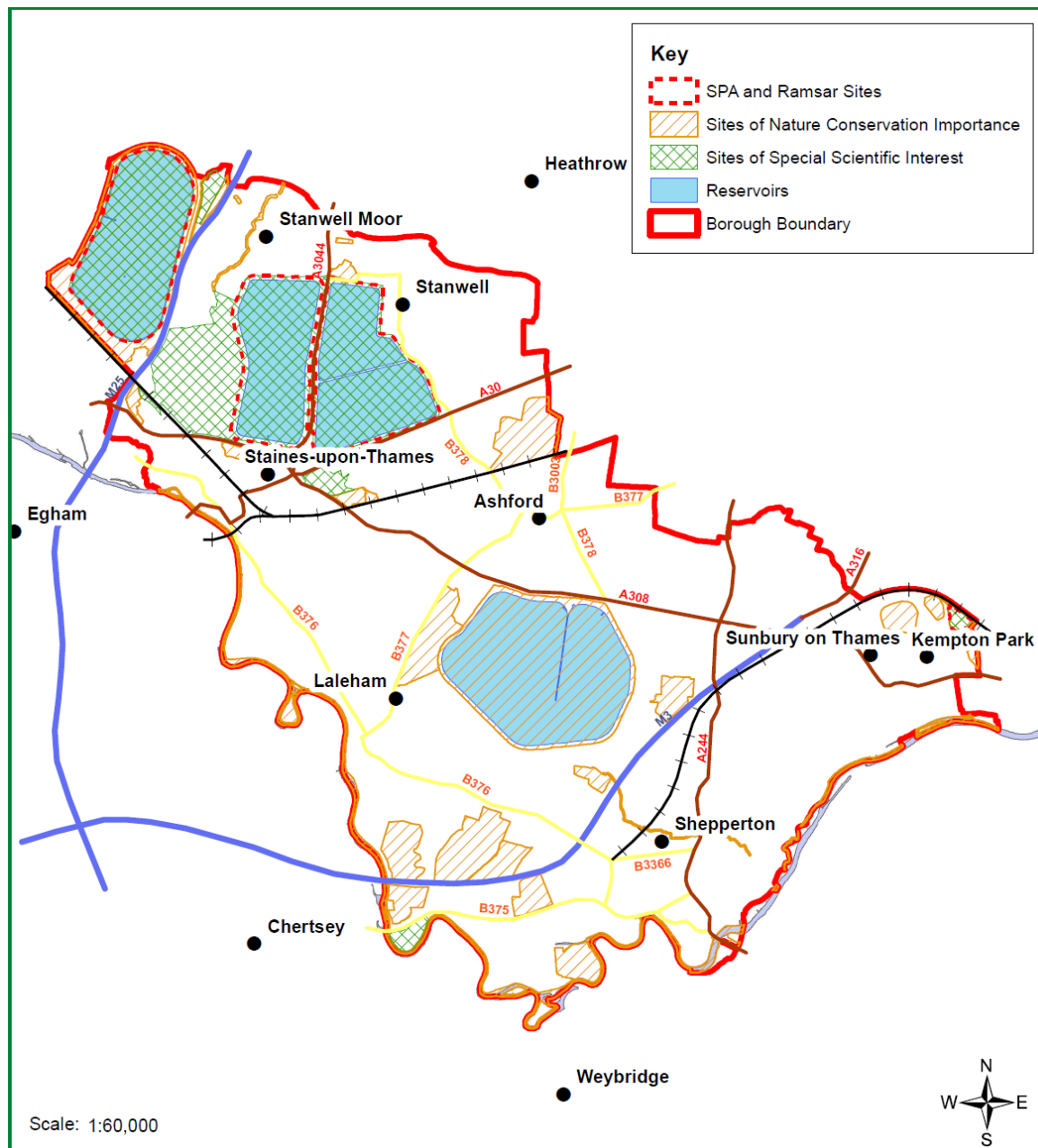
- 8.3 Spelthorne lies within the Thames Valley with the River Thames forming its southern and western boundary and the River Colne running through the northern part of the Borough down to Staines-upon-Thames. The rivers and river landscapes provide attractive areas of countryside with significant opportunities for recreation.
- 8.4 Due to the legacy of mineral working the Borough contains many lakes and wetland areas in addition to four large reservoirs. Many of the habitats associated with these areas have been designated as ecologically important at local, national and international level.
- 8.5 The majority of the open land, including the lakes and reservoirs, is included in the Green Belt which covers 3,324 hectares (approximately 65%) of the Borough. The built-up area contains a number of historic areas designated as Conservation Areas.
- 8.6 The whole Borough is designated as an Air Quality Management Area (AQMA) was declared in 2003 for NO<sub>2</sub> air pollution in relation to traffic. Most of the borough is already compliant with national objectives therefore, in line with Local Air Quality Management Guidance, the Council has adjusted the coverage of the AQMA to better reflect the status of air quality within the Borough. This was completed in 2024. This work has also formed part of the process of producing an updated Air Quality Action Plan (AQAP) in consultation with key stakeholders.

### Key environmental assets

#### *a) Biodiversity*

- 8.7 The major reservoirs in the north of Spelthorne were recognised as habitats of international significance for birds and designated as Special Protection Areas (SPAs) and Ramsar sites in 2000. A large number of smaller waterbodies across the Borough have been identified as supporting the integrity of the SPA and consequently also need to be assessed in the context of any proposals which have the potential to affect the integrity of the SPA under the requirements of the Conservation and Habitats and Species Regulations 2010.
- 8.8 The Staines Moor Site of Special Scientific Interest (SSSI) is the largest in the Borough and includes the King George VI and Staines Reservoirs, Shortwood Common and Staines Moor itself. It is important not only for the plant species associated with the Moor but also for the nationally important populations of wintering wildfowl which use the reservoirs.

**Map 4: SPA and Ramsar Sites, SSSIs and SNCIs in Spelthorne**



- 8.9 In addition to the statutorily designated SSSIs there is a wide range of sites providing different types of habitats throughout the Borough known as Sites of Nature Conservation Importance (SNCI). These were originally identified, surveyed and selected by the Surrey Nature Conservation Liaison Group in 1996.

8.10 Details of all nature conservation sites are set out in Appendix 3 Tables A3/3 to A3/4.

### ***b) Conservation Areas***

There are eight Conservation Areas in Spelthorne (Appendix 3 Table A3/4). These are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'.

On September 5 2023 the Environment and Sustainability Committee of Spelthorne Borough Council voted to agree revisions to the Staines Conservation Area boundary. This has resulted in the total area of the Staines Conservation Area increasing by 3 hectares.

### ***c) Listed Buildings***

8.11 There are 198 buildings in Spelthorne listed as being of special architectural or historic interest. Listed Buildings are categorised into three grades and the percentage of each grade nationally and in Spelthorne is summarised in Appendix 3 Table A3/5.

8.12 Details of every Listed Building in Spelthorne is published in the Council document 'Listed Buildings in Spelthorne', November 2009 (updated December 2016): <https://www.spelthorne.gov.uk/article/17714/Trees-Conservation-Areas-and-Listed-Buildings-information>.

### ***d) Locally Listed Buildings***

8.13 In addition to the statutorily Listed Buildings there are 157 other buildings and structures in Spelthorne which are valued for their contribution to local character and local historical associations. In February 2004 (updated in December 2016) the Council published details of these in a document 'Local List of Buildings and Structures of Architectural or Historic Interest'. <http://www.spelthorne.gov.uk/article/17714/Trees-Conservation-Areas-and-Listed-Buildings-information>

## **Key Issues**

8.14 All statutory and non-statutory sites of nature conservation value need to be positively managed to ensure that their condition remains favourable.

8.15 The major roads which pass through the Borough and its proximity to Heathrow have a negative effect on the environment in terms of noise and air pollution. The unregulated restoration of mineral sites in the past, together with former industrial sites, present a range of potential contamination issues which need to be addressed.

## **Progress**

8.16 Although no areas of SSSI have been lost since designation some areas are currently in unfavourable condition and discussions are taking place to bring these within a positive management regime. Of the sites currently managed by the Council all are identified by Natural England as being in "favourable" condition with the exception of Shortwood Pond which is "unfavourable but recovering" (Table 20). A Higher Level Stewardship scheme was agreed with the owner of Shortwood Common, but this expired at the end of 2023. The ownership of the site has since changed, and the Council has yet to establish an agreement with the new owner(s) over management of SSSI features, but the Council manage the site for grazing and access as part of its responsibilities of maintaining common land.

**Table 20: Sites of Scientific Interest (SSSIs) – Condition**

Name	Status as assessed by Natural England	Date of assessment
Staines Moor – including Shortwood <sup>18</sup> Common, Staines Reservoirs and King George VI Reservoir	Favourable	22 November 2016
Shortwood Pond (included as part of Staines Moor SSSI)	Unfavourable recovering	15 March 2021
Poyle Meadow (included as part of Staines Moor SSSI)	Unfavourable declining	20 May 2022
Wraysbury Reservoir	Favourable	7 February 2012
Dumsey Meadow, Chertsey Bridge Road	Favourable	11 July 2012
Kempton Park Reservoirs	Unfavourable recovering	12 March 2012

8.17 The majority of SNCIs remain in private ownership. A programme to resurvey all existing sites and to identify new sites was completed in 2012. As part of the new Local Plan preparation, Surrey Wildlife Trust has been undertaking a review of thirteen of the SNCIs within the Borough. To date five surveys have been carried out however the remaining have not been completed due to issues over access to the sites.

### Air Quality

8.18 Previous air quality assessments and air quality monitoring undertaken by the Council have demonstrated that concentrations of monitored pollutants have historically not been compliant with UK objectives in relation to the annual mean nitrogen dioxide (NO<sub>2</sub>) concentrations at some locations within the Borough. Since 2004 the annual levels of nitrogen dioxide have typically exceeded the Air Quality Standards Regulations objectives at some, but not all monitoring locations around the Borough. The locations where exceedances were identified were generally in proximity to major roads including the M3, A308, A30 and M25 and at busy junctions. The 2023 Air Quality Annual Status Report was published in November 2022 and reviews monitoring data for 2021 and over a 5 year period. It is available on the Council's website via <https://www.spelthorne.gov.uk/article/17839/Air-quality-reports>. The data shows that in 2020 and 2021 there were no measured exceedances of the annual mean level of nitrogen dioxide at any of the Council's 49 regular network of monitoring locations. Traffic is the predominant source of air pollution in Spelthorne, traffic levels were reduced in 2020 and 2021 due to the Covid-19 pandemic and remain lower than pre pandemic levels. In 2019 prior to the pandemic there were measured exceedances of the annual mean level of nitrogen dioxide at nine of the Council's regular network of monitoring locations, principally at busy junction locations that have recorded exceedances in the recent past, but also at some new monitoring locations in the north of the Borough in close proximity to Heathrow airport and supporting businesses. Five years of results are, however, needed to be able to draw firm conclusions on trends. The long-term effects of the pandemic upon traffic and air pollution in the Borough are still ongoing, particularly due to the changes in working patterns. Air Quality monitoring data collected in 2022 contains one exceedance of the UK objectives in relation to the annual mean nitrogen dioxide (NO<sub>2</sub>) concentrations along Stanwell Moor Road. When considered from the perspective of exposure the exceeding monitoring location is not representative of a sensitive receptor for the annual mean objective such as a

<sup>18</sup> <https://designatedsites.naturalengland.org.uk/SiteList.aspx>



residence, rather it is situated on a footpath at the roadside on the carriageway approaching the roundabout junction between the A3113 Airport Way, the Southern Perimeter Road and the A3044 close to Terminal 5. The short-term objective that Defra guidance recommends applying to busy streets where people may spend 1 hour or more close to traffic is not exceeded.

- 8.19 Spelthorne Borough Council has passed a motion to advocate for the 2021 World Health Organisation (WHO), guidelines for average annual levels of air pollutants, known as Global Air Quality Guidelines (AQG's). The AQG's identify the levels of air quality necessary to protect public health worldwide, however it should be noted that there can be health impacts below the AQG's. The WHO AQG's are not legally binding recommendations and are not set out in UK law (The Air Quality Standards Regulations), however they are an advocacy tool for protecting public health from air pollution. Whilst the most recent annual air quality measurements for 2022 in Spelthorne indicate that 48 of the 49 passive NO<sub>2</sub> sampling locations are compliant with the legal objectives set out in the Air Quality Standards Regulations, when considering the WHO Air Quality Guidelines, it is the case that no sampling locations meet the WHO AQG's. The WHO AQG's are exceeded regionally even in background monitoring locations
- 8.20 Previous air quality assessments and air quality monitoring undertaken by the Council have demonstrated that concentrations of monitored pollutants have not been compliant with UK objectives in relation to the annual mean nitrogen dioxide (NO<sub>2</sub>) concentrations at some locations within the Borough. Since 2004 the annual levels of nitrogen dioxide have typically exceeded the Air Quality Standards Regulations objectives at some, but not all monitoring locations around the Borough. The locations where exceedances were identified were generally in proximity to major roads including the M3, A308, A30 and M25 and at busy junctions. The Council will continue to maintain and expand the existing air quality monitoring network to understand where pollution is more acute for appropriate management.

### Control of Development in Areas Liable to Flood

- 8.21 The 2024 Air Quality Annual Status Report was published in June 2024 and reviews monitoring data for 2023 and over the preceding 5 year period. It is available on the Council's website via Air quality - reports - Spelthorne Borough Council. Air quality within Spelthorne remains predominantly influenced by transport emissions but can also be influenced by 'background' regional pollution from outside of the Borough. No significant new emissions sources within the borough were recorded in 2023. Air quality levels monitored within Spelthorne during 2023 remained below the limit values of 40µg/m<sup>3</sup> (Air Quality Standards Regulations 2010) for the protection of human health, when compared with 2022 levels where there was an exceedance of the air quality objective on Stanwell Moor Road a heavily trafficked road leading to the Heathrow Southern Perimeter Road, Terminal 5 and the M25, as detailed in the 2023 Annual Status Report. This is an improvement on 2022.
- 8.22 Data from Surrey County Council, the Principal Highways Authority advised that vehicle volumes on local roads across the County as a whole were 8% lower in March 2023 than before the Covid-19 pandemic. Across February/ March 2024, average weekly flows were 6% lower compared to the same period prior to the pandemic. Traffic flows in 2024 were therefore slightly higher than in 2023 and closer to pre pandemic levels.



- 8.23 Spelthorne Borough Council passed a motion to advocate for and work towards meeting the World Health Organisation (WHO) Global Air Quality Guidelines (AQG's) for average annual levels of air pollutants. The WHO AQG's are not legally binding recommendations and so are not legally adopted in England (The Air Quality Standards Regulations 2010), but are, however, an advocacy tool for protecting public health from air pollution. The WHO AQG for NO<sub>2</sub> is an annual mean concentration of 10µg/m<sup>3</sup>. Whilst the most recent annual air quality measurements in Spelthorne for 2023 indicate that all 51 passive NO<sub>2</sub> sampling locations are compliant with the legal objectives set out in the Air Quality Standards Regulations 2010 (40µg/m<sup>3</sup>), none met the WHO Air Quality Guidelines (10µg/m<sup>3</sup>). The WHO AQG's are, however, reportedly exceeded regionally even in background monitoring locations.
- 8.24 There are nationally significant infrastructure projects and large developments proposed in and around the Borough that may generate additional traffic, or increased traffic congestion and may therefore threaten air quality improvements. The extension of the London Ultra Low Emission Zone (ULEZ) to the neighbouring London Boroughs was enacted in August 2023. The real impact of the scheme is yet to be monitored accurately but could assist in reducing the volume of non ULEZ compliant vehicles travelling through Spelthorne in time and encourage those residents and businesses in Spelthorne with a need to travel into the ULEZ charging zone to upgrade to ULEZ compliant vehicles thereby accelerating the fleet turnover to newer vehicles with lower emissions.
- 8.25 The Council has recently developed a draft Air Quality Action Plan (AQAP) and submitted this to Defra. The results of the subsequent public consultation will be used to shape the final Air Quality Action Plan (AQAP) and the proposed measures within to define the key priorities and improve air quality across the Borough. This is due for completion in late 2024.

### River Thames Scheme

- 8.26 The Environment Agency is currently working on the development of the River Thames Scheme which is intended to reduce flood risk to communities in Surrey and South West London. More than 11,000 homes and 1,600 businesses will benefit from reduced flood risk. Road, rail, power and water networks will be more resilient. The scheme will involve the construction of a new river channel. This will be built in 2 sections at Spelthorne and Runnymede. The scheme will also include capacity improvements to:
- Desborough Cut
  - Sunbury, Molesey and Teddington weirs
- 8.27 The government has now approved the scheme's outline business case (OBC). The OBC lays out why the scheme is needed, how it will be built and its value for money. This approval unlocks the first £60m of the scheme's funding so that detailed design and planning work can begin. The scheme will see two new flood relief channels constructed at Runnymede and Spelthorne. The size of the weirs will be increased at Sunbury, Molesey, Teddington and Desborough Cut, to increase their capacity enabling more water to flow through. The scheme's wider benefits will include new walking and cycle paths, parks and wildlife habitats. The large scale of the project means the government has directed that it be treated as a Nationally Significant Infrastructure Project (NSIP). NSIPs require a type of consent known as 'development consent order' (DCO). A DCO removes the need to obtain several separate consents, including planning permission, and is designed to be a quicker process than applying for these separately. Part of the DCO process will see us consulting on the plans for the scheme.

## Control of Development in the Green Belt

- 8.28 The Green Belt in the Borough was first designated in the Middlesex Development Plan 1956. The boundaries have remained largely unaltered since then apart from minor amendments in the 1991 and 2001 development plans. Government policy as set out in the NPPF remains fully committed to safeguarding the Green Belt from inappropriate development. No areas of the Green Belt have been lost in Spelthorne due to planning permission being granted for inappropriate development except in very special circumstances which does not change the designation itself.
- 8.29 Following submission of an outline planning permission for the redevelopment and expansion of Shepperton Studios involving some 39 hectares of land within the Green Belt, the Council after due consideration and on the basis of very special circumstances, granted permission on 12 February 2019 subject to completion of a legal agreement. Outline permission was formally issued in July 2019 after the Secretary of State confirmed that he did not wish to “call in” the application for determination. The site will remain within the Green Belt for the time being.
- 8.30 The Spelthorne Green Belt Assessment has been produced as part of the emerging Local Plan and is available on the Council’s website:  
<https://www.spelthorne.gov.uk/Greenbeltassessment>
- 8.31 Spelthorne Borough Council consulted on its Pre-submission Local Plan from June – September 2022 and identifies 0.7% of Green Belt for release to meet community needs. It is only on adoption of the Local Plan that land can be de-designated from the Green Belt.

## 9. Climate Change and Transport

### Introduction

- 9.1 The strategy aims to reduce the impact of climate change through a range of actions. These include seeking to minimise traffic generation from new development, containing the use of energy in development, reducing waste and requiring the provision of renewable energy.

### Context

- 9.2 The impact of climate change and the need to incorporate renewable energy in new development schemes is addressed in the adopted Core Strategy and Policies DPD. All developments of one dwelling or more are required to provide 10% of their energy requirements from renewable energy sources and appropriate conditions are attached to all relevant planning permissions. Several schemes have now been completed which incorporate various means of meeting the 10% requirement. However, at present reliable and consistent methods of monitoring the installed capacity are still not available.
- 9.3 The Council is working in partnership with the County Council and the other Surrey Districts on climate change. The change to The Surrey Greener Futures Delivery Plan 2021-2025 has a focus on active transport, with the fourth Local Transport Plan (LTP4) adopted 12 July 2022. LTP4 aims to significantly reduce carbon emissions from transport to meet the County's commitment to net zero emissions by 2050.
- 9.4 Traffic congestion continues to be an issue in Spelthorne. Local resident and business travel also contributes significantly to the overall level of local traffic. There is a high dependency on cars as a mode of transport in Spelthorne. 65.9% of people travel to work by car or van according to the 2011 census.

### Progress

- 9.5 The policies on climate change, use of energy and minimising traffic generation continue to be applied to all new relevant developments, although effective quantitative monitoring of these policies is still under review. The emerging Spelthorne Local Plan will further consider the matters of sustainability and climate change, alongside the Climate Change SPD due for adoption in 2024.
- 9.6 Spelthorne Borough Council has set forth an objective of achieving Net Zero for its direct emissions by the year 2030. We now have a comprehensive Climate Change Strategy and Action Plan which sets out actions for transport. The Climate Change Strategy was updated, and the progress report was published in September 2024. Within this update were relating to transport, details of which can be found at the following link: [Climate Change Strategy](#).

## **Appendices**

## Appendix 1: Housing

**Table A1/1 Housing completions (net) by sector April 2010 - March 2024**

Year (Apr-Mar)	Total Dwellings (Gross)				Losses (ii)				Net Completions				Running Total
	Private	RP	Public	Total	Private	RP	Public	Total	Private	RP	Public	Total	
2009-2010	197	99	0	296	29	56	0	85	168	43	0	211	211
2010-2011	116	96	0	212	29	44	0	73	87	52	0	139	350
2011-2012	118	144	0	262	43	60	0	103	75	84	0	159	509
2012-2013	159	63	0	222	32	20	0	52	127	43	0	170	679
2013-2014	154	44	0	198	7	0	0	7	147	44	0	191	870
2014-2015	317	16	0	333	25	43	0	68	292	-27	0	265	1,135
2015-2016	217	138	0	355	33	14	0	47	184	124	0	308	1,443
2016-2017	328	46	0	374	27	0	0	27	301	46	0	347	1,790
2017-2018	278	9	0	287	37	0	0	37	241	9	0	250	2,040
2018-2019	304	6	0	310	21	0	0	21	283	6	0	289	2,329
2019-2020	248	0	0	248	20	0	0	20	228	0	0	228	2,557
2020-2021	479	177	0	656	17	0	0	17	462	177	0	639	3,196
2021-2022	106	104	0	210	5	0	0	5	205	0	0	205	3,401
2022-2023	150	0	0	150	12	0	0	12	138	0	0	138	3,539
2023-2024	263	43	0	306	19	0	0	19	244	43	0	287	3,826
<b>2009-2023(i)</b>	<b>3,434</b>	<b>985</b>	<b>0</b>	<b>4,419</b>	<b>356</b>	<b>237</b>	<b>0</b>	<b>593</b>	<b>3,182</b>	<b>644</b>	<b>0</b>	<b>3,826</b>	<b>27,875</b>

(i) Period covered by the Spelthorne Core Strategy and Policies DPD.

(ii) Losses of residential units (through redevelopment, conversion and to other uses) are accounted for in the year in which a development is commenced on the site.

## Appendix 1 - Housing

**Table A1/2 Housing completions (net) by bedroom April 2010 - March 2024**

	Total Dwellings (Gross)					Losses (ii)					Net Completions					
Year	1 bed	2 bed	3 bed	4 bed	Total	1 bed	2 bed	3 bed	4 bed	Total	1 bed	2 bed	3 bed	4 bed	Total	Running Total
2009-2010	77	166	26	27	296	2	36	43	4	85	75	130	-17	23	211	211
2010-2011	70	112	19	11	212	3	21	43	6	73	67	91	-24	5	139	350
2011-2012	53	91	90	28	262	3	43	52	5	103	50	48	38	23	159	509
2012-2013	66	98	38	20	222	2	6	42	2	52	64	92	-4	18	170	679
2013-2014	66	98	19	15	198	2	2	1	2	7	64	96	18	13	191	870
2014-2015	79	172	48	34	333	42	8	8	10	68	37	164	40	24	265	1,135
2015-2016	89	166	71	29	355	2	6	31	8	47	87	160	40	21	308	1,443
2016-2017	98	189	50	37	374	6	11	8	2	27	92	178	42	35	347	1,790
2017-2018	108	111	36	32	287	8	12	6	11	37	100	99	30	21	250	2,040
2018-2019	164	92	33	21	310	3	4	8	6	21	161	88	25	15	289	2,329
2019-2020	122	98	20	8	248	1	6	11	2	20	121	92	9	6	228	2,557
2020-2021	294	327	30	5	656	0	6	7	4	17	294	321	23	1	639	3,196
2021-2022	92	114	4	0	210	0	0	5	0	5	92	114	-1	0	205	3401
2022-2023	90	48	7	5	150	0	4	4	4	12	90	44	3	1	138	3,539
2023-2024	165	101	18	22	306	1		12	2	19	164	97	6	20	287	3,826
<b>2009-2024 (i)</b>	<b>1633</b>	<b>1983</b>	<b>509</b>	<b>294</b>	<b>4419</b>	<b>75</b>	<b>165</b>	<b>281</b>	<b>68</b>	<b>593</b>	<b>1558</b>	<b>1814</b>	<b>228</b>	<b>226</b>	<b>3,826</b>	<b>27,875</b>

(i) Period covered by the Spelthorne Core Strategy and Policies DPD.

(ii) Losses of residential units (through redevelopment, conversion and to other uses) are accounted for in the year in which a development is commenced on the site.

## Appendix 1 - Housing

**Table A1/3 Dwelling stock position in Spelthorne**

Year (Base Date: 1 April)	Local Authority	Sector			
		RP <sup>(i)</sup>	Other <sup>(ii)</sup>	Private <sup>(iii)</sup>	Total
1981*	5,260	1,920		27,826	35,006
1991**	3,629	1,388		32,638	37,655
2001***	0	5,189	180	33,860	39,229
2011****	0	5,356	180	35,355	40,891
2012	0	5,440	180	35,430	41,050
2013	0	5,483	180	35,557	41,220
2014	0	5,527	180	35,704	41,411
2015	0	5,500	180	35,996	41,676
2016	0	5,624	180	36,180	41,984
2017	0	5,670	180	36,481	42,331
2018	0	5,679	180	36,722	42,581
2019	0	5,685	180	37,005	42,870
2020	0	5,685	180	37,233	43,098
2021	0	5,717	180	37,840	43,737
2022	0	5,821	180	37,941	43,942
<b>2023</b>	<b>51</b>	<b>5,371</b>	<b>180</b>	<b>38,570</b>	<b>44,172</b>

- Notes:
- (i) Based on figures supplied by Registered Providers for permanent rented dwellings
  - (ii) Estimate of other public sector units (e.g. owned by Metropolitan Police, Health Service)
  - (ii) Includes temporary dwellings (e.g. caravans and houseboats)

\* Based on 1991 Census figures

\*\* Based on 1991 Census figures

\*\*\* Based on 2001 Census figures

\*\*\*\* Based on 2011 Census figures and DCLG published data (Table 100)

Net gains or losses of dwellings through boundary changes are accounted for in the total for the relevant year.

Table A1/4 Average density of development on completed sites 2009 - 2024

Year	All sites				Large sites (0.4ha and above)				Sites of 10 units and above			
	Total area of development (hectares)	Total number of units (gross)	Average density (units/ha)	Total number of sites	Total area of development (hectares)	Total number of units (gross)	Average density (units/ha)	Total number of sites	Total area of development (hectares)	Total number of units (gross)	Average density (units/ha)	Total number of sites
2009-2010	3.75	235	63	40	1.42	72	51	2	2.58	161	62	9
2010-2011	4.22	272	64	38	1.45	96	66	1	2.69	206	77	7
2011-2012	6.63	260	39	33	3.69	148	40	4	3.72	203	55	8
2012-2013	3.35	146	44	38	0	0	0	0	0.79	52	66	3
2013-2014	4.38	242	55	27	2.69	125	46	2	3.34	198	59	7
2014-2015	4.74	307	65	42	1.73	180	104	2	2.09	205	98	4
2015-2016	2.33	176	76	28	0.81	49	60	1	1.28	131	102	4
2016-2017	8.65	440	51	46	5.99	258	43	5	7.13	372	52	13
2017-2018	5.88	296	50	44	2.85	91	32	3	4.08	219	54	8
2018-2019	9.93	459	46	48	6.77	219	32	2	7.33	359	49	6
2019-2020	3.26	230	71	35	0.52	24	46	1	1.30	148	114	6
2020-2021	4.78	479	134	58	2.65	315	316	3	2.74	381	380	5
2021-2022	0.76	137	190	12	0	0	0	0	0.35	104	297	1
2022-2023	1.21	150	149	23	0	0	0	0	0.53	101	292	4
2023-2024	5.69	306	132	40	3.34	162	182	4	3.78	655	173	6
Totals	69.56	4135	1229	552	33.94	1739	1021	30	43.78	3495	1930	91



## Appendix 1 - Housing

**Table A1/5 Affordable housing sites permitted, completed and outstanding – as at March 2024**

Application No	Date Approved	Address	Ward	Area (ha)	Total units in scheme	Affordable units at consent stage				Affordable units at completion stage (net gain on site)	% of affordable units in scheme	Commuted sum in lieu of on-site provision	Status
							Rent	S/O	Other				
17/01274	20/12/17	Brooklands College, Church Road, Ashford	ASHT	4.04	357	284	48	236		284	80%		Under Construction Mar 18
22/00765	11/07/19	Eden Grove, 17-51 London Road, Staines	STNS	1.10	313	41	41				13%		Under construction July 22
22/00766	04/11/19	Eden Grove, 17-51 London Road, Staines	STNS	1.10	176	2	2				1%		Under construction July 22
21/01411	01/10/22	524-538 London Road, Ashford	STNS	0.39	58	7	0	7			12%		Under construction Oct 22
20/01199	01/05/22	The Old Telephone Exchange, Masonic Hall And Adjoining Land, Staines	STNS	0.53	206	70	45	25			33%		Under construction July 22
23/00173	30/06/2023	Builders Merchant, Moore Lane, Staines	STNS	0.59	36	7	5	2			19%		Under construction July 24
22/00591	01/12/22	Renshaw Industrial Estate, Mill Mead, Staines	STNS	0.86	179	40	40				10%		Under construction Oct 23
20/00802	11/03/22	Car Park Tesco Supermarket, Town Lane, Stanwell	ANSS	1.10	313	22	22				17%		Under construction Oct 22
23/01343	25/01/2024	524-538 London Road, Ashford	ASHT	0.39	58	7					12%		Under Construction Oct 2022
20/00123	01/05/22	Bugle Nurseries, Upper Halliford Road, Shepperton	HASW	4.84	31	15					48%		Outstanding Mar 23
23/00742	03/08/2023	Oakbank The Creek	HASW	0.07	1	1					100%		Outstanding Mar 24

## Appendix 1 - Housing

Application No	Date Approved	Address	Ward	Area (ha)	Total units in scheme	Affordable units at consent stage				Affordable units at completion stage (net gain on site)	% of affordable units in scheme	Commuted sum in lieu of on-site provision	Status
		Sunbury TW16 6BY											
23/00557	27/07/2023	Sunbury Fire Station	SUNC	0.30	12	12					100%		Outstanding Mar 24
08/00790/FUL	Subject to S106	Land to south of Elmsleigh Centre, South Street, Staines	STNS	0.42	124	43	43				35%		Pending S106

## Appendix 1 - Housing

**Table A1/6 Completions of affordable units 2010 – 2024**

Year	Number of affordable units completed in year on fully completed sites <sup>(i)</sup>		Number of individual affordable units completed in year	
	Gross	Net <sup>(ii)</sup>	Gross	Net <sup>(ii)</sup>
2010-11	130	117	96	52
2011-12	117	104	144	85
2012-13	21	21	63	43
2013-14	44	44	44	44
2014-15	3	3	16	-27
2015-16	78	35	138	124
2016-17	79	59	46	46
2017-18	32	18	9	9
2018-19	46	46	6	6
2019-20	0	0	0	0
2020-21	0	0	177	177
2021-22	104	104	104	104
2022-23	0	0	0	0
2023-24	0	0	43	43
<b>Total Comps</b>	<b>654</b>	<b>551</b>	<b>782</b>	<b>663</b>

Note: (i) The first two columns only record completed units on fully completed sites and the figures are therefore consistent with the data set out in Table A1/5.  
(ii) The net figure accounts for any affordable housing units lost as a result of the development.

## Appendix 1 - Housing

**Table A1/7 Housing Completions (gross) by tenure and type (bed size)**

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<b>Affordable Rent</b>										
1 bed	0	17	3	1	0	0	0	0	0	22
2 bed	0	37	24	4	6	0	22	0	0	21
3 bed	8	31	13	0	0	0	0	0	0	0
4+ bed	0	2	2	0	0	0	0	0	0	0
<b>Total</b>	<b>8</b>	<b>87</b>	<b>42</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>43</b>
<b>Affordable Shared Ownership</b>										
1 bed	0	18	0	2	0	0	62	56	0	0
2 bed	8	25	4	2	0	0	83	48	0	0
3 bed	0	8	0	0	0	0	10	0	0	0
4+ bed	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8</b>	<b>51</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>104</b>	<b>0</b>	<b>0</b>
<b>Private Housing</b>										
1 bed	79	59	95	105	164	122	232	36	90	143
2 bed	164	99	161	105	86	98	222	66	48	80
3 bed	40	32	37	36	33	20	20	4	7	18
4+ bed	34	27	35	32	21	8	5	0	5	22
<b>Total</b>	<b>317</b>	<b>217</b>	<b>328</b>	<b>278</b>	<b>304</b>	<b>248</b>	<b>479</b>	<b>106</b>	<b>150</b>	<b>263</b>
<b>All Housing</b>										
1 bed	79	94	98	108	164	122	335	92	90	165
2 bed	172	161	189	111	92	98	393	114	48	101
3 bed	48	71	50	36	33	20	30	4	7	18
4+ bed	34	29	37	32	21	8	5	0	5	22
<b>Overall Total</b>	<b>333</b>	<b>355</b>	<b>374</b>	<b>287</b>	<b>310</b>	<b>248</b>	<b>656</b>	<b>210</b>	<b>150</b>	<b>306</b>

Source: In house monitoring

## Appendix 1 - Housing

**Table A1/8 Housing register data (at 31 March 2024)**

	2017	2018	2019	2020	2021	2022	2023	2024
Total on Spelthorne Housing Register at 31 March each year	1,869	2,179	1,242	2,098	2802	3,378	3,798	2,048
Net annual change to housing register (previous year to current year)	+271	+310	-937	+856	+704	+576	+420	-1,750
Total net new lets (new build and re-lets from existing RP stock) in year up to 31 March of which:	197	199	170	196	176	172	193	149
Re-lets from stock	187	182	170	174	176	172	193	106
Lets into new build (excludes shared ownership)	10	17	0	22	0	0	0	43

+ Data not available due to the introduction of new systems.

**Table A1/9 Housing Register requirements**

Accommodation required	Number of households on housing register						
	2018	2019	2020	2021	2022	2023	4
1 bedroom	1,030	507	870	1255	1,580	1,767	831
2 bedrooms	828	501	832	1030	1,165	1,308	762
3 bedrooms	281	195	326	423	525	594	383
4+ bedrooms	40	39	70	94	108	129	72
<b>Total</b>	<b>2,179</b>	<b>1,242</b>	<b>2,098</b>	<b>2802</b>	<b>3,378</b>	<b>3,798</b>	<b>2048</b>

Source: In house monitoring and HSSA return

## Appendix 1 - Housing

**Table A1/10 Allocation sites 2010 – status at 31 March 2024**

No	Site Location	2009 net units	Status at: 31 March 2024
A1	28-44 Feltham Road, Ashford	23	Allocation site.
A2	158-166 Feltham Road, Ashford	60	Allocation site.
A3	Land adj Feltham Hill Road & Poplar Road, Ashford	70	Completed April 2023
A4	Works adj Harrow Road, Ashford	36	Allocation site.
A5	Steel Works & Builders Merchants, Gresham Road, Staines	100	Allocation site.
A6	Rodd Estate, Govett Avenue, Shepperton	85	Completed March 2011.
A7	Builders Merchant, Moor Lane, Staines	30	Allocation site. New planning permission submitted in 2018 for 36 dwellings – under construction Jan 2023.
A8	Riverside Works, Fordbridge Road, Sunbury	50	Allocation site. Planning permission for 37 houses and flats. Completed Mar 2017.
A9	Bridge Street Car Park, Staines	75	Allocation site. Planning permission granted in March 2016 for 205 dwellings. Now expired.
A10	Elmsleigh Centre (Phase 3), Staines	30	Allocation site with planning permission for 124 units subject to S106 agreement -not issued.
A10	Elmsleigh Centre (Phase 4), Staines	65	Allocation site.
<b>Total supply outstanding from 2009 allocated sites</b>		<b>419</b>	

Source: Allocations DPD update 2009

## Appendix 1 - Housing

**Table A1/11 Completed sites and dwellings by ward**

Ward	2011 Census data	2020-21		2021-22		2022-23		2023-24		Total completed since 2011	% gain in stock since 2011 Census
	No of dwellings	No of sites	No of sites	Net dwellings	No of sites	Net dwellings	No of sites	Net Dwellings	No of sites	Net dwellings	
Ashford Common	3,418	5	2	2	5	1	1	43	4	141	4.13
Ashford East	3,071	4	2	4	4	1	1	0	0	47	1.53
Ashford North & Stanwell South	3,223	7	2	4	7	3	1	12	4	484	15.02
Ashford Town	2,817	14	6	86	14	30	5	8	2	334	11.86
Halliford & Sunbury West	2,598	1	2	8	1	0	0	0	0	134	5.16
Laleham & Shepperton Green	3,431	0	6	17	0	0	0	2	2	180	5.25
Riverside & Laleham	2,905	1	0	0	1	3	2	6	2	24	0.83
Shepperton Town	3,215	4	5	42	4	1	1	15	8	134	4.17
Staines	3,706	11	6	35	11	74	8	200	10	1033	27.88
Staines South	2,944	1	0	0	1	1	1	3	1	41	1.39
Stanwell North	3,363	3	0	0	3	2	1	2	2	108	3.21
Sunbury Common	3,226	1	1	1	1	0	0	3	2	217	6.73
Sunbury East	2,970	6	3	12	6	34	2	12	3	399	13.43

## Appendix 2 - Retail

### Appendix 2: Retail

**Table A2/1 Large shopping centres in Spelthorne – overall vacancy rates<sup>19</sup>**

Centre	2012		2013		2014		2015		2016		2017		2018		2019		2022		2023		2024		
	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant Units	%	Total units	Vacant Units	%
<b>Staines</b>	32	12	28	10	34	13	40	15	38	14	30	12	34	13	32	12	19	7	38	10	391	238	10
<b>Ashford</b>	16	9	13	8	15	9	13	8	12	7	12	7	16	9	15	9	16	9	25	13	189	25	13
<b>Shepperton</b>	5	5	9	10	8	9	8	9	12	13	10	11	10	11	13	14	10	11	5	5	95	5	5
<b>Sunbury Cross</b>	2	4	4	9	5	11	8	17	6	13	2	4	4	9	3	7	2	4	3	5	56	3	5

Source: Spelthorne Borough Council Annual Retail Survey – April 2024

Notes: Vacancy rates expressed as a percentage of total units existing in specific year.  
The Sunbury Cross figure excludes Tesco Superstore.  
% figures are rounded to the nearest integer.

<sup>19</sup> No retail survey undertaken 2020-2021 due to COVID-19 pandemic.



## Appendix 2 - Retail

**Table A2/2 Local shopping centres in Spelthorne – Retail/Non-Retail and Vacant**

Centre	Total units	Total Vacant Units	Vacant as % of total
Lower Sunbury (The Avenue/Thames St)	32	1	3
Stainash Parade/The Broadway, Staines	26	2	8
51-121 Clare Road, Stanwell	22	1	5
Staines Road West, Ashford	32	2	6
Edinburgh Drive, Laleham	12	0	0
Woodlands Parade, Ashford	12	1	8
High Street, Stanwell	12	0	0

Source: Spelthorne Borough Council Annual Retail Survey – March 2024

Notes: Only centres with 10 or more units are included.

% = percentage of total units in centre. Figures are rounded to the nearest integer.

Use Classes: A1: Retail; A2: Financial & Professional Services; A3: Restaurants & Cafes; A4: Drinking establishments; A5: Hot food takeaway

## Appendix 3: Environment

**Table A3/1 Sites of International Significance – SPA and Ramsar sites in Spelthorne**

Name	Area (hectare)	Change in area
<b>South West London Waterbodies (SPA) – (Classified September 2000) – includes:</b>	576.8	0
<b>Parts of Staines Moor SSSI (Staines and King George VI reservoirs)</b>	366.5	0
<b>Wraysbury Reservoir SSSI</b>	205.2	0
<b>Kempton Park Reservoir SSSI (part in London Borough of Hounslow)</b>	5.1	0
<b>Wetland of International Importance (Ramsar site) – includes all the sites within the South West London Waterbodies described above. Designated September 2000.</b>	576.8	0

**Table A3/2 Sites of National Significance – Sites of Special Scientific Interest (SSSI)**

Name	Notified	Area when designated (hectares)	Change in area since designation
<b>Staines Moor – including Shortwood Common, Poyle Meadows and Staines and King George VI Reservoirs</b>	Originally notified in 1955 and re-notified in 1984	512.4	0
<b>Wraysbury Reservoir</b>	October 1999	205.2	0
<b>Dumsey Meadow, Chertsey Bridge Road</b>	October 1994	9.6	0
<b>Kempton Park Reservoir</b>	October 1999	5.1	0

**Table A3/3 Sites of Local Significance – Sites of Nature Conservation Importance (SNCI)**

SNCI	Date of selection	Area (hectare)	Change in area since designation
<b>29 sites in Spelthorne</b>	1996	979	0

## Appendix 3 – Environmental background information

**Table A3/4 Conservation Areas**

Conservation Area	Area	Designated
Laleham	28.6 ha	December 1970
Lower Halliford	9.8 ha	December 1973
Lower Sunbury	37.1 ha	July 1969 (extended in November 1992)
Manygate Lane	1.8 ha	October 2002
Shepperton	9.1 ha	February 1970
Staines	201 ha	September 1975 (extended in September 2023)
Stanwell	5.8 ha	October 1972
Upper Halliford	5.6 ha	February 1993

**Table A3/5 Listed Buildings**

Grade	Number in Spelthorne (%)		National Stock of Listed Buildings by grade
Grade 1	3	(1.5%)	2.5%
Grade II*	12	(6.1%)	5.5%
Grade II	183	(92.4%)	92.0%

### Assets of Community Value (ACV)

The Council keeps a record of applications for ACV. However, to date none have been received.

## Appendix 4 – Duty to Co-operate

### Appendix 4: Duty to Co-operate

**Table A4/1 Duty to Co-operate Actions and Outcomes 1st April 2023 – 31st March 2024**

Local Authority/ Bodies Engaged	Action or Nature of Co-operation	Date
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	10/05/2023
Local Plan Hearing Participants	The Inspector's Matters, Issues and Questions (MIQs) were published on 6 April 2023. The Council response submissions, known as Hearing Statements, were sent to the Inspector via the Programme Officer by the deadline of 5 May 2023. The Hearing Statements were then published on the 11 <sup>th</sup> May.	May 2023
Planning Working Group Mole Valley	Spelthorne attended meeting	06/06/2023
Planning Working Group meeting	Spelthorne attended meeting	12/09/2023
Biodiversity Working Group	Spelthorne attended meeting	20/09/2023
Surrey Flood Risk Partnership Board	Spelthorne attended meeting	09/10/2023
Surrey Health and Planning Development Day	Spelthorne attended day session	23/11/2023
Environment Agency	10 November the Council received further information from the Environment Agency regarding sites identified in our emerging Local Plan, specifically the flooding evidence that has been prepared. 21 November 2023 Cllr Malcolm Beecher received a letter from the Environment Agency, in response to correspondence dated 21 September 2023.	November 2023
Runnymede BC	Meeting with Runnymede BC to update on Local Plan and strategic matters.	08/01/2024

Local Authority/ Bodies Engaged	Action or Nature of Co-operation	Date
Planning Working Group meeting	Spelthorne attended meeting	24/01/2024
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	31/01/2024
Environment Agency	On 2 May 2024 the EA wrote to the Council and summarised the main issues and providing detailed comments on the Level 1 and 2 SFRA. EA comments to Spelthorne BC – 2 May 2024 On 8 May 2024 the Chair of the Environment and Sustainability Committee, Cllr Malcolm Beecher wrote a letter to the Environment Agency in response. Letter to the EA from E&S Chair – 8 May 2024	May 2024
Environment Agency	The Council received comments from the Environment Agency on its updated Strategic Flood Risk Assessment.	July 2024
Environment Agency	6 August 2024, the Council's flood consultants Aecom received confirmation from the Environment Agency that the produced Strategic Flood Risk Assessment (SFRA) maps are using the latest modelling and are following the FD2320 guidance. 16 July 2024 the Council received an updated Level 1 and Level 2 SFRA. It can be viewed under the 'Flooding' tab on the Evidence Base page.	August 2024
Environment Agency	The Council received a signed Statement of Common Ground from the Environment Agency with agreed revised wording to Policy E3: Managing Flood Risk as appendix 1.	October 2024

## Appendix 4 – Duty to Co-operate

**Table A4/2 Residential completions for Spelthorne and Runnymede – April 2023-March 2024**

	Spelthorne	Runnymede
Net completions	287	439

**Table A4/3 Employment floorspace for Runnymede<sup>20</sup>**

Change in Floorspace (sqm)	
E(g)(i) (B1a)	-6,060
E(g)(ii) (B1b)	0
E(g)(iii) (B1c)	-273
B2	0
B8	0

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<sup>20</sup> Due to the difference in the way data is monitored it is not easily compared with Spelthorne's figures.

## Appendix 5: Development Management Service Performance

**Table A5/1 Planning applications received**

Type of planning application	2020/21	2021/22	2022/23	2023/24
Full (major)	18	25	33	13
Full (minor)	169	173	170	142
Householder	532	589	525	411
Change of Use	14	10	16	24
Advertisements	16	23	23	21
Listed Building Consent	16	8	19	14
Conservation Area Consent	0	0	0	0
Certificate of Lawful Use	6	11	8	10
Certificate of Proposed Lawful Development	191	220	145	139
<b>Sub-total:</b>	<b>962</b>	<b>1059</b>	<b>939</b>	<b>774</b>
<b>Other applications</b>				
Telecommunications/Masts	6	23	13	8
TPO applications	77	75	62	68
TCA notifications	39	36	47	37
SCC consultations	22	18	11	12
Miscellaneous consultations	23	23	19	9
Other (including prior approvals)	306	344	308	331
<b>Sub-total:</b>	<b>473</b>	<b>519</b>	<b>460</b>	<b>465</b>
<b>Overall total</b>	<b>1435</b>	<b>1578</b>	<b>1399</b>	<b>1239</b>

Source: In house data

## Appendix 7 – Interim Statement of Five Year Housing Supply

**Table A5/2 Applications determined within statutory time periods**

Application type	2020/21			2021/22			2022/23			2023/24		
	Determined	Determined on target	%	Determined	Determined on target	%	Determined	Determined on target	%	Determined	Determined on target	%
Major (target 60% within 13 weeks)	18	18	100	25	24	96	28	28	100	19	19	100
Minor (target 65% within 8 weeks)	157	136	87	178	164	92	143	138	96	154	153	99
Other (including householder) (target 80% within 8 weeks)	523	495	95	612	600	98	561	550	98	476	470	99
<b>Total</b>	<b>698</b>	<b>649</b>		<b>815</b>	<b>788</b>		<b>732</b>	<b>716</b>		<b>649</b>	<b>642</b>	

Source: In house data



### 10. Reference Documents

**Available on Spelthorne Council's website:** [www.spelthorne.gov.uk](http://www.spelthorne.gov.uk)

1. [Core Strategy and Policies Development Plan Document \(DPD\), adopted February 2009](#)
2. [Allocations DPD, adopted December 2009](#)
3. [Spelthorne Borough Local Plan, April 2001 \(Saved Policies only\)](#)
4. [Spelthorne Local Plan 2022- 2037 Examination/Info](#)
5. [Spelthorne Borough Council Local Plan Examination 2023 - 2037](#)
6. [Design of Residential Extensions and New Residential Development Supplementary Planning Document \(SPD\), adopted April 2011](#)
7. [Housing Size and Type SPD, July 2012](#)
8. [Flooding SPD, July 2012](#)
9. Sustainability Appraisal Report, April 2007
10. Sustainability Appraisal Appendices, April 2007
11. Non-Technical Summary, April 2007
12. Appropriate Assessment, April 2007
13. [Strategic Flood Risk Assessment \(SFRA\) Draft Interim Report, February 2018](#)
14. [Strategic Land Availability Assessment \(SLAA\) Methodology, December 2021](#)
15. [Strategic Land Availability Assessment \(SLAA\), Updated 2022](#)
16. [Strategic Housing Market Assessment \(SHMA\), November 2015](#)
17. [Strategic Housing Market Assessment \(SHMA\) Update Report, October 2019](#)
18. [Provision of Affordable Housing, April 2007](#)
19. [Gypsy & Traveller Accommodation Assessment \(GTAA\) April 2018](#)
20. [Spelthorne Retail and Other Town Centre Uses Study, May 2015](#)
21. [Spelthorne Retail and Town Centre Study Update 2018](#)
22. Report on Non-Retail Uses in Shopping Areas, April 2007
23. [Employment Land Needs Assessment \(ELNA\) 2022](#)
24. [Spelthorne Open Space Assessment, November 2019](#)
25. [Playing Pitch Strategy, November 2019](#)

26. [Local Green Space Assessment Methodology, October 2019](#)
27. [Air Quality Review, 2023](#)
28. [Air Quality Annual Status Report \(ASR\), 2023](#)
29. [Local Development Scheme 2018- 2022, November 2018](#)
30. [Statement of Community Involvement, July 2015](#)
31. [Parking Standards, June 2001](#)
32. [Spelthorne Economic Strategy, 2020](#)
33. [Spelthorne Functional Economic Area Analysis \(FEA\), March 2017](#)
34. [Draft Strategic Highway Assessment, October 2019](#)

**Available on Surrey County Council website:** [www.surreycc.gov.uk](http://www.surreycc.gov.uk)

1. [Surrey Hotel Futures Study, 2015](#)
2. [The Surrey Local Transport Plan 4, 2022](#)
3. [Surrey Waste Local Plan 2019-2033, December 2020](#)
4. [The Surrey Minerals Plan Core Strategy DPD, July 2011](#)
5. [The Surrey Minerals Plan Aggregates DPD, July 2011](#)
6. [Minerals Sites Restoration SPD, July 2011](#)
7. [Aggregates Recycling Joint DPD, February 2013](#)

**Available on the Government website:** [www.gov.uk](http://www.gov.uk)

1. [National Planning Policy Framework \(NPPF\), 2023](#)
2. [Planning Practice Guidance](#) (only available online)