

Spelthorne Local Plan 2024 – 2039

Site Allocation Statements of Common Ground



January 2025



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Years 6-10 (2029 – 2033)

**Spelthorne Local Plan Site Allocation Statement of Common Ground
(SoCG)**

**Between
Spelthorne Borough Council
And
Roando Investments Limited**

Site Reference: AE3/006

Site Address: 188-166 Feltham Road, Ashford, TW15 1YQ

Proposed Development: Housing (C3)

Introduction

Spelthorne Borough Council (SBC) wants to ensure sites allocated in the Spelthorne Local Plan are achievable, where possible wholly compliant with all relevant planning considerations, and deliverable in a timely way. It is with that purpose in mind that landowners, agents and developers with a site likely to be included in the Spelthorne Local Plan are being asked to agree a Site Allocation Statement of Common Ground (SoCG). Each SoCG will be available to the Inspector appointed to examine the Local Plan so that they can satisfy themselves of the commitment to deliver each site and to meeting local plan requirements. SBC wants the process of agreeing a SoCG to be a frank but collaborative process for all parties concerned. This SoCG template has been designed with consideration to the possibility of future planning reforms. It is deliberately straightforward and only asks the questions that any landowner, agent, or developer would naturally ask themselves. SBC regards the viability and timely delivery of development as a high priority.

General Guidance

When completing the SoCG template please be precise. For example, in the description of development proposed, use the appropriate Spelthorne Local Plan site ID, as well as giving a site address (including a postcode or eastings/northings reference).

Signatories to the SoCG should include all relevant parties with a role in bringing forward the proposed development. This should include all landowners, agents, developers, and possibly end-users of the development (if known).

The SoCG template contains a series of free-text questions that are designed to be answered within 100 words. If for whatever reason answering one or more of these questions is not possible or proves difficult site promoters are welcome to seek guidance from the Strategic Planning Team. This may lead to completing the SoCG with a description of what issues remain for resolution at a future date.

Commercially Sensitive or Other Confidential Information

By submitting a SoCG you are consenting to the details about you and your site/s being published and available for public viewing. Any information that you consider to be confidential or commercially sensitive and would not want published should be excluded from this form.

By signing you are agreeing to the information provided being to the best available knowledge accurate, and that it can be used in preparation of the Spelthorne Local Plan – and used in evidence at the public examination of the Local Plan.

1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.
[Approximately 100 words recommended]

The site is included in the Pre-submission Local Plan 2022-2037 under ref AE3/006 and will be able to provide housing for the policy for the requirements of the plan within the proposed timescale.

The site's existing use is multi-let industrial and logistics and comprises 19 units in total. The tenancies are either let on leases or licences to a variety of national and local businesses. Due to contractual commitments the site is not immediately available however the landlord actively asset manages the site to ensure possession and availability can be gained for the plan period 2028-2032 for future redevelopment.

Subject to meeting the policies in the plan the site is deliverable within the plan period years 6-10. The site is rectangular in shape with primary access gained from Feltham Road with established residential uses on three boundaries.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.
[Approximately 100 words recommended]

The site is wholly owned by Roando Investments Limited with no adverse restrictions on title. The owner is not aware of any constraints that will impact the delay of development of the site other than short term contractual lease commitments in No 1 above.

3. Please provide a commentary on progress to making a planning application – such as pre-application advice, or if planning permission exists on all or part of the site.
[Approximately 100 words recommended]

The site does not have any historic or extant planning permissions other than the existing use. The owner or representatives of the owner have not made any pre-applications to the LPA.

4. Please provide a commentary on the site's delivery, for example a predicted start-on-site, the annual rate of delivery, and the development's likely completion date.
[Approximately 100 words recommended]

No timescales for the site's delivery can be provided.

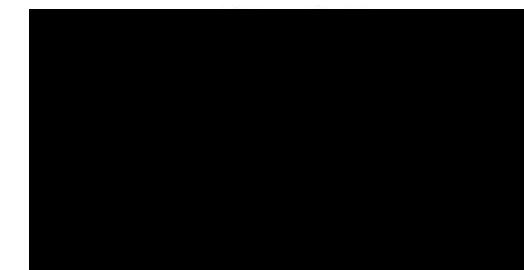
5. Please provide a commentary on engagement held with statutory bodies and if any agreements have been made. [Approximately 100 words recommended]

The owner has not engaged with statutory bodies other than for the existing operational use for the site.

6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

The owner is not aware of any technical constraints relating to the site at present.

7. Please provide a commentary on community benefits the site will offer – such as but not limited to land and/or buildings for education and community provision. [Approximately 100 words recommended]

Signed on behalf of Spelthorne Borough Council 	Date 26/9/24
Signed on behalf of Roando Investments Limited 	Date 30/08/2024

**Spelthorne Local Plan Site Allocation Statement of Common Ground
(SoCG)**

Between
Spelthorne Borough Council
And
[Developer/promoter]

Site Reference: ST4/023 and ST4/024

Site Address: Two Rivers Retail Park Terrace, Mustard Mill Road, Staines and Frankie & Benny's/Travel Lodge, Two Rivers, Hale Street, Staines.

Proposed Development: As per the details set out in the Pre-submission Spelthorne Local Plan 2022 – 2037.

Introduction

Spelthorne Borough Council (SBC) wants to ensure sites allocated in the Spelthorne Local Plan are achievable, where possible wholly compliant with all relevant planning considerations, and deliverable in a timely way. It is with that purpose in mind that landowners, agents and developers with a site likely to be included in the Spelthorne Local Plan are being asked to agree a Site Allocation Statement of Common Ground (SoCG). Each SoCG will be available to the Inspector appointed to examine the Local Plan so that they can satisfy themselves of the commitment to deliver each site and to meeting local plan requirements. SBC wants the process of agreeing a SoCG to be a frank but collaborative process for all parties concerned. This SoCG template has been designed with consideration to the possibility of future planning reforms. It is deliberately straightforward and only asks the questions that any landowner, agent, or developer would naturally ask themselves. SBC regards the viability and timely delivery of development as a high priority.

General Guidance

When completing the SoCG template please be precise. For example, in the description of development proposed, use the appropriate Spelthorne Local Plan site ID, as well as giving a site address (including a postcode or eastings/northings reference).

Signatories to the SoCG should include all relevant parties with a role in bringing forward the proposed development. This should include all landowners, agents, developers, and possibly end-users of the development (if known).

The SoCG template contains a series of free-text questions that are designed to be answered within 100 words. If for whatever reason answering one or more of these questions is not possible or proves difficult site promoters are welcome to seek guidance from the Strategic Planning Team. This may lead to completing the SoCG with a description of what issues remain for resolution at a future date.

Commercially Sensitive or Other Confidential Information

By submitting a SoCG you are consenting to the details about you and your site/s being published and available for public viewing. Any information that you consider to be confidential or commercially sensitive and would not want published should be excluded from this form.

By signing you are agreeing to the information provided being to the best available knowledge accurate, and that it can be used in preparation of the Spelthorne Local Plan – and used in evidence at the public examination of the Local Plan.

1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.
[Approximately 100 words recommended]

Site available for redevelopment from February 2032.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.
[Approximately 100 words recommended]

No constraints other than 3x 1954 Act protected leases.

3. Please provide a commentary on progress to making a planning application – such as pre-application advice, or if planning permission exists on all or part of the site.

[Approximately 100 words recommended]

Pre-app discussions held with Russ Mounty and Paul Tomson August 2021.

4. Please provide a commentary on the site's delivery, for example a predicted start-on-site, the annual rate of delivery, and the development's likely completion date.

[Approximately 100 words recommended]

The block is currently fully let to a variety of retail occupiers. Leases are not being granted beyond a block expiry date of February 2032.

5. Please provide a commentary on engagement held with statutory bodies and if any agreements have been made. [Approximately 100 words recommended]

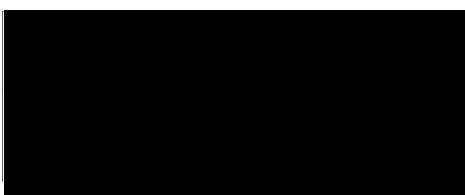
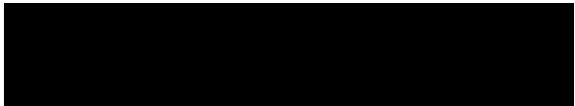
None to-date, only with SBC.

6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

None known.

7. Please provide a commentary on community benefits the site will offer – such as but not limited to land and/or buildings for education and community provision. [Approximately 100 words recommended]

Proposals include some Town Centre Uses.

Signed on behalf of Spelthorne Borough Council 	Date 06.01.25
Signed on behalf of [developer/site promoter] 	Date 10/12/2024
	