

Spelthorne Local Plan 2024 – 2039

Site Allocation Statements of Common Ground



January 2025



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Site Allocation Statements of Common Ground

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Years 11-15 (2034 – 2039)

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

**Between
Spelthorne Borough Council
And
A2Dominion Group**

Site Reference: SC1/021

Site Address: Land at Spelthorne Grove, Sunbury, TW16 7BZ

Proposed Development: Residential (C3): 250 net additional units (approx.)
Open space: Retention of existing or reprovision within the wider site.

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]

Availability

A2Dominion own the freehold of 128 nos. dwellings (118 flats and 10 houses)

The remaining 31 dwellings (29 flats and 12 houses) have been brought back — but as indicated in 2 below this is not considered an impediment to development as there are material benefits to the owners in agreeing to sell on to A2Dominion to facilitate this development.

The Open Space identified within the site allocation boundary belongs to Spelthorne Borough Council.

Suitability

The Site is brownfield site located within the defined boundary of the SP2 policy area for Sunbury Cross in the submission local plan.

Local Facilities - the site enjoys easy access to a range of school, retail and employment facilities. There is a range of local convenience shopping located within 400m walking distance at the Sunbury Cross Shopping Centre, and at the parade of shops on the A308 Staines Road West close to M3 Junction 1. The Sunbury International Business Park and Tesco superstore are also all within 800m walk of the site

Public Transport - The closest bus stops are located on the A303 and are 100m north of the site. They have frequent services to Staines, Heathrow Airport, Sunbury, Kingston, Twickenham. There are approximately 8-10 service per hour from these bus stops, which is a very good level of service. Sunbury Station is located 600m to the east of the site and provides services between London Waterloo and Shepperton. There are four services per hour in the peak and two services per hour in the off-peak.

c Pedestrian and Cycle Infrastructure is generally good including signalised crossings of main road and various local designated cycle routes.

Overall, the site is situated within one of the more sustainable locations in the Borough and is considered to be a highly sustainable location.

Deliverability

As per 4 below Subject to negotiating a viable development opportunity and negotiations on the acquisition of the units referenced above, a planning application could be submitted in 2026, and subject to the terms of the permission and pre commencement requirements, the site could look to deliver from 2028. The build period being circa 5/6 years — i.e. completion by 2033/2034 if works commence in 2028

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.

[Approximately 100 words recommended]

There are 147 flats and 22 houses located at Spelthorne Grove (within the boundary of the Estate Regeneration Scheme

A2Dominion own the freehold of 128 nos. dwellings, whilst the remaining 31 have been bought.

As with any Estate Regeneration scheme, the acquired units would need to be bought back to enable the whole site to be redeveloped and the full benefits of the proposals to be realised.

The purchase of these properties is not deemed to be an issue for A2Dominion, as homeowners will benefit from substantial building fabric improvements and improvements to the estate as a whole. Existing leaseholders will be bought out/ or offered alternative accommodation in the scheme.

The development programme will be devised to allow the decanting of residents into new accommodation if this is the option they chose.

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]

Request for pre-application advice submitted in October 2021. Meeting held with the development management team (including Planning Development Manager) on 22 December 2021 with written advice received in email dated 10 March 2022.

These addressed two proposals: 1 for 606 residential units and another for 503 residential units.

Various comments were made concerning the:

- Bulk, massing, height of the development,*
- The level of amenity space and parking provision,*
- The density of the scheme and impact on the immediate neighbours.*

Alternative plans have been produced to try and address the Council's concerns, albeit these demonstrate a conflict between the Council's desire to meet amenity and particularly parking standards in full; and the level of development that can then viably be accommodated on site.

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]

Subject to negotiating a viable development opportunity and negotiations on the acquisition of the units referenced in 2 above, a planning application could be submitted in 2026, and subject to the terms of the permission and pre commencement requirements, the site could look to deliver from 2028, with circa. 75 completions a year.

The build period being circa 5/6 years allowing for decants of existing residents — i.e. completion by the 2033/2034 if works commence in 2028.

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

There have been no discussions thus far with anyone other than officers of SBC as a viable scheme needs to be generated before any such discussions can be initiated

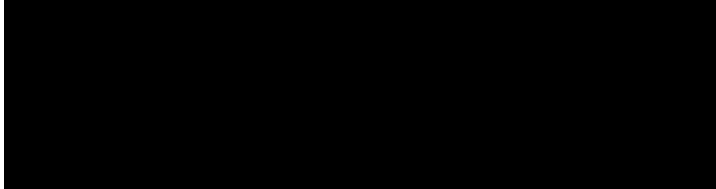
6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

Initial assessments in respect of ecology, arboriculture, transport/ highways and flood risk/ drainage confirm that there are no technical reasons why the Site could not be developed as proposed with appropriate mitigation/ management.

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]

- The replacement of buildings whose fabric is coming to the end of its life with new homes that are energy and water efficient and meet modern building standards thus addressing issues around fuel poverty.
- New and additional affordable homes mixed in type and tenure to create a mixed and balanced community, including ground floor accessible / adaptable units.
- New / enhanced usable open space and play facilities for all members of the community, with access to this open space contributing to physical and mental wellbeing.
- A car club, electric vehicle charging points, cycle park, accessible car parking spaces.
- Improved public realm in a car free environment prioritizing enhanced pedestrian and cycle links to encourage sustainable travel.
- Reduced flood risk.
- Biodiversity net gains.

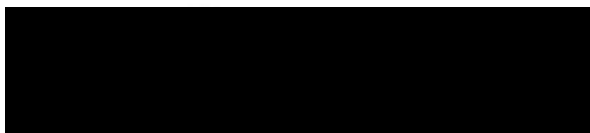
Signed on behalf of Spelthorne Borough Council



Date

26/9/24

Signed on behalf of [developer/site promoter]



Date

04.09.24

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

**Between
Spelthorne Borough Council
And
A2Dominion Group**

Site Reference: SN1/012

Site Address: Land at Stanwell Bedsits, De Havilland Way, Stanwell, TW19
7DE

Proposed Development: Residential (C3): 175 net additional units

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

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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]

Availability

A2Dominion own the freehold of 165 nos. studio flats / dwellings.

The remaining 75 properties have been brought back — but as indicated in 2 below this is not considered an impediment to development as there are material benefits to the owners in agreeing to sell on to A2D to facilitate this development.

Suitability

The Site is brownfield site located within the built up area of Stanwell.

Local Facilities — the site is located within walking distance to primary schools, retail, health and employment facilities. Stanwell High Street provides a number of local facilities including two convenience stores, an ATM, post office and Village Hall. Further, to the south there are two primary schools, a pharmacy and St David's Family GP.

Public Transport — overall there is a good level of service nearby:

Town Lane bus stops are located circa 600m from the site and serve the 442 bus route, providing services every 30 mins between Heathrow airport and Staines.

Bedfont Road bus stop is 650m from the site and serves the 203 and 555 routes. The 203 routes between Staines and Hounslow via Hatton Cross and provides a services every 30 mins. The 555 routes between Whiteley Village and Heathrow via Shepperton, and has a service every 60 minutes.

Pedestrian and Cycle infrastructure is generally good. Footways are provided on both sides of De Havilland Way, Douglas Road and the High Street. There are dropped kerbs and tactile paving provided over junctions and the surrounding roads are residential in character and therefore have low traffic flows and speeds which make them a pleasant environment for pedestrians and cyclists.

Deliverability

As per 4 below Subject to negotiating a viable development opportunity and negotiations on the acquisition of the units referenced above, a planning application could be submitted in 2029 and subject to the terms of the permission and pre commencement requirements, the site could look to deliver from 2031. The build period being circa 4/5 years — i.e. completion by the end of 2036 if works commence in 2030/2031.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.

[Approximately 100 words recommended]

A2Dominion own the freehold of 165 nos. dwellings (studio flats), whilst the remaining 75 have been bought.

Similar to a Council led Regeneration Scheme A2 Dominion are seeking to improve the quality of the homes and the wider neighbourhood through Regeneration of the existing estate.

A2Dominion will need to buy back the remaining units to enable the whole site to be redeveloped.

This is not deemed to be an issue, existing leaseholders will either be bought out or offered alternative accommodation in the scheme. The development programme will be devised to allow the decanting of residents into new accommodation if this is the option they chose.

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]

Request for pre-application advice submitted in October 2021. Meeting held with the development management team (including Planning Development Manager) on 1st February 2022 with written advice received in email dated 8th August 2022.

The advice addressed two proposals; 1 for 415 residential units and another for 402 residential units.

Various comments were made concerning the:

- Bulk, massing, height of the development;*
- Reduced level of amenity space and lack of parking provision; and*
- The density of the scheme and impact on the immediate neighbours.*

Alternative plans have been produced to try to address the Council's concerns, albeit these demonstrate a direct conflict between the Council's desire to meet amenity and particularly parking standards in full and the level of development that can then viably be accommodated on site.

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]

Subject to negotiating a viable development opportunity and negotiations on the acquisition of the units referenced in 2 above, a planning application could be submitted in 2029, and subject to the terms of the permission and pre-commencement requirements, the site could look to deliver from 2031, with circa 75 completions a year.

The build period being circa 4/5 years — i.e. completion by the 2036 if works commence in 2030/2031.

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

There have been no discussions thus far with anyone other than Officers of SBC. A viable scheme needs to be generated before any such discussions can be initiated.

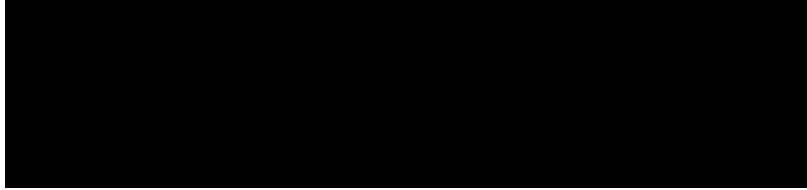

6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not

limited to highways, heritage, or ecology. [Approximately 100 words recommended]

Initial assessments in respect of ecology, arboriculture, transport/ highways and flood risk/ drainage confirm that there are no technical reasons why the Site could not be developed as proposed with appropriate mitigation/ management.

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]

- The replacement of buildings whose fabric is coming to the end of its life with new homes that are energy and water efficient and meet modern building standards and thus help address issues around fuel poverty.
- The replacement of the existing bedsits with a mix of one, two, three bedroom apartments, including ground floor accessible / adaptable units, thus creating a more 'mixed and balanced community' and addressing the housing mix deficiencies in the area identified in the GL Hearn 'Planning for Housing Delivery' report.
- Increased number and improved mix of affordable homes. New / enhanced usable open space and play facilities for all providing access to green space which improves physical and mental well being.
- Improved public realm and reduced car parking provision facilitated by a car club. Electric charging points for accessible spaces. An environment with enhanced pedestrian and cycle links which promotes sustainable travel.
- Reduced flood risk.
- Biodiversity net gains.

Signed on behalf of Spelthorne Borough Council 	Date 26/9/24
Signed on behalf of [developer/site promoter] 	Date 04.09.24

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

**Between
Spelthorne Borough Council
And
TT Group**

Site Reference: ST3/012

Site Address: STAINES GSC, FAIRFIELD AVENUE, STAINES, TW18 4AB

Proposed Development: Redevelopment of existing Staines Telephone Exchange building to provide residential development.

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.

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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 located within a highly sustainable location within Staines Town Centre, with the majority of services located within walking distance. The existing character of the site and its immediate surroundings, especially with permissions 21/01200/RMA and 19/00290/FUL, lends itself to residential development of scale, which in turn would also facilitate an improvement to the visual appearance of the site.

There are no significant constraints to the redevelopment of the site, albeit it is noted the site largely sits within Flood Zone 2, but given the current existing development on the site it is considered that the impacts could be adequately mitigated.

The site is available for development, considered suitable and is deliverable within the plan period.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.

[Approximately 100 words recommended]

There are no landownership constraints which would affect the delivery of the site within the plan period.

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]

No progress at present, however initial massing studies have been completed and the landowner is considering options in relation to progression of a planning application.

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 landowner is happy with the proposals put forward within the housing trajectory and are anticipating deliver prior to this.

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

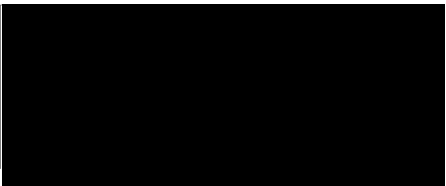

None at present. However, the landowner will be progressing these discussions in earnest prior to the submission of a planning application.

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 key constraint to the redevelopment of the site will be flood risk. The application will be supported by a detailed flood risk assessment, to demonstrate that there are no flood risk concerns from the proposed development and any required mitigation can be delivered. This is confirmed by the fact in the immediate surrounding environment, residential schemes have been found acceptable in flood risk terms.

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]

This will be confirmed through pre-application discussions.

Signed on behalf of Spelthorne Borough Council 	Date 06.01.25
Signed on behalf of [developer/site promoter] 	Date 23/12/2024