

Spelthorne Local Plan 2024 – 2039

Site Allocation Statements of Common Ground



January 2025



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Years 1- 5 (2024 – 2028)

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

**Between
Spelthorne Borough Council
And**

Thames Water Utilities Limited

Site Reference: AS1/003

**Site Address: Former Staines Fire Station, Town Lane, Stanwell, TW19 7JP
(Easting: 506044, Northing: 172719)**

Proposed Development: Residential development of approximately 50 dwellings

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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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 remains available for development. The fire service has vacated the premises and the site and existing buildings are currently disused. The site has also been subject to formal Clearance by Thames Water, confirming the land is no longer required for operational purposes. This allows the land to be sold on the open market.

The site is suitable for a residential development, being in a sustainable location within the existing built up area of Stanwell and in close proximity to public transport and local services.

The site has no technical or environmental constraints such that it would mean a residential development would not be deliverable.

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 in single ownership with direct access onto the public highway.

There are no land ownership constraints which would risk early delivery of a residential development at the site.

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-application advice, supported by an indicative scheme design, was taken from SBC in 2021. Advice from SBC will be factored into the scheme which forms the planning application.

Pre-application advice was taken from Surrey County Council Highways in 2022. A technical solution to provide suitable access and egress for vehicles will be provided in the planning application.

A study to understand ground contamination has been completed and discussions regarding supply of power are being undertaken. Valuers and cost consultants are also engaged to advise on the project.

A phase 1 ecology survey was undertaken in 2022. Bird surveys for Staines Reservoir and bat emergence surveys have been undertaken. Access and egress studies have been undertaken

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]

Due to delays in adoption of the Local Plan and in determining the disposal strategy it is anticipated that a planning application will be submitted in Summer 2025. Subject to planning permission being granted later in 2025, works will commence in 2026. It is expected that the development will be completed and all housing delivered in 2027.

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

Highways impacts and site access will be discussed with National Highways to ensure suitable provision and mitigation is proposed to ensure no adverse impact on the strategic road network is experienced resulting from the development.

The scope of any further bird surveys required to assess potential impact on the Staines Reservoir will be discussed and agreed with Natural England. Discussions are anticipated to take place before the end of 2024.

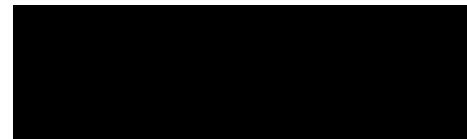
6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

The adjacent Staines Reservoir is a designated SSSI and Special Protection Area. A suitable scope of surveys will be undertaken in advance of the planning application, in agreement with Natural England, with suitable mitigation measures identified and built into the scheme design.

A technical solution to provide suitable access and egress for vehicles has been developed and will be provided in the planning application.

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 site will provide affordable housing at a level which is in accordance with the Local Plan and deliver housing needed within the borough.

Signed on behalf of Spelthorne Borough Council 	Date 26/9/24
Signed on behalf of Thames Water Utilities Limited 	Date 28/08/2024

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

**Between
Spelthorne Borough Council
And
[Developer/promoter]**

Site Reference: AS1/011

**Site Address: Former Bull dog Nurseries, Town Lane, Stanwell, Staines,
TW19**

**Proposed Development: Erection of 25 Residential units within two number
blocks up to 5 storeys in height with associated access and parking**

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 available, it is held in a Freehold and there are no tenancies or restrictive covenants and easements that would constrain or otherwise impact upon the proposed level of development

The site is considered suitable for residential development, as is evidenced by the previous development of part of the former Bulldog Nurseries site for residential purposes, the recent development of the former Ashford Hospital Maternity Wing, the allocation of the adjoining Fire Station for residential purposes together with the proposed development of former commercial premises on the South Side of London Road for residential development

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 land ownership constraints, the Freeholder owns the entire site of the former Bulldog Nurseries including the area previously developed and therefore has control over the access to the site and the inclusion of any of the area currently occupied by the recent development, i.e garden land, within the proposed development site

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]

If the site is included as a site for development a group of specialist professionals has already been assembled within a prospective development team to deal with all matters pertaining to the development of this site, including highways, bio-diversity, energy efficiency, contamination and landscaping

Discussions would need to begin with a nominated social housing provider.

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]

If the site were to be allocated for inclusion within the list of sites suitable for residential development, an application of planning permission would be submitted within 9 months of that date. Subject to the discharge of planning

conditions within a reasonable time then development would commence within 18 months of the allocation date. A two year development phase is considered appropriate.

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

No discussions have taken place with any Statutory Body other than the Local Planning Department on the principal of development and Surrey Highways Authority with respect to the best option of access to the site, i.e use and widening of the existing access.

The possible inclusion of the land of the former Public Conveniences in the north west corner of the former Bulldog Nurseries site has been discussed informally with the County Asset team.

General discussions have been undertaken with Thames Water Development Services

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]

Highways access issues to be discussed and the favored options to achieve a satisfactory solution.

The ground conditions are suitable for any form of development, including basement and undercroft parking

Mains sewers are in close proximity to the site with Town Lane and it is considered, from preliminary examination, that these have the capacity to support this development

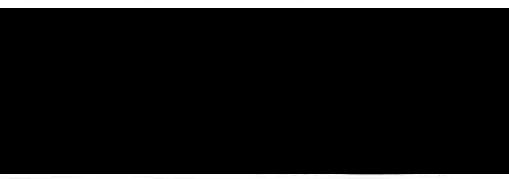
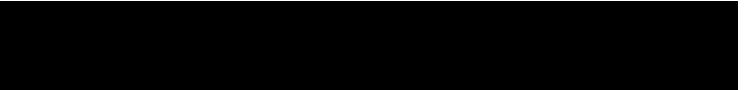
Electrical supplies to the site are available as would be required to support this development.

Space would be available for bio-diversity enhancements given the proximity of the nearby area of the reservoir

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 development of an untidy looking site in a prominent area.

The provision of 25 residential units in close proximity to all amenities including bus routes to all local areas, adjacent to a Local Hospital. The site is within walking distance of Ashford Town Centre and the railway station. Staines Town Centre is 2km to the west and this is a major area of employment. Heathrow Airport lies 2 km to the north and this is a major commercial hub, and the largest cumulative employer of people in the region

Signed on behalf of Spelthorne Borough Council 	Date 5/12/24
Signed on behalf of site promoter 	Date 5 th September 24

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

**Between
Spelthorne Borough Council
And
[Developer/promoter]**

Site Reference: AS21006

Site Address: Land East of Desford Way

Proposed Development: Site to Accommodate Travelling Showpeople

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 Spelthorne Borough Council's 2018 Gypsy and Traveller Accommodation Assessment (GTAA) identified the need for 15 plots to accommodate Travelling Showpeople within the Borough from 2020 to 2035. In response, the Council's Local Plan Preferred Options Report (November 2019) allocated 15 plots for Travelling Showpeople at Land West of Edward Way (site reference: AS2/005), which is under the control of Ashford Corporation Ltd. However, after discussions with the landowner, Land East of Desford Way (site reference: AS2/006) was chosen as the preferred site to fulfil the Borough's identified wider need to accommodate Travelling Showpeople. An outline planning application, with all matters reserved except access, was submitted on June 6th 2022 (Planning Reference 22/00798/OUT). This application was withdrawn in October 2022 to allow for additional ecological surveys. A revised application was registered on June 1st 2023 (23/00680/OUT) seeking outline planning permission with all matters reserved except for access to accommodate Travelling Showpeople (Sui Generis). The revised determination date is February 3rd 2025

The site remains available and, subject to planning consent, can be delivered within the timeframe required by the replacement Local Plan.

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 owned and managed in a 50/50 partnership by Ashford Corporation Ltd and Openway Investments Ltd, which ensures a streamlined approach to its development. As long as planning consent is secured and the necessary access arrangements onto the A30 London Road are approved, there are no anticipated land ownership issues that could obstruct or delay the project's progression. The ownership of the site by a single entity, Ashford Corporation Ltd, eliminates the complexities often associated with multiple stakeholders, thereby facilitating a smoother and more efficient development process.

This single ownership allows for greater flexibility in responding to any emerging challenges and ensures that decisions can be made swiftly to keep the project on track. Furthermore, the clear title and unencumbered status of the land provide a solid foundation for moving forward with the proposed development, making it highly unlikely that legal or logistical obstacles will arise related to land ownership. As a result, once planning consent and access approvals are in place, the development is well-positioned to proceed without significant delays, paving the way for the timely preparation and occupation of the site.

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]

Following discussions initiated by the Council in November 2021, an initial outline planning application (Planning Reference 22/00798/OUT) was submitted on June 6th, 2022, with all matters reserved except access. However, issues raised by statutory consultees during the Council's consultation process necessitated additional surveys, which extended beyond the application's determination period. Consequently, the application was withdrawn on October 17th, 2022.

After completing the required wintering bird surveys and other site investigations, a revised outline application (23/00680/OUT) was submitted in June 2023. To support the examination hearings for the new local plan, a statement of common ground was prepared in April 2023. Due to the pause in progressing the local plan, the Council has extended the determination period until February 3rd, 2025. During this time, the Applicant's consultants have been collaborating with National Highways to address site access to the A30. Following a Council meeting on the 25th October 2024 it was agreed to propose to the Inspector the Green Belt allocations (including AS2/006) as submitted to the Planning Inspectorate on 25 November 2022 are included in the new local plan and the Chair of the Environment and Sustainability Committee has written to the Inspector accordingly.

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]

With planning consent expected to be granted in February 2024, and ongoing collaborative discussions with the Showmen's Guild of Great Britain, preparations for the site could potentially begin as early as the Summer of 2025, contingent upon the successful discharge of all pre-commencement conditions. This timeline has been carefully devised to ensure that the project progresses smoothly and efficiently, allowing for the timely development of the site.

If the project adheres to this schedule, the first plots may be ready for occupation by the fourth quarter of 2025. The development plan includes the comprehensive installation of essential infrastructure across the entire site, ensuring that all necessary utilities and amenities are in place to support the

Travelling Showpeople community. Plot availability will be strategically phased and tailored to meet the specific needs and preferences of the Travelling Showpeople, providing them with a functional and accommodating environment that aligns with their unique lifestyle requirements.

This approach not only aims to meet the immediate demand for plots but also considers the long-term sustainability and growth of the community within the site. By working closely with the Showmen's Guild and other stakeholders, the development team is committed to delivering a site that is both practical and sensitive to the cultural and operational needs of the Travelling Showpeople, while also integrating seamlessly into the broader community.

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

Extensive consultations have been undertaken with various key stakeholders, including Spelthorne Council departments, National Highways, Heathrow Airport, Surrey Wildlife Trust, the Environment Agency, Surrey County Council, as well as neighboring residents and landowners. Throughout this process, the development team has worked diligently to address any concerns or issues raised by these parties. This has involved the submission of additional documentation, detailed surveys, clarification points, and updated drawings to ensure that all feedback is thoroughly considered and incorporated into the planning application.

Most of the concerns raised by these stakeholders have been successfully resolved, reflecting the collaborative approach taken to ensure the proposed development aligns with the diverse interests and requirements of the community and regulatory bodies. However, one outstanding issue remains with National Highways. The development team is currently awaiting a response from National Highways to the most recent correspondence, which was sent on August 16th, 2024. This correspondence specifically addresses a Departure Note, which is a critical document needed to move forward with the project. Once this issue is resolved, it is anticipated that the development will have satisfactorily met all necessary criteria to proceed to the next stage of the planning process.

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]

In June 2023, a revised outline planning application was submitted to address the concerns previously highlighted by the Council and Statutory Consultees regarding several critical issues, including highway access, biodiversity preservation, and Green Belt regulations. The resubmission also responded to

earlier feedback concerning the design and visual impact of the proposed site intended for Travelling Showpeople.

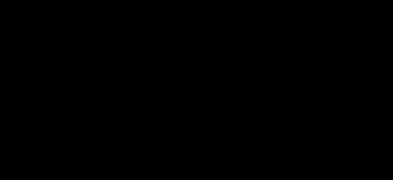
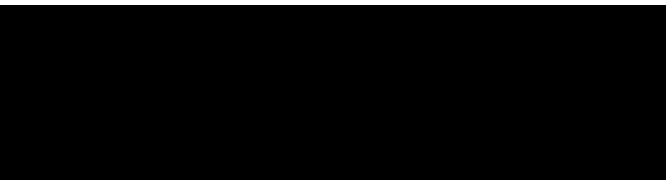
The current application incorporates significant modifications aimed at resolving these issues, ensuring that the proposed development aligns with local planning requirements and environmental standards. Notably, the application sought to address the sites Green Belt designation by focussing on the very special circumstances for the development.

. By aligning the development with up to date policies, the revised application seeks to demonstrate its compatibility with both national and local planning objectives, while addressing the specific needs of the Travelling Showpeople community in a way that is sustainable and sensitive to the surrounding environment.

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]

According to the 2018 Spelthorne Borough Council Gypsy and Traveller Accommodation Assessment (GTAA), there is a recognised need for a dedicated site in Spelthorne to accommodate up to 15 plots for Travelling Showpeople within the Borough between 2020 and 2035. This need reflects the unique lifestyle and requirements of the Travelling Showpeople community, who require specialised spaces for both residential use and the storage and maintenance of their show equipment.

The proposed site at Land East of Desford Way offers a strategic opportunity to fulfil this requirement within a single, well-considered location. This site can be carefully planned and developed to cater specifically to the needs of the Travelling Showpeople, ensuring they have access to the facilities and infrastructure necessary to support their way of life. Additionally, by adopting a thoughtful design approach, the development can be integrated harmoniously into the surrounding area, fostering a sense of cohesion with the broader community. This integration will be crucial in promoting social inclusion and ensuring that the development contributes positively to the local environment and economy.

Signed on behalf of <u>Spelthorne Borough Council</u>	Date
	5/12/24
Signed on behalf of [developer/site promoter]	Date
	5/11/24
Signed on behalf of [developer/site promoter]	Date
	5/11/24

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

**Between
Spelthorne Borough Council
And
[Developer/promoter]**

Site Reference

AT1/002

Site Address

Land East of Ashford Sports Club, Woodthorpe Road, Ashford, TW15 3JX

Proposed Development:

Redevelopment of the Site for residential (C3) purposes, to contribute to the enhancement of the adjacent sports facilities at Ashford Sports Club

Introduction

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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 surplus to Ashford Sports Club Limited's requirements, is not fit for purpose for sports use, does not fulfil an open space or recreational role and was most recently used on a temporary basis as a compound by Esso for new pipeline works. It is therefore available for development immediately.

The Site performs well in housing, sustainable travel and economic growth objectives and has a lack of overriding technical constraints and limited landscape value.

Furthermore, Spelthorne Borough Council's own independent assessment of the Site as appended to the public information pack to support the Environment and Sustainability Committee of 29th Feb 2024 concluded that the Site's Green Belt performance was 'weak' – the lowest score category available.

The Site is therefore sequentially preferable to be released from the Green Belt causing minimal harm.

A future application for the Site could be brought forward in parallel with the emerging Local Plan following the selection of Welbeck Land as a development partner. This provides certainty the Site is deliverable in the short term, within Years 1 – 5 of the Local Plan period as currently identified.

The inclusion of the Site as an allocation would provide a significant contribution to remedying this shortfall.

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 land ownership constraints that would affect or delay the development of the Site for residential purposes. Welbeck Land are Ashford Sports Club Limited's (the freehold owners of the Site) preferred Development Partner to promote the Site and its draft allocation through the Local Plan process.

The Site is subject to a covenant in favour of Surrey County Council, who Welbeck Land and their advisors have been liaising with, to agree the removal of this covenant. Montagu Evans is working closely with SCC and positive progress is being made to agree Heads of Terms as follows: "An Option Agreement between the Landowner/Land Promoter and the Covenant Holder to call for the release, with full title guarantee, of the Restrictive Covenant by way of a deed of release." The release or removal

of this covenant will occur on either the grant of planning permission or the sale of the land to a developer to ensure the consented scheme comes forward.

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]

Ashford Sports Club have undertaken initial discussions with officers regarding the potential development of the Site, outlining how this will help secure vital funds to reinvest back into the club and their other local sporting facilities.

The Site has been put forward at all stages of the Local Plan process including Call for Sites, Preferred Options Consultation, Regulation 19 Consultation, and any relevant public information evenings.

It is proposed that formal pre-application discussions are entered into with the Council in the coming months further to the Site being retained as an allocation in the emerging Local Plan, with a view to bringing forward a formal planning application at the earliest and most appropriate opportunity.

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 when planning permission is granted for the development of the Site, it is anticipated that works could be commenced immediately upon the approval of relevant pre-commencement conditions and s106 obligations.

Whilst the annual rate of delivery and likely completion date is subject to the final scheme details and the securing of a planning permission, we consider it reasonable to conclude that assuming a 2024/2025 planning consent the development could be completed in 2026/27. This is within Years 1 – 5 of the Local Plan period (2022 – 2027).

The delivery of the Site in accordance with the draft allocation would make a substantial contribution to Spelthorne's housing land supply.

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

So far, limited engagement has been undertaken with statutory bodies, except for discussions carried out with Surrey County Council in relation to the existing covenant and highways matters.

It is expected that further engagement will be undertaken in coming months, alongside formal preapplication discussions and the preparation of the formal planning application, which will then be submitted at an appropriate time thereafter.

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]

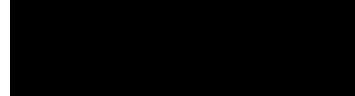
The Site has no absolute constraints which would inhibit its potential to be brought forward for residential development, as follows:

- There are no recorded past uses with contaminative potential;
- There are no issues in relation to minerals / waste safeguarding;
- The Site is not sensitive from a biodiversity, agricultural or heritage perspective;
- The Site is not within a landscape character area;
- The Site is not located within Flood Zone 3;
- The Site is not located within a public safety zone; and
- The Site is outside the Heathrow Noise Contour Area

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]

Financial receipts received from the redevelopment of the Site will be used by Ashford Sports Club Limited, a non-profit making entity to help finance their sporting and community facilities on the adjacent site and the other sports facilities which they manage within the Borough, to help ensure their long term future to the benefit of all its existing and future members.

There is ambition to improve, expand and develop these facilities, and proceeds from development will be reinvested to serve the community. This will facilitate the attractions of a greater membership pool, for the good of the Borough, and promote health, wellbeing and other social benefits across their facilities.

Signed on behalf of Spelthorne Borough Council 	Date 8/12/28
Signed on behalf of [developer/site promoter] 	Date 30.08.24

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

**Between
Spelthorne Borough Council
And
[Developer/promoter]**

Site Reference: HS1/002

Site Address: Land at Croysdale Avenue / Hazelwood Drive, Sunbury, TW16 6QN

Proposed Development: Residential (C3): 67 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

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 available as there are no legal or ownership impediments to development (discussed below).

The Site is suitable for development in that it provides an appropriate location for development which has been established through the emerging Local Plan and its associated evidence base.

An application for 67 units was refused in November 2023 (ref. 23/00070/FUL) the decision citing the site was contrary to Saved Policy GB1 of the Spelthorne Borough Local Plan 2001 and the emerging Local Plan had not reached a stage where it could be given sufficient weight to the draft site allocation. An appeal against the refusal was subsequently submitted and is now live (ref. APP/Z3635/W/24/3343497). The Site is therefore deliverable in the context of the NPPF on the basis that if allowed, the scheme will be completed in the first five years of the Plan. A Delivery Statement was submitted as part of the appeal which confirmed that completion was targeted by January 2027 (Appended 1).

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 within single ownership (of Angle Property) and the owner is in advanced negotiations with Bellway to develop the Site. Consequently, there are no land ownership constraints which may affect or delay development.

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]

An application for 67 units was refused in November 2023 (ref. 23/00070/FUL) and an appeal against the refusal was subsequently submitted and is now live (ref. APP/Z3635/W/24/3343497). The Hearing date is set for 22nd October 2024.

It is noted in the Statement of Common Ground signed for appeal 3343497 in August 2024 that two reasons for refusal (aside from the Green Belt reason) were applied by the Council. These related to (2) the need for a detailed qualitative assessment of ecological function of lost habitats and (3) waste and recycling strategy. It has subsequently been agreed that subject to appropriate conditions, the Council will not be inviting the appeal Inspector to refuse planning permission on such grounds.

The only substantive matters to now be considered at the appeal relate to Green Belt policy as the emerging Local Plan has not reached the stage where significant weight could be attached to the site allocation and very special circumstances

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 the appeal being allowed in December 2024, the stages for delivering the scheme are set out as follows (as set out in Appendix 1).

3 – 6 months after Appeal decision issued: December 2024 – June 2025:

- Angle Property completes sale to housebuilder;
- Appointment of Registered Provider for delivery of onsite Affordable Housing;
- Preliminary Work Prior to Start on Site; and
- Discharge of Planning Conditions

7 to 24 months after Appeal decision: July 2025 – December 2026

- Formation of roads and site wide drainage and amenity infrastructure;
- Building out of homes and completion of the Sales area; and
- Building and fitting out of houses and flats to agreed specifications

25 months after Appeal decision: January 2027

- Completion of development.

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

The Applicant has been engaged with Spelthorne Borough Council in discussions during the application process and remains in these for the Appeal process.

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 Site is not subject of any significant technical constraints that would inhibit the delivery of the Site as envisaged by the site allocation.

There is a TPO tree on the Site, however this is to be retained and is incorporated within the Development.

It is expected that the Development will make a contribution to upgrading the existing 'Croysdale Ave' bus stops on Green Street.

A full suite of technical supporting reports have been submitted in support of the Application.

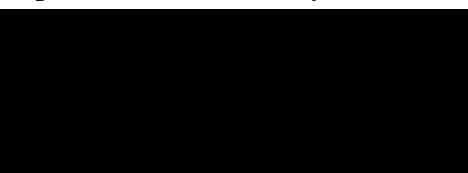
7. Please provide a commentary on community benefits the site will offer – such as but not limited to land and/or buildings for education and community provision. [Approximately 100 words recommended]

The Development will provide improved pedestrian access through the Site as well as publicly accessible amenity space which is considered to be a community benefit.

The Development will improve the pedestrian/cycle/limited vehicle access to School Walk footpath. This will improve access for local residents to Hawkedale Primary School, the Scouts Centre and specialist care home

The Development will also provide 50% affordable housing, comprising 34 affordable dwellings, of which 8 are to be First Homes and 26 will be Social Rented.

The Development includes an area of open space towards the site frontage that will serve residents of the proposed housing but will also be accessible to the local community

Signed on behalf of Spelthorne Borough Council 	Date 24/10/24
Signed on behalf of [developer/site promoter] 	Date 21/10/2024

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

**Between
Spelthorne Borough Council
And
[Developer/promoter]**

Site Reference: HS1/009

Site Address: Bugle Nurseries, Upper Halliford Road

Proposed Development: Residential (C3): 79 units (approx.)

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]

The Site is available as there are no legal or ownership impediments to development (discussed below).

In terms of suitability, the Site is defined as previously developed land (part derelict) and is in an appropriate location for development and so is suitable for development.

The Site is deliverable, and development would comprise a single phase of construction taking place over 18 months.

Upon the grant of planning permission for an 80 unit scheme, this would be built in a single-phase taking place over 18 months. The Site is therefore deliverable in the context of the NPPF on the basis that the scheme will be completed within the first five years of the Plan.

The Site has an extant planning permission (ref. 24/00443/RMA) for a 31-unit scheme.

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 solely owned by Angle Property and so there are no land ownership constraints that would impact the development of the site.

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]

As noted, the Site has an extant planning permission (ref. 24/00443/RMA) for a 31-unit scheme.

The site owner made a planning application for development of 80 housing units in line with the draft Local Plan allocation. This was refused permission; the site was contrary to Saved Policy GB1 of the Spelthorne Borough Local Plan 2001 and as the emerging Local Plan had not reached a stage where it could be given at which the Council could give sufficient weight to the draft site allocation.

The Applicant intends to submit a new planning application for an 80 unit scheme later in 2024 to enable planning permission to be granted once the new Local Plan nears adoption.

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]

Upon obtaining planning permission for an 80 unit scheme, this would be built out in a single phase taking place over 18 months.

If outline planning permission is granted in Summer 2025 (subject to a late 2024 submission), reserved matters approval would then be sought, and conditions discharged to enable construction in Summer 2026.

The scheme would be delivered in a single phase of construction taking place over 18 months. The 80 housing units would be expected to be delivered by late 2027, in accordance with the delivery timeframe outlined within the draft site allocation (years 1-5 of the 2022-2037 plan period).

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

The Applicant has been engaged with Spelthorne Borough Council in discussions during the various application processes which have taken place on the Site.

The planning application for development of 80 housing units in line with the draft allocation demonstrated that any detailed design matters can be resolved and that once the Local Plan nears adoption planning permission can be progressed without delay.

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 Site is not subject of any significant technical constraints that would inhibit the delivery of the Site as envisaged by the site allocation.

It is expected that the Development will improve the existing access points by widening and improving these. The existing secondary access from Upper Halliford Road will be removed and the public footpath retained. Further, the proposals include the provision of a pedestrian crossing in the form of a pelican crossing providing access between the Site and Halliford Park.

The proposals include the provision of approximately 2.56 hectares of public open space including the aggregate processing facility which will be

returned to a natural state, thus eradicating disused buildings and delivering ecological and biodiversity benefits.

The planning application for development of 80 housing units in line with the draft allocation demonstrated that any detailed design matters can be resolved and that once the Local Plan nears adoption planning permission can be progressed without delay.

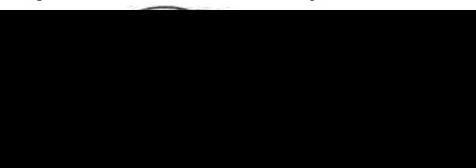
A full suite of technical supporting reports will be submitted in support of the new application.

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 proposed scheme will deliver 40 affordable dwellings (50% affordable housing provision).

The development will improve the existing access points as well as improve safety around the Site through the inclusion of a new pelican crossing for residents which is considered to be a community benefit.

The provision of approximately 2.75 hectares of public open space is a considerable benefit for the local community which includes play space for public use.

Signed on behalf of Spelthorne Borough Council 	Date 5/12/24
Signed on behalf of [developer/site promoter]	

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

**Between
Spelthorne Borough Council
And
The Diocese of London**

Site Reference: HS1/012

Site Address: Land East of Upper Halliford, Nursery Road, Upper Halliford,
TW16 6JW (easting: 50933, Northing:169221)

Proposed Development: The Site has been allocated to deliver approximately
60 residential units

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]

Available: The London Diocesan Fund (LDF) own the freehold of the whole site. It can be made available to come forward immediately. Pre-application discussions have been held with the local planning and county highways authorities.

Suitable: The Site is sustainably located adjoining the built-up area of Upper Halliford, a short distance from Upper Halliford Station. Residential development extends to the east and west of the Site and it is suitable to deliver a minimum of 60 dwellings. There are no significant site constraints beyond the site's Green Belt status.

Deliverable: The landowner has entered into an agreement with a developer (Bellway Homes)

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 freehold is owned by London Diocesan Fund and this is sufficient to accommodate the c. 60 homes identified in the allocation.

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]

Formal pre-application discussions have taken place with Spelthorne and the County Highways Authority. Following the Pre-Application in August 2022 the feedback received has fed into the proposal's design evolution aside from the issues of prematurity and the emerging Local Plan, both Spelthorne and the CHA are generally supportive of the pre-application proposals. A planning application can be submitted quickly.

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 Site can come forward either in tandem with or prior to the site HS1/012b to the south whose access will be provided for. Subject to planning consent and scheduled phasing with the land to the south the development could start on site 2026 and the full amount of housing could be delivered in two years, subject to market absorption rates, with potential for completion from 2027.

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

LDF has promoted the Land East of Halliford Road, being this allocation and HS1/012b for development throughout the plan preparation process. In addition, constructive engagement with Spelthorne Council's planning policy and development management teams, and County Highways Authority has taken place.

Bellway Homes has also carried out consultation with the local community in March 2023 on the upcoming planning application on the site, in the form of a community newsletter which provided an overview of their proposals.

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]

Green Belt: The Site sits wholly within the Green Belt. The Council's Green Belt Assessment Stage 3 report July 2022 concludes that the site was moderately performing against the urban sprawl purpose but weakly performing against all other purposes and that the release of this parcel in isolation would have limited impact on the performance of the wider Green Belt, although release in combination with HS1/012b and HS1/009 (Bugle Nurseries) would result in a degree of harm to the wider Green Belt function. However, it is noted that site HS1/009 has subsequently been the subject of a planning application 19/01022/OUT for 43 residential units and 62 bed care home which was refused and an appeal dismissed. A further application 20/00123/OUT for 31 dwellings was refused but allowed on appeal with the Inspector concluding the site would not constitute inappropriate development within the Green Belt

Landscaping: The Site is bounded by a number of mature trees with some sited along the southern boundary subject to a Group TPO. Several of these trees may need to be removed to facilitate the delivery of the access to the adjoining allocation HS1/012b but an area of landscaped open space at the southern end of HS1/012 can strengthen this landscaping.

Highways: The proposals have been discussed through positive pre-application engagement with the County Council's Highways Team. These discussions confirmed the opportunity for promoting sustainable transport, this site being acknowledged by the CHA to be well located for public transport infrastructure.

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 proposal will include delivery of at least 60 dwellings including 50% affordable homes. The proposal will also include provision of high quality open space and can support improvements to Upper Halliford Park 200m to the south of the site, which provides a children's play area and a significant area of general amenity space.

The scheme can enable access to the allocation HS1/012b to the south and onwards to Bishop Wand Secondary School. HS1/012b is within the ownership of the LDF. Bishop Wand Secondary School is a London Diocesan Board for Schools church school.

Signed on behalf of Spelthorne Borough Council 	Date S12h4
Signed (by Iceni – planning agent) on behalf of London Diocesan Fund 	Date 24/10/24

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

**Between
Spelthorne Borough Council
And
The Diocese of London**

Site Reference: HS1/12b

Site Address: Land East of Upper Halliford, Nursery Road, Upper Halliford,
TW16 6JW (easting: 50933, Northing:169221)

Proposed Development: The Site has been allocated to deliver 20 residential units alongside new sixth form college provision.

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

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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.

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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]

Available: The London Diocesan Fund (LDF) owns the freehold of the whole Site together with site HS1/012. It can come forward immediately upon planning permission being granted.

Suitable: The Site is sustainably located adjoining the built-up area of Upper Halliford, a short distance from Upper Halliford Station. The site is adjoined by development along the western of the Site (and residential development is proposed to the north in the Local Plan). It is suitable to deliver approx. 20 dwellings and provide for a new sixth form provision.

Deliverable: Following the Pre-Application in August 2022, a high level masterplan has been drawn up to show how the site could be delivered as part of the site promotion process. The development can be built out in under five years following adoption of the Local Plan. Prior to adoption of the Local Plan the site remains in the Green Belt therefore development will not be acceptable however if the Local Plan is adopted as submitted there will be no objection to the site subject to further details provided on delivery of education provision.

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 known land ownership constraints which may affect the delivery of development. LDF own the freehold to the Site including the Site access. The site will be accessed through LDF owned allocation HS1/012 land to the north which will provide for this access as part of its planning proposal.

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-application discussions on the wider allocation have been held with the County Highways Authority and Spelthorne Borough Council. The feedback received has fed into the proposal's design evolution.

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 Site can come forward either in tandem with or shortly following the site HS1/012 to the north which will provide for its access. Subject to planning consent and scheduled phasing with the land to the north the development could start on site 2026 and the full amount of housing could be delivered in one phase with potential for completion from 2028. Provision for sixth form education would be subject to alignment with the Schools Commissioning Authority and Education Provider.

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

LDF has promoted the Land East of Halliford Road, being this allocation and HS1/012 for development throughout the plan preparation process. In addition, constructive engagement with Spelthorne Council's planning policy and development management teams, and County Highways Authority has taken place.

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]

Green Belt: The Site sits wholly within the Green Belt. The Council's Green Belt Assessment Stage 3 Report July 2022 concludes *"It is considered that if the parcel was released in isolation it would have limited impact on the performance of the wider Green Belt. It is noted however, that while the northern portion of the parcel, as a result of its position towards the north of the strategic gap and sense of enclosure plays only a limited role in relation to the merging of settlements, if the parcel is released in combination with parcel HS1/009 to the east, there would be both a reduction in both physical and perceptual separation between Ashford/Sunbury-on-Thames/ Stanwell and Upper Halliford". Notwithstanding this, the conclusion of the assessment is that the parcel would perform weakly against purposes 2,3 and 4 and its strategic importance was concluded to be 'partly less important'.*

In October 2024 Spelthorne Council approved recommendations to request the resumption of examination hearings with the inclusion of green belt sites that were included in the Local Plan submitted in November 2022, this includes both HS1/012b and HS1/012. [Topic Paper: Exceptional Circumstances](#) sets out in section 2 the assessment of exceptional circumstances as part of Local Plan process and 2.21 provides details on HS1/012b. This concludes that exceptional circumstances can be robustly demonstrated to justify the release of the site from the Green Belt.

Landscaping: The Site is bounded by a number of mature trees with some sited along the northern and western boundary subject to a Group TPO.

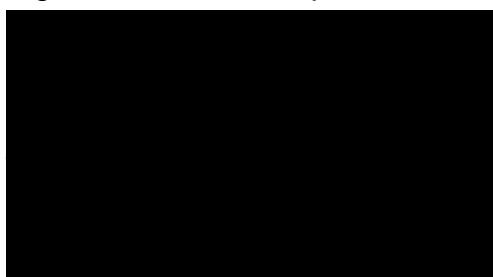
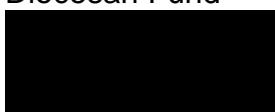
Several of these trees on the northern boundary may need to be removed to facilitate the delivery of the access from the adjoining allocation HS1/012. Highways: The proposals have been discussed through positive pre-application engagement with the County Council's Highways Team.

As mentioned in the draft Local Plan Site Allocation Assessment (June 2022), the site presents the opportunity confirmed for promoting sustainable transport, this site being acknowledged by the CHA to be well located for public transport infrastructure.

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 allocation could facilitate a new sixth form provision for the local community. Currently there is extremely limited provision within the Borough and many local residents need to travel outside of the area to obtain further education. This sixth form facility would make significant provision to provide much greater opportunities to local people and reduce their need to travel.

The proposal will include delivery of 50% of homes as affordable homes. The proposal will also include provision of high quality open space and can support improvements to Upper Halliford Park 200m to the south of the site, which provides a children's play area and a significant area of general amenity space.

Signed on behalf of Spelthorne Borough Council 	Date 15.01.25
Signed (by Iceni – planning agent) on behalf of London Diocesan Fund 	Date 15.01.25

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

**Between
Spelthorne Borough Council
And
[Developer/promoter]**

Site Reference: HS2/004

Site Address: 201 Nursery Road - Land South of Nursery Road, Sunbury On Thames, TW18 6LX

Proposed Development: Residential (Class C3) 41 units (approximately)

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]

The site is a draft allocation within the Local Plan with a delivery time frame of (1-5 years). The site is available as there are no legal or ownership impediments to the development of the site. The site is suitable as it would provide an appropriate location for development when considered against the limited constraints of the site and taking into account their potential to be mitigated. The site is achievable as there is a strong prospect that the development will be commenced within this time frame. Overall, the site is considered highly deliverable and can provide an important contribution to housing delivery in the early part of 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]

PLP holds a long term option on the site which allows for submission of an application upon the adoption of the local plan. Following the granting of planning permission, PLP can immediately complete the land purchase and deliver the planning permission immediately.

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]

A pre-application meeting was held with officers at Spelthorne Council in 2018 and it was agreed that the site should be promoted through the plan making progress.

The project team has also held pre-application discussions with Surrey County Council regarding the access to the site and potential for improvements to the footpath network, as suggested in the allocation.

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]

As set out, there are no legal or technical impediments to bringing forward a planning application immediately following the adoption of the Local Plan. It is predicted that a planning application would be ready for submission by mid-2025. On the basis of a full planning approval in Q4 2025, a start of site is anticipated mid-2026. Allowing for an 18 month build program it is assumed that all 41 dwellings would be delivered in 2027 -2028 as per the expected program. The landowners are committed to the sale and

development of the land and are at an advanced stage of negotiation with a developer. The developer in mind is under an obligation to submit a planning application at the earliest opportunity.

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

As set out, the project team has undertaken engagement with the County Highway Authority. No technical objections to the delivery have been identified and options have been identified for improvements to the local highway and footpath network which would cover the following matters:

- Upgraded lighting on the underpass/ route to the station
- Dropped kerbs/ tactile paving at the junction of old Nursery road and Nursery Road
- Widening of the existing old Nursery Road footway to 2m
- Upgrading the existing bus stops on Nursery Road.

SCC has agreed that there is no requirement for further junction survey or assessment work in order for the allocation of the site to be justified.

No other engagement has taken place with statutory bodies or is considered necessary at this stage of the plan making progress. No objections to the allocation of the site have been made by any statutory bodies.

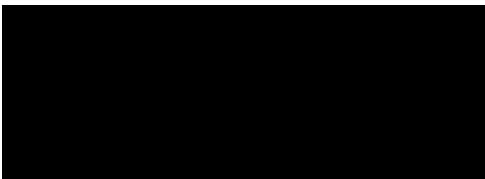
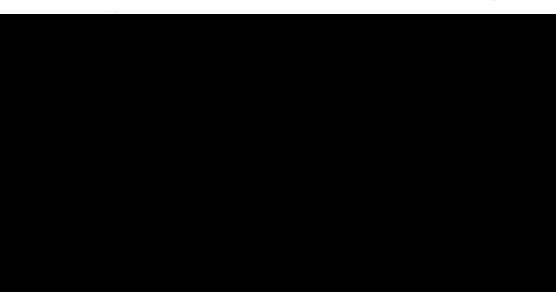
6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

No technical constraints to development have been highlighted as part of the ongoing due diligence of this site. There are no constraints in respect of heritage, landscape, flood risk or drainage. As indicated from the EA mapping, all of the land is within flood zone 1. The potential enhancements to the highway network are set out above. In respect of ecology there are no known protected species on site which would provide an impediment to delivery. A package of biodiversity net gains will be secured and delivered as part of any future planning application, part if not all can be secured on site within the areas shaded green on attached plan.

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 site is designated for a relatively low number of dwellings. There is no capacity on site for delivery of any community benefits. Nevertheless the development of the site will deliver much needed market and affordable

housing in the early part of the plan period. The housing will provide Community Infrastructure Levy to fund improvements as set out within the regulation 123 list.

Signed on behalf of Spelthorne Borough Council 	Date <i>14/10/24</i>
Signed on behalf of [developer/site promoter] 	Date 28 th August 2024

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

**Between
Spelthorne Borough Council
And
Surrey County Council**

Site Reference: SC1/019

Site Address: 108 Vicarage Road Sunbury

Proposed Development:

Site being marketed for sale July 2024. Likely small housing scheme

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

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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]

Site being marketed for sale freehold as at July 2024

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

None that we are aware of

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]

Applications will be submitted by the successful purchaser, likely to be a condition of contract to submit and secure a consent within 12 months

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]

This is a small site which should secure and deliver a scheme within 24 months

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

None at this stage All pre apps will be undertaken by the prospective purchaser

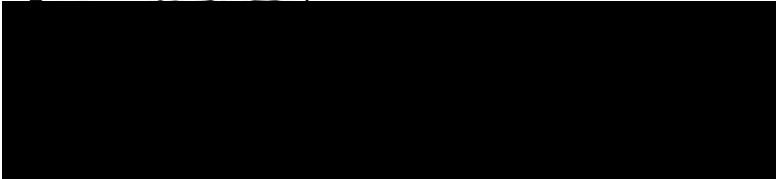
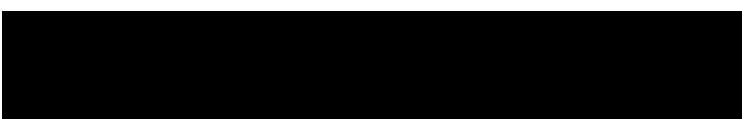
6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not

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

None that we are aware of

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 is most likely a small housing scheme

Signed on behalf of Spelthorne Borough Council 	Date 26/9/24
Signed on behalf of [developer/site promoter] 	Date 30.8.24

**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

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General Guidance

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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]

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]

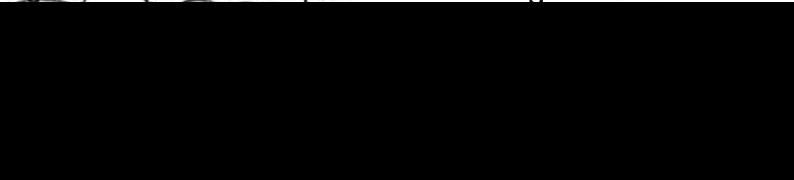
There have been no discussions thus far with anyone other than officers of SBC as a viable scheme needs to be generated before any such discussions can be initiated

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
[Developer/promoter]**

Site Reference: SE1/024

Site Address: Annandale House, 1 Hanworth Road

Proposed Development: 295 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

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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 available as there are no legal or ownership impediments to development (discussed below).

In terms of suitability, the Site is defined as previously developed land and is in an appropriate location for development and so is suitable for development.

Taking account of existing lease considerations, the Site is developable within 1-5 years of the Plan period. The development would be delivered in a single phase of construction taking place over 24 months, subject to securing planning permission.

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 solely owned by abrdn UK Real Estate Fund and so there are no land ownership constraints that would impact the development of the site.

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]

Montagu Evans has completed pre-application meetings with the Council in relation to a residential development delivering on the site allocation requirements. This included a scheme of 295 homes which the Council acknowledged was acceptable as per pre-application feedback provided by the Council in 2022.

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 site could be delivered within years 1-5 of the Plan period taking account of existing lease considerations. The scheme would be delivered in a single phase of construction taking place over 24 months. Subject to securing planning permission, the expectation would be for the 295 homes to be delivered by 2027.

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

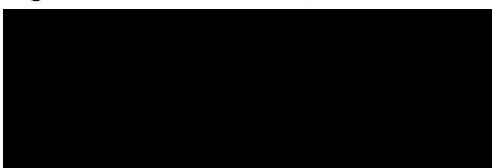
There have been no specific discussions held with statutory bodies, though this would take place as part of future planning application negotiations. We expect that the Applicant will enter into a S106 legal agreement.

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 Site is not subject of any significant technical constraints that would inhibit the delivery of the Site as envisaged by the site allocation.

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]

A future application would have regard to the site allocation objectives, including potential pedestrian access and public realm improvements.

Signed on behalf of Spelthorne Borough Council 	Date 5/12/24
Signed on behalf of [developer/site promoter] 	Date 28/10/2024

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

Between

Spelthorne Borough Council

And

Site Owner (the executors of the late Mr Andrew Nicholas)

Site Reference:

Site Allocation SN1/006 (Pre-submission Spelthorne Local Plan 2022 – 2037)

Site Address:

Land to west of Long Lane and south of Blackburn Trading Estate, Stanwell,
TW19 7AN

Proposed Development:

Redevelopment of the site to deliver circa 200 new homes alongside new
public open spaces.

Introduction

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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]

Availability: Mr. Nicholas has full and sole ownership of the land identified in Site Allocation SN1/006. Mr. Nicholas can confirm that the site is immediately available for development and whilst the Local Plan was paused has drafted a sketch scheme ready to enter into pre-application engagement with the Council regarding a policy compliant scheme for residential redevelopment.

There are no parties that benefit from 'live' options on the site. All previous options have expired.

Suitability: Mr. Nicholas can confirm that the site is suitable for residential redevelopment. Access is from Long Lane. An established residential estate and community surrounds the site to the west and south-west and there is residential development to the north-east. Other uses surrounding the site - Stanwell Fields C of E Primary School (west), Long Lane Recreation Ground (south), van hire (east) and Blackburn Trading Estate (north) are uses that are deemed compatible with residential uses.

The site is suitable for a mix of houses and flats in a variety of sizes. The Council has identified the site as being suitable for residential development through its proposed Site Allocation SN1/006 thereby confirming its suitability for such development in planning policy terms.

Deliverability: The Council has identified a delivery timeframe for residential redevelopment of the site in Site Allocation SN1/006 as 2023-2027 (Years 1-5). Mr. Nicholas can confirm that the site can be delivered within 5 years and that pre-application discussions to this effect will commence with Spelthorne Borough Council imminently. Contractors have already been consulted and have estimated a deliverability of just under 100 dwellings per year once full planning is established.

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

The land identified in Site Allocation SN1/006, inclusive of its access from the public highway on Long Lane, is wholly within Mr Nicholas' sole ownership. No land ownership issues are expected to delay development deliverability.

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 benefit from any extant planning permission.

Pre-application discussions took place between Spelthorne Borough Council and Fairview New Homes (FNH) in relation to delivering residential development on this site in late 2022. The option that FNH had on the site has now expired and, accordingly, the FNH proposal will not progress further. Pre-application engagement with the Council will commence imminently.

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]

Mr. Nicholas (and his affiliated companies) have completed sizeable developments in Kent, Dorset and Somerset and has a strong track record of delivering high quality schemes.

There remains every aspiration to redevelop the site within a 5-year timescale.

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

Mr. Nicholas has not engaged with statutory bodies regarding the site's proposed redevelopment to date.

Full engagement with statutory bodies will commence shortly as part of the pre-planning and planning application process.

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 site, at present, sits within Green Belt; this presents a significant constraint to development. However, the site is within the emerging Local Plan. Once there is clear guidance provided by the Council on this site, a full planning application can be delivered within months.

The site is also located close to Heathrow Airport and there are policies in the adopted Local Plan which require new residential development to adopt appropriate noise attenuation measures if required.

The site is entirely within Flood Zone 1. It is not located in a Conservation Area or in the proximity of any built heritage assets. The site is not within a landscape character area and the wider area is largely urban in character.

There are other items that are known about the site. They are as follows and are not considered to cause any constraint to development. These are:

- A Thames Water sewer runs north-west to south-east across the site which will require a 'no-build' zone
- An oil pipeline runs along the southern and western edges of the site which require a 'no-build' zone
- Along the northern boundary of the site, there is an existing public footpath which links Long Lane to the east with Clare Road to the west

Mr. Nicholas has had ecology and other environmental studies carried out in respect of the site.

Mr. Nicholas is confident that the site can be redeveloped to meet the site-specific requirements including enhanced boundary planting, net gains in biodiversity, boundary strengthening and measures to mitigate the impact of development on the local road network.

Emerging Site Allocation SN1/006 does not refer to any site-specific technical constraints which cannot be mitigated and this accords with Mr. Nicholas' understanding of the site. Mr. Nicholas will nonetheless undertake his own surveys of the site in due course as part of the pre-application process.

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]

It is anticipated that development can come forward to meet the site-specific requirements set out in Site Allocation SN1/006 which will allow for the following benefits to be realised:

- New homes, including affordable homes, to address local housing need;
- New public open spaces or improvements to nearby recreational spaces;
- A high-quality design that makes a positive contribution to the wider environment and character of the area;
- Enhanced soft landscaping, including boundary planting to strengthen adjacent Green Belt boundaries and to deliver visual amenity improvements,
- Biodiversity gains;

- Improvements to the local road network (including enhancement of public transport, walking and cycling infrastructure and links to local centres) through appropriate measures;
- Provision of, or contribution towards infrastructure projects set out in Spelthorne's Infrastructure Delivery Plan, as is necessary to make the development acceptable in planning terms; and
- Any other Section 106 obligations as agreed with Spelthorne Borough Council

Signed on behalf of Spelthorne Borough Council 	Date 5/12/24
Signed on behalf of site owner 	Date 22nd October 2024

**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

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 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]**

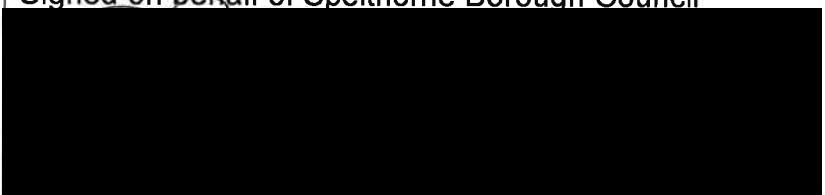
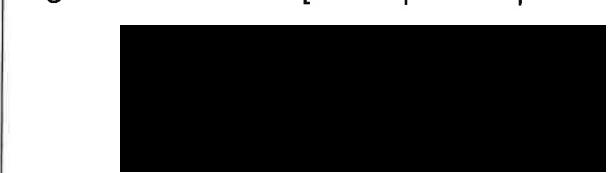
There have been no discussions thus far with anyone other than Officers of SBC. A viable scheme needs to be generated before any such discussions can be initiated.

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**

Thames Water Utilities Limited

Site Reference: ST4/025

**Site Address: Land at Coppermill Road, Coppermill Road, Wraysbury
(Easting: 502224, Northing: 175542)**

Proposed Development: Residential development of approximately 12-15 dwellings

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]

The site remains available for development, having been subject to formal Clearance by Thames Water, confirming the land is no longer required for operational purposes.

The site is suitable for a residential development, forming a continuation of development along Coppermill Road and being immediately adjacent to the existing Horton Village settlement boundary.

The site has no known technical or environmental constraints that would mean residential development would not be viable.

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 in single ownership with direct access onto the public highway.

There are no land ownership constraints which would risk early delivery of a residential development at the site.

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]

Concept designs have been prepared and provided to SBC to confirm delivery of the proposed quantum of development at the site is possible.

Studies to understand ground contamination, public highway access and the supply of power are being undertaken and valuers and cost consultants are engaged to advise of the project. A topographical survey and phase 1 ecology survey has been undertaken identifying further actions.

It is the intention to seek pre-application advice and then to submit a planning application for a residential development shortly after the allocation is confirmed via formal adoption subject to any pre-application advice that is received.

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]

Due to delays in adoption of the Local Plan and in determining the disposal strategy it is anticipated that a planning application will be submitted in Summer 2025. Subject to planning permission being granted later in 2025, works will commence in 2026. It is expected that the development will be completed and all housing delivered in 2027.

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

The scope of surveys required to assess potential impact on the Wraysbury Reservoir will be discussed and agreed with Natural England. Discussions are anticipated to take place before the end of 2024.

Refuse collection arrangements for the proposed development will be discussed with RB Windsor and Maidenhead Council, as Coppermill Road forms the boundary with this authority.

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]

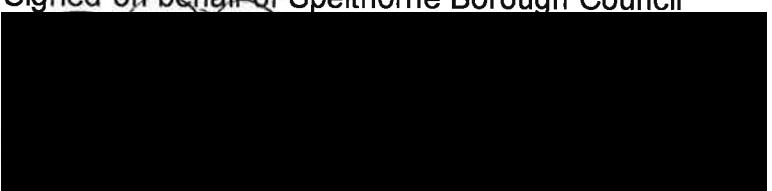
A culverted watercourse runs in a north-south direction through the site, which is known as 'County Ditch'. The scheme design will incorporate suitable buffers for buildings from the edge of the culvert.

The adjacent Wraysbury Reservoir is a designated Ramsar site and SSSI and its embankment an SNCI. A suitable scope of surveys will be undertaken in advance of the planning application, with suitable mitigation measures identified and built into the scheme design.

Highways engineers are engaged to confirm a technical solution for site access and egress for vehicles.

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 site will provide affordable housing at a level which is in accordance with the Local Plan and deliver housing needed within the borough.

Signed on behalf of Spelthorne Borough Council 	Date 26/9/24
Signed on behalf of Thames Water Utilities Limited 	Date 28/08/2024