

Spelthorne Local Plan 2024 – 2039

Site Allocation Statements of Common Ground



January 2025



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Years 11-15 (2034 – 2039)

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

**Between
Spelthorne Borough Council
And
TT Group**

Site Reference: ST3/012

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

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

Introduction

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

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

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

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

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

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

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

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

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

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

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

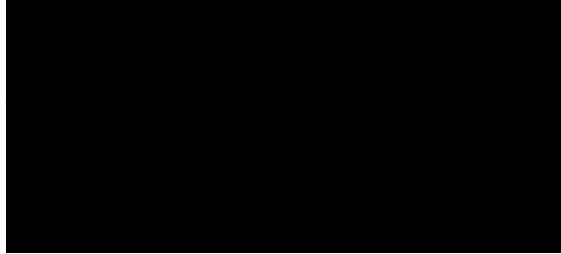
None at present. However, the landowner will be progressing these discussions in earnest prior to the submission of a planning application.

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

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

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

This will be confirmed through pre-application discussions.

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