

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

**Between**

**Spelthorne Borough Council (Strategic Planning)**

**And**

**Spelthorne Borough Council (Assets)**

**27 January 2025**

## **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.

## **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.

1.1 The [Spelthorne Borough Council's Asset Management Strategy 2023/24 – 2027/28 \(Aug 2023\)](#) explains that the Council assets can be broken down into four components:

- **The Investment Portfolio:** the land and buildings owned by the Council to generate an income that will provide funding towards the delivery of Councils Corporate Plan.
- **The Municipal Portfolio:** the land and buildings owned and/or occupied by the Council and/or its direct agents or service delivery partners for the purposes of providing services to the residents and businesses of Spelthorne.
- **Regeneration (Strategic) Portfolio** inc. sites for housing development: the land and buildings owned by the Council to enable housing and economic development, and involvement in/control over strategic uses in Spelthorne (such as the Elmsleigh Centre, Staines), to enable regeneration and to provide opportunities for development to meet the Council's Corporate Plan.
- **Knowle Green Estates Limited support:** This is a portfolio of residential property owned by Knowle Green Estates, being the Council's wholly owned property company. The Residential team manage this portfolio of affordable homes, keyworker and PRS (private rental sector property) on behalf of Knowle Green Estates.

1.2 On 24 October 2024 Spelthorne Borough Council approved the introduction of a [Development Delivery Strategy \(DDS\)](#). This document included sites in the Investments Portfolio and the Regeneration Portfolio but not the Municipal Portfolio.

1.3 The Development Delivery Strategy has intentionally been drafted as a guide to set key principles but allow sufficient flexibility in order that the Council can take bespoke decisions in relation to each site when deciding whether it wishes to partner with external organisations. This flexibility will retain the ability to input into and direct schemes developed on Council owned sites whilst not retaining the construction cost and risk associated with direct development.

1.4 The Spelthorne Development Delivery Strategy sets out the following principles and objectives:

- Spelthorne Borough Council (SBC) will not undertake any direct development but will deliver its objectives for each site via partnerships with external organisations and partners.
- Each project will have its own project plan and objectives, which will be determined on the specifics of the site i.e. size, location, surrounding buildings, demographics.
- All development proposals will be 'joined up' with the Local plan objectives, policies, and delivered in accordance with design codes.

- Consultation will be undertaken with local Councillors, and other key stakeholders where new development proposals are being progressed.
- All decisions will be taken by Councillors, who will be involved at key stages of the project, set out as milestones in project plans.
- Officers will prepare information on all feasible options to include financial analysis of each option against budget and recorded site values and all other key information to assist Member decision making.
- All sites will be openly marketed and/or partners procured to ensure full transparency within decision making around delivery options and to see to obtain best value for the Council.
- The Council has a statutory obligation to achieve 'best value' from its sites, which will be considered in terms of financial returns as this in turn relates to the financial resilience of the Council.
- It is essential to be mindful that circumstances change, so this strategy must retain flexibility to allow all options in respect of any site to be considered even if this departs from the original direction of travel.

1.5 Spelthorne Borough Council is in ownership of the sites in Table 1 and Table 2. Included within the table 1 is the site name, approximate yield and delivery timeframe, as specified in the Local Plan. This has been produced with consideration of the Spelthorne Development Delivery Strategy. The delivery schedule as set out in the Development Delivery Strategy is included below, as well as the anticipated delivery mechanism for short- and medium-term sites.

Table 1: Development Sites owned by Spelthorne Borough Council included in the Development Delivery Strategy

Site Information		Local Plan		Development Delivery Strategy	
Site ID	Site Name	Yield	Delivery Timeframe	DDS delivery schedule	Anticipated delivery mechanism
AT3/007	Ashford Multi-storey carpark, Church Road, Ashford	Mixed use; up to 42 apartments	Years 1-5	Short term (years 0-3)	Partnership agreement or disposal
SE1/005	Benwell House, Green Street, Sunbury on Thames	Up to 39 units	Years 1-5	Medium term (years 3-8)	Partnership agreement or disposal
ST1/037	Thameside House, South Street, Staines upon Thames	Mixed use; up to 140 units	Years 1-5	Short term (years 0-3)	Disposal to a third party
ST3/004	Oast House, Kingston Road, Staines upon Thames	Up to 180 units	Years 1-5	Medium term (years 3-8)	Partnership agreement or disposal
SS1/002	Vacant Land Adjacent to The White House, Kingston Road	Up to 17 units	Years 1-5	Medium Term	Partnership agreement

				(years 3-8)	with a third Party
ST4/009	Elmsleigh Centre and Adjoining and, South Street, Staines upon Thames	Mixed use; up to 850 units	Years 11-15	Long term (year 8+)	
ST4/026	Communications House, South Street, Staines	Up to 120 units	Years 11-15	Long term (year 8+)	
ST4/028	William Hill/Vodafone, 91 High Street, Staines	Up to 14 units	Years 11-15	Long term (year 8+)	

Table 2: Development Sites owned by Spelthorne Borough Council within the Municipal Portfolio

Site Information		Local Plan		Individual Site Strategy	
Site ID	Site Name	Yield	Delivery Timeframe	Timescales	Delivery Mechanism
AT1/012	Ashford Community Centre, Woodthorpe Road, Ashford	Mixed use including replacement community centre; up to 32 units.	Years 1-5	2027/28 onwards to align with medium term DDs timescales	Partnership agreement or disposal
SE1/025	Elmbrook House, Station Road, Sunbury	Up to 50 units	Years 1-5	2027/28 onwards to align with medium term DDs timescales	Disposal to third party
Gypsy and Traveller Local Plan Allocation					
ST1/043	Land East of 355 London Road, Staines upon Thames	3 plots	Years 1-5	2027/28 onwards to align with medium term DDs timescales	Disposal to third party

- 1.6 At the time of the Local Plan examination, both parties agree that all development proposals will be 'joined up' with the Local plan objectives, policies, and delivered in accordance with the emerging Design Codes (once adopted).
- 1.7 More detailed proposals for the short term sites in table 1 and associated timelines for all sites were presented to Business Infrastructure and Growth committee on [12 September 2024](#) and Council on [24 October 2024](#) however documents were restricted due to the inclusion of commercially sensitive information. These documents were fully considered by the Council and used to inform the adopted delivery strategy and support the details set out in this SoCG.
- 1.8 More detailed proposals will be developed in respect of the short-term sites over years 0-3, together with consideration of any infrastructure pre-requisites needed to enable physical delivery. The progression of each site will form an individual project, which will be brought to

committee at a future point for approval of both the project scope and required budget.

1.9 For medium- and long-term sites, Strategies will also be produced for each site, which will outline alternative uses, holding costs, letting potential and income opportunities during the period the assets are anticipated to be retained for.

Signed on behalf of Spelthorne Borough Council (Heather Morgan, Group Head Place, Protection and Prosperity)  	Date  24 <sup>th</sup> January 2025
Signed on behalf of Spelthorne Borough Council (Coralie Holman, Group Head of Assets)  	Date  24 <sup>th</sup> January 2025
Signed on behalf of Spelthorne Borough Council (Cllr Malcolm Beecher, Chair of Environment and Sustainability Committee)  	Date  27 January 2025
Signed on behalf of Spelthorne Borough Council (Cllr Howard Williams, Chair of Business, Infrastructure and Growth Committee)  	Date  27 January 2025