

Spelthorne Borough Council

Housing Trajectory

January 2025



Spelthorne Takes Shape



Spelthorne Local Plan Housing Trajectory and Housing Land Supply

The housing trajectory shows housing completions for the last seven years and the anticipated delivery for the 15-year period from adoption, this is a living document updated regularly to reflect the most up to date information available. It combines information on past completions, existing planning permissions and identified housing allocations from the emerging Local Plan to illustrate projected housing supply over the plan period.

For the period from 2024/2025 to 2039/40 the estimated net annual completions are based on the following components:

- Dwellings under construction
- Dwellings with planning permission (unimplemented)
- Sites of 5 or more dwellings identified for allocation in the draft Local Plan
- Brownfield Tier 2 sites identified in the Strategic Land Availability Assessment
- Windfall allowance for small sites (fewer than 5 units net) and office to residential conversions

Given the past trends in the Borough's implementation rates of planning permissions it has been assumed that most remaining unimplemented permissions will be completed over the next five years. However, a small non-implementation factor of 5% has been applied on a precautionary basis to allow for permissions which expire. This has also been applied to identified sites of 5 units or more.

Over the 15-year period post Local Plan adoption, there is a requirement to deliver 618 units per year x 15 years, plus an additional 20% has been applied to the first five years to account for past under delivery meaning a cumulative requirement totalling 9,888.

- Years 1-5 = 618 plus 20% buffer x 5 = 3,708
- Years 6-10 = 618 x 5 = 3,090
- Years 11-15 = 618 x 5 = 3,090
- Total = 9,888

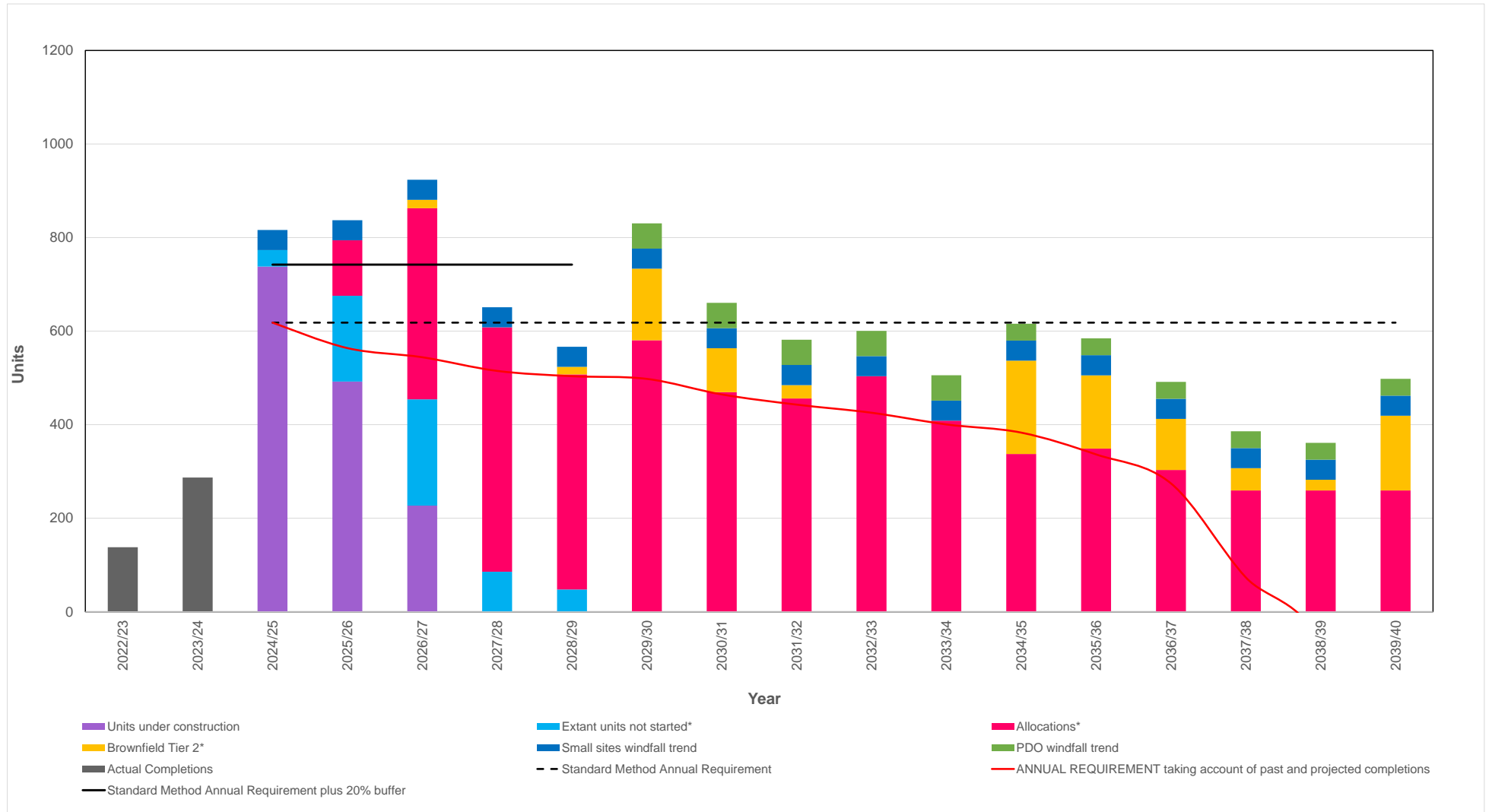
The data is illustrated in the trajectory below which shows by means of the columns, the actual and forecast completion rates. The horizontal dashed black line illustrates the annual housing need figure of 618 dwellings per year based on the Government's standard method and solid black line shows the 20% buffer applied to first five years of the plan. The columns show the anticipated completions each year and this incorporates all draft allocation sites identified in the Local Plan and the projected completions against the Local Housing Need requirement. The red line shows the residual requirement taking account of the forecast number of completions each year. Based on the projected cumulative completions over the next 15 years, it is anticipated that the annual requirement will fall over time and supply will meet need over the plan period.

The table below shows the identified supply of units, units required and years supply for years 1-5, 6-10 and 11-5.

	No. of units supply	Units required	No. of years supply
Years 1-5	3794	3,708	5.12
Years 6-10	6973	6,798	10.26
Years 11-15	9411	9,888	14.28

The Council can currently demonstrate a 5-year and 10-year supply of housing and whilst it does not have a 15-year supply has committed to an early review policy in the emerging Local Plan, which will align with the National Planning Policy Framework December 2024.

Housing trajectory to 2039/40



Housing Supply Breakdown

The table below shows the supply of housing units for each year by under construction, planning permissions not yet implemented, allocations, brownfield tier 2, small sites windfall and PDO windfall. With the total for each five-year period.

	Years 1-5						Years 6-10						Years 11-15					
	24/25	25/26	26/27	27/28	28/29	Total	29/30	30/31	31/32	32/33	33/34	Total	34/35	35/36	36/37	37/38	38/39	Total
U/C	738	492	227	0	0	1457	0	0	0	0	0	0	0	0	0	0	0	0
Extant not started	35	183	227	86	48	579	0	0	0	0	0	0	0	0	0	0	0	0
Allocations	0	119	409	523	460	1510	580	469	456	504	409	2418	337	349	303	259	259	1508
Brownfield tier 2	0	0	18	0	16	34	153	94	29	0	0	276	200	157	109	48	23	536
Small sites windfall	43	43	43	43	43	215	43	43	43	43	43	215	43	43	43	43	43	215
PDO windfall	0	0	0	0	0	0	54	54	54	54	54	270	36	36	36	36	36	180

The full housing trajectory can be found below.

						2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40			
Actual Completions																															
Actual total completions (gross)						287	310	248	656	210	150	306																			
Actual total completions (net)						250	289	228	639	205	138	287																			
Annual losses						37	21	20	17	5	12	19																			
Under construction at start of year						476	1010	1094	982	538	345	1320	1509																		
TOTAL SUPPLY																															
Units under construction													738	492	227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Extant units not started*													35	183	227	86	48	0	0	0	0	0	0	0	0	0	0	0	0	0	
Allocations*													0	119	409	523	460	580	469	456	504	409	337	349	303	259	259	259			
Brownfield Tier 2*													0	0	18	0	16	153	94	29	0	0	200	157	109	48	23	160			
Small sites windfall trend													43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	
PDO windfall trend													0	0	0	0	0	54	54	54	54	54	54	36	36	36	36	36	36	36	
TOTAL SUPPLY						250	289	228	639	205	138	287	816	837	924	651	566	830	660	582	601	506	616	584	491	386	361	498			
ANNUAL REQUIREMENT																															
Standard Method Annual Requirement													618	618	618	618	618	618	618	618	618	618	618	618	618	618	618	618	618		
Standard Method Annual Requirement plus 20% buffer													742	742	742	742	742														
Annualised Requirement (cumulative)													618	1236	1854	2472	3090	3708	4326	4944	5562	6180	6798	7416	8034	8652	9270	9888			
Cumulative completions													816	1653	2577	3228	3794	4625	5285	5867	6467	6973	7588	8173	8664	9050	9411	9909			
Years remaining at start of year													16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1			
Residual													9270	8454	7617	6693	6042	5476	4645	3985	3403	2803	2297	1682	1097	220	-141	-639			
ANNUAL REQUIREMENT taking account of past and projected completions													579	564	544	515	504	498	465	443	425	400	383	336	274	73	-70	-639			
*5% Non-implementation rate applied																															
Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40			
Sites Under Construction (Net units)																															
22/00891/RVC	Builders Merchant	Moor Lane	Staines	36	01/01/2026								0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
22/00765/RVC	Eden Grove 17 - 51	London Road	Staines	313	01/06/2026								91	91	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
22/00766/RVC	Eden Grove 17-51	London Road	Staines	176	01/03/2025								174	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/01199/FUL	The Old Telephone Exchange, Masonic Hall And Adjoining Land	Elmsleigh Road	Staines	206	01/02/2025								103	103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
22/00926/RVC	Development Site At Former Headline House	Stanwell Road	Ashford	14	01/12/2024								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18/01533/FUL	Two Rivers Pub and Restaurant, 43	Rookery Road	Staines	11	01/03/2025								11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17/01274/FUL	Brooklands College	Church Road	Ashford	357	01/03/2025								107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
19/00187/FUL	26 & 26A	Charles Road	Laleham	6	31/03/2025								6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/00802/FUL	Car Park Tesco Supermarket	Town Lane	Stanwell	127	01/03/2025								0	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
21/01411/RVC	524 - 538	London Road	Ashford	58	31/03/2025								58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/01367/FUL	Dart House	Thames Street	Sunbury	6	01/06/2026								0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
21/00134/FUL	115 Feltham Hill Road & Land At The Rear Of 113-127	Feltham Hill Road	Ashford	5	31/03/2025								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18/01749/PDO	61-63	High Street	Staines	5	01/01/2024								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/00559/FUL	96-98	High Street	Shepperton	5	01/09/2025								0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
22/00591/FUL	Renshaw Industrial Estate	Mill Mead	Staines	391	01/09/2026								130	130	131	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
21/01259/PDO	Atrium	Church Road	Ashford	20	31/03/2025								20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/01312/FUL	Acacia Lodge	Rookery Road	Staines	14	01/03/2025								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
						738	492	227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sites with Planning Permission (Net units)*																															
22/01545/PDO	Elizabeth House, 56-60	London Road	Staines	8	01/01/2026								0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
22/01623/PDNF	Elizabeth House, 56-60	London Road	Staines	14	12/01/2026								0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
AT3/020	Fir Tree Place	Church Road	ASHT	5	Years 1-5								0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
AT3/022	Second Floor Atrium, 31	Church Road	ASHT	9	Years 1-5								0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
SS1/002	Vacant Land Adjacent to The White House	Kingston Road	STSO	17	Years 1-5								0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0
24/0552/PAP (pending)	Aspen House	London Road	STNS	5	Years 1-5								0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
AC2/002	126	Feltham Hill Road	ASHC	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
AC2/006	170/172	Feltham Hill Road	ASHC	5	Years 6-10								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
AT2/001	145-149	Stanwell Road	ASHT	5	Years 6-10								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
LS3/001	r/o 151-153	Charlton Road	LASG	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
SC1/002	115	Staines Road West	SHET	25	Years 6-10								0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0
SC1/003	147	Staines Road West	SUNC	15	Years 6-10								0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0
SC1/022	Oakhall Court	Oakhall Drive	SUNC	15	Years 6-10								0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0
SE1/004	12	Park Road	SUNE	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
SH3/005	Walton Bridge Garage	Walton Bridge Road	SHET	20	Years 6-10								0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
ST1/022	39	Gresham Road	STNS	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
ST1/036	Universal Tyre Co Ltd	Laleham Road	STNS	12	Years 6-10								0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0
ST2/025	Manse and associated land to the rear of Staines Congregational Church	Stainash Crescent	STNS	24	Years 6-10								0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0
ST2/027	85A	Laleham Road	STNS	9	Years 6-10								0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
ST3/002	Florida Court	Station Approach	STNS	9	Years 6-10								0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
ST3/015	153-155	High Street	STNS	7	Years 6-10								0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
ST4/020	95-99	High Street	STNS	9	Years 6-10								0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
ST4/030	131	High Street	STNS	30	Years 6-10								0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0
ST4/031	59	Church Street	STNS	12	Years 6-10								0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0
ST1/044	193	London Road	STNS	30	Years 6-10								0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0
SE2/003	280	Staines Road East	STNS	18	Years 6-10								0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0
HS1/018	Sunbury Care Home	Thames Street	STNS	11	Years 6-10								0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0
AC2/004	381-385	Staines Road West	STNS	10	Years 11-15								0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0
AC2/007	180/182	Feltham Hill Road	STNS	8	Years 11-15								0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
AC2/008	Land at	School Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
AE3/002	Land to west of 39	Feltham Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
AE3/003	71-75	Feltham Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
AE3/005	28-44	Feltham Road	ASHE	26	Years 11-15								0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0
AS1/004	Happy Landing PH	Clare Road	ANSS	30	Years 11-15								0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0
AS1/009	540-544	London Road	STWN	17	Years 11-15								0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0
AS2/003	648	London Road	STWN	21	Years 11-15								0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0
AT1/011	Univeral Creations,134	Chesterfield Road	ASHT	8	Years 11-15								0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
AT3/002	55A	Woodthorpe Road	ASHT	10	Years 11-15								0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0
HS1/001	R/O The Goat Public House, 47	Upper Halliford Road	HASW	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
LS3/004	Ashborne Hall	Littleton Road	LASG	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
SE1/010	Ritzbury House, Bridge Foot	Green Street	SUNE	6	Years 11-15								0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
SE1/011	75-77	Green Street	SUNE	6	Years 11-15								0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
SE1/022	The Summit Centre	Hanworth Road	SUNE	200	Years 11-15								0	0	0	0	0	0	0	0	0	50	50	50	50	0	0	0
SE1/023	41	Orchard Road	ANSS	6	Years 11-15								0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
SN1/013	Garage Court to rear of 83-105	Park Road	STWN	8	Years 11-15								0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
SN2/001	Minerva House	Minerva Close	STWN	20	Years 11-15								0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0
SN2/002	Hope Inn	Hithermoor Road	STWN	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
SS1/004	Ashman Service Station, 286	Kingston Road	LASG	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
ST1/003	Denby	Stanwell New Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
ST1/035	44A	Gresham Road	STNS	8	Years 11-15								0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
ST3/017	116 - 120 High Street (Phase 1C Charter Square)	High Street	STNS	65	Years 11-15								0	0	0	0	0	0	0	0	0	0	30	35	0	0	0	0
ST1/042	273-275	London Road	STNS	36	Years 11-15								0	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0
ST2/004	The Retreat	Pinewood Drive	STNS	8	Years 11-15								0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
ST3/007	140-154	High Street	STNS	7	Years 11-15								0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0

