

Infrastructure Delivery Plan 2024 - 2039

SPELTHORNE BOROUGH COUNCIL



Spelthorne Takes Shape

December 2024

Contents

| | |
|--|----|
| 1. Executive Summary, Introduction and Context | 2 |
| 2. National Policy | 7 |
| 3. Spelthorne Local Plan | 9 |
| 4. Education | 13 |
| 5. Health | 24 |
| 6. Community | 29 |
| 7. Green Infrastructure | 37 |
| 8. Indoor Leisure Facilities..... | 44 |
| 9. Emergency services | 50 |
| 10. Utilities..... | 53 |
| 11. Transport..... | 61 |
| 12. Waste and Recycling..... | 73 |
| 13. Flood infrastructure..... | 77 |

Tables

| | |
|---|----|
| Table 1: Spelthorne IDP by Infrastructure Type..... | 5 |
| Table 2: Current secondary schools capacity in Spelthorne | 14 |
| Table 3: Early Years places by planning area | 20 |
| Table 4: Identified healthcare projects within Spelthorne..... | 25 |
| Table 5: Future demand for extra care housing in Spelthorne | 33 |
| Table 6: Extra Care facilities were operational in Spelthorne..... | 34 |
| Table 7: Demand for residential care in Spelthorne up to 2035 | 34 |
| Table 8: Demand for nursing care in Spelthorne up to 2035..... | 35 |
| Table 9: Swimming Pools in Spelthorne | 44 |
| Table 10: Fitness studios in Spelthorne..... | 46 |
| Table 11: Surrey Police infrastructure requirements and costs..... | 51 |

Figures

| | |
|---|----|
| Figure 1: Site allocations in Local Plan Pre-submission version (Regulation 19) | 11 |
| Figure 2: Primary schools in Spelthorne..... | 14 |
| Figure 3: Secondary schools in Spelthorne..... | 15 |
| Figure 4: School based Forecast Report, Spelthorne..... | 16 |

Appendices

| | |
|--|--|
| Appendix 1: Surrey County Council Education Place Planning Forecasts 2024-2025 | |
| Appendix 2: NHS Healthcare Infrastructure Planning Report Dec 2024 | |

This IDP has been informed by public consultation in summer 2022 and updated with focused stakeholder engagement in November and December 2024.

The IDP is an iterative document which will be updated as and when circumstances change or new information is provided.

1. Executive Summary, Introduction and Context

Executive summary

- a. Spelthorne's Infrastructure Delivery Plan (IDP) is a key part of the evidence base supporting the Spelthorne Local Plan. It provides a comprehensive assessment of infrastructure across the Borough, including analysis of the impacts and needs resulting from new development proposed in the Local Plan.
- b. The IDP provides information on existing infrastructure provision, its capacity to serve the existing and future population, and future requirements and gaps in provision. It includes detail about costs and funding where this is known. The infrastructure types covered in the IDP are:
 - Education
 - Health
 - Community
 - Green infrastructure
 - Indoor leisure facilities
 - Utilities
 - Transport
 - Waste and recycling
 - Flood infrastructure.
- c. Detailed engagement and consultation has been undertaken with a range of infrastructure partners and providers, and informs the IDP. This includes Surrey County Council with regard to Education, Transport, Community facilities, Fire & Rescue, Waste and recycling and Flood infrastructure; the NHS; Emergency services (other than Fire & Rescue), utilities providers such as Thames Water and Affinity Water, and the Environment Agency. Internal consultation has taken place with the Council's Leisure and Wellbeing Team.
- d. The IDP provides key evidence base to aid implementation and delivery of new and upgraded infrastructure, which will support new development. It provides solid justification about where Community Infrastructure Levy and Section 106 contributions, and other sources of funding, may be required. The Council is committed to continue working proactively and productively with its infrastructure delivery partners to ensure effective implementation of infrastructure.
- e. The IDP identifies the following future infrastructure requirements due to population growth expected as a result of new development over the Plan period:
 - Education – for early years and secondary school provision, further and higher education;
 - Health – substantial additional requirements for healthcare, broken down into phases (1-5 years, 5-10 years and 10-15 years);
 - Community – particularly for high quality residential care home provision;
 - Open space and outdoor sports facilities – improvements to provision of and access to open spaces, and additional pitches for football and cricket;
 - Emergency services – a range of requirements to support the Police;
 - Transport – a number of cycle and walking improvement schemes, local street and public realm enhancements are proposed and costed (as estimations), and bus priority investment and railway station upgrades, in part to improve accessibility;

- Flooding – implementation of the River Thames Scheme with the Environment Agency and Surrey County Council, as a major and long term flood alleviation scheme, consisting of a number of phases.

Please note that the list above is intended as a summary, and is not exhaustive. Detail of future requirements can be found in each section of the IDP.

Objectives of the Infrastructure Delivery Plan

- 1.1 Spelthorne Borough Council (the Council) has produced an Infrastructure Delivery Plan as part of its evidence base to support its Local Plan. The IDP will assist in supporting development across the Borough, to identify opportunities to provide infrastructure to complement proposed developments and to support the submission of future funding bids. The IDP is important evidence to help the Council ensure that new development contributes to the provision of infrastructure and services.
- 1.2 The IDP is an iterative document that is capable of being updated when required if circumstances change or new evidence is presented. This version of the IDP is informed by ongoing and wide-ranging engagement since 2020, with public consultation undertaken in June to September 2022. The IDP has been further updated following focused stakeholder engagement in November and December 2024, to inform the Examination of the Local Plan. The IDP acts as a ‘scene setter’ which identifies need, projects or provision required to meet need and initial deficiencies in service provision known at this stage of the development of the Local Plan.
- 1.3 The IDP reflects ongoing engagement and consultation carried out by Spelthorne Borough Council with Surrey County Council and other providers under the Duty to Cooperate (DtC). The purpose of this is to ensure that the IDP and any supporting evidence take account of all relevant infrastructure types for the purposes of the Local Plan. Further work and engagement with service providers will continue to ensure that the most up-to-date and robust information is collected to inform the development of the IDP, and that delivery of infrastructure is taken forward in line with the emerging Local Plan
- 1.4 The IDP builds on previous work as well as on existing infrastructure evidence, including the Surrey Infrastructure Strategy (2017), the Borough Council’s earlier IDP (2013) to support the implementation of Community Infrastructure Levy (CIL) and relevant Local Plan studies such as the Open Space Assessment (2019) and Strategic Highways Assessment Report (2020).
- 1.5 The Council adopted its previous Core Strategy and Policies Development Plan Document (DPD) in February 2009. This is now out of date and must be replaced by a new Local Plan.
- 1.6 The new Local Plan covers the Borough’s development needs for the period 2024-2039. The new Local Plan is required to be based on the most robust, up-to-date evidence available.
- 1.7 The new Local Plan will comprise policies and proposals to guide future development in the Borough. It will also set out where future development is proposed to take place, including land for new housing, infrastructure and employment uses. In addition, the Local Plan will identify areas to be protected from development, including Green Belt and Local Green Space. Once adopted, it will be the key document used in the determination of planning applications in the Borough.

- 1.8 Spelthorne conducted a public consultation on the Local Plan Preferred Options document from November 2019 to January 2020, which set out the draft site allocations and policies to aid the delivery of development within the Borough to 2035. A previous consultation on Issues and Options for the Borough was undertaken in June and July 2018 which set out the strategic options for meeting the Borough's needs.
- 1.9 In addition, consultation has been undertaken with key infrastructure and service providers, including relevant sections of the Borough Council and Surrey County Council (SCC), and external partners such as those responsible for utilities, flood risk and healthcare. The IDP will be used as the basis to carry forward further discussions on cross boundary infrastructure issues and projects where necessary.

Profile of the Borough

- 1.10 Spelthorne is a relatively compact area of some five by two and half miles. It is located 15 miles from central London. Heathrow Airport is located immediately to the north of the Borough and the River Thames defines its long southern boundary. The M25 lies to the west of the Borough and the M3 crosses the southern half of the Borough.
- 1.11 Spelthorne is flat and low lying with more than half of the area designated as Green Belt. Due to its proximity to the River Thames, a significant area is at risk from flooding, with Staines and Shepperton being the worst affected areas. The water industry is a significant user of land in the Borough with four large reservoirs and a major treatment works at Ashford Common.
- 1.12 The Borough has a population of some 103,000 (Office for National Statistics 2021) growing by 7.7% since 2011. Its main town is Staines-upon-Thames, with other main urban areas of Ashford, Shepperton and Sunbury-on-Thames, including Sunbury Cross and Lower Sunbury. There are also large concentrations of housing in Stanwell, which is close to the Borough's northern boundary with Heathrow Airport.
- 1.13 Staines-upon-Thames is a major shopping centre, serving an area well beyond the Borough itself, as well as being a large office and commercial centre. It has direct rail access to London Waterloo, Reading, Windsor and Weybridge and is only 7-8 minutes' drive from the M25 and Heathrow Terminal 5.
- 1.14 Sunbury-on-Thames is the second major business location within the Borough close to Junction 1 of the M3. BP's International Centre for Business and Technology is also located in Sunbury. Shepperton Studios is also a major employer within the Borough and is proposed for expansion with outline planning permission having been granted in 2019.¹
- 1.15 A distinctive feature of the Borough to the north and east of Staines is the extensive area of common land including Staines Moor, which together with the adjoining reservoirs form a substantial area designated as a Site of Special Scientific Interest.

¹<https://my.spelthorne.gov.uk/planningpublisher.aspx?requesttype=parsetemplate&template=DCApplication.tmplt&basepage=planningpublisher.aspx&Filter=^REFVAL^=%2718/01212/OUT%27&history=d4fd76c5194c481f90e8dcadf8380b82>

The purpose and scope of the Infrastructure Delivery Plan

- 1.16 Local infrastructure provision is a key element of the spatial planning approach and plays a key role in co-ordinating the level of infrastructure and services in a local area to ensure that current and future demands are met.
- 1.17 Local planning authorities are required to set out within their plans the infrastructure that is needed to support the level of development being proposed. The infrastructure planning process needs to identify not only the infrastructure that is required but also the cost and phasing of delivery, how it will be funded and who is responsible for delivery.
- 1.18 This Infrastructure Delivery Plan provides an assessment of the impacts of new development on key infrastructure within the Borough, outlines any potential gaps in provision and identifies what new infrastructure is required to mitigate some of the potential effects of the levels of development being proposed.
- 1.19 In addition, an assessment is made of the potential funding sources for the infrastructure required to support growth, identifying whether there is a gap in the funding for these services given the income available to the service provider.
- 1.20 The assessment of need and the availability of funding is summarised to identify a total funding gap for each specific area if one exists. This assessment will need to be updated from time to time to reflect any changes to the context or delivery of infrastructure.
- 1.21 The scope of the IDP reflects national planning policy and guidance, best practice in the provision of infrastructure and discussion with relevant officers within the Borough Council. The infrastructure types addressed (listed in Table 1) include both local services and those that are strategic in nature and may be provided across administrative boundaries.

Table 1: Spelthorne IDP by Infrastructure Type

| Infrastructure type | Sub-category | Responsibility |
|---------------------|---|--|
| Education | <ul style="list-style-type: none"> • Early Years • Primary • Secondary • Special Educational Needs and Disability (SEND) • Further Education • Higher Education | Surrey County Council (SCC) |
| Health | <ul style="list-style-type: none"> • Primary Healthcare (GP, Pharmacy, optometry and dental) • Community and Acute healthcare • Mental health • Older age care | NHS Surrey Heartlands Integrated Care Board (ICB) SCC (public health and social care) |

| Infrastructure type | Sub-category | Responsibility |
|----------------------------------|--|--|
| | | Ashford and St Peters Hospital Trust |
| Community Facilities | <ul style="list-style-type: none"> Libraries Community Centres Youth Centres | SCC SBC/SCC SCC |
| Green Infrastructure | <ul style="list-style-type: none"> Open Spaces Outdoor Sports Play facilities | SBC SBC SBC/A2Dominion (housing) |
| Indoor Leisure facilities | <ul style="list-style-type: none"> Indoor leisure, sports and fitness. | SBC |
| Transport | <ul style="list-style-type: none"> Roads Rail Bus networks Cycle networks | SCC Network Rail SCC SCC |
| Utilities | <ul style="list-style-type: none"> Electricity Gas Water Sewerage Renewables Broadband | Private Private Private Private Private Private |
| Waste and Recycling | <ul style="list-style-type: none"> Landfill Recycling | SBC/SCC |
| Emergency Services | <ul style="list-style-type: none"> Ambulance Police Fire & Rescue | External |
| Flood risk and Drainage | <ul style="list-style-type: none"> Flooding | SCC Environment Agency |

2. National Policy

Policy Framework

- 2.1 The NPPF (2021, 2023 and 2024) includes a set of national planning policies and is supplemented by the National Planning Practice Guidance (PPG). The NPPF requires local authorities to develop strategic policies that enable the provision of infrastructure, as outlined in under the Strategic policies section (paragraph 20) including:
- Transport;
 - Telecommunications;
 - Security;
 - Waste management;
 - Water supply and wastewater
 - Flood risk and coastal change management; and
 - The provision of minerals and energy (including heat)
- 2.2 In addition to strategic policies for physical infrastructure, local authorities are required to develop strategic policies to ensure the delivery of community facilities, including:
- Education;
 - Health; and
 - Cultural infrastructure
- 2.3 Strategic policies should also plan for broader infrastructure challenges, as stated in paragraph 20:
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*
- 2.4 The provision of infrastructure is a key theme running throughout the NPPF. It is important that infrastructure planning is integrated within both development management planning process and the long-term strategic planning. The Borough Council is working to meet this objective by producing the IDP in conjunction with the Local Plan and by implementing and allocating the Community Infrastructure Levy, where appropriate.
- 2.5 The delivery of infrastructure at the more local level requires partnership working with key partners. Relevant regional and sub-regional policy frameworks and strategies include:
- Surrey Local Strategic Statement, produced by the Strategic Planning and Infrastructure Partnership;
 - Surrey County Council's Waste and Minerals Plans; the Surrey Local Transport Plan (2011-2026); and
 - Joint Strategic Needs Assessment for Surrey.

Infrastructure Interrelationships

- 2.6 While infrastructure types are considered separately it is important to note that there are many interrelationships and dependencies which exist, in terms of delivery and impacts on the communities they serve. For example, the provision of green infrastructure can have positive benefits for the health of a population which may include opportunities for active recreation, spaces for community interaction and integration, as well as having positive effects on mental health and wellbeing.
- 2.7 As such, the delivery of infrastructure to support the Borough's growth over the Local Plan period has a range of indirect impacts on the Borough's population. It is therefore critical to ensure that the phasing and delivery of infrastructure at relevant trigger points is carefully planned.
- 2.8 An accurate appreciation of planned, secured, and committed funding also needs to be established to gain a thorough understanding of the types of infrastructure which may be at risk if funding is not available and the potential effects of this on local populations.

3. Spelthorne Local Plan

Determining the level of growth

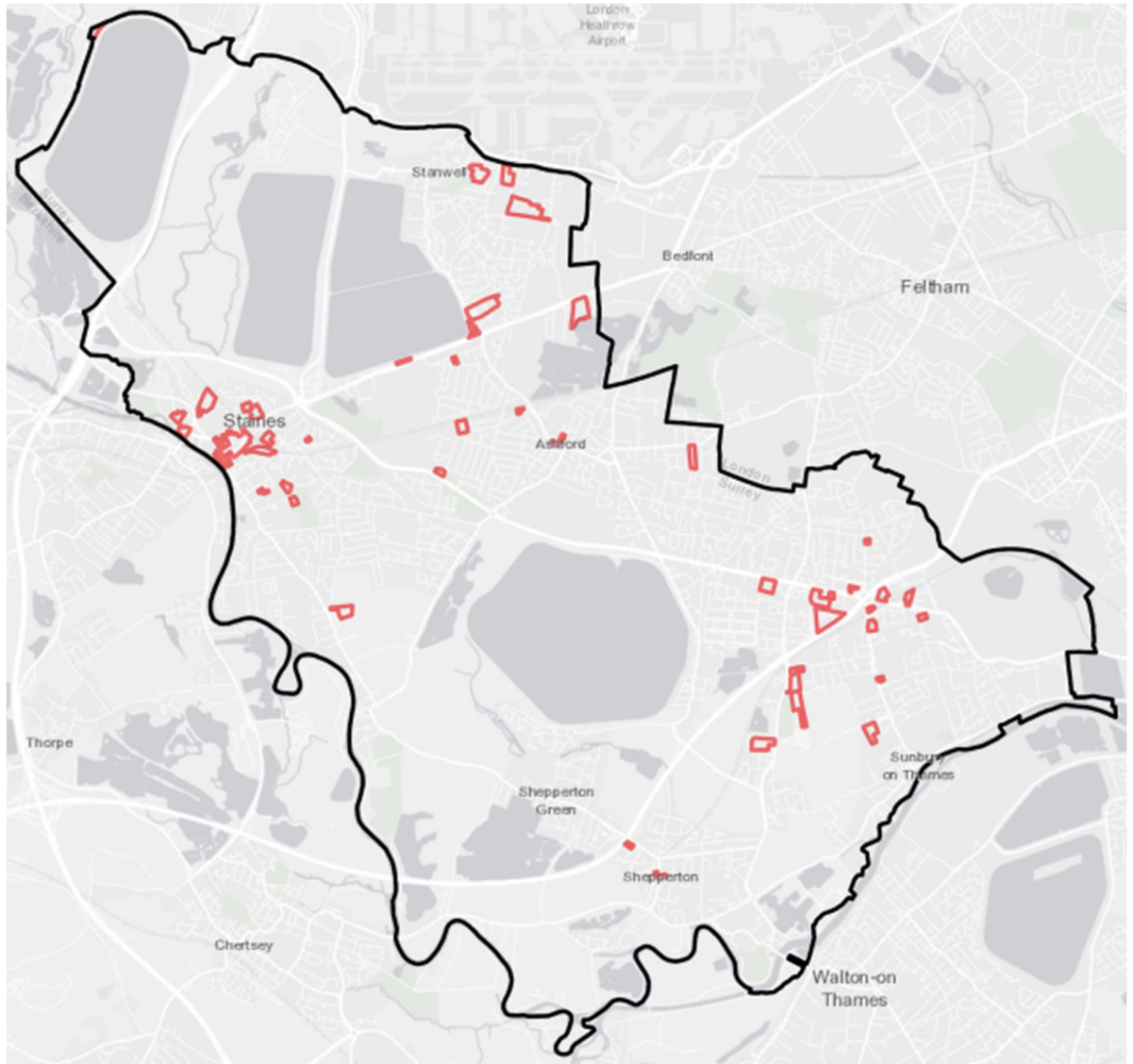
- 3.1 This IDP has been prepared in accordance with the latest government guidance from the National Planning Policy Framework (NPPF).
- 3.2 The Spelthorne Local Plan sets out the development vision for the future of Spelthorne. The Local Plan represents the Borough's view on how sustainable development should be achieved over the plan period and identifies new sites for housing and employment. It also includes a range of policies to ensure that new development is of the highest quality possible, ensuring that Spelthorne is a thriving and attractive place to live, work and enjoy.
- 3.3 An Issues and Options consultation on the key issues for the Local Plan to address was held in May to July 2018. A Preferred Options document was developed from the outcome of the Issues and Options to identify site allocations and policies to assist in identifying suitable areas for development. The Preferred Options consultation was held between November 2019 and January 2020, and a formal consultation of the Pre-Submission Local Plan (Regulation 19) undertaken from June to September 2022. Following this, the Local Plan was submitted for examination in November 2022.
- 3.4 This consultations identified that there are issues and concerns over infrastructure provision and this IDP seeks to address these. Key findings from this IDP will also need to be considered for the local plan housing, employment and retail proposals covering the full plan period.
- 3.5 As part of the Local Plan, work has been undertaken by the Borough Council to identify the scale and location of future growth in the Borough. Policy ST2 sets out the spatial development strategy for the Borough to identify how and where identified needs can be met.
- 3.6 Under the Government's standard methodology applicable at the time that the Pre-Submission Plan was published, the housing requirement for the Borough is 618 dwellings per annum. Over the plan period from 2024 to 2039 (monitoring of the Local Plan is based on financial years and therefore the Local Plan period and trajectory starts 2024/25 and ends 2038/39) there is a requirement to deliver 618 units per year. An additional 20% has been applied to the first five years (2024/25 -2028/29) to account for past under delivery meaning a cumulative requirement totalling 9,888. Additionally, provision has been made for at least 15,000 sqm of office and research and development (B1a and b) floorspace (net) and for at least 14,000 sqm of storage and distribution (B8) (net)²; and approximately 22,000 sqm of comparison retail floorspace (gross).
- 3.7 Further, there is a requirement for provision to meet need for Gypsies and Travellers in the Borough, as identified by the latest Gypsy and Traveller Accommodation Assessment. Due to changes to the definition of travellers as the result of the Lisa Smith judgement, and subsequent updates to national planning policy for traveller sites³ to reflect this, the requirement is 20 permanent pitches for Gypsies and

² Figures to be updated when ELNA revised in 2022

³ <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites/planning-policy-for-traveller-sites#annex-1-glossary>

Travellers (previously 3 permanent pitches under the now outdated definition) and 15 permanent plots for Travelling Showpeople.

Figure 1: Site allocations in Local Plan Pre-submission version (Regulation 19)



Summary of Supply in Spelthorne

- 3.8 In the past local authorities could consider a range of housing growth scenarios from the Strategic Housing Market Assessment (SHMA). However, the Local Plan can only consider one housing growth figure as calculated by the Government's standard method.
- 3.9 Spelthorne has an annual requirement for a minimum of 618 homes per annum, which has been determined using the Government's standard methodology for calculating local housing need (LHN). The methodology uses the official 2014 household projections with an uplift to take account of local affordability. An additional 20% has been applied to the first five years to account for past under delivery as set out in the NPPF (Dec 2023 and Dec 2024).

- 3.10 The Borough Council has produced a Strategic Land Availability Assessment (SLAA) to identify which parcels of land in the urban area could help to meet development needs and has also undertaken a Green Belt Assessment to determine which areas are weakly performing and could be released from the Green Belt. These evidence base documents have informed the sites identified for potential allocation in the Local Plan.
- 3.11 Not all sites identified in the SLAA have been allocated in the Local Plan due to their non-strategic nature and the lack of benefits identified from an allocation. Other sources of supply can also contribute to meeting overall housing needs.

Assessing Existing and Future Infrastructure Need

- 3.12 In assessing the existing and future needs the Council has identified whether there is, or will be, a deficit of provision. In some circumstances there are agreed national standards set by government against which to assess provision. For example, the requirement for school class sizes determines how many extra classes are needed to support a growth in population.
- 3.13 For other services local standards have been agreed that reflect the nature of the service and population it serves. The Borough Council has used forward planning documents produced by service providers and has spoken to appropriate officers within those services to establish the potential impact of the expected level of population growth. This has helped determine whether there is a need for new infrastructure, the amount of additional infrastructure required and the potential cost of delivery.
- 3.14 The level of non-residential development is not expected to be significant. The Borough Council reviewed its Employment Land Needs Assessment (ELNA) in 2022, following an earlier version in 2018 and there is a low demand for office space. The document anticipated that just over 18,000sqm of B1 Office and Research & Development and just under 12,000sqm of B8 Warehousing and Storage will be required. However, it is anticipated that just under 11,000sqm of B2 industrial floorspace will no longer be required.
- 3.15 The following sections outline the assessment of capacity undertaken by the Council based on expected levels of population growth in the Borough.

4. Education

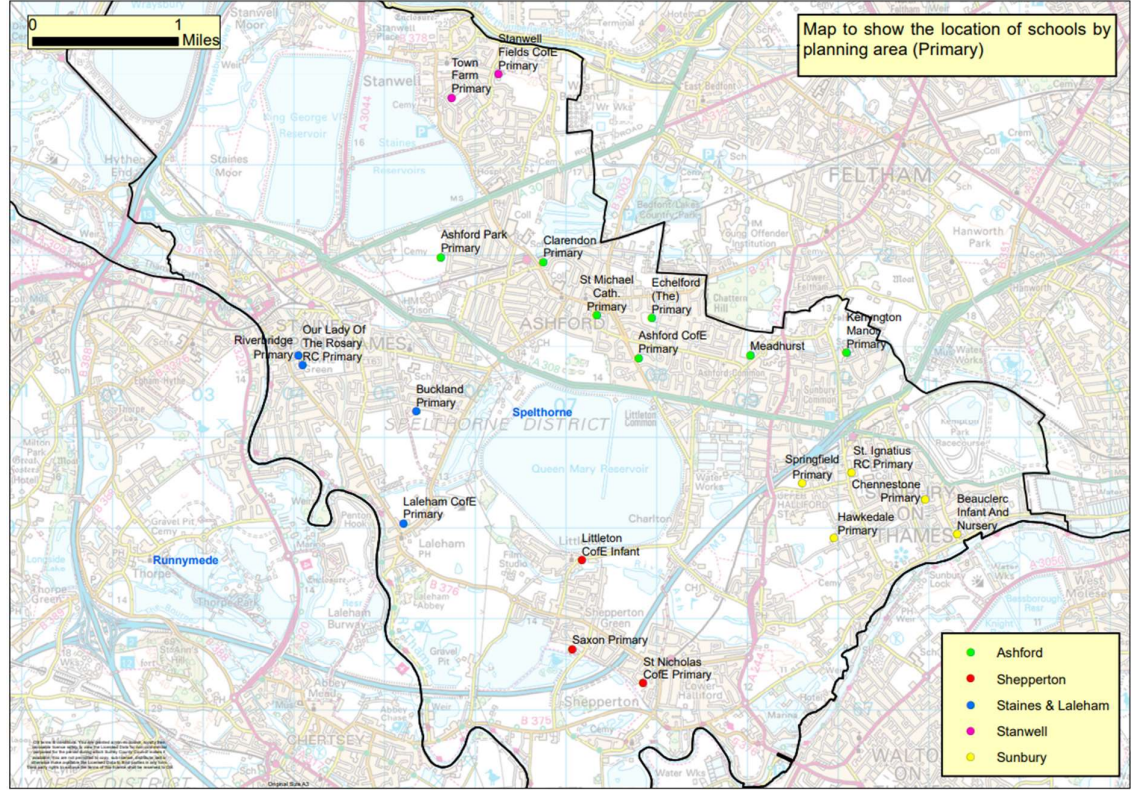
Introduction

- 4.1 This section has been prepared with the Education Service of Surrey County Council, using their most up-to-date evidence. The evidence and further information is set out in greater detail in Appendix 1 in this document. The evidence sets out the estimates of additional pupils in Spelthorne over the Plan period, including those yielded as a result of planned new housing in the Borough. These estimates are based on the most up-to-date birth rates, pupil migration trends and planned housing shared by the Borough Council in April 2024. The purpose is to forecast the need for additional school provision required to support planned housing development in the Borough.
- 4.2 Predicting school demand is a complex task. Where children go to school involves a range of different and often conflicting factors and, as a result, planning for school places is based on probabilities, not certainties. This means that while projections may be made from robust calculations, they do not offer any guarantees.
- 4.3 The NPPF advises that local planning authorities (LPAs) should take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places is available to meet the needs of communities, and that LPAs should give great weight to the need to create, expand or alter schools to widen choice in education. There is a requirement in the Duty to Cooperate for the Borough Council and the County Council to have ongoing engagement regarding education provision. This engagement is required to ensure future needs generated by the new development proposed in the Local Plan are met.

School Provision in Spelthorne

- 4.4 There are 21 primary schools in Spelthorne, nine of which have nursery provision on site. There are six secondary schools, two with post-16 provision. Two primary schools and one secondary school have Special Educational Needs (SEN) Units or Resourced Provision that support students with a range of additional needs and disabilities within a mainstream environment. There is one specialist school catering for pupils with severe learning and difficulties and autistic pupils (SLD/ASD), and there is also one short-stay Pupil Referral Unit (PRU) offering Alternative Provision (AP) in the Borough. Spelthorne is made up of five individual primary planning areas, which are:
- Staines and Laleham
 - Ashford
 - Shepperton
 - Sunbury
 - Stanwell
- 4.5 Each primary phase school is allocated to one of these planning areas. The location and distribution of primary schools in the Borough are shown in Figure 2. Spelthorne is a single secondary planning area. This means that demand for secondary places is estimated across the whole Borough (shown in Figure 3).

Figure 2: Primary schools in Spelthorne



Source: Surrey County Council. Education Department

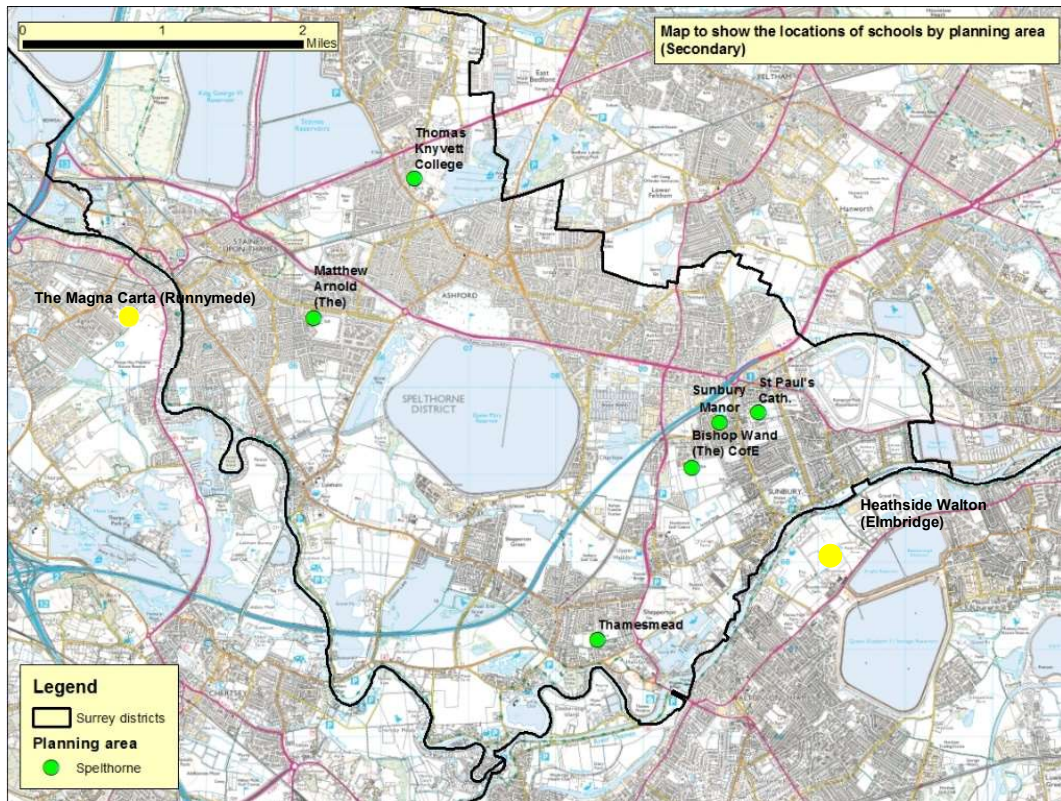
4.6 The need for secondary school places is based on the local population of secondary age children. Table 2 shows the current capacity of each of the six secondary schools in the Borough. The forecasts incorporate the number of children in local primary schools and factor in the historic patterns of pupils taking up secondary places. There is a Catholic secondary school, St Paul’s College, located in the Borough which tends to have a wider geographical intake of children from the County, forecasts also consider children joining secondary schools from outside both the Borough and County. Additionally, there are pupils from Spelthorne who attend Magna Carta School in Runnymede and Heathside School in Elmbridge. This is due to Magna Carta’s location and proximity to Staines, and Heathside’s position to the south of the Borough in close proximity to Shepperton.

Table 2: Current secondary schools capacity in Spelthorne

| School Name | Year 7 Places |
|--|---------------|
| The Matthew Arnold School | 196 |
| Sunbury Manor School | 210 |
| Thomas Knyvett College | 150 |
| The Bishop Wand Church of England School | 210 |
| Thamesmead School | 210 |
| St Paul’s Catholic College | 210 |
| Total places in planning area | 1186 |

Source: Surrey County Council. Education Department

Figure 3: Secondary schools in Spelthorne



Source: Surrey County Council Education Department

Impacts of future growth on school places

- 4.7 The Local Plan anticipates an average of 618 new homes per year over 15 years up to 2039, as set by the Government. There is a clear impact on the need for additional school places as a result and the County Council required to set out the quantum of additional provision that will be required as a result of the anticipated growth.
- 4.8 The additional housing was shared with the County Council in April 2024 and pupil yield is included in the mainstream forecasts. The latest version of SEND Edge Analytics (which forecasts the need for specialist places), at the time of his report, was produced in Autumn 2023 so the local plan information shared in April 2024 is not included in this data.
- 4.9 The primary forecasts show that there are sufficient Reception (Year R) school places with surplus expected in most planning areas from 2025-26, however there could be pressure on higher year groups for any in-year applications, particularly in Staines and Laleham. This is despite the need identified for early years provision and possible insufficiency of childcare places (see paragraph 4.32 onwards).
- 4.10 In Spelthorne birth rates peaked at 1,346 in 2016. Since 2016, births have decreased by 17.5%, reaching a low of 1,110 in 2022 and this is a significant factor in determining school places alongside planned housing and migration.
- 4.11 The secondary forecasts show there is a potential need for additional year 7 school places. However, there is new school provision in neighbouring area of London Borough of Hounslow that may mean fewer pupils than expected from Hounslow,

need a Year 7 school place in Spelthorne. In Surrey, Heathside Walton on Thames opened in 2022 in neighbouring Borough Elmbridge, and we may see fewer pupils who live in Walton on Thames travelling to Spelthorne for a school place in future years.

- 4.12 Table 1 within Figure 4 shows the Planned Admission Numbers (PAN) of 1246 across the 6 secondary schools in the area. Table 2 shows the surplus/deficit if the PAN is increased at Thomas Knyvett College (capacity to increase by 60 places in year 7) and at Sunbury Manor School (capacity to increase by 60 places in Year 7). Table 2 shows that the deficit identified in the current capacity (Table 1) can be accommodated largely by utilising existing capacity across the schools, by increasing to 1246 places in 2026/27 followed by a further increase to 1306 in 2027/28.

Figure 4: School based Forecast Report – Spelthorne

Table 1 – using current capacity

| Spelthorne | | | |
|-------------|---------------|----------------|-------------------|
| School year | Year 7 places | Year 7 Forecas | Surplus / Deficit |
| 2025-26 | 1186 | 1,237 | -51 |
| 2026-27 | 1186 | 1,243 | -57 |
| 2027-28 | 1186 | 1,313 | -127 |
| 2028-29 | 1186 | 1,258 | -72 |
| 2029-30 | 1186 | 1,289 | -103 |
| 2030-31 | 1186 | 1,282 | -96 |
| 2031-32 | 1186 | 1,291 | -105 |
| 2032-33 | 1186 | 1,305 | -119 |
| 2033-34 | 1186 | 1,276 | -90 |

| School Name | Year 7 Places |
|--|---------------|
| The Matthew Arnold School | 196 |
| Sunbury Manor School | 210 |
| Thomas Knyvett College | 150 |
| The Bishop Wand Church of England School | 210 |
| Thamesmead School | 210 |
| St Paul's Catholic College | 210 |
| Total places in planning area | 1186 |

Table 2 – Total capacity (increased capacity at Thomas Knyvett and Sunbury Manor schools)

| Spelthorne | | | |
|-------------|---------------|----------------|-------------------|
| School year | Year 7 places | Year 7 Forecas | Surplus / Deficit |
| 2025-26 | 1186 | 1,237 | -51 |
| 2026-27 | 1246 | 1,243 | 3 |
| 2027-28 | 1306 | 1,313 | -7 |
| 2028-29 | 1306 | 1,258 | 48 |
| 2029-30 | 1306 | 1,289 | 17 |
| 2030-31 | 1306 | 1,282 | 24 |
| 2031-32 | 1306 | 1,291 | 15 |
| 2032-33 | 1306 | 1,305 | 1 |
| 2033-34 | 1306 | 1,276 | 30 |

| School Name | Year 7 Places |
|--|---------------|
| The Matthew Arnold School | 196 |
| Sunbury Manor School | 270 |
| Thomas Knyvett College | 210 |
| The Bishop Wand Church of England School | 210 |
| Thamesmead School | 210 |
| St Paul's Catholic College | 210 |
| Total places in planning area | 1306 |

| Key | |
|-----|---|
| | Over 5 surplus places |
| | Between -5 deficit and 5 surplus places |
| | Over -5 deficit places |

Source: Appendix 1. Surrey County Council Education Department

- 4.13 There is scope for current capacity to expand at Thomas Knyvett College by circa 60 additional places.
- 4.14 Considering the additional housing planned, SCC will need to monitor need as more data becomes available, including birth rate changes, as there may need to be

additional places created in the later years of the Plan. This will allow a fuller understanding of the impacts in the later years of the Local Plan and SCC will be able to consider if the additional places needed would be bulge classes or permanent places.

Special Educational Needs and Disability (SEND) provision

- 4.15 In Spelthorne, Meadhurst Primary School, Ashford Park Primary School in Ashford and Manor Mead School in Shepperton provide capacity for SEND provision.
- 4.16 The report [SEND and AP Capital Programmes and Specialist Sufficiency to 2031-32 onwards Cabinet Report Part 1](#) approved by Surrey County Council Cabinet on 25 June 2024 sets out the continued investment in the Council's Special Educational Needs and Disabilities (SEND) Capital Programme and the Alternative Provision (AP) Capital Programme 2024/25 to 2027/28 delivery tranches.
- 4.17 The latest version of SEND Edge Analytics, at the time of his report, was produced in Autumn 2023 so the local plan information shared in April 2024 is not included in this data. Therefore further places are likely to be needed than predicted in the current forecasts. New data will be considered when available.
- 4.18 The number of children and young people aged 0-25 years with an Education, Health and Care Plan (EHCP) residing in Spelthorne has increased by around 22% since January 2021.
- 4.19 EHCP demand for primary phase pupils is projected to increase year on year until 2026/27 peaking at around 550 pupils, Demand is then expected decrease annually reaching around 470 pupils by 2032/33.
- 4.20 For secondary phase pupils, EHCP demand in Spelthorne reached around 465 pupils in 2022/23. Demand is expected to increase and is projected to peak at around 615 pupils in 2027/28. Demand is then projected to decrease year on year reaching around 565 pupils by 2032/33.
- 4.21 For post-16 phase pupils, EHCP demand is projected to increase year on year from around 225 pupils in 2022/23 and peaking at around 400 pupils in 2030/31. Demand is then expected to plateau towards the end of the planning period.
- 4.22 For primary phase pupils living in Spelthorne who require a specialist school or specialist centre place, demand is expected to increase year on year peaking in 2026/27 at around 275 pupils. Demand is then projected to slowly decrease year on year until the end of the planning period when it will reach around 245 pupils (remaining higher than current demand).
- 4.23 Secondary phase demand is projected to increase year on year from around 295 pupils in 2022/23 to approximately 390 pupils in 2027/28. Demand is then expected to slowly decrease year on year until the end of the planning period reaching circa 370 pupils (remaining significantly higher than current demand).
- 4.24 Post-16 projections are predicted to increase year on year throughout the planning period growing from 45 pupils in 2022/23 and peaking in 2031/32 at around 95 pupils⁴.

⁴ School organisation and pupils in Surrey, SCC <https://www.surreycc.gov.uk/schools-and-learning/schools/strategies-plans-policies-consultations/provision-of-school-places-and-school-expansions/School-organisation-plan-data#section-8>

Spelthorne Borough Council Infrastructure Delivery Plan 2024-2039

- 4.25 89% of pupils who live in Spelthorne and require a specialist school placement to meet their education needs travel out of the borough for a specialist school place. 67% travel more than 6 miles from home to school each day. As 67% pupils living in Spelthorne who require a specialist placement, already travel more than 6 miles from home to school each, if numbers increase further with additional housing, there may be a need to create additional places in Spelthorne or neighbouring areas.

Conclusion – Costs and Funding

- 4.26 Based on current forecasts there are sufficient primary places across the Borough, however there may be pressure for places in the planning area of Staines and Laleham.
- 4.27 There are currently no identified additional costs in relation to primary school provision across the Borough. Surrey County Council will consider any need for bulge classes in Staines and Laleham if the demand cannot be met by places in neighbouring planning areas.
- 4.28 Based on current forecasts there is a need for additional secondary school places in Spelthorne. However if trends change based on less pupil migration from London boroughs, this demand may be met within current capacity.
- 4.29 Surrey County Council will continue to monitor the situation in respect of how the anticipated shortfall will be met and keep the Borough Council informed. If additional places are needed, based on increased housing in the local plan, Surrey County Council will apply to Spelthorne Borough Council for Community Infrastructure Levy (CIL) funding or other appropriate infrastructure funding to contribute to any capital projects.
- 4.30 There are no identified additional costs in relation to secondary school provision in the Borough.
- 4.31 There are currently no identified additional costs in relation to SEND provision in the Borough. Additional Community Infrastructure Levy (CIL) funding or other appropriate infrastructure funding may be sought to help address any funding gaps required to address infrastructure development, as appropriate.

Early Years Provision

Introduction

- 4.32 As well as the provision of school places, SCC has a duty to ensure there are sufficient Early Years (EY) places for all children from the term after they are 9 months to 4 years old eligible to receive early years funded entitlements across Surrey.
- 4.33 The Childcare Act 2006 places a duty on local authorities to secure sufficient childcare for working parents and provide information, advice and assistance to parents. SCC therefore holds a responsibility for ensuring that parents can access the early years funded entitlements, particularly with regard to identifying any gaps in childcare provision.
- 4.34 Childcare is defined as any form of care for a child that is paid for or is funded, including education and any other supervised activity. Parents can access early years funded entitlement for children aged 9 months to 4 years (according to eligibility) through various providers, such as:
- day nurseries
 - sessional pre-school
 - extended day preschool
 - nursery units of independent schools
 - school run nursery classes
 - Surrey maintained and academy nursery schools
 - and childminders.
- 4.35 All parents of 3- and 4-year-olds can access a universal entitlement of 15 hours a week funded childcare (over 38 weeks per year). Eligible working parents of 3- and 4-year olds are also able to access 15 hours of funded early education and childcare, in addition to their universal entitlement of 15 hours to a maximum of 30 hours a week.
- 4.36 Families eligible for Funded Early Education for Two-Year-Olds (FEET) can access 15 hours of funded childcare over 38 weeks per year. This funding is to support the 40% most disadvantaged families in Surrey and is part of the Government's early intervention strategy.
- 4.37 Eligible working parents of children from 9 months to 4-years-old are able to access 15 hours a week of funded early education and childcare (over 38 weeks of the year). From September 2025 eligible working parents of children aged 9 months and above will be able to access 30 hours of funded early education and childcare.
- 4.38 It is the expectation that a small number of places may be sought from existing provision in some areas of the Borough. However, any additional demand will require new provision to be created in good proximity to or on site of new developments. There is a need to ensure that consideration is given to the cumulative impact of smaller developments on Early Years Provision of children from 9 months old, as well as larger scale developments.
- 4.39 Consideration will need to be given to the types of housing being developed, to meet the needs of the families who reside there. For example, more term time sessional preschools or extended day provision is required for developments that contain higher

numbers of social housing. This is in comparison to day nurseries that may be required for high numbers of higher income working households.

Projected impact of the Local Plan on specific planning areas

4.40 The Local Plan anticipates an average of 618 new homes per year over 15 years up to 2039. For the units that have been allocated there are a large number of homes planned in the Sunbury and Staines areas specifically which will result in additional need for Early Years places as it would be unlikely that current provision could take on this capacity. Below we have projected the impact on the local areas for Early Years places and our comments in relation to the projections.

Table 3: Early Years places by planning area

| Planning Area | Yield of Early Years places (x 0.07) | Comments based on yield of EY places |
|---------------|--------------------------------------|---|
| Staines | 301 | Current provision will NOT meet anticipated demand for additional places created through the development |
| Ashford | 48 | Current provision will NOT meet anticipated demand for additional places created through the development |
| Shepperton | 20 | Current provision is UNLIKELY TO meet anticipated demand created through these developments. |
| Stanwell | 64 | Current provision will NOT meet anticipated demand for additional places created through the development |
| Sunbury | 71 | Current provision will NOT meet anticipated demand for additional places created through the development |
| Total | 504 | |

Source: Surrey County Council. Education Department

4.41 For 2024-2025, the population of 0-4 year olds in Surrey was projected to be 60,425 children. This is then projected to steadily decrease over the coming years, with a population of 59,461 children by 2029-2030.

4.42 The table below shows information relating to the childcare places available in the borough and the demand for these.

| Spelthorne | All under 5s childcare places | Funded only under 5s childcare places |
|------------------|-------------------------------|---------------------------------------|
| Population 0-5 | 5703 | 5703 |
| Demand | 2824 | 2824 |
| Places available | 2348 | 1824 |
| Places taken up | 1723 | 1419 |
| Occupancy rate | 73% | 78% |

Source: SCC Childcare Sufficiency Assessment 2024

- 4.43 The overall density rate of childcare places, based on a projected aggregate demand for childcare places across Spelthorne is 83%, which indicates that there is possible insufficiency of childcare places based on our projections of the number of children under 5 requiring a childcare place. There has previously been a surplus in Spelthorne, so this has likely been caused by a combination of a decrease in nursery places and new housing developments in the area.
- 4.44 It is clear from the work done, there is a potential issue with the delivery of Early Years provision. The Borough Council will continue to work proactively with SCC to seek to ensure that sufficient provision is secured to close this gap.

Early Years children yielded from housing

- 4.45 Surrey County Council holds a statutory responsibility for securing particular elements of Early Years provision. In recent years several additional responsibilities have been placed upon the County Council, including the responsibility for providing 15 hours of Funded Early Education for Two Year Olds (FEET) for some 2-year-old children, 15 hours of Funded Early Education (FEE) for all 3- and 4-year-old children and 15 hours of Working Parent Entitlement funded early education for all eligible families of children from 9 months old. As of September 2025 SCC will also be required to ensure up to 30 hours of childcare for children of working families.
- 4.46 These requirements have brought challenges, both in identifying providers to create new funded early education places, as well as potential increased financial implications. Early Years provision is through the private, voluntary and independent sector (PVI) as well as through facilities linked to Surrey state schools.
- 4.47 When assessing need, the County Council will look at provision for children from 9 months to 4-years old. Given the duty to ensure diverse provision, unfilled places at one type of provider does not signify that provision in an area is sufficient.
- 4.48 The Early Years Commissioning Team makes use of typical child yield figures from new development that are widely used across local authorities. This makes assumptions for the number of children that a new housing development will generate which will require additional provision. Dwellings that are considered to not generally accommodate children, such as one-bedroom flats, are excluded from the calculations. This also includes student and retirement accommodation. The average yield figure established for relevant dwellings is as follows:
- Early years – yield factor of 0.07 equating to 7 Early Years age children per 100 dwellings.
 - The housing requirement for the Spelthorne Local Plan period to 2031 equates to 618 dwellings per annum.
 - This gives a total number of Early Years children to be yielded by development as $618 \times 0.07 = 43$ per annum.
- 4.49 To make sure there are sufficient funded early education places across Surrey, SCC will support the development of places in the maintained and PVI sector in the ward clusters where there are projected shortfalls of places. The cost of each scheme and therefore any developer contribution required will be determined on a case-by-case basis. Consideration will need to be given to the types of housing being developed, to meet the needs of the families who reside there i.e. more term time sessional preschools or extended day provision is required for developments that contain higher numbers of social housing compared to day nurseries that may be required for high numbers of higher income working households.

- 4.50 Due to the expansion of funding entitlements for eligible working families, it is anticipated that there may be some early years setting who may wish to expand. The demand for this is difficult to quantify.
- 4.51 An updated cost multiplier has been provided by the Department for Education to the County Council which indicates a cost per additional Early Years place of £13,541.

Conclusion – Costs and Funding

- 4.52 From the above, SCC has identified anticipated yields from development and the expected cost per additional place. There is a need to establish how these costs will be met in providing these additional places.
- 4.53 Surrey County Council will continue to monitor the situation in respect of how the anticipated shortfall will be met and keep the Borough Council informed.

Further Education

Introduction

- 4.54 Further education is provided for post-16-year olds following secondary school. Further education is distinct from higher education that is offered in universities and other academic institutions.
- 4.55 There are existing opportunities for further education in Spelthorne. Bishop Wand school and St Paul's Catholic College operate a sixth form for which admission is subject to students having achieved the entry requirements. These are specific for the programme of subjects or courses they wish to pursue whether vocational or academic. The admissions criteria are set by the individual school operating the further education provision.

Existing Capacity and Future Growth

Bishop Wand School

- 4.56 Bishop Wand provided the following information as a part of the IDP consultation.
- 4.57 Bishop Wand currently have 220 places available for allocation across year 12 and year 13 as part of their sixth form provision. This allows for opportunities for pupils from other schools to apply for entry to Bishop Wand for their further education needs.
- 4.58 Bishop Wand have communicated that their sixth form provision is at capacity. Therefore, additional provision would be required to continue to allow students, especially from other schools, the opportunity to study for post-16 qualifications at Bishop Wand. The school has developed plans over time for a further education expansion project which would create a community learning hub and additional post-16 capacity providing library, computer and study facilities. This would also provide these facilities for the community alongside additional classrooms to meet the demand.

St Paul's Catholic College

- 4.59 St Paul's were contacted to provide information concerning current and future capacity and any identified opportunities for expansion for their post-16 educational provision. To date no response has yet been received regarding this. The Borough Council continue to take steps to contact the College to establish if there are needs that could be included within the IDP.

Conclusion - Costs and Funding

- 4.60 No costs have yet been identified.
- 4.61 Bishop Wand school is actively looking for funding to assist in the development of their community learning hub to facilitate additional educational provision, especially with regard to post-16 education.
- 4.62 Bishop Wand has communicated that they are looking to secure this funding. Funding may be available from CIL and S106 funding which could be secured from future development to accommodate demand.

Higher Education

- 4.63 Brooklands College continues to operate a campus in Ashford following its relocation to the rear of Thomas Knyvett school. Brooklands College offers courses which are an alternative to attending University and remain an important source of gaining degree level and professional qualifications.

Existing Capacity and Future Growth – Brookland College

- 4.64 Brooklands College provided the following as a part of the IDP consultation
- 4.65 Existing capacity is c200 for predominately classroom delivery.
- 4.66 With regards to expansion, there are limitations due to the location of the Ashford campus on a school site. However, there is the capacity for growth and the option of sourcing additional accommodation on satellite sites in the locality is being explored.
- 4.67 The college is currently working with the Borough Council for a Retrain and Upskill programme. The curriculum is proposed to be extended at the Ashford campus to offer access to Higher Education opportunities.

Conclusion - Costs and Funding

- 4.68 The College is working with the Borough Council to implement the Retrain and Upskill programme. There are opportunities to apply for CIL funding. However, no bids have been received to date.
- 4.69 No costs have yet been identified.

5. Health

Introduction

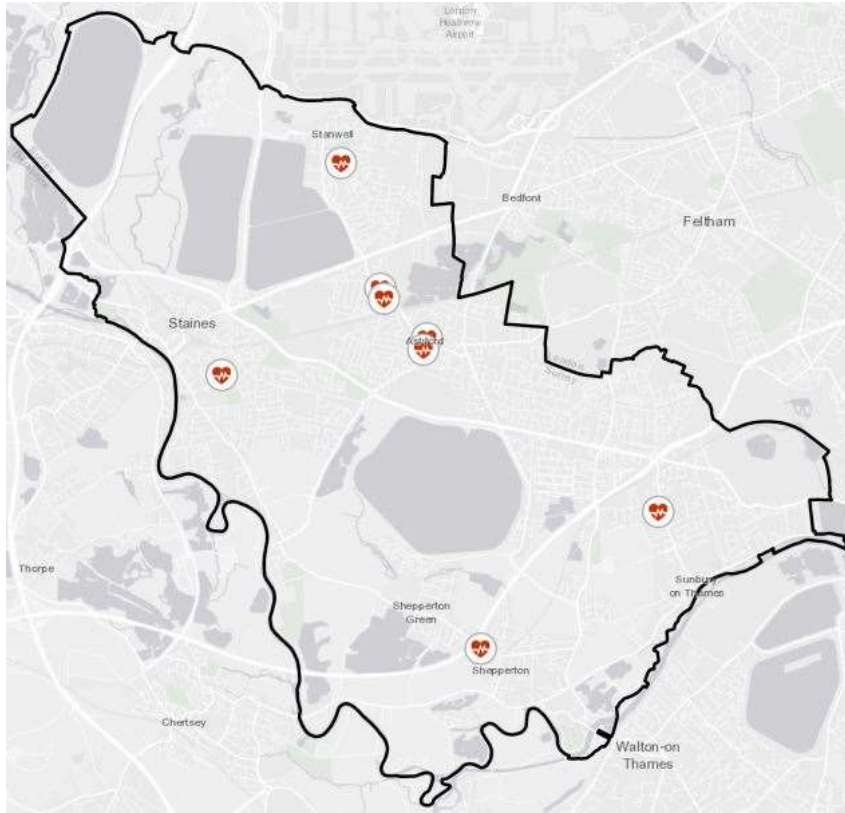
- 5.1 Integrated Care Boards (ICBs) provide most of the hospital and community NHS services in the local areas for which they are responsible. ICBs are also part of wider partnerships, known as Integrated Care Systems (ICS), which bring together the NHS, local authorities, social enterprises and the wider voluntary sector to work together to join up and integrate care for residents. The ICS responsible for Spelthorne is NHS Surrey Heartlands.
- 5.2 Integrated care is about giving people the support they need, joined up across local councils, the NHS, and other partners. It removes traditional divisions between hospitals and doctors, between physical and mental health, and between NHS and council services. In the past, these divisions have meant that too many people experienced disjointed care.
- 5.3 ICSs are new partnerships between the organisations that meet health and care needs across an area, to coordinate services and to plan in a way that improves population health and reduces inequalities between different groups.
- 5.4 ICBs and ICSs are responsible for the provision of:
- planned hospital care
 - rehabilitative care
 - urgent and emergency care (including out-of-hours)
 - community health services
 - mental health and learning disability services
 - primary care services (including GP services, pharmacies, dental and optometry services)
- 5.5 The ICS has collaborated with software engineering organisation CoPlug, utilising their SidM Systems Health to provide evidence of the healthcare need in Spelthorne to support healthcare infrastructure planning and population health management.
- 5.6 The information generated by the SidM software can then be used to inform the planning process to secure healthcare improvements and resources through S106 planning obligations or CIL.
- 5.7 The SidM model predicts future demand for different health services, not only primary care. These include, mental health, emergency care and acute services. The model also considers areas of wealth and deprivation as needs differ and this could be reflected Borough-wide.

Planning for Growth

- 5.8 As a response to the IDP consultation, NHS Surrey Heartlands, working with CoPlug have provided a Healthcare Infrastructure Planning Report which gives a comprehensive assessment of the additional healthcare need that is predicted to arise in the Borough over the next 15 years.

- 5.9 The remit of the report is to provide sufficient level of evidence as a starting point for Surrey Heartlands ICS to engage with the Borough for discussion around the availability of CIL and S106 funding to contribute towards healthcare provision.
- 5.10 As identified in the report, the overall additional capital cost required by the healthcare system arising from new housing in the Borough over the next 15 years is circa £16.8 million based on current costs. These costs arise relatively evenly at around £1.5 million per annum across the 15-year period.
- 5.11 Costs are greatest in the first five years, in direct proportion to this being the phase with the largest amount of housing being delivered. Broken down into phases, the total requirement is as follows:
- 1-5 years £6.4 million
 - 5-10 years £6.6 million
 - 10-15 years £3.8 million
- 5.12 The proportionate costs, broken down by Healthcare Types are as follows:
- Acute Healthcare (44%)
 - Primary Healthcare (39%)
 - Mental Healthcare (8%)
 - Intermediate Healthcare (9%)
- 5.13 NHS Capital towards the delivery of healthcare infrastructure to accommodate additional patients associated with development is extremely constrained. Healthcare infrastructure, in particular primary and community care, to create additional capacity will require local funding sources such as CIL or S106 contributions.
- 5.14 The report identifies a number of planned Healthcare projects which aim to support meeting this need. These include the proposed creation of the Staines Health and Wellbeing centre within Staines to support a range of healthcare facilities alongside community uses, and improvements to Ashford and St Peters to support acute healthcare.

Location of GP health centres in the Borough



Pipeline Projects

- 5.15 The ICB have identified a proposed large-scale project to provide a Staines Health and Wellbeing Centre in order to meet anticipated growth within Staines. This Centre is expected to provide the following services:
- Expansion and amalgamation of 3 x Primary GP Practices
 - General Practice Integrated Mental Health Service (GPIHMS)
 - Children's and Adults Community Services
 - Older Adults Services
 - Hospital Outreach Services including Maternity
 - Dental Services
 - Community Space - Local Authority Voluntary Services
- 5.16 In addition to the proposed Staines Health and Wellbeing Centre, there is a proposed project for Sunbury Health Centre. Table 4 sets out these projects and the associated funding requirements.

Table 4: Identified healthcare projects within Spelthorne

| Care Type | GP Practice | Project Details | Phase Details | Project Cost (£) | Total Funding Gap (£) | Funding Proportion LA (£) |
|-----------|------------------------|---|-------------------|------------------|-----------------------|---------------------------------|
| Primary | Multiple | Staines Health and Wellbeing Centre | Short/Medium Term | TBC | TBC | TBC |
| Primary | Studholme | Ground floor extension to creation additional healthcare floorspace | Short Term | £1.33m | £627,000 | £627,000 Strategic CIL Approved |
| Primary | Sunbury Group Practice | Refurbishment of Sunbury Group Practice | Short Term | C. £1.6m | £811,525 | £811,525 Strategic CIL Approved |

Source: NHS Surrey Heartlands Integrated Care Board

- 5.17 The project cost for the Staines Health and Wellbeing Centre is unknown at this stage. Any identified funding required from the Borough could be secured using Strategic CIL and/or site specific s106 agreements which provide contributions, in part or full, from proposed developments in Staines.
- 5.18 The Staines Health and Wellbeing Centre, Sunbury Group Practice and Studholme projects are the only three identified by the ICS to date. It is anticipated that, given the identified capital cost funding gap, there will be further projects within the pipeline to come forward over the 15-year period. The Borough Council will continue to work with the ICB (or its successor) to identify these projects and to achieve clarity on funding requirements.

Conclusion - Costs and Funding

- 5.19 As identified, the overall additional capital cost required by the healthcare system arising from new housing in Spelthorne over the next 15 years is around £16.8 million.
- 5.20 The ICB has indicated they intend to seek CIL or S106 contributions to cover any identified funding gaps once full costs are known.

Spelthorne's Health and Wellbeing Strategy

5.21 A Health and Wellbeing Strategy has been prepared and adopted by Spelthorne Borough Council for the period 2022-2027⁵. The aim of the strategy is to set out clear priorities to improve the health and wellbeing of the people of Spelthorne. The strategy presents a new and exciting opportunity to build on and succeed in partnership working, where it is recognised that by working together we can achieve the greatest results.

5.22 The Strategy is formed of three pillars which are the Borough's Health and Wellbeing priorities for the next five years. Under each priority, there are three focus areas.

People - enable residents to take positive action to improve their own health

- Enable residents to manage their physical health
- Support residents to manage their mental health positively following Covid-19
- Enable residents to increase their physical activity in an accessible and affordable way

Place - encourage a positive environment to improve health

- Residents have homes that meet their needs
- Residents are happy in their neighbourhoods
- Maximise use of parks and open spaces

Community - foster communities which are integrated where residents feel connected

- Community led services reaching all members of community
- Maximise use of parks and open spaces
- Help build community resilience

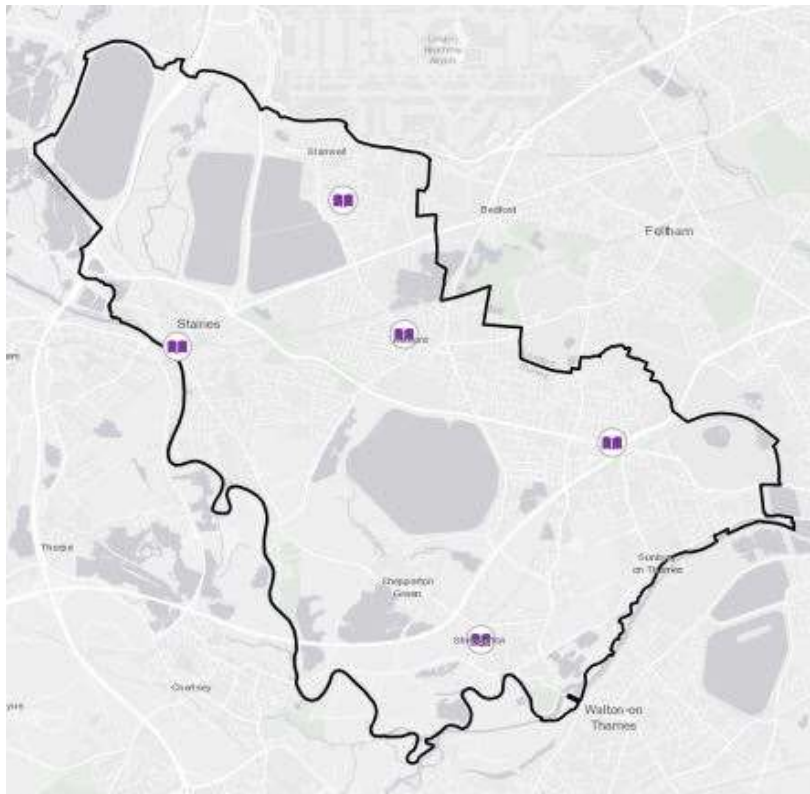
⁵ https://www.spelthorne.gov.uk/media/15700/Spelthorne-Health-and-Wellbeing-Strategy-2022-2027/pdf/Health_and_Wellbeing_Strategy_2022_-_2027.pdf?m=637853698136800000

6. Community

Libraries

- 6.1 The County Council has a statutory duty, contained in the Public Libraries and Museums Act 1964 'to provide a comprehensive and efficient library service for all persons desirous to make use thereof'.
- 6.2 Surrey Libraries hold a unique place in communities providing universal access to all with the potential to reach a wider audience through its programme of activities including reading, access to digital services, learning, health and wellbeing and culture.
- 6.3 There are five libraries in Spelthorne located in:
- Ashford;
 - Stanwell;
 - Staines;
 - Shepperton and
 - Sunbury
- 6.4 The location of the libraries are shown below and demonstrate a relatively even spread across the Borough. This allows a wide proportion of the population the ability to have access to this resource and shows how integral libraries are within their community.

Libraries in the Borough



- 6.5 All library service offers a comprehensive book collection as well as a number of other services. These include free Wi-Fi, access to computers and printers, DVDs and newspapers as well as number of additional services for the elderly and disabled.

Forward Planning

- 6.6 Surrey County Council's Library and Cultural Services Strategy 2020-2025⁶ sets out the vision and approach to libraries and cultural services over the next five years.
- 6.7 The intention of the proposed Library and Cultural Services Strategy and future model for the library service is to deliver an effective service in a modern and cost-efficient way.
- 6.8 The crux of the Strategy is to reduce the net cost of these services whilst increasing impact within the community. This will be done by working closer with communities in design and delivery and by exploiting digital technology to increase reach and free up staff.
- 6.9 The Strategy sets out a commitment to deliver a broad range of modern affordable services providing opportunities to read for learning and enjoyment; access accurate and quality information; engage in creative and cultural activities and informal and formal learning.

Conclusions – Costs and Funding

- 6.10 No costs have yet been identified.
- 6.11 While there are currently no plans to expand any of Spelthorne's Libraries, Staines Library is expected to move to another site, in the Elmsleigh Centre, Staines, in 2025-26. Any future changes will be in line with the Library and Cultural Services Strategy 2020-2025 in order to meet the overall objectives.

Built Community Space

Introduction

- 6.12 There are a number of facilities across the Borough which encompass a range of different facilities to serve the local community. The provision of good quality community facilities allows for the enjoyment of residents. These spaces also help raise the quality of life and promote healthy living within the community it serves.

Community spaces in Spelthorne

- 6.13 There are three community centres in Spelthorne which are operated by the Borough Council and provide a range of activities and care for various sectors of the community. These centres are as follows:
- Fordbridge Centre in Ashford
 - Staines Community Centre
 - Greeno Centre in Shepperton

⁶ <https://www.surreycc.gov.uk/libraries/news-and-events/modernisation/library-and-cultural-services-strategy>

- 6.14 In addition, there are several other community facilities which are operated by Surrey County Council. The facilities provide benefits to the communities that they serve.
- 6.15 Previously, SCC has proposed the identification of the following sites for re-development:
- Leacroft Centre, Staines
 - Shepperton Youth Centre
 - Sunbury Adult Education Centre
 - Sunbury Social Services Centre
- 6.16 Any development involving a loss of existing facilities at these sites will only be possible where the existing facilities are re-provided to an equivalent or better standard in an equally or more accessible location, or meet other policy criteria, in line with Policy ID1 of the Pre-Submission Local Plan.

Conclusion – Costs and Funding

- 6.17 No costs have yet been identified.

Older Persons Accommodation

Introduction

- 6.18 Surrey County Council's Accommodation with Care & Support Strategy (April 2019 onwards⁷) sets out the overarching approach for all accommodation based services the County Council commissions and provides for residents of Surrey for the next 20 years. The Strategy is an ambitious programme for a more diverse range of accommodation with care options, for people with a range of needs and disabilities, which aims to maximise people's independence, choice and control.
- 6.19 SCC published a range of new documents in April 2024: Planning Guidance for older people's accommodation with care⁸, which sets out the County Council's expectations for the market to respond to the Accommodation with Care Support Strategy. It recognises that across the County, the biggest gap in provision is in affordable extra care housing. The Planning Guidance responds to national planning guidance, which requires local planning authorities to take account of the need for specialist housing, specifically with regard to future needs. Up to date information on the Borough is contained in Spelthorne's planning profile for older people's accommodation with care⁹.

Extra care housing

- 6.20 'Extra care housing' is an umbrella term which is commonly used as a description for settings that deliver publicly funded housing and support. It is therefore focused on providing accommodation for and supporting people receiving publicly funded housing and support⁸.
- 6.21 'Assisted living', 'retirement village' and 'continuing care/ integrated retirement community' are regularly used as terms, alongside others, by operators of settings whose residents are privately funded⁸.
- 6.22 Extra care housing is primarily for older people where occupants have specific tenure rights to occupy self-contained dwellings and where they have agreements that cover the provision of care, support, domestic, social, community or other services.
- 6.23 Unlike people living in residential care homes, extra care residents are not obliged as a rule to obtain their care services from a specific provider, though other services (such as some domestic services, costs for communal areas including a catering kitchen, and in some cases some meals) might be built into the charges residents pay⁸.

Defining the demand for extra care housing in Spelthorne

- 6.24 Future demand extra for care housing in Spelthorne has been calculated with regard to the nationally recognised methodology of the Housing Learning and Improving Network (LIN), which states that:

⁷ https://www.surreycc.gov.uk/_data/assets/pdf_file/0014/214115/AwCS-Commissioning-Statement-for-Spelthorne-BC-April-2019.pdf

⁸ https://www.surreycc.gov.uk/_data/assets/pdf_file/0006/375036/Accommodation-with-care-for-older-people-planning-guidance-April-2024.pdf

⁹ https://www.surreycc.gov.uk/_data/assets/pdf_file/0006/375153/Spelthorne-Planning-Profile-Older-People-April-2024.pdf

'...demand for extra care is likely to be required at 25 units per 1,000 population aged 75 plus [...] The desired tenure mix will vary according to local and market factors.'

- 6.25 SCC's Planning Guidance⁸ states that in reflecting on this approach, the context of market shifts in housing with care and various planning appeal decisions taken in the subsequent five years means an alternative methodology is now considered most suitable. This is part of a wider approach to determining a variety of older people's housing needs.
- 6.26 The methodology sets out the following broad prevalence levels as estimates of need, calculated as per 1,000 of the relevant 75+ population in an area, covering sheltered housing, enhanced sheltered housing and extra care housing. Of the total need figure for extra care of 45 per 1,000 of the relevant 75+ population, a further split is then calculated based on whether provision is affordable or market, broadly based on the tenure split of Surrey home ownership⁸.
- 6.27 Based on the most up-to-date information available as of January 2024, the future demand for extra care housing for 2030 and 2035 is identified as:
- 2030 – 75+ Population projected to be 10,700. This would result in a total need of **482**.
 - 2035 – 75+ Population projected to be 11,200. This would result in a total need of **504**.

Table 5: Future demand for extra care housing in Spelthorne

| Year | 75+ population projection | Affordable need (10 per 1,000 75+) | Market need (35 per 1,000 75+) | Total need (45 per 1,000 75+) |
|-------------|----------------------------------|---|---------------------------------------|--------------------------------------|
| 2024 | 10,100 | 101 | 354 | 455 |
| 2030 | 10,700 | 107 | 375 | 482 |
| 2035 | 11,200 | 112 | 392 | 504 |

Source: SCC Planning profile for accommodation with care for older people: Spelthorne Borough (April 2024)

Extra Care housing facilities in the Borough

- 6.28 As of January 2024, the following facilities provide for Extra Care housing needs in the Borough:
- Sunbury – Beechwood Court
 - Sunbury – Mitchison Court
 - Stanwell – Chestnut Court
- 6.29 Table 6 highlights the capacity of the above care facilities as part of the provision to meet the needs for Extra Care housing.

Table 6: Extra Care facilities operational in Spelthorne

| Setting name | Status | Postcode | Tenure | No. of units |
|-----------------|-------------|----------|------------|--------------|
| Beechwood Court | Operational | TW16 7RL | Affordable | 40 |
| Chestnut Court | Operational | TW19 7SF | Affordable | 44 |
| Mitchison Court | Operational | TW16 6RX | Affordable | 39 |

Source: SCC Planning profile for older people’s accommodation with care: Spelthorne Borough (April 2024)

- 6.30 The facilities listed in Table 6 provide for 123 units which together will meet the Borough’s identified needs for affordable extra care housing for the period to 2035.

Residential and nursing care

- 6.31 The Care Quality Commission (CQC) defines a care home as:

‘...a place where personal care and accommodation are provided together. People may live in the service for short or long periods. For many people, it is their sole place of residence and so it becomes their home, although they do not legally own or rent it. Both the care that people receive and the premises are regulated.’

Defining the demand for residential and nursing care in Spelthorne

- 6.32 Presenting clear ‘need’ figures for residential and nursing care in any area is problematic. This is because there is no single, recognised methodology for identifying future residential and nursing care need. Surrey County Council’s strategic direction aims to maximise the impact of preventative services, provide additional support to carers and to diversify the range of community support on offer, so that people are able to live in their own homes for longer.
- 6.33 More granular assessments for future need on the basis of market ‘standard’ accommodation (e.g. ensuite bathrooms) cannot prove that a new care home is absolutely necessary where the existing market is able to renovate or replace properties in response to market forces.
- 6.34 There is a concern amongst local health partners that, should nearby areas have relatively low levels of residential and nursing care, the building of more residential and nursing care homes in an area may lead to an ‘influx’ of new patients from those nearby areas and create additional strain on the local health system.
- 6.35 Surrey County Council presents a methodology which has calculated future needs as demonstrated in Tables 7.a. and 8.a. below. The methodology calculates the current provision of residential and nursing care in the Spelthorne Borough Council area on the basis of CQC lists of regulated services as at January 2024. This has then been filtered for the provision of care to older people and people with dementia.

Table 7: a. Demand for residential care in Spelthorne up to 2035

| Year | Spelthorne 75+ population | No. of beds to reflect England ratio in 2024 | Projected (oversupply) / need for additional beds in Spelthorne |
|------|---------------------------|--|---|
| 2030 | 10,700 | 383 | 215 |
| 2035 | 11,200 | 400 | 232 |

b. Residential care across neighbouring and nearby local authorities

| Neighbouring authority area | 2024 prevalence rate | 2030 Projected (oversupply) / need for additional beds | 2035 Projected (oversupply) / need for additional beds |
|-----------------------------|----------------------|--|--|
| Elmbridge | 52.04 | (220) | (166) |
| Runnymede | 33.13 | 24 | 45 |
| Hillingdon | 20.86 | 416 | 531 |
| Hounslow | 7.13 | 582 | 671 |
| Richmond upon Thames | 14.85 | 443 | 521 |
| Slough | 15.07 | 197 | 240 |
| Windsor & Maidenhead | 19.39 | 315 | 368 |

Source: SCC Planning profile for older people's accommodation with care: Spelthorne Borough (April 2024)

6.36 Table 7. a. shows that Spelthorne has a relatively low provision of residential care when compared to the average for England, and there is need for additional, high quality residential care provision. The evidence at Table 7. b. also illustrates that the Borough has a similar prevalence rate of residential care in comparison to most of its neighbouring and nearby local authorities. Development may help to meet undersupply, or need, in the area.

6.37 However, as evidenced in Tables 5 and 6 above, Spelthorne is able to provide for sufficient supply to meet the demand in respect of affordable units for Extra Care housing. The provision of 123 of Extra Care units will assist in reducing the 2030 and 2035 residential need figures for Spelthorne by the equivalent figures. Surrey County Council's focus will be on identifying and supporting older people who would benefit from accessing affordable extra care through nominations processes to eliminate a need for future residential care as much as possible.

Table 8: a. Demand for nursing care in Spelthorne up to 2035

| Year | Spelthorne 75+ population | No. of beds to reflect England ratio in 2024 | Projected (oversupply) / need for additional beds in Spelthorne |
|------|---------------------------|--|---|
| 2030 | 10,700 | 400 | (28) |
| 2035 | 11,200 | 419 | (9) |

b. Nursing care across neighbouring and nearby local authorities

| Neighbouring authority area | 2024 prevalence rate | 2030 Projected (over) / under supply of beds | 2035 Projected (over) / under supply of beds |
|-----------------------------|----------------------|--|--|
| Elmbridge | 34.97 | 99 | 155 |
| Runnymede | 53.61 | (120) | (97) |
| Hillingdon | 35.14 | 140 | 259 |
| Hounslow | 29.40 | 242 | 335 |
| Richmond upon Thames | 27.69 | 257 | 339 |
| Slough | 45.48 | (11) | 34 |
| Windsor & Maidenhead | 64.45 | (395) | (339) |

Source: SCC Planning profile for older people's accommodation with care: Spelthorne Borough (April 2024)

- 6.38 Tables 8.a. and b. show that Spelthorne has a relatively high level of nursing care provision in comparison to the England average and also in comparison to most of its neighbouring and nearby local authorities. It is very slightly oversupplied compared in this respect.
- 6.39 SCC state in their Accommodation with care for older people planning guidance (April 2024) that where an ongoing need for residential or nursing care is identified, it is desirable that released sites from any care home closures will be redeveloped with appropriate replacement care provision or with an alternative that clearly supports the strategic objectives of Surrey County Council's Accommodation with Care Strategy. It is however recognised that there may be instances where this may not be feasible or viable.

Future requirements

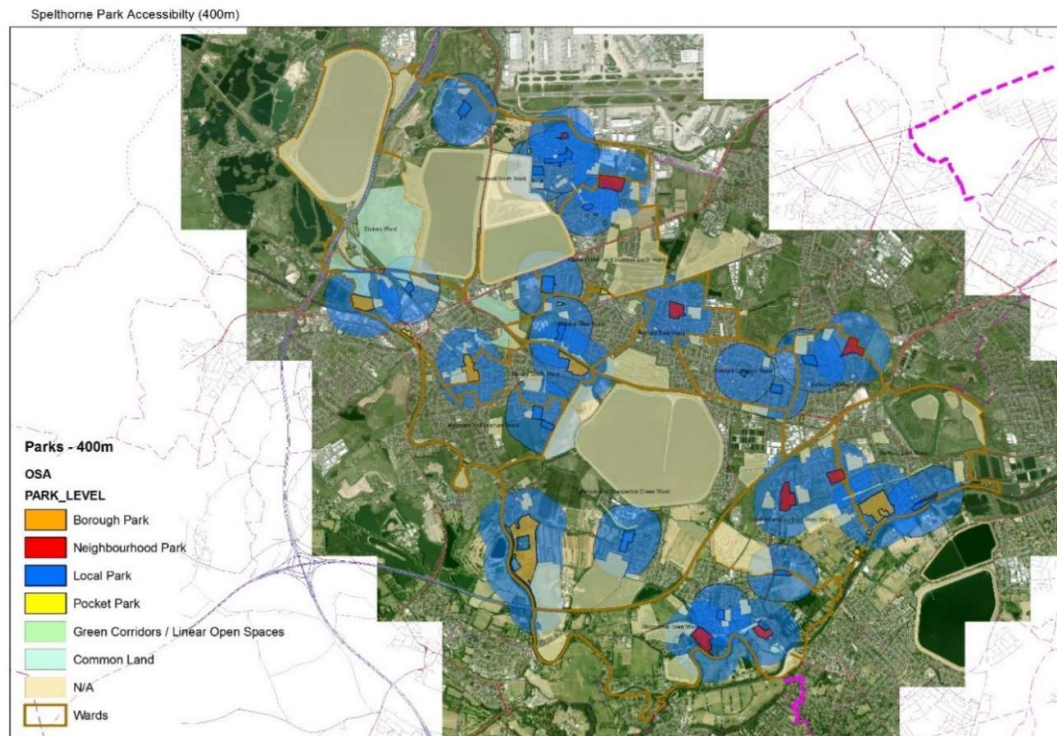
- 6.40 While there is not an identified need for affordable extra care housing or additional nursing care home provision in the Borough, based on the observed operational level of provision at January 2024, there is a need for high quality residential care home provision.

Conclusion - Costs and Funding

- 6.41 Surrey County Council has not identified any funding or costs in respect of development, which is expected to be market-driven, whether it is for any needed care home provision or for market extra care housing.
- 6.42 Surrey County Council will continue to support and work with the Borough Council to monitor any future need for Older Persons Accommodation, and decide how any shortfalls may be met.

- 7.3 The OSA identified that there are under supplies of Parks and Recreation Grounds, Amenity Green Spaces and Provision for Children and Teenagers.
- 7.4 The increasing population growth in Staines-upon-Thames will place severe pressures on existing open space provision. There are existing open spaces, however there are issues around accessibility and quality. Many of these spaces are located on the periphery of the town centre such as Moormede Recreation Ground, Lammas Park and Staines Park. When considering the bulk of housing is anticipated to be delivered within the centre of Staines, these spaces generally are beyond the ideal walking time as set by Accessible Natural Greenspace (ANG) standards. These standards use 300m or 5 minutes' walk as being a reasonable distance for people to walk to a green space. The spaces referenced above do not meet this standard and are more than 500m from the centre of Staines. This means that whilst they remain options for residents of Staines town centre to use, the distance could prevent such use, and limit use for those who are not able to walk longer distances.
- 7.5 The green space that is in greatest proximity to the town centre is the Memorial Gardens, located close to the River Thames. The concern regarding this space is its relative smaller size which, when considering the anticipated population growth in close proximity, is unlikely to be sufficient provision. Therefore, alternative options need to be considered to provide recreational facilities in a more conveniently accessible location in the town centre.
- 7.6 Sunbury is expected to be subject to an increase in growth over the plan period. This increase will lead to additional pressure on existing recreation facilities, however Sunbury is relatively well served by open space provision. The quantum and quality of open space in Sunbury will need to be monitored given the anticipated development coming forward. It will be necessary to consider securing improvements towards provision, on a case by case basis.
- 7.7 There is anticipated growth in Ashford and this will lead to some pressure on existing open space provision. The OSA has previously identified that Ashford, across all wards, has deficiencies in all categories of open spaces. However, the development site at the old Brooklands College has generated circa 1.1 ha of public open space including a pocket park and play area, in the centre of Ashford Town. This new provision will contribute significantly to meeting the identified deficiency. There does remain the scope for further provision in the other three wards in Ashford to improve accessibility. It will be necessary to consider this when seeking to secure contributions from development.
- 7.8 Deficiencies in other wards across the Borough must also be addressed should new development come forward in these areas.

Accessibility to Parks and Recreation Grounds in Spelthorne



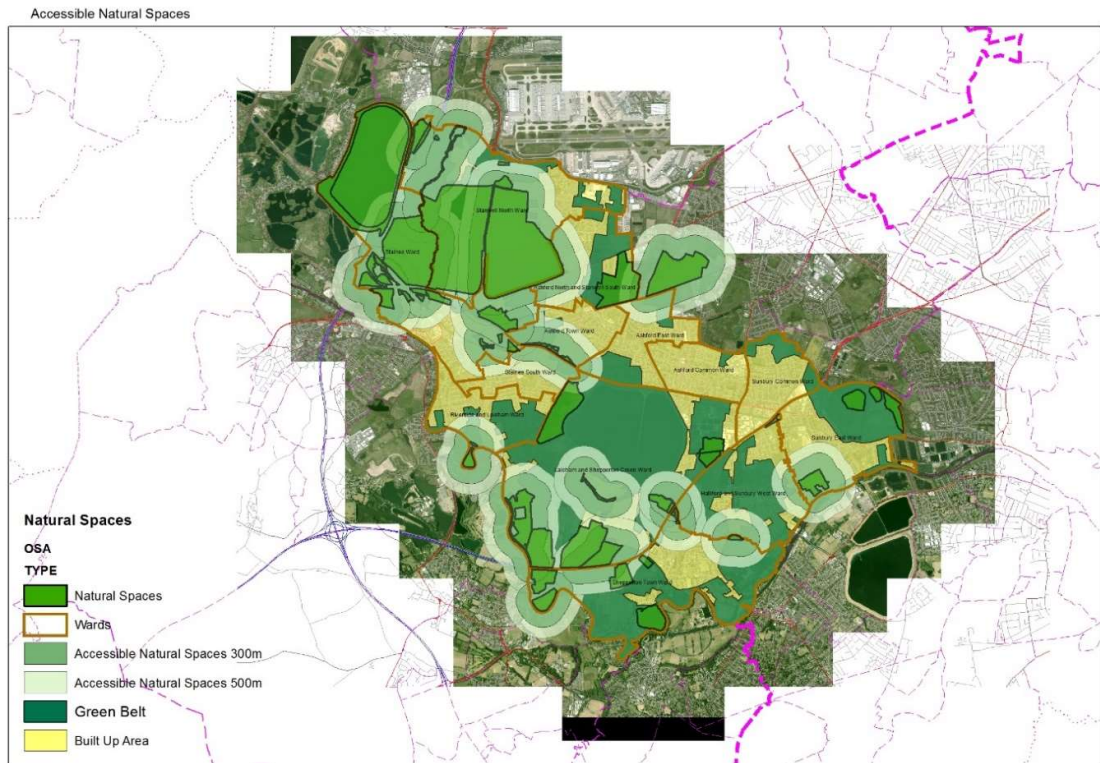
The blue circles on the above diagram indicate 400m catchment areas

Natural Spaces

- 7.9 Spelthorne benefits from having access to a number of large areas of natural and semi- natural grasslands including Staines Moor and Shortwood Common, both of which are common land and designated as Sites of Special Scientific Interest (SSSI).
- 7.10 Staines Moor, by virtue of its location, is under consistent recreational and environmental pressures. The potential growth of Heathrow through airport-related activity and the third runway to the north presents a significant environmental threat, as does the M25 running down the western boundary of the Moor. Staines-upon-Thames town centre and its surrounding residential areas lie immediately to the south of the Moor and anticipated growth in Staines-upon-Thames could significantly increase recreational pressure. Providing access to alternative open spaces in the Staines area would help to alleviate this pressure. Therefore, the creation of open space and areas for heavier use to accommodate the additional growth generated by Staines-upon-Thames is an important consideration for the master planning of the town centre.
- 7.11 Shortwood Common is rated as being in an unfavourable condition by Natural England, as a SSSI, and attempts have been made to improve this. The Common is regularly grazed by cows and horses. However, it does suffer from recreational pressures, primarily from Ashford. Whilst use of the Common should not be discouraged, it is important to minimise this in order to help the environment to return to a more natural state.

7.12 Hengrove Park lies to the east of the Common and provides opportunities for recreation. There are also opportunities for the restoration of the Hengrove quarry site once mineral workings have ceased. This is a longer-term project which the Borough Council, working with Surrey County Council, will seek to ensure is secured for the benefit of local residents.

Accessibility zones for natural and semi-natural green spaces



Opportunities

- 7.13 There are opportunities to improve linkages through green infrastructure, primarily from an environmental and ecological perspective across the Borough. The proximity of Staines Moor to the Colne Valley Regional Park (CVRP) allows opportunities to provide improved access.
- 7.14 The Borough Council will continue to work with CVRP to secure these benefits and to improve the green infrastructure provision with this.
- 7.15 Recreational pressures generated by existing and forecast population growth in Staines will need to be managed to minimise the impacts on designated sites. The enhancement of existing open spaces and provision of new where possible will be necessary to compensate for this. Such improvements should be secured through developer contributions (Section 106 or CIL) either directly or indirectly resulting from new development.
- 7.16 There is an opportunity to improve access to the Bedfont Lakes Country Park (BLCP) which straddles the Borough boundary with London Borough of Hounslow. BLCP provides a combination of open spaces for recreation with more natural spaces for

environmental and ecological benefits. Given the size of the BLCP, there would be capacity for increased use by local residents, to meet local need.

- 7.17 One of the major barriers to limiting use from Ashford is the lack of suitable and safe pedestrian and cycle access via Clockhouse Lane bridge. This bridge is narrow and lacks a footway and therefore the only method of crossing is by use of a motor vehicle.
- 7.18 Consideration of a scheme to widen the bridge and provide safe pedestrian and cycle access has been considered for some time with on-going discussions between the Borough Council, London Borough of Hounslow, Transport for London, Network Rail and Surrey County Council. These discussions have not reached an effective or workable solution. However, the development of the Local Plan presents an opportunity to progress this matter.
- 7.19 The Borough Council is keen to progress a scheme to improve accessibility and will continue to work with key partners to establish a solution.

Outdoor sports facilities

- 7.20 The Council's latest Playing Pitch Strategy (PPS)¹¹ was completed in 2019 and was adopted by the Borough Council in November 2020.
- 7.21 The PPS provides a baseline for current and future supply and demand assessments for each of the sports being considered. It also sets out a strategy for playing pitch provision in the Borough for the short, medium and long term, with clear sport, area and site-specific recommendations and a priorities action plan included.
- 7.22 The PPS identified that currently in Spelthorne there is a deficit for most types/sizes of football pitches including a clear deficit for 3G pitches. The supply of cricket pitches meets current demand, but there is no spare capacity and there is limited spare capacity for rugby and hockey.
- 7.23 In terms of future provision, it is likely that existing shortfalls will increase, and further shortfalls will develop due to a rising population and increased demand. There is a need therefore to protect all existing outdoor pitch provision as well as to improve the quality and/or quantity of existing provision in some areas.
- 7.24 While some of the shortfalls seen for pitch sports could be met via pitch quality improvements at existing sites, the extent to which increased capacity is achievable in this way is dependent on available opportunities and funding to deliver and sustain such enhancements. This may not be feasible in all cases.
- 7.25 Further exploration of other opportunities such as greater use of educational sites is therefore required. The clear shortfall of 3G pitches cannot be alleviated without new provision.
- 7.26 The feasibility of additional 3G pitches at three identified sites in the Borough will therefore need to be explored. Transferring some of the existing demand onto 3G pitches will help overcome some of the current shortfalls for football as well as freeing up space on Artificial Grass Pitches (AGPs) to accommodate the anticipated increased future demand for hockey.
- 7.27 The Playing Pitch Strategy has highlighted current deficits for certain pitch types in Spelthorne and limited or no spare capacity for other pitch types. It suggests that

¹¹ [Spelthorne Playing Pitch Strategy \(2019\)](#)

existing shortfalls are likely to increase in the future and that new shortfalls will develop. Recommendations have been made and an action plan produced to help improve the quantity and quality of pitch provision in the Borough and help relieve these deficits.

7.28 The key recommendations taken from the PPS for each sport assessed include:

Football

- Support as a priority the development of 3G pitches in the Borough to enable increased use, and address shortfalls, including those at the new Eclipse Leisure Centre (in Staines). Ashford Town have converted their main pitch to 3G.
- Ensure there is adequate provision to meet increased demand by securing appropriate developer contributions to increase and enhance existing provision.

Cricket

- Improve existing poor-quality provision including non-turf wickets, outfield, and practice nets
- Make provision for new indoor practice nets when developing new sports halls. Indoor crickets nets have been included in the new Eclipse Leisure Centre.

Rugby Union

- Improve existing pitch capacity by improving pitch drainage and maintenance and with the addition of further floodlighting at both London Irish and Staines Rugby Club
- Secure an appropriate level of financial contributions from developers to cover the capital and revenue implications of the drainage and floodlighting enhancements

Hockey

- Maintain pitch quality by re-surfacing the pitches every 10 years. Pitch providers should be encouraged to contribute annually to a sinking fund to enable this work
- Secure an appropriate level of financial contributions from developers to cover the capital and revenue implications of improving hockey pitches and ancillary facilities to meet the needs of the additional population arising from housing growth
- Move football users to new 3G provision as it becomes available to free up pitch provision for future hockey demand

7.29 The Borough Council will continue to work with partners and other stakeholders to ensure that the recommendations are delivered through the provision of quality playing pitches to meet the needs and forecast demand of the Borough.

Future requirements

7.30 Seek to provide mitigation to ensure that existing deficiencies in open space provision within Staines are not exacerbated, as a result of anticipated growth.

7.31 Work towards securing a suitable schemes to provide a safe pedestrian and cycle routes to open spaces is ongoing.

- 7.32 Additional pitches for football and cricket are likely to be required, especially facilities for 3G pitches, while the additional demand for hockey and rugby is likely to be able to be accommodated by modifying existing pitches. This can also be facilitated by moving current football use on hockey pitches onto new 3G pitches as they are developed.
- 7.33 It should be noted that the Council's Playing Pitch Strategy is expected to be refreshed in 2025, and a football facilities plan is currently being prepared, in liaison with the Football Foundation. The IDP will be updated to account for both of these in due course.

Conclusion - Costs and Funding

- 7.34 In order to reduce the identified deficiencies, particularly in Staines, it will be necessary for funding to be secured through development opportunities.
- 7.35 CIL and other developer contributions could be used to fund the provision of new and improvements to existing open space, and to improve sustainable access to open spaces in partnership with SCC Highways (further detail of transport improvement projects can be found in Chapter 11).
- 7.36 Securing funding through developer contributions to provide additional playing pitches and facilities to ensure that forecast demand is met.

8. Indoor Leisure Facilities

Existing indoor leisure facilities

- 8.1 Within the borough there is a mix of public and private indoor leisure facilities. There are two public pay and play leisure centres, currently operated on behalf of the Council by Places Leisure in Staines-upon-Thames and in Sunbury. In addition to this, there are number of other facilities which offer a combination of pay and play, community use and registered member or company use.

Swimming Pools

- 8.2 The two public pay and play leisure centres operated on behalf of the Council at Staines-upon-Thames and Sunbury, and each have one main swimming pool and one teaching pool and are open to the public as 'pay and play' facilities. Major investment and development has seen the rebuilding Spelthorne Leisure Centre, now the Eclipse Leisure Centre, which opened in October 2024. There are four other smaller main pools in the Borough, two are on school sites and are used by the schools during the day and hired out in the evening to groups and swimming clubs. There is no general public use and they do not offer lane swimming. The other main pools are in private health clubs within the Borough, which require membership.
- 8.3 There are a further two teaching pools also in private health clubs which require membership, although they do offer children's swimming lessons to non-members and one is also accessible by guests of the attached hotel. The other training pool is on a school site but is owned and managed by Staines Swimming Club who use it to run learn to swim programmes. Full details of the facilities are provided below.

Table 9: Swimming Pools in Spelthorne

| Name | Ward | Type | Size | Access type | Built | Refurbished |
|--------------------------------------|---------------------------------|----------|--------------------------------------|---------------------------|-------|-------------|
| Eclipse Leisure Centre | Staines Ward | Main | 25m x 18.5mm (462.5 m ²) | Pay and play | 2024 | |
| Eclipse Leisure Centre | Staines Ward | Teaching | 20m x 10m (200 m ²) | Pay and play | 2024 | |
| Sunbury Leisure Centre | Halliford and Sunbury West Ward | Main | 25m x 12 m (300 m ²) | Pay and play | 1993 | 2021 |
| Sunbury Leisure Centre | Halliford and Sunbury West Ward | Teaching | 12m x 8m (96 m ²) | Pay and play | 1993 | 2021 |
| Bishop Wand Church of England School | Halliford and Sunbury West Ward | Main | 20m x 7m (180 m ²) | School / Club | 1975 | 2010 |
| Saxon Primary School | Laleham and Shepperton Green | Main | 16m x 6m (96 m ²) | School / Club | | 2017 |
| You Fit Health Club | Shepperton Town Ward | Teaching | 14m x 6m (88 m ²) | Registered Membership use | 2002 | N/A |

| Name | Ward | Type | Size | Access type | Built | Refurbished |
|--|----------------------------|----------|---------------------------------|---------------------------|-------|-------------|
| The Thames Club | Riverside and Laleham Ward | Main | 20m x 15m (300 m ²) | Registered Membership use | 2003 | 2009 |
| Nuffield Health (formally Virgin Active) Sunbury | Sunbury East Ward | Main | 17 x 12 (204 m ²) | Registered Membership use | 2002 | N/A |
| Nuffield Health (formally Virgin Active) Sunbury | Sunbury East Ward | Teaching | 8m x 4m (32 m ²) | Registered Membership use | 2002 | N/A |
| The Cygnet Pool | Staines South Ward | Teaching | 8m x 6m (48 m ²) | Club | 1993 | N/A |

Source: *Spelthorne Leisure Facilities – Assessment of Need (2017)* and updated with new facility information in December 2024.

- 8.4 The *Spelthorne Leisure Facilities – Assessment of Need (2017)*¹² identified that Spelthorne, at that time, had a supply of 14.2sqm of water space per 1000 population which is higher than the figures for England (12.45sqm of water per 1000 population) and the South East (13.66sqm of water per 1000 population). However, given the anticipated population growth generated by the Local Plan, to meet needs access to additional swim facilities were required for use by the general public.
- 8.5 Modelling forecast that the swimming pools in Spelthorne were being used at 75.1% capacity during the peak periods each week. This is higher than the national figure (65.7%) and the regional figure (62.6%). The model identifies that swimming pools with a used capacity of 70% and above are considered to be busy. Those that have a used capacity of 100% are considered to be theoretically full all the time in the peak periods.
- 8.6 In general, the swimming pools within Spelthorne were considered to be busy during the peak periods, with potentially limited opportunity for further increased levels of community usage. Spelthorne and Sunbury Leisure Centres were assessed as having 100% and 98% used capacity for swimming pools respectively. Therefore, based on past uses, there was little to no capacity for additional demand. The opening of Eclipse Leisure Centre in October 2024 saw pool space greatly increase with over 300m² of additional swimming space.

Sports Halls

- 8.7 Eclipse Leisure Centre has a 6-court hall and there is a 4-court sports hall at Sunbury Leisure Centre. The hall at Eclipse Leisure Centre is operated on a pay and play basis with extensive programme time available for the community. The hall at Sunbury Leisure Centre is a dual use site. Sunbury Manor School use the hall during the day Monday to Friday and it operates on a pay and play basis after 5pm, at the weekend and during the school holidays. Five of the other 4 court sports halls are on school sites with limited to no formal access for the public.
- 8.8 The modelling from the Assessment of Need forecasts that Spelthorne's population generates an amount of demand that equates to 6,003 sports hall visits per week in the peak period. The model analysed this demand and converted it to a facility equivalent of 27.49 courts of sports hall space. The simplistic analysis of 'supply vs demand' in relation to sports halls within Spelthorne identified a 'shortfall' of sports hall space equivalent to 6 badminton courts.

¹² <https://www.spelthorne.gov.uk/article/17520/Leisure-Needs-Analysis>

- 8.9 The model shows that levels of satisfied demand in Spelthorne are above national figures at 93.3%, similar to the regional figure for the South East. The model suggests that circa 39% of the demand is being exported out of Spelthorne in order to be met by sports hall provision within neighbouring areas. Unmet demand is forecast to equate to 403 visits per week during the peak period which is 6.7% of the total demand generated by the residents of Spelthorne. Whilst the majority of this unmet demand (circa 86%) is attributed to people living outside the catchment of an existing sports hall facility, circa 14% is anticipated as being caused by a lack of capacity at current facilities which is above regional levels.
- 8.10 The model anticipates that the used capacity for each hall in Spelthorne is 100% at peak periods, meaning that there are likely to be to be extremely limited opportunities, if any at all, to increase community usage of these sites in peak periods. This means that there may be issues in future meeting demand generated by anticipated future population growth.

Fitness Studios

- 8.11 There are currently 17 fitness studios in Spelthorne. This is approximately 0.17 studios per 1000 population which is higher than the average for Surrey (0.16 per 1000 population), the South East (0.13 per 1000 population) and the national average (0.11 per 1000 population). It is also higher than the neighbouring borough of Runnymede (0.15 per 1000 population) but lower than Elmbridge (0.22 per 1000 population).
- 8.12 Four of the studios operate on a pay and play basis although two are used by schools during the day and therefore only available to the public in the evening and at weekends. Twelve are for the use of registered club members and one is for the use of a school, clubs and community organisations.

Table 10: Fitness studios in Spelthorne

| Name | Ward | Number of studios | Access Type |
|------------------------------|----------------------------|------------------------------|--|
| Eclipse Leisure Centre | Staines | 2 plus dedicated spin studio | Pay as you go |
| Sunbury Leisure Centre | Halliford and Sunbury West | 1 | School / Pay as you go (evenings and weekends) |
| Nuffield Health | Sunbury East | 2 | Registered Membership use |
| Pure Gym | Staines | 2 | Registered Membership use |
| The Thames Club | Riverside and Laleham | 3 | Registered Membership use |
| Fresh health and fitness | Shepperton Town | 2 | Registered Membership use |
| Matthew Arnold Sports Centre | Staines South Ward | 1 | Registered Membership use |

| | | | |
|-----------------------|----------------------------|---|--|
| Fresh Sports Centre | Shepperton Town | 1 | Pay and Play |
| You Fit Health Club | Shepperton Town | 1 | Registered Membership use |
| Bishop Wand School | Halliford and Sunbury West | 1 | School / Sports Club / Community Association |
| Meadhurst Sports Club | Sunbury Common | 1 | Registered Membership /private use |

Source: Spelthorne Leisure Facilities – Assessment of Need (2017) and updated with new facility information December 2024.

Gyms

- 8.13 There are 16 health and fitness suites / gyms operational within Spelthorne which range in size from 220 stations to just 4 stations. Eight of these are for the use of registered members only. Two are for private use by the schools in which they are located in, one is for the use of a private health club and the other five operate on a pay and play basis.
- 8.14 In Spelthorne there are 11.8 gym stations per 1000 population which is much higher than the figures for Surrey (6.5 stations), South East (5.2 stations) and England (2.0 stations).

Health and fitness suites/ gyms in Spelthorne

| Name | Ward | Size (Number of stations) | Access Type |
|------------------------------|----------------------------|---------------------------|---------------------------|
| Eclipse Leisure Centre | Staines | 220 | Pay as you go |
| Sunbury Leisure Centre | Halliford and Sunbury West | 35 | Pay as you go |
| Fresh Health and Fitness | Shepperton Town | 30 | Registered Membership Use |
| Fresh Sports Centre | Shepperton Town | 17 | Pay as you go |
| Nuffield Health | Sunbury East | 151 | Registered Membership use |
| Pure Gym | Staines | 220 | Pay as you go |
| The Thames Club | Riverside and Laleham | 85 | Registered Membership use |
| Matthew Arnold Sports Centre | Staines South Ward | 70 | Registered Membership use |

| | | | |
|---|----------------------------|-----|---------------------------|
| You Fit Health Club | Shepperton Town | 22 | Registered Membership use |
| Bishop Wand School | Halliford and Sunbury West | 10 | Private use |
| Meadhurst Sports Club | Sunbury Common | 52 | Registered Membership use |
| Halliford School | Shepperton Town | 11 | Private use |
| Sunbury Sports Association | Sunbury East | 4 | Registered membership use |
| Hazlewood Centre (London Irish training ground) | Halliford and Sunbury West | 30 | Sports club private use |
| The Gym Sunbury | Sunbury Common | 200 | Pay as you go |
| Fight Science | Staines | 30 | Registered membership use |

Source: Spelthorne Leisure Facilities – Assessment of Need (2017 and updated with new facility information in December 2024

- 8.15 The current supply is sufficient for the existing population and has the capacity to accommodate the anticipated increase in usage resulting from the expected rise in the Borough’s population over the Plan period.
- 8.16 However, where possible, new facilities should seek to provide additional and larger studios to ensure that this capacity carry remains high and can accommodate this growth.

Future issues for consideration

- 8.17 Consideration must be given to the fact that the current lease on Sunbury Leisure Centre, a dual use site with Sunbury Manor School, expires in 2038. If the lease isn’t extended then this may result in the loss of public leisure facilities. The centre includes a 6 lane 25m pool, a 12m x 8m teaching pool, a 35 station gym, a studio and a 4 court sports hall.
- 8.18 The potential loss of these facilities could have great implications for leisure provision in the Borough and lead to a deficit in provision if replacement facilities are not provided.
- 8.19 Officers from Spelthorne’s Leisure team have stated that, given the investment from the Council in the facility including the refurbishment of the swimming pools, the Council remains committed to extending the contract beyond the current end point of 2038.

Future requirements

- 8.20 The opening of the new Eclipse Leisure Centre in 2024 has helped address previously identified needs in the Borough and has, to a large extent, future proofed leisure facilities to meet future demand.

Conclusion

- 8.21 While needs identified in the Assessment of Need from 2017 have been met, and the Eclipse Leisure Centre will be able to provide for much of the need going forward, the Council will continue to monitor provision in relation to population growth in the Borough, and will update needs assessment and the IDP as required.

9. Emergency services

Introduction

9.1 There are several emergency services which operate independently and require land use and access across the Borough. These are set out below in further detail to identify any issues and deficiencies that may need to be addressed.

Police

9.2 Surrey Police is responsible for delivering services to address community safety, tackle the fear of crime and seek to achieve a reduction in crime in Surrey.

9.3 In response to the IDP consultation a number of future requirements, and a funding gap in excess of £6,000,000 has been identified (see Table 11 below).

9.4 Where additional development is proposed, the Police service will seek to deploy additional staffing and infrastructure at the same level that is required to deliver services to the locality.

9.5 In their response to the IDP consultation, Surrey Police state 'the impacts of the proposed quantum of development in the Borough of the development plan is so significant that they cannot be met without additional staff deployed at a level consistent with the current policing of Spelthorne.'

9.6 In response to the IDP consultation, Surrey Police have identified the following infrastructure requirements for the Police service in Spelthorne;

- Personal equipment for staff / officers – including workstations, radios, protective equipment, uniforms and bespoke training.
- Police vehicles of varying types and functions covering existing patterns of development and community demand.
- Premises sufficient to accommodate the staff delivering policing to the Borough.
- Automatic Number Plate Recognition (ANPR) and Closed Circuit Television (CCTV) cameras.
- Other capital infrastructure – such as control room telephony, specialist equipment in the use by forensics, support teams such as firearms and dog unit, prisoner detention, transportation and processing at custody suites in core locations.

9.7 The primary issue for Surrey Police is to ensure that new development, such as that proposed in the Local Plan, makes adequate provision for the future policing needs that it will generate. Like other public services, Surrey Police's primary funding is stated as being insufficient to be able to add capital infrastructure to support new development.

9.8 Surrey Police endeavour to use their existing funds to meet the demands of an expanding population and overwhelmingly for revenue purposes. However, it is the limitation of these funds which necessitates the need to seek additional contributions via Section 106 requests and the Community Infrastructure Levy (CIL).

- 9.9 Surrey Police will continue to engage with Local Planning Authorities to ensure crime prevention is referenced within new local planning documents, and provide crime prevention design advice to minimise the opportunities for crime within new development.
- 9.10 Surrey Police have identified the following infrastructure required to meet the needs of growth in the Borough over the Plan period.

Table 11: Surrey Police infrastructure requirements and costs

| Infrastructure Requirement | Cost Per Item | Total Cost | Funding Secured | Residual Requirement (£) |
|--|---------------|-------------------|-----------------|--------------------------|
| Officer start-up costs | £9,767 | £322,322 | £0 | £322,322 |
| Staff start-up costs | £3,146 | £58,408 | £0 | £58,408 |
| Major refurbishment of Staines Police Station | | £5,148,000 | £0 | £5,148,000 |
| Vehicles | £17,000 | £280,063 | £0 | £280,063 |
| ANPR (fixed with infrastructure - single lane) | £7,000 | £45,000 | £0 | £45,000 |
| ANPR (mobile) | £10,000 | £160,000 | £0 | £160,000 |
| CCTV | £4,500 | TBC | | TBC |
| TOTAL | | £6,013,793 | | £6,013,793 |

- 9.11 In conclusion, it remains necessary to secure Section 106 contributions or direct CIL funding for policing infrastructure, due to the direct link between the demand for policing services and the changes in the operational environment beyond Surrey Polices control i.e. housing growth and the subsequent and permanent impact it has upon policing. The Council will continue to work in partnership with the Police to assist in identifying funding through development to meet Police infrastructure requirements.

Ambulance services

- 9.12 South East Coast Ambulance NHS Foundation Trust responded to the Spelthorne Local Plan Preferred Options consultation in January 2020.
- 9.13 There is an existing ambulance station located within the Borough at Town Lane in Stanwell. This site operates as a satellite facility to the Chertsey Make Ready Centre (MRC). The purpose of MRCs is to ensure that there is reduced cross infection for change of shifts and preparation of the ambulances and to be more readily available across the region to respond to emergencies. This site at Town Lane was previously shared with the Fire Service who have now vacated and relocated, as described below.
- 9.14 The site was identified in the Preferred Options consultation as a housing site for 30 dwellings. The Borough Council have sought clarification from the Trust to determine if

this site is still required via email on 8 December 2021 however no response has been received to date.

- 9.15 Further contact was made with the Trust in November 2024, seeking any updates on the detail included in the IDP, but there has been no response to date. The Trust have not highlighted or identified any funding gaps.

Fire and Rescue Service

- 9.16 The Surrey Fire and Rescue service (SFRS) operates from premises located at Fordbridge roundabout off the A308 Staines Road West on the approach to Ashford. The previous sites used for the service at Town Lane near Ashford Hospital and on Staines Road West near Sunbury Cross are no longer operational.
- 9.17 The Fordbridge Station is crewed 24/7 with 2 Front Line Appliances (FLA) available between 0700 and 1900 and 1 FLA between 1900 and 0700.
- 9.18 In response to the IDP consultation the SFRS confirmed that the service strategic plans are contained within its Community Resilience Management Plan 2025-2030 (CRMP). The SFRS noted that all proposals for infrastructure will go through the statutory planning process, at which stage the service would comment on individual sites according to its needs.
- 9.19 SFRS have no identified funding gaps to highlight in the IDP.

Future requirements

- 9.20 In response to the IDP consultation, Surrey Police have identified the following infrastructure requirements for the police service in Spelthorne;
- Personal equipment for staff / officers.
 - Police vehicles.
 - Premises
 - Automatic Number Plate Recognition (ANPR) and Closed Circuit Television (CCTV) cameras
 - Other capital infrastructures

Costs and Funding

- 9.21 Surrey Police have highlighted a funding gap of £6,013,793, as detailed in Table 11 above. There has been no funding secured towards this cost and they intend to seek S106 and CIL contributions as and when appropriate.

10. Utilities

Introduction

10.1 There are a number of utility services and providers serving the Borough. These include energy suppliers, including electricity and gas, and providers of water and broadband as well as sewerage companies.

Energy supply

10.2 Spelthorne lies on the boundary of two main Regional Energy Distributors - UK Power Networks (UKPN) and Scottish and Southern Electricity Networks (SSE) - and is served by both. They are responsible for the network of power lines, underground cables, and substations.

10.3 UKPN's South Eastern Power Networks PLC (SPN) electricity network, covering the Surrey area, is supplied from three Grid Supply Points (GSP) that have an aggregate demand of 759.9MW (Winter-W) and 519MW (Summer-S) across 10 132kV substations and 34 33kV primary substations. The GSPs that are in the vicinity of Spelthorne are the following:

- Chessington 275/132kV
- Laleham 275/132kV
- West Weybridge 275/132kV

10.4 The aggregate firm capacity attributed to the three GSPs is 1,797MW (W) and 1,588MW (S) while aggregate load demand is projected to reach 878.2MW (W) and 601.3MW (S) by 2023. According to the UKPN's most recent LTDS, SPN PLC's network is a mature and stable power system successfully supplying the needs of circa 2.3m customers.

10.5 SSE's Southern Electric Power Distribution Plc (SEPD) Long Term Development Statement (LTDS) was published in November 2020 and covers the period 2020/21 - 2024/25. The LTDS assesses opportunities available to make new or additional use of the distribution system for existing and prospective users. SEPD serve just over three million customers in the south of England with 78,000 km of overhead and underground network cables.

10.6 To ensure that the distribution system has adequate capacity to meet system demand, voltage and current flows are constantly monitored and where shortfalls in network capacity are identified, reinforcements or alternative solutions are planned accordingly.

10.7 Gas is transmitted through a National Transmission System (NTS) managed by National Grid, from where it is then supplied to towns through Local Distribution Zones (LDZ). National Grid covers the overall UK supply position and security of supply assessment in detail for the NTS within its 10-year statement¹³.

10.8 This statement (2020) indicates an intention to move from transporting natural gas and work towards a net zero future by switching to low-carbon gases such as hydrogen and biomethane. However, there is the on-going challenge of meeting needs through providing a safe, efficient and reliable natural gas network.

¹³ <https://www.nationalgrid.com/uk/gas-transmission/document/133851/download>
Spelthorne Borough Council Infrastructure Delivery Plan 2024-2039

10.9 The annual gas demand forecast is based on gas prices, environmental legislation and government energy policy, and levels of household growth. There is an expected UK supply capacity surplus that is forecast to be sustained over the period of the LTDS. The LTDS outlines the following factors as the main causes for this:

- Lingering impact of the economic recession
- Changes in gas consumption by customers as a result of energy efficiency improvements
- Introduction of government targets for renewable energy
- Policies to decarbonise the energy economy
- Growing low-carbon economy
- Smart metering

10.10 Following the previous Government's Energy White Paper¹⁴ (December 2020, which set out the commitment to achieving net zero emissions by 2050 and the steps required to achieve this) the current Government (elected May 2024) have set out plans for ambitious energy system reforms, as part of a new era of clean electricity by 2030. The Clean Power 2030 Action Plan (December 2024)¹⁵ seeks to build infrastructure needed for clean, homegrown energy that includes both renewables and nuclear energy, ensuring energy security and a lower cost of energy for both households and businesses.

Renewable energy

10.11 Surrey's 12 local authorities (11 District and Borough Councils and Surrey County Council) have collectively recognised the severe and imminent threat that climate change poses and have declared or recognised the climate emergency and established their own emissions reduction targets.

10.12 Spelthorne's Members Climate Change Task Group was set up in 2020 with the purpose to explore ways to cut the Borough Council's carbon and harmful emissions, with a target to make the Borough Council (including all buildings and services) carbon neutral at the earliest opportunity¹⁶.

10.13 The Council developed and adopted a Climate Change Strategy and Action Plan¹⁷ in 2022, which sets out the actions required to deliver the target of carbon neutrality by 2050 and a number of other actions.

10.14 Surrey's Climate Change Strategy¹⁸ set out delivery on these ambitions. It provides a joint framework for collaborative action on climate change across Surrey's local authorities and other partners.

10.15 The Borough Council promotes the sustainable use of resources to tackle the causes and effects of climate change. The Borough Council's Climate Change Strategy identifies target areas for how the Borough Council will address the causes and consequences of climate change and support a sustainable Spelthorne

¹⁴ <https://www.gov.uk/government/publications/energy-white-paper-powering-our-net-zero-future>

¹⁵ <https://www.gov.uk/government/publications/clean-power-2030-action-plan>

¹⁶ <http://www.spelthorne.gov.uk/article/18105/Our-work-towards-a-sustainable-Spelthorne>

¹⁷ <https://democracy.spelthorne.gov.uk/ieDecisionDetails.aspx?AllId=17750>

¹⁸ https://www.surreycc.gov.uk/data/assets/pdf_file/0003/225615/Surreys-Climate-Change-Strategy-2020.pdf

Borough & District Climate Change Officers Group

10.16 The Borough Council is an active member of the Climate Change Officers Group, which was formed in 2020 to replace the Surrey Energy Sustainability Partnership (SESP). The Officers Group involves the County Council and the 11 District and Boroughs in Surrey which allows for collaboration. The group's focus is on improving energy efficiency of homes and council estates, identifying opportunities for renewable energy, developing learning for energy efficiency and sustainability in schools and understanding climate change impacts and improving climate change resilience.

10.17 One of the joint pieces of work currently being undertaken by the Officers Group is in developing a Renewables Opportunities Study specifically looking at County & Borough owned land.

10.18 The Borough Council has already progressed a large number of measures, including:

- Council offices reducing its energy usage by almost 40 per cent
- new electric vehicles and electric bicycles for staff to use when travelling between our sites on Council business
- single-use plastics policy
- stopped cutting large areas of grass to encouraging biodiversity through lowering grass cutting frequencies in certain open spaces
- paperless Council meetings
- sustainable housing strategy to include electrical vehicle charging points for new housing and commercial developments
- over 1000 trees planted in Spelthorne in the last year
- spent £1.2million making homes in the Borough more energy efficient with funding awarded for new boilers and insulation upgrades.
- installation of solar panels for the housing development in the West Wing of the Council Offices and on our community centres
- recycling rate of 48%
- weekly collections of food waste, textiles and small electricals mean that these items are diverted from landfill. This avoids greenhouse gases, which negatively affect climate change, being released into the atmosphere
- in 2023, we will review the refuse collection fleet and aspire to convert to electric or hydrogen vehicles for 50% of the fleet, depending on the best technology available and in 2027, we aim to replace the remaining fleet of vehicles with electric or hydrogen
- 53 electrical vehicle charging points across the Borough with plans to introduce at least another 30 in the immediate future
- low energy lighting introduced on Council premises and light sensors at offices to reduce electricity consumption
- completed a solar PV installation at the Borough Council's Operations Depot

10.19 Spelthorne continues to push for renewable energy sources in existing and future developments as well as in other sources of pollution. The current adopted policy approach requires a minimum 10% renewable requirement to be met. This will be

reiterated and further strengthened in the policies and site allocations for the emerging Local Plan.

Water

10.20 Affinity Water serves primarily the Staines-upon-Thames, Stanwell and Ashford areas with some parts of the Borough served by Thames Water. Water companies are under a statutory duty to supply services to domestic housing on request. In the preparation of this IDP, both Affinity Water and Thames Water were consulted and both companies provided information to support their current and proposed plans and capacities.

Affinity Water - Performance of the Network for Spelthorne 2020 sites

10.21 The performance of Affinity Water's network has been assessed under two different scenarios:

- Current demand –to establish the baseline
- Future demand (including future developments in AW records and Spelthorne sites). All developments are in place at the time specified for the purposes of the modelling

10.22 All the assessed scenarios have been scaled to reflect peak summer demand conditions.

10.23 According to the modelling results:

- The increase in demand due to the Spelthorne Domestic sites will be approximately 1.31Ml/d (2,927 domestic units)
- The increase in demand due to the Spelthorne Mixed/Retail will be approximately 1.38 Ml/d (12 mixed/retail areas)

10.24 All the proposed reinforcements will aim to recover the current level of service and the loss of capacity in the network due to the additional load imposed by all projected development. Affinity Water's current plan considers reinforcements to be installed over the next five years.

10.25 New infrastructure will be available for the initial residential planning that may be used to absorb some initial phases of total growth. However, it is necessary to highlight that nearby Local Authorities are projecting major increases in demand, which can influence the amount of planned infrastructure in the area needed to meet the needs of future growth.

10.26 All projections of infrastructure capacity are subject to developers and customers reducing their PPC (Per Capita Consumption) in accordance with Affinity Water's WRMP (Water Resources Management Plan) through the development of water-efficient buildings; and encouraging customers to save water.

Water Resources

10.27 Affinity Water state their commitment to reducing leakage and helping customers reduce their water consumption, to ensure that what is taken is necessary from the environment. Through creating sustainable communities, it is fundamental to consider water sustainability in the long-term for all new homes. This will potentially impact economic and population growth and the local environment.

10.28 Affinity Water expect new development to achieve a target requirement of 125 litres per person per day, or of 110 litres per person per day or less as the optional requirement, as per the Building Regulations part G2. Plans which include new developments should therefore include the requirement of 125 litres per person per day (or 110 litres per person per day where applying the optional requirement). This is a matter that it is dealt with through the relevant policies within the Local Plan.

10.29 Affinity Water set out the following to be associated with new developments:

- It is fundamental that developers use water efficient fittings and fixtures in all new developments (households and non-households)
- Monitoring the implementation of the water consumption target in new homes should also be determined by the local authority.
- Highly encourage local authorities and developers to consider the wider water environment within the development of each house/building through the incorporation of water efficient features such as rainwater harvesting, rainwater storage tanks, water butts and green roofs (as appropriate).
- Increased water efficiency for all new developments helps to ensure water resources can be managed effectively across the region. As set out in our WRMP19 this will help us to safeguard resilience of supply whilst minimising impacts on the environment. Lower water usage also reduces water and energy bills for residents.

Thames Water – Existing capacity

10.30 Thames Water monitor housing delivery and are required to consult with the Borough Council and other stakeholders to ensure that funding for improvements can be secured.

10.31 Thames Water continually monitor the performance of their water treatment works and sewage treatment works to ensure that there is sufficient capacity to meet demand. In doing this Thames Water monitor Local Plan progress to ensure that the estimated quantum of development within the catchment is taken into account in preparing investment programmes, enabling upgrades to works to be delivered when needed to provide any necessary capacity improvements.

10.32 In relation to network infrastructure, individually or cumulatively, developments could have an impact on network infrastructure which could necessitate localised network upgrades. Thames Water encourage developers to engage at an early stage to discuss their requirements to ensure that development is aligned with any necessary water and/or wastewater network reinforcement works. Where there is no early engagement with developers this could increase the risk of Thames Water seeking phasing conditions on any approval to ensure that the relevant phase of development is not occupied until necessary network reinforcement works have been completed.

The number of new households that could be accommodated

10.33 There is no set number of households that can be accommodated over the next 15 years. Thames Water monitor housing delivery and would look to work proactively with the Borough Council and other stakeholders to ensure that funding for any necessary upgrades to water treatment works or sewage treatment works is sought through the investment programmes referred to below.

Proposals to expand

- 10.34 Upgrades to Thames Water's water and wastewater/sewage treatment works are funded through water bills which are set every 5 years. Water companies' investment programmes are based on a 5-year cycle known as the Asset Management Plan (AMP) process. AMP8 covers the period from 1st April 2025 to 31st March 2030.
- 10.35 As part of Thames Water's five-year business plan, they advise Ofwat (the regulator) on the funding required to accommodate planned growth. Thames Water base investment programmes on a range of factors, including population projections and development plan allocations, which help to form the clearest picture of the future shape of the community, as set out in the NPPF and the PPG.

The amount of funding required and funding options

- 10.36 As set out above upgrades to our water and wastewater/sewage treatment works are funded through water bills which are set every 5 years. In relation to network upgrades from 1 April 2018 all network reinforcement work required to support development will be delivered by Thames Water and funded through the Infrastructure Charge applied to each property connected to the water and wastewater networks.
- 10.37 The Infrastructure Charge will also cover all modelling and design work required to deliver any necessary upgrades. However, in most circumstances Thames Water will not commit to undertaking detailed modelling and design work until there is certainty of development coming forward. This is because without certainty of development coming forward the modelling and design work may be abortive.
- 10.38 As a result of this change in approach, Thames Water will no longer require developers to fund impact studies or ask them to demonstrate, at the application stage, what infrastructure reinforcement works are required. However, it will still be critical that any necessary upgrades are delivered ahead of the occupation.
- 10.39 As Thames Water cannot prevent connection of development to their networks, the planning system will still play a key role in ensuring that development does not outpace the delivery of any necessary infrastructure provision.
- 10.40 It is therefore important that developers engage at an early stage, pre-planning, and that phasing conditions are imposed where requested if there are concerns regarding the capacity of existing networks to accommodate new development, in order to restrict occupation of the relevant phase until any necessary network upgrades have been delivered.

Sewerage

- 10.41 Wastewater from Spelthorne is dealt with through the Mogden Sewage Treatment Works (MSTW) in Hounslow. MSTW is Thames Water's third largest treatment works. It was built between 1931 and 1935 and covers an area of 55 hectares. Over half of the power used by the plant is renewable energy that has been generated on site as part of the sewage treatment process. The treatment works serves around 2.1 million people, and some of the wastewater has travelled over 20 miles by the time it reaches Mogden.
- 10.42 There are nine other local authorities whose wastewater is also dealt with at MSTW. As such, Thames Water is required to continually assess the needs for upgrades to

increase the resilience of the MSTW. Thames Water carry out five-year business plan reviews, through the Asset Management Plan (AMP).

10.43 Sewerage network upgrades may be required to support growth. Where upgrades are required, the lead in time from the point where there is certainty development will come forward is around 18 months for minor upgrades, and three years for major upgrades.

10.44 Affinity Water and Thames Water produced a Water Cycle Study for Spelthorne (WCS, 2019¹⁹) in conjunction with the Borough Council and the Environment Agency as evidence base for further decision-making on the water environment. The analysis provided through the WCS demonstrates there is sufficient headroom capacity at MSTW to receive and treat all wastewater flow from the proposed growth within Spelthorne.

10.45 Additionally, considering potential growth in all of the Boroughs within MSTW's catchment area, the assessment shows that MSTW is likely to have capacity to treat wastewater from growth across all Boroughs with a residual capacity of approximately 26,000 dwellings.

Investment at Mogden Sewage Treatment Works

10.46 In more recent years, Thames Water has needed to significantly extend Mogden STW to reduce the number of times partially treated sewage overflows into the River Thames when the works become overloaded after heavy rain. This work to upgrade the site continues, with plans to implement the following:

- £12 million to replace existing assets to improve efficiency, serviceability and performance.
- £10 million to install three combined heat and power engines, to increase serviceability and generation.
- £9 million to replace the air blower feed pipe work and blowers to battery activated sludge treatment processes

10.47 Spelthorne's total forecast housing growth equates to approximately 7% of the total housing growth in the current Local Plans for the areas which are served by Mogden STW. Given the difference in planning periods for several of the Local Plans, the growth scenarios provided through the WCS are currently only until 2026. It is therefore necessary for Spelthorne to continue to engage with Affinity Water and Thames Water to ensure the Plan period is fully considered.

Broadband

10.48 The previous Government had an ambition to have the whole country covered by full fibre by 2027 as part of the Gigabit Rollout Plan²⁰. The current Government (elected 4 July 2024) has carried this ambition forward, and included in its Autumn budget²¹ (30 October 2024) the intention to invest over £500 million in 2025-26 to deliver Project Gigabit and Shared Rural Network, to drive the rollout of digital infrastructure to

¹⁹ https://spelthornelocalplan.info/wp-content/uploads/sby-local-media/Evidence_Base/Flooding/FLD023-Spelthorne-Water-Cycle-Study.pdf

²⁰ <https://www.gov.uk/government/publications/project-gigabit-phase-one-delivery-plan/project-gigabit-phase-one-delivery-plan> and <https://www.gov.uk/government/news/more-than-half-a-billion-pounds-in-connectivity-investment-this-year-to-benefit-more-than-330000-homes-and-businesses>

²¹ <https://www.gov.uk/government/publications/autumn-budget-2024/autumn-budget-2024.html>

Spelthorne Borough Council Infrastructure Delivery Plan 2024-2039

underserved parts of the UK. This includes delivering full gigabit broadband coverage by 2030.

10.49 Broadband in the Borough is primarily provided by BT as part of their copper-based network. There are other providers that serve homes and businesses in the Borough, including Virgin Media who operate via cable to provide their services.

10.50 The Borough Council has been working with BT, who have installed Fibre to the Premises (FTTP) in Sunbury, as part of its broadband investment across the UK, covering both homes and businesses.

10.51 In addition, BT has proposed to extend this Rollout to Ashford and then Staines-upon-Thames. This will be done entirely at BT's own expense with no investment from the Borough Council. It is anticipated that there will be legislative measures introduced through Parliament to ensure all new build developments incorporate FTTP instead of the copper-based connections.

Future requirements

10.52 None identified.

Costs and Funding

10.53 No additional costs have been identified.

11. Transport

Highways

Introduction

- 11.1 Surrey County Council are the Highways Authority and are responsible for the delivery of highway improvements and alternative modes of transport.
- 11.2 In preparing the new Local Plan, the Borough Council will require the input of the County Council to model the traffic impacts of the proposed site allocations. The modelling will also include existing commitments within the pipeline to ensure that there is as full coverage as possible to determine the anticipated impacts on traffic and highways.

Surrey Local Transport Plan (LTP4)

- 11.3 In July 2022, Surrey County Council adopted its new Surrey Transport Plan, the fourth iteration of its Local Transport Plan (LTP4). It set out plans for transforming the transport network from 2022 up to 2032 and beyond, including ambitious policies and measures to provide safe, cleaner and greener ways to travel and access services and opportunities in the future. Delivering the plan will enable more resilient networks to support more sustainable travel choices following Government legislation to commit the UK to a legally binding target of net zero emissions by 2050.
- 11.4 The Transport Plan sets out the policies, services, infrastructure, and facilities to deliver to support priorities to:
- Support continuous improved roads and pavements.
 - Make communities safer.
 - Improve and promote public transport.
 - Respond to the climate emergency.
- 11.5 The broad range of measures provides flexibility to adapt to future changes that can impact on the deliverability, affordability, and public acceptability of measures to support the resilience of our transport networks and provide more sustainable travel choices for local journeys. LTP4 is Surrey County Council's current Local Transport Plan and been adopted to supersede LTP3.
- 11.6 The recent climate change declaration has committed the County Council to being carbon-neutral by 2050. This requires a significant step-change in thinking, planning and delivering transport and supporting infrastructure across the County. In terms of implementation in Spelthorne, the Local Plan seeks to make the Borough carbon neutral as soon as practically possible, following its declaration of a climate emergency in April 2021. It has committed to working with the local community and partner agencies to achieve this. Local Plan Policy PS1: Responding to the Climate Emergency sets out the Council's policy approach for achieving climate-neutrality with regard to development.
- 11.7 The new LTP4 will support the Climate Change Delivery Plan (CCDP) objectives and is therefore primarily focussed on reducing carbon emissions from the transport sector towards net-zero, whilst maintaining a focus on other essential criteria such as the sustainable economic growth, clean air, well connected communities and excellent quality of life.

11.8 The new LTP4 will ensure that it is 'future ready' to facilitate the required changes with our relationship with transport and travel by re-imagining the type of transport system for Surrey to ensure that it is fit for future needs.

11.9 Further to the above, LTP4 will:

- Provide a roadmap for transport policy and development in Surrey to 2030 and beyond
- Provide clarity on the key outcomes for transport and guide future investment and decision making within the County Council in relation to transport
- Set out key transport policies, principles and approaches in a clear manner, covering all aspects of transport infrastructure planning, delivery and operation
- Support the Borough Council's wider strategies and plans, aligning with strategic priorities

11.10 Through this, Surrey County Council is aiming to achieve:

- A transformational LTP which will aim to be the first to set out a path to zero carbon;
- An LTP which clearly sets out how the ambitions will be achieved;
- An LTP which encourages involvement from third parties;
- An accessible and modern LTP with a demand for high design standards;
- An engaging LTP which sets a benchmark of best practice for future iterations

11.11 The first level of engagement on LTP4 ran from 7 December 2020 to 1 February 2021 and was undertaken with key strategic partners and relevant groups, which include the 11 Surrey Districts & Boroughs.

11.12 SCC's Ambition Statement (summarised) states that 'LTP4 provides an unprecedented opportunity to help tackle a global climate challenge, whilst creating clear local benefits for Surrey's environment, economy and quality of life. It is an opportunity to develop new, cleaner, greener ways of working and travelling'. To achieve this, SCC will work towards:

- Avoiding or reducing the need to travel and distance travelled through improving land use and transport system efficiency
- Shifting to less energy consuming travel and more efficient modes (walking, cycling, public transport)
- Improving the energy efficiency of modes, operational efficiency of networks and reducing vehicle emissions using technology.

11.13 LTP4 includes a timetable for delivery of changes, including short term changes to 2025, medium term changes to 2030, and longer term (post 2030) changes. In the medium term, these changes include supporting changes in behaviour towards carbon-neutral choices, investing in improving places and communities, delivery of higher impact but harder to deliver measures, greater uptake of technology solutions and achieving the transition from traffic growth to traffic reduction. Longer term changes are about significantly reducing car dependency and making sure that places have become people-focused rather than car-focused, whilst also managing the impacts of driverless vehicles.

Spelthorne Strategic Transport Assessment

- 11.14 A Strategic Highways Assessment was prepared in 2019 by SCC as part of the evidence base to support the Spelthorne Local Plan Preferred Options consultation. This work was commissioned to assess the potential impact of the development options using the County's strategic transport model SINTRAM.
- 11.15 The overall aim was to help inform the decision making surrounding the suitability of potential development sites and to highlight junctions and sections of roads on which to focus mitigation solutions. The purpose of the report was to undertake a comparison of potential strategic sites to assist the Borough Council in identifying which sites to bring forward as part of their emerging Local Plan.
- 11.16 Following the Assessment, the proposed sites to be taken forward as allocations within the Local Plan were selected. Additional transport modelling work was undertaken to assess any impacts of these sites and to determine whether mitigation would be required. For further information on the methodology and the modelling work in full, reference should be made to the Strategic Highways Assessment Report (April 2022)²².
- 11.17 The additional modelling considered two scenarios using 2037 as the future year to tie in with the original end of the Plan period (prior to update through proposed modifications to the Plan period, in Dec 2024). The two scenarios were:
- 2037 Do Minimum – this includes growth outside the Borough, plus growth from planned and committed developments since 2014 within the Borough
 - 2037 Do Something – as above plus Local Plan development sites and windfalls
- 11.18 The modelling determined that the proposed developments are reasonably small and dispersed with impacts local to the developments and the cumulative impacts in general being tolerable. The modelling did identify some cumulative impacts in Staines, Stanwell, Ashford and Sunbury however these were not considered to be severe in terms of the definition within the NPPF.
- 11.19 The modelling also determined a need for localised highway mitigation tied in within specific developments, as well as schemes to address cumulative impacts in some locations. Further work is required to be undertaken by the County Council to inform this localised mitigation. Each development that comes forward as a planning application will be assessed by the County Council to determine any highway works or mitigations required to make the development acceptable.
- 11.20 LTP4 focuses on the principle of 'avoid, shift and improve' to reduce carbon emissions. There is an opportunity to contribute to avoiding travel by reducing the number and length of trips needed through improved land use and travel planning. LTP4 also emphasises the need to support increased use of sustainable forms of travel for local journeys. This would be especially relevant in urban locations such as Staines, Ashford and Sunbury where walking, cycling and public transport should be priorities over the private car.

Active Transport Modes

Sustainable transport modes are particularly helpful to communities for shorter journeys, as well as to commuters. By ensuring that walking, cycling, bus and train

²² [Strategic Highways Assessment Report \(April 2022\)](#)

infrastructure is well connected and maintained, local communities can lead more active lives whilst minimising use of the private car and therefore road congestion, and helping to improve air quality.

This section considers the infrastructure needed to promote active modes of transport such as cycling and walking. As well as playing a key role in freeing up road capacity by encouraging more people to walk or cycle shorter journeys, improvements to cycle and walking infrastructure can promote health benefits to the community.

Local Walking and Cycling Infrastructure Plan

11.21 The Spelthorne Local Cycling and Walking Infrastructure Plan (LCWIP) has been jointly produced by Surrey County Council and Spelthorne Borough Council, was finalised in March 2022 and adopted in September 2022. The LCWIP identifies key walking and cycling corridors as part of a wider active travel network and the potential for improving these to facilitate an uptake in active travel. The LCWIP will be implemented in phases and is currently at the feasibility design stage. This stage of implementation entails a more detailed review of individual routes and interventions, evaluation of constraints, and refinement of the proposed design measures. This stage is expected to be finalised in 2025. It is proposed that the LWCIP will complement the work being undertaken as part of the Local Plan and the need for any additional infrastructure as identified through this IDP. The focus remains on encouraging a modal shift from reliance on the private motor vehicle to increasing take-up of more sustainable forms of travel, and to create the environment for individuals to feel safe to walk and cycle in the Borough.

11.22 This will ensure that considerable benefits are captured by improving walking and cycling opportunities in the Borough. These benefits include helping to achieve climate change targets and improving the health and wellbeing of residents.

11.23 The Council are keen to promote and secure funding for potential schemes that improve existing or provide new cycling and walking facilities to increase access for residents and reduce reliance on the private vehicle. This is a key approach to improving the health and wellbeing of residents and contributing to easing local congestion and reducing emissions from vehicles.

Proposed cycle improvement schemes

11.24 There is the potential to adopt a more regional approach to join up Active Travel infrastructure across boundaries particularly between Spelthorne, London Boroughs and Heathrow Airport. Five cycle corridors have been prioritised in LCWIP, as listed below, and will undergo a feasibility study prior to construction. While these are funded through to feasibility, further funding is needed to implement these projects, which may come from Active Travel England (of behalf of Department of Transport) CIL funding and other capital funding streams.

i. Staines to Sunbury: A308 and Kingston Road

This route will provide a cycling connection along one of the borough's busiest roads, connecting Staines and Sunbury. The A308 is a key east to west corridor within Spelthorne and can provide future links to other areas in the borough. The A308 currently sees an average of 30,000 vehicles per day at a speed of 40 miles per hour, making it hostile to people cycling. The proposed improvements would help to address

this, improving cycling connectivity to local schools, residential areas and economic centres in the borough.

The proposed improvements include several potential design options for improving pedestrian and cyclist mobility and accessibility at Sunbury Cross roundabout. These will be explored further during feasibility.

ii. **Staines to Laleham: Staines Road and Laleham Road**

This corridor will provide a safe cycle route between Staines and Laleham, via the B376 (Laleham Road and Staines Road). The route will link to the existing National Cycle Network route 4, along the Thames, but provide a less isolated, on-carriageway experience. Proposals will greatly improve the current cycle facilities along this route, which are of a poor standard.

The proposed route will serve residential areas in the south of Staines as well as Laleham, improving cycling connectivity to Staines town centre and the railway station for local residents.

iii. **Ashford: Stanwell Road, Church Road, Convent Road and School Road**

This route will serve the residential areas around Ashford. The route will incorporate the local high street and improve cycling connectivity to Ashford Hospital, Ashford Railway Station and nearby schools, allowing more local journeys to be made by bicycle.

iv. **Ashford to Laleham: Fordbridge Road and Ashford Road**

This corridor will connect Ashford to Laleham via Fordbridge Road and Ashford Road. The route will connect to the Staines to Sunbury corridor (on the A308) at Fordbridge roundabout, providing the potential for further, onward cycle journeys in the borough, such as to Sunbury or Ashford Hospital which are not directly on this route.

v. **Sunbury: Green Street and Nursery Road**

This corridor sits within Lower Sunbury and will improve cycle connectivity to local schools, making journeys by bike safer, easier and more attractive. Green Street is a key north-south connector in Sunbury as it links a significant number of primary and secondary schools, leisure facilities and the river Thames.

Proposed walking improvement schemes

11.25 The LCWIP also puts forward schemes for walking improvements proposed in the LCWIP. Three 'Core Walking Zones' have been prioritised which are funded through to feasibility, as follows:

- **Ashford core walking zone**, including Stanwell Road (B378)
- **Convent Road commercial area core walking zone**, including Clockhouse Lane
- **Sunbury Common core walking zone, including** Windmill Road (A244), Green Street and Nursery Road.

Local Streets Improvement Programme

Surrey County Council's Local Streets Improvement (LSI) Programme²³ seeks to improve local walking and cycling facilities in residential areas of Spelthorne Borough, promoting active travel, health and wellbeing. The LSI is a key part of Local Transport Plan 4 (detailed above) and aims to improve local streets and the public realm to make communities safer, healthier, and more attractive for people to live, work and visit.

LSI areas are currently being identified across Spelthorne. This includes an area covering Lower Sunbury which has already been identified and has been awarded feasibility funding from Active Travel England to develop feasibility designs. Feasibility work will complete in late 2025/ early 2026. Following this, further funding for construction will need to be sought.

Costs and Funding

11.45 The estimated cost of these more strategic infrastructure schemes identified in the LCWIP. The estimated cost of delivering Phase 1 Cycle Corridors is £33,065,500, and the estimated cost of Phase 1 of Core Walking Zones is £11,805,000. The exact future costs will depend on the detail of schemes brought forward and each scheme will require a detailed feasibility study, funded for the prioritised Cycle Corridors and Core Walking Zones projects.

11.46 The availability of funding will also depend on a number of factors. Beyond the first 5 years scheme costs and possible funding sources become increasingly difficult to estimate and this document should be seen as identifying schemes that are considered priorities in the medium and longer term.

11.47 Potential funding could be a combination of:

- Developer contributions through:
 - Section 106 agreements and
 - Community Infrastructure Levy (CIL)
- Capital funding by the County Council, government grants such as Local Transport Plan allocations and funding awards from Active Travel England, on behalf of the Department for Transport. This applies to funding of both LCWIP routes and LSIs
- Capital funding by the Borough Council

Future Requirements

11.48 The Borough Council will pursue opportunities for improving connectivity through continuous engagement and partnership with key partners such as SCC.

11.49 SCC are a key service provider for a range of infrastructure provision and are responsible for ensuring the delivery to support the Local Plan and the issues identified in the IDP.

²³ <https://www.surreycc.gov.uk/roads-and-transport/policies-plans-consultations/transport-plan/strategies/local-street-improvements>

Public Transport

Bus: Bus Service Improvement Plan for Surrey

- 11.50 As required by the National Bus Strategy, the Surrey County Council and Surrey bus operators have developed the Bus Service Improvement Plan (BSIP) for the County. The 2024 updated BSIP outlines what the County Council wants to achieve through a Surrey Enhanced Partnership between the Council and the bus operators to improve services in Surrey, with the ultimate aim of increasing bus use.
- 11.51 The bus services within the Borough are run by both Transport for London (TfL) and external operators subsidised by Surrey County Council. The Borough as a whole is considered to have a relatively good bus network providing frequent services to a number of destinations within and outside of the Borough.
- 11.52 The Borough is served well in terms of bus frequency and number of destinations. However, bus services can be unreliable due to traffic congestion, causing long journey times and unreliable timetables, making travelling by bus less attractive.
- 11.53 Numerous physical bus priority measures have been established across the county. There are a number of pinch-points on the bus network, particularly within Staines, where priority could be further improved. Some sensitive junctions are, however, space-constrained, so consideration of intelligent solutions such as traffic signal priority will be required to make bus journeys quicker and more reliable.
- 11.54 Congestion on locally managed 'A' roads in Surrey is amongst the highest in the country outside London. This has a consequential impact on the punctuality of bus services, particularly at peak times. The County Council and local bus operators work co-operatively to identify pinch-points which contribute to options development and through feasibility studies in the agreed priority areas. This aligns with powers under decriminalised enforcement of moving traffic offences, with the appropriate use of camera enforcement, to support bus service reliability. The locations agreed for investment for bus priority is the North-west Surrey Bus Priority Programme Area (including access to Heathrow). This covers Ashford and Sunbury, Egham, Staines and Englefield Green, Stanwell, Heathrow and Bedfont.

Rail

- 11.55 There are six stations within Spelthorne, on two separate lines, these being the Windsor lines, with trains travelling to Windsor and Reading and the Shepperton Branch. These stations are:
- Staines;
 - Ashford;
 - Shepperton;
 - Upper Halliford
 - Sunbury;
 - Kempton Park

Location of rail stations across Spelthorne



- 11.56 Trains serving Staines are frequent during the peak times, up to 8 tph London bound. Services on the Shepperton branch are limited to a half hourly service. The train lines provide access to central London and increased accessibility opportunities to more peripheral areas of Greater London such as Twickenham, Richmond and Kingston.
- 11.57 Network Rail owns, operates and develops Britain's railway infrastructure and have been consulted as a part of the IDP process.
- 11.58 The network was upgraded in the Network Rail Control Period 5 (2015-2019) to accommodate 10-car trains along the route to increase capacity from the previous 8-car trains that were able to run, helping to alleviate some of the pressure into and out of Waterloo.
- 11.59 The service provider, South Western Rail (SWR) is in the process of introducing new rolling stock to serve areas including stations and services within Spelthorne Borough. The new trains consist of 5 and 10-car Class 701s which will eventually replace the older rolling stock on the network once the phased introduction has been completed. This will help to further increase capacity in and out of London.

Potential to increase capacity

- 11.60 There are generally two options to increase capacity along the routes: either increase service frequency or increase the passenger capacity of services already running.
- 11.61 The identified next step for the Windsor Lines, which provide a fast service to London Waterloo, is likely to be the transition over to higher capacity trains and moving from 10-cars to 12-cars. A shift to 12-car trains, at this stage, is expected to happen either in the Network Rail Control Period 7 (2024-2029) or 8 (2029-2034), although this is under continuous review.

11.62 With regards to the Main Suburban Lines, the current strategy is outlined in the 2023 Wessex Main Lines Strategic Study²⁴. The study focuses on peak services to Waterloo and considers current capability of the network, and future passenger demand. This includes information and analysis of post-Covid passenger demand, and of Crossrail 2 (as set out in the 2015 Wessex Route Study²⁵) which will improve connectivity into Central London. The Crossrail 2 project is considered part of Network Rail's long-term strategy to increase capacity into London and is considered to provide a significant range of benefits, but is currently paused while funding is agreed between Transport for London and the Government. Timelines for its delivery are therefore under review.

Potential Improvements

11.63 SWR, who were consulted as part of the IDP process, have made several suggested improvements, particularly to the stations themselves. These are set out for each of the stations in the Borough where improvements could be sought:

- **Staines** - The station forecourt on the London-bound platform could be remodelled to allow better access for sustainable means of transport in line with current transport policies. There is potential to improve links to public transport through better signing and Customer Information screens.
- **Ashford** - Improvements to the station building could be made to improve accessibility as well as security. Improvements could be made to the station forecourt area (Reading bound) to improve bus links and pedestrian safety.

Improvements to pedestrian access could be made to the London-bound platform. Currently the walking route is via a narrow-fenced footway, past an industrial unit to a junction with the B378 Church Road.

The London-bound platform does not currently have any form of shelter; shelter would be desirable on this platform to enhance the passenger experience and influence train loading to reduce delays.

- **Shepperton** - The terminus station would benefit from better signage and connections to bus routes and cycleways. Cycle parking is provided, but this could be significantly upgraded to reflect current transport policy and to encourage more people to cycle to the station
- **Sunbury** - Improvements to both north and south station forecourts would formalise parking and drop off/pick-up areas.

The down platform does not have any form of shelter; this is desirable in terms of encouraging people to use the railway all year round.

Although there is level access to both platforms, the station is not considered to be accessible; the level access route to change platforms requires a considerable journey and requires people to cross busy roads several times and there are no controlled crossings to aide or encourage this. There could be opportunities to provide improvements to the level access, and this can either be improvement of the highway and signage or the development of an Access for All scheme which would include the installation of lifts.

²⁴ <https://sacuksprodnr.digital0001.blob.core.windows.net/regional-long-term-planning/Southern/Wessex%20Main%20Lines%20Strategic%20Study.pdf>

²⁵ <https://www.networkrail.co.uk/wp-content/uploads/2016/11/Wessex-Route-Study-Final-210815-1.pdf>

Extension of travel zones

- 11.64 The Borough Council continue to pursue and promote opportunities to improve connectivity and accessibility for users of public transport within the Borough. One of the key opportunities is to implement Oyster card pricing, especially at the rail stations, in Spelthorne. This would provide a consistent ticketing structure across modes within Spelthorne through the extension of the Oyster card travel zone.
- 11.65 Initial feasibility work into the potential of including Spelthorne within an extended travel zone identified that there is a significant positive impact on demand for public transport where the change to fare structure results in lower fares for peak-time commuters.

Light Rail option

- 11.66 The Borough Council supports a light rail option irrespective of Heathrow Expansion. Southern Light Rail (SLR²⁶) is an elevated light rail system that will connect Heathrow Airport to the existing rail network and provide a sustainable public transport solution. SLR will be an entirely privately funded scheme to increase accessibility to the Airport via public transport and reduce journey times.
- 11.67 Current public transport options connecting Spelthorne and other parts of Surrey with Heathrow Airport are relatively poor and the car is the primary mode of transport. Proposals around the light rail scheme are being developed with the updated Surrey Rail Strategy as part of a wider approach to improve connectivity across the County.

Future Requirements

- 11.68 There needs to be continuous engagement with Network Rail to identify improvements to service provision of stations within the Borough.
- 11.69 The Council continue to pursue opportunities for the extension of travel zone to provide a consistent ticketing structure.
- 11.70 The Council will also continue to engage with SCC, Network Rail, SWR, and other key stakeholders, on possible rail improvement opportunities, particularly regarding options for Southern Light Rail access to Heathrow

Costs and Funding

- 11.71 The development of an Access for All scheme to install lifts costs between £3 - £4m. SWR has suggested lift access at both Sunbury and Kempton Park Station to improve accessibility.
- 11.72 Along with the other suggested improvements this could result in costs of over £15 million. The source of this potential funding would need to be agreed. However, it is anticipated that SWR would be required to raise this.
- 11.73 A Light Rail scheme is proposed to be entirely private funded.

Proposals for Heathrow Expansion

²⁶ <https://heathrowrail.com/>

Spelthorne Borough Council Infrastructure Delivery Plan 2024-2039

11.74 Heathrow's plans for expansion at the airport with a third runway to the north-west of the existing two runways are currently supported by Government policy through the Airports National Policy Statement. As a result of the COVID-19 pandemic, plans for expansion at the airport have been on hold, however demand for aviation has now largely recovered. As a result, Heathrow Airport Limited (HAL) is considering options for expansion. While it is not certain at this stage whether this will include a third runway, it is anticipated that a decision on which expansion option(s) to pursue may be reached in late 2026.

11.75 There are several potential impacts, both direct and indirect, of the proposals for the expansion at Heathrow on Spelthorne. This includes impacts on road capacity and traffic flows, especially in the north of the Borough. The Council has been, and continues to be, engaged with SCC and National Highways to establish the impacts and to ensure sufficient mitigation is in place to militate against these impacts, where identified.

Air Quality and Road Traffic

11.76 Air pollution in the UK harms human health and the environment. Air pollution can have a long-term effect on people's health associated in particular with premature mortality due to heart and lung effects. People in Surrey have a high life expectancy and this is improving over time. In the short term, high pollution episodes can trigger increased admissions to hospital and contribute to the premature death of those people that are more vulnerable to daily changes in levels of air pollutants.

11.77 Road traffic is a key issue in relation to air quality. Stop start driving conditions and slower vehicle speeds resulting from congestion can lead to higher roadside pollutant concentrations, hence causing greater risks to pedestrians and adjacent residential properties. Most of the borough of Spelthorne has been declared an Air Quality Management Area (AQMA).

11.78 Whilst there have been significant decreases over the last decade in the amounts of nitrogen dioxide (NO₂) and particulate matter emitted to the atmosphere, there has been a less marked downward trend in concentrations in the air around us. The relationship between emitted and ambient air pollution is not straightforward. An increase in the emission of primary NO₂ from diesel engines (as opposed to NO which subsequently oxidises in the atmosphere) is part of the reason why ambient NO₂ has not declined at the rate previously expected.

11.79 The most up to date information is available in the Borough Council's latest Air Quality Action Plan (2024²⁷) including Action Plan measures to address air quality issues.

Road safety

11.80 Throughout the world and across the UK, governments, local authorities, and police forces are adopting the latest best practice Vision Zero and Safe Systems approach to road safety. Surrey County Council's Vision Zero Road Safety Strategy was approved on 23 July 2024 (by Cabinet) and subsequently by the Surrey Road Safe²⁸ board. It has been developed collaboratively by the organisations in the Surrey RoadSafe partnership, who are responsible for improving road safety in Surrey. This comprises: Surrey Police, Office of the Police & Crime Commissioner for Surrey, Surrey County Council (including Surrey Fire & Rescue Service) and National Highways.

²⁷ https://democracy.spelthorne.gov.uk/documents/s62203/Appendix%20A%20Draft%20Air%20Quality%20Action%20Plan_post%20MAT.pdf

²⁸ <https://www.surreyroadsafe.org.uk/>

11.81 LTP4 prioritises the needs of all road type users, specifically those walking, wheeling and cycling. This will improve road safety, support active travel, and will protect the most vulnerable so that no-one is left behind.

11.82 The Surrey RoadSafe Vision Zero Road Safety Strategy adopts the five components in the Safe System approach of safe speeds, safe road users and behaviour, safe roads and streets, safe vehicles and post collision care. The work under these five components will be underpinned by data, research evidence and evaluation to ensure the partnership know what is working and what needs to be done to reduce road casualties.

11.83 The County Council has a dedicated programme to make Surrey's roads and streets safer by:

- Hosting road safety working groups every six months with Spelthorne Borough Council to identify and diagnose road safety problems, and develop solutions for the worst collision hot-spots.
- Implementing low-cost highway improvement schemes with the greatest potential for reducing road collisions using an annual budget of £200,000.
- Implementing a £3million County-wide programme of 'road safety outside school' infrastructure schemes to improve road safety and overcome barriers to more walking, wheeling, push scooting and cycling for school journeys.
- Promoting the use of the new 'Healthy Streets for Surrey' design guide by developers.
- Continuing to implement highway improvement and maintenance programmes with the aim of making journeys across the county easier, more predictable and safer.

12. Waste and Recycling

Introduction

12.1 The District and Borough Councils in Surrey are responsible for collecting municipal waste. This is mainly waste from households, together with some waste collected from local businesses. Surrey County Council is responsible for providing facilities to treat and dispose of this waste.

Waste sites in the Borough

12.2 Surrey County Council has a Joint Municipal Waste Management Strategy²⁹(2015) which sets out the plan for managing Surrey's waste up to 2025. This forms part of the Surrey Environment Partnership (SEP)³⁰ which is made up of Surrey County Council (SCC) and the 11 District and Borough Councils in Surrey.

12.3 There is no landfill site in Spelthorne and most of the Borough's commercial and industrial waste is transported and treated at the Eco Park Gasification Facility, or sent to create energy at waste facilities outside Surrey. The main such facility is in Kent.

12.4 There are two Strategic Waste Management facilities within Spelthorne:

- The Eco Park facility at Charlton Lane, Shepperton. This includes a waste bulking facility as well as an anaerobic digestion facility for the treatment of food waste, and a gasification facility for residual waste operating as the Eco Park
- A facility at Oakleaf Farm, in Stanwell Moor, which deals with a range of waste from different sources, by way of transfer, recycling and recovery.

12.5 Dry mixed recyclables are transported to a facility just outside the Borough in Colnbrook.

12.6 The expected demographic changes and economic growth within Spelthorne over the Plan period are likely to contribute to additional pressure on the current capacity of waste facilities within Surrey. Surrey's Waste Capacity Needs Assessment (2023)³¹ states that while for the period 2027-2042 recycling and composting should be met through the Minerals and Waste Local Plan (see section below on Waste and Minerals) there is insufficient existing consented capacity to meet needs for certain types of waste, for construction, demolition and excavation (CD & E) waste and 'other recovery'

12.7 The 2016 Surrey Infrastructure Study estimated that the funding gap for waste management at County level will amount to £310,000³² over the Plan period.

12.8 Residents are being encouraged to reduce the amount of waste thrown away and to reuse and recycle as much as possible. The Community Recycling Centre at Charlton Lane has been upgraded and an Eco Park has been established at this site.

²⁹ https://www.surreyep.org.uk/wp-content/uploads/2019/03/JMWMS_Rev2_v6_STRATEGY.pdf

³⁰ <https://www.surreyep.org.uk/about-us/our-strategy/>

³¹ https://www.surreycc.gov.uk/_data/assets/pdf_file/0010/374806/Surrey-WNCA-2023-Capacity-Gap-Report-Final-Issue-revised-v2.3-22.04.2024.pdf

³² <https://www.surreycc.gov.uk/land-planning-and-development/development/surrey-future/surrey-infrastructure-study>

- 12.9 The Eco Park produces renewable energy from food waste and residual waste from Surrey households which cannot otherwise be recycled. The Park processes this waste to produce power for the national grid and fertiliser for use in farming. This is done through two processes, of anaerobic digestion to treat food waste and gasification to treat the residual waste that is left after residents have separated items for recycling, and the recycling and recovery that takes place at Waste management facilities.
- 12.10 The Eco Park is subject to regular monitoring and requires environmental permits, issued by the Environment Agency, in order to operate. The Eco Park was funded by SCC and is operated by SUEZ Recycling and Recovery Surrey on behalf of SCC.
- 12.11 Each year Surrey households produce over 500,000 tonnes of waste. Just over half of this is sent for recycling and the rest needs to be disposed of, either at energy recovery facilities or landfill. Virtually all of the waste that is not recycled is now sent to energy recovery facilities because from a cost and environmental perspective, landfill is the least favourable disposal option.
- 12.12 Previously there were no energy recovery facilities within Surrey and the waste transported outside of Surrey and in some cases outside of the UK for treatment.
- 12.13 Developing treatment facilities at the Eco Park gives the County Council long-term control over the treatment of a third of the county's waste and the costs associated with this, improving its resilience and sustainability.

Waste and Minerals

- 12.14 The Borough Council remains actively involved in the development of the County-wide Waste and Minerals Plans which are led by SCC. The Surrey Waste Local Plan 2019-2033 was adopted by SCC in December 2020 following an Examination in Public held in September 2019. It is the intention that the Surrey Waste Local Plan 2019-2033 will be superseded by a new combined Surrey Minerals and Waste Local Plan. Work is ongoing and an Issues & Options consultation was undertaken between November 2021 and March 2022.
- 12.15 There are several waste and mineral sites across the Borough which are still in operation. The working of mineral sites means that there are on-going Heavy Goods Vehicle (HGV) movements across the Borough and onto the wider road network. The extraction of minerals and other materials from these sites helps to play a crucial role in construction and other building activities. It is therefore important to ensure a steady and adequate supply of minerals from such sites.
- 12.16 Oakleaf Farm is a site which was allocated for waste recovery and recycling operations within the most recent Surrey Waste Plan. The site includes a substantive recycling plant and a Materials Recycling Facility (MRF) which separates and recovers recyclable materials from waste processed at the site. The Borough Council continually work with SCC to ensure that vehicle movements in and out of the site are minimised to protect the human and environmental receptors in Stanwell Moor village and the surrounding area.
- 12.17 Oakleaf Farm has been retained as an allocation for the Waste Plan 2019-2033³³ produced by the County Council.

³³ <https://www.surreycc.gov.uk/land-planning-and-development/minerals-and-waste/waste-plan>

Mineral sites within the Borough

12.18 There are a number of sites within Spelthorne which are worked for minerals and also operate recycling operations for construction, demolition and excavation (CD & E) waste material. Some of these have been partly or will be restored following the conclusion of the operations.

12.19 The mineral and recycling sites (noting that not all mineral sites include waste management operations) are:

- Hengrove Farm, London Road (Streeters)
- Home Farm, Laleham (Shepperton Aggregates)
- Queen Mary Reservoir (Bretts Aggregates)
- Stanwell, North of Park Road (Cemex)
- Hithermoor (Bretts Aggregates)
- King George VI Reservoir (Bretts Aggregates, identified as a Preferred Area for mineral extraction in the Surrey Minerals and Waste Plan)
- Homers Farm (Streeters)
- Home Farm Extension (Bretts Aggregates)
- Manor Farm, Laleham (Bretts Aggregates)
- Queen Mary Reservoir (Bretts Aggregates)
- Land West of Queen Mary Reservoir (Bretts Aggregates)
- Watersplash Farm, Shepperton (Cemex)

Restoration of minerals sites

12.20 The Council is committed to ensuring that agreed restoration schemes are implemented when the agreed timeframes for working minerals sites has passed. The Council has regularly objected to applications submitted to the County Council to extend the end date for the workings of various sites therefore delaying the restoration.

12.21 Securing restored sites has significant environmental and public benefits as many will offer public access and will assist in reducing recreational pressures on other sites where appropriate.

Future requirements

12.22 To continue to work with SCC and waste and recycling partners to ensure the effective and safe running of the existing waste and recycling sites in the Borough.

12.23 Continued participation in forthcoming waste and minerals plans from SCC and to ensure that the Borough Council seek to minimise inappropriate development relating to waste and recycling at existing or new sites. SCC are currently working on a joint Waste and Minerals Local Plan, to replace existing plans, upon which they undertook an Issues and Options consultation in November 2021 to March 2022. Preferred options are expected in the summer of 2025.

12.24 To secure agreed restoration schemes for minerals sites when no longer operational to assist in providing a public benefit and offer areas for recreation to accommodate the anticipated population growth across the Borough.

Costs and Funding

12.25 SCC has identified a funding gap of circa £310,000 previously across Surrey. The Council will work with SCC to determine the impacts upon Spelthorne

13. Flood infrastructure

Introduction

- 13.1 Flooding from rivers, surface water and groundwater is a major issue within the Borough. Policies in the Spelthorne Local Plan will seek to direct development away from those areas most liable to flood.
- 13.2 Whilst the majority of areas affected by flooding in Spelthorne are within the Green Belt, some development in urban areas is constrained by flood policy.
- 13.3 The Environment Agency (EA) are tasked by the Flood and Water Management Act 2010 (FWMA)³⁴ to have a strategic overview role for all sources of flooding and coastal erosion risk management (FCERM). The EA also have responsibility for management of all Main Rivers and the coast. All Main Rivers are highlighted in the EA Flood Risk Maps, which can be found on their website³⁵.
- 13.4 The main responsibilities of the EA include:
- Developing long term approaches for FCERM, including creating Catchment Management Plans to address flood risk in all river catchments
 - Supervision of all matters relating to flood defences, including maintenance
 - Issuing environmental permits for any alterations to Main Rivers or the flood plains of Main Rivers
 - Issuing flood warnings.
- 13.5 Surrey is a County at high risk of flooding with an excess of 30,000 properties at risk from fluvial and surface water sources. It has experienced several major flood incidents in the last ten years, with much of this occurring in the floodplain of the lower River Thames and its tributaries. There are also many localised areas prone to surface and ground water flooding or the emergence of groundwater.
- 13.6 Surrey County Council (SCC) is the Lead Local Flood Authority (LLFA) for Surrey and has several important responsibilities around flooding. SCC has responsibility for risk management, enforcement and permissive management powers and responsibilities over Ordinary Watercourses (i.e. a watercourse not designated as a Main River), surface water and groundwater as well as Highways drainage (although this may come under National Highways responsibilities in some locations). The Surrey Local Flood Risk Management Strategy³⁶ details the County Council's roles and responsibilities.
- 13.7 Other SCC responsibilities include:
- Maintaining a register of drainage assets and designating these if they have a significant impact on flood risk

³⁴ <https://www.legislation.gov.uk/ukpga/2010/29/contents>

³⁵ <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

³⁶ <https://www.surreycc.gov.uk/community/emergency-planning-and-community-safety/flooding/more-about-flooding/surrey-local-flood-risk-management-strategy#:~:text=Flood%20Impact%20Report,end%20of%20each%20financial%20year.>

Spelthorne Borough Council Infrastructure Delivery Plan 2024-2039

- Consenting changes prior to riparian owners altering, removing or replacing any features or structures on Ordinary Watercourses³⁷, and undertaking enforcement if consents are not sought
- Acting as a statutory consultee on for surface water drainage proposals for all major developments in its area, and providing planning advice on sustainable drainage systems³⁸
- Investigating significant flooding events in Surrey
- Playing a lead role in Emergency Planning and management before, during and after a flood event

13.8 The FWMA 2010 requires that the LLFA works with partners to develop a Local Flood Risk Management Strategy (LFRMS) which includes strategies for how flood risk will be managed, when these objectives will be achieved, and which authorities will help to achieve them. The current LFRMS for Surrey covers the period 2017 – 2032.³⁹

13.9 District and Borough Councils, including Spelthorne, are key partners to the LLFA in dealing with local flooding issues, having the same permissive powers and responsibilities over Ordinary Watercourses.

13.10A further important role District and Borough Councils have is that of Local Planning Authority, whereby they grant planning permission for most new developments in their area. With this comes a need to consider the impact new developments will have on flooding, and to listen to the advice provided by the LLFA concerning surface water drainage proposals for, and to the Environment Agency regarding fluvial risk from, major development.

13.11 The River Thames between Datchet and Teddington has the largest area of undefended, developed floodplain in England. Over 15,000 homes and businesses within the area are at risk from flooding. There has been serious floods in this area over the past 100 years, most recently in 2014 when approximately 1,000 homes and many businesses were affected.

13.12 The estimated economic impact of a major flood is currently around £1 billion. Due to the impact of climate change, damage could be twice as great by 2055.

13.13 In terms of consequences, the impact on Spelthorne during a Major Flood Event will be severe with flooding from the Thames lasting up to two weeks. Such an occurrence would affect critical infrastructure causing severe traffic disruption to the M25, M4 and M3 motorways along with over 200km of the local and regional road network, suspension of several drinking water abstractions supplying London and possible disruption to several local electricity sub-stations.

River Thames Scheme

13.14 The Environment Agency is working with partners to build a new flood channel alongside the River Thames.

³⁷ <https://www.surreycc.gov.uk/community/emergency-planning-and-community-safety/flooding/more-about-flooding/ordinary-watercourse-consents>

³⁸ <https://www.surreycc.gov.uk/community/emergency-planning-and-community-safety/flooding/more-about-flooding/suds-drainage>

³⁹ https://www.surreycc.gov.uk/_data/assets/pdf_file/0005/136724/Surrey-Local-Flood-Risk-Management-Strategy-FINAL_v2.pdf

- 13.15 The River Thames Scheme (RTS) is a major flood alleviation scheme, and is considered a Nationally Significant Infrastructure Project. It is anticipated to be delivered in partnership by the Environment Agency and Surrey County Council. It aims to reduce and manage the probability and the consequences of flooding along the length of the Thames from Egham to Teddington⁴⁰. The Scheme will cover and impact six Local Authorities including Spelthorne.
- 13.16 The Government states that the River Thames Scheme will reduce flood risk for people living and working near the Thames, and is expected to benefit more than 15,000 properties and infrastructure, and avoid expected flood damage. The aims of the scheme are to:
- reduce the risk of flooding for dwellings, businesses and infrastructure,
 - improve access to quality green open spaces, connection with wildlife and more sustainable travel network,
 - create a network of high quality habitat and achieve biodiversity net gain,
 - facilitate sustainable and inclusive economic growth,
 - enable delivery and design that contribute to Environment Agency, Surrey County Council and partner climate goals relating to carbon use.
- 13.17 The RTS is currently proposed to involve the construction of a new flood channel in two sections through Spelthorne and Runnymede to reduce flood risk to properties in communities in Egham, Staines, Chertsey, Shepperton, Weybridge, Sunbury, Molesey, Thames Ditton, Kingston and Teddington. These two sections of new river channel total 5 miles (8.5km) and will act as new flow routes for excess water when water levels in the River Thames rise too high. Improvements will be made to the weirs at Sunbury, Molesey and Teddington to increase the amount of flow that can pass through. It is also proposed to lower the riverbed level downstream of the Desborough Cut.
- 13.18 The Government's project team is working with partners to secure the approvals needed to construct the scheme. This includes gaining approval from HM Treasury, preparing a planning application and an Environmental Statement. This will consider the environmental impacts of the scheme and how these can be managed and mitigated. Multiple rounds of public consultation have taken place, including additional consultation in Shepperton.
- 13.19 In Spelthorne alone it is estimated that the RTS could remove up to 1,068 properties from the 1 in 20 flood extent (Functional Floodplain/very significant risk), with a further 785 being removed from the 1 in 20 - 1 in 75 flood extents (significant risk). These properties will be shifted into lower risk bands in respect of vulnerability to flooding.
- 13.20 Of the 15,000 properties across all six Local Authorities benefitting from the scheme, 11,000 properties and infrastructure will see their risk reduced, avoiding an estimated £2.7 billion of damage over 100 years⁴¹.

⁴⁰ Mapped at Figure 5-1 of Spelthorne's Strategic Flood Risk Assessment Level 1
https://spelthornelocalplan.info/wp-content/uploads/2024/11/FLD198-Spelthorne_Level1_SFRA-Main-Report-2024-10.pdf

⁴¹ <https://www.gov.uk/government/publications/defra-accounting-officer-assessments/18-march-2022-river-thames-flood-alleviation-scheme-accounting-officer-assessment>

Spelthorne Borough Council Infrastructure Delivery Plan 2024-2039

Future requirements

13.21 The River Thames Scheme is a long-term project expected to span 15 to 20 years and consists of a number of phases.

Costs and Funding

13.22 The River Thames Scheme is expected to cost £104 million⁴² with £380 million from Government funding and £90 million in partnership funding. Partners have committed to funding their share of the scheme and are finalising the mechanisms to do this.

13.23 Surrey County Council has agreed a £237 million contribution to the RTS (agreed at Cabinet in November 2019), enabling the next steps of the scheme's delivery. This is part of an overall investment by the County Council of £270m to deliver Surrey's Flood Risk Management Strategy.

13.24 Since the 2015/16 financial year the Borough Council has contributed £49,000 per year for our share for the scheme's development.

13.25 In the Capital Programme £1.3 million has been committed towards the build when it takes place.

Conclusion

13.26 The Borough Council will continue to work with the County Council, the Environment Agency and other key stakeholders to ensure the infrastructure required to support growth within the Borough is provided.

13.27 Where costs have not been identified as a part of the IDP process, it does not preclude stakeholders from bidding for CIL funding if required or requesting developers' contributions by way of S106 agreements providing the appropriate tests have been met.

⁴² <https://www.gov.uk/government/publications/defra-accounting-officer-assessments/18-march-2022-river-thames-flood-alleviation-scheme-accounting-officer-assessment> (updated 29 November 2024)

Education Place Planning Forecasts 2024/25

Forecasts of pupils educated and/or living within
Spelthorne Borough Council



Introduction

The [School organisation plan](#) sets out Surrey County Council's aims for providing education close to home to support all children and young people to achieve their potential. [School organisation and pupils in Surrey - Surrey County Council](#) shows demographic information, which highlights the likely demand for school places over a 10-year projection period for each of the district and boroughs in Surrey including Spelthorne.

Part 1 of this report is an analysis of the need for Primary and Secondary School places in mainstream schools in Spelthorne. Pupils with an Education Health and Care Plan (EHCP) expected to need a mainstream school place are included in these forecasts. Part 2 of this report shows the forecast for pupils with EHCPs who are expected to need a Specialist School or a SEN Unit place including out of county and Non-Maintained Independent Sector placements.

Edge Analytics

Edge Analytics is the system Surrey County Council use to forecast the need for school places across Surrey. The forecasts include demographic trends - the birth rate and mid-year population estimates - and the effects of pupil movement trends (between schools, in and out of boroughs/districts/county etc) as well as additional pupil yield from housing calculated from housing permissions and trajectories provided by the borough/district council. This projection shows forecast pupil numbers if all housing comes forward as and when is planned, but this cannot be guaranteed.

The mainstream forecasts shared in this report show how many pupils are predicted to need a mainstream school place across a group the schools in the planning area. Pupils with additional needs and disabilities who live in Surrey and are expected to be educated in a Specialist School or SEN Unit are included in the SEND Edge reports in part 2 of this paper.

SEND Edge Analytics is used to forecast the need for specialist places in Surrey. Pupils with EHCPs who need a specialist placement may travel further for education due to the availability of the type of provision need. Therefore, we look at the need from the perspective of where the pupil lives to identify where there are gaps in provision with a view to provide places closer to home, rather than continue current trends, where possible. The latest version of SEND Edge Analytics, at the time of his report, was produced in Autumn 2023 so the local plan information shared in April 2024 is not included in this data.

Part One: Mainstream Education Place Planning Forecasts

Impacts of planned housing and the Spelthorne Local Plan

The district and borough councils share planned housing in April each year to contribute to the Edge Forecasts. The planned housing included in the mainstream forecasts was shared in April 2024.

In Spelthorne birth rates peaked at 1,346 in 2016. Since 2016, births have decreased by 17.5%, reaching a low of 1,110 in 2022. It is noted that the later years of the forecasts are based on trends of birth rates falling and therefore could change if birth rates increase, pupil movement changes or more housing comes through.

The primary forecasts show that there are sufficient Year R school places with surplus expected in most planning areas from 2025-26, however there could be pressure on higher year groups for any in-year applications, particularly in Staines and Laleham.

The secondary forecasts show there is a potential need for additional year 7 school places. However, there is new school provision in neighbouring area of London Borough of Hounslow that may mean fewer pupils than expected from Hounslow, needing a Year 7 school place in Spelthorne. In Surrey, Heathside Walton on Thames opened in 2022 in neighbouring borough Elmbridge, and we may see fewer pupils who live in Walton on Thames travelling to Spelthorne for a school place in future years.

There are no immediate plans to create additional mainstream primary or secondary places in Spelthorne. If additional places are needed, based on increased housing in the local plan, Surrey County Council will apply to Spelthorne Borough Council for Community Infrastructure Levy (CIL) funding or other appropriate infrastructure funding to contribute to any capital projects.

Impact on Primary Places

There are five planning areas for primary schools in Spelthorne (see map **Appendix A**).

Staines & Laleham

The forecasts (**Appendix B**) show total school population across Year R to Year 6 is expected to increase by 171 (10%) from 1,642 in 2024/25 to 1,813 in 2030/31. There could be pressure for places across the higher year groups of primary schools. There is expected to be sufficient Year R places throughout the forecast period.

Stanwell

The forecasts (**Appendix B**) show total school population across Year R to Year 6 is expected to peak at 871 in 2026/27. There is expected to be sufficient school places in Year R over the forecast period with a small number of surplus places.

Ashford

The forecasts (**Appendix B**) show there is expected to be sufficient school places across Year R to Year 6 with a peak at 3,078 in 2026/27. There is expected to be sufficient school places in Year R over the forecast period with between 8-14% surplus places.

Sunbury

The forecasts (**Appendix B**) show there is expected to be sufficient school places across Year R to Year 6 reducing throughout the forecast period. There is expected to be sufficient school places in Year R over the forecast period with between 4-13% surplus places.

Shepperton

The forecasts (**Appendix B**) show total school population across Year R to Year 6 is expected to peak at 1,049 in 2026/27 before declining. There is expected to be sufficient school places in Year R over the forecast period with between 0-16% surplus places.

Impact on Secondary Places

Secondary Schools – Year 7

There is one planning area across Spelthorne for Secondary Schools (see map **Appendix C**). The forecasts (**Appendix D**) show total pupil demand from Year 7 to Year 14 is expected to increase from 6,367 places in 2023/24 to a peak of 7,014 places in 2033/34.

The demand for Year 7 places is expected to fluctuate over the forecast period with a peak of 1,313 pupils expected to need a Year 7 place in a school in Spelthorne in 2027/28. Sunbury Manor School reduced their published admission number (PAN) from 270 to 210 for September 2025 and Thomas Knyvett College has capacity to increase by 60 places in Year 7. If 120 additional school places could be offered across the two schools, there would be 1,306 year 7 places, which would meet demand for school places in all years of the forecast except 2027/28. Trends appear to be changing in the area where fewer pupils are attending from out of county and if that trend continues there will be sufficient school places over the forecast period.

Part Two: The need for specialist places for pupils with additional needs and disabilities.

Special Educational Needs and Disabilities (SEND) Place Planning across Surrey

The Department for Education expects the Education Authority to manage their specialist estate to ensure the availability of maintained specialist school places appropriately matched to SEN need-type, phase of education and geographic location.

Specialist places sufficiency planning is informed by accurate SEND systems-data, mid-year population estimates, the trajectory of housing growth for each district in Surrey and historical as well as current tracking of learner movement trends. Detailed local knowledge enhanced through consultation with parents and carers and good relationships with local schools also supports the strategic approach to evidence-informed place planning.

Surrey County Council's (SCC) published [Inclusion and Additional Needs Partnership Strategy 2023 to 2026](#), the [School Organisation Plan](#) and the [Children and young people with Additional Needs and Disabilities Sufficiency Plan 2022-2030](#) AND Sufficiency Strategy 2022 -2030 set out the Council's approach for providing education closer to home by high-quality local providers, who can successfully support all children and young people to live, learn and grow up locally to achieve their full potential.

Most children and young people with additional needs and disabilities will have their needs met within their local early years' settings, mainstream schools or colleges. Settings may access additional revenue funding from the Local Authority (LA) to help them deliver support for high needs.

A minority of children and young people with additional needs and disabilities will need a more tailored curriculum to support their needs, which is delivered in a specialist setting. Only those children and young people with more complex needs, which cannot be met in a mainstream school, will require a more specialist setting.

The report [SEND and AP Capital Programmes and Specialist Sufficiency to 2031-32 onwards Cabinet Report Part 1](#) approved by Surrey County Council Cabinet on 25 June 2024 sets out the continued investment in the Council's Special Educational Needs and Disabilities (SEND) Capital Programme and the Alternative Provision (AP) Capital Programme 2024/25 to 2027/28 delivery tranches.

Existing capacity in Spelthorne

Current provision in the borough and surrounding areas is shown in **Appendix E**.

The current provision within the borough is detailed below:

- SEN units within mainstream schools at primary level.
 - Meadhurst Primary School in Ashford
 - Ashford Park Primary in Ashford. SEN Units for autistic pupils and those with communication and interactions needs (ASD).
- Resourced provision within mainstream schools at Secondary level. Sunbury Manor School, Resourced Provision for pupils with Speech, Language and Communication Needs (SLCN)
- Special school provision - Manor Mead School in Shepperton. Provision for 2 - 11-year-olds with Severe Learning Difficulty and Disability (SLDD).

Specialist projections

The number of children and young people aged 0-25 years with an EHCP residing in Spelthorne has increased by around 22% since January 2021.

EHCP demand for primary phase pupils is projected to increase year on year until 2026/27 peaking at around 550 pupils, Demand is then expected decrease annually reaching around 470 pupils by 2032/33.

For secondary phase pupils, EHCP demand in Spelthorne reached around 465 pupils in 2022/23. Demand is expected to increase and is projected to peak at around 615 pupils in 2027/28. Demand is then projected to decrease year on year reaching around 565 pupils by 2032/33.

For post-16 phase pupils, EHCP demand is projected to increase year on year from around 225 pupils in 2022/23 and peaking at around 400 pupils in 2030/31. Demand is then expected to plateau towards the end of the planning period.

For primary phase pupils living in Spelthorne who require a specialist school or specialist centre place, demand is expected to increase year on year peaking in 2026/27 at around 275 pupils. Demand is then projected to slowly decrease year on year until the end of the planning period when it will reach around 245 pupils (remaining higher than current demand).

Secondary phase demand is projected to increase year on year from around 295 pupils in 2022/23 to approximately 390 pupils in 2027/28. Demand is then expected to slowly decrease year on year until the end of the planning period reaching circa 370 pupils (remaining significantly higher than current demand).

Post-16 projections are predicted to increase year on year throughout the planning period growing from 45 pupils in 2022/23 and peaking in 2031/32 at around 95 pupils. (Source: [School organisation and pupils in Surrey - Surrey County Council](#)).

Need for additional specialist places in Spelthorne

Specialist Schools, mainstream schools with SEN Units/ Specialist Resourced Provision and Alternative Provision schools in Surrey, as is the case nationally, do not just meet the immediate demographic need from a single planning area and have a far wider reach than mainstream schools.

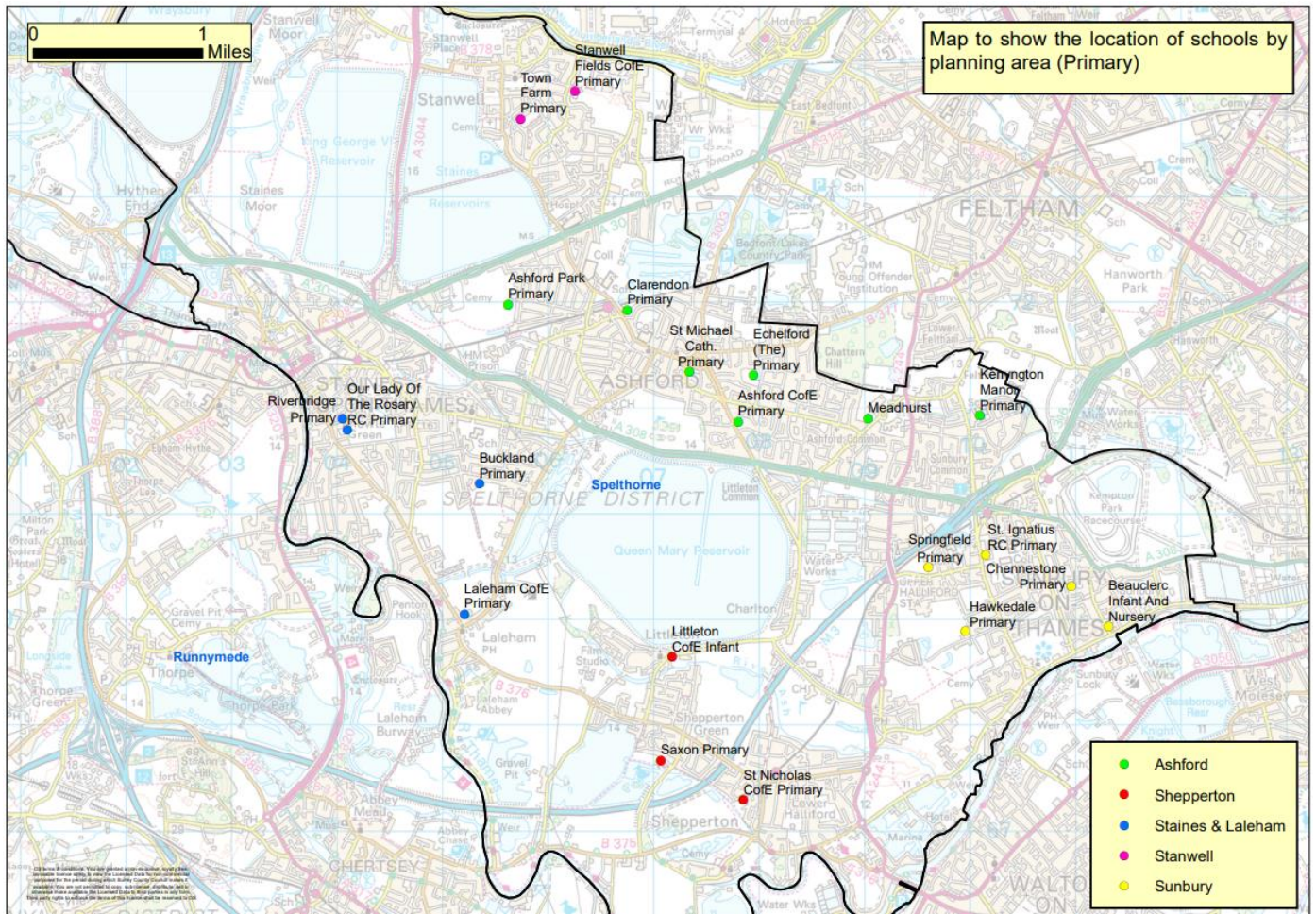
The travel patterns in **Appendix F** show that there is a 43% expected increase from 2023/23 to 2028/29 in the number of pupils who require a specialist school placement to meet their education needs. 89% of pupils who live in Spelthorne and require a specialist school placement to meet their education needs travel out of the borough for a specialist school place. 67% travel more than 6 miles from home to school each day.

Additional places for autistic pupils and those with communication needs were created at SEN Units at Ashford Park Primary School and Meadhurst Primary School. There is still an identified need for Resourced Provision in Secondary Schools in Spelthorne or neighbouring boroughs. As 67% pupils living in Spelthorne who require a specialist placement, already travel more than 6 miles from home to school each, if numbers increase further with additional housing, there may be a need to create additional places in Spelthorne or neighbouring areas.

Between 2019/20-2022/23 and 2023/24-2027/28 Surrey's Cabinet approved the strategies and total capital investment of £260m for Surrey's Special Educational Needs and Disabilities (SEND) and Alternative Provision (AP) Capital Programmes. Continued investment has reaffirmed by Surrey's Cabinet in June 2024 and to date a total of 49 of 81 construction projects have been completed. Overall investment comprises over £180m Council borrowing, almost £72m High Needs Provision Capital Allocation (DfE Grant funding) and approximately £8m CIL awarded for expansion of existing special schools and SEN Units/ Resourced Provision in mainstream schools. Additional Community Infrastructure Levy (CIL) funding or other appropriate infrastructure funding may be sought to help address any funding gaps required to address infrastructure development, as appropriate.

SCC considers the schemes to increase provision as vital infrastructure to meet current as well as long-term sufficiency needs - including arising from housing growth in Spelthorne - for local children and young people who have SEND and require a specialist school placement.

Appendix A Map of Secondary Schools in Spelthorne

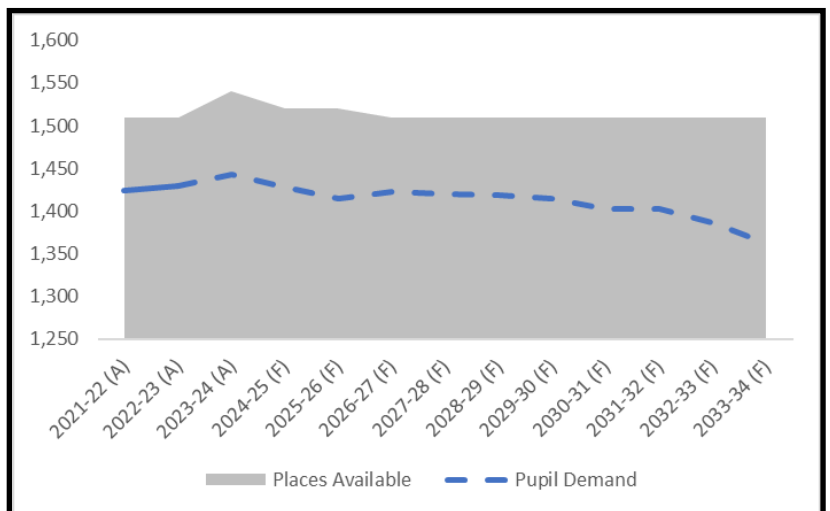


Appendix B Primary Schools – Year R and Year 3 forecasts tables and Graphs showing Year R to Year 6 Total School Population, Pupil demand and places available

| Sunbury | | | | | | |
|-------------|---------------|-----------------|-------------------|---------------|-----------------|-------------------|
| School year | Year R places | Year R forecast | Surplus / deficit | Year 3 places | Year 3 forecast | Surplus / deficit |
| 2025-26 | 210 | 199 | 11 | 220 | 200 | 20 |
| 2026-27 | 210 | 202 | 8 | 220 | 209 | 11 |
| 2027-28 | 210 | 181 | 29 | 210 | 196 | 14 |
| 2028-29 | 210 | 183 | 27 | 210 | 210 | 0 |
| 2029-30 | 210 | 183 | 27 | 210 | 215 | -5 |
| 2030-31 | 210 | 184 | 26 | 210 | 195 | 15 |
| 2031-32 | 210 | 184 | 26 | 210 | 195 | 15 |
| 2032-33 | 210 | 185 | 25 | 210 | 195 | 15 |
| 2033-34 | 210 | 185 | 25 | 210 | 194 | 16 |

| Key | |
|---|--|
| Over 5 surplus places | |
| Between -5 deficit and 5 surplus places | |
| Over -5 deficit places | |

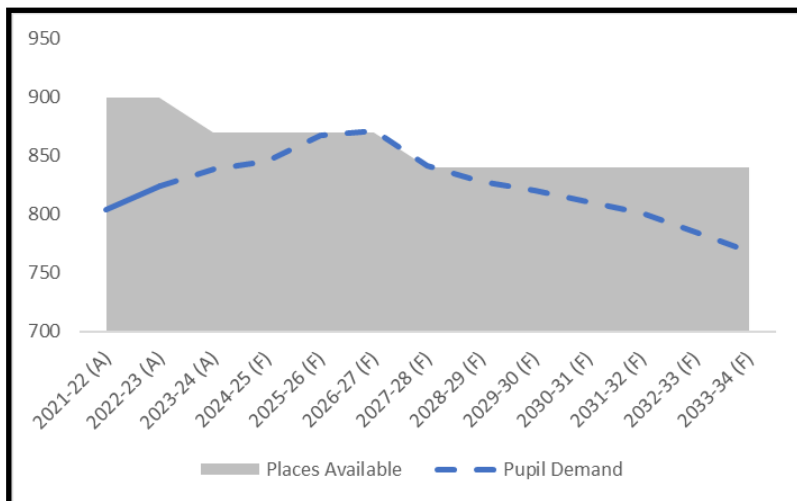
| School name | Year R places | Year 3 places |
|--------------------------------------|---------------|---------------|
| Beaulerc Infant & Nursery School | 30 | |
| Chennestone Primary School | 30 | 70 |
| Hawkedale Primary School | 30 | 30 |
| Springfield Primary School | 60 | 60 |
| St Ignatius RC Primary School | 60 | 60 |
| Total places in planning area | 210 | 220 |



| Stanwell | | | | | | |
|-------------|---------------|-----------------|-------------------|---------------|-----------------|-------------------|
| School year | Year R places | Year R Forecast | Surplus / Deficit | Year 3 places | Year 3 Forecast | Surplus / Deficit |
| 2025-26 | 120 | 122 | -2 | 120 | 118 | 2 |
| 2026-27 | 120 | 119 | 1 | 120 | 120 | 0 |
| 2027-28 | 120 | 109 | 11 | 120 | 120 | 0 |
| 2028-29 | 120 | 107 | 13 | 120 | 124 | -4 |
| 2029-30 | 120 | 106 | 14 | 120 | 122 | -2 |
| 2030-31 | 120 | 105 | 15 | 120 | 112 | 8 |
| 2031-32 | 120 | 104 | 16 | 120 | 111 | 9 |
| 2032-33 | 120 | 103 | 17 | 120 | 111 | 9 |
| 2033-34 | 120 | 102 | 18 | 120 | 109 | 11 |

| Key | |
|-----|---|
| | Over 5 surplus places |
| | Between -5 deficit and 5 surplus places |
| | Over -5 deficit places |

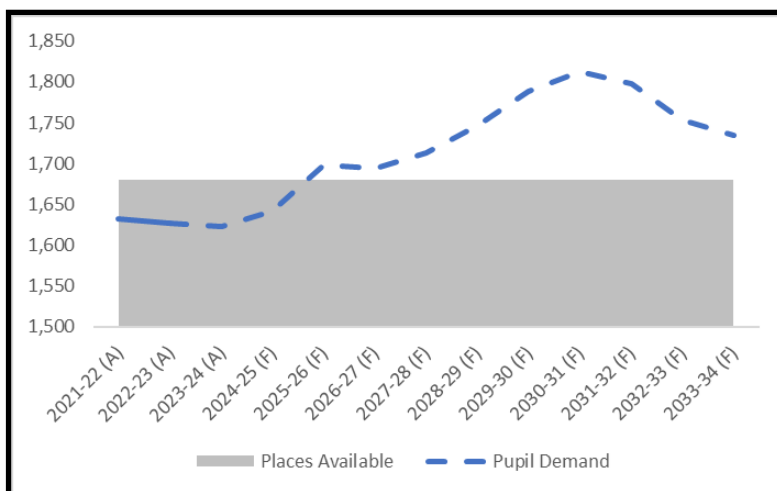
| School name | Year R places | Year 3 places |
|--------------------------------------|---------------|---------------|
| Stanwell Fields Primary | 60 | 60 |
| Town Fam Primary | 60 | 60 |
| Total places in planning area | 120 | 120 |



| Staines & Laleham | | | | | | |
|-------------------|---------------|-----------------|-------------------|---------------|-----------------|-------------------|
| School year | Year R places | Year R Forecast | Surplus / Deficit | Year 3 places | Year 3 Forecast | Surplus / Deficit |
| 2025-26 | 240 | 230 | 10 | 240 | 244 | -4 |
| 2026-27 | 240 | 206 | 34 | 240 | 248 | -8 |
| 2027-28 | 240 | 226 | 14 | 240 | 263 | -23 |
| 2028-29 | 240 | 227 | 13 | 240 | 257 | -17 |
| 2029-30 | 240 | 230 | 10 | 240 | 239 | 1 |
| 2030-31 | 240 | 227 | 13 | 240 | 264 | -24 |
| 2031-32 | 240 | 222 | 18 | 240 | 265 | -25 |
| 2032-33 | 240 | 215 | 25 | 240 | 260 | -20 |
| 2033-34 | 240 | 215 | 25 | 240 | 249 | -9 |

| Key | |
|-----|---|
| | Over 5 surplus places |
| | Between -5 deficit and 5 surplus places |
| | Over -5 deficit places |

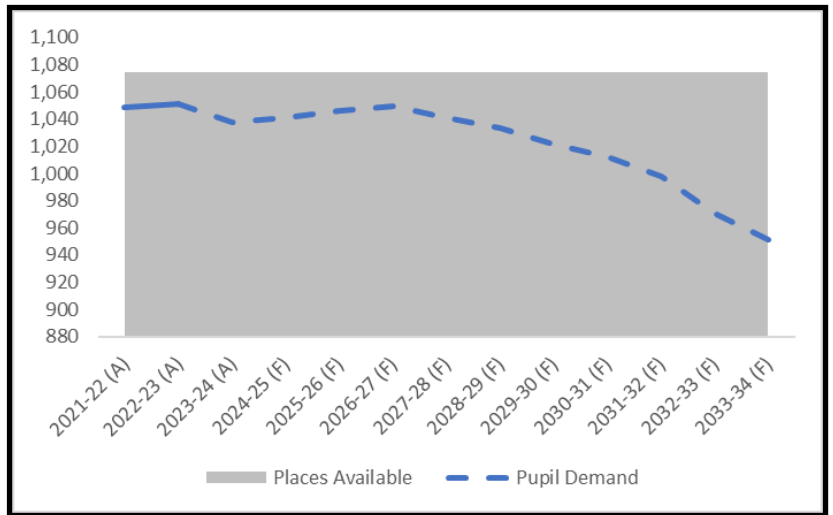
| School name | Year R places | Year 3 places |
|---|---------------|---------------|
| Buckland Primary | 60 | 60 |
| Laleham CofE Primary | 60 | 60 |
| Our Lady of the Rosary Catholic Primary | 30 | 30 |
| Riverbridge Primary | 90 | 90 |
| Total places in planning area | 240 | 240 |



| Shepperton | | | | | | |
|-------------|---------------|-----------------|-------------------|---------------|-----------------|-------------------|
| School year | Year R places | Year R Forecast | Surplus / Deficit | Year 3 places | Year 3 Forecast | Surplus / Deficit |
| 2025-26 | 150 | 150 | 0 | 156 | 151 | 5 |
| 2026-27 | 150 | 142 | 8 | 156 | 151 | 5 |
| 2027-28 | 150 | 133 | 17 | 156 | 157 | -1 |
| 2028-29 | 150 | 131 | 19 | 156 | 159 | -3 |
| 2029-30 | 150 | 130 | 20 | 156 | 151 | 5 |
| 2030-31 | 150 | 130 | 20 | 156 | 143 | 13 |
| 2031-32 | 150 | 129 | 21 | 156 | 142 | 14 |
| 2032-33 | 150 | 126 | 24 | 156 | 140 | 16 |
| 2033-34 | 151 | 126 | 25 | 157 | 139 | 18 |

| Key | |
|-----|---|
| | Over 5 surplus places |
| | Between -5 deficit and 5 surplus places |
| | Over -5 deficit places |

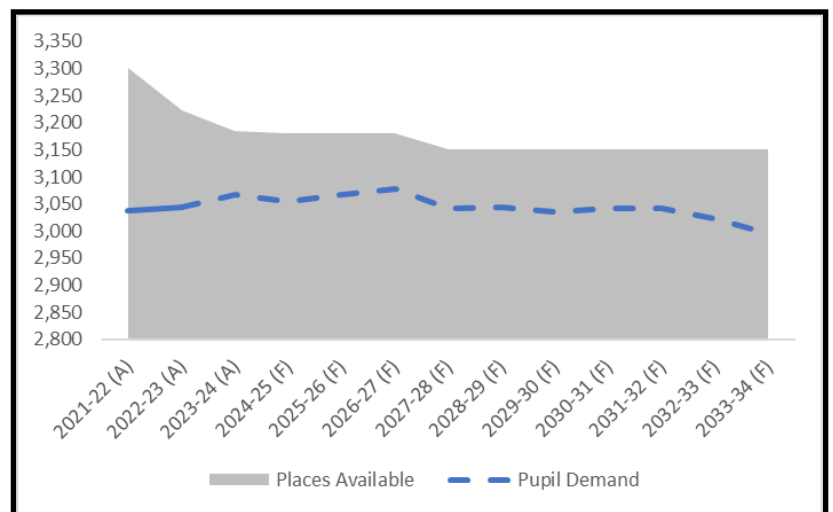
| School name | Year R places | Year 3 places |
|--------------------------------------|---------------|---------------|
| Littleton CofE Infant School | 30 | |
| Saxon Primary School | 60 | 60 |
| St Nicholas CofE Primary School | 60 | 96 |
| Total places in planning area | 150 | 156 |



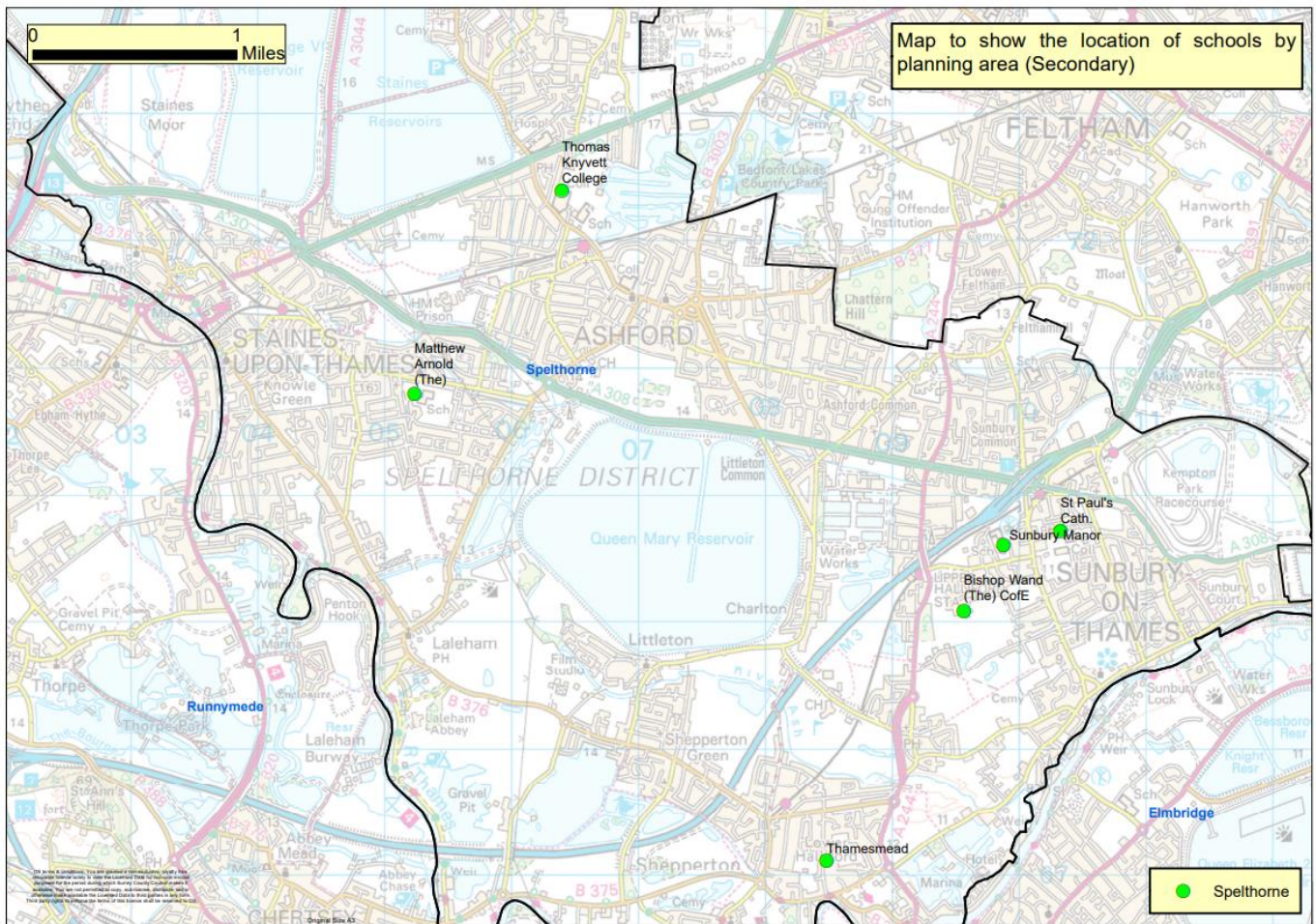
| Ashford | | | | | | |
|-------------|---------------|-----------------|-------------------|---------------|-----------------|-------------------|
| School year | Year R places | Year R Forecast | Surplus / Deficit | Year 3 places | Year 3 Forecast | Surplus / Deficit |
| 2025-26 | 450 | 404 | 46 | 480 | 458 | 22 |
| 2026-27 | 450 | 404 | 46 | 480 | 437 | 43 |
| 2027-28 | 450 | 414 | 36 | 480 | 430 | 50 |
| 2028-29 | 450 | 409 | 41 | 480 | 431 | 49 |
| 2029-30 | 450 | 407 | 43 | 480 | 434 | 46 |
| 2030-31 | 450 | 403 | 47 | 480 | 447 | 33 |
| 2031-32 | 450 | 398 | 52 | 480 | 443 | 37 |
| 2032-33 | 450 | 392 | 58 | 480 | 439 | 41 |
| 2033-34 | 450 | 388 | 62 | 480 | 432 | 48 |

| Key | |
|-----|---|
| | Over 5 surplus places |
| | Between -5 deficit and 5 surplus places |
| | Over -5 deficit places |

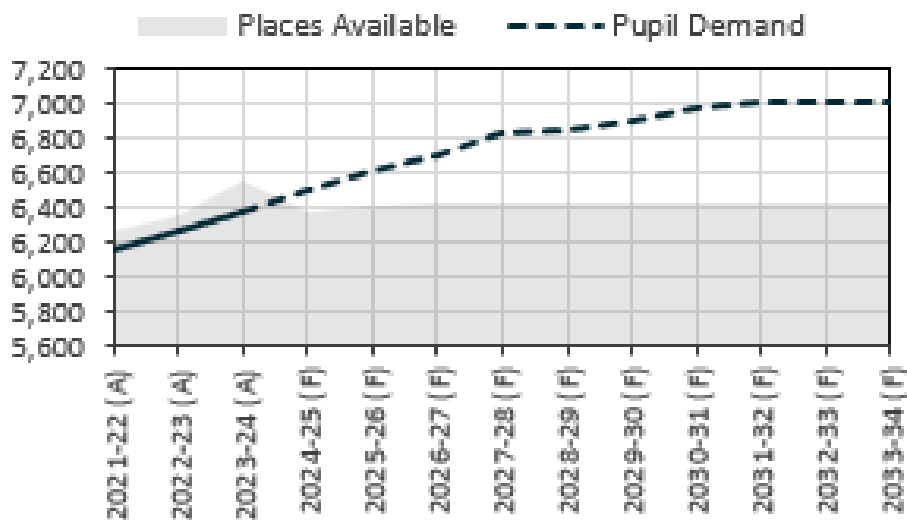
| School name | Year R places | Year 3 places |
|--------------------------------------|---------------|---------------|
| Ashford CofE Primary School | 60 | 60 |
| Ashford Park Primary School | 90 | 90 |
| Clarendon Primary School | 30 | 30 |
| Kenynton Manor Primary School | 60 | 60 |
| Meadhurst Primary School | 60 | 60 |
| St Michaels Catholic Primary School | 60 | 60 |
| The Echelford Primary School | 90 | 90 |
| Total places in planning area | 450 | 450 |



Appendix C Map of Secondary Schools in Spelthorne



Appendix D Secondary Schools - Year 7 to Year 14 Total School Population, Pupil demand and places available



The tables below show the number of children expected to come forward into Year 7 over the next 10 years, alongside the number of places available in that year group across all schools in the planning area. The first table shows the PAN of 1186 across the 6 schools in the area. The second table shows the surplus/deficit if the PAN is increased at Thomas Knyvett College and Sunbury Manor School (as there is capacity to increase by 60 places in year 7 in each school). The second table shows a potential increase to 1246 places in 2026/27 followed by a further increase to 1306 in 2027/28. The forecasts include pupil migration and housing shared in April 2024.

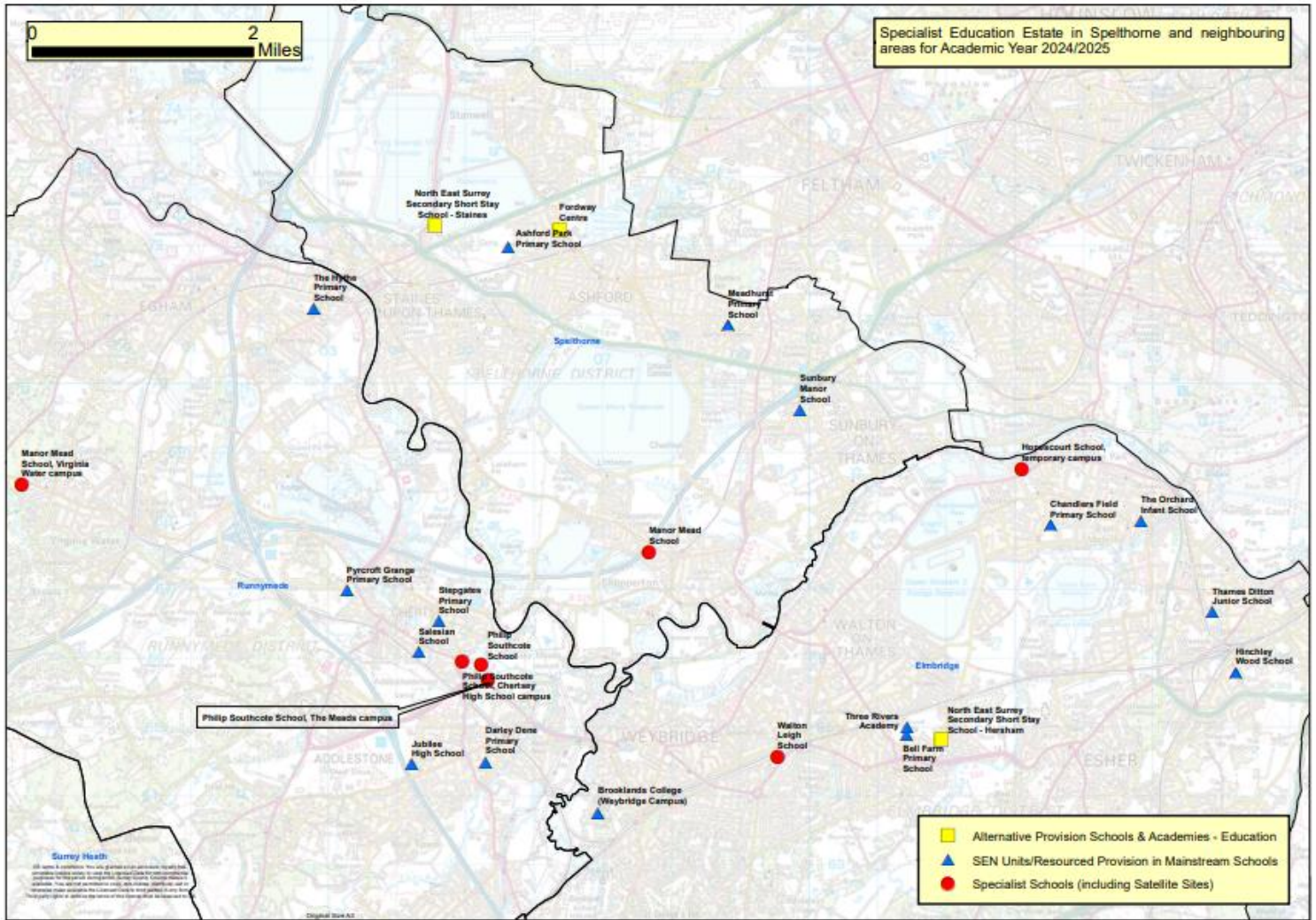
| Spelthorne | | | |
|-------------|---------------|----------------|-------------------|
| School year | Year 7 places | Year 7 Forecas | Surplus / Deficit |
| 2025-26 | 1186 | 1,237 | -51 |
| 2026-27 | 1186 | 1,243 | -57 |
| 2027-28 | 1186 | 1,313 | -127 |
| 2028-29 | 1186 | 1,258 | -72 |
| 2029-30 | 1186 | 1,289 | -103 |
| 2030-31 | 1186 | 1,282 | -96 |
| 2031-32 | 1186 | 1,291 | -105 |
| 2032-33 | 1186 | 1,305 | -119 |
| 2033-34 | 1186 | 1,276 | -90 |

| School Name | Year 7 Places |
|--|---------------|
| The Matthew Arnold School | 196 |
| Sunbury Manor School | 210 |
| Thomas Knyvett College | 150 |
| The Bishop Wand Church of England School | 210 |
| Thamesmead School | 210 |
| St Paul's Catholic College | 210 |
| Total places in planning area | 1186 |

| Spelthorne | | | |
|-------------|---------------|----------------|-------------------|
| School year | Year 7 places | Year 7 Forecas | Surplus / Deficit |
| 2025-26 | 1186 | 1,237 | -51 |
| 2026-27 | 1246 | 1,243 | 3 |
| 2027-28 | 1306 | 1,313 | -7 |
| 2028-29 | 1306 | 1,258 | 48 |
| 2029-30 | 1306 | 1,289 | 17 |
| 2030-31 | 1306 | 1,282 | 24 |
| 2031-32 | 1306 | 1,291 | 15 |
| 2032-33 | 1306 | 1,305 | 1 |
| 2033-34 | 1306 | 1,276 | 30 |

| School Name | Year 7 Places |
|--|---------------|
| The Matthew Arnold School | 196 |
| Sunbury Manor School | 270 |
| Thomas Knyvett College | 210 |
| The Bishop Wand Church of England School | 210 |
| Thamesmead School | 210 |
| St Paul's Catholic College | 210 |
| Total places in planning area | 1306 |

Appendix E Map of Specialist Provision in Spelthorne and neighbouring areas



Appendix F Travel Patterns for pupils in Spelthorne (Data Source: SEND Edge Analytics Autumn 2023)

Table 1 and Table 2 shows travel patterns for pupils with an Education, Health and Care Plan (EHCP) who live in the borough of Spelthorne and attend a specialist school or SEN Unit/ Resourced Provision in a mainstream school.

Table 1: Travel patterns for pupils living in Spelthorne attending Specialist Schools

| Measure | Spelthorne | North East Other (Elmbridge and Epsom & Ewell) | Surrey Other (SE, SW, NW) |
|---|------------|--|---------------------------|
| Growth of all pupils who require a specialist school placement to meet their education needs by 2028/29 | 43% | 27% | 35% |
| Proportion of all pupils aged 4-19 years educated out of district | 89% | 90% | 64% |
| Proportion of all pupils aged 4-19 years educated out of quadrant | 75% | 81% | 39% |
| Proportion of all pupils aged 4-19 years who travel more than 6 miles from home to school each day | 67% | 61% | 63% |

Table 2: Travel patterns for pupils living in Spelthorne attending Mainstream SEN Units/ Resourced Provision

| Measure | Spelthorne | North East Other (Elmbridge and Epsom & Ewell) | Surrey Other (SE, SW, NW) |
|---|------------|--|---------------------------|
| Growth of all pupils who require a specialist school placement to meet their education needs by 2028/29 | 33% | 7% | 32% |
| Proportion of all pupils aged 4-19 years educated out of district | 51% | 40% | 41% |
| Proportion of all pupils aged 4-19 years educated out of quadrant | 30% | 26% | 16% |
| Proportion of all pupils aged 4-19 years who travel more than 6 miles from home to school each day | 25% | 23% | 39% |



Healthcare Infrastructure Planning Report

Summary Report

Spelthorne Borough Council

Report produced by Coplug I For Surrey
Heartlands ICS **05-12-24**



Contents

| | |
|----------------------------|---|
| 1. Aims & Objectives | 3 |
| 2. Housing Growth | 4 |
| 3. Summary - Overall Costs | 5 |

Note: All contents of the report are draft estimations of the impact of housing growth on healthcare estates and are derived from the SidM Health data analytics platform. All healthcare assumptions and population assumptions should be validated by Surrey Heartlands ICS.

Coplug does not hold any responsibility for any errors in the data, assumptions or methodologies used to derive these estimations.

Aims & Objectives

Where will healthcare need be in Spelthorne by 2039?

This report provides a comprehensive assessment of the additional primary healthcare need that is predicted to arise in Spelthorne over the next 16 years.

The figures presented in this report represent indicative overall cost to the Healthcare system due to new housing, alongside currently planned projects to address this need. The report aims to provide high level evidence base with regards to the funding gap to fund healthcare capital projects. It supports proactive and effective infrastructure planning.

The report will also be of use to healthcare providers as it provides analysis of the projected evolution of healthcare needs at the local level in Waverley, subject to detailed demand and capacity, and feasibility studies, by Surrey Heartlands ICS. The objectives of the report are as follows:

- A. Projection of additional population arising from projected housing growth;
- B. Analysis of the activity of this population on Acute, Mental, Intermediate and Primary Care
- C. Mapping existing healthcare infrastructure and currently planned healthcare infrastructure projects provided by the ICS
- D. Overall cumulative cost impacts for different healthcare needs

How to use this report

This report is not a guide to the precise expected service demands of individual areas or facilities and does not include existing gap analysis which would form part of detailed demand and capacity studies. The report does not include details of the overall funding collected via CIL by Spelthorne Borough Council or the proportion of funding the NHS may be able to secure through CIL. It's remit is to provide sufficient level of evidence base as a starting point for NHS Surrey Heartlands ICS to engage with the borough councils for negotiations related to CIL funding towards healthcare.

Executive Summary

This report indicates the **overall additional capital cost required by the healthcare system for primary care** arising from new housing in Spelthorne over the **next 16 years** is expected to be **£16.8 million** (based on present day costs) This cost is based on the expected tenure, type and size of homes coming forward. Funding source will be explored by the NHS to help meet these requirements, and this will include working with Local Authorities in Surrey to secure and utilise capital contributions (eg CIL/ S106) as part of meeting local infrastructure needs. It must be noted the cost estimations include costs for population increase due to new housing while deducting the impact due to internal migration.

These **costs arise predominantly in the first ten years** and average around **£1 million per annum** across the 16 year period. Costs are greatest in the second five years (see below), in direct proportion to this being the phase with the largest amount of housing being delivered. Broken down into phases, the total requirement is:

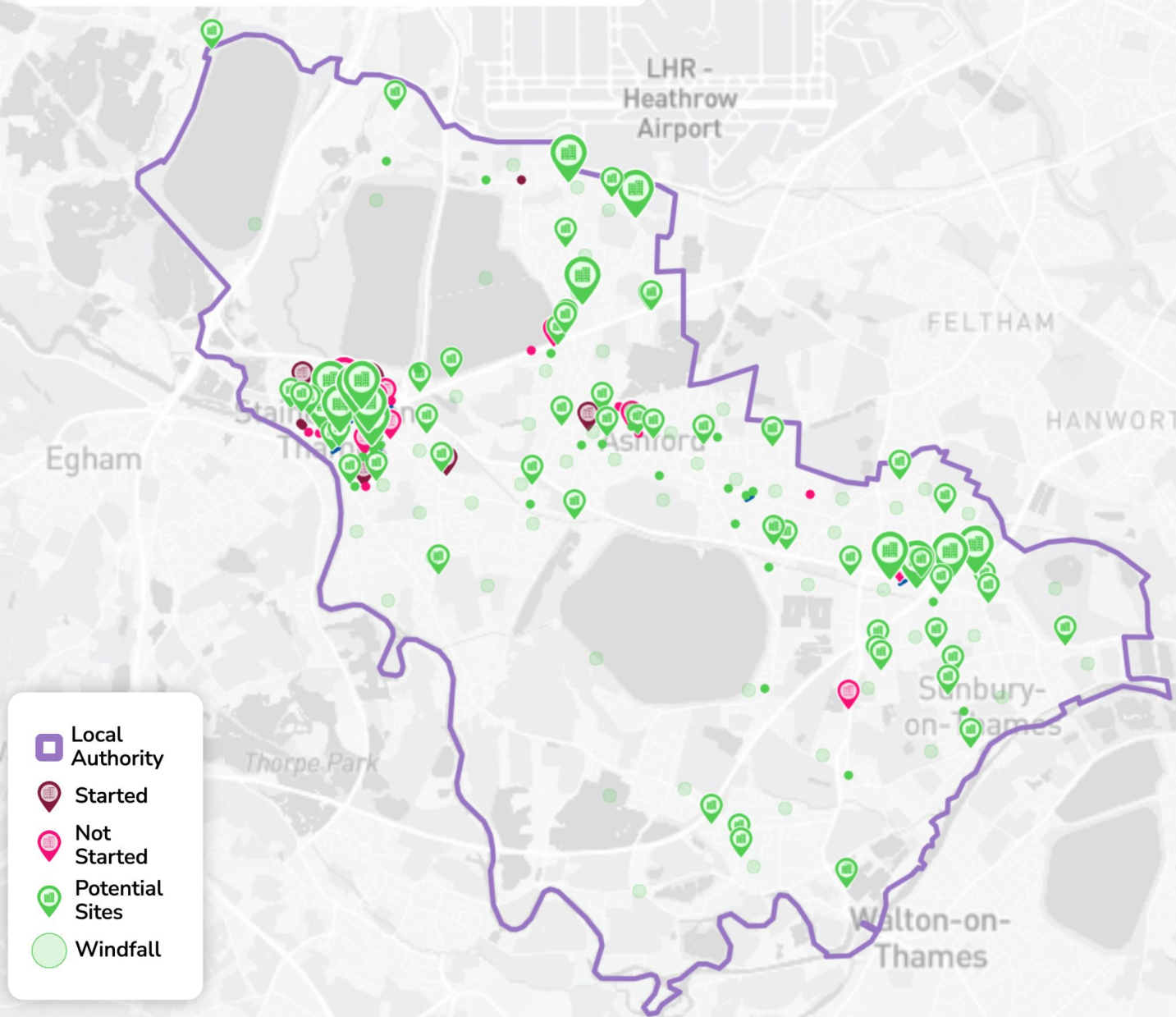
- 1-5 years £6.4 Million
- 6-10 years £6.6 Million
- 11-16 years £3.8 Million

The proportionate costs, broken down by Healthcare Type are as follows:

- Primary Healthcare (39%)
- Community Healthcare (9%)
- Acute Healthcare (44%)
- Mental Healthcare (8%)

Projected Housing Delivery, Spelthorne 2024-2039

2 km

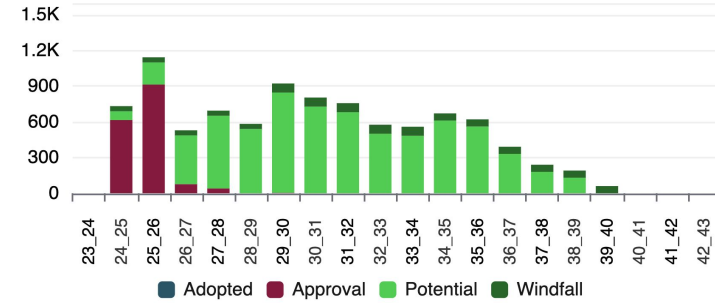


Housing Growth

Summary - Years 1-16*

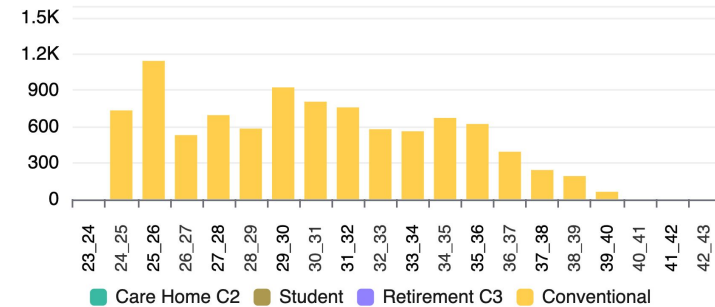
Total Proposed units: 9,467

Projected Units by Year by Permission Status



| | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|------------------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Approval | 1645 | 614 | 912 | 76 | 40 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Potential | 6857 | 74 | 186 | 409 | 610 | 539 | 842 | 727 | 680 | 499 | 482 | 610 | 560 | 330 | 179 | 130 | 0 |
| Windfall | 955 | 43 | 43 | 43 | 43 | 43 | 76 | 76 | 76 | 76 | 76 | 60 | 60 | 60 | 60 | 60 | 60 |
| Total | 9467 | 731 | 1141 | 528 | 693 | 582 | 921 | 803 | 756 | 575 | 558 | 670 | 620 | 390 | 239 | 190 | 60 |

Projected Units by Year by Category



Source: SidM Health; LA Housing Data

* Includes Windfall

Note: Figures may not sum due to rounding of disaggregation.

Cost Summary

Annual capital costs (£s)

| Healthcare Provision | Total | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|-------------------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|--------------------|-------------------|-----------------|-----------------|-----------------|-----------------|
| Total Primary Health | £6,501,980 | £433,503 | £671,495 | £364,009 | £502,560 | £424,690 | £661,295 | £570,003 | £532,063 | £406,146 | £392,525 | £476,120 | £442,820 | £276,117 | £169,213 | £135,652 | £43,768 |
| Total Community Health | £1,582,908 | £105,536 | £163,476 | £88,618 | £122,348 | £103,391 | £160,992 | £138,767 | £129,531 | £98,876 | £95,560 | £115,911 | £107,805 | £67,221 | £41,195 | £33,025 | £10,655 |
| Acute | | | | | | | | | | | | | | | | | |
| Day Care | £836,102 | £57,109 | £90,654 | £47,263 | £62,497 | £52,798 | £83,219 | £73,096 | £68,762 | £52,471 | £50,997 | £60,733 | £56,089 | £35,666 | £21,993 | £17,058 | £5,697 |
| Elective | £132,903 | £8,609 | £14,736 | £9,090 | £10,273 | £8,932 | £12,758 | £11,774 | £10,881 | £8,470 | £7,792 | £8,784 | £8,229 | £5,561 | £3,460 | £2,516 | £1,038 |
| Non Elective | £6,363,376 | £423,277 | £736,695 | £473,781 | £509,831 | £441,614 | £605,357 | £562,128 | £514,720 | £400,991 | £360,575 | £394,800 | £368,194 | £252,599 | £157,853 | £112,180 | £48,781 |
| Acute Total* | £7,332,381 | £488,995 | £842,085 | £530,134 | £582,601 | £503,344 | £701,334 | £646,997 | £594,363 | £461,931 | £419,364 | £464,318 | £432,512 | £293,826 | £183,305 | £131,754 | £55,516 |
| Mental Health Total* | £1,418,407 | £83,069 | £141,435 | £87,168 | £104,539 | £91,893 | £136,823 | £126,434 | £118,682 | £93,076 | £87,929 | £102,223 | £96,638 | £65,059 | £40,776 | £30,589 | £12,074 |
| Grand Total | £16,835,676 | £1,111,103 | £1,818,491 | £1,069,929 | £1,312,048 | £1,123,318 | £1,660,444 | £1,482,201 | £1,374,639 | £1,060,029 | £995,378 | £1,158,572 | £1,079,775 | £702,223 | £434,489 | £331,020 | £122,013 |
| | | 1-5 Years | | | | | 6-10 Years | | | | | 11-16 Years | | | | | |
| | | £6,434,889 | | | | | £6,572,691 | | | | | £3,828,092 | | | | | |

Source: SidM Health; LA Housing Data

Note: Figures may not sum due to rounding

* Note: Assumptions utilised for Acute and Mental Health Outputs are based on activity for year 2019-2020 and standards derived in 2023. The standards are likely to be updated in 2025 once activity data is made available
Primary and Acute are based on standards updated in 2024

| | |
|-------------------------------|--------------------|
| Total Units | 9467 |
| Total Population | 19,708 |
| Total Capital Cost, Primary | £16,835,676 |
| Average Capital Cost per Unit | £1,778 |



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