

# Spelthorne Local Plan 2024 – 2039

## Site Allocation Statements of Common Ground



February 2025



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## **Site Allocation Statements of Common Ground**

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## **Years 6-10 (2029 – 2033)**

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

**Between  
Spelthorne Borough Council  
And  
Roando Investments Limited**

**Site Reference: AE3/006**

**Site Address: 188-166 Feltham Road, Ashford, TW15 1YQ**

**Proposed Development: Housing (C3)**

## **Introduction**

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

## **General Guidance**

When completing the SoCG template please be precise. For example, in the description of development proposed, use the appropriate Spelthorne Local Plan site ID, as well as giving a site address (including a postcode or eastings/northings reference).

Signatories to the SoCG should include all relevant parties with a role in bringing forward the proposed development. This should include all landowners, agents, developers, and possibly end-users of the development (if known).

The SoCG template contains a series of free-text questions that are designed to be answered within 100 words. If for whatever reason answering one or more of these questions is not possible or proves difficult site promoters are welcome to seek guidance from the Strategic Planning Team. This may lead to completing the SoCG with a description of what issues remain for resolution at a future date.

## **Commercially Sensitive or Other Confidential Information**

By submitting a SoCG you are consenting to the details about you and your site/s being published and available for public viewing. Any information that you consider to be confidential or commercially sensitive and would not want published should be excluded from this form.

By signing you are agreeing to the information provided being to the best available knowledge accurate, and that it can be used in preparation of the Spelthorne Local Plan – and used in evidence at the public examination of the Local Plan.

1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.

[Approximately 100 words recommended]

The site is included in the Pre-submission Local Plan 2022-2037 under ref AE3/006 and will be able to provide housing for the policy for the requirements of the plan within the proposed timescale.

The site's existing use is multi-let industrial and logistics and comprises 19 units in total. The tenancies are either let on leases or licences to a variety of national and local businesses. Due to contractual commitments the site is not immediately available however the landlord actively asset manages the site to ensure possession and availability can be gained for the plan period 2028-2032 for future redevelopment.

Subject to meeting the policies in the plan the site is deliverable within the plan period years 6-10. The site is rectangular in shape with primary access gained from Feltham Road with established residential uses on three boundaries.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.

[Approximately 100 words recommended]

The site is wholly owned by Roando Investments Limited with no adverse restrictions on title. The owner is not aware of any constraints that will impact the delay of development of the site other than short term contractual lease commitments in No 1 above.

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

[Approximately 100 words recommended]

The site does not have any historic or extant planning permissions other than the existing use. The owner or representatives of the owner have not made any pre-applications to the LPA.

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

[Approximately 100 words recommended]

No timescales for the site's delivery can be provided.

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

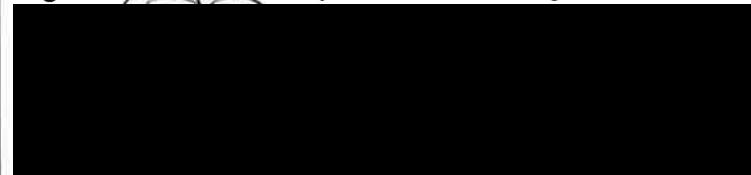
The owner has not engaged with statutory bodies other than for the existing operational use for the site.

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

The owner is not aware of any technical constraints relating to the site at present.

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

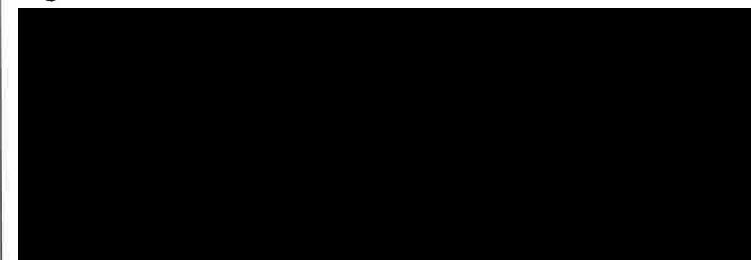
Signed on behalf of Spelthorne Borough Council

A large black rectangular redaction box covering a signature.

Date

26/9/24

Signed on behalf of Roando Investments Limited

A large black rectangular redaction box covering a signature.

Date

30/6/2024

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

**Between  
Spelthorne Borough  
Council  
And  
Land and Property – Surrey County Council**

**Site Reference:**

**AS2/001 (Ashford Youth Club Kenilworth Road)**

**Site Address:** Ashford Youth Club Kenilworth Road Stanwell

**Proposed Development:** Identified as able to support circa 5 units

## **Introduction**

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## **General Guidance**

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1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.  
[Approximately 100 words recommended]

The asset, a 1950's hall is currently operational as a Youth Centre where we expect the use to remain for up to 5 years. The site will remain subject to service reviews and Member decisions

The site offers a fully suitable and deliverable opportunity

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

The site is owned Freehold and we are not aware of any specific site or title issues

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

[Approximately 100 words recommended]

Availability of the site is linked to service transformations, relocations and Member decisions going forward, noting the age and economic life expectancy of the asset

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

[Approximately 100 words recommended]

Subject to the outcome of Members, stakeholder decisions and successful planning, delivery is referenced in a minimum 6-10 year timeframe

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

None at this stage

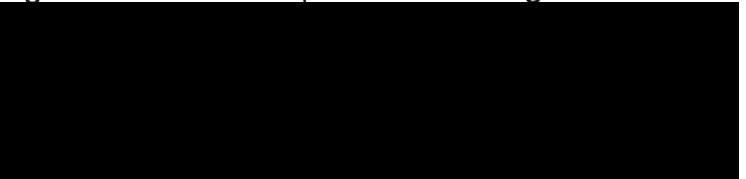
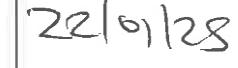
6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

None that we are aware of

7. Please provide a commentary on community benefits the site will offer –

such as but not limited to land and/or buildings for education and community provision. [Approximately 100 words recommended]

The site would be released aligned to future decisions on youth service provision and relocation of desired uses. A residential lead scheme on this site remains most likely subject to planning but detail is not currently available pending further SCC Member decisions

Signed on behalf of Spelthorne Borough Council 	Date  22/01/28
Signed on behalf of Surrey CC 	Date 22/01/2025

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

**Between  
Spelthorne Borough Council  
And  
Mr. Clive Morris**

Site Reference: AT3/016

**Site Address:**

5-7&9 Station Approach, Ashford, TW15 2QN  
and  
21 and 21A Woodthorpe Road, Ashford TW15 2RP

**Proposed Development:**

35 apartments (comprising 1-, 2- and 3-bedroom units) in two blocks, and ground floor commercial (Class E) floorspace fronting Station Approach.

## **Introduction**

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1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.  
[Approximately 100 words recommended]

For the reasons set out in the subsequent sections, the site is available, suitable and deliverable for residential-led redevelopment within the next five years.

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

There are no land ownership constraints, the developer is the sole owner of the site and nor are there any long-term leasehold agreements in place.

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

Following 2 rounds of the pre-application dialogue with a LPA, a planning application (ref. 23/00865/FUL) was submitted in June 2023 for a mixed-use residential led (40 units comprising 1,2 and 3 bed accommodation) redevelopment of the site. That application was refused by the LPA in October 2023 and a subsequent appeal dismissed by the Planning Inspectorate in July 2024, the appeal refusal was based on harm to the character and appearance of the shopping frontage arising from the design and height of the proposed Station Road frontage.

A revised application (for a mixed-use, residential led development comprising 35 units an ground floor commercial (Class E) floorspace is being finalised and will be submitted to the LPA in September 2024.

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

If planning permissions is granted for the revised proposals we anticipate that an on-site start would be made in summer 2025, with the entire development completed and ready for occupation by the end of 2026.

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

As part of the formulation, preparation of the previous planning application (ref. 23/00865/FUL), and also during the LPA's consideration of that planning application, extensive engagement has taken place with the LPA, Surrey County Council Highways and other statutory consultees, as well as engagement with the local community.

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

The recent planning application (ref. 23/00865/FUL) was refused by the LPA (and dismissed on appeal) based on design and massing grounds not on technical issues, these matters are being addressed by way of the imminent application.

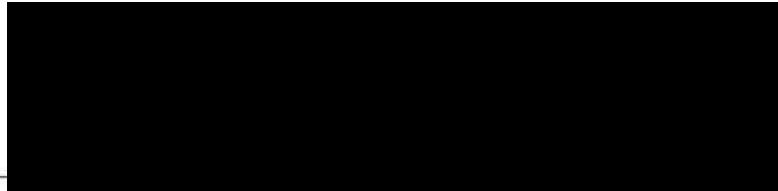
There has been no material change to the development plan or circumstances either on-site or within the immediate locality which would generate any new technical constraints which did not previously exist.

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

Our development is next to Ashford railway Station and besides the many permitted development units and extra floors on existing property that have been built, there has not been any new or purpose-built sustainable homes built in Woodthorpe Road near the station nor on Station Approach for over 100 years.

This new sustainable development will bring vitality to the station area with the aim of attracting professional people and their families to the area. We are keen to provide quality homes next to Ashford station. The new commercial unit will allow for another business to move into Ashford.

The revised proposal would make a significant contribution towards the LPA's ability to demonstrate a Five Year Housing Land Supply.

Signed on behalf of Spelthorne Borough Council 	Date 26/9/24
Signed on behalf of [developer/site promoter] 	Date 29 <sup>th</sup> Aug 2024

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

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

Site Reference: ST3/014

Site Address: Land at Birch House/ London Road, Fairfield Avenue, Staines

Proposed Development: Residential-led mixed use redevelopment for up to 470no. flats and some Class E floorspace

## **Introduction**

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1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.  
[Approximately 100 words recommended]

Availability

The Site is predominantly under single ownership and it can be confirmed that there are therefore no legal or ownership impediments for development. There is a small part of the Site which is not under the same ownership but this is not considered to undermine the availability of the wider Site for redevelopment. It is confirmed that the Site can be available for development, to begin in the next 5 years.

Suitability

The Site comprises a sustainably located brownfield site in close proximity to the town centre which is the target priority for development in the borough. The existing buildings on the Site are not considered to maximise the efficiency of the brownfield site, as is required by the NPPF. There are also regeneration projects coming forward either side of the Site along London Road and therefore it is a logical and appropriate next step for the Site to complete the improving gateway along London Road into Staines town centre.

Deliverability

The above confirms that the Site will become deliverable in the next 5 years.

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

For the entire Site to come forward for development through a holistic approach, the ownership would need to be consolidated, however this submission is made on behalf of the landowner of the vast majority of the Site which as per Question 1, is available for delivering redevelopment without relying on the remaining part of the Site not under our control.

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

Formal pre-application advice was sought in October 2021 under ref. 21/01593/PE, with a meeting taking place with Planning Officers and formal written advice received in December 2021. The principle of residential development was generally accepted, although some consideration was given to the location of the Site within the Employment Area and the need to

justify the loss of employment. It was noted that two of the larger buildings on the Site have been subject of successful Prior Approval applications for residential development and that residential development already exists at Ash House.

Increased heights at the Site were also accepted in principle, although this would be subject to contacting Heathrow Airport as well as considering daylight/ sunlight impacts to residents at Ash House.

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

[Approximately 100 words recommended]

The predominant part of the Site under single ownership will first become available for delivery in 2026. An approximate rate of delivery would be between 50 and 100 units per year.

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

Outside of the formal pre-application engagement with the Council referenced above, no engagement has been had with other statutory bodies. There was an inception meeting with the Chief Executive and Head of Property at the Council in December 2019.

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

There are no known technical constraints which would restrict development on the Site. The reports submitted to support the Prior Approval applications provide an overview in relation to flooding, highways, noise and contamination. The Site is also located in the the Staines Historic Core Area of High Archaeological Potential but given the development undertaken in the immediate vicinity of the Site, it is considered this could be managed and also would not restrict successful redevelopment.

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

Redevelopment of the Site would bring forward high quality designed and energy efficient buildings comprising much needed housing in a sustainable location within close proximity to the town centre and a range of amenities. This would have placemaking benefits on this important route into the town centre as well as bringing new residents to the area, increasing dwell time and contributing to the vitality and viability of the town centre. There is some potential for the Site to also deliver non-residential Class E uses at ground floor which could include community/ health centre uses.

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

**From:** [REDACTED]  
**Sent:** 21 August 2024 09:14  
**To:** Local Plan  
**Subject:** RE: Emerging Spelthorne Local Plan - Statement of Common Ground - ST3/014  
(Birch House/London Road, Fairfield Avenue, Staines)  
**Attachments:** Spelthorne Local Plan Site Allocation SCG - Site ST3014 v0.2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

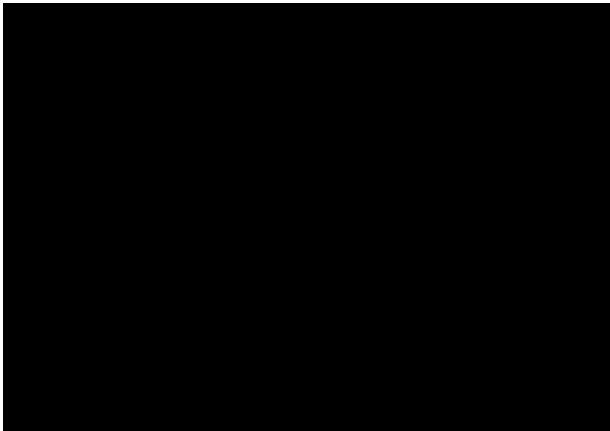
**Caution:** This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hi Both,

Thank you for your email.

We write to confirm that the SOCG provided in May 2023 (attached again for ease) remains accurate and can therefore continue to be used to support the Council's progression of the new Local Plan.

Kind regards,



## Shaping Neighbourhoods



[living.newsteer.co.uk](http://living.newsteer.co.uk)

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notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. For further information regarding our Privacy Policy please visit our website. Company Number: 11759239 VAT No: GB314986184 Registered office: 12a Fleet Business Park, Fleet, GU52 8BF

**From:** Local Plan

**Sent:** Wednesday, August 14, 2024 4:47 PM

**To:** [REDACTED]

**Subject:** Emerging Spelthorne Local Plan - Statement of Common Ground - ST3/014 (Birch House/London Road, Fairfield Avenue, Staines)

**Importance:** High

[REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear [REDACTED]

On 23 July 2024 Councillor Malcolm Beecher, the Chair of the Environment and Sustainability Committee wrote to the Inspector to request a resumption of the Examination of the emerging Spelthorne Local Plan.

As part of the Council's work towards the resumption of Hearings an updated housing trajectory is being produced. In order to demonstrate that the Local Plan is deliverable, we require clear evidence that your site will be able to provide for the policy requirements of the plan within the proposed timescale and as such are seeking to update the Statement of Common Ground relating to the allocated sites, originally signed in May 2023.

Please find attached a letter and template SoCG for you to complete. We appreciate your attention to this matter.

Please contact the Strategic Planning Team if you have any queries.

Regards,

**Jane Robinson and Laura Richardson**  
**Joint Interim Service Leads for Strategic Planning**

**Spelthorne Borough Council**  
Council Offices, Knowle Green, Staines-upon-Thames TW18 1XB

For more information about how we store and retain your personal data, please look at our [Strategic Planning privacy notice](#) and [Strategic Planning retention schedule](#)

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

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

Site Reference: ST4/023 and ST4/024

Site Address: Two Rivers Retail Park Terrace, Mustard Mill Road, Staines and Frankie & Benny's/Travel Lodge, Two Rivers, Hale Street, Staines.

Proposed Development: As per the details set out in the Pre-submission Spelthorne Local Plan 2022 – 2037.

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1. Please provide a commentary on the site's progress in respect to the three tests of being available, suitable, and deliverable.

[Approximately 100 words recommended]

Site available for redevelopment from February 2032.

2. Please provide a commentary on any land ownership constraints that may affect or delay development of the site.

[Approximately 100 words recommended]

No constraints other than 3x 1954 Act protected leases.

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

[Approximately 100 words recommended]

Pre-app discussions held with Russ Mounty and Paul Tomson August 2021.

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

[Approximately 100 words recommended]

The block is currently fully let to a variety of retail occupiers. Leases are not being granted beyond a block expiry date of February 2032.

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

None to-date, only with SBC.

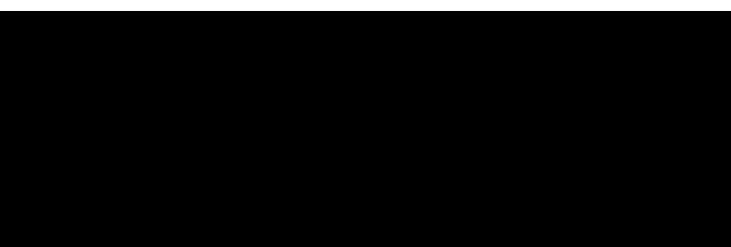
[Redacted]

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

None known.

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

Proposals include some Town Centre Uses.

Signed on behalf of Spelthorne Borough Council 	Date 06.01.25
Signed on behalf of [developer/site promoter] 	Date 10/12/2024

