

# Spelthorne Local Plan 2022 - 2037

## Site Allocation Statements of Common Ground



## Spelthorne Takes Shape

5 May 2023

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**Years 1-5 (2023-2027)**

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

**Between  
Spelthorne Borough Council  
And  
Gurdial S Mann**

Site Reference:

**AS1/011 (Land at former Bulldog Nurseries)**

Site Address: Land at former Bulldog Nurseries, London Road, Ashford

Proposed Development: Erection of multiple residential units within 4/5 storey block/s together with associated car parking

## **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 P

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 of Bulldog Nurseries has been partially developed within a 3 storey block, the allocated site is the undeveloped southern section, left vacant at the time of the earlier development. The northern and southern sections are in the same ownership, and the owner seeks to develop the vacant area and the site is immediately available.

Given recent residential development on part of this, and adjoining sites, the land is suitable for residential development with some existing infrastructure in close proximity to both transport routes, Ashford Town Centre and Ashford NHS Hospital.

In summary this site is deliverable given the benefits of single land undertake a residential development.

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 ownership constraints, the land is owned by one party who also owns the adjoining site of Falcon House, and the entire site of the former Bulldog Nurseries.

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]

Several sketch schemes have been prepared in the form of development that could take place, being between 20-25 one and two bedroom flats within 4/5 storey blocks. Discussions with Planning Officers during the "Call for Sites" process have indicated that this level of development would be achievable.

4. 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]

Several sketch schemes have been prepared the form of development that could take place, being between 20-25 one and two bedroom flats within 4/5 storey blocks. Discussions with Planning Officers during the "Call for Sites" process have indicated that this level of development would be achievable.

5. 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]

Assuming a planning process of 18 months, a realistic start could be made within 12 months of the planning permission being granted and the discharge of conditions. The development process would be 18 months erecting two flatted blocks with the block occupying the corner land between Town Lane and the London Road being undertaken first thus allowing occupation whilst completion of the rearmost block takes place.

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

Tentative discussions have taken place with various stakeholders, Surrey County Highways and the Spelthorne Planning Department who have both indicated no objection in principle. Approaches have been made to Housing Associations to discuss the form and content of the development to take place together with the various alternatives for future use of the units to be provided, i.e; shared ownership, affordable housing and properties available for rent.

However whilst a keenness towards future discussion on all of these aspects has been indicated meaningful discussions are not expected until such time as it is clear that the land would be released from the Green Belt as part of the Local Plan process

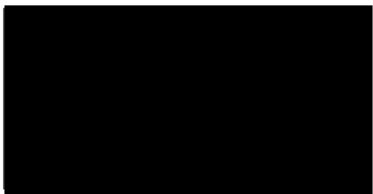
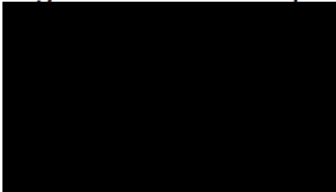


7. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology.  
[Approximately 100 words recommended]

There are no heritage issues. Contamination reports associated with the earlier development did not reveal any significant issues. The site is close to a reservoir and an area of Scientific Interest with abundant wildlife including birds, but it is not considered that this proposal would materially affect that setting. Significant bio-diversity net gain could be achieved within the development. Native English trees and wildflowers would be used in any landscaping scheme, provision would be made for hedgehog routes and bat and bird boxes/bricks within the new buildings.

8. 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 provide the opportunity to provide specifically designed homes on the ground floor for disabled or ambulant disabled persons and proximity to local amenities including Ashford Hospital. Significant areas for amenity space would be available to the rear of the site close to the reservoir area and the opportunity to provide substantial garden areas in undeveloped areas of the site close to the reservoir walls.

<p>Signed on behalf of Spelthorne Borough Council</p> 	<p>Date 28/04/2023</p>
<p>Signed on behalf of [developer/site promoter]</p> 	<p>Date 27<sup>th</sup> April 2023</p>

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

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

Site Reference:

**AS2/006 (Land East of Desford Way)**

Site Address: Land East of Desford Way

Proposed Development: To accommodate Travelling Showpeople (Sui Generis)

## **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.

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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 need for 15 plots to meet the accommodation needs of Travelling Showpeople across the Borough between 2020 and 2035 was identified through the 2018 *Spelthorne Borough Council Gypsy and Traveller Accommodation Statement* (GTAA). The Council in their *Local Plan Preferred Options RepoN* (November 2019) subsequently made provision for 15 plots for Travelling Showpeople at Land West of Edward Way (site reference: AS2/005 - which is also controlled by Ashford Corporation Ltd). Following discussions between the Council and the landowner, Land East of Desford Way (site reference: AS2/006) became the preferred location for a new site for travelling showpeople to meet the Borough's identified need. An outline planning application (with all matters reserved except access) was prepared and submitted on June 6<sup>th</sup> (Planning Reference 22/00798/OUT). The application was withdrawn in October 2022 so that additional ecological surveys could be conducted. An updated application is due to be submitted in May 2023. The site remains available, and subject to securing planning consent can be delivered within the timeframe required by the Local Plan.

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 and controlled by Ashford Corporation Ltd — with access directly onto the wider highway network. Subject to securing planning consent and providing for satisfactory access arrangements onto the A30 London Road there are no land ownership constraints that would affect or delay development of the site.

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]

Further to discussions instigated by the Council in November 2021, an outline planning application was submitted on June 6<sup>th</sup>, 2022 (Planning Reference 22/00798/OUT). The application was made with all matters reserved except access. In response to issues raised by statutory consultees during the Councils consultation process that required additional surveys to be conducted beyond the application determination period, the application was withdrawn on October 17<sup>th</sup>, 2022. Now that the requested wintering bird surveys and other site investigations have been completed, a revised outline application is being prepared which will be submitted in May 2023.

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 securing planning consent this summer and ongoing discussions with the Showmen's Guild of Great Britain, works to prepare the site could (subject to discharge of pre-commencement conditions) commence later this year. Based on that scenario the first plots would be available for occupation during the first quarter of 2024. The intention would be to put in the infrastructure for the whole site. The take-up of plots would be subject to the requirements of the travelling showpeople community.

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

An outline planning application was submitted on June 6<sup>th</sup>, 2022 (Planning Reference 22/00798/OUT). In response to specific matters raised by Surrey Wildlife Trust additional wintering bird surveys have been undertaken.



Further site investigations have also been conducted in response to issues raised by Surrey County Council in relation to the site, and further works on improving the proposed access to the site to address matters raised by Highways.

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]

A revised outline planning application is currently being prepared which will be submitted in May 2023 that will address issues raised previously by the Council and Statutory Consultees in terms of highways access, biodiversity and Green Belt in addition to matters previously raised in relation to design and appearance of the proposed site for Travelling Showpeople.

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]

As outlined in the 2018 *Spelthorne Borough Council Gypsy and Traveller Accommodation Statement* (GTAA) there is an identified need for a site in Spelthorne to provide for up to 15 plots for Travelling Showpeople within the Borough for the period 2020 - 2035. The site at Land East of Desford Way provides an opportunity to provide for known demand in a single site that can be designed in a way that meets the needs of the Travelling Showpeople community, but also delivers a development that is integrated into the wider community.

Signed on behalf of Spelthorne Borough Council	Date
	27/04/2023
Signed on behalf of [developer/site promoter]	Date
	Apn

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

**Between  
Spelthorne Borough Council  
And  
Welbeck Land & Ashford Sports Club Limited**

Site Reference:

**AT1/002 (Land East of Ashford Sports Club)**

Site Address: Land East of Ashford Sports Club, Woodthorpe Road, Ashford,  
TW15 3JX

Proposed Development:

Redevelopment of the Site for residential (C3) purposes, to contribute to the enhancement of the adjacent sports facilities at Ashford Sports Club.



## **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.**

The Site is surplus to Ashford Sports Club Limited's requirements, is not fit for purpose for sports use, does not fulfil an open space or recreational role and is currently being used on a temporary basis by Esso as they undertake works on the new Southampton to London Pipeline until July / August 2023. It will therefore be available for development from this point onwards.

The Site performs well in housing, sustainable travel and economic growth objectives and has a lack of overriding technical constraints, limited landscape value, is available to be released without harming the integrity of the Green Belt and has an appropriate context for residential development. The Site is therefore suitable to take forward through the Local Plan process.

A future application for the Site could be brought forward in parallel with the emerging Local Plan following the selection of Welbeck Land as a development partner. This provides certainty the Site is deliverable in the short term, within Years 1 – 5 of the Local Plan period as currently identified.

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

There are no land ownership constraints that would affect or delay the development of the Site for residential purposes. Welbeck Land were selected by Ashford Sports Club Limited (the freehold owners of the Site) in 2019 as their preferred Development Partner to promote the Site and its draft allocation through the Local Plan process to bringing forward much needed residential development. The Site is subject to a covenant in favour of Surrey County Council, who Welbeck Land and their advisors have been liaising with, to agree the removal of this covenant. The release or removal of this covenant will occur on either the grant of planning permission or the sale of the land to a developer to ensure the consented scheme comes forward.

**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.**

Ashford Sports Club have undertaken initial discussions with officers regarding the potential development of the Site, outlining how this will help secure vital funds to reinvest back into the club and their other local sporting facilities. The Site has been put forward at all stages of the Local Plan process including Call for Sites, Preferred Options Consultation, Regulation 19 Consultation, and any relevant public information evenings. It is proposed that formal pre-application discussions are entered into with the Council in the coming months, with a view to bringing forward a formal planning application at the earliest and most appropriate opportunity.

**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.**

Subject to when planning permission is granted for the development of the Site, it is anticipated that works could be commenced immediately upon the approval of relevant pre-commencement conditions and s106 obligations. Whilst the annual rate of delivery and likely completion date is subject to the final scheme details and the securing of a planning permission, we consider it reasonable to conclude that assuming a 2023/2024 planning consent the development could be completed in 2026. This is within Years 1 – 5 of the Local Plan period.

**5. Please provide a commentary on engagement held with statutory bodies and if any agreements have been made.**

So far, limited engagement has been undertaken with statutory bodies, except for discussions carried out with Surrey County Council in relation to the existing covenant and highways matters. It is expected that further engagement will be undertaken in coming months, alongside formal pre-application discussions and the preparation of the formal planning application, which will then be submitted at an appropriate time thereafter.



**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.**

The Site has no absolute constraints which would inhibit its potential to be brought forward for residential development, as follows:

- There are no recorded past uses with contaminative potential;
- There are no issues in relation to minerals / waste safeguarding;
- The Site is not sensitive from a biodiversity, agricultural or heritage perspective;
- The Site is not within a landscape character area;
- The Site is not located within Flood Zone 3;
- The Site is not located within a public safety zone; and
- The Site is outside the Heathrow Noise Contour Area.

**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.**

Financial receipts received from the redevelopment of the Site will be used by Ashford Sports Club Limited, a non-profit making entity to help finance their sporting and community facilities on the adjacent site and the other sports facilities which they manage within the Borough, to help ensure their long term future to the benefit of all its existing and future members. Their is ambition to improve, expand and develop these facilities, and proceeds from development will be reinvested to serve the community. This will facilitate the attractions of a greater membership pool, for the good of the Borough, and promote health, wellbeing and other social benefits across their facilities.

Signed on behalf of Spelthorne Borough Council: 	Date: 27/04/2023
Signed on behalf of Welbeck Land & Ashford Sports Club Limited c/o Montagu Evans LLP: 	Date: 19.04.23

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council – Assets**

Site Reference:

**AT1/012 (Ashford Community Centre)**

Site Address: Ashford Community Centre, Woodthorpe Road, Ashford

Proposed Development: 32 residential units plus community facility

## **Introduction**

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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.

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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 site is owned by the council and the buildings and site are old and underutilised. Subject to stakeholder agreement, the councils proposals are to deliver new community space of a scale that is fit for purpose and increase the densities to allow for residential development.

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

There is a proposed pipeline near the front of the site although this does not constrain development as proposed. Proximity to dual carriageway – more of a noise mitigation issue than a delay concern.

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 is currently part green belt. Therefore, a feasibility has been prepared but pre application LPA/stakeholder engagement and submission of a planning application is on hold pending a Local Plan allocation.

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 stakeholder agreement, a planning application could be submitted within 12 months of the site being allocated in the new Local Plan. It would be a single-phase development. If planning is granted in early 2025, then a start on site could be expected in late 2025/early 2026.

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

Initial engagement held with LPA/Planning Policy Team due to green belt implications. Wider stakeholder engagement required.




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]

Proximity to dual carriageway (noise) and flood considerations to be considered

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 is currently used as a community centre. However, it's not fit for purpose and the site could be repurposed to provided better quality facilities that are more inviting and attractive to the local community. It would also unlock much needed land for bringing forward affordable housing for local people.



Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date 05.05.2023
Signed on behalf of [developer/site promoter] 	Date 2.5.23

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council - Assets**

Site Reference:

**AT3/007 (Ashford Multi-Storey Car Park)**

Site Address: Ashford Multi-Storey Car Park, Church Road, Ashford, TW15 2TY.

Proposed Development: 42 apartments, 4,000 sqft Community/ Commercial space and parking.

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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 planning application was submitted in March 2023 for 42 apartments, Community/ Commercial space and parking. Determination is anticipated in August/ September 23. Due to anti-social behavior issues the car park was closed to the public in June 2022. The site is deliverable but is subject to financial viability and stakeholder approval.

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 known land ownership constraints.

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]

As part of the pre-application process a public consultation exercise was undertaken in July 2022 to engage with the community, residents and key stakeholders including ward councilors.

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 financial viability, the current target date for starting on site is February 2024 with PC in late 2025. The scheme comprises one block that will be delivered as a single phase.

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




Pre application consultations have taken place with the LPA, EA and Surrey Highways.

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 multi-storey car park is situated in the middle of Ashford town centre, and due to its proximity to Church Road with its existing commercial and residential dwellings all practical measures will need to be undertaken during construction to minimize disturbance to business activities as well as residents and nearby homeowners.

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 is a deteriorating redundant visually unattractive car park which has been closed to the public for nearly 12 months. The regeneration will significantly improve the townscape and contribute towards the financial sustainability of Ashford town centre.  
In addition the site presents an opportunity to deliver much needed affordable housing which aligns with our corporate policy.

Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date  05.05.2023
Signed on behalf of Spelthorne Borough Council – Asset 	Date  2.5.23

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

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

Site Reference:

**AT3/016 (23-31 (not 11-19) Woodthorpe Road)**

Site Address: Land at Woodthorpe Road and Station Approach, Ashford.

Proposed Development: Circa 40 residential dwellings and retail space, within 2 blocks, together with parking and amenity space.

## **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**

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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 development site, is privately owned by the applicant, and available for these proposals.

Suitability: Half of the site is located within the Primary Shopping Area of Ashford, positioned next to the station, whilst the remainder is adjacent to existing residential buildings. The use classes proposed are compatible to the local context.

Deliverability: Subject to financial viability and planning matters, the development could be delivered within the 5-year timeframe. Following planning approval, target date by August 2026.

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

The land is privately owned by the applicant. Their intention is to build-out the proposal themselves or enter into a joint venture with a developer. Any constraint will be linked to planning approval, viability and market values.

Highways land that will be affected for crossovers / refuse servicing bay will require separate agreements with the Highways Authority.

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]

To date, two pre-applications have been carried out, on the 12.03.20 for 120 flats & retail / offices, followed up with a revised proposal on 01.06.20 for 92 flats & retail / offices.

The scale of the development(s) in relation to existing neighbouring buildings, and not enough parking were raised as planning concerns.

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]

Predicted start-on-site: January 2025.  
Completion date: August 2026 - 40 units on completion.

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

Currently no engagement with statutory authorities, as it is not an LPA validation matter. Following planning approval, this would form a necessary part of the owners role, taking the proposal forward.


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]

As the site is located by Ashford station, noise impact is a constraint to the residential dwellings. A specific report has been carried out, and the design has been coordinated to resolve the issues, with a ventilation / mitigation strategy - MVHR ventilation with ASHP heating/cooling, supported by PV arrays.

Agreements will need to be arranged with the Highways Authority for minor adjustments to Highways land – crossovers / refuse servicing bay.

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]

With the lack of housing being brought forward, the benefit of this proposal is the provision of 40 dwellings, with a mix of 1, 2 and 3 bedroom apartments, together with wheelchair accommodation, all in-line with National Described Space Standard. It will target a high level of energy sustainability.

<p>Signed on behalf of Spelthorne Borough Council</p> 	<p>Date</p> <p>27/04/2023</p>
<p>Signed on behalf of [developer/site promoter]</p> <p>Clive Chapman Architects on behalf of Temple Broze Ltd.</p>	<p>Date</p> <p>13.04.23</p>

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

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

Site Reference:

**AT3/016 (23-31 (not 11-19) Woodthorpe Road)**

Site Address: Land at Woodthorpe Road and Station Approach, Ashford.

Proposed Development: Phase 2 - Circa 80 residential dwellings (site total 120) and retail space, together with parking and amenity space.

## **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**

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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: Phase 1 (40 units) development site is privately owned by the applicant (separate application). Phase 2 (80 units), applicant has 5 out of 8 land options.

Suitability: Phase 2 site is located within the Primary Shopping Area of Ashford, positioned next to the station. The use classes proposed are compatible to the local context.

Deliverability: Subject to land options, financial viability, and planning matters, the development could be delivered within a 5-7 year timeframe.

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

The 3 remaining land options need to be agreed with separate owners. This will be subject to the successful delivery of the Phase 1 development.

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]

To date, two pre-applications have been carried out, on the 12.03.20 for 120 flats & retail / offices, followed up with a revised proposal on 01.06.20 for 92 flats & retail / offices.

Subsequent to the pre-applications, the development has been broken into phases, with Phase 1 targeting a planning submission in May/June 2023, with Phase 2 for the wider site to follow. Development(s) have been scaled back in quantum to meet Planning Department requirements.

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]

Predicted start-on-site: January 2028.  
Completion date: January 2030 - 80 units on completion.

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

Currently no engagement with statutory authorities, as it is not an LPA validation matter. Following planning approval, this would form a necessary part of the owners role, taking the proposal forward.


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]

As the site is located by Ashford station, noise impact is a constraint to the residential dwellings. Specific reporting will be carried out, and the design to be coordinated to resolve the issues, with a ventilation / mitigation strategy - MVHR ventilation with ASHP heating/cooling, supported by PV arrays.

Agreements will need to be arranged with the Highways Authority for minor adjustments to Highways land – crossovers / refuse servicing bay.

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]

With the lack of housing being brought forward, the benefit of this proposal is the provision of 80 dwellings, with a mix of 1, 2 and 3 bedroom apartments, together with wheelchair accommodation, all in-line with National Described Space Standard. It will target a high level of energy sustainability.

Signed on behalf of Spelthorne Borough Council 	Date 28/04/2023
Signed on behalf of [developer/site promoter] Clive Chapman Architects on behalf of Temple Broze Ltd.	Date 28.04.23

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

**Between  
Spelthorne Borough Council  
And  
Angle Property**

Site Reference:

**HS1/009 (Bugle Nurseries)**

Site Address: Bugle Nurseries, Upper Halliford Road

Proposed Development: Residential (C3): 79 units (approx.)

## **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**

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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 Site is available as there are no legal or ownership impediments to development (discussed below).

In terms of suitability, the Site is defined as previously developed land (part derelict) and is in an appropriate location for development and so is suitable for development.

The Site is deliverable, and development would comprise a single phase of construction taking place over 18 months.

There is a live outline application for 80 units (discussed below) subject to planning permission and future reserved matters, it would be built in a single-phase taking place over 18 months. The Site is therefore deliverable in the context of the NPPF on the basis that the scheme will be completed within the first five years of the Plan.

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 solely owned by Angle Property and so there are no land ownership constraints that would impact the development of the site.

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]

Angle Property completed pre-application meetings with the Council in June 2022 in relation to a residential development delivering on the site allocation requirements.

Subsequently, an outline planning application (reference: 22/01615/OUT) with approval sought for scale, access and siting, was submitted in November 2022 seeking approval for the revised scheme. Discussions are ongoing between the Applicant and Spelthorne to respond to matters raised by consultees with a view to a decision being made in Summer 2023.

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 permission is granted in Summer 2023, reserved matters approval would then be sought, and conditions discharged to enable construction in Summer 2024.

The scheme would be delivered in a single phase of construction taking place over 18 months. The 80 housing units would be expected to be delivered by late 2025, in accordance with the delivery timeframe outlined within the draft site allocation (years 1-5 of the 2022-2037 plan period).

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

The Applicant has been engaged with Spelthorne Borough Council in discussions during the live application process.

A number of consultee responses have been received from statutory bodies and it is expected that the Applicant will enter into a S106 legal agreement.

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 Site is not subject of any significant technical constraints that would inhibit the delivery of the Site as envisaged by the site allocation.

It is expected that the Development will improve the existing access points by widening and improving these. The existing secondary access from Upper Halliford Road will be removed and the public footpath retained. Further, the proposals include the provision of a pedestrian crossing in the form of a pelican crossing providing access between the Site and Halliford Park.

The proposals include the provision of approximately 2.75 hectares of public open space including the aggregate processing facility which will be returned to a natural state, thus eradicating disused buildings and delivering ecological and biodiversity benefits.


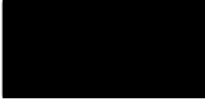
A full suite of technical supporting reports has been submitted in support of the Application.

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 proposed scheme will deliver 40 affordable dwellings (50% affordable housing provision).

The development will improve the existing access points as well as improve safety around the Site through the inclusion of a new pelican crossing for residents which is considered to be a community benefit.

The provision of approximately 2.75 hectares of public open space is a considerable benefit for the local community which includes play space for public use.

Signed on behalf of Spelthorne Borough Council 	Date 27/04/2023
Signed on behalf of Angle Property 	Date 24/04/2023

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

**Between  
Spelthorne Borough Council  
And  
The Diocese of London**

Site Reference:

**HS1/012 (Land East of Upper Halliford)**

Site Address: Land East of Upper Halliford, Nursery Road, Upper Halliford,  
TW16 6JW (easting: 50933, Northing:169221)

Proposed Development: The Site has been allocated to deliver 60  
residential units alongside open space provision.

## **Introduction**

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## **General Guidance**

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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**

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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]

Available: The London Diocesan Fund (LDF) own the freehold of the whole Site. It is available to come forward immediately. Bellway Homes are seeking to submit a planning application on the site shortly and they have carried out pre-application discussions with the local authority.

Suitable: The Site is sustainably located adjoining the built-up area of Upper Halliford, a short distance from Upper Halliford Station.

Residential development extends to the east and west of the Site and it is suitable to deliver a minimum of 60 dwellings. There are no significant site constraints beyond the site's Green Belt status.

Deliverable: The landowner has entered into an agreement with a developer (Bellway Homes) who is looking to submit a planning application shortly, with a view to commencing development by 2024.

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 known land ownership constraints which may affect the delivery of development. LDF own the freehold to the Site including the Site access.

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]

LDF has carried out pre-application discussions and with the County Highways as part of the Local Plan promotion process. Bellway Homes in progressing a more detailed scheme, has subsequently carried out pre-applications discussions with both Spelthorne Council and the County Highways Team. The feedback received has fed into the proposal's design evolution and overall, Spelthorne is supportive of the indicative masterplan. A planning application is due to be submitted shortly.

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]

Indicative start date: summer 2024  
Indicative delivery rate: 33 units 2025 and 33 units 2026  
Indicative completion date: late 2026

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

LDF has promoted the Land East of Halliford Road for development throughout the plan preparation process and had regular meetings with the planning policy team and the County Highways Team. In addition, the Bellway has carried out extensive engagement with Spelthorne Council and the County Highways Team in the form of pre-application advice. The LPA has generally been supportive of the proposal and indicative plans that have been prepared.

Bellway Homes has also carried out consultation with the local community on the upcoming planning application on the site, in the form of a community newsletter which provides an overview of their proposals.

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]

Green Belt: The Site sits wholly within the Green Belt. The Council's Green Belt Assessment indicates that the Site was unlikely to meet the objectives of the five tests of the Green Belt set out in the NPPF.


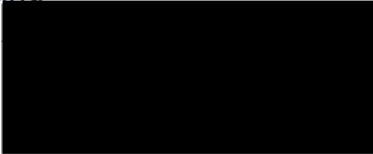
Landscaping: The Site is bound by a number of mature trees. The developer attached has confirmed they are comfortable that a well designed proposal can come forward to deliver high quality landscaping and a suitable new Green Belt boundary. There are a number of smaller trees and areas of vegetation on the boundary of the site which may need to be removed to facilitate the delivery of the access road to the school and this would leave the higher quality trees which are visible from public locations unaffected.

Access: the proposed access has been through extensive engagement with the County Council's Highways Team and has been discussed in detail at pre-application stage. These discussions confirmed that the new road would deliver a safe and suitable access.

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 proposal will include delivery of at least 60 dwellings including affordable homes. The proposal will also include provision of high quality open space.

The scheme will provide a new access to Bishop Wand Secondary School. The school land is within the ownership of the Diocese of London and its delivery would be secured through a Section 106 agreement as part of any approved application for the site.

Signed on behalf of Spelthorne Borough Council 	Date: 27/04/2023
Signed (by Iceni-planning agent) on behalf of London Diocesan Fund 	Date 24/04/23



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

**Between  
Spelthorne Borough Council  
And  
PLP Limited**

Site Reference:

**HS2/004 (Land South of Nursery Road)**

Site Address: Land South of Nursery Road

Proposed Development: Residential (Use Class C3): 41 Units (approximately)

## **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**

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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 allocated within the Local Plan with a delivery time frame of 2023-2027 (1-5 years). The site is available as there are no legal or ownership impediments to the development of the site. The site is suitable as it would provide an appropriate location for development when considered against the limited constraints of the site and taking into account their potential to be mitigated. The site is achievable as there is a strong prospect that the development will be commenced within this time frame. Overall, the site is considered highly deliverable and can provide an important contribution to housing delivery in the early part of the plan period.

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

[Approximately 100 words recommended]

PLP holds a long term option on the site which allows for submission of an application upon the adoption of the local plan. Following the granting of planning permission, PLP can immediately complete the land purchase and deliver the planning permission immediately.

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]

A pre-application meeting was held with officers at Spelthorne Council in 2018 and it was agreed that the site should be promoted through the plan making progress. The project team has also held pre-application discussions with Surrey County Council regarding the access to the site and potential for improvements to the footpath network, as suggested in the allocation.

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]

As set out, there are no legal or technical impediments to bringing forward a planning application immediately following the adoption of the Local Plan. Based on the latest Local Development Scheme (November 2022) the Local Plan will be adopted in September 2023. It is predicted that a planning application would be ready for submission by early 2024. On the basis of a full planning approval in Q3 2024, a start of site it is anticipated in Q1 2025. Allowing for an 18 month build programme it is assumed that all 41 dwellings would be delivered in 2026-2027 as per the expected

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

As set out, the project team has undertaken engagement with the County Highway Authority. No technical objections to the delivery have been identified and options have been identified for improvements to the local highway and footpath network which would cover the following matters:

- Upgraded lighting on the underpass/ route to the station
- Dropped kerbs/ tactile paving at the junction of old Nursery road and Nursery Road
- Widening of the existing old Nursery Road footway to 2m
- Upgrading the existing bus stops on Nursery Road.

SCC has agreed that there is no requirement for further junction survey or assessment work in order for the allocation of the site to be justified.

No other engagement has taken place with statutory bodies or is considered necessary at this stage of the plan making progress. No objections to the allocation of the site have been made by any statutory bodies.



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]

No technical constraints to development have been highlighted as part of the ongoing due diligence of this site. There are no constraints in respect of heritage, landscape, flood risk or drainage. The potential enhancements to

the highway network are set out above. In respect of ecology there are no known protected species on site which would provide an impediment to delivery. A full package of biodiversity net gains can be secured and delivered as part of any future planning application.

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 is designated for a relatively low number of dwellings. There is no capacity on site for delivery of any community benefits. Nevertheless the development of the site will deliver much needed market and affordable housing in the early part of the plan period. The housing will provide Community Infrastructure Levy to fund improvements as set out within the regulation 123 list.

Signed on behalf of Spelthorne Borough Council 	Date 27/04/2023
Signed on behalf of [developer/site promoter]  PLP	Date 20.4.2023

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council – Assets**

Site Reference:

**SE1/005 (Benwell House, Green Street)**

Site Address: Benwell House Phase 2, Green Street, Sunbury

Proposed Development: 35 apartments

## **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**

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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 currently vacant and a planning application will be submitted in May 23

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 surrounded by council controlled land so no constraints. However, Phase 1 is let and occupied so there will be operational constraints that will need to be considered during the construction phase.

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]

A previous application for 39 units was rejected by Planning Committee in October 21. An amended scheme comprising 35 units will be submitted in May 23. Pre-application consultation has been undertaken.

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 the scheme is granted planning before early autumn, then a start on site may be possible in late Q1/24 or Q4/24. There is a group TPO on trees where bird nesting could potentially have an impact on timings. Therefore, if a start can be made before end of March 24 then PC could be Q4/25, This is subject to financial viability and stakeholder approval.

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




LPA, Surrey Highways – key consultees. Highways agreed under previous scheme and strategy not a ground for refusal.

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]

Site has trees that have a TPO grouping and this was a ground for refusal. The health of these trees has been declining and some have died from honey fungus. Our Arbor consultant has also downgraded the tree categorisation as a result of declining health. Mitigation includes planting more trees around the perimeter of the wider site to filter views in/out of the site and enhance the townscape for the wider community.

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 are for PRS. Spelthorne suffers from an acute shortage of rental housing and this will increase supply and choice for those that don't wish to or can't afford to buy in the borough. The extensive new tree planting on the perimeter of the site will enhance the streetscape for the wider community.

Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date 05.05.2023
Signed on behalf of Spelthorne Borough Council – Asset 	Date 2.5.23

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

**Between  
Spelthorne Borough Council  
And  
abrdn UK Real Estate Fund**

Site Reference:

**SE1/024 (Annandale House)**

Site Address: Annandale House, 1 Hanworth Road

Proposed Development: Residential (C3): 295 units.

## **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**

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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.

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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 Site is available as there are no legal or ownership impediments to development (discussed below).

In terms of suitability, the Site is defined as previously developed land and is in an appropriate location for development and so is suitable for development.

Taking account of existing lease considerations, the Site is developable within 6-10 years of the Plan period. The development would be delivered in a single phase of construction taking place over 24 months, subject to securing planning permission.

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 solely owned by abrdn UK Real Estate Fund and so there are no land ownership constraints that would impact the development of the site.

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]

Montagu Evans completed pre-application meetings with the Council most recently in April 2021 in relation to a residential development delivering on the site allocation requirements. This included a scheme of 295 homes which the Council acknowledged was acceptable.

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 site could be delivered within years 6-10 of the Plan period taking account of existing lease considerations. The scheme would be delivered in a single phase of construction taking place over 24 months.

Subject to securing planning permission, the expectation would be for the 295 homes to be delivered by 2032.

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


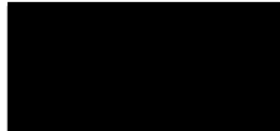
There have been no specific discussions held with statutory bodies, though this would take place as part of future planning application negotiations. We expect that the Applicant will enter into a S106 legal agreement.

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 Site is not subject of any significant technical constraints that would inhibit the delivery of the Site as envisaged by the site allocation.

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]

A future application would have regard to the site allocation objectives, including potential pedestrian access and public realm improvements.

Signed on behalf of Spelthorne Borough Council  H Morgan, Group Head Place, Protection and Prosperity	Date 05.05.23
Signed on behalf of abrdn UK Real Estate Fund 	Date 05/05/2023

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

**Between  
Spelthorne Borough Council  
And  
Site Owner (Mr Andrew Nicholas)**

Site Reference:

Site Allocation

**SN1/006 (Land West of Long Lane & South of Blackburn Trading  
Estate)**

Site Address:

Land to west of Long Lane and South of Blackburn Trading Estate, Stanwell,  
TW19 7AN

Proposed Development:

Redevelopment of the site to deliver circa 200 new homes alongside new public  
open spaces.



## **Introduction**

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## **General Guidance**

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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.

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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:** Mr. Andrew Nicholas has full and sole ownership of the land identified in Site Allocation SN1/006. Mr. Nicholas can confirm that the site is immediately available for development, and he is about to enter into pre-application engagement with the Council regarding a policy compliant scheme for residential redevelopment of the site broadly in accordance with the emerging Site Allocation SN1/006.

There are no parties that benefit from 'live' options on the site. All previous options have expired.

**Suitability:** Mr. Nicholas can confirm that the site is suitable for residential redevelopment. Access is from Long Lane. An established residential estate and community surrounds the site to the west and south-west and there is residential development to the north-east. Other uses surrounding the site - Stanwell Fields C of E Primary School (west), Long Lane Recreation Ground (south), van hire (east) and Blackburn Trading Estate (north) are uses that are compatible with residential uses.

The site is suitable for a mix of houses and flats in a variety of sizes. The Council has identified the site as being suitable for residential development through its proposed Site Allocation SN1/006 thereby confirming its suitability for such development in planning policy terms.

**Deliverability:** The Council has identified a delivery timeframe for residential redevelopment of the site in Site Allocation SN1/006 as 2023-2027 (Years 1-5). Mr Nicholas can confirm that the site can be delivered within 5 years and that pre-application discussions to this effect will commence with Spelthorne Borough Council imminently.

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

The land identified in Site Allocation SN1/006, inclusive of its access from the public highway on Long Lane, is wholly within Mr Nicholas' sole ownership. No land ownership issues are expected to delay development deliverability.

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 benefit from any extant planning permission.

Pre-application discussions took place between Spelthorne Borough Council and Fairview New Homes (FNH) in relation to delivering residential development on this site in late 2022. The option that FNH had on the site has now expired and, accordingly, the FNH proposal will not progress further.

Mr. Nicholas continues to have strong aspirations to redevelop the site in accordance with the site-specific requirements set out in Site Allocation SN1/006 and will commence pre-application engagement with the Council imminently.

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]

Mr. Nicholas has completed sizeable developments in Kent and has a strong track record of delivering high quality schemes.

There remains every aspiration to redevelop the site within a 5-year timescale.

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

Mr. Nicholas has not engaged with statutory bodies regarding the site's proposed redevelopment to date.

It is noteworthy that the emerging Site Allocation SN1/006 does not refer to any significant constraints which would necessitate consultation with statutory bodies.

Full engagement with statutory bodies will commence shortly as part of the pre-planning and planning application process.

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 site, at present, sits within Green Belt; this presents a significant constraint to development. However, the emerging Site Allocation confirms that the site will have been released from the Green Belt once the new Local Plan is adopted, thereby removing this constraint.

The site is also located close to Heathrow Airport and there are policies in the adopted Local Plan which require new residential development to adopt appropriate noise attenuation measures if required.

The site is entirely within Flood Zone 1. It is not located in a Conservation Area or in the proximity of any built heritage assets. The site is not within a landscape character area and the wider area is largely urban in character.

There are other items that are known about the site. They are as follows and are not considered to cause any constraint to development. These are:

- A Thames Water sewer runs north-west to south-east across the site which will require a 'no-build' zone
- An oil pipeline runs along the southern and western edges of the site which require a 'no-build' zone
- Along the northern boundary of the site, there is an existing public footpath which links Long Lane to the east with Clare Road to the west

Mr. Nicholas has had ecology and other environmental studies carried out in respect of the site. The site has been carefully managed whilst in his ownership.

Mr. Nicholas is confident that the site can be redeveloped to meet the site-specific requirements identified in Site Allocation SN1/006 including enhanced boundary planting, net gains in biodiversity, boundary strengthening and measures to mitigate the impact of development on the local road network.



Emerging Site Allocation SN1/006 does not refer to any site-specific technical constraints and this accords with Mr. Nicholas' understanding of the site. Mr. Nicholas will nonetheless undertake his own surveys of the site in due course as part of the pre-application process.

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]

It is anticipated that development can come forward to meet the site-specific requirements set out in Site Allocation SN1/006 which will allow for the following benefits to be realised:

- New homes, including affordable homes, to address local housing need;
- New public open spaces or improvements to nearby recreational spaces;
- A high-quality design that makes a positive contribution to the wider environment and character of the area;

- Enhanced soft landscaping, including boundary planting to strengthen adjacent Green Belt boundaries and to deliver visual amenity improvements,
- Biodiversity gains;
- Improvements to the local road network (including enhancement of public transport, walking and cycling infrastructure and links to local centers) through appropriate measures;
- Provision of, or contribution towards infrastructure projects set out in Spelthorne's Infrastructure Delivery Plan, as is necessary to make the development acceptable in planning terms; and
- Any other Section 106 obligations as agreed with Spelthorne Borough Council

<p>Signed on behalf of Spelthorne Borough Council</p> 	<p>Date</p> <p>27/04/2023</p>
<p>Signed on behalf of site owner</p> 	<p>Date</p> <p>20<sup>th</sup> April 2023</p>

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council - Assets**

Site Reference:

**ST1/037 (Thameside House)**

Site Address: Thameside House, South Street, Staines

Proposed Development: 105 apartments, 37,500sqft offices and parking.

## **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 original planning application was submitted in 2020 for 140 apartments and offices. A revised planning application was submitted in December 2022 and determination is anticipated in June/July 2023. Substitute plans are to be submitted first week of May where design development has led to some changes. Start on site is anticipated in May 2024. The site is vacant and deliverable but is subject to financial viability and stakeholder approval.

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

Adjacent to Network Rail land and therefore subject to BAPA being agreed.

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]

Revised planning application submitted in December 2022 following public/political objection to height.

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 financial viability, the current target date for starting on site is May 24 with PC in late 2026. The scheme comprises 2 blocks that will be delivered as a single phase.

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

Pre application consultations have taken place with the LPA, EA and Surrey Highways.

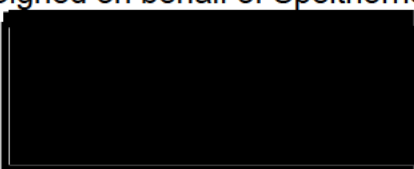

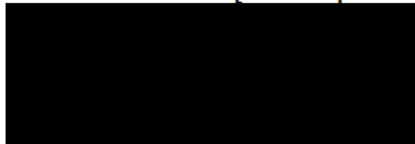


6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

The building sits adjacent to Network Rail assets and delivery is subject to signing a BAPA. NR will need to agree a structural solution and engage a checking engineer to ensure compliance. Noise and vibration issues need to be mitigated that require façade enhancements to the units facing the rail track. This is being addressed in the stage 3 design. Also, the zoning proposals under the Staines Development Framework, if implemented, will adversely affect financial viability of the scheme.

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 is a deteriorating redundant visually unattractive office building which has been vacant for +8 years. The regeneration will significantly improve the townscape. The end use being proposed is PRS, a sector that is significantly undersupplied in the borough. The office element will also promote the increase and retention of local jobs and contribute towards the town centre financial sustainability.

<p>Signed on behalf of Spelthorne Borough Council</p>  <p>, Group Head Place, Protection and Prosperity</p>	<p>Date</p> <p>05.05.2023</p>
<p>Signed on behalf of [developer/site promoter]</p> 	<p>Date</p> <p>2.5.23</p>

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council – Assets**

Site Reference:

**ST1/043 (Land East of 355 London Road)**

Site Address: Land East of 355 London Road, Staines

Proposed Development: Three pitches for Gypsies and Travellers

## **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.

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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 site is owned by the council and the site is undeveloped. Internal discussions have taken place to consider Council land to deliver a Gypsy and Traveller pitches to meet Spelthorne's need due to the lack of other suitable sites in private ownership within the Borough. This site was considered to be the most suitable, particularly due to the immediate access to the strategic road network (A30, London Road), and it is available for this purpose in order to deliver pitches.

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

Wholly owned by Spelthorne Council. Adjacent to Staines Reservoir so engagement with Thames Water is required. However, there is other development on this side of London Road, backing onto the banks of the reservoir.

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 is currently green belt. Further work on this proposal is pending adoption of the Local Plan and release of the site from the green belt. A transport assessment has been undertaken and discussed with National Highways to establish and resolve any significant concerns over access. Ongoing engagement with LPA/Planning Policy Team on the Local Plan.

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]

A planning application can proceed after adoption of the Local Plan. We agree with the timescales of 1-5 years for delivery, as per the proposed allocation, subject to further work needed to prepare the site for occupation, e.g. services, hardstanding and access arrangements.

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



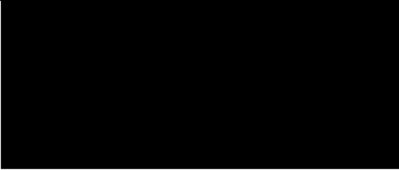

Initial engagement held with LPA/Planning Policy Team due to green belt implications. National Highways have reviewed the transport assessment and will require further detail but have not raised any significant concerns

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]

Adjacent to reservoir (discussions required with Thames Water as adjoining landowner). Access arrangements to A30 and further work with National Highways.

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 deliver the need for Gypsy and Traveller pitches for Spelthorne over the Local Plan period. The need for Travelling Showpeople plots is to be delivered on a separate site. Permission would be sought for this use only, secured by condition or legal agreement.

Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date 05.05.23
Signed on behalf of [developer/site promoter]   Asset Management Contractor	Date 2.5.23

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council – Assets**

Site Reference:

**ST3/004 (Oast House)**

Site Address: Oast House Site, Kingston Road, Staines

Proposed Development: 185 apartments, workspace, NHS healthcare facility and restored Listed building for community uses

## **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**

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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 occupied by 4 tenants on short term leases with flexible development break clauses. The main car park is operated by Spelthorne Council. Vacant possession can easily be obtained within 3-6 months of serving appropriate termination notices to obtain full vacant possession. The site is prime town centre brownfield land in a highly sustainable location being in very close proximity to the train/bus station and Staines main shopping facilities.

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 in proximity to Network Rail assets and any development will be subject to a BAPA agreement. There is always potential for this to delay start on site, however we have taken the opportunity to engage with NR during the planning determination process to mitigate future delays.

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]

LPA and stakeholder engagement took place prior to submitting our planning application in Jan 23. Target determination is July 23 although this may be delayed due to substitute drawings being submitted week commencing 1 May 23

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 financial viability and planning be granted in July 23, start on site is anticipated in May 24. It's a single-phase scheme with PC anticipated in late 2026. Approval is needed from all stakeholders to bring a comprehensive scheme forward, an alternative option may be to bring the scheme forward on a phased basis. This would result in some units and facilities being deferred until 2027.

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



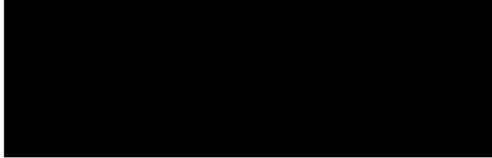
The LPA, Surrey Highways and the EA have been consulted on our plans. There are ongoing clarifications with Surrey Highways through the planning process. We are also engaging with Environmental Services in respect of site conditions.

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 site is within proximity of Network Rail assets. Therefore, vibration/noise mitigation is required using a building isolation approach to attenuate these impacts. There is a redundant Grade II Listed building that has been empty for circa 14 years. This will be restored and proposed uses include an incubator for small businesses and arts/performing space. Highways impacts on the drop off at Kingston Road and at South Street (where the main car park is located) are being refined through engagement with Surrey Highways.

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 restoration of the Listed building will provide a business incubator/arts/cultural space for the Staines community that doesn't currently exist. Also, it brings a redundant Listed building back into a public facing use. The NHS healthcare facility future proofs the town's healthcare provision through to 2035 and replaces a very poor-quality facility in Knowle Green. The residential delivers 185 apartments for affordable rent to local people.

Signed on behalf of Spelthorne Borough Council 	Date 05.05.2023
 , Group Head Place, Protection and Prosperity AT1/012	
Signed on behalf of [developer/site promoter] 	Date 2.5.23

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council – Assets**

Site Reference:

**ST4/002 (Bridge Street Car Park, Hanover House & Sea Cadet  
Building)**

Site Address: Bridge Street, Staines

Proposed Development: Bridge Street Car Park/Hanover House, Bridge  
Street, Staines

## **Introduction**

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## **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**

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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]

A Development Agreement has been extended to 31 December 23 with Arora Hotels Group to deliver a new 4 star hotel, spa, restaurants and gym complex and up to 205 apartments. This prime riverside site is partially vacant with Hannover House being occupied by Living Guardians on flexible lease terms with monthly development break options.

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 sits adjacent the River Thames and a Listed bridge. Flood risk mitigation will need to be adopted as part of any proposals. There are also proposals for restricting the heights along the riverside which may place financial viability constraints on the developments ability to achieve 205 apartments.

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]

Arora had engaged with the LPA from 2020 to early 2022. No further progress has been made to date beyond extending the Development Agreement as above.

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 financial viability and Arora progressing a planning application before the Development Agreement expires, start on site could in late 2024/early 2025. The project is likely to take 2 years with PC in 2027.

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



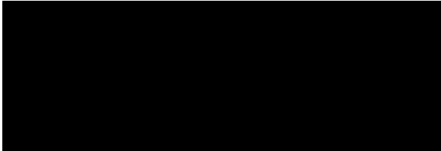
Arora have engaged with the LPA as above.

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 development will need to consider flood risk mitigation, access/egress onto Bridge St, proximity to Listed bridge. The impacts of the proposed zoning areas in the Staines Development Framework will adversely influence the financial viability of the scheme's proposals and limit opportunities to maximise this brownfield site.

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

This is an important prominent site at a gateway location into Staines and will contribute to the town centre regeneration in bringing the highest quality hotel facilities in the borough. Public realm improvements will be undertaken making it a more desirable and accessible place for the community. The residential will be private sales and will be subject to normal S106 affordable viability tests.

Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date 05.05.2023
Signed on behalf of [developer/site promoter] 	Date 2.5.23

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

**Between  
Spelthorne Borough Council  
And  
Thames Water Utilities Limited**

Site Reference:

**ST4/025 (Coppermill Road)**

Site Address: Land at Coppermill Road, Coppermill Road, Wraysbury (Easting:  
502224, Northing: 175542)

Proposed Development: Residential development of approximately 12-15  
dwellings



## **Introduction**

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## **General Guidance**

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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**

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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 site is available for development, having been subject to formal Clearance by Thames Water, confirming the land is no longer required for operational purposes.

The site is suitable for a residential development, forming a continuation of development along Coppermill Road and being immediately adjacent to the existing Horton Village settlement boundary.

The site has no known technical or environmental constraints that would mean residential development would not be viable.

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 in single ownership with direct access onto the public highway. There are no land ownership constraints which would risk early delivery of a residential development at the site.

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]

Concept designs have been prepared and provided to SBC to confirm delivery of the proposed quantum of development at the site is possible.

Studies to understand ground contamination, public highway access and the supply of power are being undertaken and valuers and cost consultants are engaged to advise of the project. A phase 1 ecology survey will be undertaken during the spring / summer 2023, with any required species surveys to follow in the relevant survey season this year.

It is the intention to seek pre-application advice and then to submit a planning application for a residential development shortly after the allocation is confirmed via formal adoption. The application is anticipated to be submitted in Summer 2024 subject to any pre-application advice that is received.

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]

It is anticipated that a planning application will be submitted in Summer 2024. Subject to planning permission being granted later in 2024, works will commence in 2025. It is expected that the development will be completed and all housing delivered in 2026.

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

The scope of surveys required to assess potential impact on the Wraysbury Reservoir will be discussed and agreed with Natural England. Discussions are anticipated to take place during Summer 2023.

Refuse collection arrangements for the proposed development will be discussed with RB Windsor and Maidenhead Council, as Coppermill Road forms the boundary with this authority.

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]

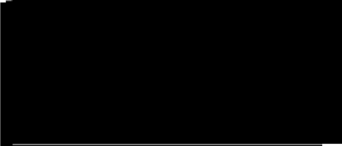
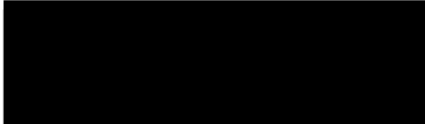
A culverted watercourse runs in a north-south direction through the site, which is known as 'County Ditch'. The scheme design will incorporate suitable buffers for buildings from the edge of the culvert.

The adjacent Wraysbury Reservoir is a designated Ramsar site and SSSI and its embankment an SNCI. A suitable scope of surveys will be undertaken in advance of the planning application, with suitable mitigation measures identified and built into the scheme design.

Highways engineers are engaged to confirm a technical solution for site access and egress for vehicles.

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 will provide affordable housing at a level which is in accordance with the Local Plan and deliver housing needed within the borough.

Signed on behalf of Spelthorne Borough Council 	Date 27/04/2023
Signed on behalf of Thames Water Utilities Limited 	Date 24/04/2023

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council - Assets**

Site Reference:

**ST4/026 (Communications House)**

Site Address: Communications House, South Street, Staines

Proposed Development: Potential PDR for 43 apartments. Potential for up to 120 units new build with parking.

## **Introduction**

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## **General Guidance**

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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).

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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 building is currently used as offices and is rented to tenants until mid-2026. Apart from some initial feasibility for conversion and new build options, no detailed design has been progressed. Currently, neither option is financially viable due to current increases in build costs and interest rates. Feasibility options will be reviewed depending on whether existing leases get extended beyond 2026 or new tenants take occupation of vacant spaces.

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 sits within its own plot so no land ownership constraints.

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

No progress has been made in respect of pre-application advice or a planning application. Communications House currently sits within the council's investment portfolio and redevelopment for housing will be an option that gets reviewed nearer to the time when vacant possession becomes clearer.

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 very earliest that a start on site could happen would be summer 2026 although this would be subject to financial viability and stakeholder approval. Both PDR and new build options could be delivered as a single phase. Depending on which option is considered, the minimum no of units would be 43 apartments up to circa 120 units.

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

None



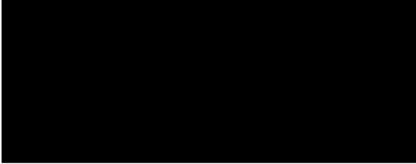
6. Please provide a commentary on any known technical constraints about the site and how development may overcome these – such as but not limited to highways, heritage, or ecology. [Approximately 100 words recommended]

The redevelopment of Tothill car park may place some constraints on the site due to its proximity. However, as the Council owns both sites, attempts to design out any impacts will be made through the design development process. Flood risk issues indicate that ground floor uses will preclude residential and a safe means of escape will need to be demonstrated for residents on upper floors.

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 is a 1980's visually uninspiring office building which is partially vacant. The regeneration will significantly improve the townscape. Subject to financial viability and stakeholder approval, the end use could be affordable rent or PRS, both sectors are significantly undersupplied in the borough.



Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date 05.05.2023
Signed on behalf of [developer/site promoter] 	Date 2.5.23

**Years 6-10 (2028-2032)**

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

**Between  
Spelthorne Borough Council  
And  
Tesco Stores Limited**

Site Reference:

**AS1/001 (Tesco Extra, Town Lane)**

Site Address: Tesco Extra, Town Lane, Stanwell, Staines TW19 7PZ

Proposed Development: Residential redevelopment comprising circa 350 units, together with retained or redeveloped foodstore.

## **Introduction**

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## **General Guidance**

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

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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 site meets the three tests since it is entirely in the control of Tesco and has been identified by them (and the Council, via site assessment work in support of the Local Plan) as being available, suitable and deliverable for redevelopment.

Tesco owns a large portfolio of properties across the UK. The business regularly reviews the property portfolio and, where appropriate, seeks to maximise the development potential of land and buildings it controls. To achieve this the business has an inhouse team of property professionals (as well as wider consultant team which it can draw upon) to identify and assess the development potential sites. In this regard, Tesco's Stanwell site has been identified by the business as having residential development potential, alongside a retained Tesco store.

Since first identifying the development potential of the site, Tesco has appointed a consultant team to undertake feasibility work. This demonstrates a financial commitment by Tesco to deliver new homes on the site.

Tesco has a proven track record in redeveloping (either on its own or in JV partnership) similar foodstore sites with mixed- use schemes. Recent schemes similar to Tesco's aspirations at Stanwell include:

2. Tesco Store, 275 Kennington Lane And 145-149 Vauxhall Street London SE11: Planning permission granted on 21.12.18 for *"Demolition of existing building and redevelopment of the site to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) ranging from 4-17 storeys to provide 571 residential units (Class C3), a replacement Tesco store of 4,655sqm (including sales area/back of house and car parking), 2,638sqm of Class B1 office, 1,159sqm of flexible commercial floorspace (Class A1-A3, B1), 62 retail and 24 disabled residential car parking spaces; with associated cycle parking and landscaping/public realm improvements along Cutlers Way and Phoenix Street"*. Construction of this development was recently completed.

3. *Tesco Extra, 822 High Road, High Road, Chadwell Heath, Romford: Planning permission granted on 30.05.22 for "Demolition of all existing buildings including petrol filling station. Redevelopment of the site to provide a replacement food retail store (use class A1, now superseded by use class E), a series of apartment blocks ranging between 4 and 23 storeys in height to provide 1,280 residential units (use class C3), flexible use floorspace for commercial/community uses (within use classes A1/A2/A3/B1/D1, all now superseded by use classes F1, F.2 and E), a 3-form entry primary school (use class D1, now superseded by use class F.1), public open space, car and cycle parking, associated landscaping and infrastructure works, and provision of pedestrian and vehicular access."*

Tesco has also delivered similar schemes throughout the UK, including in Woolwich, Surrey Quays and Gateshead. Many other schemes are currently at pre-application or planning application stages.

This demonstrates Tesco's track-record in delivering schemes similar to its aspirations in Stanwell. It also demonstrates that Tesco foodstore sites (similar to the Stanwell site) are suitable for redevelopment, and that mixed use retail/residential schemes can operate successfully.

In summary, Tesco has the expertise, willingness and funds to redevelop land within its ownership, and is capable of creating new well-designed places which provide much needed new homes in line with the appropriate housing tests.

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

The allocated site is entirely in the freehold ownership of Tesco Stores Limited. Therefore, subject to requiring any additional access connections beyond those that currently (which may require highways land), there are no ownership constraints which would affect or delay development.

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]

To date no pre-application engagement has taken place with the Local Planning Authority or other stakeholders. However, Tesco has identified the site as being suitable for redevelopment (either comprising retention of the existing supermarket with residential development on a podium above the existing car park, or via a comprehensive mixed-use retail/residential development of the site, including a replacement foodstore). Preliminary feasibility proposals for both options have been prepared by Tesco and its consultant team.

The preferred scheme is expected to be worked up into a pre-application (and thereafter planning application), most likely in the form of a joint venture between Tesco and a residential developer.

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]

Work on the redevelopment of the store by Tesco and its consultant team has not yet reached the stage where details of start/finish dates and annual rate delivery are known. However, the expectation is that the site will pass through the planning stages and be ready for delivery in line with the timeframe identified in the Local Plan (i.e. 6-10 years).

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

To date no engagement has taken place with statutory bodies and no agreements are in place. However, Tesco has undertaken a number of feasibility studies/appraisals concerning the redevelopment of the site and is familiar with the statutory bodies that will need to be engaged with.

In addition, given that Tesco is the sole owner of the site and has a proven track-record in delivering mixed-use development (either as developer, or as a JV partner), it is not expected the lack of preliminary engagement with statutory bodies will undermine the planning process and the ability to deliver residential development on 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]

It is envisaged that the main technical constraint arising from a redevelopment of the site is the requirement to ensure that construction works can take place at the same time as a trading retail store operating from the site.

This issue is not unique to the Stanwell site, and is an issue which has arisen in all redevelopment projects which Tesco has been involved with.

The key to addressing this issue is careful phasing of the development, to ensure that a retained retail store (or in some cases the introduction of a temporary store) can operate on the site during construction works and that this can easily and safely be accessed by customers, whilst protecting the safety and integrity of the wider construction site.





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 provision of higher density residential development on the site would meet community needs.

All Tesco's stores provide a community benefit for the neighbourhoods within which they are located (in terms of both the retail goods they sell and the local employment opportunities they offer). Therefore, it is essential for Tesco to be able to maintain a retail presence on the site during construction and thereafter.

Tesco is yet to explore other potential community uses that could be introduced onto the site. However, as the earlier examples of similar developments illustrate, where there is a recognised need, Tesco is prepared to include flexible commercial/community uses within their redevelopment schemes.

Additional benefits offered in the redevelopment scheme are likely to include enhanced public realm and landscaping.

Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date 04.05.23
Signed on behalf of [developer/site promoter]   - Director of Contour Planning, On Behalf of Tesco Stores Limited)	Date 02/05/23



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

**Between  
Spelthorne Borough Council  
And  
Thames Water Utilities Limited**

Site Reference:

**AS1/003 (Former Staines Fire Station, Town Lane)**

Site Address: Former Staines Fire Station, Town Lane, Stanwell, TW19 7JP  
(Easting: 506044, Northing: 172719)

Proposed Development: Residential development of approximately 50 dwellings

## **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 available for development. The fire service has vacated the premises and the site and existing buildings are currently disused. The site has also been subject to formal Clearance by Thames Water, confirming the land is no longer required for operational purposes. This allows the land to be sold and negotiations are well advanced to sell the sites into a non-regulated Kemble Group Development Company and due to complete by the 30th September 2023.

The site is suitable for a residential development, being in a sustainable location within the existing built up area of Stanwell and in close proximity to public transport and local services.

The site has no technical or environmental constraints such that it would mean a residential development would not be deliverable.

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 in single ownership with direct access onto the public highway. There are no land ownership constraints which would risk early delivery of a residential development at the site.

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-application advice, supported by an indicative scheme design, was taken from SBC in 2021. Advice from SBC will be factored into the scheme which forms the planning application.

Pre-application advice was taken from Surrey County Council Highways in 2022. A technical solution to provide suitable access and egress for vehicles will be provided in the planning application.

A study to understand ground contamination has been completed and discussions regarding supply of power are being undertaken. Valuers and cost consultants are also engaged to advise of the project.

A phase 1 ecology survey was undertaken in 2022. Bird surveys for Staines Reservoir and bat emergence surveys will be undertaken in the relevant survey seasons during 2023.

It is the intention to submit a planning application for a residential development shortly after the allocation is confirmed via formal adoption. The application is anticipated to be submitted in Summer 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]

It is anticipated that a full planning application will be submitted in Summer 2024. Subject to planning permission being granted later in 2024, works are anticipated to commence in 2025 and it is expected that the development will be completed and all housing delivered during 2026.

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

Highways impacts and site access will be discussed with National Highways to ensure suitable provision and mitigation is proposed to ensure no severe impact on the strategic road network is experienced resulting from the development.

The scope of bird surveys required to assess potential impact on the Staines Reservoir will be discussed and agreed with Natural England. Discussions are anticipated to take place during Summer 2023.

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 adjacent Staines Reservoir is a designated SSSI and Special Protection Area. A suitable scope of surveys will be undertaken in advance of the planning application, in agreement with Natural England, with suitable mitigation measures identified and built into the scheme design.

Highways engineers are engaged to confirm a technical solution for site access and egress for vehicles.

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 will provide affordable housing at a level which is in accordance with the Local Plan.

The development would enable the removal of the existing redundant buildings to be replaced by a scheme of high quality design delivering housing needed in the Borough in a sustainable location.

Signed on behalf of Spelthorne Borough Council 	Date 27/04/2023
Signed on behalf of Thames Water Utilities Limited 	Date 24/04/2023

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

**Between Spelthorne Borough Council  
And  
The Diocese of London**

Site Reference:

**HS1/012b (Land East of Upper Halliford Road)**

Site Address: Land East of Upper Halliford, Nursery Road, Upper Halliford,  
TW16 6JW (easting: 50933, Northing:169221)

Proposed Development: The Site has been allocated to deliver 20 residential  
units alongside new sixth form college provision.

## **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.

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]

Available: The London Diocesan Fund (LDF) own the freehold of the whole Site. It is free and available to come forward immediately.  
Suitable: The Site is sustainably located adjoining the built-up area of Upper Halliford, a short distance from Upper Halliford Station. The site is adjoined by development along the western of the Site (and residential development is proposed to the north in the Local Plan). It is suitable to deliver a minimum of 20 dwellings and a new sixth form provision.  
Deliverable: A high level masterplan has been drawn up to show how the site could be delivered, which the Council is supportive of in principle. The development can be built out in under five years following adoption of the Local Plan.

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 known land ownership constraints which may affect the delivery of development. LDF own the freehold to the Site including the Site access. The adjoining allocation to the north is subject to deal to sell the land to Bellway Homes upon the granting of planning permission. This contract makes provision for access to the southern site to be provided as part of any final layout for this site.

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)

LDF has carried out pre-application discussions with the County Highways. The feedback received has fed into the proposal's design evolution and overall, Spelthorne is supportive of the indicative masterplan.

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]

Indicative start date: 2026  
Indicative delivery rate: 20 homes per year (the full amount to be delivered in one phase).  
Indicative completion date: 2028



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

LDF has promoted the Land East of Halliford Road for development throughout the plan preparation process. In addition, the LDF have carried out extensive engagement with Spelthorne Council in the form of a number of meetings and correspondence with the planning policy team. The LDF has also met with the County Highways to discuss delivery of the new access road. The LPA has generally been supportive of the proposal and indicative plans that have been prepared.

The adjoining site which will be subject to an imminent planning permission has undertaken significant pre-application discussions and contains an access through to this site.

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]



**Green Belt:** The Site sits wholly within the Green Belt. The Council's Green Belt Assessment indicates that the Site does not perform well against all of the five tests of the Green Belt set out in the NPPF.

**Landscaping:** The Site is bound by a number of mature trees. The masterplan for the site shows that a well designed proposal can come forward to deliver high quality landscaping and a suitable new Green Belt boundary.

There are a number of smaller trees and areas of vegetation on the boundary of the site which may need to be removed to facilitate the delivery of the access road to the school and this would leave the higher quality trees which are visible from public locations unaffected.

**Access:** The access has been through extensive engagement with the County Council's Highways Team and has been discussed in detail at pre-application stage. These discussions confirmed that the new road would deliver a safe and suitable access.

<p>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]</p>
<p>The site would facilitate new sixth form provision for the local community. Currently there is extremely limited provision within the District and many local residents need to travel outside of the District to obtain further education. This scheme would significant provision to provide much greater opportunities to local people and reduce their need to travel.</p>

<p>Signed on behalf of Spelthorne Borough Council</p> 	<p>Date</p> <p>27/04/2023</p>
<p>Signed (by Icenl - planning agent) on behalf of London Diocesan Fund</p> 	<p>Date</p> <p>24/04/23</p>

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

**Between  
Spelthorne Borough Council  
And  
Staines and Laleham Sports Association Limited & A2 Dominion**

Site Reference:

**RL1/ 011 (Land at Staines and Laleham Sports Court, Worple Road)**

Site Address: Staines and Laleham Sports Ground, Worple Road, Staines upon  
Thames TW18 1HR

Proposed Development: Reconfiguration and upgrading of sports facilities;  
release of part of the site for residential development of circa 52 new homes

## **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**

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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 need to re-capitalise SALSAL to secure its long-term financial sustainability is urgent. SALSAL owns the Site and will make it available for development upon the grant of planning permission for its redevelopment.*

*The Site is a sustainable and suitable location for development. The majority would remain sporting facilities that would be improved/ upgraded for the benefit of the local community. The area to be released for residential is contiguous with the boundary of the existing urban area and adjacent residential properties, providing for a logical extension to the urban area on land identified in the Council's Green Belt Study Stage 3 (2022) as performing a weak Green Belt function (see pages 52-57).*

*The enclosed Draft Programme (17/11/2022) provides for a 40-month programme (i.e. three years and four months) from submission of the planning application to completion of all works. SALSAL and A2D is exploring the possibility of submitting an application in advance of the local plan adoption to mitigate the risk of further delay and provide for all homes to be completed within years 1 to 5 of the local plan.*

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

[Approximately 100 words recommended]

*No landownership constraints. SALSAL own the Site in its entirety freehold.*

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]

*Request for pre-application advice submitted in January 2021. Meeting held with the development management team (including Planning Development Manager) on 12 February 2021 with written advice received in email dated 22 February 2021. The advice was to promote the site through the local plan. Indicative scheme reduced from 66 to c. 52 homes to address LPA comments on density, layout etc. which have now been satisfactorily overcome.*

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]

*See SALSAL Draft Programme (17/11/2022). Anticipated start on-site (access and sports reconfiguration/ upgrades) c. 13 months following submission of planning application; commencement of housing development c. 16 months following submission of application with all works completed within 40 months.*

*Housing completions between months 32 and 38 with apartment completions in month 39 (i.e. all dwellings to be completed within a nine-month period).*

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

*Initial discussions with Sport England have taken place on the Policy Exception E5 case including various emails with Owen Neal, Planning Manager at Sport England. The detail will be set out in SALSAL/ A2D's hearing statement/ appendices.*




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]

*Initial assessments in respect of ecology, arboriculture, transport/ highways and flood risk/ drainage confirm that there are no technical reasons why the Site could not be developed as proposed with appropriate mitigation/ management.*

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]

*Retention of facilities for all existing sports on the Site with the following improvements:*

- *Replacement, re-orientation (to preferred Hockey England N-S orientation) and relocation of artificial flood-lit hockey pitch*
- *Two new cricket squares*
- *One new non-turf cricket wicket*
- *New cricket nets*
- *Archery range*
- *Junior football pitches (U7/ U8 to U15/ U16)*
- *Demolition of existing poor-quality clubhouse*
- *New (relocated) sports pavilion with event, leisure, community and indoor training facilities (including dedicated male and female changing and accessible facilities)*
- *Replacement, relocation and consolidation of groundsman stores into a single store*
- *Relocated and improved access from Worple Road*
- *Car, coach and cycle parking (including accessible parking bays and EVC)*

<p>Signed on behalf of Spelthorne Borough Council</p> 	<p>Date</p> <p>03.05.2023</p>
<p>Signed on behalf of Surrey CC</p>  <p> Head of Acquisitions and Disposals</p>	<p>Date</p> <p>28.4.23</p>

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

**Between  
Spelthorne Borough Council  
And  
Tesco Stores Limited**

Site Reference:

**SC1/006 (Tesco Extra, Escot Road)**

Site Address: Tesco Extra, Escot Road, Sunbury-on-Thames TW16 7BB

Proposed Development: Residential redevelopment comprising circa 225 units, together with retained foodstore.



## **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**

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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 meets the three tests since it is entirely in the control of Tesco and has been identified by them (and the Council, via site assessment work in support of the Local Plan) as being available, suitable and deliverable for development.

Tesco owns a large portfolio of properties across the UK. The business regularly reviews the property portfolio and, where appropriate, seeks to maximise the development potential of land and buildings it controls. To achieve this the business has an inhouse team of property professionals (as well as wider consultant team which it can draw upon) to identify and assess the development potential sites. In this regard, Tesco's Sunbury-on-Thames site has been identified by the business as having residential development potential, alongside a retained Tesco store.

Since first identifying the development potential of the site, Tesco has appointed a consultant team to undertake more detailed feasibility work. This work suggests that the most appropriate form of development for this site is the construction of a standalone residential block(s) within underused parts of the extensive customer car park. Such an approach to development would not affect the existing store building.

Tesco has a proven track record in undertaking residential development (either on its own or in JV partnership) at similar foodstore sites. Recent schemes similar to Tesco's aspirations at Sunbury include:

- Tesco Store, Western Avenue, Perivale, UB6 8DW: Planning permission granted on 12.02.21 for *"Construction of a part 16-storey, part 15-storey and part 10-storey residential building to accommodate 278 residential units with additional ancillary communal multi-use space, basement vehicle parking, refuse and cycles stores, landscaping and associated works including alterations to existing car park and access (following demolition of petrol filling station) and installation of sub-station."*
- Tesco Store, Burlington Road, New Malden, KT3 4NE: Permission granted 20.06.21 for *"Erection of two blocks of development ranging in height between seven and 15 storeys and comprising 456 new homes, of which 114 will be one beds, 290 will be two beds and 52 will be three beds. 499sqm of b1(a) office space will be accommodated at ground floor level along with 220 car parking spaces, 830 cycle parking spaces, a realigned junction onto Burlington road, hard and soft landscaping and associated residential facilities. the application also includes minor changes to the layout and configuration of the retained Tesco car park"*.

Tesco has also delivered similar schemes throughout the UK, including in Waltham Abbey, Romford and Reading. Many other schemes are currently at pre- application or planning application stages.

This demonstrates Tesco's track-record in delivering schemes similar to its aspirations in Sunbury. It also demonstrates that Tesco car park sites (similar to Sunbury site) are suitable for development and that residential schemes can operate successfully alongside existing foodstores.

In summary, Tesco has the expertise, willingness and funds to redevelop land within its ownership, and is capable of creating new well-designed places which provide much needed new homes in line with the appropriate housing tests.

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

The allocated site is entirely in the freehold ownership of Tesco Stores Limited. Therefore, there are no ownership constraints which would affect or delay development.

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]

To date no pre-application engagement has taken place with the Local Planning Authority or other stakeholders. However, Tesco has identified the site as being suitable for development, with initial plans drawn up for the development of residential blocks above parts of the existing car park. The location considered most appropriate for this is to the north-east of the store building, which surveys show is the least used part of the car park. This area is also closest to local shops (including the Sunbury Cross Shopping Centre) and public transport connections.

The scheme is expected to be worked up into a pre-application (and thereafter planning application), most likely in the form of a joint venture between Tesco and a residential developer.

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]

To date feasibility work on this site has not yet reached the stage where details of start/finish dates and annual rate delivery are known. However, the expectation is that the site will pass through the planning stages and be ready for delivery in line with the timeframe identified in the Local Plan (i.e. 6-10 years).

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

To date no engagement has taken place with statutory bodies and no agreements are in place. However, Tesco has undertaken a number of feasibility studies/appraisals concerning development on the site and is familiar with the statutory bodies that will need to be engaged with.

In addition, given that Tesco is the sole owner of the site and has a proven track- record in delivering residential developments (either as developer, or as a JV partner), it is not expected the lack of preliminary engagement with statutory bodies will undermine the planning process and the ability to deliver residential development on 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]

It is envisaged that the main technical constraint arising from a redevelopment of the site is the requirement to ensure that construction works do not affect the operation of the existing foodstore.





The key to addressing this issue is careful phasing of the development, to ensure that the foodstore can operate during construction works and that this can easily and safely be accessed by customers, whilst protecting the safety and integrity of the wider construction site.

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 provision of higher density residential development on the site would meet community needs.

All Tesco's stores provide a community benefit for the neighbourhoods within which they are located (in terms of both the retail goods they sell and the local employment opportunities they offer). Therefore, it is essential for Tesco to be able to continue trading on the site.

Additional benefits offered in the development scheme are likely to include enhanced public realm and landscaping.

<p>Signed on behalf of Spelthorne Borough Council</p>  <p>, Group Head Place, Protection and Prosperity</p>	<p>Date</p> <p>04.05.23</p>
<p>Signed on behalf of [developer/site promoter]</p>  <p> - Director of Contour Planning, On Behalf of Tesco Stores Limited)</p>	<p>Date</p> <p>02/05/23</p>

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

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

Site Reference:

**SE1/020 (Sunbury Adult Learning Centre)**

Site Address: Sunbury Adult Learning Centre, The Avenue Sunbury

Proposed Development: Identified as able to support circa 24 units

## **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 currently operational as an adult learning centre where we have plans to relocate the use to the former Sunbury Fire station site which is proposed as a redevelopment (Site SC 1/004)

It 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 the completion of redevelopment Site 1/004 which is currently targeting Nov 2025, thus we assess that this site would be available for development from Q3 2025

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 successful planning, delivery could commence once the current operational uses on site are relocated as noted. A development of 24 units would normally assume a 15-18 month development period and thus one might assume 2027 for a completion

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 linked to wider benefits being proposed and arising on Site 1/004. 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 03.05.2023
Signed on behalf of Surrey CC   Head of Acquisitions and Disposals	Date 28/4/23

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council - Assets**

Site Reference:

**SE1/025 (Elmbrook House)**

Site Address: Elmbrook House, Station Road, Sunbury

Proposed Development: 105 apartments

## **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**

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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.

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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]

Early feasibility appraisals have been considered. The site is currently vacant although a commercial letting is progressing that will commit the council to reassessing development options in 2026.

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

Site is adjacent Network Rail assets so a BAPA will need to be agreed as part of the development proposals.

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]

Initial pre-application discussions have taken place with the LPA's Planning Policy team. In approving the commercial letting, the council's Development Sub Committee acknowledged that development options will not be progressed until 2026.

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 financial viability and internal approvals, a planning application could be brought forward in 2025. Assuming consent is granted, then a scheme could potentially start in late 2026. Practical completion would be in 2028. It would be a single phase development.

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


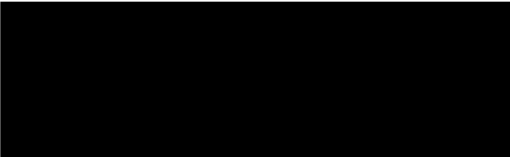
No engagement beyond the LPA has taken place.

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]

Adjacency to Network Rail assets will require a BAPA to be in place prior to works starting. This is likely to result in a building isolation strategy being adopted to mitigate noise/vibration. Highway impacts due to proximity to M3 will need to be considered.

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]

Some/all units may provide affordable homes for local people to rent. Mix to be confirmed.

Signed on behalf of Spelthorne Borough Council  H Morgan, Group Head Place, Protection and Prosperity	Date 05.05.2023
Signed on behalf of [developer/site promoter] 	Date 2.5.23

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

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

Site Reference:

**SH1/010 (Shepperton Library, High Street)**

Site Address: Shepperton Library, High Street Shepperton

Proposed Development: Identified as able to support circa 10 units

## **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**

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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 site is currently operational as a library, but where we have plans to relocate the use to the former Sunbury Fire station site which is proposed as a community and hub redevelopment (Site SC 1/004).

It 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 the completion of redevelopment Site 1/004 which is currently targeting Nov 2025, thus we assess that this site would be available for development from Q3 2025.

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 successful planning, delivery could commence once the current operational uses on site are relocated as noted. A development of 10 units would normally assume a 12-15 month development period and thus one might assume 2027 for a completion.

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 but will be included in wider stakeholder discussions as part of the Reg 3 planning on site 1/004.






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 linked to wider benefits being proposed and arising on Site 1/004. 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 03.05.2023
Signed on behalf of Surrey CC   Head of Acquisitions and Disposals	Date 28/4/23

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

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

Site Reference:

**ST1/028 (Leacroft Centre)**

Site Address: Leacroft Centre Leacroft Staines TW18 4NN

Proposed Development: Identified as able to support circa 17 units

## **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**

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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**

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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 former army drill base unit, is currently operational as a Youth Centre where we expect the use to remain for up to 5 years. The site will remain subject 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 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 03.05.2023
Signed on behalf of Surrey CC   Head of Acquisitions and Disposals	Date 28/4/23

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

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

Site Reference:

**ST1/030 (Fairways Day Centre, Knowle Green)**

Site Address: Fairways Burgess Way Staines

Proposed Development: Identified as able to support circa 30 units

## **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**

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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**

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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 comprises an extensive 2 storey converted former Day Centre for adults with learning difficulties, and now partly vacant and toward the end of its economic life. It is currently non operational to SCC service uses and part licenced short term to a tenant where intent is to secure full vacant possession within 12 months. The site is level and an identified/viable development 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 vacant possession available shortly following service of notice on the current licencees

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]

None at this stage,. Current asset management is targeting full vacant possession following which it is anticipated applications for demolition and redevelopment will arise – now anticipated 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]

Subject to the outcome of planning, Members and stakeholder decisions delivery is now referenced in a 3-5 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 other than some underground services which will be designed out within any scheme layout

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 for a likely residential lead scheme but detail is not currently available on the typology of uses (ie whether market, supported, care, keyworker etc )

Signed on behalf of Spelthorne Borough Council 	Date 03.05.2023
Signed on behalf of Surrey CC   Head of Acquisitions and Disposals	Date 28/4/23

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

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

Site Reference:

**ST4/023 (Two Rivers Retail Park Terrace)**

Site Address: Two Rivers Retail Park Terrace, Mustard Mill Road, Staines

Proposed Development: Redevelopment to provide circa 750 residential units  
(plus potential ground floor commercial 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]

Availability: Leases will co-terminate in 2025.

Suitability: The site has been subject to pre-application engagement and senior officers have given support in principle.

Deliverability: See below.

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

The land is held under an ownership structure of two parties. Future ownership may change but any landowner will need to be satisfied that there is a clear direction in terms of allocation, given the issues facing developers elsewhere for similar residential schemes in Staines and the political dynamic.

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-application submission made 3<sup>rd</sup> September 2021 and meeting held 7<sup>th</sup> September 2021. No planning application made to-date.

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 vacant possession (see above), developer viability, engagement with statutory bodies (e.g. Environment Agency), site investigation works, planning (1 year if allocated), site clearance and construction phase. Likely completion: 2030.

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

Nothing to-date.

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 site is an 'island' site located between the River Wraysbury and River Colne. The scheme will seek to make the most of its riverside setting in terms of outlook and townscape.

The land to the south forms allocation ST4/024 and the Staines Conservation Area is also to the south. The proposed building heights therefore increase towards the north of the site (as proposed). A new vehicular river crossing would be proposed close to McDonald's to carry vehicles into the site and around the rear (River Wraysbury edge) emerging onto Hale Street. Thought has been given to providing a MSCP close to the railway line to the north for the site.

Active travel would be very much proposed. An internal courtyard is proposed to deliver an attractive heart for the development and landscaping and BNG would be delivered and achieved.

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]

SBC requested that ground floor commercial uses be included, and consideration is being given to that. Enhancement to the River Colne frontage would be delivered, including the consideration of café type uses. The improvements to townscape value and the sense of place will be of significant benefit to the town, as well as the benefit of delivering a resident population to the town centre.

<p>Signed on behalf of Spelthorne Borough Council</p> <p></p> <p>, Group Head Place, Protection and Prosperity</p>	<p>Date</p> <p>05.05.23</p>
<p>Signed on behalf of [developer/site promoter]</p> <p></p> <p> MRTPI</p>	<p>Date</p> <p>2<sup>nd</sup> May 2023</p>

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

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

Site Reference:

**ST4/024 (Frankie & Benny's/Travelodge, Two Rivers)**

Site Address: Frankie & Benny's/Travelodge, Two Rivers, Hale Street,  
Staines.

Proposed Development: Redevelopment to provide circa 55 residential units.

## **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**

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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.

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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]

Availability: Frankie & Benny's has been occupied on a short lease as a microbrewery. Travelodge's lease expires on 31<sup>st</sup> October 2025. The site is likely to become available in November 2025.

Suitability: Site subject to positive pre-application engagement with senior officers and considered suitable subject to finite scheme detail.

Deliverability: See below.

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

The land is held in a JV Partnership between two parties. Future ownership /fund structure may be subject to change; however, any owner will need to be satisfied that there is a clear direction in terms of allocation, given the issues facing developers elsewhere for similar residential schemes in Staines and the political dynamic.

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-application submitted 2<sup>nd</sup> August 2021 and pre-application meeting held 9<sup>th</sup> August 2021. No planning application submitted yet.

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]

Site becomes available in 2025, plus 1 year for planning (subject to allocation), plus 18 months on-site. Development likely to be completed in 2028.

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.





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]

Half of the site is within the Staines Conservation Area. The scheme has been designed to reflect the townscape of the Conservation Area and the massing of buildings on Hale Street, with the scheme rising in height to the north.

The site is a sustainable town centre location and so, to respond to matters relating to highways, a reduced number of car park spaces would be proposed (circa 0.63 spaces/unit). In terms of ecology, the applicant would seek to provide BNG, as recommended in SBC's response to the pre-application.

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 scheme is part of a two phased redevelopment of this part of Two Rivers (alongside site ref. ST4/023). That site has the capability of offering more community benefit in terms of townscape and potential non-residential uses as part of a mixed-use development. Notwithstanding this, the redevelopment of the subject site would see a significant improvement in terms of building quality, and the delivery of a resident population will seek to address a shortfall in housing numbers and provide additional footfall and expenditure to the town centre.

<p>Signed on behalf of Spelthorne Borough Council</p> <p></p> <p>, Group Head Place, Protection and Prosperity</p>	<p>Date</p> <p>05.05.23</p>
<p>Signed on behalf of [developer/site promoter]</p> <p></p> <p> MRTPI</p>	<p>Date</p> <p>2<sup>nd</sup> May 2023</p>

**Years 11-15 (2033-2037)**

**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**

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 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 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


03.05.2023

Signed on behalf of Surrey CC



Date

28/4/23

 Head of Acquisitions and Disposals



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

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

Site Reference:

**SC1/019 (Sunbury Social Services Centre, Vicarage Road)**

Site Address: 108 Vicarage Road Sunbury

Proposed Development: Under review but indicative plans suggest 11 units

## **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**

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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 site offers redevelopment potential and is likely to be formally released toward the end of 2023 as we currently finalise some operational issues

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]

We would anticipate a purchaser submitting an application in 2024 assuming we start marketing our site for sale in the latter part of 2023

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]

As above and dependent on the outcome of successful planning applications in 2024 but we continue to forecast a potential delivery within your first five year period.

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]

We have not undertaken detailed site assessments but unaware of any particular constraints that would impede development

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]

We would anticipate a development for residential led development on the site but at this stage unknown typology (whether market, supported, affordable, care, keyworker etc)

Signed on behalf of Spelthorne Borough Council 	Date 03.05.2023
Signed on behalf of Surrey CC   Head of Acquisitions and Disposals	Date 28.4.23

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

Between Spelthorne Borough Council  
And A2Dominion Group

Site Reference:

**SC1/021 (Land at Spelthorne Grove)**

Site Address: Land at Spelthorne Grove, Sunbury, TW16 7BZ

Proposed Development: Residential (C3): 250 net additional units (approx.)  
Open space: Retention of existing or reprovision within the wider site.

## **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**

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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

*A2Dominion own the freehold of 128 nos. dwellings (118 flats and 10 houses)*

*The remaining 31 dwellings (29 flats and 12 houses) have been brought back – but as indicated in 2 below this is not considered an impediment to development as there are material benefits to the owners in agreeing to sell on to A2Dominion to facilitate this development.*

*The Open Space identified within the site allocation boundary belongs to Spelthorne Borough Council.*

Suitability

*The Site is brownfield site located within the defined boundary of the SP2 policy area for Sunbury Cross in the submission local plan.*

*Local Facilities - the site enjoys easy access to a range of school, retail and employment facilities. There is a range of local convenience shopping located within 400m walking distance at the Sunbury Cross Shopping Centre, and at the parade of shops on the A308 Staines Road West close to M3 Junction 1. The Sunbury International Business Park and Tesco superstore are also all within 800m walk of the site*

*Public Transport - The closest bus stops are located on the A303 and are 100m north of the site. They have frequent services to Staines, Heathrow Airport, Sunbury, Kingston, Twickenham. There are approximately 8-10 service per hour from these bus stops, which is a very good level of service. Sunbury Station is located 600m to the east of the site and provides services between London Waterloo and Shepperton. There are four services per hour in the peak and two services per hour in the off-peak.*

*c Pedestrian and Cycle Infrastructure is generally good including signalised crossings of main road and various local designated cycle routes.*

*Overall, the site is situated within one of the more sustainable locations in the Borough and is considered to be a highly sustainable location.*

Deliverability

*As per 4 below Subject to negotiating a viable development opportunity and negotiations on the acquisition of the units referenced above, a planning application could be submitted in 2025, and subject to the terms of the permission and pre commencement requirements, the site could look to deliver from 2027. The build period being circa 5/6 years – i.e. completion by 2032/2033 if works commence in 2027.*

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 147 flats and 22 houses located at Spelthorne Grove (within the boundary of the Estate Regeneration Scheme*

*A2Dominion own the freehold of 128 nos. dwellings, whilst the remaining 31 have been bought.*

*As with any Estate Regeneration scheme, the acquired units would need to be bought back to enable the whole site to be redeveloped and the full benefits of the proposals to be realised.*

*The purchase of these properties is not deemed to be an issue for A2Dominion, as homeowners will benefit from substantial building fabric improvements and improvements to the estate as a whole. Existing leaseholders will be bought out/or offered alternative accommodation in the scheme.*

*The development programme will be devised to allow the decanting of residents into new accommodation if this is the option they chose.*

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]

*Request for pre-application advice submitted in October 2021. Meeting held with the development management team (including Planning Development Manager) on 22 December 2021 with written advice received in email dated 10 March 2022.*

*These addressed two proposals: 1 for 606 residential units and another for 503 residential units.*

*Various comments were made concerning the:*

- Bulk, massing, height of the development,*
- The level of amenity space and parking provision,*
- The density of the scheme and impact on the immediate neighbours.*

*Alternative plans have been produced to try and address the Council's concerns, albeit these demonstrate a conflict between the Council's desire to meet amenity and particularly parking standards in full; and the level of development that can then viably be accommodated on site.*

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 negotiating a viable development opportunity and negotiations on the acquisition of the units referenced in 2 above, a planning application could be submitted in 2025, and subject to the terms of the permission and pre commencement requirements, the site could look to deliver from 2027, with circa. 75 completions a year.*

*The build period being circa 5/6 years allowing for decants of existing residents – i.e. completion by the 2032/2033 if works commence in 2027.*



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

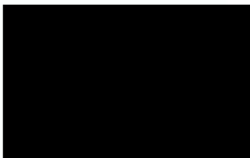
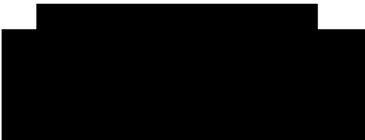
*There have been no discussions thus far with anyone other than officers of SBC as a viable scheme needs to be generated before any such discussions can be initiated*

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]

*Initial assessments in respect of ecology, arboriculture, transport/ highways and flood risk/ drainage confirm that there are no technical reasons why the Site could not be developed as proposed with appropriate mitigation/ management.*

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 replacement of buildings whose fabric is coming to the end of its life with new homes that are energy and water efficient and meet modern building standards thus addressing issues around fuel poverty.
- New and additional affordable homes mixed in type and tenure to create a mixed and balanced community, including ground floor accessible / adaptable units.
- New / enhanced usable open space and play facilities for all members of the community, with access to this open space contributing to physical and mental wellbeing.
- A car club, electric vehicle charging points, cycle park, accessible car parking spaces.
- Improved public realm in a car free environment prioritizing enhanced pedestrian and cycle links to encourage sustainable travel.
- Reduced flood risk.
- Biodiversity net gains.

Signed on behalf of Spelthorne Borough Council 	Date 27/04/2023
Signed on behalf of [developer/site promoter] 	Date 27.04.2023

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

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

Site Reference:

**SH1/015 (Shepperton Youth Centre, Shepperton Court Drive)**

Site Address: Shepperton Youth Centre Laleham Road Shepperton

Proposed Development: Identified as able to support circa 24 units

## **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**

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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 comprises a large detached single storey, purpose built community centre, adjacent to a games court and skate park, the latter of which is leased to Spelthorne DC. It is currently operational as a Youth Centre where we expect the use to remain for for the foreseeable future. The site will remain subject 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 would be 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]

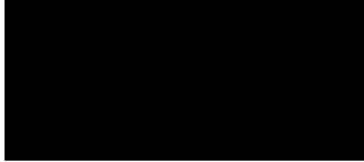


None at this stage

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 03.05.2023
Signed on behalf of Surrey CC   Head of Acquisitions and Disposals	Date 28/4/23

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

**Between  
Spelthorne Borough Council  
And  
A2Dominion Group**

Site Reference:

**SN1/012 (Land at Stanwell Bedsits, De Havilland Way)**

Site Address: [Land at Stanwell Bedsits, De Havilland Way, Stanwell, TW19  
7DE](#)

Proposed Development: [Residential \(C3\): 175 net additional units](#)

## **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.

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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

*A2Dominion own the freehold of 165 nos. studio flats / dwellings.*

*The remaining 75 properties have been brought back – but as indicated in 2 below this is not considered an impediment to development as there are material benefits to the owners in agreeing to sell on to A2D to facilitate this development.*

Suitability

*The Site is brownfield site located within the built up area of Stanwell.*

*Local Facilities – the site is located within walking distance to primary schools, retail, health and employment facilities. Stanwell High Street provides a number of local facilities including two convenience stores, an ATM, post office and Village Hall. Further, to the south there are two primary schools, a pharmacy and St David's Family GP.*

*Public Transport – overall there is a good level of service nearby:*

*Town Lane bus stops are located circa 600m from the site and serve the 442 bus route, providing services every 30 mins between Heathrow airport and Staines.*

*Bedfont Road bus stop is 650m from the site and serves the 203 and 555 routes. The 203 routes between Staines and Hounslow via Hatton Cross and provides a services every 30 mins. The 555 routes between Whiteley Village and Heathrow via Shepperton, and has a service every 60 minutes. Pedestrian and Cycle infrastructure is generally good. Footways are provided on both sides of De Havilland Way, Douglas Road and the High Street. There are dropped kerbs and tactile paving provided over junctions and the surrounding roads are residential in character and therefore have low traffic flows and speeds which make them a pleasant environment for pedestrians and cyclists.*

Deliverability

*As per 4 below Subject to negotiating a viable development opportunity and negotiations on the acquisition of the units referenced above, a planning application could be submitted in 2028 and subject to the terms of the permission and pre commencement requirements, the site could look to deliver from 2030. The build period being circa 4/5 years – i.e. completion by the 2035 if works commence in 2029/2030.*

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

[Approximately 100 words recommended]

*A2Dominion own the freehold of 165 nos. dwellings (studio flats), whilst the remaining 75 have been bought.*

*Similar to a Council led Regeneration Scheme A2 Dominion are seeking to improve the quality of the homes and the wider neighbourhood through Regeneration of the existing estate.*



*A2Dominion will need to buy back the remaining units to enable the whole site to be redeveloped.*

*This is not deemed to be an issue, existing leaseholders will either be bought out or offered alternative accommodation in the scheme. The development programme will be devised to allow the decanting of residents into new accommodation if this is the option they chose.*

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]

*Request for pre-application advice submitted in October 2021. Meeting held with the development management team (including Planning Development Manager) on 1<sup>st</sup> February 2022 with written advice received in email dated 8<sup>th</sup> August 2022.*

*The advice addressed two proposals; 1 for 415 residential units and another for 402 residential units.*

*Various comments were made concerning the:*

- Bulk, massing, height of the development;*
- Reduced level of amenity space and lack of parking provision; and*
- The density of the scheme and impact on the immediate neighbours.*

*Alternative plans have been produced to try to address the Council's concerns, albeit these demonstrate a direct conflict between the Council's desire to meet amenity and particularly parking standards in full and the level of development that can then viably be accommodated on site.*

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 negotiating a viable development opportunity and negotiations on the acquisition of the units referenced in 2 above, a planning application could be submitted in 2028, and subject to the terms of the permission and pre-commencement requirements, the site could look to deliver from 2030, with circa 75 completions a year.*

*The build period being circa 4/5 years – i.e. completion by the 2035 if works commence in 2029/2030.*

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



*There have been no discussions thus far with anyone other than Officers of SBC. A viable scheme needs to be generated before any such discussions can be initiated.*

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]

*Initial assessments in respect of ecology, arboriculture, transport/ highways and flood risk/ drainage confirm that there are no technical reasons why the Site could not be developed as proposed with appropriate mitigation/ management.*

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 replacement of buildings whose fabric is coming to the end of its life with new homes that are energy and water efficient and meet modern building standards and thus help address issues around fuel poverty.
- The replacement of the existing bedsits with a mix of one, two, three bedroom apartments, including ground floor accessible / adaptable units, thus creating a more 'mixed and balanced community' and addressing the housing mix deficiencies in the area identified in the GL Hearn 'Planning for Housing Delivery' report.
- Increased number and improved mix of affordable homes.
- New / enhanced usable open space and play facilities for all providing access to green space which improves physical and mental well being.
- Improved public realm and reduced car parking provision facilitated by a car club. Electric charging points for accessible spaces.
- An environment with enhanced pedestrian and cycle links which promotes sustainable travel.
- Reduced flood risk.
- Biodiversity net gains.

<p>Signed on behalf of Spelthorne Borough Council</p> 	<p>Date</p> <p>27/04/2023</p>
<p>Signed on behalf of [developer/site promoter]</p> 	<p>Date</p> <p>27.04.2023</p>

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

**Between  
Spelthorne Borough Council  
And  
Spelthorne Borough Council (Assets)**

Site Reference:

**ST4/009 (Elmsleigh Centre & Adjoining Land, South Street)**

Site Address: Tothill MSCP, Thames Street, Staines (in part, without the Elmsleigh Centre for now)

Proposed Development: Circa 174 apartments plus ground floor retail/commercial uses.

## **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 a prime town centre brownfield site with views over River Thames. It is a redundant car park which has been vacant for circa 2.5 years. The Council's Assets team are about to commence design development towards a planning application. Early feasibility studies are being refined into an options study to inform the most appropriate scheme to progress

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 incorporates the library and the museum and is dependent on them relocating to alternative premises (which have been identified) in Staines town centre. Ground floor retail is let on short term leases which can be terminated to facilitate development. Proximity of Communications House and the new Fairview scheme will need to be taken into consideration.

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-application consultations are yet to take place. Once the options study is complete and the professional team is fully appointed, LPA pre-application advice will be sought alongside other key consultees and stakeholders including the public.

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 a planning application can be submitted in Q1/24, then start on site could be Q1/25 with PC in Q1/27. It is likely to be a single phase development. This would be subject to financial viability.

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

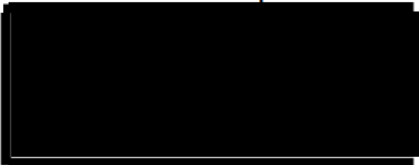

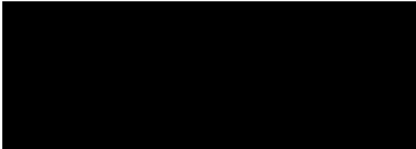
None at the point in time.

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 impact of the proposed zoning areas in the Staines Development Framework will adversely influence financial viability of the scheme's proposals and limit the opportunities to maximize this brownfield site. Flood risk and highways considerations as well as daylighting/sunlighting considerations will need to be mitigated through good design.

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]

Aspirations are for 100% affordable homes to rent to local people. The development of this redundant site will positively contribute to the regeneration of Staines town centre.

Signed on behalf of Spelthorne Borough Council   , Group Head Place, Protection and Prosperity	Date 05.05.2023
Signed on behalf of Spelthorne Borough Council-Assets 	Date 2.5.23