

Strategic Land Availability Assessment (SLAA)

SPELTHORNE BOROUGH COUNCIL

FINAL REPORT



Spelthorne Takes Shape

Update 2021



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Important Notice: Disclaimer

The Strategic Land Availability Assessment (SLAA) is a key part of the evidence base that will be used to inform the Council's future Local Plan but does not in itself constitute planning policy. It is important to note that the SLAA does not formally allocate sites for development and the identification of a site in this document as having the potential for housing or other development is based on the evidence before the Council at the time of writing. The SLAA will not prejudice the determination of any subsequent planning application for that site nor does it influence the Council towards the favourable consideration of any future planning applications for the development of that site.

Any comments made in relation to a particular site do not constitute a planning brief or formal planning advice.

All proposals for housing development arising during the plan period will be considered on their individual merits in relation to adopted and emerging development plan policies and other material considerations relevant at the time of determination. At this present time all planning applications are being assessed according to the adopted development plan.

Applicants will have to carry out their own assessment of a site in order to identify any constraints and should not rely on any part of the SLAA to support an application.

The yield set out in the SLAA is indicative of the potential supply that could come from the sites included.

The Council accepts no liability for any costs, liabilities or losses arising as a result of the use of, or reliance upon, the contents of this report.

Executive Summary

The purpose of the SLAA is to help the Council identify specific sites that will help meet housing and/or employment requirements within Spelthorne.

The Strategic Land Availability Assessment (SLAA) has been produced in accordance with national planning policy and guidance and the jointly produced SLAA methodology with Runnymede Borough Council (published in December 2015), who share the same Housing Market Area (HMA).

The SLAA has not been jointly prepared with neighbouring authorities on the basis that these authorities are at different stages of Local Plan preparation. However, this does not preclude the authorities producing a joint SLAA in the future and officers in the Runnymede/Spelthorne HMA will continue to work collaboratively and on an ongoing basis with each other on matters related to meeting housing and other development needs.

The SLAA evidence is used to assist the Council in identifying the supply of housing, which will help deliver the objectively assessed housing requirement across the HMA, as far as possible. The outcomes in relation to the housing supply will form the basis for ongoing conversations with Runnymede Borough Council and other neighbouring authorities in relation to how any unmet housing need will be addressed.

281 sites have been considered as part of this process, utilising a number of sources of supply. A list of all sites deemed deliverable and developable can be found at Appendix 5 and the site assessments are available on request from the Strategic Planning Team.

46 sites are considered to meet the SLAA site criteria and are deemed suitable, available and achievable for development and therefore could be delivered within the first five years of the Plan. Taking account of sources of supply and assumptions, officers estimate that the five year supply of housing is 3,126 units, which includes sites under construction (minus an under delivery discount of 5%). The sites identified through the call for sites exercise and classified as Green Belt are available in Appendix 3. These sites are not included within the SLAA yield of housing and will be subject to further consideration through the Local Plan.

1. Introduction

- 1.1 The Strategic Land Availability Assessment (SLAA) has been produced in accordance with the jointly produced SLAA methodology between Spelthorne and Runnymede Borough Councils, who are identified as sharing the same Housing Market Area (HMA), evidenced through the Runnymede/Spelthorne Strategic Housing Market Assessment (SHMA), first published in November 2015.
- 1.2 In September 2017 the Government published its consultation, '*Planning for the Right Homes in the Right Places*', setting out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth. Included was a proposed new standardised methodology for calculating local authorities' housing need. In February 2019 Planning Practice Guidance¹ was updated to confirm the requirement to use the standard method, with a current Local Housing Need of 611 dwellings per annum for Spelthorne.
- 1.3 The SLAA identifies the land supply in the Borough, which will help meet identified housing needs. The SLAA is based on data up to 31 March 2021 and presents a snapshot of current supply. The SLAA is however a live document and will be updated as new information emerges.
- 1.4 The SLAA also identifies land for other uses besides housing to help meet employment needs. The Council has produced an Employment Land Needs Assessment (ELNA) which assesses economic development needs in line with national policy. The SLAA and the ELNA will inform subsequent work as part of the new Local Plan to evaluate specific employment allocations and determine where growth should be accommodated across the Borough.
- 1.5 The SLAA is a policy neutral document and the inclusion of a site in it does not mean that it will necessarily be allocated in the Development Plan, or gain planning permission.

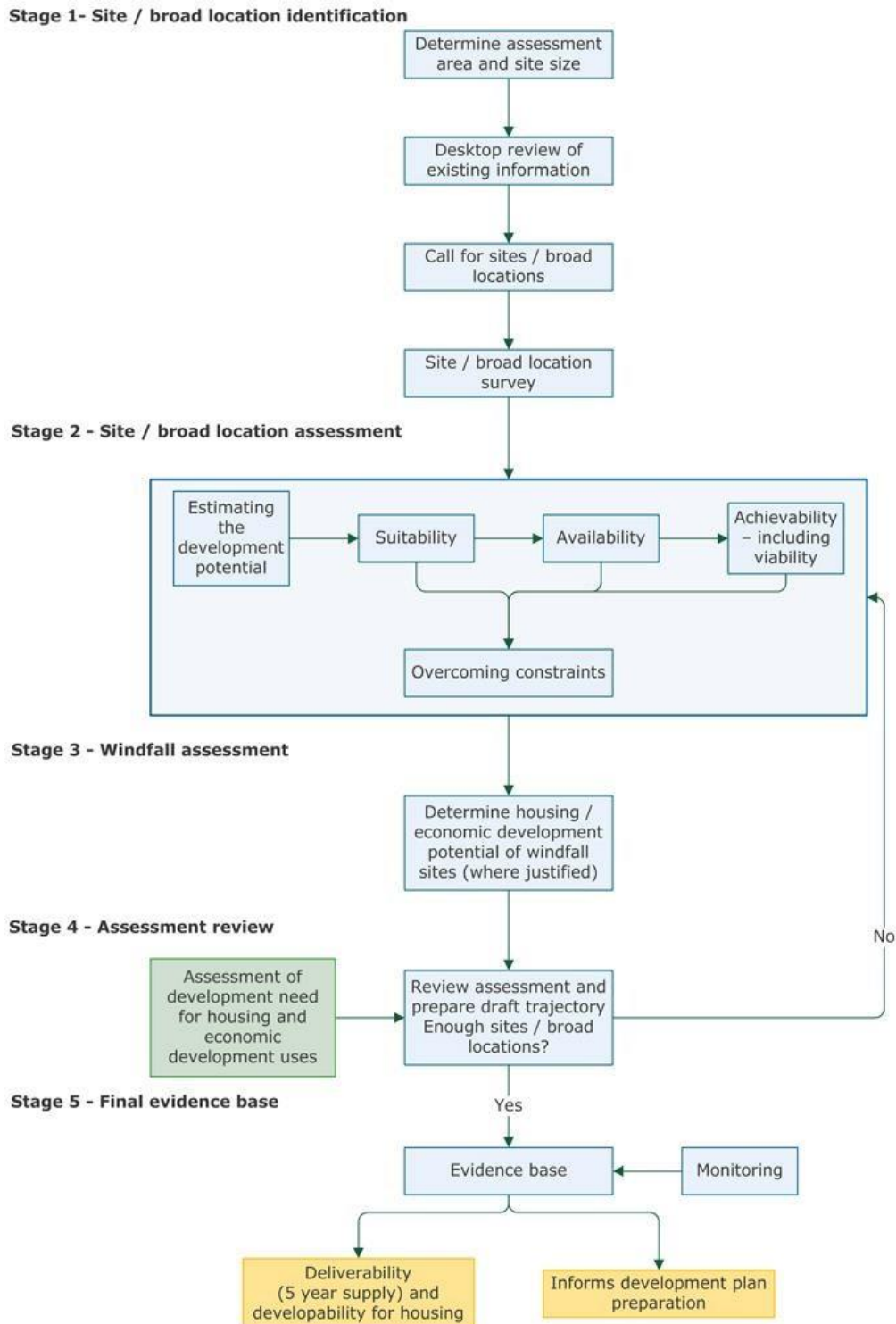
¹ Housing and economic needs assessment, Reference ID: 2a-002-20190220

2. Methodology

Stage 1: Identification of sites and broad locations

2.1 Planning Practice Guidance (PPG) sets out a recommended methodology to follow when preparing SLAAs. This process is summarised in Figure 1.

Figure 1: SLAA Methodology



- 2.2 This assessment has been prepared using the detailed SLAA Methodology produced jointly by Spelthorne and Runnymede Borough Councils. The methodology is based on the PPG and the processes summarised in Figure 1.
- 2.3 Planning Practice Guidance sets out that a land availability assessment should be undertaken working with other local planning authorities in the relevant housing market area or functional economic market area. It is important to note that the HMA authorities are at different stages in their plan making process and it is therefore not practical for a joint SLAA document to be prepared for the entire HMA at this time. This does not however preclude the authorities producing a joint SLAA in the future. A methodology regarding the assessment/inclusion of sites has been agreed by the two authorities. By using a common methodology, it is possible to assimilate readily the information from across the HMA and FEA, extending the picture of housing and economic land supply across the entire area, in line with the Duty to Co-operate.
- 2.4 A list setting out the sources of supply considered in the SLAA is provided in Appendix 1. This includes the call for sites exercise; existing allocations; sites within or previously in the planning process; and an officer search of the Borough's urban areas.
- 2.5 A total of 281 sites were considered through the SLAA, with 70 discounted because they were complete; were considered as part of a wider SLAA site; did not meet the threshold; or were deemed unsuitable or confirmed as not available by landowners (Appendix 2). A further 84 sites were identified as Green Belt and so were discounted at this stage. These sites will be subject to further consideration through the site selection process².
- 2.6 In 2017 an independent Green Belt Assessment was produced for the Council by ARUP. The purpose of the Green Belt Assessment Stage 1 was to provide evidence of how different areas perform against Green Belt purposes as set out within the NPPF. This study identified a number of weakly performing local areas and several local areas for potential sub-division. Subsequently the Green Belt Assessment Stage 2 was produced. This report considers smaller sub-areas of Green Belt and takes a more fine-grained approach to Green Belt assessment. The results of this study have informed the SLAA assessment of those sites that are situated within the Green Belt.
- 2.7 Sites within the Green Belt are not currently included within the potential supply of land. A separate schedule of sites located in the Green Belt is provided in Appendix 3.
- 2.8 The SLAA has been informed by evidence available to the Council up to 31 March 2021, setting out the current position. Those local areas of Green Belt identified as weakly performing or for further consideration, as set out in the Green Belt Assessment Stage 1 and Stage 2, will be further considered through the Local Plan process. In line with national policy, it is only through the Local Plan process that Green Belt boundaries can be altered³.
- 2.9 It is also noted that the possible expansion of Heathrow Airport may have implications for land in the north of the Borough. Sites that could be susceptible to acquisition as part of an expansion of Heathrow Airport have been assessed independent of this through the SLAA and based on current available evidence. This does not preclude the development of Green Belt land through very special circumstances in the future through any possible expansion of the Airport.

² The Site Selection Methodology can be found at: <https://www.spelthorne.gov.uk/localplan>

³ National Planning Policy Framework 2021, paragraph 140.

Stage 2: Site/broad location assessment

- 2.10 The SLAA methodology sets out the approach taken to assessing sites, including the constraints impacting the suitability of a site for development.
- 2.11 Where considering sites for residential use, the assessment focuses on sites delivering 5 net new housing units or greater, in compliance with advice contained within the PPG⁴.
- 2.12 Where a site has received planning permission or is in the planning process, it has been deemed available. Landowners have been contacted to establish whether sites are being considered for development, the time frame and the potential use.
- 2.13 Where landowners have yet to confirm the availability of a site and it has been deemed suitable, sites have been included in the 11-15 year period. The SLAA is a live document and will be reviewed regularly, taking into account the most up to date information available.
- 2.14 The assessment of achievability was principally derived from the results of suitability and availability considerations. A site was largely deemed to be achievable if it was considered both suitable and available and there were no other major barriers to development. Sites cannot be considered achievable by definition in the first five years if they have been identified as unsuitable or unavailable during this time. Where a site may be available beyond five years and is suitable, an estimate of when it could come forward and its capacity has been provided. The Council is currently producing a viability assessment for the emerging Local Plan. This evidence will feed into the SLAA once available.
- 2.15 Site capacity has been assessed based on various factors including density considerations, site constraints, planning history, the sustainability and accessibility of a location and the area's wider character. The Council's GIS mapping system was utilised to estimate the potential yield of a site.
- 2.16 Call for sites submissions included information to assist officers in determining an appropriate yield on site and the timing of delivery. Further input was received from the Council's Asset Management and Planning Development Management teams.
- 2.17 Sites contained in the SLAA have informed the Council's Brownfield Register⁵ which is a government requirement.

Stage 3: Windfall Assessment

- 2.18 Annex 2 of the NPPF states that windfall sites are 'sites not specifically identified in the development plan'. In Spelthorne, this historically applies to small-scale sites.
- 2.19 As set out in the NPPF and the SLAA methodology, small-scale windfall has consistently formed part of the housing supply in Spelthorne and so the SLAA will continue to include a windfall allowance in the housing trajectory.
- 2.20 Appendix 6 sets out how windfall allowances for both small sites and prior approval notifications have been determined.

⁴ Housing and economic land availability assessment, Reference ID: 3-010-20190722

⁵ <https://www.spelthorne.gov.uk/brownfield>

- 2.21 An allowance of 38 units per annum is considered appropriate to take account of development coming forward on small sites. Small sites accommodating 4 net units or less are included within the windfall allowance.
- 2.22 Prior approval notifications can also make a contribution towards the supply of housing. An allowance is not included in years 1-5 as granted permissions and identified sites are relied on due to the increased certainty associated with this source of supply. An allowance is however included in years 6-15 due to the difficulty of accurately identifying specific sites that could be converted from office to residential use through the (General Permitted Development) (England) (Amendment) Order 2016 in the long term. This approach is considered to avoid double counting.
- 2.23 An allowance based on previous completion trends has been included with a discount factor applied to each five year time period to account for the likely reduction in supply and market appetite. As such an allowance for 36 units and 18 units per annum has been made for years 6-10 and 11-15 respectively. Appendix 6 provides further detail.
- 2.24 Beyond Year 15, it is considered there is too much uncertainty and therefore the SLAA will only consider a rolling 15 year delivery period to ensure a greater degree of confidence in what will be delivered.

Stage 4: Assessment review

- 2.25 Once the sites and broad locations had been identified, the development potential of each site was assessed and used to produce an indicative trajectory. This sets out each site's development potential and when these sites could be developed (in years 1 to 5, years 6 to 10 or years 11 to 15).

Deliverable sites

- 2.26 This includes sites of 5+ units with planning permission whereby the development is under construction; sites of 5+ units which have planning permission but construction has not yet commenced; and sites which do not have planning permission but there is a realistic prospect that housing will be delivered on the site within five years. This includes confirmation of their deliverability in the 1-5 year timescale from the relevant landowners.

Developable sites

- 2.27 The NPPF requires local authorities to identify developable sites as part of the assessment. These are sites able to accommodate 5 or greater net new units and are considered to be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed within years 6-15. These sites have a lower degree of certainty attached to them and are not expected to come forward in the next 5 years.
- 2.28 Landowners of developable sites have been contacted to confirm the availability of sites, however a number have yet to be confirmed. These have therefore been included within the latter stages of the supply period. The SLAA is a live document and will be reviewed regularly to take account of any new information that may emerge.
- 2.29 Appendix 5 sets out the delivery estimates of appropriate SLAA sites.
- 2.30 Any sites that were under the appropriate thresholds (unable to accommodate 5 net dwellings or economic development on sites of 500sqm floor space); were confirmed as unavailable by landowners; or had complexities that would limit the achievability of

a site were excluded. Small sites are taken account of through windfall calculations within the SLAA.

- 2.31 In order to help identify a realistic housing supply, non-implementations have been considered in order to determine an ‘under delivery discount’. Expired planning permissions have been considered against granted planning applications over a 10-year period between 2011 and 2021. Historic trends in Spelthorne have shown that it is very rare that sites that enter the planning system are not developed at all, therefore account has been taken of those sites that have been subject to a renewed or replaced planning permission. Appendix 4 sets out the non-implementation calculation.
- 2.32 A figure of 5% has been applied as an under-delivery discount to sites that do not benefit from planning permission, or do have planning permission but have not yet commenced.
- 2.33 This is not applied to the windfall allowance as this has been derived from completions only and there is no evidence to suggest a significant downward trend in small-scale windfalls over the 15-year period in Spelthorne. An alternative discount has been applied to prior approval notifications to account for the likely decrease in supply over time.

Stage 5: Final evidence base

- 2.34 The SLAA methodology sets out the requirements of the NPPF for local planning authorities to identify and update annually their housing land supply evidence for the plan period.
- 2.35 The objectively assessed housing need (OAN) derived from the Government’s standardised methodology identifies a need of 611 dwellings per annum in Spelthorne. Table 1 provides an approximation of the likely land supply in the Borough over the next 15 years. It should be noted that the estimated supply set out in Table 1 refers only to urban sites, with further assessment work to be completed for all urban and Green Belt sites through the site selection process. This will inform the site allocations to be taken forward to the next stage of the Local Plan.
- 2.36 The SLAA site assessments estimate the land supply over the Plan period as follows:

Table 1: Estimated Delivery of SLAA Sites

Delivery Period	Supply of dwellings *with 5% under delivery discount
Deliverable sites in years 1-5	3,126
Developable sites in years 6-10	3,243
Developable sites in years 11-15	2,188
Total	8,557
Per year delivery (average over 15 years)	570

- 2.37 A Housing Trajectory is available in the 2021 Authority Monitoring Report.
- 2.38 The Council will monitor delivery of sites through its Annual Monitoring Report, which will help update the SLAA on an annual basis.

3. Conclusions, monitoring and next steps

- 3.1 The evidence contained within this SLAA will help to inform the sites to be allocated through the Local Plan. The sites taken forward through the next stages of the Local Plan will be made available on the Council's Strategic Planning webpages.
- 3.2 The next iteration of the SLAA will form part of the evidence base that supports the publication and submission Local Plan. The SLAA that will be submitted with the Local Plan for examination will set out the annual housing delivery figure and whether the land identified can meet the five-year housing land supply.
- 3.3 The SLAA is a live document. Therefore if any member of the public, developer, landowner/agent has any further information that they would like to submit in relation to a site, or wish to submit a new site for consideration in the SLAA, the relevant information should be sent to the Strategic Planning Team at planning.policy@spelthorne.gov.uk or Strategic Planning Team, Spelthorne Borough Council, Knowle Green, Staines upon Thames, TW18 1XB.

Appendices

Appendix 1 – Sources of Supply (deliverable and developable sites)

	No. of Residential units	Notes
Existing Allocations	1,330	
Call for sites	2,509	Discounting all sites in the Green Belt – subject to further review.
Publicly owned sites – Spelthorne BC and Surrey CC	656	
Sites with planning permission – under construction	491	
Granted applications - currently unimplemented/ outstanding	1,004	
Sites in the planning system, pending consideration & subject to pre-application discussions	1,095	
Expired, refused and withdrawn planning application sites	155	
Officer identified sites in urban area	861	Owners contacted to confirm the availability of sites.
	8,101	

Appendix 2 – Deleted sites

Site ID	Address	Settlement	Reason for Deletion
AC1/002	Land to the rear of 109 Ashgrove Road	Ashford	Below SLAA Threshold
AC1/003	Land at 201 Feltham Hill Road	Ashford	Below SLAA Threshold
AC1/005	8-12 Junction Road	Ashford	Site not available
AC1/006	12 Park Road	Ashford	Below SLAA Threshold
AC2/001	192 Feltham Hill Road	Ashford	Below SLAA Threshold
AC3/004	DC Hill & Son (Textiles) Ltd, Hill House Alexandra Road	Ashford	Below SLAA Threshold
AC3/005	195 Staines Road West	Sunbury	Site not available
AC3/006	51-53 Alexandra Road	Ashford	Site not available
AC3/007	87 Cadbury Road	Ashford	TPOs major constraint on site
AE1/001	525 Staines Road West	Ashford	Below SLAA Threshold
AE2/001	1-3 Echelforde Drive	Ashford	Below SLAA Threshold
AE3/007	R/O 6-10 Reedsfield Road	Ashford	Potential ownership complexities
AE3/008	21 Chattern Hill	Ashford	Below SLAA threshold
AS1/006	Garage Court to rear of Elsinore Avenue	Stanwell	Potential ownership complexities
AS1/007	Garage Court to rear of Ensign Way	Stanwell	Below SLAA threshold
AS2/002	Works Adjacent to Harrow Road	Ashford	Delivery issues
AT1/001	Hitchcock and King Stanwell Road	Ashford	Alternative development proposed on site
AT1/010	Harper House Fordbridge Road	Ashford	Already self-contained units on site
AT2/002	156-158 Chesterfield Road	Ashford	Below SLAA threshold
AT3/010	37-39 Woodthorpe Road	Ashford	Site not available
AT3/014	176 Stanwell Road	Ashford	Below SLAA threshold
AT3/015	68 Church Road	Ashford	Below SLAA threshold
HS2/001	The Grizzly Bear Public House, 101 Nursery Road	Sunbury	Availability and size issues
HS2/002	Land Adjacent 55 Layton's Lane	Sunbury	Included in HS1/010
LS2/002	10 Squire's Road	Shepperton	Below SLAA threshold
LS2/003	Hall Adj. 68 Wood Road	Shepperton	Planning application submitted for 2 units
LS2/004	The Bull, 152 Laleham Road	Shepperton	Availability and size issues
LS2/005	Between 27+29 Mandeville Road	Shepperton	Below SLAA threshold
LS2/006	Garages Greeno Road	Shepperton	Below SLAA threshold
LS2/007	55 Squire's Bridge Road	Shepperton	Below SLAA threshold
LS3/002	Adj. 84 Hetherington Road	Shepperton	Below SLAA threshold

Site ID	Address	Settlement	Reason for Deletion
LS3/003	West of 86 Hetherington Road	Shepperton	Below SLAA threshold
LS3/005	404-412 Staines Road West	Ashford	Availability and suitability issues
LS3/006	Adj. 3 Millfield	Sunbury	Below SLAA threshold
LS3/009	Osmanstead, Condor Road	Laleham	Overdevelopment
RL1/002	Works, 20 Ruskin Road	Staines	Below SLAA threshold
RL1/003	N of (r/o 75,77 Penton Road) St Olave's Close	Staines	Potential ownership complexities
RL1/004	S of (r/o 119-121 Penton Rd) St Olave's Close	Staines	Potential ownership complexities
RL1/005	161-162 Thames Side, pt Arcadia Caravan site and 15 Riverway	Laleham	Site not available
RL1/006	43-44 Thames side	Staines	Availability issues
SC1/012	T Mobile (UK) Ltd, Sunbury One Brooklands Close	Sunbury	Site not available
SC1/016	RO Grandera House, 61-73 Staines Road West	Sunbury	Site not suitable
SE1/001	Park House, 17-19 Park Road	Sunbury	Included in windfall allowance
SE1/006	Saxon House Downside	Sunbury	Included in windfall allowance
SE1/009	Manor Farm Cottage, 126 Green Street	Sunbury	Below SLAA threshold
SE1/013	Dart House Thames Street	Sunbury	Flood Risk issues
SE2/002	292/294 Staines Road East	Sunbury	Site not available
SH1/001	The Anchor Hotel Church Square	Shepperton	Dry island and no means of escape. Not suitable
SH1/006	6 Green Lane	Shepperton	Below SLAA threshold
SH2/001	Land at Station Road	Shepperton	Site not suitable and below threshold
SH3/004	Shepperton Aotway Walton Bridge Road	Shepperton	Site not available
SH3/006	Shepperton Service Station Walton Bridge Road	Shepperton	Site not available
SN1/002	Camgate Centre Long Lane	Stanwell	No net gain in commercial floorspace. Unsuitable for residential.
SS1/001	Garages to the rear of 145-149 Kingston Road	Staines	Below SLAA threshold
SS1/003	Land at Hensworth Road	Ashford	Below SLAA threshold
SS3/002	152-154 Commercial Road	Staines	No dry means of escape
SS3/003	27 Gordon Close	Staines	Below SLAA threshold
ST1/001	White Lodge & Land to North/Brecknock Stanwell New Road	Staines	Below SLAA threshold
ST1/004	193 London Road	Staines	Site unsuitable for residential use
ST1/006	233-269 London Road	Staines	Site unsuitable for residential use

Site ID	Address	Settlement	Reason for Deletion
ST1/010	189 London Road	Staines	Below SLAA threshold
ST1/011	181 London Road	Staines	Below SLAA threshold
ST2/003	Spelthorne Leisure Centre and adjoining playing field Knowle Green	Staines	Site not available
ST2/009	55 Cherry Orchard	Staines	Below SLAA threshold
ST2/010	2 Glebe Road	Staines	Below SLAA threshold
ST2/020	Land NW of Langley Road	Staines	Included in ST1/031
ST3/003	Land off Pullmans Place	Staines	Site not available
ST3/005	7-17 Kingston Road	Staines	Site not available
ST4/003	Hanover House Bridge Street	Staines	Included in ST4/002
SE1/013	Dart House, Thames Street	Sunbury	Below SLAA threshold

Appendix 3 - Green Belt Sites

Sites in the Green Belt have not been included within the SLAA housing supply figure but will be subject to further consideration through the site selection process as part of a range of options for meeting need within the new Local Plan. This schedule does not include other constraints that may discount or limit development potential of these sites notwithstanding the Green Belt designation.

CONSIDERATION AS TO WHETHER ANY OF THESE SITES WILL BE TAKEN FORWARD WILL BE SUBJECT TO PUBLIC CONSULTATION

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
AC3/001	Lakeside	Chertsey Road	Sunbury	2.29	GF, GB	GBA 1 local area 17: strongly performing. GBA 2 sub area 17-a: moderately performing; partly less important. Promoted for residential/commercial use.
AE1/003	Ashford Manor Golf Club	Fordbridge Road	Ashford	0.56	GF, GB	GBA 1 local area 22: weakly performing (AC-2). GBA 2 sub area 22-a: weakly performing; less important. Promoted for residential use.
AE1/007	Ashford Manor Golf Club (site 2)	Manor Road	Ashford	0.50	GF, GB	GBA 1 local area 22: weakly performing (AC-2). Promoted for residential use.
AE3/009	Land at Chattern Hill	Chattern Hill	Ashford	1.67	GF, GB	GBA local area 10: strongly performing; local area for potential sub-division. GBA 2 sub area 10-b: weakly performing; less important.
AS1/011	Land at former Bulldog Nurseries	London Road	Ashford	0.3	GF, GB	GBA 1 local area 7: strongly performing. Promoted for residential use.
AS2/005	Land to the west of Edward Way	Edward Way	Ashford	1.88	GF, GB	GBA 1 local area 8: strongly performing. GBA 2 sub area 8-b: weakly performing; less important. Promoted for residential use.
AS2/006	Land east of Desford Way	Desford Way	Ashford	3.61	GF, GB	GBA 1 local area 8: strongly performing. GBA 2 sub area 8-a: strongly performing; Important. Promoted for residential use.

⁶ GF: greenfield; GB: Green Belt; PDL: previously developed land

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
AT1/002	Ashford Sports Club	Woodthorpe Road	Ashford	1.15	GF, GB	GBA 1 local area 18: strongly performing. GBA 2 sub area 18-c: weakly performing; less important. Promoted for residential use.
HS1/002	Land at Croysdale Avenue	Croysdale Avenue	Shepperton	1.68	GF, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-f: weakly performing; less important. Promoted for residential use.
HS1/003	Land to North of Croysdale Avenue	Croysdale Avenue	Sunbury	2.4	GF, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-e: moderately performing; Important. Promoted for residential use.
HS1/004	Units 1 and 2, Longwood Business Park	Fordbridge Road	Sunbury	2.26	PDL, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-m: moderately performing; Important. Promoted for residential use.
HS1/005	Land adjacent to Squires Garden Centre	Halliford Road	Shepperton	0.97	GF, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-k: moderately performing; Important. Promoted for residential use.
HS1/006	Land at Hazelwood and Upper Halliford Road	Upper Halliford Road	Sunbury	12.48	GF, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-d: strongly performing; Important. Promoted for residential use.
HS1/007	Land at Fordbridge Road	Fordbridge Road	Sunbury	4.67	GF, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-h: strongly performing; Important. Promoted for residential use.
HS1/008	Land north of Charlton Lane	Charlton Lane	Sunbury	13	GF, GB	GBA 1 local area 38: strongly performing. GBA 2 sub area 38-a: moderately performing; Important. Promoted for residential use.
HS1/009	Bugle Nurseries, 171	Upper Halliford Road	Shepperton	4.69	Mixed GB	GBA 1 local area 39; strongly performing. GBA 2 sub area 39-b: strongly performing; Important. Promoted for residential use.
HS1/010	Land to South and West Stratton Road	Stratton Road	Sunbury	7.57	GF, GB	GBA 1 local area 32: strongly performing. GBA 2 sub area 32-o: moderately performing; Important.

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
						Promoted for residential use.
HS1/012	Land East of Upper Halliford	Nursery Road	Shepperton	3.93	GF, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-a: strongly performing; Partly less important. Promoted for residential use.
HS1/013	Sunbury Golf Course	Charlton Lane	Shepperton	45.75	GF, GB	GBA 1 local area 45 and 47: strongly performing. Promoted for residential/economic uses.
HS1/014	137	Upper Halliford Road	Shepperton	0.27	GF, GB	GBA 1 local area 39; strongly performing. GBA 2 sub area 39-b: strongly performing; Important. Promoted for residential use.
HS1/016	The Old Nursery	Highfield Road	Sunbury	1.47	Mixed GB	GBA 1 local area 32: strongly performing. GBA 2 sub area 32-l: moderately performing. Important. Promoted for residential use.
HS1/017	99	Halliford Road	Sunbury	0.3	GF, GB	GBA 1 local area 32: strongly performing. GBA 2 sub area 32-l: moderately performing. Important. Promoted for residential use.
HS2/004	Land south of Nursery Road	Nursery Road	Sunbury	0.67	GF, GB	GBA 1 local area 32: strongly performing; local area for potential sub-division. GBA 2 sub area 32-b: weakly performing; Less important.
LS1/001	Linton Place	New Road	Shepperton	0.07	PDL, GB	GBA 1 local area 42; strongly performing. GBA 2 sub area 42-a: strongly performing; Important. Promoted for pitch use.
LS1/002	Land off Shepperton Road	Shepperton Road	Shepperton	48	GF, GB	GBA 1 local area 43; moderately performing. Promoted for economic uses.
LS1/003	Land and Works off Littleton lane A	Shepperton Road	Staines	15	GF, GB	GBA 1 local area 43; moderately performing. Promoted for economic uses.
LS1/004	Land off Staines Road	Staines Road	Staines	0.5	GF, GB	GBA 1 local area 34; strongly performing. Promoted for residential use.
LS1/005	Land east of Charlton Road	Charlton Road	Sunbury	9.4	GF, GB	GBA 1 local area 29: moderately performing. GBA 2 sub area 29-b: moderately performing. Promoted for residential use.

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
LS1/006	Land at Windmill Close	Windmill Close	Sunbury	0.9	GF, GB	GBA 1 local area 29; moderately performing. Local area for potential sub-division (AC-3). GBA 2 sub area 29-a: weakly performing; Less important. Promoted for residential use.
LS1/007	Land to South of Ashford Common Water Treatment Works	Charlton Road	Shepperton	5.1	Mixed	GBA 1 local area 29; moderately performing. Local area for potential sub-division. GBA 2 sub area 29-a: weakly performing; Less important. Promoted for residential use.
LS1/008	Staines Road Farm (Southern Site)	Laleham Road	Shepperton	1.5	GF, GB	GBA 1 local area 44: strongly performing. Promoted for residential use.
LS1/015	Staines Road Farm (Main Site)	Laleham Road	Shepperton	37.1	GF, GB	GBA 1 local area 42 and 44; strongly performing. GBA 2 sub area 42-a: strongly performing; Important. Promoted for residential use.
LS1/016	Land North of B376	Shepperton Road	Laleham	71.1	GF, GB	GBA 1 local area 33; strongly performing. GBA 2 sub area 33-a: strongly performing; Important. Promoted for residential/economic uses.
LS1/018	Land around Manor Farm (south/east of Charlton Road)	Charlton Road	Shepperton	3.8	Mixed	GBA 1 local area 29; moderately performing. Local area for potential sub-division. GBA 2 sub area 29-b: moderately performing; Important. Promoted for residential/economic uses.
LS1/019	Land west Charlton Lane	Charlton Lane	Shepperton	0.3	GF, GB	GBA 1 local area 42: strongly performing. GBA 2 sub area 42-a: strongly performing; Important. Promoted for residential/economic uses.
LS1/020	Land north of New Road/ Charlton Road	Charlton Road	Shepperton	3.0	GF, GB	GBA 1 local area 25: moderately performing. GBA 2 sub area 25-b: moderately performing; less important. Promoted for residential/commercial uses.
LS2/001	Shepperton Studios	Studios Road	Shepperton	11	Mixed, GB	GBA 1 local area 33: strongly performing and local area 25: moderately performing. GBA 2 sub area: 25-a: moderately performing; Less important. Sub area 33-a: strongly performing; Important. Sub area 33-d: Moderately performing. Partly less important.

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
						Promoted for mixed use. Note: outline planning permission recently granted for studios expansion.
LS2/009	Littleton Cottages, 1-12	New Road	Shepperton	0.75	Mixed	GBA 1 local area 25: moderately performing. Promoted for residential use.
LS2/010	Land north of New Road	New Road	Shepperton	0.26	GF, GB	GBA 1 local area 25: moderately performing. Promoted for residential use.
LS3/010	Manor Farm	The Broadway	Laleham, Staines	1.62	Mixed, GB	GBA 1 local area 34: strongly performing. Promoted for economic use. 87.5% of site within Green Belt.
RL1/007	Land off Worple Road	Worple Road	Staines	6.4	GF, GB	GBA 1 local area 27: strongly performing. GBA 2 sub area 27-a: weakly performing; less important. Promoted for residential use.
RL1/008	Land to Rear of Ashford Road	Ashford Road	Staines	7.4	GF, GB	GBA 1 local area 27: strongly performing. GBA 2 sub area 27-d: strongly performing; Important. Promoted for residential use.
RL1/009	Waterside Nursery Limited	Staines Road	Laleham	4.3	GF, GB	GBA 1 local area 27: strongly performing. GBA 2 sub area 27-f: strongly performing; Important. Promoted for residential use.
RL1/010	Playing fields	Berryscroft Road and Bingham Drive	Laleham	3	GF, GB	GBA 1 local area 27: strongly performing. Area for potential sub-division. GBA 2 sub area 27-c: weakly performing; less important. Promoted for mixed residential/recreation use.
RL1/011	Land at Staines and Laleham Sports Club	Worple Road	Staines	6	Mixed	GBA 1 local area 27: strongly performing. GBA2 sub area 27-a: weakly performing; less important. Promoted for mixed residential/recreation use.
RL1/012	Land adjacent to 3 Penton Hook Farm	Penton Hook Road	Staines	0.8	GF, GB	GBA1 local area 30: weakly performing. Promoted for residential use.
SC1/009	Land to the North of M3 J1		Sunbury	6.3	GF, GB	GBA 1 local area16: strongly performing. GBA 2 sub area 16-c: moderately performing; Important. Promoted for residential use.

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
SC1/010	Land East of Groveley Road and Vicarage Road	Groveley Road and Vicarage Road	Sunbury	10.2	GF, GB	GBA 1 local area 16: strongly performing. GBA 2 sub area 16-a: strongly performing; Important. Promoted for residential use.
SE1/014	Land to SE of Hanworth Road	Hanworth Road	Sunbury	2.31	GF, GB	GBA 1 local area 19: strongly performing. GBA 2 sub area 19-a: moderately performing; Important. Promoted for residential/economic uses.
SE1/015	Kempton Park Racecourse	Staines Road East	Sunbury	94	Mixed, GB	GBA 1 local area 28: strongly performing. GBA 2 sub area 28-a: moderately performing; Important. Promoted for residential use.
SE/015a	Kempton Park (PDL)	Staines Road East	Sunbury	6.4	Mixed, GB	Previously developed western flank only. GBA 1 local area 28: strongly performing. GBA 2 sub area 28-a: moderately performing; Important. Promoted for residential use.
SH1/003	Land off Littleton Lane B	Littleton Lane	Staines	1.8	GF, GB	GBA 1 local area 52: strongly performing. Promoted for residential use.
SH1/004	Land off Thameside	Thameside	Staines	1.8	GF, GB	GBA 1 local area 52: strongly performing. Promoted for residential use.
SH1/005	Staines Road Farm (Eastern Site)	Laleham Road	Shepperton	4.96	GF, GB	GBA 1 local area 46: moderately performing. Sub area AC-7 potential to sub-divide. GBA 2 sub area 46-a: weakly performing. Less important. Promoted for residential use.
SH1/016	Land North of Renfree Way	Renfree Way	Shepperton	3	GF, GB	GBA 1 local area 52: strongly performing. Promoted for residential use.
SH1/017	The Hamiltons	Sheep Walk	Shepperton	4.8	GF, GB	GBA 1 local area 52: strongly performing. Promoted for travelling showpeople use.
SH1/018	SUEZ Depot, Riverscroft	Chertsey Road	Shepperton	4.07	Mixed, GB	GBA 1 local area 52: strongly performing. Promoted for development.
SN1/003a	Land at Stanwell Farmhouse	Bedfont Road	Stanwell	0.52	Mixed, GB	Whole site (east and west sections) GBA 1 local area 6: strongly performing. GBA 2 sub area 6-d: strongly performing; Important. Promoted for residential use.

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
SN1/003b	Land at Stanwell Farmhouse	Bedfont Road	Stanwell	0.25	Mixed, GB	Western part of site only GBA 1 local area 6: strongly performing. GBA 2 sub area 6-d: strongly performing; Important. Promoted for residential use.
SN1/004	Land at Birch Green/Staines Pumping Station (Site A)	Stanwell Moor Road	Staines	3.1	Mixed, GB	GBA 1 local area 3: moderately performing. GBA 2 sub area 3-a: moderately performing; Important. Promoted for residential use.
SN1/005	Land at Northumberland Close	Northumberland Close	Stanwell	1.75	GF, GB	GBA 1 local area 5: weakly performing (AC-1). Promoted for economic use.
SN1/006	Land to the west of Long Lane and South of Blackburn Trading Estate	Long Lane	Stanwell	4.8	GF, GB	GBA 1 local area 5: weakly performing (AC-1). Promoted for economic use.
SN1/007a	Land at Green Acre Farm (north)	Bedfont Road	Stanwell	2.33	GF, GB	GBA 1 local area 6: strongly performing. GBA 2 sub area 6-d: strongly performing; Important. Promoted for residential/economic uses.
SN1/007b	Land to the east of Long Lane	Long Lane	Stanwell	3.6	GF, GB	GBA 1 local area 6: strongly performing. GBA 2 sub area 6-d: strongly performing; Important. Promoted for residential/economic uses.
SN1/007c	Land at Long Lane/Short Lane	Long Lane	Stanwell	4.29	GF, GB	GBA 1 local area 6: strongly performing. GBA 2 sub area 6-d: strongly performing; Important. Promoted for residential/economic uses.
SN1/008	Land south of Southern Perimeter Road		Stanwell	22.6	GF, GB	GBA 1 local area 4: strongly performing. GBA 2 sub area 4-b: strongly performing; Important. Promoted for residential/economic uses.
SN1/009	Land at Poyle Meadows	Horton Road	Stanwell Moor	1.87	GF, GB	GBA 1 local area 1: moderately performing. Promoted for economic use.
SN1/014	Mentone Farm	Bedfont Road	Stanwell	1.1	Mixed, GB	GBA 1 local area 6: strongly performing. GBA 2 sub area 6-b: strongly performing; Important.

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
						Promoted for economic uses. Northern part of site in urban area.
SN1/015	Land to the west of Town Lane	Town Lane	Stanwell	0.65	GF, GB	GBA 1 local area 7: strongly performing. GBA 2 sub area 7-b: weakly performing. Less important. Promoted for residential/economic uses.
SN1/016	Longford House and adjoining land	Long Lane	Stanwell	1.27	Mixed, GB	GBA 1 local area 5: weakly performing. Western quarter of site within the Green Belt.
SN1/017	Gleneagles Farm	Gleneagles Close	Stanwell	0.79	Mixed, GB	GBA 1 local area 4: strongly performing. GBA 2 sub area 4-b: strongly performing; Important. Promoted for residential use.
SN2/003	Land north of	Horton Road	Stanwell Moor	0.76	GF, GB	GBA 1 local area 2a: moderately performing. GBA 2 sub area 2a-f: weakly performing; Important. Promoted for residential use.
SN2/005	Hithermoor Farm (2)	Farm Way	Stanwell Moor	5.3	GF, GB	GBA 1 local area 2a: moderately performing. GBA 2 sub area 2a-d: weakly performing; less important. Identified through Green Belt Assessment stage 2.
SN2/006	Kestrel	Horton Road	Stanwell Moor	0.46	Mixed, GB	GBA 1 local area 2a: moderately performing. GBA 2 sub area 2a-a: moderately performing; Important. Promoted for residential use.
SN2/007	Former Nursery Site, Rear of 37-51	Hithermoor Road	Stanwell	1.05	Mixed, GB	GBA 1 local area 2a: moderately performing. GBA 2 sub area 2a-c: weakly performing; Less important. Promoted for economic use.
SN4/001	Land at	Spout Lane	Stanwell	3.3	GF, GB	GBA 1 local area 2a: moderately performing. GBA 2 sub area 2a-f: weakly performing; Important. Promoted for residential/economic use.
SS1/002	White House	Kingston Road	Ashford	0.19	Mixed	GBA 1 local area 24: strongly performing. GBA 2 sub area 24-a: strongly performing; Important. Promoted for residential use.
ST1/013	Land at Vicarage Road	Wraysbury Road	Staines	2.6	GF, GB	GBA 1 local area 11: moderately performing. Promoted for residential use.
ST1/014	Thames Water Training Centre	Coppermill Road	Stanwell	6.5	PDL GB	GBA 1 local area 1: moderately performing. Promoted for residential use.

Site ID	Address	Street	Settlement	Site area (ha)	Land type ⁶	Comments
ST1/015	Land at Birch Green/ Staines Pumping Station (Site B)	London Road	Staines	0.52	GF, GB	GBA 1 local area 15: moderately performing. Promoted for residential use.
ST1/016	Land at Birch Green/ Staines Pumping Station (Site C)	London Road	Staines	2.5	GF, GB	GBA 1 local area 15: moderately performing. GBA 2 sub area 15-a: moderately performing; Important. Promoted for residential use.
ST1/017	Hengrove Farm	London Road	Staines	23.2	Mixed, GB	GBA 1 local area 14: strongly performing. Promoted for residential use. Mineral extraction site.
ST4/025	Land at Coppermill Road	Coppermill Road	Wraysbury	0.6	GF, GB	GBA 1 local area 1: moderately performing. Promoted for residential use.
ST1/041	Land south of Staines Reservoir	London Road	Staines	1.3	GF, GB	GBA 1 local area 7: strongly performing. Promoted for residential use.

Appendix 4 - Under-delivery Calculation

Year	Planning permissions granted	Units	Planning permissions expired	Units	Expired units as % of units granted
2011/12	47	283	4	6	2.12%
2012/13	35	388	6	4	1.03%
2013/14	58	348	1	1	0.29%
2014/15	58	511	6	11	2.15%
2015/16	68	543	2	2	0.37%
2016/17	54	634	8	12	1.89%
2017/18	89	1029	4	29	2.82%
2018/19	69	964	8	267	27.70%
2019/20	64	733	4	4	0.55%
2020/21	52	226	4	0	0.00%
Average					4%

Appendix 5 – Estimated delivery of SLAA sites

Deliverable Sites - Years 1-5⁷

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
AC2/004	381-385	Staines Road West	Ashford	Years 1-5	Deliverable	10	0	Full planning permission on site.
AE1/008	487-491	Staines Road West	Staines	Years 1-5	Deliverable	11	0	Pending consideration. Principle of development acceptable.
AS1/005	524-538	London Road	Ashford	Years 1-5	Deliverable	55	0	Full planning permission on site.
AS1/008	Ashford Hospital (East Yard)	Town Lane	Ashford	Years 1-5	Deliverable	127	0	Planning application pending.
AS1/010	484	London Road	Ashford	Years 1-5	Deliverable	7	0	Owner confirmed availability with planning application due soon.
AT3/001	Headline House	Stanwell Road	Ashford	Years 1-5	Deliverable	14	0	Full planning permission on site.
AT3/007	Ashford Multi-storey car park	Church Road	Ashford	Years 1-5	Deliverable	55	0	Publicly owned site. Landowner confirmed availability subject to re-provision of existing use.
AT3/008	The Old Post Office, 1	Knapp Road	Ashford	Years 1-5	Deliverable	14	0	Full planning permission on site.
AT3/017	51-53	Church Road	Ashford	Years 1-5	Deliverable	8	0	Full planning permission on site.
AT3/018	Atrium 31-37	Church Road	Ashford	Years 1-5	Deliverable	20	0	Full planning permission on site.

⁷ This does not include those sites that are already under construction (491 units as of 31st March 2021).

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
RL1/001	Staines Ex Servicemen Club, 6	Laleham Road	Staines	Years 1-5	Deliverable	14	0	Potential mixed use development in addition to existing use.
SC1/004	Sunbury Fire Station	Staines Road West	Sunbury	Years 1-5	Deliverable	50	81	Potential residential development. Publicly owned. Existing use to be reprovided elsewhere in Borough.
SC1/005	Sunbury Cross Ex Services Association	Crossways	Sunbury	Years 1-5	Deliverable	50	0	Landowner confirmed availability with planning application being prepared.
SC1/007	Monkey Puzzle House, 69-71	Windmill Road	Sunbury	Years 1-5	Deliverable	14	0	Full planning permission on site.
SC1/017	59	Staines Road West	Sunbury	Years 1-5	Deliverable	8	0	Full planning permission on site.
SC1/020	Crownage Court, 99	Staines Road West	Sunbury	Years 1-5	Deliverable	14	0	Full planning permission on site.
SE1/002	Former Police Station, 69	Staines Road East	Sunbury	Years 1-5	Deliverable	9	0	Pending consideration. Principle of development acceptable.
SE1/005	Benwell House	Green Street	Sunbury	Years 1-5	Deliverable	39	0	57 units already implemented but potential for 34 additional units within grounds. Principle of development acceptable.
SE1/016	Inglewood Hall	Green Street	Sunbury	Years 1-5	Deliverable	7	0	Full planning permission on site.
SE1/022	Units 3 and 4, The Summit Business Park	Hanworth Road	Sunbury	Years 1-5	Deliverable	100	0	Prior approval on site.
SE1/024	Annandale House, 1	Hanworth Road	Sunbury	Years 1-5	Deliverable	295	0	Mixed use scheme on site. No net gain of office floorspace.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
SH2/004	96-98	High Street	Shepperton	Years 1-5	Deliverable	5	0	Full planning permission on site.
SH2/005	Shepperton House, 2-4	Green Lane	Shepperton	Years 1-5	Deliverable	13	0	Full planning permission on site.
SN1/010	Hithermoor Farm, 6	Farm Way	Stanwell Moor	Years 1-5	Deliverable	23	0	Full planning permission on site.
SS2/001	26/26A	Charles Road	Laleham	Years 1-5	Deliverable	5	0	Pending consideration. Principle of development acceptable.
ST1/012	Masonic Hall and Old Telephone Exchange	Elmsleigh Road	Staines	Years 1-5	Deliverable	206	0	Landowners indicated intention to develop. Acceptable in principle.
ST1/025	17-51	London Road	Staines	Years 1-5	Deliverable	467	0	Pending consideration. Principle of development acceptable.
ST1/032	61-63	High Street	Staines	Years 1-5	Deliverable	5	0	Prior approval on site.
ST1/037	Thameside House	South Street	Staines	Years 1-5	Deliverable	120	0	Publicly owned site. Landowner confirmed availability.
ST1/040	Viewpoint, 240	London Road	Staines	Years 1-5	Deliverable	87	0	Prior approval pending. Principle of development acceptable.
ST2/001	Glenthorne, 33	Rookery Road	Staines	Years 1-5	Deliverable	19	0	Full planning permission on site.
ST2/008	Staines Tinware	Langley Road	Staines	Years 1-5	Deliverable	22	0	Pending consideration. Principle of development acceptable.
ST2/026	Acacia Lodge	Rookery Road	Staines	Years 1-5	Deliverable	14	0	Full planning permission on site.
ST2/029	Cadline House	Drake Avenue	Staines	Years 1-5	Deliverable	14	0	Pending consideration. Principle of development acceptable.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
ST3/004	34-36 (OAST House) /Car park	Kingston Road	Staines	Years 1-5	Deliverable	220	0	Publicly owned site. Landowner confirmed availability.
ST3/006	Renshaw Trading Estate	Mill Mead	Staines	Years 1-5	Deliverable	275	0	Outline planning permission on site.
ST3/010	15	London Road	Staines	Years 1-5	Deliverable	22	0	Potential residential development on site linked with 17-51 London Road to east.
ST3/016	Claydon Court	Kingston Road	Staines	Years 1-5	Deliverable	8	0	Full planning permission on site.
ST3/017	Phase 1C Charter Square	High Street	Staines	Years 1-5	Deliverable	65	0	Pending consideration. Principle of development acceptable.
ST3/019	Elizabeth House, 56-60	London Road	Staines	Years 1-5	Deliverable	20	0	Full planning permission on site.
ST3/020	Magna House, 18/32	London Road	Staines	Years 1-5	Deliverable	26	0	Full planning permission on site.
ST4/001	Jewsons Builders Merchant	Moor Lane	Staines	Years 1-5	Deliverable	36	0	Planning permission - pending S106 agreement. Existing allocation A7.
ST4/005	20	Bridge Street	Staines	Years 1-5	Deliverable	8	0	Full planning permission on site.
ST4/020	95-99	High Street	Staines	Years 1-5	Deliverable	9	0	Full planning permission on site.
ST4/028	William Hill/Vodafone, 91	High Street	Staines	Years 1-5	Deliverable	14	0	Publicly owned site. Landowner confirmed availability.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
ST4/030	131	High Street	Staines	Years 1-5	Deliverable	23	0	Pending consideration. Principle of development acceptable.

Developable Sites - Years 6-10 & Years 11-15

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
AC1/007	Land to the rear of 109	Ashgrove Road	Ashford	Years 6-10	Developable	5	0	Identified through the planning system. Confirmed as available. Development subject to overcoming previous case officer concerns.
AC2/002	126	Feltham Hill Road	Ashford	Years 6-10	Developable	6	0	Availability confirmed subject to purchaser.
AC2/006	170/172	Feltham Hill Road	Ashford	Years 6-10	Developable	5	0	Site identified through the planning system. Subject to overcoming previous case officer concerns.
AE3/006	158-166	Feltham Road	Ashford	Years 6-10	Developable	75	0	Existing allocation A2 – currently in warehousing use.
AS1/001	Tesco Extra	Town Lane	Ashford	Years 6-10	Developable	350	0	Submitted to call for sites. Subject to further feasibility work. Retain supermarket on site.
AS1/003	Staines Fire Station	Town Lane	Stanwell	Years 6-10	Developable	50	0	Availability confirmed once existing use relocated to new site.
AT2/001	145-149	Stanwell Road	Ashford	Years 6-10	Developable	5	0	Landowner confirmed availability subject to identification of new site.
AT3/016	23-31 (not 11-19)	Woodthorpe Road	Ashford	Years 6-10	Developable	120	0	Submitted to call for sites. Site confirmed as available.
LS3/001	R/O 151-153	Charlton Road	Shepperton	Years 6-10	Developable	6	0	Landowner confirmed availability in future.
SC1/002	115	Staines Road West	Sunbury	Years 6-10	Developable	25	0	Potential residential development. Owner shown interest in redeveloping site in past 3 years.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
SC1/003	147	Staines Road West	Sunbury	Years 6-10	Developable	15	0	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
SC1/006	Tesco Extra	Escot Road	Sunbury	Years 6-10	Developable	225	0	Submitted to call for sites. Subject to further feasibility work. Retain supermarket on site.
SC1/014	r/o 2-32	Escot Road/ Spelthorne Grove	Sunbury	Years 6-10	Developable	40	0	Availability confirmed. Submitted to call for sites.
SE1/004	12	Park Road	Sunbury	Years 6-10	Developable	6	0	Potential residential redevelopment of site. Currently in use as osteopath. Owners confirmed availability.
SE1/007	St Pauls Catholic College	Green Street	Sunbury	Years 6-10	Developable	5	0	Availability confirmed.
SE1/020	Sunbury Adult Education Centre	The Avenue	Sunbury	Years 6-10	Developable	24	0	Subject to re-provision of existing use. Surrey CC service review underway.
SH1/010	Shepperton Library	High Street	Shepperton	Years 6-10	Developable	10	0	Subject to re-provision of existing use. Surrey CC service review underway.
SH3/005	Walton Bridge Garage	Walton Bridge Road	Shepperton	Years 6-10	Developable	20	0	Landowner confirmed the site as available for development in years 6-10.
ST1/022	39	Gresham Road	Staines	Years 6-10	Developable	6	0	Principle of development acceptable. Sustainable location.
ST1/028	Leacroft Centre	Leacroft	Staines	Years 6-10	Developable	17	0	Subject to re-provision of existing use. Surrey CC service review underway.
ST1/029	Surrey CC Buildings	Burges Way	Staines	Years 6-10	Developable	30	0	Subject to re-provision of existing use. Surrey CC service review underway.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
ST1/030	Fairways Day Centre	Knowle Green	Staines	Years 6-10	Developable	30	0	Subject to re-provision of existing use. Surrey CC service review underway.
ST1/036	Universal Tyre Co Ltd	Laleham Road	Staines	Years 6-10	Developable	12	0	Landowner confirmed availability of site after year 6.
ST1/042	273-275	London Road	Staines	Years 6-10	Developable	69	0	Availability confirmed. Promoted for development.
ST2/025	Manse and associated land to the rear of Staines Congregational Church	Stainash Crescent	Staines	Years 6-10	Developable	24	0	Site confirmed as available. Potential for Almshouses on site.
ST2/027	85A	Laleham Road	Staines	Years 6-10	Developable	9	0	Identified through the planning system. Confirmed as available.
ST3/002	Florida Court	Station Approach	Staines	Years 6-10	Developable	9	0	Site currently in residential use. Potential to redevelop site to increase yield in sustainable location near rail station. Landowner yet to confirm availability.
ST3/014	Birch House/ London Road	Fairfield Avenue	Staines	Years 6-10	Developable	400	0	Site promoted through Preferred Options consultation.
ST3/015	153-155	High Street	Staines	Years 6-10	Developable	7	0	Identified through planning system. Retention of commercial use at front of premises.
ST4/002	Car Park, Hanover House & Sea Cadet Building	Bridge Street	Staines	Years 6-10	Developable	158	Unknown	Publicly owned site. Joint residential and hotel scheme on site.
ST4/004	96-104	Church Street	Staines	Years 6-10	Developable	100	0	Site in commercial use. Landowner confirmed site available in years 6-10.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
ST4/007	25-27	Clarence Street	Staines	Years 6-10	Developable	6	0	Site in planning system. Development subject to overcoming constraints.
ST4/010	Riverside Surface Carpark	Thames Street	Staines	Years 6-10	Developable	35	0	Potential residential use, subject to re-provision of existing use. Publicly owned.
ST4/011	Thames Lodge	Thames Street	Staines	Years 6-10	Developable	40	0	Availability confirmed. Potential ground floor commercial uses.
ST4/018	Land to the rear of Staines Town Hall	Market Square	Staines	Years 6-10	Developable	10	0	Potential residential development. Owner shown interest in redeveloping site in past 3 years. Subject to overcoming constraints.
ST4/019	Debenhams site, 35-45	High Street	Staines	Years 6-10	Developable	150	0	Site availability confirmed and principle of development acceptable. Mixed use scheme but no net gain of commercial floorspace.
ST4/023	Two Rivers Retail Park Terrace	Mustard Mill Road	Staines	Years 6-10	Developable	750	0	Submitted to call for sites. Site confirmed as available in medium term. Possible ground floor commercial use but no net gain in floorspace.
ST4/024	Frankie & Benny's/ Travelodge, Two Rivers	Hale Street	Staines	Years 6-10	Developable	55	0	Submitted to call for sites. Site confirmed as available in medium term once leases expire.
ST4/026	Communications House	South Street	Staines	Years 6-10	Developable	110	0	Submitted to call for sites.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
ST4/029	66-68	High Street	Staines	Years 6-10	Developable	6	0	Identified through the planning system. Confirmed as available.
AC2/007	180/182	Feltham Hill Road	Ashford	Years 11-15	Developable	8	0	Site currently occupied by residential development. Potential to use site more efficiently. Landowner yet to confirm availability.
AC2/008	Land at	School Road	Ashford	Years 11-15	Developable	5	0	Site currently occupied by residential development. Potential to use site more efficiently. Landowner yet to confirm availability.
AE1/004	7	Manor Road	Ashford	Years 11-15	Developable	5	0	Site currently occupied by residential development. Potential to use site more efficiently. Landowner yet to confirm availability.
AE3/002	Land to west of 39	Feltham Road	Ashford	Years 11-15	Developable	5	0	Site currently occupied by vacant land. Landowner yet to confirm availability.
AE3/003	71-75	Feltham Road	Ashford	Years 11-15	Developable	5	0	Retail use currently on site. Potential residential use. Landowner yet to confirm availability.
AE3/005	28-44	Feltham Road	Ashford	Years 11-15	Developable	26	0	Existing allocation A1 – currently in use for car sales, MOT testing and plant hire and building materials. Allocation timescale post 2024.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
AS1/004	Happy Landing PH	Clare Road	Stanwell	Years 11-15	Developable	30	0	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
AS1/009	540-544	London Road	Ashford	Years 11-15	Developable	17	0	Site currently occupied by commercial development. Potential residential use. Landowner yet to confirm availability.
AS2/001	Ashford Youth Club	Kenilworth Road	Ashford	Years 11-15	Developable	5	0	Subject to re-provision of existing use. Surrey CC service review underway.
AS2/003	648	London Road	Ashford	Years 11-15	Developable	21	0	Currently in commercial use. Potential residential redevelopment. Owner yet to confirm availability.
AT1/011	Universal Creations, 134	Chesterfield Road	Ashford	Years 11-15	Developable	8	0	Currently in commercial use. Potential residential redevelopment. Owner yet to confirm availability.
AT3/002	55A	Woodthorpe Road	Ashford	Years 11-15	Developable	9	0	Site identified through the planning system. Development acceptable in principle.
AT3/009	Ashford Telephone Exchange	Church Road	Ashford	Years 11-15	Developable	20	0	Site currently occupied by telephone exchange. Redevelopment subject to relocation of existing use. Landowner confirmed availability in years 11-15.
HS1/001	R/O The Goat Public House, 47	Upper Halliford Road	Shepperton	Years 11-15	Developable	5	0	Potential residential redevelopment. Owner yet to confirm availability.
LS3/004	Ashborne Hall	Littleton Road	Shepperton	Years 11-15	Developable	5	0	Potential residential redevelopment. Owner yet to confirm availability.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
SC1/008	Adj. 2	Spelthorne Grove	Sunbury	Years 11-15	Developable	8	0	Potential residential redevelopment. Owner yet to confirm availability.
SC1/019	Sunbury Social Services Centre	108 Vicarage Road	Sunbury	Years 11-15	Developable	11	0	Subject to re-provision of existing use. Surrey CC service review underway.
SC1/013	RMG Warehouse & Delivery Office, 47-79	Staines Road West	Sunbury	Years 11-15	Developable	22	0	Site currently occupied by delivery office. Redevelopment subject to relocation of existing use. Landowner confirmed availability in years 11-15.
SE1/003	77	Staines Road East	Sunbury	Years 11-15	Developable	75	0	Site currently occupied by builders' yard. Landowner confirmed site's availability subject to current lease.
SE1/008	Telephone Exchange	Green Street	Sunbury	Years 11-15	Developable	14	0	Site currently occupied by telephone exchange. Redevelopment subject to relocation of existing use. Landowner confirmed availability in years 11-15.
SE1/010	Ritzbury House, Bridge Foot	Green Street	Sunbury	Years 11-15	Developable	6	0	Potential residential redevelopment. Owner yet to confirm availability.
SE1/011	75-77	Green Street	Sunbury	Years 11-15	Developable	6	0	Potential residential redevelopment. Owner yet to confirm availability.
SE1/023	41	Orchard Road	Sunbury	Years 11-15	Developable	6	0	Potential residential development. Owner shown interest in redeveloping site in past 3 years. Subject to overcoming employment area designation. Potential mixed use.
SH1/015	Shepperton Youth Centre	Laleham Road	Shepperton	Years 11-15	Developable	24	0	Subject to re-provision of existing use. Surrey CC service review underway.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
SH2/003	Shepperton Delivery Office, 47	High Street	Shepperton	Years 11-15	Developable	20	0	Site currently occupied by delivery office. Redevelopment subject to relocation of existing use. Landowner confirmed availability in years 11-15.
SN1/012	Stanwell Bedsits	De Havilland Way	Stanwell	Years 11-15	Developable	175	0	Site currently occupied by residential development. Landowners confirmed potential to redevelop or extend existing use.
SN1/013	Garage Court to rear of 83-105	Park Road	Stanwell	Years 11-15	Developable	8	0	Landowner of part of site confirmed availability – awaiting response from landowner 2.
SN2/001	Minerva House	Minerva Close	Stanwell	Years 11-15	Developable	20	0	Development subject to overcoming constraints.
SN2/002	Hope Inn	Hithermoor Road	Stanwell Moor	Years 6-10	Developable	5	0	Potential residential development. Owner shown interest in redeveloping site in past 3 years. Subject to overcoming constraints.
SS1/004	Ashman Service Station, 286	Kingston Road	Ashford	Years 11-15	Developable	5	0	Site currently in commercial use. Landowner yet to confirm availability.
ST1/003	Denby	Stanwell New Road	Staines	Years 11-15	Developable	5	0	Detached property currently on large site. Potential to redevelop to provide multiple smaller units.
ST1/031	Thameside Arts Centre	Wyatt Road	Staines	Years 11-15	Developable	19	60	Subject to re-provision of existing use. Surrey CC service review underway.
ST1/035	44A	Gresham Road	Staines	Years 11-15	Developable	8	0	Site currently in commercial use. Landowner yet to confirm availability.

Site ID	Address	Street	Settlement	Time Frame	Status	Yield (net dwellings)	Yield (net commercial sqm)	Comments
ST2/004	The Retreat	Pinewood Drive	Staines	Years 11-15	Developable	8	0	Detached property currently on large site. Potential to redevelop to provide multiple smaller units.
ST2/005	Friendship House, 49-51	Gresham Road	Staines	Years 11-15	Developable	10	0	Site currently in commercial use. Sustainable location opposite rail station. Landowner yet to confirm availability.
ST2/006	Builders Yard	Gresham Road	Staines	Years 6-10	Developable	343	0	Existing allocation A5 – currently occupied by builders' merchant. Sustainable location.
ST3/007	140-154	High Street	Staines	Years 11-15	Developable	7	0	Currently mixed use. Potential to redevelop site to provide additional residential development with existing ground floor commercial uses maintained.
ST3/012	Staines Telephone Exchange	Fairfield Avenue	Staines	Years 11-15	Developable	180	0	Site currently occupied by telephone exchange. Redevelopment subject to relocation of existing use. Landowner confirmed availability in years 11-15.
ST4/009	The Elmsleigh Centre and adjoining land	South Street	Staines	Years 11-15	Developable	850	21,550	Existing allocation A10 – Potential extension to existing Elmsleigh centre. Phase 3 and phase 4 redevelopment yet to be completed to provide additional retail floorspace and residential use. Potential mixed use scheme on site.

Appendix 6 – Windfall allowances

Small sites

The NPPF allows Local Planning Authorities to make allowances for small sites. Small sites are known as windfall sites within the NPPF which states “*sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available*”.

Small scale windfall sites have consistently formed part of the housing supply for Spelthorne and so the SLAA will continue to include a windfall allowance as these sites continue to provide a reliable source of supply.

For the purpose of the SLAA, windfall sites in Spelthorne are considered to be sites able to provide up to 4 net dwellings. Spelthorne has historically included sites of less than 0.4 ha as windfall, however in order to account for smaller sites that may be able to accommodate high density development where appropriate, any sites considered able to deliver fewer than 5 net units are taken account of through future windfall supply. This is consistent with the windfall allowance used in the Runnymede SLAA, who sit within the same Housing Market Area. This will help support the opportunity for joint working on the SLAA in the future.

Small sites have been broken down into specific development types: conversion (residential to residential); change of use (non-residential to residential); new build; and redevelopment. This approach will seek to ensure that there is no double counting and those sites that are considered capable of delivering units as part of the housing supply are identified.

In order to determine the potential supply of housing through a windfall allowance over the plan period, completions from April 2011 to March 2021 have been analysed. Based on past trends an annualised figure for windfall sites has been identified for sites that are capable of delivering fewer than 5 net units.

The total figure for windfall completions over the above stated period is 423 and the annualised completions are shown in Table 2.

Table 2: Windfall completions in Spelthorne

Year	Conversion	Change of Use	New Build	Redevelopment	Total
2011 - 2012	1	1	9	21	32
2012 - 2013	5	1	11	5	22
2013 - 2014	2	0	9	9	20
2014 - 2015	20	6	11	11	48
2015 - 2016	0	8	9	10	47
2016 - 2017	5	10	11	10	36
2017 - 2018	9	7	19	11	46
2018 - 2019	15	14	5	29	63
2019 - 2020	12	2	8	22	44
2020 – 2021	9	25	13	38	85
Total	78	74	105	166	423

Table 2 shows that there is a consistent delivery of smaller sites and therefore the inclusion of a windfall allowance in the housing land supply is justified.

It is clear from Table 2 that windfalls have historically made a small but consistent contribution towards the Spelthorne housing land supply. There is no reason to believe that this would not continue, in light of policy contained within the NPPF, especially with regards to the presumption in favour of sustainable development. It is thus considered that a windfall allowance for small sites should be included in the SLAA.

It is considered that a windfall allowance per year is realistic, having been based on past trends over a reasonable period of time. Based on the data collected for the SLAA, there is no evidence to suggest a significant downtrend in small-scale windfalls. Therefore it is considered appropriate to take forward the annual average figure of 38 dwellings over the 15 year plan period as an allowance. This would provide for 188 units in each 5 year period which would form part of the housing supply through the small sites allowance.

Prior Notifications

Prior approval notifications can also make a contribution towards the housing supply.

Alongside the small site windfall allowance, an allowance will be included for dwellings likely to arise from office to residential conversions carried out under the General Permitted Development order (GPDO). This also includes the 2016 amendment to the GPDO referred to as the (General Permitted Development) (England) (Amendment) Order 2016. This amendment made permanent the existing temporary right to change a building used as an office into residential use. This allowance is informed by the number of prior notifications completed up to and including March 2021.

In total there are 294 units with outstanding prior approval as of 31 March 2021⁸, with an additional 371 units identified in years 1-5 on sites currently in office use. Availability of these identified sites has been confirmed therefore given the higher level of certainty associated with this, an allowance for prior approvals will not be included in years 1-5. This will avoid any double counting.

Office to residential conversions under the GPDO are subject to less control than traditional applications and are less likely to be identified in the latter years of the SLAA as these prior notification sites do not require planning permission and can be approved as permitted development. As such, they are less likely to be identified for housing. Therefore, it is considered that prior notification sites should be considered as part of a separate allowance in years 6-15 when there is less certainty about specific sites.

The GPDO amendment was introduced on 30 May 2013 and therefore completions from this date will only be considered as part of the allowance.

Basing the allowance on past completions rather than approved schemes is considered to give a more accurate indication of how many units could materialise through the prior approval regime. This will also ensure that expired schemes and those that have come forward as subsequent planning permissions instead of initial prior approvals are not counted within the allowance.

In total, on schemes greater than 5 units, 508 units have been completed under the prior approval regime since the GPDO amendment was introduced on 30 May 2013 (Table 3).

⁸ Schemes of 5+ units and over.

Table 3: Residential Prior Notification completions 2014 - 2019

Year	Number of schemes	Number of units
2014 – 2015	1	6
2015 – 2016	1	41
2016 – 2017	4	129
2017 – 2018	2	90
2018 – 2019	1	110
2019 – 2020	2	26
2020 – 2021	5	106
Total	16	508

In total there have been 508 units completed through the prior approval regime which equates to an average of 73 units per annum since 2014/15. Since the introduction of the regime, latent potential has been released with an initial period of ‘surge’ in activity. It is reasonable to assume that following this initial period of activity, development rates are likely to plateau. If it is assumed that market appetite and stock will decrease over time, it can be deducted that there could be a 50% rate of current completions in years 6-10 and a 25% rate of the current completions in years 11-15. Table 4 details the allowance for each period of the SLAA.

Table 4: Windfall allowance for Office to Residential Prior Notifications

Year	Rate	Allowance
Years 1-5		No allowance – identified sites and approved sites relied on
Years 6-10	50% of current completion rate	181 (36 per annum)
Years 11-15	25% of current completion rate	91 (18 per annum)

It is acknowledged that the office to residential prior notification regime is still relatively new with the potential for a change in current trends moving forward. The allowance provided is based on past data and reasonable evidence, with trends signalling that past activity rates are likely to continue. Ongoing monitoring will be used to keep track of prior approval conversion rates to inform future prior approval allowances which will be reviewed on a regular basis.