

# Spelthorne Local Plan

## Housing Trajectory and Five Year Housing Land Supply

### 1. Spelthorne Local Plan Submission: Housing Trajectory

- 1.1 The housing trajectory shows housing completions for the last seven years and the anticipated delivery for the 15-year period from adoption to 2038. It combines information on past completions, existing planning permissions and identified housing sites from the Strategic Land Availability Assessment to illustrate projected housing supply over the plan period, from adoption in September 2023 to September 2038.
- 1.2 Net completions for the previous seven years (including the reporting year) are recorded and broken down into four main categories – conversions, change of use, small sites with fewer than 5 dwellings (net) and large sites of 5 or more dwellings (net).
- 1.3 In order to show the Housing Trajectory position for the next 15 years post adoption, an allowance has been made for completions in the current reporting year (2022/23) based on those sites currently under construction. The proportion of anticipated completions over the next year is based on historic build out rates in Spelthorne and the average completion rate of schemes of different sizes. Historic rates are set out in Table 1 below.

Table 1: Spelthorne Build Out Rate by site capacity, 2010-2019

Year	Total net new homes	Total construction period	BOR (avg units/mth)	BOR (Units/year)
1 Unit	81	3,346	0.10	1.26
2-10 Units	399	5,454	0.32	3.80
11-50 Units	725	2,604	1.21	14.47
51-100 Units	347	504	2.98	35.78
101-400 Units	456	339	5.83	69.98
<b>Grand Total</b>	<b>2,008</b>	<b>12,246</b>	<b>0.71</b>	<b>8.52</b>

- 1.4 For each of the sites under construction, the average build out rates per scheme size were applied to determine when their likely completion might be from the commencement date recorded. This identified that of the sites under construction, 25% of units are anticipated to be completed prior to adoption (September 2023). The remaining 75% of units are anticipated to be completed in the following two

years (2024 and 2025). This is to allow time for dwellings on large sites to be completed and to ensure that regard is had to past performance so that the likely number of completions in the current year is not overestimated.

- 1.5 For the period from 2023/2024 to 2037/38 the estimated net annual completions are based on the following components:
  - Dwellings under construction
  - Dwellings with planning permission (unimplemented)
  - Sites of 5 or more dwellings identified for allocation in the draft Local Plan and Brownfield Tier 2 sites identified in the Strategic Land Availability Assessment
  - Windfall allowance for small sites (fewer than 5 units net) and office to residential conversions
  
- 1.6 Given the past trends in the Borough's implementation rates of planning permissions it has been assumed that most remaining unimplemented permissions will be completed over the next five years. However, a small non-implementation factor of 5% has been applied on a precautionary basis to allow for permissions which expire. This has also been applied to identified sites of 5 units or more.
  
- 1.7 The data is illustrated in the trajectory below which shows by means of the columns, the actual and forecast completion rates. The horizontal black line illustrates the annual housing need figure of 618 dwellings based on the Government's standard method. The columns show the anticipated completions each year and this incorporates all draft allocation sites identified in the Local Plan and the projected completions against the Local Housing Need requirement. The red line shows the residual requirement taking account of the forecast number of completions each year. Based on the projected cumulative completions over the next 15 years, it is anticipated that the annual requirement will fall over time and supply will meet need over the plan period.
  
- 1.8 Table 2 sets out the anticipated completions across the plan period. This shows that over the 15 year plan period, there is a requirement to deliver 9,270 units (618 x 15 years), with cumulative completions expected to total 9,474.

**Figure 1: Housing Trajectory 2023-2038**



**Table 2: Housing Trajectory data**

	Totals	Latest 7 year average	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	
Actual Total completions (gross)			262	222	198	333	355	374	287	310	248	656	210																	
Actual Total completions (net)		332	159	170	191	265	308	347	250	289	228	639	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Actual conversions (net)		11	-4	6	2	29	1	34	-8	8	5	5	8																	
Actual change of use (net)		95	1	1	37	20	71	118	102	140	87	127	13																	
Actual completions small sites <5 dwellings (less conversions) (net)		20	35	24	20	14	14	8	22	23	17	42	1																	
Actual completions large sites >4 dwellings (net)		207	127	139	132	202	222	187	134	118	119	465	183																	
Annual Losses		34	103	52	7	68	47	27	37	21	20	17	5	34																
Losses due to conversions		8	6	6	3	8	4	7	17	7	7	4	2	8																
Losses due to change of use		1	0	1	0	0	0	0	0	2	0	4	0	1																
Losses on small sites <5 dwellings (less conversions)		13	13	3	4	17	13	20	8	11	13	9	3	13																
Losses on large sites >4 dwellings (net)		12	84	42	0	43	30	0	12	1	0	0	0	12																
Under Construction at start of year (gross)		682	287	303	295	359	413	439	476	1010	1094	982	538	345																
Difference between u/c and comps in each year			25	81	97	26	58	65	189	700	846	326	328	345																
Completions as a percentage of U/C figure at start of year		63	91.29	73.267	67.119	92.758	85.96	85.194	60.29	30.69	22.67	66.80	39.03	0.00																
Projected annual completions (net) all sources														291	798	835	750	791	840	576	637	535	593	567	440	536	528	408	640	
Projected conversions completions (based on commitments at 1 April and Trend based after)														1	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	
Projected change of use completions (based on commitments at 1 April and trend based after)														13	62	62	42	42	42	37	37	37	37	37	18	18	18	18	18	
Projected small sites <5 (completions based on commitments at 1 April and trend based onwards) (less conversions)														38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38
Projected large sites >4 (completions based on commitments at 1 April and identified sites)														238	696	733	670	711	760	502	562	461	519	492	384	480	472	352	583	
STANDARD METHOD LOCAL HOUSING REQUIREMENT	618													618	618	618	618	618	618	618	618	618	618	618	618	618	618	618	618	
Annualised Requirement														618	618	1236	1854	2472	3090	3708	4326	4944	5562	6180	6798	7416	8034	8652	9270	
Cumulative completions														291	798	1633	2383	3174	4014	4590	5227	5762	6356	6922	7362	7898	8427	8834	9474	
Residual at start of year	9270													9270	8472	7637	6887	6096	5256	4680	4043	3508	2914	2348	1908	1372	843	436	-204	
ANNUAL REQUIREMENT taking account of past and projected completions	618													579	565	545	530	508	478	468	449	438	416	391	382	343	281	218	-204	
<b>SUMMARY OF SUPPLY</b>																														
SUM SITES															192	229	523	563	613	502	562	461	519	492	384	480	472	352	583	

**Table 2: Sites Under Construction**

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE UNITS GROSS TOTAL</u>	Residential Losses Total	Net Total	TOTAL STARTS	SCHEME TOTAL U/C	SCHEME TOTAL COMPLETE
14/01347	FUL	Sunlink One, 1-3	Station Road	Sunbury	TW16 6SB	SUNE	33	33	0	0	33	33	33	0
17/01274	FUL	Brooklands College	Church Road	Ashford	TW15 2XD	ASHT	357	73	284	0	357	357	107	250
18/00995	PDO	5 - 7	Clarence Street	Staines	TW18 4SU	STNS	5	5	0	0	5	5	5	0
18/01267	PDO	West Wing, Council Offices	Knowle Green	Staines	TW18 1XB	STNS	25	25	0	0	25	25	0	0
18/01228	FUL	Ashford Depot	Poplar Road	Ashford	TW15 1YA	ASHC	37	37	0	0	37	37	37	0
19/00102	PDO	HM Revenue & Customs, Forum House, 14	Thames Street	Staines	TW18 4UD	STNS	40	40	0	0	40	40	40	0

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE UNITS GROSS TOTAL</u>	Residential Losses Total	Net Total	TOTAL STARTS	SCHEME TOTAL U/C	SCHEME TOTAL COMPLETE
18/01282	FUL	103	London Road	Staines	TW18 4HN	STNS	9	9	0	0	9	9	9	0
18/01533	FUL	Two Rivers Pub and Restaurant, 43	Church Street	Staines	TW18 4EN	STNS	11	11	0	0	11	11	11	0
18/01760	FUL	196	Laleham Road	Staines	TW18 2PA	RVLA	5	5	0	1	4	5	5	0
19/01070	FUL	Drake House	Drake Avenue	Staines	TW18 2AW	STNS	14	14	0	0	14	14	14	0
20/00252	RVC	Forum House, 14	Thames Street	Staines	TW18 4UD	STNS	9	9	0	0	9	9	9	0
20/01274	PDO	3	Station Approach	Ashford	TW15 2QN	ASHT	8	8	0	0	8	8	8	0
19/00290	FUL	17 - 51	London Road	Staines	TW18 4EX	STNS	467	426	41	0	467	467	467	0
19/01051	FUL	15 (15-51)	London Road	Staines	TW18 4EX	STNS	22	20	2	0	22	22	22	0

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE UNITS GROSS TOTAL</u>	Residential Losses Total	Net Total	TOTAL STARTS	SCHEME TOTAL U/C	SCHEME TOTAL COMPLETE
18/01259	FUL	Former Police Station 69	Staines Road East	Sunbury	TW16 5AA	SUNE	5	5	0	0	5	5	5	0
16/00547	FUL	The Grange, Glenthorne, 33	Rookery Road	Staines	TW18 1BT	STNS	19	19	0	0	19	19	19	0
19/00187	FUL	26/26A	Charles Road	Laleham	TW18 1JT	STAS	6	6	0	1	5	5	5	0
18/00836	FUL	20	Bridge Street	Staines	TW18 4TW	STNS	8	8	0	0	8	8	8	0
20/01199	FUL	Masonic Hall and Old Telephone Exchange site	Elmsleigh Road	Staines	TW18 4PN	STNS	206	136	70	0	206	206	206	0
TOTAL													1,010	

**Table 3: Sites With Planning Permission**

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL	Residential Losses Total	Net Total
21/01411	RVC	524 – 538	London Road	Ashford	TW15 3AE	ANSS	58	51	7	3	55
22/00926	RVC	Headline House	Stanwell Road	Ashford	TW15 3QH	ASHT	14	14	0	0	14
21/01801	FUL	Sunbury Cross Ex Services Association Club	Crossways	Sunbury	TW16 7BB	SUNC	47	30	17	1	46
19/01069	FUL	Shepperton House, 2-4	Green Lane	Shepperton	TW17 8DN	SHET	13	13	0	0	13
18/01000	FUL	Builders Yard	Moor Lane	Staines	TW18 4YN	STNS	36	29	7	0	36
19/01237	FUL	Staines Ex Servicemen Club Limited, 6	Laleham Road	Staines	TW18 2DX	RVLA	14	14	0	0	14
22/00591	FUL	Renshaw Industrial Estate	Mill Mead	Staines	TW18 4UQ	STNS	391	357	40	0	391
18/00995	PDO	25-27	Clarence Street	Staines	TW18 4SY	STNS	5	5	0	0	5
20/00559	FUL	96-98	High Street	Shepperton	TW17 9BB	SHET	5	5	0	0	5



Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL	Residential Losses Total	Net Total
20/00052	FUL	Inglewood	Green Street	Sunbury	TW16 6QB	SUNE	8	8	0	1	7
20/00858	PDO	Viewpoint, 240	London Road	Staines	TW18 4JD	STNS	82	82	0	0	82
20/01312	FUL	Acacia Lodge	Rookery Road	Staines	TW18 1BT	STNS	14	14	0	0	14
21/00172	PDNF	Claydon Court	Kingston Road	Staines	TW18 4NG	STNS	8	8	0	0	8
20/00990	FUL	59	Staines Road West	Sunbury	TW16 7AG	SUNC	8	8	0	0	8
21/00009	PDO	51-53	Church Street	Ashford	TW15 2TY	ASHT	8	8	0	0	8
20/01483	FUL	487-491	Staines Road West	Ashford	TW15 2AB	ASHE	11	11	0	3	8
21/01220	PDO	Magna House, 18 - 32	London Road	Staines	TW18 4BP	STNS	26	26	0	0	26
21/01199	PDO	Elizabeth House, 56-60	London Road	Staines	TW18 4HB	STNS	20	20	0	0	20
21/01259	PDO	Atrium, 31 - 37	Church Road	Ashford	TW15 2UD	ASHT	20	20	0	0	20

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL	Residential Losses Total	Net Total
21/01507	FUL	Vivienne House	Budebury Road	Staines	TW18 2BB	STNS	7	7	0	0	7
21/00912	FUL	Works	Langley Road	Staines	TW18 2EJ	STNS	22	22	0	0	22
21/01717	FUL	Land To The Rear Of 109	Ashgrove Road	Ashford	TW15 1NY	ASHT	6	6	0	0	6
20/00802	FUL	Car Park R/O Tesco Supermarket	Town Lane	Stanwell	TW15 3AA	ANSS	127	105	22	0	127
21/01742	FUL	Crownage Court, 99	Staines Road West	Sunbury	TW16 7AE	SUNC	14	14	0	0	14
22/00707	PDO	56	Kingston Road	Staines	TW18 4NL	STNS	14	14	0	0	14

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE</u> <u>UNITS GROSS</u> <u>TOTAL</u>	Residential Losses Total	Net Total
21/01261	PDR	15	Station Road	Ashford	TW15 2UP	ASHT	5	5	0	0	5
21/01755	OUT	66-68	High Street	Staines	TW18 4DY	STNS	6	6	0	0	6

**Table 4: Identified Sites – Urban Area**

	Regulation 19 Allocation sites
	Brownfield Tier 2 sites

Site ID	Site Address	Street	Town	Yield	Timeframe
AS1/003	Staines Fire Station	Town Lane	Stanwell	50	Years 1-5
AT3/007	Ashford Multi-storey car park	Church Road	Ashford	45	Years 1-5
AT3/016	Land at Woodthorpe Road and Station Approach	Woodthorpe Road	Ashford	42	Years 1-5
SC1/019	Sunbury Social Services Centre	108 Vicarage Road	Sunbury	11	Years 1-5
SE1/005	Benwell House	Green Street	Sunbury	39	Years 1-5
SE1/024	Annandale House, 1	Hanworth Road	Sunbury	295	Years 1-5
ST1/037	Thameside House	South Street	Staines	140	Years 1-5
ST1/042	273-275	London Road	Staines	36	Years 1-5
ST2/029	Cadline House	Drake Avenue	Staines	14	Years 1-5
ST3/004	34-36 (OAST House) /Car park	Kingston Road	Staines	182	Years 1-5
ST4/002	Car Park, Hanover House & Sea Cadet Building	Bridge Street	Staines	158	Years 1-5
ST4/009	The Elmsleigh Centre and adjoining land (Tothill Carpark)	South Street	Staines	265	Years 1-5
ST4/019	Former Debenhams site, 35-45	High Street	Staines	150	Years 1-5
ST4/026	Communications House	South Street	Staines	120	Years 1-5
ST4/028	William Hill/Vodafone, 91	High Street	Staines	14	Years 1-5
AT3/020	Fir Tree Place	Church Road	Ashford	5	Years 1-5
AT3/022	Second Floor Atrium, 31	Church Road	Ashford	9	Years 1-5
SC1/004	Sunbury Fire Station	Staines Road West	Sunbury	12	Years 1-5
AC2/002	126	Feltham Hill Road	Ashford	6	Years 6-10
AC2/006	170/172	Feltham Hill Road	Ashford	5	Years 6-10

Site ID	Site Address	Street	Town	Yield	Timeframe
AC2/009	Rowland Pine Centre, 373	Staines Road West	Ashford	10	Years 6-10
AE3/006	158-166	Feltham Road	Ashford	75	Years 6-10
AS1/001	Tesco Extra	Town Lane	Stanwell	350	Years 6-10
AS1/010	484	London Road	Ashford	7	Years 6-10
AT2/001	145-149	Stanwell Road	Ashford	5	Years 6-10
AT3/016	Land at Woodthorpe Road and Station Approach	Woodthorpe Road	Ashford	78	Years 6-10
LS3/001	r/o 151-153	Charlton Road	Shepperton	6	Years 6-10
SC1/002	115	Staines Road West	Sunbury	25	Years 6-10
SC1/003	147	Staines Road West	Sunbury	15	Years 6-10
SC1/006	Tesco Extra	Escot Road	Sunbury	225	Years 6-10
SC1/022	Oakhall Court	Oakhall Drive	Sunbury	15	Years 6-10
SE1/004	12	Park Road	Sunbury	6	Years 6-10
SE1/007	St Pauls Catholic College	Green Street	Sunbury	5	Years 6-10
SE1/020	Sunbury Adult Education Centre	The Avenue	Sunbury	24	Years 6-10
SE1/025	Elmbrook House, 18-19	Station Road	Sunbury	50	Years 6-10
SH1/010	Shepperton Library	High Street	Shepperton	10	Years 6-10
SH3/005	Walton Bridge Garage	Walton Bridge Road	Shepperton	20	Years 6-10
SS1/002	White House	Kingston Road	Ashford	14	Years 6-10
ST1/022	39	Gresham Road	Staines	6	Years 6-10
ST1/028	Leacroft Centre	Leacroft	Staines	17	Years 6-10
ST1/036	Universal Tyre Co Ltd	Laleham Road	Staines	12	Years 6-10
ST2/025	Manse and associated land to the rear of Staines Congregational Church	Stainash Crescent	Staines	24	Years 6-10
ST2/027	85A	Laleham Road	Staines	9	Years 6-10
ST3/002	Florida Court	Station Approach	Staines	9	Years 6-10
ST3/014	Birch House/London Road,	Fairfield Avenue	Staines	400	Years 6-10
ST3/015	153-155	High Street	Staines	7	Years 6-10

Site ID	Site Address	Street	Town	Yield	Timeframe
ST3/017	116 - 120 High Street (Phase 1C Charter Square)	High Street	Staines	65	Years 6-10
ST4/004	96-104	Church Street	Staines	100	Years 6-10
ST4/007	25-27	Clarence Street	Staines	6	Years 6-10
ST4/010	Riverside Surface Carpark	Thames Street	Staines	35	Years 6-10
ST4/011	Thames Lodge	Thames Street	Staines	40	Years 6-10
ST4/023	Two Rivers Retail Park Terrace	Mustard Mill Road	Staines	750	Years 6-10
ST4/024	Frankie & Benny's/Travelodge, Two Rivers	Hale Street	Staines	55	Years 6-10
ST4/030	131	High Street	Staines	20	Years 6-10
AT3/021	10A-18	Woodthorpe Road	Ashford	9	Years 6-10
ST4/031	59	Church Street	Staines	12	Years 6-10
ST1/044	193	London Road	Staines	30	Years 6-10
SN1/019	The Wheatsheaf Public House	Park Road	Stanwell	5	Years 6-10
SE2/003	280	Staines Road East	Sunbury	18	Years 6-10
AC1/008	62 – 68	Junction Road	Ashford	5	Years 6-10
HS1/018	Sunbury Care Home	Thames Street	Sunbury	11	Years 6-10
AC2/004	381-385	Staines Road West	Ashford	10	Years 11-15
AC2/007	180/182	Feltham Hill Road	Ashford	8	Years 11-15
AC2/008	Land at	School Road	Ashford	5	Years 11-15
AE1/004	7	Manor Road	Ashford	5	Years 11-15
AE3/002	Land to west of 39	Feltham Road	Ashford	5	Years 11-15
AE3/003	71-75	Feltham Road	Ashford	5	Years 11-15
AE3/005	28-44	Feltham Road	Ashford	26	Years 11-15
AS1/004	Happy Landing PH	Clare Road	Stanwell	30	Years 11-15
AS1/009	540-544	London Road	Ashford	17	Years 11-15
AS2/001	Ashford Youth Club	Kenilworth Road	Stanwell	5	Years 11-15
AS2/003	648	London Road	Ashford	21	Years 11-15

Site ID	Site Address	Street	Town	Yield	Timeframe
AT1/011	Universal Creations,134	Chesterfield Road	Ashford	8	Years 11-15
AT3/002	55A	Woodthorpe Road	Ashford	10	Years 11-15
AT3/008	The Old Post Office, 1	Knapp Road	Ashford	14	Years 11-15
AT3/009	Ashford Telephone Exchange	Church Road	Ashford	20	Years 11-15
HS1/001	R/O The Goat Public House, 47	Upper Halliford Road	Shepperton	5	Years 11-15
LS3/004	Ashborne Hall	Littleton Road	Shepperton	5	Years 11-15
SC1/013	RMG Warehouse & Delivery Office, 47-79	Staines Road West	Sunbury	22	Years 11-15
SC1/021	Land at Spelthorne Grove	Spelthorne Grove	Sunbury	250	Years 11-15
SE1/003	77	Staines Road East	Sunbury	75	Years 11-15
SE1/008	Telephone Exchange	Green Street	Sunbury	22	Years 11-15
SE1/010	Ritzbury House, Bridge Foot	Green Street	Sunbury	6	Years 11-15
SE1/011	75-77	Green Street	Sunbury	6	Years 11-15
SE1/022	The Summit Centre	Hanworth Road	Sunbury	200	Years 11-15
SE1/023	41	Orchard Road	Sunbury	6	Years 11-15
SH1/015	Shepperton Youth Centre	Laleham Road	Shepperton	24	Years 11-15
SH2/003	Shepperton Delivery Office, 47	High Street	Shepperton	20	Years 11-15
SN1/012	Stanwell Bedsits	De Havilland Way	Stanwell	175	Years 11-15
SN1/013	Garage Court to rear of 83-105	Park Road	Stanwell	8	Years 11-15
SN2/001	Minerva House	Minerva Close	Stanwell	20	Years 11-15
SN2/002	Hope Inn	Hithermoor Road	Stanwell Moor	5	Years 11-15
SS1/004	Ashman Service Station, 286	Kingston Road	Ashford	5	Years 11-15
ST1/003	Denby	Stanwell New Road	Staines	5	Years 11-15
ST1/029	Surrey CC Buildings	Burges Way	Staines	30	Years 11-15
ST1/031	Thameside Arts Centre	Wyatt Road	Staines	19	Years 11-15
ST1/035	44A	Gresham Road	Staines	8	Years 11-15
ST2/004	The Retreat	Pinewood Drive	Staines	8	Years 11-15
ST2/006	Builders Yard	Gresham Road	Staines	343	Years 11-15
ST3/007	140-154	High Street	Staines	7	Years 11-15

<b>Site ID</b>	<b>Site Address</b>	<b>Street</b>	<b>Town</b>	<b>Yield</b>	<b>Timeframe</b>
<b>ST3/012</b>	Staines Telephone Exchange	Fairfield Avenue	Staines	180	Years 11-15
<b>ST4/009</b>	The Elmsleigh Centre and adjoining land	South Street	Staines	585	Years 11-15



**Table 5: Identified Sites – Green Belt**

Regulation 19 Allocation sites

Site ID	Site Address	Street	Town	Yield	Timeframe
<b>AS1/011</b>	Land at former Bulldog Nurseries	London Road	Ashford	24	Years 1-5
<b>AS2/006</b>	land east of Desford Way	Desford Way	Ashford	15	Years 1-5
<b>AT1/002</b>	Ashford Sports Club	Woodthorpe Road	Ashford	108	Years 1-5
<b>AT1/012</b>	Ashford Community Centre	Woodthorpe Road	Ashford	32	Years 1-5
<b>HS1/002</b>	Land at Croysdale Avenue/ Hazelwood Drive	Croysdale Avenue	Shepperton	67	Years 1-5
<b>HS1/009</b>	Bugle Nurseries, 171	Upper Halliford Road	Shepperton	79	Years 1-5
<b>HS1/012</b>	Land East of Upper Halliford	Nursery Road	Shepperton	60	Years 1-5
<b>HS2/004</b>	Land South of Nursery Road	Nursery Road	Sunbury	41	Years 1-5
<b>SN1/006</b>	Land to the west of Long Lane and South of Blackburn Trading Estate	Long Lane	Stanwell	200	Years 1-5
<b>ST1/043</b>	Land East of 355	London Road	Staines	3	Years 1-5
<b>ST4/025</b>	Land at Coppermill Road	Coppermill Road	Wraysbury	15	Years 1-5
<b>HS1/012b</b>	Land East of Upper Halliford (site B)	Upper Halliford Road	Sunbury	20	Years 6-10
<b>RL1/011</b>	Land at Staines and Laleham Sports Club	Worple Road	Staines	52	Years 6-10
<b>SN1/005</b>	Land at Northumberland Close	Northumberland Close	Stanwell	80	Years 11-15
<b>LS1/024</b>	Land at Staines Road West and Cedar Way (east of Spelthorne sports club)	Staines Road West	Sunbury	77	Years 11-15

## 2. Statement of Five-Year Housing Land Supply

### Introduction

- 2.1 Through the Submission of the Local Plan for examination, Spelthorne Borough Council is seeking to confirm its Five-Year Housing Land Supply Position utilising the data in the preceding tables. The five-year period runs from 2023/24 to 2027/28.
- 2.2 This statement is intended to meet the requirements of the National Planning Policy Framework NPPF 2021 (paragraph 74) for local authorities to assess and demonstrate the extent to which they can identify and maintain a rolling five year supply of deliverable land for housing. This statement has been prepared in line with the guidance set out in the NPPF and the Planning Practice Guidance, utilising the Government's standard method for calculating Local Housing Need.

### Background

- 2.3 The NPPF confirms that local authorities should update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The most recently adopted plan in Spelthorne is the Core Strategy and Policies DPD 2009 which gave an annual average requirement of 166 dwellings per annum. However as this is now more than five years old and Spelthorne is seeking to adopt a new Local Plan, national policy sets out that the five-year housing land supply should be measured against the area's local housing need calculated using the Government's standard method<sup>1</sup>. The standard method is based on the 2014 household growth projections and local affordability, with Spelthorne having a need of 618 dwellings per annum<sup>2</sup>. This figure forms the basis for calculating the five-year supply of deliverable sites.
- 2.4 Spelthorne Borough Council is seeking to meet its Local Plan Housing Need figure through the emerging Local Plan (2023-2038) and will use the figure of 618 homes per annum as its target once the plan is adopted.
- 2.5 There is also a minimum requirement to include an additional buffer of 5% to ensure choice and competition in the market for land, or a 20% buffer, where there has been significant under delivery of housing over the previous three years (NPPF paragraph 74). The NPPF (paragraph 71) also permits local planning authorities to make an allowance for windfall sites in the five year land supply if they have compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. The base date for this assessment is the first five years of the plan period, with anticipated adoption in September 2023 running to September 2028.
- 2.6 There are three stages to the assessment:
- a. Identifying the level of housing to be delivered in the five year period from 1 September 2023 to 1 September 2028.
  - b. Identifying the sites that have the potential to deliver housing during the five-year period.

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<sup>1</sup> Planning Practice Guidance Reference ID: 68-005-20190722

<sup>2</sup> With the period 2022 – 2032 used as the baseline for household projections.

- c. Assessing deliverability – guidance in the NPPF explains that for sites to be considered deliverable they must be:
  - i. available – the site is available now;
  - ii. suitable – the site offers a suitable location for development now;
  - iii. achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

### Identifying the level of housing to be delivered

- 2.7 The five year requirement is now based on the standard method figure of 618 as explained above and also includes any under provision in previous years<sup>3</sup>.
- 2.8 Based on previous under delivery, as required by paragraph 74 of the NPPF, a 20% buffer has to be applied to ensure that a choice of sites is available to meet need. An additional 618 units per annum have therefore been added to the requirement.
- 2.9 The total five year requirement is therefore 3708 dwellings.

**Table 6: Total Housing Requirement**

	Dwellings (net)
Annual Requirement for 2022/23	618
Five year requirement September 2023 – 2028 (618 x 5)	3090
20% buffer	618
<b>Five year requirement</b>	<b>3708</b>

### Sites with potential to deliver housing

- 2.10 The Council has assessed the availability of housing in its Strategic Land Availability Assessment (SLAA), 2022. This utilises the sites set out in Tables 4 and 5 above. New housing over the next five year period (September 2023-2028) will come from sites under construction, commitments – sites with planning permissions - and the sites identified through the Local Plan. These are either allocation sites or those identified as brownfield tier 2.
- 2.11 As the Council is unable to meet its development needs in the urban area alone, it is seeking to release a small amount of Green Belt land to meet development needs. These are included in the five year housing supply statement to reflect that the Council is seeking to confirm its five year housing land supply position through the Local Plan and through exceptional circumstances these sites will be released on adoption of the Plan.
- 2.12 Sites under construction are assumed to be completed over the next three years and definitely in the five year period. There is no evidence to suggest that any of the sites under construction would not currently be completed within this timeframe. In order to inform the likely completion dates of sites, an allowance has been made for completions in the current

<sup>3</sup> As per Planning Practice Guidance, Paragraph: 011 Reference ID: 2a-011-20190220. Past under delivery is addressed through the application of the affordability adjustment.

reporting year (2022/23) based on those sites currently under construction. The proportion of anticipated completions over the next year is based on historic build out rates in Spelthorne and the average completion rate of schemes of different sizes. Historic rates are set out in Table 1 below.

Table 2: Spelthorne Build Out Rate by site capacity, 2010-2019

Year	Total net new homes	Total construction period	BOR (avg units/mth)	BOR (Units/year)
1 Unit	81	3,346	0.10	1.26
2-10 Units	399	5,454	0.32	3.80
11-50 Units	725	2,604	1.21	14.47
51-100 Units	347	504	2.98	35.78
101-400 Units	456	339	5.83	69.98
<b>Grand Total</b>	<b>2,008</b>	<b>12,246</b>	<b>0.71</b>	<b>8.52</b>

- 2.13 For each of the sites under construction, the average build out rates per scheme size were applied to determine when their likely completion might be from the commencement date recorded. This identified that of the sites under construction, 25% of units are anticipated to be completed prior to adoption (September 2023). The remaining 75% of units are anticipated to be completed in the following two years (2024 and 2025). This is to allow time for dwellings on large sites to be completed and to ensure that regard is had to past performance so that the likely number of completions in the current year is not overestimated.
- 2.14 The NPPF ('deliverable' definition, page 66) confirms that sites with planning permission may be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented. For the purposes of this five year housing land supply statement the assumptions set out in the housing trajectory are used, whereby it is anticipated that all sites with outstanding planning permission at 1 September 2022 will be implemented and completed over the three years commencing 1 September 2023, subject to the application of a non-implementation rate. Historic trend records indicate that the level of non-implementation of planning permissions in Spelthorne is very low.
- 2.15 A windfall or trend-based figure has been included to demonstrate the continued supply which derives from small sites, either through conversion, change of use (including office to residential) or development of small sites (fewer than 5 dwellings). The estimate is based on average provision in the various categories over the last seven years completions. The windfall allowance of small sites is based on completions rather than permissions therefore an under delivery discount has not been applied to this element of the five year supply. This reflects the rate of certainty and actual delivery of sites and is therefore not considered to warrant the application of an additional buffer.
- 2.16 A windfall allowance for office to residential schemes is not applied in the 1-5 year period of the trajectory as it instead looks at actual granted permissions and specific schemes to

provide more certainty. An allowance is applied to the 6-15 year of the trajectory but is not of relevance for this calculation.

- 2.17 Allocation sites identified in the 1-5 year period are included in the five year supply. These are strategic sites, those publicly owned or with the potential for some form of enabling or improvement role. Similarly those sites included in the brownfield tier 2 supply are also included. These are generally smaller sites that will help to meet the borough’s housing needs, and have been assessed as suitable, available and achievable through the Local Plan process.
- 2.18 The broad timescales for implementation take account of the owners’ views as to when the sites will come forward and also recognise the lead-in times necessary before particular developments may commence. The Council has liaised with site promoters to confirm the availability of sites and have used the most up to date information available at the time of writing to set out its position. It is acknowledged that specific sites may shift in their timeframe and yield once the Local Plan is submitted and adopted therefore the statement of five year housing land supply will be updated to take account of updated information once available.
- 2.19 All the sites listed in Tables 4 and 5 above are in suitable locations and will contribute to the creation of sustainable mixed communities by providing appropriate housing to meet identified needs.

**Table 7: Five Year Housing Supply**

	Dwellings (net)
Units under construction with anticipated completion in years 2024-2025 (see table 2)	758
Dwellings (net) on sites (>4 units) with planning permission as at 1 April 2022 (see Table 3 for a full list of these sites)	947
Dwellings on large sites without planning permission (allocations and brownfield tier 2) as at 1 April 2022 (see Table D)	2,119
Estimated supply from small sites (<5 dwellings) through conversion, change of use and new build (avoiding double counting)	190
<b>Total five year supply</b>	<b>4,014</b>

- 2.20 It should be noted that the total supply figure set out in table 7 differs to the total tallied in the housing trajectory in Figure 1 owing to the application of a 5% under delivery discount within the trajectory across all large sites. The 20% buffer applied to the five year housing supply is made up of sites brought forward from later in the plan period as per Planning Practice Guidance<sup>4</sup> and this therefore includes the necessary buffer.

## Conclusion

- 2.21 In summary the requirement and availability are:

<sup>4</sup> Paragraph: 022 Reference ID: 68-022-20190722

a.	Requirement (Local Housing Need derived from standard method)	3,090 dwellings
b.	Additional 20% requirement	618 dwellings
c.	<b>Total requirement</b>	3,708 dwellings
d.	<b>Potential housing supply</b>	4,014 dwellings

2.22 The Council is therefore able to demonstrate a deliverable five year housing supply based on the current requirement of 618 dwellings using the standard method for calculating housing need and including a 20% buffer, as set out in the National Planning Policy Framework and Planning Practice Guidance.

2.23 The total supply as set out in paragraph 2.21 represents the equivalent of 5.4 years based on a requirement of 618 dwellings per annum.

### Five Year Housing Land Supply – Evidence of Delivery

Application Number	Planning App Type	Address	Street	Town	Postcode	Ward	Units	Evidence
14/01347	FUL	Sunlink One, 1-3	Station Road	Sunbury	TW16 6SB	SUNE	33	Planning consent implemented
17/01274	FUL	Brooklands College	Church Road	Ashford	TW15 2XD	ASHT	107	Planning consent implemented
18/00995	PDO	5 - 7	Clarence Street	Staines	TW18 4SU	STNS	5	Planning consent implemented
18/01228	FUL	Ashford Depot	Poplar Road	Ashford	TW15 1YA	ASHC	37	Planning consent implemented
19/00102	PDO	HM Revenue & Customs, Forum House, 14	Thames Street	Staines	TW18 4UD	STNS	40	Planning consent implemented
18/01282	FUL	103	London Road	Staines	TW18 4HN	STNS	9	Planning consent implemented
18/01533	FUL	Two Rivers Pub and Restaurant, 43	Church Street	Staines	TW18 4EN	STNS	11	Planning consent implemented
18/01760	FUL	196	Laleham Road	Staines	TW18 2PA	RVLA	5	Planning consent implemented
19/01070	FUL	Drake House	Drake Avenue	Staines	TW18 2AW	STNS	14	Planning consent implemented

20/00252	RVC	Forum House, 14	Thames Street	Staines	TW18 4UD	STNS	9	Planning consent implemented
20/01274	PDO	3	Station Approach	Ashford	TW15 2QN	ASHT	8	Planning consent implemented
19/00290	FUL	17 - 51	London Road	Staines	TW18 4EX	STNS	467	Planning consent implemented
19/01051	FUL	15 (15-51)	London Road	Staines	TW18 4EX	STNS	22	Planning consent implemented
18/01259	FUL	Former Police Station 69	Staines Road East	Sunbury	TW16 5AA	SUNE	5	Planning consent implemented
16/00547	FUL	The Grange, Glenthorne, 33	Rookery Road	Staines	TW18 1BT	STNS	19	Planning consent implemented
19/00187	FUL	26/26A	Charles Road	Laleham	TW18 1JT	STAS	5	Planning consent implemented
18/00836	FUL	20	Bridge Street	Staines	TW18 4TW	STNS	8	Planning consent implemented
20/01199	FUL	Masonic Hall and Old Telephone Exchange site	Elmsleigh Road	Staines	TW18 4PN	STNS	206	Planning consent implemented
21/01411	RVC	524 – 538	London Road	Ashford	TW15 3AE	ANSS	55	Planning consent granted
22/00926	RVC	Headline House	Stanwell Road	Ashford	TW15 3QH	ASHT	14	Planning consent granted
21/01801	FUL	Sunbury Cross Ex Services Association Club	Crossways	Sunbury	TW16 7BB	SUNC	46	Planning consent granted
19/01069	FUL	Shepperton House, 2-4	Green Lane	Shepperton	TW17 8DN	SHET	13	Planning consent granted



18/01000	FUL	Builders Yard	Moor Lane	Staines	TW18 4YN	STNS	36	Planning consent granted
19/01237	FUL	Staines Ex Servicemen Club Limited, 6	Laleham Road	Staines	TW18 2DX	RVLA	14	Planning consent granted
22/00591	FUL	Renshaw Industrial Estate	Mill Mead	Staines	TW18 4UQ	STNS	391	Planning consent granted
18/00995	PDO	25-27	Clarence Street	Staines	TW18 4SY	STNS	5	Planning consent granted
20/00559	FUL	96-98	High Street	Shepperton	TW17 9BB	SHET	5	Planning consent granted
20/00052	FUL	Inglewood	Green Street	Sunbury	TW16 6QB	SUNE	7	Planning consent granted
20/00858	PDO	Viewpoint, 240	London Road	Staines	TW18 4JD	STNS	82	Planning consent granted
20/01312	FUL	Acacia Lodge	Rookery Road	Staines	TW18 1BT	STNS	14	Planning consent granted
21/00172	PDFN	Claydon Court	Kingston Road	Staines	TW18 4NG	STNS	8	Planning consent granted
20/00990	FUL	59	Staines Road West	Sunbury	TW16 7AG	SUNC	8	Planning consent granted
21/00009	PDO	51-53	Church Street	Ashford	TW15 2TY	ASHT	8	Planning consent granted
20/01483	FUL	487-491	Staines Road West	Ashford	TW15 2AB	ASHE	8	Planning consent granted
21/01220	PDO	Magna House, 18 - 32	London Road	Staines	TW18 4BP	STNS	26	Planning consent granted
21/01199	PDO	Elizabeth House, 56-60	London Road	Staines	TW18 4HB	STNS	20	Planning consent granted
21/01259	PDO	Atrium, 31 - 37	Church Road	Ashford	TW15 2UD	ASHT	20	Planning consent granted
21/01507	FUL	Vivienne House	Budebury Road	Staines	TW18 2BB	STNS	7	Planning consent granted
21/00912	FUL	Works	Langley Road	Staines	TW18 2EJ	STNS	22	Planning consent granted

21/01717	FUL	Land To The Rear Of 109	Ashgrove Road	Ashford	TW15 1NY	ASHT	6	Planning consent granted
20/00802	FUL	Car Park R/O Tesco Supermarket	Town Lane	Stanwell	TW15 3AA	ANSS	127	Planning consent granted
21/01742	FUL	Crownage Court, 99	Staines Road West	Sunbury	TW16 7AE	SUNC	14	Planning consent granted
22/00707	PDO	56	Kingston Road	Staines	TW18 4NL	STNS	14	Planning consent granted
21/01261	PDR	15	Station Road	Ashford	TW15 2UP	ASHT	5	Planning consent granted
21/01755	OUT	66-68	High Street	Staines	TW18 4DY	STNS	6	Planning consent granted

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
AS1/003	Staines Fire Station	Town Lane	Stanwell	TW19 7JP	ANSS	50	<p>Progress is being made on the site with pre-application advice obtained from Spelthorne Borough Council in November 2021 (pre-app ref. 21/01340/PE). Further pre-application advice was sought from the Highway Authority at Surrey County Council with feedback received in March 2022. Both the response from Spelthorne Borough Council and Surrey County Council accepted the principle of development on the site.</p> <p>Surveys to support a planning application are being progressed with a geo-environmental survey undertaken and ecological surveys being scheduled with the aim of submitting a detailed planning application to Spelthorne Borough Council in the autumn of 2023.</p>
AS1/011	Land at former Bulldog Nurseries	London Road	Ashford	TW19 7BZ	ANSS	24	<p>Site plans provided. Initial surveys carried out on drainage Meeting held between site promoter and Strategic Planning team 17/08/21.</p>
AS2/006	land east of Desford Way	Desford Way	Ashford	TW15	ANSS	15	<p>Confirmation from landowner that the site will be deliverable in years 1-5. Currently subject to outline</p>

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							planning application: 22/00798/OUT. Meeting held between site promoter and Strategic Planning team 09/11/21.
AT1/002	Ashford Sports Club	Woodthorpe Road	Ashford	TW15 3JX	ASHT	108	Pre-application discussions held with the Council. Masterplan for the site submitted. Significant progress has been undertaken to submit a planning application in accordance with the anticipated adoption date of the Local Plan. Meeting held between site promoter and Strategic Planning team 31/08/21.
AT1/012	Ashford Community Centre	Woodthorpe Road	Ashford	TW15 3NJ	ASHT	32	Current community at the end of its life and requires replacing in years 1-5. Feasibility study undertaken indicating the delivery of the site. Ongoing engagement with Council's Assets Team regarding redelivery.
AT3/007	Ashford Multi-storey car park	Church Road	Ashford	TW15 2TY	ASHT	45	Pre-application discussions held with the Council, indicating delivery in years 1-5. Ongoing engagement with Council's Assets Team regarding redelivery.
AT3/016	Land at Woodthorpe Road and Station Approach	Woodthorpe Road	Ashford	Tw15 2RP	ASHT	42	Pre-application discussions held with the Council, indicating delivery in years 1-5. Meeting held between site promoter and Strategic Planning team 11/10/21.

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							Masterplan for site presented to Council.
HS1/002	Land at Croysdale Avenue/ Hazelwood Drive	Croysdale Avenue	Shepperton	TW16 6QN	HASW	67	Meeting held between site promoter and Strategic Planning team 18/08/21. Site developer has entered into a “subject to planning” contract to develop the site. Pre-application discussions held with the Council regarding the site. Public consultation on the proposed plans took place in October 2022. The proposals have been refined following pre-app advice and all supporting material to necessary to support a full planning application has been commissioned. Planning application to be submitted in 2023. Development would comprise a single phase of construction which would take place over the course of 18 months.
HS1/009	Bugle Nurseries, 171	Upper Halliford Road	Shepperton	TW17 8SN	HASW	79	Meeting held between site promoter and Strategic Planning team 18/08/21. There is an extant planning permission approved in July 2021 (20/00123/OUT) for 31 homes on the eastern part of the site comprising previously developed land. Since the above

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							approval the site owner has engaged with the Council in preparation of its Local Plan on an alternative form of development that would rebalance the brownfield and greenfield parts of the site with the aim of creating a more coherent urban form. There has been a series of pre-application meetings to discuss a revised proposal. Public consultation on the proposed plans took place in April 2022. The proposals have been refined following pre-app advice and all supporting material to necessary to support a full planning application has been commissioned. Planning application to be submitted in 2022 [prior to Local Plan adoption]. Development would comprise a single phase of construction which would take place over the course of 18 months.
HS1/012	Land East of Upper Halliford	Nursery Road	Shepperton	TW16 6JW	HASW	60	Meeting held between site promoter and Strategic Planning team 22/09/21. Pre application discussions held with the Council. Developer is keen to submit a planning application as soon as

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							possible. Site promoter has previously submitted a conceptual masterplan for the site as part of previous representations. Since then the developer has undertaken a thorough due diligence process to ensure the allocation is deliverable. A subsequent pre-application submission, including site layout and masterplan, based on the relevant consultant's reports has also been submitted to the Council. In summary, significant progress has been made and an application submitted relatively quickly given the level of previous work undertaken.
HS2/004	Land South of Nursery Road	Nursery Road	Sunbury	TW16 6LX	HASW	41	Meeting held between site promoter and Strategic Planning team 20/09/21. To date a site survey has been undertaken as well as a highways survey and an ecology walkover none of which have caused any concern. Also undertaken a highways pre app with Surrey County Council, the results of which were positive. From the original pre app meeting with Spelthorne Borough Council the site promoter has updated the

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							site plan, which following the results of the site survey is in the process of minor updates. Intention is to submit a planning application within 6 months of the local plan adoption. Commencement of works is anticipated to be within 6-12 months of planning permission being granted.
SC1/019	Sunbury Social Services Centre	108 Vicarage Road	Sunbury	TW16 7QL	SUNC	11	Confirmation from Surrey County Council as landowners that the site is surplus to requirements and will be available with the next 5 years as there are no long term lease agreements on site.
SE1/005	Benwell House	Green Street	Sunbury	TW16 6QF	SUNE	39	Ongoing engagement with Council's Assets Team regarding redelivery. Pre application discussions held regarding the site confirming the principle of development. Intention to submit a planning application as soon as possible. Enhanced energy efficiency measures to be incorporated.
SE1/024	Annandale House, 1	Hanworth Road	Sunbury	TW16 5DJ	SUNE	295	Pre application discussions held regarding the site. Submitted to the Council's call for sites exercise. Feasibility study produced for the redevelopment of the site. Masterplan and concept



Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							design produced and submitted to the Council.
SN1/006	Land to the west of Long Lane and South of Blackburn Trading Estate	Long Lane	Stanwell	TW19 7AN	STWN	200	Meeting held between site promoter and Strategic Planning team 18/11/21. Pre application discussions held regarding the site. Site assessments underway including ecology report. Site promoter in the process of developing a scheme for submission within the next year.
ST1/037	Thameside House	South Street	Staines	TW18 4PR	STNS	140	Ongoing engagement with Council's Assets Team regarding redelivery. Pre application discussions held. Public consultation in June 2022 for revisions to the currently submitted scheme. The revisions are due to be submitted as part of a planning application within the next quarter.
ST1/043	Land East of 355	London Road	Staines	TW18 4JY	STNS	3	Ongoing engagement with Council's Assets Team regarding redelivery. Confirmation regarding the land's availability within the next 5 years. Planning application due to be submitted once the Local Plan is adopted. Highways impact assessment currently being undertaken.
ST1/042	273-275	London Road	Staines	TW18 4JJ	STNS	36	Planning application submitted and subject to consideration.

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							Principle of development acceptable on brownfield site. Pre-application discussions held regarding the site and feedback from the Council fed into the submitted scheme.
ST2/029	Cadline House	Drake Avenue	Staines	TW18 2AP	STNS	14	Principle of development acceptable on brownfield site. Site assessment work submitted alongside active planning application. Current use is somewhat out of character with wider uses and lends itself to residential use.
ST3/004	34-36 (OAST House) /Car park	Kingston Road	Staines	TW18 4LN	STNS	182	Ongoing engagement with Council's Assets Team regarding redelivery. Multiple pre-application discussions held regarding the site with redevelopment acceptable in principle. Public consultation in June 22. Pre-sale of completed 50,000sqft building to NHS, 4000sqft Ground floor workspace and Listed building conversion into arts/craft/cultural uses. Planning application due within the next quarter.
ST4/002	Car Park, Hanover House & Sea Cadet Building	Bridge Street	Staines	TW18 4TG	STNS	158	Ongoing engagement with Council's Assets Team regarding redelivery. Council approved amendments to the Development Agreement on 1 August 2022 with

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							the site developers. A deed of variation is being finalised with the developers which extends their deadline to 31 December 23. A planning application is expected before July 2023.
ST4/009	The Elmsleigh Centre and adjoining land (Tothill Carpark)	South Street	Staines	TW18 4QF	STNS	265	Ongoing engagement with Council's Assets Team regarding redelivery. Pre application discussions held regarding the site. Feasibility work on Tothill carpark site which is currently vacant. Plan is to revisit the business plan proposals towards the end of 2022/early 2023. Early master planning feasibility work across the wider Elmsleigh Centre site undertaken.
ST4/019	Former Debenhams site, 35-45	High Street	Staines	TW18 4QU	STNS	150	Application 21/01772/FUL refused for 226 units in June 2022. A smaller scheme that overcomes the reasons for refusal is deliverable on site within years 1-5. Site assessment work undertaken as part of the Call for Sites submission, early pre-application and submitted planning application scheme.
ST4/025	Land at Coppermill Road	Coppermill Road	Wraysbury	TW19 5NU	STNS	15	Meeting held between site promoter and Strategic Planning team 21/09/21. Site plans submitted to the Council and no

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							outstanding delivery constraints on site, subject to Green Belt release through the Local Plan. A topographical survey of the site has been undertaken and buried services/utilities and ecological surveys are in the process of being commissioned and will be completed by late 2022/early 2023 to allow detailed site planning to be progressed. This will enable a pre-application request to be prepared for submission to the council in the summer of 2023. Preparation of a planning application anticipated for early 2024 with work scheduled following this.
ST4/026	Communications House	South Street	Staines	TW18 4QE	STNS	120	Ongoing engagement with Council's Assets Team regarding redelivery. Pre application discussions held regarding the site. Early master planning feasibility work across the wider Elmsleigh Centre site undertaken. Early 2023 anticipated review of proposals.
ST4/028	William Hill/Vodafone, 91	High Street	Staines	TW18 4PQ	STNS	14	Ongoing engagement with Council's Assets Team regarding redelivery. Pre application discussions held regarding the

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							site. Site assessment work underway with Planning application anticipated once Local Plan is adopted.
AT3/020	Fir Tree Place	Church Road	Ashford	TW15 2PH	ASHT	5	Planning application on site for 8 units – considered overdevelopment by Development Management but principle of development acceptable at smaller scale. Smaller scheme in development by site promoter at smaller scale to overcome previous concerns. Site assessment work undertaken for the site to demonstrate delivery in years 1-5.
AT3/022	Second Floor Atrium, 31	Church Road	Ashford	TW15 2UD	ASHT	9	Pre application discussions held regarding the site for extension for 9 units. Site assessment work submitted to Council to demonstrate active work towards a planning application submission. Principle of development acceptable. Recent prior approval for change of use from office to residential. Anticipated holistic redevelopment of site within years 1-5.
SC1/004	Sunbury Fire Station	Staines Road West	Sunbury	TW16 7FA	SUNC	12	In July 2022 the Surrey County Council Cabinet approved the allocation of capital funding for the development of detailed design

Site ID	Address	Street	Town	Postcode	Ward	Units	Evidence of Delivery
							and construction of the Sunbury Hub which will redevelop the former Sunbury Fire Station to include a community resource and a small amount of residential development. Initial site assessment work undertaken to support delivery in years 1-5.