

Draft version for consultation

Infrastructure Delivery Plan 2022 - 2037

SPELTHORNE BOROUGH COUNCIL



Spelthorne Takes Shape

June 2022

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This is a draft version of the IDP which is circulated for consultation (June 2022)

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

1. Introduction and Context

Objectives of the Infrastructure Delivery Plan

- 1.1 Spelthorne Borough Council (the Council) has produced an Infrastructure Delivery Plan (IDP) as part of its evidence base to support its Local Plan. The IDP will assist in supporting identified site allocations, to identify opportunities to provide infrastructure to complement proposed developments and to support the submission of future funding bids.
- 1.2 The IDP is an iterative document that is capable of being updated when required if circumstances change or new evidence is presented. This version of the IDP sets out to act as a 'scene setter' which identifies initial deficiencies in service provision that are known at this stage of the development of the Local Plan.
- 1.3 Further work is required to identify any additional issues or mitigation that may be required, particularly in relation to the site allocations that are to be taken forward in the Local Plan. The engagement with service providers will continue to ensure that the most up-to-date and robust information is collected to inform the development of the IDP.
- 1.4 The IDP builds on previous work as well as on existing infrastructure evidence, including the Surrey Infrastructure Strategy (2017), the Borough Council's earlier IDP (2013) to support the implementation of Community Infrastructure Levy (CIL) and relevant Local Plan studies such as the Open Space Assessment (2019) and Strategic Highways Assessment Report (2020).
- 1.5 The Council adopted its previous Core Strategy and Policies Development Plan Document (DPD) in February 2009. This is now out of date and must be replaced by a new Local Plan.
- 1.6 The new Local Plan covers the Borough's development needs for the period 2022-2037. The new Local Plan is required to be based on the most robust, up-to-date evidence available.
- 1.7 The new Local Plan will comprise several policies and proposals to guide future development in the Borough. It will also set out where future development is proposed to take place, including land for new housing, infrastructure and employment uses. In addition, the Local Plan will identify areas to be protected from development, including Green Belt and Local Green Space. Once adopted, it will be the key document used in the determination of planning applications in the Borough.
- 1.8 Spelthorne conducted a public consultation on the Local Plan Preferred Options document from November 2019 to January 2020, which set out the draft site allocations and policies to aid the delivery of development within the Borough to 2035. A previous consultation on Issues and Options for the Borough was undertaken in June and July 2018 which set out the strategic options for meeting the Borough's needs.
- 1.9 This version of the IDP is based on the latest evidence produced to support the development of the Local Plan towards the pre-submission version consultation (Regulation 19).
- 1.10 The IDP reflects consultation carried out by Spelthorne Borough Council with Surrey County Council and other providers under the Duty to Cooperate (DtC). The

purpose of this is to ensure that the IDP and any supporting evidence take account of all relevant infrastructure typologies for the purposes of the Local Plan.

- 1.11 In addition, consultation has been undertaken with key infrastructure and service providers, including relevant sections of the Borough Council and Surrey County Council (SCC), and external partners such as those responsible for utilities, flood risk and healthcare. The IDP will be used as the basis to carry forward further discussions on cross boundary infrastructure issues and projects where necessary.

Profile of the Borough

- 1.12 Spelthorne is a relatively compact area of some five by two and half miles. It is located 15 miles from central London. Heathrow Airport is located immediately to the north of the Borough and the River Thames defines its long southern boundary. The M25 lies to the west of the Borough and the M3 crosses the southern half of the Borough.
- 1.13 Spelthorne is flat and low lying with more than half of the area designated as Green Belt. Due to its proximity to the River Thames, a significant area is at risk from flooding, with Staines and Shepperton being the worst affected areas. The water industry is a significant user of land in the Borough with four large reservoirs and a major treatment works at Ashford Common.
- 1.14 The Borough has a population of some 99,334 (Office for National Statistics (ONS) 2018) and its main town is Staines-upon-Thames. The other main urban areas are Ashford, Shepperton and Sunbury-on-Thames, including Sunbury Cross and Lower Sunbury. There are also large concentrations of housing in Stanwell, which is close to the Borough's northern boundary with Heathrow Airport.
- 1.15 Staines-upon-Thames is a major shopping centre, serving an area well beyond the Borough itself, as well as being a large office and commercial centre. It has direct rail access to London Waterloo, Reading, Windsor and Weybridge and is only 7-8 minutes' drive from the M25 and Heathrow Terminal 5.
- 1.16 Sunbury-on-Thames is the second major business location within the Borough close to Junction 1 of the M3. BP's International Centre for Business and Technology is also located in Sunbury. Shepperton Studios is also a major employer within the Borough and is proposed for expansion with outline planning permission having been granted in 2019.¹
- 1.17 A distinctive feature of the Borough to the north and east of Staines is the extensive area of common land including Staines Moor, which together with the adjoining reservoirs form a substantial area designated as a Site of Special Scientific Interest.

The purpose and scope of the Infrastructure Delivery Plan

- 1.18 Local infrastructure provision is a key element of the spatial planning approach and plays a key role in co-ordinating the level of infrastructure and services in a local area to ensure that current and future demands are met.
- 1.19 Local planning authorities are required to set out within their plans the infrastructure that is needed to support the level of development being proposed. The

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

infrastructure planning process needs to identify not only the infrastructure that is required but also the cost and phasing of delivery, how it will be funded and who is responsible for delivery.

- 1.20 This Infrastructure Delivery Plan provides an assessment of the impacts of new development on key infrastructure within the Borough and outlines any potential gaps in provision and identifies what new infrastructure is required to mitigate some of the potential effects of the levels of development being proposed.
- 1.21 In addition, an assessment is made of the potential funding sources for the infrastructure required to support growth, identifying whether there is a gap in the funding for these services given the income available to the service provider.
- 1.22 The assessment of need and the availability of funding is summarised to identify a total funding gap for each specific area if one exists. This assessment and the schedule will need to be updated from time to time to reflect any changes to the delivery of infrastructure.
- 1.23 The scope of the IDP reflects national planning policy and guidance, best practice in the provision of infrastructure and discussion with relevant officers within the Borough Council. The infrastructure types addressed (listed in Table 1) include both local services and those that are strategic in nature and may be provided across administrative boundaries.

Table 1: Spelthorne IDP by Infrastructure Type

Infrastructure type	Sub-category	Responsibility
Education	<ul style="list-style-type: none"> • Early Years • Primary • Secondary • Further Education • Higher Education 	Surrey County Council (SCC)
Health	<ul style="list-style-type: none"> • GPs • Secondary healthcare • Mental health • Older age care 	Clinical Commission Group (CCG)/NHS CCG/NHS CCG/NHS SCC
Community Facilities	<ul style="list-style-type: none"> • Libraries • Community Centres • Youth Centres 	SCC SBC/SCC SCC
Green Infrastructure	<ul style="list-style-type: none"> • Open Spaces • Outdoor Sports • Indoor Sports & Leisure Centres • Play facilities 	SBC SBC SBC SBC/A2D
Transport	<ul style="list-style-type: none"> • Roads • Rail • Bus networks • Cycle networks 	SCC Network Rail SCC SCC
Utilities	<ul style="list-style-type: none"> • Electricity 	Private Private

Infrastructure type	Sub-category	Responsibility
	<ul style="list-style-type: none"> • Gas • Water • Sewerage • Renewables • Broadband 	Private Private Private Private
Waste and Recycling	<ul style="list-style-type: none"> • Landfill • Recycling 	SBC/SCC
Emergency Services	<ul style="list-style-type: none"> • Ambulance • Police • Fire & Rescue 	External
Flood risk and Drainage	<ul style="list-style-type: none"> • Flooding 	SCC Environment Agency

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2. National Policy

Policy Framework

- 2.1 The NPPF (2021) includes a set of national planning policies and is supplemented by the National Planning Practice Guidance (PPG) (2014). The NPPF requires local authorities to develop strategic policies that enable the provision of infrastructure, as outlined in Strategic Policies (paragraph 20) including:
- Transport;
 - Telecommunications;
 - Security;
 - Waste management;
 - Water supply and wastewater
 - Flood risk and coastal change management; and
 - The provision of minerals and energy (including heat)
- 2.2 In addition to strategic policies for physical infrastructure, local authorities are required to develop strategic policies to ensure the delivery of community facilities, including:
- Education;
 - Health; and
 - Cultural infrastructure
- 2.3 Strategic policies should also plan for broader infrastructure challenges, as stated in paragraph 20:
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*
- 2.4 The provision of infrastructure is a key theme running throughout the NPPF. It is important that infrastructure planning is integrated within both development management planning process and the long-term strategic planning. The Borough Council is working to meet this objective by producing the IDP in conjunction with the Local Plan and by implementing and allocating the Community Infrastructure Levy, where appropriate.
- 2.5 The delivery of infrastructure at the more local level requires partnership working with key partners. Relevant regional and sub-regional policy frameworks and strategies include:
- Surrey Local Strategic Statement, produced by the Strategic Planning and Infrastructure Partnership;
 - Surrey County Council's Waste and Minerals Plans; the Surrey Local Transport Plan (2011-2026); and
 - Joint Strategic Needs Assessment for Surrey.
- 2.6 Local Authorities in Surrey are working together as part of the Enterprise M3 Local Enterprise Partnership (LEP). The LEP brings together private, public and not-for-

profit sector organisations to determine local economic priorities and undertake activities to improve economic growth and productivity. This is through innovation, job creation, improved infrastructure and increased workforce skills within the identified area.

Infrastructure Interrelationships

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

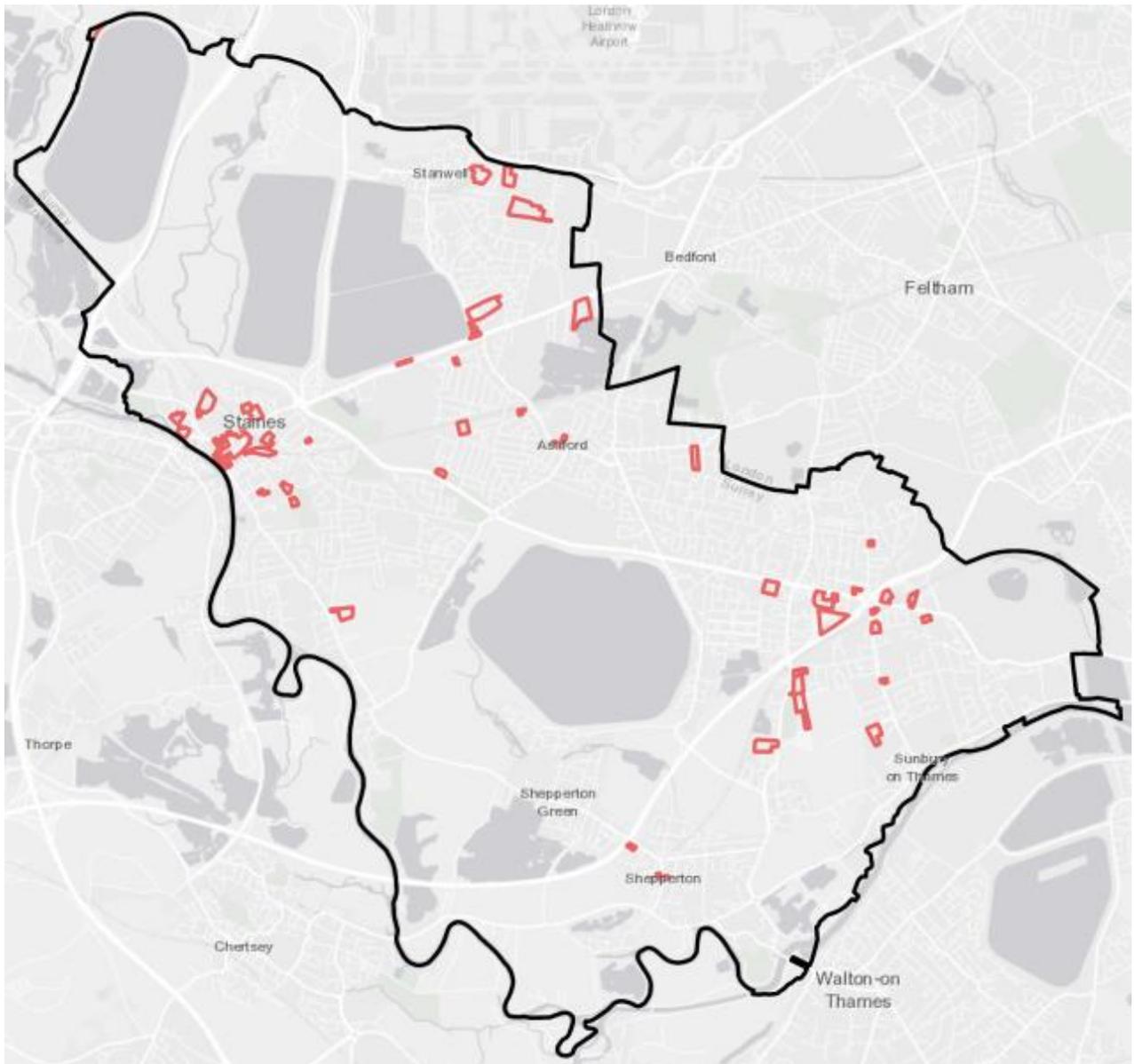
3. Spelthorne Local Plan

Determining the level of growth

- 3.1 This IDP has been prepared in accordance with the latest government guidance from the National Planning Policy Framework (NPPF).
- 3.2 The Spelthorne Local Plan 2022 - 2037 sets out the development vision for the future of Spelthorne. The Local Plan represents the Borough's view on how sustainable development should be achieved over the plan period and identifies new sites for housing and employment. It also includes a range of policies to ensure that new development is of the highest quality possible, ensuring that Spelthorne is a thriving and attractive place to live, work and enjoy.
- 3.3 An Issues and Options consultation on the key issues for the Local Plan to address was held in May – July 2018. A Preferred Options document was developed from the outcome of the Issues and Options to identify site allocations and policies to assist in identifying suitable areas for development. The Preferred Options consultation was held between November 2019 and January 2020.
- 3.4 This consultation identified that there are issues and concerns over infrastructure provision and this IDP seeks to address these. Key findings from this IDP will also need to be considered for the local plan housing, employment and retail proposals covering the full plan period to 2037.
- 3.5 As part of the Local Plan, work has been undertaken by the Borough Council to identify the scale and location of future growth in the Borough. Policy ST2 sets out the spatial development strategy for the Borough to identify how and where needs can be met.
- 3.6 Under the Government's standard methodology, the housing requirement for the Borough is 618 dwellings per annum. This equates to 9,165 dwellings over the plan period up to 2037. Additionally, provision has been made for at least 15,000 sqm of office and research and development (B1a and b) floorspace (net) and for at least 14,000 sqm of storage and distribution (B8) (net)²; and approximately 22,000 sqm of comparison retail floorspace (gross).
- 3.7 Further, there is a requirement for provision of 20 permanent pitches for Gypsies and Travellers and 15 permanent plots for Travelling Showpeople.

² Figures to be updated when ELNA revised in 2022

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



Summary of Supply in Spelthorne

- 3.8 In the past local authorities could consider a range of housing growth scenarios from the Strategic Housing Market Assessment (SHMA). However, the Local Plan can only consider one housing growth figure as calculated by the Government's standard method.
- 3.9 Spelthorne has an annual requirement for a minimum of 618 homes per annum, which has been determined using the Government's standard methodology for calculating local housing need (LHN). The methodology uses the official 2014 household projections with an uplift to take account of local affordability.
- 3.10 The Borough Council has produced a Strategic Land Availability Assessment (SLAA) to identify which parcels of land in the urban area could help to meet development needs and has also undertaken a Green Belt Assessment to

determine which areas are weakly performing and could be released from the Green Belt. These evidence base documents have informed the sites identified for potential allocation in the Local Plan.

- 3.11 Not all sites identified in the SLAA have been allocated in the Local Plan due to their non-strategic nature and the lack of benefits identified from an allocation. Other sources of supply can also contribute to meeting overall housing needs.
- 3.12 As part of the Local Plan, the Council are preparing the Staines Development Framework (SDF) which will be adopted as a Supplementary Planning Document (SPD).

Assessing Existing and Future Infrastructure Need

- 3.13 In assessing the existing and future needs the Council has identified whether there is, or will be, a deficit of provision. In some circumstances there are agreed national standards set by government against which to assess provision. For example, the requirement for school class sizes determines how many extra classes are needed to support a growth in population.
- 3.14 For other services local standards have been agreed that reflect the nature of the service and population it serves. The Borough Council has used forward planning documents by service providers and has spoken to appropriate officers within those services to establish the potential impact of the expected level of population growth. This helps to determine whether there is a need for new infrastructure, the amount of additional infrastructure required and the potential cost of delivery.
- 3.15 The level of non-residential development is not expected to be significant. The Borough Council reviewed its Employment Land Needs Assessment (ELNA) in 2018 and there is a low demand for office space. The document anticipated that just over 15,000sqm of B1 Office and Research & Development will be required and just under 14,000sqm of B8 Warehousing and Storage will be required. However, it is anticipated that just under 21,000sqm of B2 industrial floorspace will no longer be required. The document will be updated again prior to submission of the Local Plan.
- 3.16 The following sections outline the assessment of capacity undertaken by the Council based on expected levels of population growth in the Borough.

4. Education

Introduction

- 4.1 This section has been prepared with the Education Service of Surrey County Council, using their most up-to-date evidence. The evidence and further information is set out in greater detail in Appendix 2 in this document. The evidence sets out the estimates of additional pupils in Spelthorne over the Plan period, including those yielded as a result of planned new housing in the Borough. These estimates are based on the most up-to-date birth rates, pupil migration trends and planned housing shared by the Borough Council. The purpose is to forecast the need for additional school provision required to support planned housing development in the Borough.
- 4.2 Predicting school demand is a complex task. Where children go to school involves a range of different and often conflicting factors and, as a result, planning for school places is based on probabilities, not certainties. This means that while projections may be made from robust calculations, they do not offer any guarantees.
- 4.3 The NPPF advises that local planning authorities (LPAs) should take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places is available to meet the needs of communities and that LPAs should give great weight to the need to create, expand or alter schools to widen choice in education. There is a requirement in the Duty to Cooperate for the Borough Council and the County Council to have ongoing engagement regarding education provision. This engagement is required to ensure future needs generated by the new development proposed in the Local Plan are met.

School Provision in Spelthorne

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

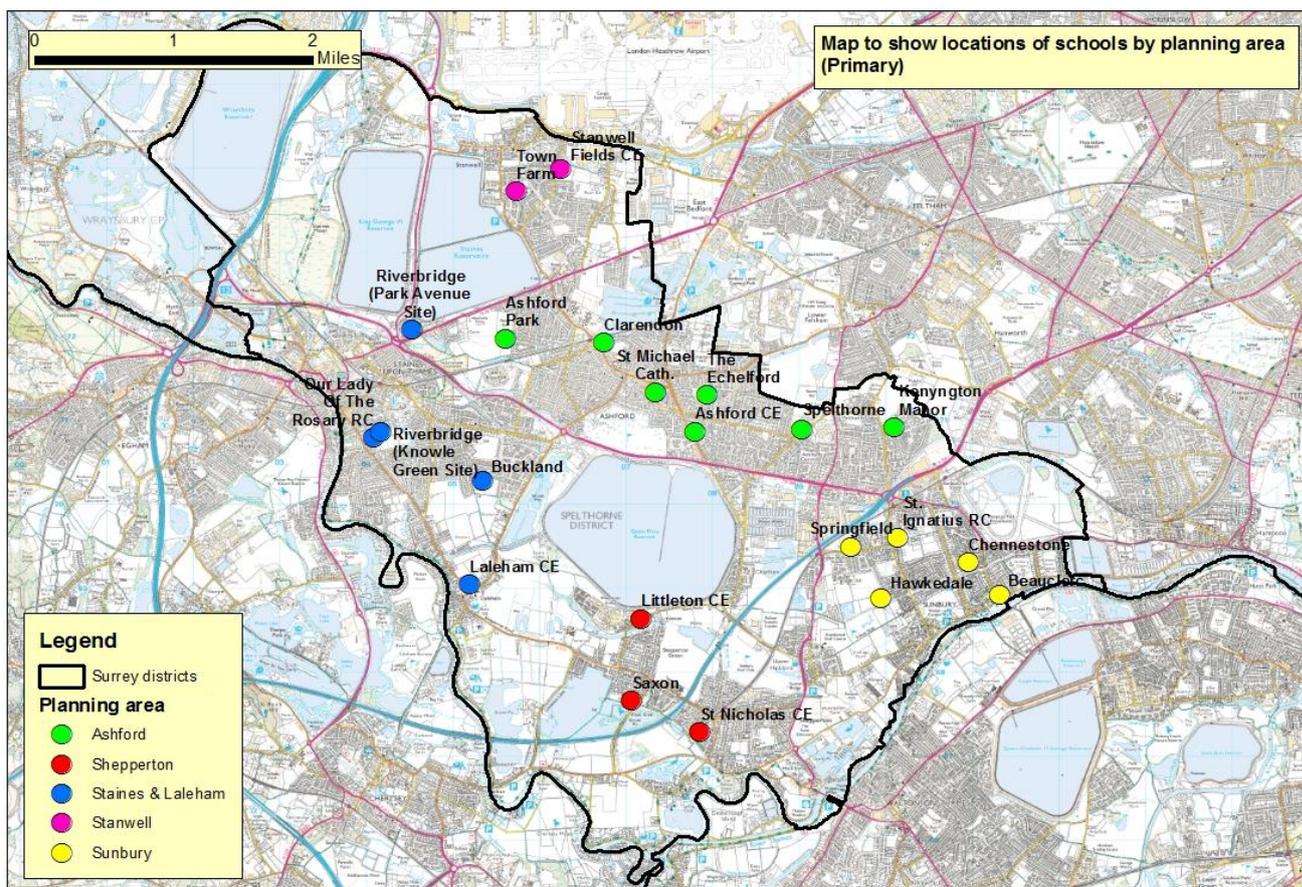


Figure 2: Primary schools in Spelthorne

Source: Surrey County Council. Education Department

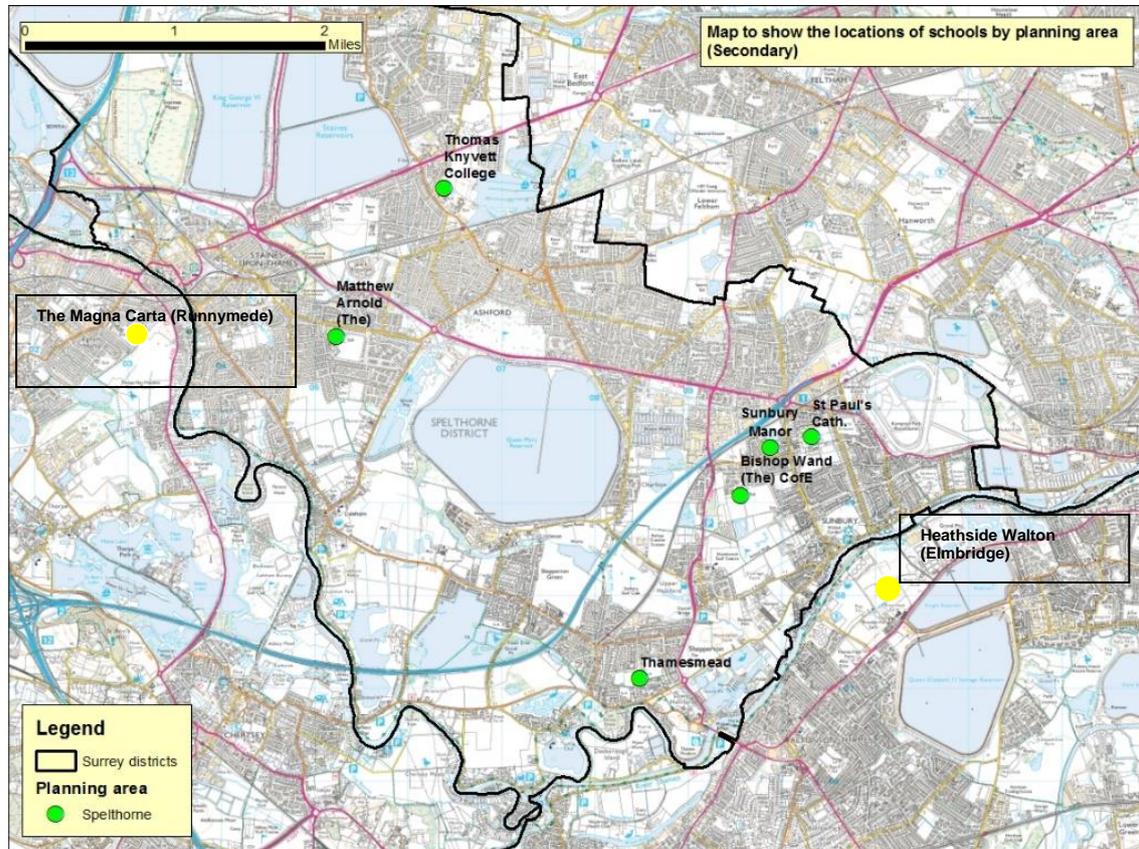
4.6 The need for secondary school places is based on the local population of secondary age children. Table 6 shows the current capacity of each of the six secondary schools in the Borough. The forecasts incorporate the number of children in local primary schools and factor in the historic patterns of pupils taking up secondary places. There is a Catholic secondary school, St Paul's College, located in the Borough which tends to have a wider geographical intake of children from the County, so forecasts also consider children joining secondary schools from outside both the Borough and County. Additionally, there are pupils from Spelthorne who attend Magna Carta in Runnymede. This is primarily due to Magna Carta's location and its proximity to Staines.

Table 2: Current secondary schools capacity in Spelthorne

School name	Year 7 places
The Matthew Arnold School	196
Sunbury Manor School	270
Thomas Knyvett College	150
The Bishop Wand Church of England School	210
Thamesmead School	210
St Paul's Catholic College	210
Total places in planning area	1246

Source: Surrey County Council. Education Department

Figure 3: Secondary schools in Spelthorne



Source: Surrey County Council Education Department

Impacts of future growth on school places

- 4.7 The Local Plan anticipates an average of 618 new homes per year over 15 years up to 2037, as set by the Government. There is a clear impact on the need for additional school places as a result and the County Council required to set out the quantum of additional provision that will be required as a result of the anticipated growth.
- 4.8 The additional housing is expected to yield 1800 primary school places and 1296 Secondary School places across the 15 years of the Local Plan. If spread evenly this would amount to an additional 17 places (over half a form of entry) needed each year across all year groups for 15 years. The largest number of dwellings proposed for Staines are expected to yield 10 additional places per year group per year if spread evenly across year groups over 15 years.
- 4.9 Regarding primary school places, the forecasts show that there are sufficient Reception (Year R) school places with surplus expected in most planning areas from 2023-24. In Spelthorne birth rates have decreased by 7% since 2012 and this is a significant factor in determining school places alongside planned housing and migration.
- 4.10 The forecasts show there is a need for additional secondary school places. The tables below show the number of children expected to come forward into Year 7

over the next 10 years, alongside the number of places available in that year group across all schools in the planning area.

- 4.11 Table 1 within Figure 5 shows the Planned Admission Numbers (PAN) of 1246 across the 6 secondary schools in the area. Table 2 shows the surplus/deficit if the PAN is increased at Thomas Knyvett College (as there is capacity to increase by 60 places in year 7). Table 2 shows that the deficit identified in the current capacity (Table 1) can be accommodated largely with a further expansion at Thomas Knyvett College.

Figure 5: School based Forecast Report – Spelthorne

Table 1 – using current capacity

Spelthorne			
School year	Year 7 places	Year 7 Forecast	Surplus / Deficit
2022-23	1246	1,293	-47
2023-24	1246	1,263	-17
2024-25	1246	1,318	-72
2025-26	1246	1,311	-65
2026-27	1246	1,297	-51
2027-28	1246	1,379	-133
2028-29	1246	1,331	-85
2029-30	1246	1,339	-93
2030-31	1246	1,280	-34

Table 2 – with Thomas Knyvett expansion

Spelthorne			
School year	Year 7 places	Year 7 Forecast	Surplus / Deficit
2022-23	1276	1,293	-17
2023-24	1276	1,263	13
2024-25	1306	1,318	-12
2025-26	1306	1,311	-5
2026-27	1306	1,297	9
2027-28	1306	1,379	-73
2028-29	1306	1,331	-25
2029-30	1306	1,339	-33
2030-31	1306	1,280	26

Source: Surrey County Council. Education Department

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

- 4.12 There is scope for current capacity to expand at Thomas Knyvett College by circa 60 additional places. This is alongside a planned expansion at Bishop Wand which is to be completed by September 2022.
- 4.13 The proposed Free School, Heathside Walton-on-Thames in Elmbridge, is planned to open in a temporary form of accommodation in September 2022 and permanent accommodation in September 2023 may relieve some pressure for places in Spelthorne.
- 4.14 Considering the additional housing planned, SCC will need to monitor need as more data becomes available, including birth rate changes, as there may need to be additional places created in the later years of the Plan. This will allow a fuller understanding of the impacts in the later years of the Local Plan and SCC will be able to consider if the additional places needed would be bulge classes or permanent places.

Special Educational Needs and Disability (SEND) provision

- 4.15 In Spelthorne, Meadhurst Primary School in Ashford and Manor Mead School in Shepperton provide capacity for SEND provision.

- 4.16 Surrey's existing maintained specialist provision, which includes specialist school places in SEN Units in mainstream schools and in Special Schools/ academies, has over 3,700 places and is full.
- 4.17 By 2030-2031, the local area's Specialist Education Estate is projected to require more than 800 additional places on top of the planned growth delivered by the first three phases of the SEND Capital Programme. The significant increase in demand requires in-county provision of up to 6,000 maintained specialist school places for Surrey pupils aged 4-19 years by September 2030. Based on latest sufficiency modelling and engagement work with schools, the potential to deliver 872 additional places has been identified.
- 4.18 To date, no specific projects in Spelthorne have been identified to meet the need for this provision. However, discussions with the County Council have highlighted the likely need for additional provision in the Borough over the Plan period.
- 4.19 The County Council have identified a total cost of £74m to deliver the projects to meet the need for SEND provision across Surrey. This will be funded through the County Council's Capital Investment programme either in full or with additional monies from Central Government.

Conclusion – Costs and Funding

- 4.20 Based on current forecasts there are sufficient primary places across the Borough.
- 4.21 There are no identified additional costs in relation to primary school provision across the Borough.
- 4.22 Based on current forecasts there is a need for additional secondary school places in Spelthorne. From 2022, the expansion at Bishop Wand School, increased available capacity at Thomas Knyvett School and the opening of Heathside in Walton will go some way towards meeting the identified needs.
- 4.23 Surrey County Council will continue to monitor the situation in respect of how the anticipated shortfall will be met and keep the Borough Council informed.
- 4.24 There are no identified additional costs in relation to secondary school provision in the Borough.
- 4.25 There are no identified additional costs in relation to SEND provision in the Borough.

Early Years Provision

Introduction

- 4.26 As well as the provision of school places, SCC has a duty to ensure there are sufficient Early Years (EY) places for all 3- and 4-year-old children across Surrey.
- 4.27 The Childcare Act 2006 places a duty on local authorities to secure sufficient childcare for working parents and provide information, advice and assistance to parents. SCC therefore holds a responsibility for ensuring that parents can access the early years funded entitlement for 2-, 3- and 4-year-olds, particularly with regard to identifying any gaps in childcare provision.
- 4.28 Childcare is defined as any form of care for a child that is paid for or is funded, including education and any other supervised activity. Parents can access early years funded entitlement for 2-, 3- and 4-year-olds (according to eligibility) through various providers, such as:
- day nurseries
 - sessional pre-school
 - extended day preschool
 - nursery units of independent schools
 - school run nursery classes
 - Surrey maintained and academy nursery schools
 - and some childminders.
- 4.29 All parents of three- and four-year olds can access a universal entitlement of 15 hours a week funded childcare (over 38 weeks per year). In September 2017, an extended entitlement was introduced – an additional 15 hours a week for working parents of three- and four-year-olds on top of the universal entitlement of 15 hours to a maximum of 30 hours a week.
- 4.30 Families eligible for Funded Early Education for Two-Year-Olds (FEET) can access 15 hours of funded childcare over 38 weeks per year. This funding is to support the 40% most disadvantaged families in Surrey and is part of the Government's early intervention strategy.
- 4.31 It is the expectation that a small number of places may be sought from existing provision in some areas of the Borough. However, any additional demand will require new provision to be created in good proximity to or on site of new developments. There is a need to ensure that consideration is given to the cumulative impact of smaller developments on Early Years Provision of 2-, 3- and 4-year-old places as well as larger scale developments.
- 4.32 Consideration will need to be given to the types of housing being developed, to meet the needs of the families who reside there. For example, more term time sessional preschools or extended day provision is required for developments that contain higher numbers of social housing. This is in comparison to day nurseries that may be required for high numbers of higher income working households.

Projected impact of the Local Plan on specific planning areas

4.33 The Local Plan anticipates an average of 618 new homes per year over 15 years up to 2037. For the units that have been allocated there are a large number of homes planned in the Sunbury and Staines areas specifically which will result in additional need for Early Years places as it would be unlikely that current provision could take on this capacity. Below we have projected the impact on the local areas for Early Years places and our comments in relation to the projections.

Table 3: Early Years places by planning area

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

Source: Surrey County Council. Education Department

- 4.34 In light of the above, it is predicted that current provision would not be able to meet the anticipated demand that would be created through proposed level of development of housing in the Borough.
- 4.35 It is clear from the work done, there is a potential issue with the delivery of Early Years provision. The Borough Council will continue to work proactively with SCC to seek to ensure that sufficient provision is secured to close this gap.

Early Years children yielded from housing

- 4.36 Surrey County Council holds a statutory responsibility for securing particular elements of Early Years provision. In recent years several additional responsibilities have been placed upon the County Council, including the responsibility for providing 15 hours of Funded Early Education for Two Year Olds (FEET) for some 2-year-old children and 15 hours of Funded Early Education (FEE) for all 3- and 4-year-old children. As of September 2017 SCC, was also required to ensure up to 30 hours of childcare for children of working families.
- 4.37 These requirements have brought challenges, both in identifying providers to create new FEET and FEE places, as well as potential increased financial implications. Early Years provision is through the private, voluntary and independent sector (PVI) as well as through facilities linked to Surrey state schools.
- 4.38 When assessing need, the County Council will look at provision for 2-, 3- and 4-year olds. Given the duty to ensure diverse provision, unfilled places at one type of provider does not signify that provision in an area is sufficient.
- 4.39 The Early Years Commissioning Team makes use of typical child yield figures from new development that are widely used across local authorities. This makes

assumptions for the number of children that a new housing development will generate which will require additional provision. Dwellings that are considered to not generally accommodate children, such as one-bedroom flats, are excluded from the calculations. This also includes student and retirement accommodation. The average yield figure established for relevant dwellings is as follows:

- Early years – yield factor of 0.07 equating to 7 Early Years age children per 100 dwellings.
- The housing requirement for the Spelthorne Local Plan period to 2037 equates to 618 dwellings per annum.
- This gives a total number of Early Years children to be yielded by development as $618 \times 0.07 = 43$ per annum.

4.40 To make sure there are sufficient funded early education places across Surrey, SCC will support the development of places in the maintained and PVI sector in the ward clusters where there are projected shortfalls of places. The cost of each scheme and therefore any developer contribution required will be determined on a case-by-case basis.

4.41 As a guide, a standard cost multiplier produced by the Department for Education suggests a cost per additional Early Years place of **£9,615**.

Conclusion – Costs and Funding

4.42 From the above, SCC has identified anticipated yields from development and the expected cost per additional place. There is a need to establish how these costs will be met in providing these additional places.

4.43 Surrey County Council will continue to monitor the situation in respect of how the anticipated shortfall will be met and keep the Borough Council informed.

Further Education

Introduction

4.44 Further education is provided for post-16-year olds following secondary school. Further education is distinct from higher education that is offered in universities and other academic institutions.

4.45 There are existing opportunities for further education in Spelthorne. Bishop Wand school and St Paul's Catholic College operate a sixth form for which admission is subject to students having achieved the entry requirements. These are specific for the programme of subjects or courses they wish to pursue whether vocational or academic. The admissions criteria are set by the individual school operating the further education provision.

Existing Capacity and Future Growth – Bishop Wand School

4.46 Bishop Wand provided the following information as a part of the IDP consultation.

4.47 Bishop Wand currently have 220 places available for allocation across year 12 and year 13 as part of their sixth form provision. This allows for opportunities for pupils from other schools to apply for entry to Bishop Wand for their further education needs.

4.48 Bishop Wand have communicated that their sixth form provision is at capacity. Therefore, additional provision would be required to continue to allow students, especially from other schools, the opportunity to study for post-16 qualifications at Bishop Wand. The school has developed plans over time for a further education expansion project which would create a community learning hub and additional post-16 capacity providing library, computer and study facilities. This would also provide these facilities for the community alongside additional classrooms to meet the demand.

Existing Capacity and Future Growth – St Paul’s Catholic College

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

Conclusion - Costs and Funding

4.50 No costs have yet been identified.

4.51 Bishop Wand school is actively looking for funding to assist in the development of their community learning hub to facilitate additional educational provision, especially with regard to post-16 education.

4.52 Bishop Wand has communicated that they are looking to secure this funding. Funding may be available from CIL and S106 funding which could be secured from future development to accommodate demand.

Higher Education

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

Existing Capacity and Future Growth – Brookland College

4.54 Brooklands College provided the following as a part of the IDP consultation

4.55 Existing capacity is c200 for predominately classroom delivery.

4.56 With regards to expansion, there are limitations due to the location of the Ashford campus on a school site. However, there is the capacity for growth and the option of sourcing additional accommodation on satellite sites in the locality is being explored.

4.57 The college is currently working with the Borough Council for a Retrain and Upskill programme. The curriculum is proposed to be extended at the Ashford campus to offer access to Higher Education opportunities.

Conclusion - Costs and Funding

4.58 The College is working with the Borough Council to implement the Retrain and Upskill programme. There are opportunities to apply for CIL funding. However, no bids have been received to date.

4.59 No costs have yet been identified.

5. Health

Introduction

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

Planning for Growth

- 5.8 As a response to the IDP consultation, CoPlug have provided a Healthcare Infrastructure Planning Report which gives a comprehensive assessment of the additional healthcare need that is predicted to arise in the Borough over the next 15 years.
- 5.9 The remit of the report is to provide sufficient level of evidence as a starting point for Surrey Heartlands ICS to engage with the Borough for discussion around the availability of CIL and S106 funding to contribute towards healthcare provision.
- 5.10 As identified in the report, the overall additional capital cost required by the healthcare system arising from new housing in the Borough over the next 15 years is between £21.2 and £21.6 million. These costs arise relatively evenly at around £1.5 million per annum across the 15-year period.

5.11 Costs are greatest in the first five years, in direct proportion to this being the phase with the largest amount of housing being delivered. Broken down into phases, the total requirement is as follows:

- 1-5 years £8.7-£8.8 million
- 5-10 years £7.1 - £7.3 million
- 10-15 years £5.3 - £5.4 million

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

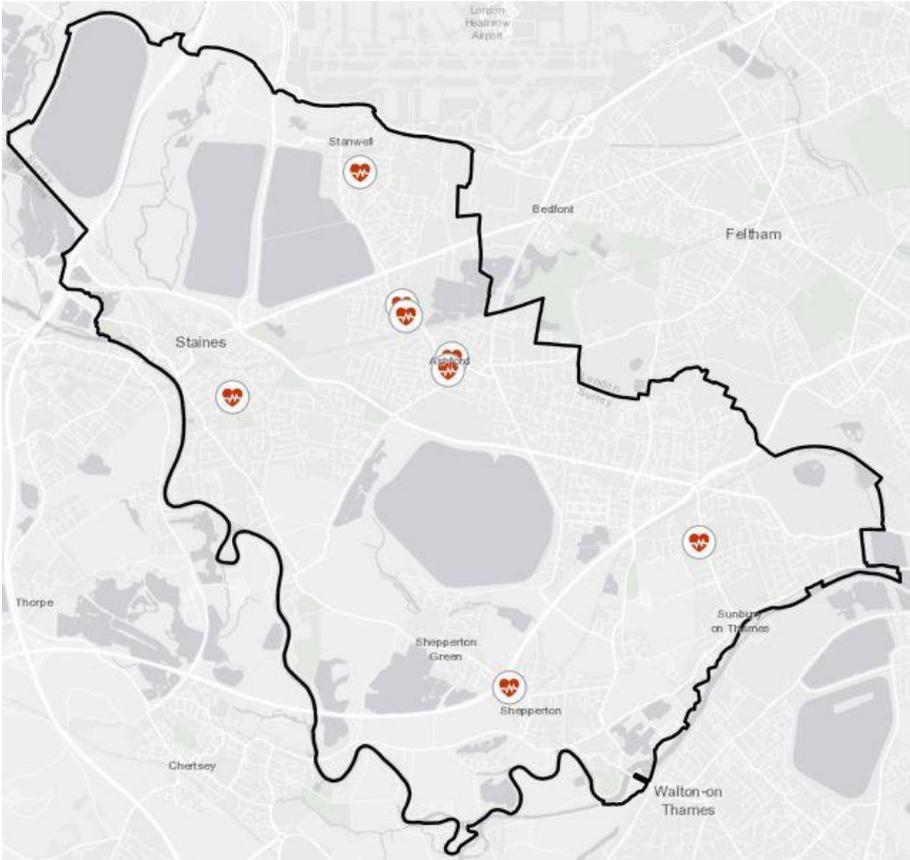
- Acute Healthcare (49%)
- Primary Healthcare (38%)
- Mental Health Care (9%)
- Intermediate Health Care (4%)

5.13 The NHS General Medical Services Premises Cost Direction 2013 states that the Commissioning Group cannot commit to funding for premises improvement grants for less than 33% and a maximum of 66%. The funding gap between 67% to 34% for any improvement projects within primary care has to therefore be covered by other local funding sources such as CIL or S106 contributions.

5.14 In light of the above paragraph, a portion of this funding will be covered by the NHS, the details of which will vary at the capital project level, but a proportion is sought from the Borough as part of local infrastructure provision.

5.15 The report identifies a number of planned Healthcare projects which aim to support meeting this need. These include the proposed creation of the Staines Health and Wellbeing centre within Staines to support a range of healthcare facilities alongside community uses, and improvements to Ashford and St Peters and Epsom General Hospital to support acute healthcare.

Location of GP health centres in the Borough



Pipeline Projects

5.16 The ICS have identified a proposed large-scale project to provide a Staines Health and Wellbeing Centre in order to meet anticipated growth within Staines. This Centre is expected to provide the following services:

- Expansion and amalgamation of 3 x Primary GP Practices (38 Clinical Rooms)
- General Practice Integrated Mental Health Service (GPiHMS) (5 Rooms)
- Children’s and Adults Community Services (8 Rooms)
- Older Adults Services (9 Rooms)
- Hospital Outreach Services including Maternity (4 Rooms)
- Dental Services (2 Rooms)
- Community Space - Local Authority Voluntary Services

5.17 In addition to the proposed Staines Health and Wellbeing Centre, there is a proposed project for Sunbury Health Centre. Table 9 sets out these projects and the associated funding requirements.

Table 9 Identified projects within Spelthorne

Care Type	GP Practice	Project Details	Phase Details	Project Cost (£)	Total Funding Gap (£)	Funding Proportion LA (£)
Primary	Multiple	Staines Health and Wellbeing Centre	Short/Medium Term	TBC	TBC	TBC
Primary	Sunbury Group Practice	Refurbishment of Sunbury Group Practice	Short Term	830,000	415,000	415,000

5.18 The project cost for the Staines Health and Wellbeing Centre is unknown at this stage. Any identified funding required from the Borough could be secured using Strategic CIL and/or site specific s106 agreements which provide contributions, in part or full, from proposed developments in Staines.

5.19 The refurbishment of Sunbury Group Practice is expected to be £830,000. The ICS proposed to cover the funding gap of £415,000 using Strategic CIL.

5.20 The Staines Health and Wellbeing Centre and Sunbury Group Practice projects are the only two identified by the ICS to date. It is anticipated that, given the identified capital cost funding gap, there will be further projects within the pipeline to come forward over the 15-year period. The Borough Council will continue to work with the ICS (or its successor) to identify these projects and to achieve clarity on funding requirements.

Conclusion - Costs and Funding

5.21 As identified, the overall additional capital cost required by the healthcare system arising from new housing in Spelthorne over the next 15 years is between £21.2 and £21.6 million.

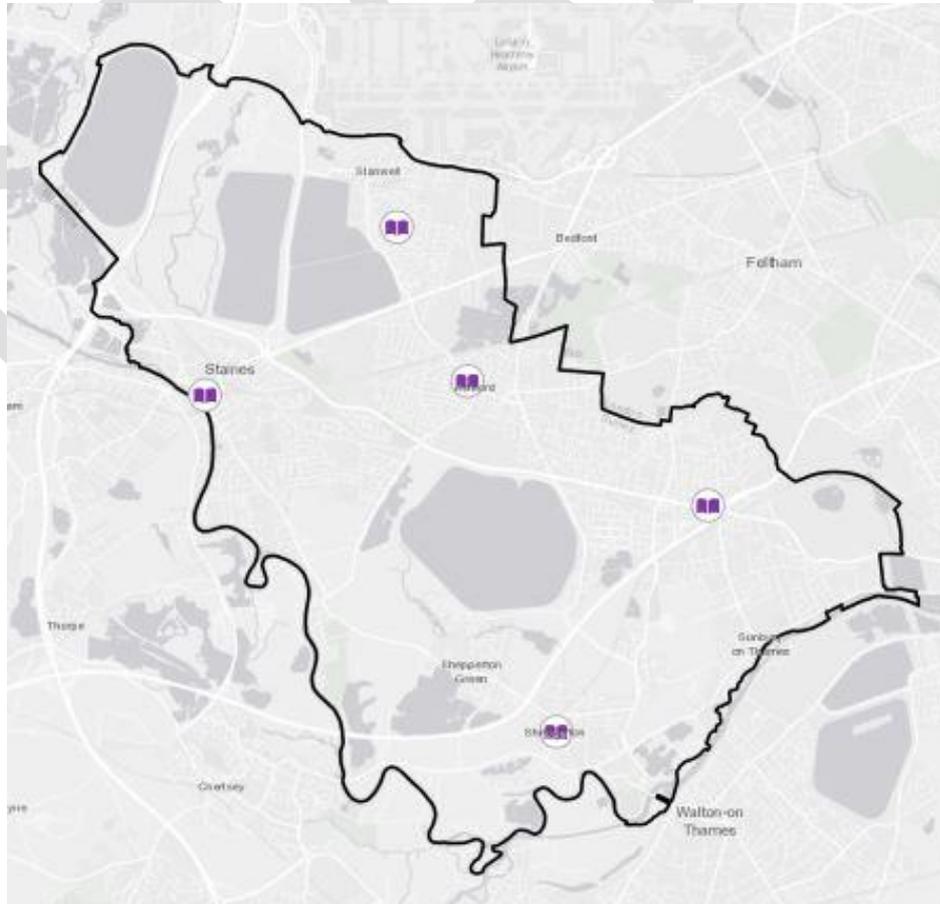
5.22 Taking account of the expected statutory funding, this leaves an identified funding gap of between 67% to 34% on a project-by-project basis.

5.23 The ICS has indicated they intend to seek CIL or S106 contributions to cover any identified funding gaps once full costs are known.

6. Community

Libraries

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



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

Forward Planning

- 6.6 Surrey County Council's Library and Cultural Services Strategy 2020-2025³ sets out the vision and approach to libraries and cultural services over the next five years.
- 6.7 The intention of the proposed Library and Cultural Services Strategy and future model for the library service is to deliver an effective service in a modern and cost-efficient way.
- 6.8 The crux of the Strategy is to reduce the net cost of these services whilst increasing impact within the community. This will be done by working closer with communities in design and delivery and by exploiting digital technology to increase reach and free up staff.
- 6.9 The Strategy sets out a commitment to deliver a broad range of modern affordable services providing opportunities to read for learning and enjoyment; access accurate and quality information; engage in creative and cultural activities and informal and formal learning.

Conclusions – Costs and Funding

- 6.10 No costs have yet been identified.
- 6.11 There are currently no plans to expand any of Spelthorne's Libraries; any changes will be in line with the Library and Cultural Services Strategy 2020-2025 in order to meet the overall objectives.

Built Community Space

Introduction

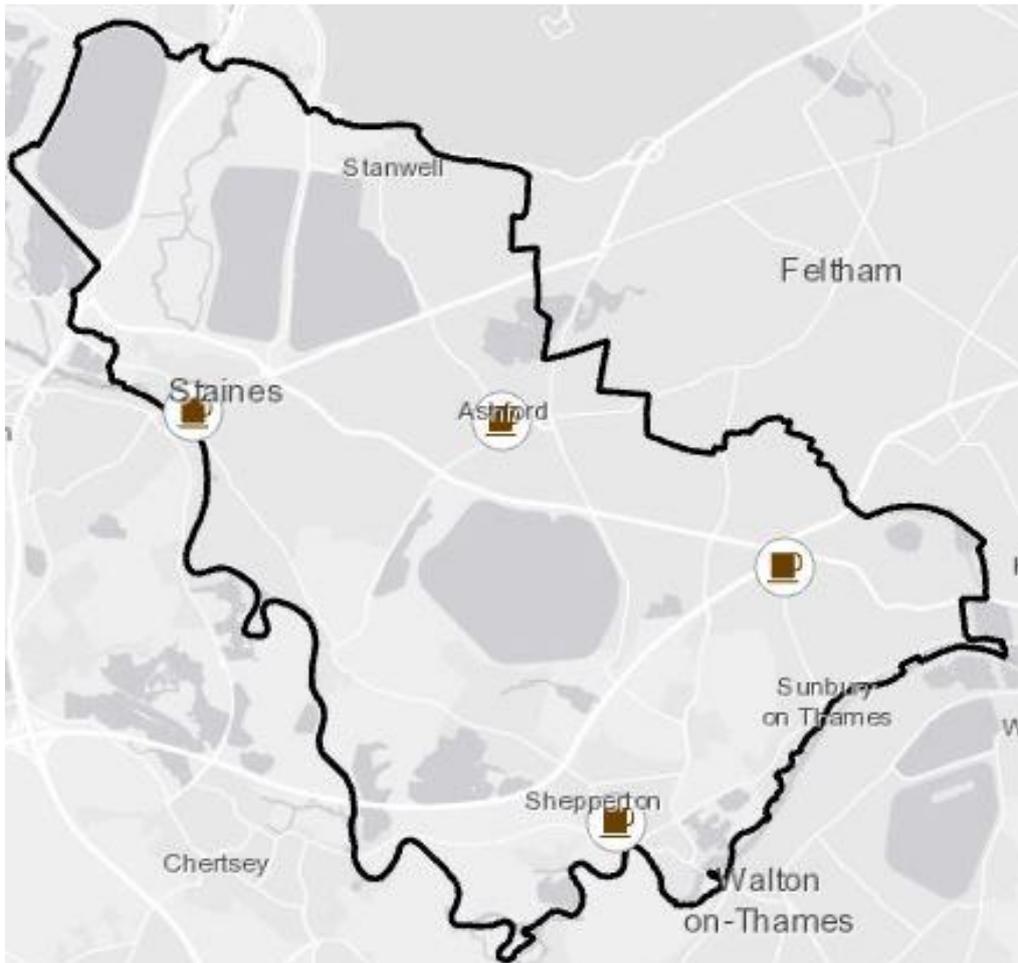
- 6.12 There are a number of facilities across the Borough which encompass a range of different facilities to serve the local community. The provision of good quality community facilities allows for the enjoyment of residents. These spaces also help raise the quality of life and promote healthy living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

Community spaces in Spelthorne

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

³ <https://www.surreycc.gov.uk/libraries/news-and-events/news/modernisation>

Day centres in the Borough



6.14 In addition, there are several other community facilities which are operated by Surrey County Council. The facilities provide benefits to the communities that they serve.

6.15 Previously, SCC has proposed the identification of the following sites for re-development:

- Leacroft Centre, Staines
- Shepperton Youth Centre
- Sunbury Adult Education Centre
- Sunbury Social Services Centre
- Fairways Day Centre in Staines

6.16 Any development at these sites will only be possible where the existing facilities are re-provided to an equivalent or better standard in an equally or improved accessible location.

Conclusion – Costs and Funding

6.17 No costs have yet been identified.

Older Persons Accommodation

Introduction

6.18 Surrey County Council's Accommodation with Care & Support Strategy (April 2019 onwards⁴) sets out the overarching approach for all accommodation-based services the County Council commissions and provides for residents of Surrey for the next 20 years.

Extra care

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

Defining the demand for extra care in Spelthorne

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

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

- 6.24 Based on the most up-to-date information available as of 1 April 2019, the future demand for extra care for 2025 and 2035 is identified as:
- 2025 – 75+ Population projected to be 10,700. This would result in a total demand of **268**
 - 2035 – 75+ Population projected to be 12,800. This would result in a total demand of **320**

⁴ https://www.surreycc.gov.uk/_data/assets/pdf_file/0014/214115/AwCS-Commissioning-Statement-for-Spelthorne-BC-April-2019.pdf

Table 4: Future demand for extra care in Spelthorne

Area	2025				2035			
	75+ population projection	Total demand	Rental unit demand	Leasehold unit demand	75+ population projection	Total demand	Rental unit demand	Leasehold unit demand
Spelthorne	10,700	268	72	196	12,800	320	86	234

Source: SCC Commissioning Statement; Accommodation with care, residential & nursing care for older people

Extra Care settings in the Borough

6.25 As of April 2019, the following facilities provide for Extra Care needs in the Borough:

- Sunbury – Beechwood Court
- Sunbury – Mitchison Court
- Stanwell – Chestnut Court

6.26 Table 11 highlights the capacity of the above care facilities as part of the provision to meet the needs for Extra Care.

Table 5: Extra Care facilities were operational in Spelthorne

Extra care setting name	Managed by	Location	Tenure	No. of units
Beechwood Court	A2 Dominion	Sunbury TW16 7RL	Rental	40
Chestnut Court	A2 Dominion	Stanwell TW19 7SF	Rental	44
Mitchison Court	Notting Hill Housing Trust	Sunbury TW16 6RX	Rental	39

Source: SCC Commissioning Statement; Accommodation with care, residential & nursing care for older people

6.27 The facilities listed in table 11 provide for 123 units which will meet the identified needs for the period up to 2035.

Residential and nursing care

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

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

Defining the demand for residential and nursing care in Spelthorne

- 6.29 Presenting clear ‘demand’ figures for residential and nursing care in any area is problematic. This is because there is no single, recognised methodology for identifying future residential and nursing care need. Surrey County Council’s strategic direction aims to maximise the impact of preventative services, provide additional support to carers and to diversify the range of community support on offer, so that people are able to live in their own homes for longer.
- 6.30 More granular assessments for future need on the basis of market ‘standard’ accommodation (e.g. ensuite bathrooms) cannot prove that a new care home is absolutely necessary where the existing market is able to renovate or replace properties in response to market forces.
- 6.31 There is a concern amongst local health partners that, should nearby areas have relatively low levels of residential and nursing care, the building of more residential and nursing care homes in an area may lead to an ‘influx’ of new patients from those nearby areas and create additional strain on the local health system.
- 6.32 Surrey County Council presents a methodology which has calculated future needs as demonstrated in Tables 12 and 13 as outlined below. The methodology calculates the current provision of residential and nursing care in the Spelthorne Borough Council area on the basis of CQC lists of regulated services as at 1 April 2019. This has then been filtered for the provision of care to older people and people with dementia.
- 6.33 The figures presented provide for an estimate regarding appropriate future levels of residential and nursing care home provision in Spelthorne. SCC has explicitly stated in their support documentation that these figures should not be treated as a ‘requirement’ by planning authorities.

Table 6: Demand for residential care in Spelthorne up to 2035

Demand for residential care up to 2035 in the Spelthorne Borough Council area

Planning authority area	2019			2025					2035				
	1 April 2019 No. of care home beds	75+ pop.	Beds per 1,000 75+ pop.	75+ pop.	Beds per 1,000 75+ pop.	No. beds to reflect England 2019 ratio	Reduction due to rental extra care	2025 indicated demand	75+ pop.	Beds per 1,000 75+ pop.	No. beds to reflect England 2019 ratio	Reduction due to rental extra care	2035 indicated demand
Spelthorne	243	9,300	26.13	10,700	22.71	471	0	228	12,800	18.98	564	0	321
Elmbridge	817	12,500	65.36	15,000	54.47	661	50	-206	18,100	45.14	797	71	-91
Runnymede	223	7,400	30.14	8,800	25.34	388	0	165	10,400	21.44	458	0	235
Surrey	4,909	111,700	43.95	134,600	36.47	5,930	546	475	161,800	30.34	7,129	697	1,523
Hillingdon	542	19,700	27.51	23,200	23.36	1,022	-	480	24,100	22.49	1,062	-	520
Hounslow	117	14,700	7.96	17,600	6.65	775	-	658	23,400	5.00	1,031	-	914
Richmond	327	14,100	23.19	17,700	18.47	780	-	453	22,200	14.73	978	-	651
Slough	99	6,700	14.78	7,500	13.20	330	-	231	10,300	9.61	454	-	355
Windsor & Maidenhead	324	13,900	23.31	16,700	19.40	736	-	412	20,000	16.20	881	-	557
England	210,669	4,781,800	44.06	5,836,500	36.10	-	-	-	7,138,800	29.51	-	-	-

Source: SCC Commissioning statement – Accommodation with care, residential and nursing care for older people (April 2019)

*Please note that green indicates a shortfall (negative) and red indicates surplus (positive).

- 6.34 As can be seen from Table 12, Spelthorne is anticipated to have a deficit of circa 228 beds to meet projected demand in 2025 and 321 beds in 2035. A similar level of shortage is anticipated across Surrey as a whole.
- 6.35 However, as evidenced in Tables 10 and 11 above, Spelthorne is able to provide for sufficient supply to meet the demand in respect of rental units for Extra Care.
- 6.36 The provision of circa 123 of Extra Care units (rental) will assist in reducing the 2025 and 2035 residential demand figures for Spelthorne by the equivalent figures. Surrey County Council's focus will be on identifying and supporting older people who would benefit from accessing rental extra care through nominations processes to eliminate a need for future residential care as much as possible.

Table 7: Demand for nursing care in Spelthorne up to 2035

Demand for nursing care up to 2035 in the Spelthorne Borough Council area

Planning authority area	2019			2025				2035			
	1 April 2019 No. of care home beds	75+ population	Ratio of beds per 1,000 75+	75+ population	Beds per 1,000 75+	No. beds needed to reflect England 2019 ratio	2025 indicated demand	75+ population	Ratio of beds per 1,000 75+	No. beds needed to reflect England 2019 ratio	2035 indicated demand
Spelthorne	462	9,300	49.68	10,700	43.18	493	31	12,800	36.09	590	128
Elmbridge	606	12,500	48.48	15,000	40.40	692	86	18,100	33.48	835	229
Runnymede	251	7,400	33.92	8,800	28.52	406	155	10,400	24.13	480	229
Surrey	6,877	111,700	61.57	134,600	51.09	6,208	-669	161,800	42.50	7,462	585
Hillingdon	750	19700	38.07	23,200	32.33	1,022	272	24,100	31.12	1,062	312
Hounslow	548	14700	37.28	17,600	31.14	775	227	23,400	23.42	1,031	483
Richmond	468	14100	33.19	17,700	26.44	780	312	22,200	21.08	978	510
Slough	332	6700	49.55	7,500	44.27	330	-2	10,300	32.23	454	122
Windsor & Maidenhead	1,091	13900	78.49	16,700	65.33	736	-355	20,000	54.55	881	-210
England	220,524	4,781,800	46.12	5,836,500	37.78	-	-	7,138,800	30.89	-	-

Source: SCC Commissioning statement – Accommodation with care, residential and nursing care for older people (April 2019)

*Please note that green indicates a shortfall (negative) and red indicates surplus (positive).

- 6.37 As with Table 12, Table 13 indicates that Spelthorne is not currently able to meet identified future requirements for nursing care. The indicated increased demand for 2025 is listed as 31 beds, which is a relatively small shortfall in respect of the current number of available beds. However, there is projected to be an increasing demand by 2035 which, using current provision, would result in a significant gap in meeting this.
- 6.38 SCC state that where an ongoing demand for residential or nursing care is identified, it should be assumed that released sites from any care home closures will be redeveloped with appropriate replacement care provision or with an alternative that clearly supports the strategic objectives of Surrey County Council's Accommodation with Care Strategy.

Future requirements

6.39 Identified shortfall in meeting needs for residential and nursing care in the Borough for the period up to 2035.

Conclusion - Costs and Funding

6.40 Surrey County Council has not identified any additional costs in respect of providing for this shortfall.

6.41 Surrey County Council will continue to monitor the situation in respect of how the anticipated shortfall will be met and keep the Borough Council informed.

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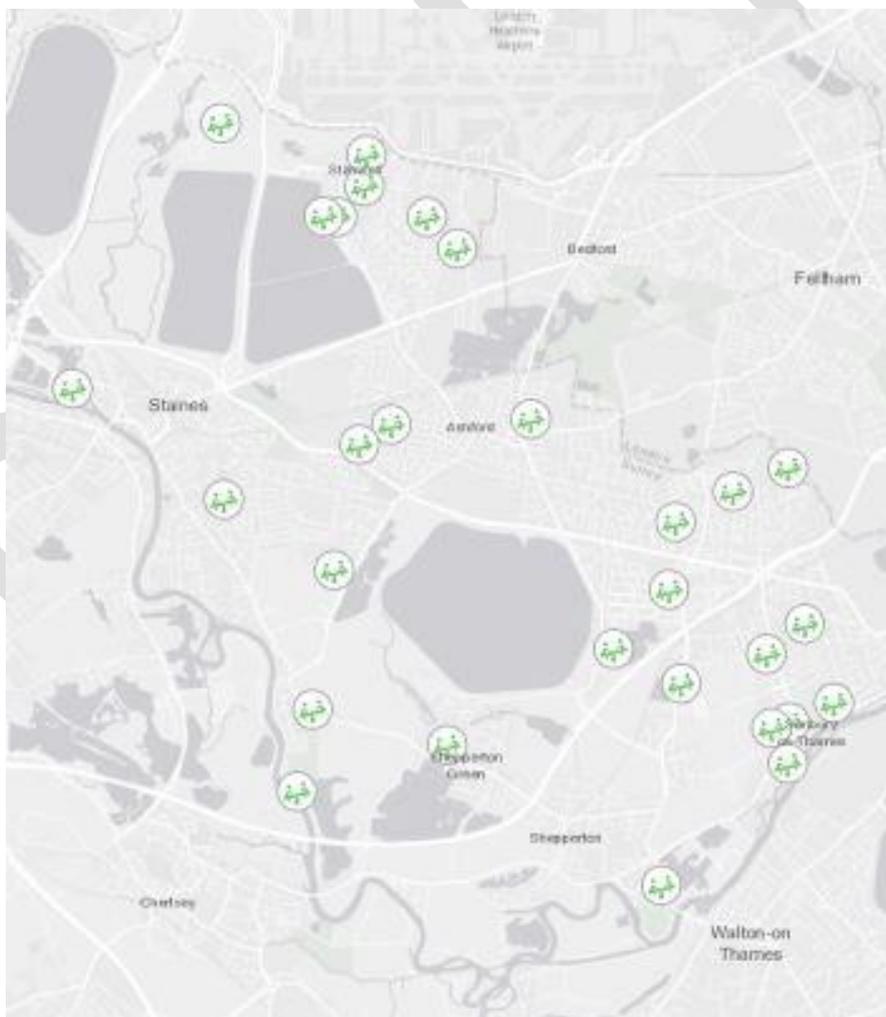
7. Green Infrastructure

Introduction

7.1 The Borough has numerous and varied recreational facilities including two leisure centres, over 750 acres of parks and open spaces, golf courses, water sports and Kempton Park racecourse.

Open space

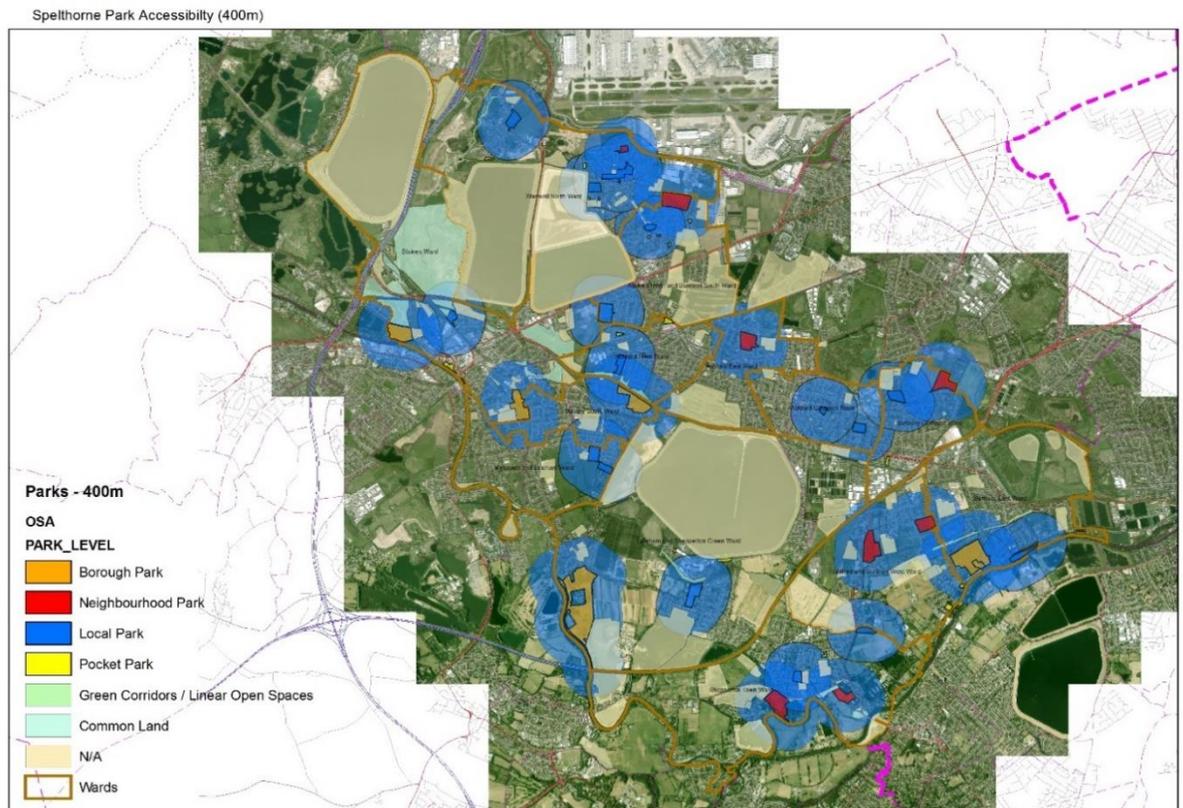
7.2 The Borough Council carried out an audit of the quantity and quality of the Borough's open spaces through the Open Space Assessment (OSA) 2019⁵. This study sought to identify areas that were deficient in open space provision through the number of, the accessibility to and the quality of the spaces within these areas. From this, these deficiencies could be identified and this provides the opportunity to utilise the Local Plan as a means of reducing these deficiencies and improving other spaces in the Borough.



⁵ [Spelthorne Open Space Assessment \(2019\)](#)

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

Accessibility to Parks and Recreation Grounds in Spelthorne



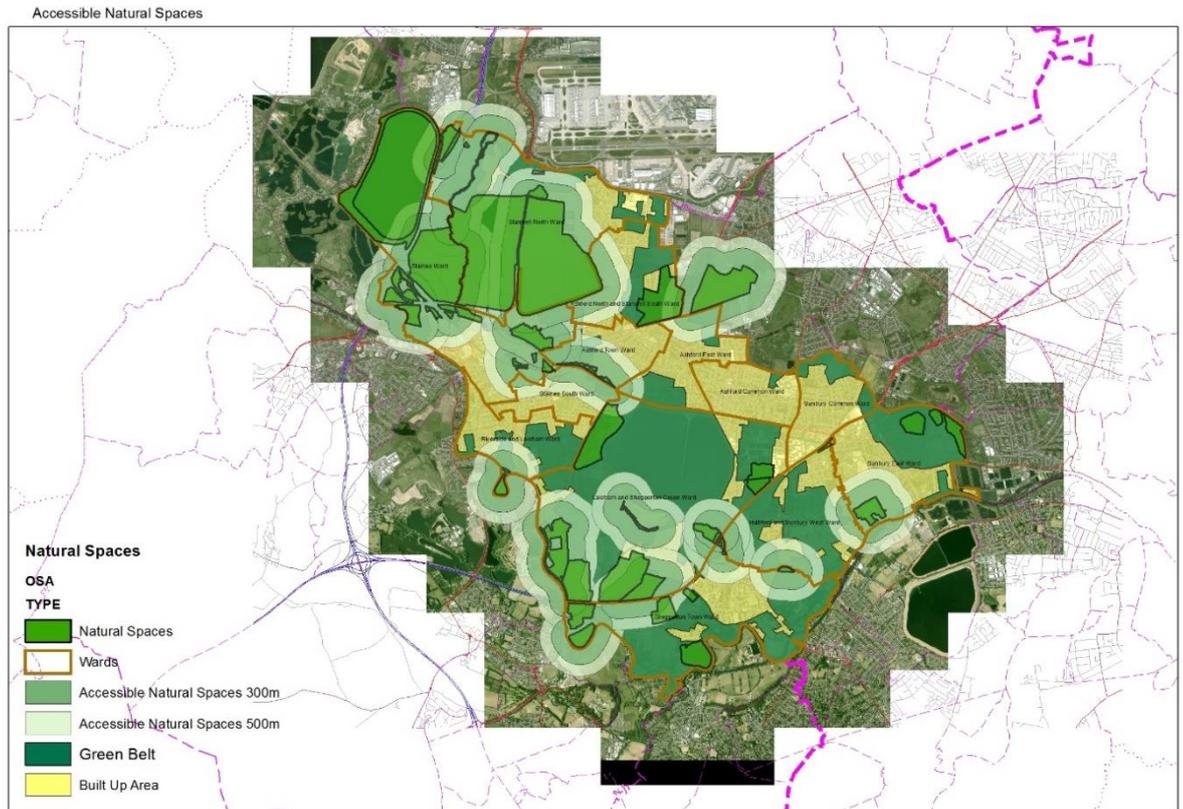
**Please note – The blue circles indicate the 400m catchment area*

Natural Spaces

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

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

Accessibility zones for natural and semi-natural green spaces



Opportunities

7.13 There are opportunities to improve linkages through green infrastructure, primarily from an environmental and ecological perspective across the Borough. The proximity of Staines Moor to the Colne Valley Regional Park (CVRP) allows opportunities to provide improved access.

7.14 The Borough Council will continue to work with CVRP to secure these benefits and to improve the green infrastructure provision with this.

7.15 Recreational pressures generated by existing and forecast population growth in Staines will need to be managed to minimise the impacts on designated sites. The enhancement of existing open spaces and provision of new where possible will be necessary to compensate for this. Such improvements should be secured through developer contributions either directly or indirectly resulting from new development.

7.16 There is an opportunity to improve access to the Bedfont Lakes Country Park (BLCP) which straddles the Borough boundary with London Borough of Hounslow. BLCP provides a combination of open spaces for recreation with more natural spaces for environmental and ecological benefits. Given the size of the BLCP, there would be capacity for increased use by local residents.

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

Outdoor sports facilities

- 7.20 The Borough Council prepared a new Playing Pitch Strategy (PPS)⁶ to replace the previous with consultants and key stakeholders, including Sport England. Ploszajski Lynch Consulting (PLC) was commissioned by the Borough Council to produce this PPS for the Borough. The PPS was completed in 2019 and was adopted by the Borough Council in November 2020.
- 7.21 The PPS provides a baseline for current and future supply and demand assessments for each of the sports being considered. It also sets out a strategy for playing pitch provision in the Borough for the short, medium and long term, with clear sport, area and site-specific recommendations and a priorities action plan included.
- 7.22 The PPS identified that currently in Spelthorne there is a deficit for most types/sizes of football pitches including a clear deficit for 3G pitches. The supply of cricket pitches meets current demand, but there is no spare capacity and there is limited spare capacity for rugby and hockey.
- 7.23 In terms of future provision, it is likely that existing shortfalls will increase, and further shortfalls will develop due to a rising population and increased demand. There is a need therefore to protect all existing outdoor pitch provision as well as to improve the quality and/or quantity of existing provision in some areas.
- 7.24 While some of the shortfalls seen for pitch sports could be met via pitch quality improvements at existing sites, the extent to which increased capacity is achievable in this way is dependent on available opportunities and funding to deliver and sustain such enhancements. This may not be feasible in all cases.
- 7.25 Further exploration of other opportunities such as greater use of educational sites is therefore required. The clear shortfall of 3G pitches cannot be alleviated without new provision.
- 7.26 The feasibility of additional 3G pitches at three identified sites in the Borough will therefore need to be explored. Transferring some of the existing demand onto 3G pitches will help overcome some of the current shortfalls for football as well as freeing up space on Artificial Grass Pitches (AGPs) to accommodate the anticipated increased future demand for hockey.

⁶ [Spelthorne Playing Pitch Strategy \(2019\)](#)

7.27 The Playing Pitch Strategy has highlighted current deficits for certain pitch types in Spelthorne and limited or no spare capacity for other pitch types. It suggests that existing shortfalls are likely to increase in the future and that new shortfalls will develop. Recommendations have been made and an action plan produced to help improve the quantity and quality of pitch provision in the Borough and help relieve these deficits.

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

Football

- Support as a priority the development of 3G pitches in the Borough, including those proposed at the new Spelthorne Leisure Centre to address shortfalls
- Ensure there is adequate provision to meet increased demand by securing appropriate developer contributions to increase and enhance existing provision

Cricket

- Improve existing poor-quality provision including non-turf wickets, outfielders, and practice nets
- Make provision for new indoor practice nets when developing new sports halls such as the new Spelthorne Leisure Centre

Rugby Union

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

Hockey

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

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

Health and Wellbeing in the Borough

7.30 A Health and Wellbeing Strategy was adopted by the Council covering the period 2022-2027⁷. The aim of the strategy is to set out clear priorities to improve the health and wellbeing of the people of Spelthorne. The strategy presents a new and exciting opportunity to build on and succeed in partnership working, where it is recognised that by working together we can achieve the greatest results.

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

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

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

Place - encourage a positive environment to improve health

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

Community - foster communities which are integrated where residents feel connected

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

Future requirements

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

7.33 Work to ensure that the Staines Development Framework (SDF) provides for increased access to open space within Staines and the surrounding area through either enhancements to existing provision or creation of new spaces where possible.

7.34 Work towards securing a suitable scheme to provide a safe pedestrian and cycle route at Clockhouse Lane bridge to facilitate access to Bedfont Lakes Country Park from Ashford.

7.35 Additional pitches for football and cricket are likely to be required, especially facilities for 3G pitches, while the additional demand for hockey and rugby is likely to be able to be accommodated by modifying existing pitches. This can also be facilitated by moving current football use on hockey pitches onto new 3G pitches as they are developed.

Conclusion - Costs and Funding

7.36 In order to reduce the identified deficiencies, particularly in Staines, it will be necessary for funding to be secured through development opportunities.

⁷ https://www.spelthorne.gov.uk/media/15700/Spelthorne-Health-and-Wellbeing-Strategy-2022-2027/pdf/Health_and_Wellbeing_Strategy_2022_-_2027.pdf?m=637853698136800000

- 7.37 CIL and other developer contributions could be used to fund the provision of new and improvements to existing open space.
- 7.38 To investigate funding opportunities to provide pedestrian and cycle access at Clockhouse Lane bridge to accommodate increased growth in population in Ashford.
- 7.39 Securing funding through developer contributions to provide additional playing pitches and facilities to ensure that forecast demand is met.

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8. Indoor Leisure Facilities

Existing indoor leisure facilities

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

Swimming Pools

- 8.2 The two public pay and play leisure centres operated on behalf of the Council at Staines-upon-Thames and Sunbury, has one main swimming pool and one teaching pool and are open to the public as 'pay and play' facilities. There are 4 other main pools in the Borough, two are on school sites and are used by the schools during the day and hired out in the evening to groups and swimming clubs. There is no general public use and they do not offer lane swimming. The other main pools are in private health clubs within the Borough, which require membership.
- 8.3 There are a further two teaching pools also in private health clubs which require membership, although they do offer children's swimming lessons to non-members and one is also accessible by guests of the attached hotel. The other training pool is on a school site but is owned and managed by Staines Swimming Club who use it to run learn to swim programmes. Full details of the facilities are provided in Table 14.

Table 8: Swimming Pools in Spelthorne

Name	Ward	Type	Size	Access type	Built	Refurbished
Spelthorne Leisure Centre	Staines Ward	Main	25m x 10m (250 m ²)	Pay and play	1967	2007
Spelthorne Leisure Centre	Staines Ward	Teaching	13 x 8 (101 m ²)	Pay and play	1967	2007
Sunbury Leisure Centre	Halliford and Sunbury West Ward	Main	25m x 12 m (300 m ²)	Pay and play	1993	2002
Sunbury Leisure Centre	Halliford and Sunbury West Ward	Teaching	12m x 8m (96 m ²)	Pay and play	1993	2002
Bishop Wand Church of England School	Halliford and Sunbury West Ward	Main	20m x 7m (180 m ²)	School / Club	1975	2010
Saxon Primary School	Laleham and Shepperton Green	Main	16m x 6m (96 m ²)	School / Club		2017
Club Motivation	Shepperton Town Ward	Teaching	14m x 6m (88 m ²)	Registered Membership use	2002	N/A
The Thames Club	Riverside and Laleham Ward	Main	20m x 15m (300 m ²)	Registered Membership use	2003	2009
Nuffield Health	Sunbury East	Main	17 x 12	Registered	2002	N/A

Name	Ward	Type	Size	Access type	Built	Refurbished
(formally Virgin Active) Sunbury	Ward		(204 m ²)	Membership use		
Nuffield Health (formally Virgin Active) Sunbury	Sunbury East Ward	Teaching	8m x 4m (32 m ²)	Registered Membership use	2002	N/A
The Cygnet Pool	Staines South Ward	Teaching	8m x 6m (48 m ²)	Club	1993	N/A

Source: *Spelthorne Leisure Facilities – Assessment of Need (2017)*

- 8.4 The *Spelthorne Leisure Facilities – Assessment of Need (2017)*⁸ identified that Spelthorne has a supply of 14.2sqm of water space per 1000 population which is higher than the figures for England (12.45sqm of water per 1000 population) and the South East (13.66sqm of water per 1000 population). However, given the anticipated population growth generated by the Local Plan, to meet needs access to additional swim facilities is required for use by the general public.
- 8.5 Modelling has forecast that the swimming pools in Spelthorne are being used at 75.1% capacity during the peak periods each week. This is higher than the national figure (65.7%) and the regional figure (62.6%). The model identifies that swimming pools with a used capacity of 70% and above are considered to be busy. Those that have a used capacity of 100% are considered to be theoretically full all the time in the peak periods.
- 8.6 In general, the swimming pools within Spelthorne are considered to be busy during the peak periods, with potentially limited opportunity for further increased levels of community usage. Spelthorne and Sunbury Leisure Centres are assessed as having 100% and 98% used capacity for swimming pools respectively. Therefore, based on past and current uses, there is little to no capacity for additional demand.

Sports Halls

- 8.7 Spelthorne Leisure Centre has a 6-court hall and there is a 4-court sports hall at Sunbury Leisure Centre. The hall at Spelthorne Leisure Centre is operated on a pay and play basis with extensive programme time available for the community. The hall at Sunbury Leisure Centre is a dual use site. Sunbury Manor School use the hall during the day Monday to Friday and it operates on a pay and play basis after 5pm, at the weekend and during the school holidays. Five of the other 4 court sports halls are on school sites with limited to no formal access for the public.
- 8.8 The modelling from the Assessment of Need forecasts that Spelthorne's population generates an amount of demand that equates to 6,003 sports hall visits per week in the peak period. The model analysed this demand and converted it to a facility equivalent of 27.49 courts of sports hall space. The simplistic analysis of 'supply vs demand' in relation to sports halls within Spelthorne identified a 'shortfall' of sports hall space equivalent to 6 badminton courts.
- 8.9 The model shows that levels of satisfied demand in Spelthorne are above national figures at 93.3%, similar to the regional figure for the South East. The model suggests that circa 39% of the demand is being exported out of Spelthorne in order to be met by sports hall provision within neighbouring areas. Unmet demand is forecast to equate to 403 visits per week during the peak period which is 6.7% of the total demand generated by the residents of Spelthorne. Whilst the majority of this

⁸ <https://www.spelthorne.gov.uk/article/17520/Leisure-Needs-Analysis>

unmet demand (circa 86%) is attributed to people living outside the catchment of an existing sports hall facility, circa 14% is anticipated as being caused by a lack of capacity at current facilities which is above regional levels.

- 8.10 The model anticipates that the used capacity for each hall in Spelthorne is 100% at peak periods, meaning that there are likely to be extremely limited opportunities, if any at all, to increase community usage of these sites in peak periods. This means that there may be issues in future meeting demand generated by anticipated future population growth.

Fitness Studios

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

Table 9: Fitness studios in Spelthorne

Name	Ward	Number of studios	Access Type
Spelthorne Leisure Centre	Staines	2	Pay as you go
Sunbury Leisure Centre	Halliford and Sunbury West	1	School / Pay as you go (evenings and weekends)
Nuffield Health	Sunbury East	2	Registered Membership use
Pure Gym	Staines	2	Registered Membership use
The Thames Club	Riverside and Laleham	3	Registered Membership use
Fresh health and fitness	Shepperton Town	2	Registered Membership use
Matthew Arnold Sports Centre	Staines South Ward	1	Registered Membership use
Fresh Sports Centre	Shepperton Town	1	Pay and Play
Club Motivation	Shepperton Town	1	Registered Membership use
Bishop Wand School	Halliford and Sunbury West	1	School / Sports Club / Community Association
Meadhurst Sports Club	Sunbury Common	1	Registered Membership /private use

Source: Spelthorne Leisure Facilities – Assessment of Need (2017)

Gyms

- 8.13 There are 16 health and fitness suites / gyms operational within Spelthorne which range in size from 220 stations to just 4 stations. Eight of these are for the use of registered members only. Two are for private use by the schools in which they are located in, one is for the use of a private health club and the other five operate on a pay and play basis.
- 8.14 In Spelthorne there are 10.3 gym stations per 1000 population which is much higher than the figures for Surrey (6.5 stations), South East (5.2 stations) and England (2.0 stations).

Health and fitness suites/Gyms in Spelthorne

Name	Ward	Size (Number of stations)	Access Type
Spelthorne Leisure Centre	Staines	120	Pay as you go
Sunbury Leisure Centre	Halliford and Sunbury West	35	Pay as you go
Fresh Health and Fitness	Shepperton Town	30	Registered Membership Use
Fresh Sports Centre	Shepperton Town	17	Pay as you go
Nuffield Health	Sunbury East	151	Registered Membership use
Pure Gym	Staines	220	Pay as you go
The Thames Club	Riverside and Laleham	85	Registered Membership use
Matthew Arnold Sports Centre	Staines South Ward	70	Registered Membership use
Club Moativation	Shepperton Town	22	Registered Membership use
Bishop Wand School	Halliford and Sunbury West	10	Private use
Meadhurst Sports Club	Sunbury Common	52	Registered Membership use
Halliford School	Shepperton Town	11	Private use
Sunbury Sports Association	Sunbury East	4	Registered membership use
Hazlewood Centre (London Irish training ground)	Halliford and Sunbury West	30	Sports club private use
The Gym Sunbury	Sunbury Common	200	Pay as you go
Fight Science	Staines	30	Registered membership use

Source: Spelthorne Leisure Facilities – Assessment of Need (2017)

- 8.15 The current supply is sufficient for the existing population and has the capacity to accommodate the anticipated increase in usage resulting from the expected rise in the Borough's population over the Plan period.

8.16 However, where possible, new facilities should seek to provide additional and larger studios to ensure that this capacity carry remains high and can accommodate this growth.

Future issues for consideration

8.17 Consideration must be given to the fact that the current lease on Sunbury Leisure Centre, a dual use site with Sunbury Manor School, expires in 2038. If the lease isn't extended then this may result in the loss of public leisure facilities. The centre includes a 6 lane 25m pool, a 12m x 8m teaching pool, a 35 station gym, a studio and a 4 court sports hall.

8.18 The potential loss of these facilities could have great implications for leisure provision in the Borough and lead to a deficit in provision if replacement facilities are not provided.

8.19 Officers from Spelthorne's Leisure team have stated that, given the investment from the Council in the facility including the refurbishment of the swimming pools, the Council remains committed to extending the contract beyond the current end point of 2038.

8.20 Plans for the new leisure centre in Staines include an 8-lane 25m pool and a 20 x 10 teaching pool which helps address the current need for pool space. The plans also include a six-court sports hall with the option of flexible spaces providing an additional 2 courts to meet the needs of a growing population. An additional studio will further help to meet the identified needs resulting from growth. There are also proposed to be 4 small sided 3G pitches on the roof of the new leisure centre, which will help address training needs.

8.21 Further to this, the plans for the new leisure centre include 3 squash courts, which are flexible in regard to their use, and maintains but doesn't extend existing provision.

Future requirements

8.22 The analysis of leisure needs for the Borough has allowed for a detailed audit of existing provision. Resulting from this audit, it is identified that a number of improvements to public facilities should be made to allow for increased capacity to accommodate population growth. The following facilities have been identified for improvement:

- Additional squash courts
- Minimum 6 court sports hall
- New swimming pools – including improved disabled access and moveable pool floor should be considered
- Additional numbers of studios and larger studios

8.23 The planning application for the new leisure centre adjacent to Knowle Green was granted in July 2021 with work having started on site.

Conclusion - Costs and Funding

8.24 The new Spelthorne Leisure Centre will seek to meet the identified future requirements to provide sufficient space to meet demands.

8.25 The new Spelthorne Leisure Centre has been costed by the Borough Council and appropriate funding has been identified.

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9. Emergency services

Introduction

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

Police

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

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

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

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

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

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

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

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

9.9 Surrey Police will continue to engage with Local Planning Authorities to ensure crime prevention is referenced within new local plan documents and provide crime prevention design advice to minimise the opportunities for crime within new development.

9.10 Surrey Police have identified the following infrastructure required to meet the needs of growth in the Borough over the Plan period.

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

9.11 In conclusion, it remains necessary to secure Section 106 contributions or direct CIL funding for policing infrastructure, due to the direct link between the demand for policing services and the changes in the operational environment beyond Surrey Polices control i.e. housing growth and the subsequent and permanent impact it has upon policing.

Ambulance services

9.12 South East Coast Ambulance NHS Foundation Trust responded to the Spelthorne Local Plan Preferred Options consultation in January 2020.

9.13 There is an existing ambulance station located within the Borough at Town Lane in Stanwell. This site operates as a satellite facility to the Chertsey Make Ready Centre (MRC). The purpose of MRCs is to ensure that there is reduced cross infection for change of shifts and preparation of the ambulances and to be more readily available across the region to respond to emergencies. This site at Town Lane was previously shared with the Fire Service who have now vacated and relocated, as described below.

9.14 The site was identified in the Preferred Options consultation as a housing site for 30 dwellings. The Borough Council have sought clarification from the Trust to determine if this site is still required via email on 8 December 2021 however no response has been received to date.

9.15 The Trust have no identified funding gaps to highlight in the IDP.

Fire and Rescue Service

9.16 The Surrey Fire and Rescue service (SFRS) operates from a new premise located at Fordbridge roundabout off the A308 Staines Road West on the approach to

Ashford. The previous sites used for the service at Town Lane near Ashford Hospital and on Staines Road West near Sunbury Cross are no longer operational.

9.17 The new Fordbridge Station is crewed 24/7 with 2 Front Line Appliances (FLA) available between 0700 and 1900 and 1 FLA between 1900 and 0700. This was reduced in April 2020 from the provision of 2 FLAs 24 hours a day.

9.18 In response to the IDP consultation the SFRS confirmed that the service has no plans to reinstate the second appliance within its provision in Spelthorne. The SFRS noted that all proposals for infrastructure will go through the statutory planning process, at which stage the service would comment on individual sites according to its needs.

9.19 SFRS have no identified funding gaps to highlight in the IDP.

Future requirements

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

- Personal equipment for staff / officers.
- Police vehicles.
- Premises
- Automatic Number Plate Recognition (ANPR) and Closed Circuit Television (CCTV) cameras
- Other capital infrastructures

Costs and Funding

9.21 Surrey Police have highlighted a funding gap of £6,013,793, as detail in the above section. There has been no funding secured towards this cost and they intend to seek S106 and CIL contributions as and where appropriate.

10. Utilities

Introduction

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

Energy supply

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

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

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

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

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

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

10.7 Gas is transmitted through a National Transmission System (NTS) managed by National Grid, from where it is then supplied to towns through Local Distribution Zones (LDZ). National Grid covers the overall UK supply position and security of supply assessment in detail for the NTS within its 10-year statement⁹.

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

⁹ <https://www.nationalgrid.com/uk/gas-transmission/document/133851/download>

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

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

10.10 The Government have recently published an Energy White Paper¹⁰ (December 2020) which sets out the commitment to achieving net zero emissions by 2050 and the steps required in order to achieve this. The white paper addresses the transformation of our energy system, promoting high-skilled jobs and clean, resilient economic growth in order to deliver net-zero emissions by 2050.

Renewable energy

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

10.12 Spelthorne's Members Climate Change Task Group was set up in 2020 with the purpose to explore ways to cut the Borough Council's carbon and harmful emissions, with a target to make the Borough Council (including all buildings and services) carbon neutral at the earliest opportunity¹¹.

10.13 The Council is developing a Carbon Action Plan which will set out the actions required to deliver the target of carbon neutrality by 2050.

10.14 Surrey's Climate Change Strategy¹² set out delivery on the ambitions. It provides a joint framework for collaborative action on climate change across Surrey's local authorities and other partners.

10.15 The Borough Council promotes the sustainable use of resources to tackle the causes and effects of climate change. The Borough Council's Sustainability Strategy 2016-20 identified nine target areas for how the Borough Council will address the causes and consequences of climate change and support a sustainable Spelthorne:

- energy efficiency
- water efficiency
- waste and pollution
- sustainable procurement

¹⁰ <https://www.gov.uk/government/publications/energy-white-paper-powering-our-net-zero-future>

¹¹ <http://www.spelthorne.gov.uk/article/18105/Our-work-towards-a-sustainable-Spelthorne>

¹² https://www.surreycc.gov.uk/_data/assets/pdf_file/0003/225615/Surreys-Climate-Change-Strategy-2020.pdf

- sustainable planning, housing, and regeneration
- sustainable transport and travel
- biodiversity and open spaces
- awareness and engagement
- risks and adaptation

10.16 The Sustainability Strategy, whilst stated to cover 2016-2020, is an iterative document which is updated as required. It is proposed that the Strategy will be superseded by the Carbon Action Plan, once finalised and agreed.

Carbon Management Plan

10.17 The Carbon Management Plan 2012-15 set out how the Borough Council would reduce carbon emissions from its estate and operations during the period of the Plan. A total of 22 projects were identified and implemented which resulted in a 24% reduction in energy use (and related GHG emissions) from a baseline year of 2009/10.

Energy and Water Efficiency Policy

10.18 The Energy and Water Efficiency policy follows on from the former Carbon Management Plan described below and states the intentions of the Borough Council to continue to reduce energy use over the period 2015/16 to 2020/21, and to reduce water consumption. It sets the target annual reduction in Green House Gas (GHG) emissions as 2.5%, which equates to 12.5% over the five-year period of the policy.

Borough & District Climate Change Officers Group

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

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

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

- Council offices reducing its energy usage by almost 40 per cent
- new electric vehicles and electric bicycles for staff to use when travelling between our sites on Council business
- single-use plastics policy
- stopped cutting large areas of grass to encouraging biodiversity through lowering grass cutting frequencies in certain open spaces
- paperless Council meetings

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

10.22 Spelthorne continues to push for renewable energy sources in existing and future developments as well as in other sources of pollution. The current policy approach requires a minimum 10% renewable requirement to be met. This will be reiterated and further strengthened in the policies and site allocations for the 2022 - 2037 Local Plan.

Water

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

Affinity Water - Performance of the Network for Spelthorne 2020 sites

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

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

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

10.26 According to the modelling results:

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

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

10.28 New infrastructure will be available for the initial housing planning that may be used to absorb some initial phases of total growth. However, it is necessary to highlight that nearby Local Authorities are projecting a big increase in demand which can influence the amount of planned infrastructure in the area for future growth.

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

Water Resources

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

10.31 Affinity Water state that every local authority within their supply area must have a target set for new development of 110 litres per person per day or less, as per the Building Regulations part G. Plans which include new developments should therefore clearly include the requirement of 110/l/h/d for new builds. This is a matter that it is dealt with through the relevant policies within the Local Plan.

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

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

Thames Water – Existing capacity

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

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

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

The number of new households that could be accommodated

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

Proposals to expand

10.37 Upgrades to Thames Water's water and wastewater/sewage treatment works are funded through water bills which are set every 5 years. Water companies' investment programmes are based on a 5-year cycle known as the Asset Management Plan (AMP) process. AMP7 covers the period from 1st April 2020 to 31st March 2025.

10.38 As part of Thames Water's five-year business plan, they advise Ofwat (the regulator) on the funding required to accommodate planned growth. Thames Water base investment programmes on a range of factors, including population projections and development plan allocations, which help to form the clearest picture of the future shape of the community, as set out in the NPPF and the PPG.

The amount of funding required and funding options

10.39 As set out above upgrades to our water and wastewater/sewage treatment works are funded through water bills which are set every 5 years. In relation to network upgrades from 1 April 2018 all network reinforcement work required to support development will be delivered by Thames Water and funded through the Infrastructure Charge applied to each property connected to the water and wastewater networks.

10.40 The Infrastructure Charge will also cover all modelling and design work required to deliver any necessary upgrades. However, in most circumstances Thames Water will not commit to undertaking detailed modelling and design work until there is certainty of development coming forward. This is because without certainty of development coming forward the modelling and design work may be abortive.

10.41 As a result of this change in approach, Thames Water will no longer require developers to fund impact studies or ask them to demonstrate, at the application

stage, what infrastructure reinforcement works are required. However, it will still be critical that any necessary upgrades are delivered ahead of the occupation.

10.42 As Thames Water cannot prevent connection of development to their networks, the planning system will still play a key role in ensuring that development does not outpace the delivery of any necessary infrastructure provision.

10.43 It is therefore important that developers engage at an early stage, pre-planning, and that phasing conditions are imposed where requested if there are concerns regarding the capacity of existing networks to accommodate new development, in order to restrict occupation of the relevant phase until any necessary network upgrades have been delivered.

Sewerage

10.44 Wastewater from Spelthorne is dealt with through the Mogden Sewage Treatment Works (MSTW) in Hounslow. MSTW is Thames Water's third largest treatment works. It was built between 1931 and 1935 and covers an area of 55 hectares. Over half of the power used by the plant is renewable energy that has been generated on site as part of the sewage treatment process. The treatment works serves around 2.1 million people, and some of the wastewater has travelled over 20 miles by the time it reaches Mogden.

10.45 There are nine other local authorities whose wastewater is also dealt with at MSTW. As such, Thames Water is required to continually assess the needs for upgrades to increase the resilience of the MSTW. Thames Water carry out five-year business plan reviews, through the Asset Management Plan (AMP).

10.46 The current period for the latest AMP is 2020-2025 and is referred to as AMP7. It is through the AMP7 cycle that upgrades to the MSTW are to be considered. If upgrades are required, the lead in time is 18 months for minor and three years for major upgrades.

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

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

Investment at Mogden Sewage Treatment Works

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

- £12 million to replace existing assets to improve efficiency, serviceability and performance.
- £10 million to install three combined heat and power engines, to increase serviceability and generation.

- £9 million to replace the air blower feed pipe work and blowers to battery activated sludge treatment processes

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

Broadband

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

10.52 The Borough Council has been working with BT who are currently installing Fibre to the Premises (FTTP) in Sunbury. The Government has an ambition to have the whole country covered by 2025 as part of the Gigabit Rollout Plan.

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

Future requirements

10.54 None identified.

Costs and Funding

10.55 No additional costs have been identified.

11. Transport

Highways

Introduction

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

Surrey Transport Plan (LTP3)

- 11.3 Surrey County Council, as the highways authority, produce the Surrey Transport Plan. The Current Transport Plan (LTP3) is the county's third Local Transport Plan and was published in April 2011 and has been updated in 2014, and most recently in 2016 to incorporate the Local Transport Strategies and Forward Programmes.
- 11.4 The Strategies plan for the period to 2026 and are reviewed as necessary. The Local Transport Strategies and Forward Programmes cover a three-year cycle and are updated and rolled forward regularly.
- 11.5 As part of LTP3, the County Council has produced Local Transport Strategies for all Districts and Boroughs in Surrey, each with a Forward Programme of schemes they would like to see implemented in that district or borough, subject to funding
- 11.6 The purpose of these strategies is to support the growth set out within District and Borough Local Plans and provide a programme of transport infrastructure required to deliver this growth. They also provide an evidence base for future funding bids. The Spelthorne Local Transport Strategy & Forward Programme was first published in September 2014.
- 11.7 The objectives of the Strategy are to:
- promote travel by foot and bicycle within the Borough
 - promote the use of public transport as an alternative to the private car, and
 - to manage current and future congestion throughout the Borough
- 11.8 The Strategies are 'live documents' which SCC intend to update at regular intervals to ensure they remain relevant and current. They have been approved by Surrey's Cabinet and are part of the Surrey Transport Plan.
- 11.9 A Forward Programme was produced (and most recently updated in November 2018¹³) which details the schemes identified to achieve the objectives set out in this Strategy. The Forward Programme contains an aspirational list of transport

¹³ https://www.surreycc.gov.uk/_data/assets/pdf_file/0017/190232/Published-Spelthorne-Forward-Programme-2018_p1.pdf

infrastructure schemes (short, medium and long term) which would achieve the objectives of the Spelthorne Local Transport Strategy, subject to funding and feasibility. The programme seeks to address the problems identified in the main document of the Strategy and mitigate the impact of future growth on the transport network.

11.10 The Forward Programme identifies a number of transport infrastructure schemes which could be implemented over the next 15-year period, subject to feasibility and funding. The status of each scheme has been defined as:

- local schemes, at a cost less than £250,000
- intermediate schemes, at a cost between £250,000 and less than £2m, or
- major schemes, at a cost of £2m and above

11.11 The major schemes will require funding from different sources and hence will generally be beyond the scope of joint committee capital funding alone. Each scheme will require a detailed feasibility study and the actual costs will depend on the precise schemes brought forward. The availability of funding will also depend on several factors.

11.12 The Forward Programme will help the County Council and Borough Council to agree strategic infrastructure delivery priorities and guide future investment from a range of funding sources including:

- Major schemes funding via the EM3 Local Transport Body
- Potential funding via the Enterprise M3 Local Enterprise Partnership (LEP)
- Joint Committee funding
- Developer contributions including the Community Infrastructure Levy

11.13 The schemes generally do not provide additional network capacity but seek to manage the existing network and provide more sustainable transport choices. No one solution is considered essential to 'unlock' development and there will be flexibility in delivery. However, the overall mix and scale of schemes is considered necessary to support sustainable economic development and planned growth.

11.14 The schedules include the purposes of each scheme or package, indicative costs, broad phasing, possible identified funding sources and delivery status. The delivery body throughout is the County Council unless other delivery bodies are specified. The schedules will be revised on a yearly basis to take account of available funding and to ensure:

- a. there are no more effective alternative options available which address the impacts of growth and policy objectives
- b. The shorter/medium term schemes give value for money and remain deliverable within the broad cost parameters.

Surrey Transport Plan (LTP4)

11.15 LTP4 is Surrey County Council's new Local Transport Plan and been adopted to supersede LTP3.

11.16 The recent climate change declaration has committed the county council to being carbon-neutral by 2050. This requires a significant step-change in thinking, planning and delivering transport and supporting infrastructure across the County.

11.17 The new LTP4 will support the Climate Change Delivery Plan (CCDP) objectives and is therefore primarily focussed on reducing carbon emissions from the transport sector, whilst maintaining a focus on other essential criteria such as the economy and health & wellbeing of our residents.

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

11.19 Further to the above, LTP4 will:

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

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

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

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

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

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

Spelthorne Strategic Transport Assessment

- 11.23 A Strategic Highways Assessment was prepared in 2019 by SCC as part of the evidence base to support the Spelthorne Local Plan Preferred Options consultation. This work was commissioned to assess the potential impact of the development options using the County's strategic transport model SINTRAM.
- 11.24 The overall aim was to help inform the decision making surrounding the suitability of potential development sites and to highlight junctions and sections of roads on which to focus mitigation solutions. The purpose of the report was to undertake a comparison of potential strategic sites to assist the Borough Council in identifying which sites to bring forward as part of their emerging Local Plan.
- 11.25 Following the Assessment, the proposed sites to be taken forward as allocation within the Local Plan were selected. Additional transport modelling work was undertaken to assess any impacts of these sites and to determine whether mitigation is required. For further information on the methodology and the modelling work in full, reference should be made to the Strategic Highways Assessment Report (April 2022)¹⁴.
- 11.26 The additional modelling considered two scenarios using 2037 as the future year to tie in with the end of the Plan period. The two scenarios were:
- 2037 Do Minimum – this includes growth outside the Borough, plus growth from planned and committed developments since 2014 within the Borough
 - 2037 Do Something – as above plus Local Plan development sites and windfalls
- 11.27 The modelling determined that the proposed developments are reasonably small and dispersed with impacts local to the developments and the cumulative impacts in general being tolerable. The modelling did identify some cumulative impacts in Staines, Stanwell, Ashford and Sunbury however these were not considered to be severe in terms of the definition within the NPPF.
- 11.28 The modelling also determined a need for localised highway mitigation tied in within specific developments, as well as schemes to address cumulative impacts in some locations. Further work is required to be undertaken by the County Council to inform this localised mitigation. Each development that comes forward as a planning application will be assessed by the County Council to determine any highway works or mitigations required to make the development acceptable.
- 11.29 LTP4 focuses on the principle of 'avoid, shift and improve' to reduce carbon emissions. There is an opportunity to contribute to avoiding travel by reducing the number and length of trips needed through improved land use and travel planning. LTP4 also emphasises the need to support increased use of sustainable forms of travel for local journeys. This would be especially relevant in urban locations such as Staines, Ashford and Sunbury where walking, cycling and public transport should be priorities over the private car.

Opportunities within Spelthorne

- 11.30 Table 10 sets out schemes which could provide opportunities for improving existing connectivity within Spelthorne and requiring further exploration. Opportunities in

¹⁴ [Strategic Highways Assessment Report \(April 2022\)](#)

Spelthorne are not limited to those stated in Table 10 however these opportunities are considered to be of significant benefit to the Borough and should be pursued.

Table 10: Potential opportunities in Spelthorne to be further explored

Opportunity	Scheme purpose	Further actions required	Funding
Clockhouse Lane footbridge	A pedestrian route over the railway line from Ashford to Bedfont Lakes would help to improve safety and accessibility for pedestrians	Continue to engage with SCC and London Borough of Hounslow over feasibility and funding	£10,000 allocated from capital Highways budget of joint committee (November 2021)
Sunbury to Walton footbridge	A route to link Lower Sunbury with Walton over the River Thames to improve access and reduce car journeys	Requires further work and exploring with Elmbridge BC. Local support from LoSRA who have had application for funding turned down by SCC	Feasibility study to be carried to determine options for bridge and costing
Church Road, Ashford Road, cycle and public realm improvements	Improve safety for cyclists and pedestrians and improve appearance and environment around town centre	Scheme identified in Forward programme. Engage with SCC and explore funding opportunities.	Included as part of project in initial LCWIP. Further detail required
Off-carriageway cycle way starting at High Street (London Road) finishing at Ashford Road	Improve cycle safety and accessibility between Ashford and Staines town centre	Scheme identified in Forward programme. Engage with SCC over funding and delivery	
Sunbury Cross roundabout	Improvements to signals with provision for cyclist and pedestrian surface crossing and public realm works	Requires further work and feasibility studies. Engage with SCC	Included as part of project in initial LCWIP drafts. Further detail required
Borough-wide programme to support people to take up sustainable and active transport modes	To provide measures which encourage or facilitate modal shift towards sustainable transport modes. This would build upon the Surrey Travel SMART programme which ran between 2012-2016	Various schemes proposed and engagement with SCC required on delivery	

11.31 In addition to the schemes listed in Table 16, there are opportunities for schemes and measures to be explored in recognition of the declared climate emergency, to meet health and wellbeing and placemaking ambitions, and adoption of LTP4.

11.32 There are several schemes which are being delivered across Spelthorne, which include:

- A308 London Road – works to improve access and cycle opportunities from Crooked Billet to Iron bridge with widening of pavements
- A308/School Road Junction – installation of toucan crossings across the A308 Staines Road West and School Road to provide safe crossing points for pedestrians and cyclists
- Crooked Billet roundabout – Highways England scheme to improve safety and accessibility for pedestrians and cyclists
- Stanwell Moor Road – upgrades to existing shared path and links and crossing points to improve safety and accessibility for pedestrians and cyclists
- Park Road, Stanwell – improvements to current cycle facilities as a means of connecting Stanwell Moor Road with Town Lane and part of the Wider Staines Sustainable Transport Package
- Town Lane/Oaks Road – to provide a direct route for pedestrians and cyclists from Ashford to Stanwell and part of the Wider Staines Sustainable Transport Package.

Local Walking and Cycling Infrastructure Plan

11.33 The Borough Council are in the process of developing a Local Walking and Cycling Infrastructure Plan (LWCIP). This will set out a series of approaches for walking and cycling routes within an area which has been assessed as meeting Department for Transport (DfT) standards. The LWCIP will be linked to LTP4 to ensure a holistic approach to transport matters. The focus of the LWCIP will complement the focus of LTP4 on avoiding the need for travel and shifting to lower energy consumption travel, such as walking and cycling.

11.34 It is proposed that the LWCIP will complement the work being undertaken as part of the Local Plan and the need for any additional infrastructure as identified through this IDP. The focus remains on encouraging a modal shift from reliance on the private motor vehicle to increasing take-up of more sustainable forms of travel and to create the environment for individuals to feel safe to walk and cycle in the Borough.

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

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

Possible cycle schemes

11.37 There is the potential to adopt a more regional approach to join up Active Travel infrastructure across boundaries particularly between Spelthorne and London Boroughs.

Clockhouse Lane bridge

11.38 The inclusion of a footbridge/cycle bridge over the railway would be of significant benefit along Clockhouse Lane from Ashford to Bedfont and could link the Clockhouse Lane recreation ground in Ashford, to Bedfont Lakes Country Park. This would benefit leisure users, but also provides an active travel route for commuters to Heathrow. This route crosses the Spelthorne/Hounslow Boundary and locally it's a very well-known cut through to the underground at Hatton Cross and to Heathrow Airport.

11.39 Church Road in Ashford has a similar rail bridge with a footbridge built onto the side of it, but the narrow bridge at Clockhouse Lane does not have an equivalent facility for cyclists or pedestrians to safely cross and continue their journeys towards the Country Park, London Underground or Heathrow Airport.

11.40 Initial funding to investigate and carry out feasibility work has been approved by Spelthorne Joint Committee from capital highways programme and SCC will lead on engagement with LB Hounslow in furthering this work to identify any possible solutions.

Church Road, Ashford

11.41 There exist opportunities to improve pedestrian and cycle access along Church Road in Ashford to make accessing the local shops easier, reduce the need for vehicles to ease congestion on local roads and to improve the public realm.

11.42 The Council support such improvements and have promoted the scheme as one of the key priorities for delivery in the Spelthorne LCWIP. This allows engagement with County Council in terms of a programme of works and securing the required funding as commitment to bring a suitable scheme forward.

Future Requirements

11.43 The Borough Council will pursue opportunities for improving connectivity through engagement with key partners such as SCC.

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

Costs and Funding

11.45 The estimated cost of these more strategic infrastructure schemes identified in the Forward Programme is over £67 million in total. The actual future costs will depend on the precise schemes brought forward and each scheme will require a detailed feasibility study.

11.46 The availability of funding will also depend on a number of factors. Beyond the first 5 years scheme costs and possible funding sources become increasingly difficult to

estimate and this document should be seen as identifying schemes that are considered priorities in the medium and longer term.

11.47 Potential funding could be a combination of:

- Developer contributions through:
 - Section 106 agreements and
 - Community Infrastructure Levy (CIL)
- Capital funding by the County Council (Government grants such as Local Transport Plan allocations, Local Sustainable Transport Fund and major schemes funding available from 2015 from designated Transport Bodies)
- Capital funding by the Borough Council

Rail

11.48 There are six stations within Spelthorne, on two separate lines, these being the Windsor lines, with trains travelling to Windsor and Reading and the Shepperton Branch. These stations are:

- Staines;
- Ashford;
- Shepperton;
- Upper Halliford
- Sunbury;
- Kempton Park

Location of rail stations across Spelthorne



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

Potential to increase capacity

- 11.53 There are generally two options to increase capacity along the routes: either increase service frequency or increase the passenger capacity of services already running.
- 11.54 The identified next step for the Windsor Lines, which provide a fast service to London Waterloo, is likely to be the transition over to higher capacity trains and moving from 10-cars to 12-cars. A shift to 12-car trains, at this stage, is expected to happen either in the Network Rail Control Period 7 (2024-2029) or 8 (2029-2034), although this will be under continuous review.
- 11.55 With regards to the Main Suburban Lines, the current strategy is outlined in the 2015 Wessex Route Study found on the Network Rail website. This predominantly consists of the introduction of Crossrail 2 to improve connectivity into Central London. The Crossrail 2 project is considered part of Network Rail's long-term strategy to increase capacity and, within their Long-Term Planning Process, preparations and timelines for its delivery will be under continuous review.

Potential Improvements

- 11.56 SWR, who were consulted as part of the IDP process, have made several suggested improvements, particularly to the stations themselves. These are set out for each of the stations in the Borough where improvements could be sought:
- **Staines** - The station forecourt on the London-bound platform could be remodelled to allow better access for sustainable means of transport in line with current transport policies. There is potential to improve links to public transport through better signing and Customer Information screens.
 - **Ashford** - Improvements to the station building could be made to improve accessibility as well as security. Improvements could be made to the station forecourt area (Reading bound) to improve bus links and pedestrian safety.

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

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

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

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

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

Extension of travel zones

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

Light Rail option

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

Future Requirements

- 11.61 Engage with Network Rail to identify improvements to service provision of stations within the Borough
- 11.62 Continue to pursue extension of travel zone to provide a consistent ticketing structure
- 11.63 Engage with SCC and other key stakeholders on possible rail improvement opportunities especially regarding options for Light Rail access to Heathrow

Costs and Funding

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

Proposals for Heathrow Expansion

- 11.67 Heathrow's plans for expansion at the airport with a third runway to the north-west of the existing two are currently supported by Government policy through the Airports National Policy Statement. The Supreme Court decision¹⁵, which overturned a previous decision handed down by the Court of Appeal, means that Heathrow can continue to pursue planning permission for the expansion proposals through the Development Consent Order (DCO) process. The application process has been delayed given the current uncertainty however it is anticipated that permission through a DCO will be pursued by Heathrow.
- 11.68 There are several potential impacts, both direct and indirect, of the proposals for the expansion at Heathrow on Spelthorne. This includes impacts on road capacity and traffic flows, especially in the north of the Borough. The Council has been, and continues to be, engaged with SCC and National Highways to establish the impacts and to ensure sufficient mitigation is in place to militate against these impacts where identified.

¹⁵ R (on the application of Friends of the Earth Ltd and others) (Respondents) v Heathrow Airport Ltd (Appellant) <https://www.supremecourt.uk/cases/docs/uksc-2020-0042-judgment.pdf>

12. Waste and Recycling

Introduction

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

Waste sites in the Borough

12.2 Surrey County Council has a Joint Municipal Waste Management Strategy¹⁶(2015) which sets out the plan for managing Surrey's waste up to 2025. This forms part of the Surrey Waste Partnership (SWP)¹⁷ which is made up of Surrey County Council (SCC) and the 11 District and Borough councils in Surrey.

12.3 There is no landfill site in Spelthorne and most of the Borough's commercial and industrial waste is transported to a landfill site in Redhill.

12.4 There are two waste facilities within Spelthorne:

- A Community Recycling Centre (CRC) at Charlton Lane, Shepperton. This includes an anaerobic digestion facility for the treatment of commercial food waste operating as the Eco Park
- Operational waste recovery and recycling operation site located at Oakleaf Farm in Stanwell Moor.

12.5 The expected demographic changes and economic growth within Spelthorne over the Plan period are likely to place additional pressure on the current capacity of waste facilities within Surrey.

12.6 The 2016 Surrey Infrastructure Study estimated that the funding gap for waste management at County level will amount to £310,000¹⁸ over the Plan period.

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

12.8 The Eco Park produces renewable energy from food waste and rubbish which cannot otherwise be recycled. This is done through two processes in the form of anaerobic digestion to treat food waste and gasification to treat the waste that is left after residents have separated items for recycling.

12.9 The Eco Park is subject to regular monitoring and requires permits in order to operate. The Park processes waste from Surrey households to create fuels to produce power for the national grid and fertiliser for use in farming. The Eco Park was funded by SCC and is operated by SUEZ Recycling and Recovery Surrey on behalf of SCC.

¹⁶ https://www.surreyep.org.uk/wp-content/uploads/2019/03/JMWMS_Rev2_v6_STRATEGY.pdf

¹⁷ <https://www.surreyep.org.uk/about-us/our-strategy/>

¹⁸ <https://www.surreycc.gov.uk/land-planning-and-development/development/surrey-future/surrey-infrastructure-study>

- 12.10 Each year Surrey households produce over 500,000 tonnes of waste. Just over half of this is sent for recycling and the rest needs to be disposed of, either at energy recovery facilities or landfill. From a cost and environmental perspective, landfill is the least favourable disposal option.
- 12.11 Previously there were no energy recovery facilities within Surrey and the waste transported outside of Surrey and in some cases outside of the UK for treatment.
- 12.12 Developing treatment facilities at the Eco Park gives the County Council long-term control over the treatment of a third of the county's waste and the costs associated with this, improving its resilience.

Waste and Minerals

- 12.13 The Borough Council remains actively involved in the development of the County-wide Waste and Minerals Plans which are led by SCC. The Surrey Waste Local Plan 2019-2033 was adopted by SCC in December 2020 following an examination in public held in September 2019. It is the intention that the Surrey Waste Local Plan 2019-2033 will be superseded by a new combined Surrey Minerals and Waste Local Plan. Work is ongoing and an Issues & Options consultation was undertaken between November 2021 and March 2022.
- 12.14 There are several waste and mineral sites across the Borough which are still in operation. The working of mineral sites means that there are on-going Heavy Goods vehicle (HGV) movements across the Borough and onto the wider road network. The extraction of minerals and other materials from these sites helps to play a crucial role in construction and other building activities. It is therefore important to ensure a secure, regular supply of such sites.
- 12.15 Oakleaf Farm is a site which was allocated for waste recovery and recycling operations within the most recent Surrey Waste Plan. The site includes a substantive recycling plant and a Materials Recycling Facility (MRF) which separates and recovers recyclable materials from waste processed at the site. The Borough Council continually work with SCC to ensure that vehicle movements in and out of the site are minimised to protect the human and environmental receptors in Stanwell Moor village and the surrounding area.
- 12.16 Oakleaf Farm has been retained as an allocation for the Waste Plan 2019-2033¹⁹ produced by the County Council.

Mineral sites within the Borough

- 12.17 There are a number of sites within Spelthorne which are worked for minerals and also operate recycling operations for worked material. Some of these have been partly or will be restored following the conclusion of the operations.
- 12.18 The mineral and recycling sites are:
- Hengrove Farm, London Road (Streeters)
 - Home Farm, Laleham (Shepperton Aggregates)
 - Queen Mary Reservoir (Bretts Aggregates)
 - Stanwell, North of Park Road (Cemex)

¹⁹ <https://www.surreycc.gov.uk/land-planning-and-development/minerals-and-waste/waste-plan>

- Hithermoor (Bretts Aggregates)
- King George VI Reservoir (Bretts Aggregates)
- Homers Farm (Streeters)
- Home Farm Extension (Bretts Aggregates)
- Manor Farm, Laleham (Bretts Aggregates)
- Queen Mary Reservoir (Bretts Aggregates)
- Land West of Queen Mary Reservoir (Bretts Aggregates)
- Shepperton Quarry, Littleton Lane (Bretts Aggregates)
- Watersplash Farm, Shepperton (Cemex)

Restoration of minerals sites

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

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

Future requirements

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

12.22 Continued participation in forthcoming waste and minerals plans from SCC and to ensure that the Borough Council seek to minimise inappropriate development relating to waste and recycling at existing or new sites. SCC are currently working on a joint Waste and Minerals Local Plan upon which they have just undertaken an Issues and Options consultation.

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

Costs and Funding

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

13. Flood infrastructure

Introduction

- 13.1 Flooding is a major issue within the Borough. Policies in the Spelthorne Local Plan 2022–2037 will seek to direct development away from those areas most liable to flood.
- 13.2 Whilst the majority of areas affected by flooding in Spelthorne are within the Green Belt, some development in urban areas is constrained by flood policy.
- 13.3 The Environment Agency (EA) are tasked by the Flood and Water Management Act 2010 (FWMA)²⁰ to have a strategic overview role for all sources of flooding and coastal erosion risk management (FCERM). The EA also have responsibility for management of all Main Rivers and the coast. All Main Rivers are highlighted in the EA Flood Risk Maps, which can be found on their website²¹.
- 13.4 The main responsibilities of the EA include:
- Developing long term approaches for FCERM, including creating Catchment Management plans to address flood risk in all river catchments
 - Supervision of all matters relating to flood defences, including maintenance
 - Issuing environmental permits for any alterations to Main Rivers or the flood plains of Main Rivers
 - Issuing flood warnings
- 13.5 Surrey is a County at high risk of flooding with in excess of 30,000 properties at risk from fluvial and surface water sources. It has experienced several major flood incidents in the last ten years, with much of this occurring in the floodplain of the lower River Thames and its tributaries. There are also many localised areas prone to surface and ground water flooding or the emergence of groundwater.
- 13.6 Surrey County Council (SCC) is the Lead Local Flood Authority (LLFA) for Surrey and has several important responsibilities around flooding. This means in addition to being the main highway authority, SCC also has risk management, enforcement and permissive management powers and responsibilities over Ordinary Watercourses (i.e. a watercourse not designated as a Main River), surface water and groundwater as well as Highways drainage (although this may come under National Highways responsibilities in some locations).
- 13.7 Other SCC responsibilities include:
- Maintaining a register of drainage assets and designating these if they have a significant impact on flood risk
 - Consenting changes prior to riparian owners altering, removing or replacing any features or structures on Ordinary Watercourses, and undertaking enforcement if consents are not sought

²⁰ <https://www.legislation.gov.uk/ukpga/2010/29/contents>

²¹ <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

- Acting as a statutory consultee on for surface water drainage proposals for all major developments in its area
- Investigating significant flooding events in Surrey
- Playing a lead role in Emergency Planning and management before, during and after a flood event

13.8 The FWMA 2010 requires that the LLFA works with partners to develop a Local Flood Risk Management Strategy (LFRMS) which includes strategies for how flood risk will be managed, when these objectives will be achieved, and which authorities will help to achieve them. The current LFRMS for Surrey covers the period 2017 – 2032.²²

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

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

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

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

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

River Thames Scheme

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

13.15 The River Thames Scheme is a major flood alleviation scheme. This aims to reduce and manage the probability and the consequences of flooding along the length of the Thames from Windsor down to Teddington. The scheme includes the construction of a flood channel (in three sections totalling approximately 17km in length and 20-30 metres wide) to increase flood flow capacity and the installation of property level protection for up to 1,600 properties. The Scheme will cover and impact six Local Authorities including Spelthorne.

²² https://www.surreycc.gov.uk/_data/assets/pdf_file/0005/136724/Surrey-Local-Flood-Risk-Management-Strategy-FINAL_v2.pdf

13.16 The Government states that the River Thames Scheme will reduce flood risk for people living and working near the Thames. The aims of the scheme are to:

- enhance the resilience of nationally important infrastructure
- contribute to a vibrant local economy
- create various recreational opportunities

13.17 The Government's project team is working with partners to secure the approvals needed to construct the scheme. This includes gaining approval from HM Treasury, preparing a planning application and an Environmental Statement. This will consider the environmental impacts of the scheme and how these can be managed and mitigated. Online consultation and public events were due to take place in 2020, however these have been delayed. The project team are working on recruiting the construction partner for the scheme. It is currently estimated that the earliest point at which the work is likely to commence will be in 2023.

13.18 In Spelthorne alone it is estimated that the Lower Thames Flood Alleviation Scheme (FAS) could remove up to 1,068 properties from the 1 in 20 flood extent (Functional Floodplain/very significant risk), with a further 785 being removed from the 1 in 20 -1 in 75 flood extents (significant risk). These properties will be shifted into lower risk bands in respect of vulnerability to flooding.

13.19 Of the 15,000 properties across all six Local Authorities benefitting from the scheme, 7,200 properties (about 18,000 people) will see their risk reduced to below the 1 in 100 (1%) chance in any given year.

Future requirements

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

Costs and Funding

13.21 The River Thames Scheme is expected to cost £640 million with £380 million from Government funding and £90 million in partnership funding. Partners have committed to funding their share of the scheme and are finalising the mechanisms to do this.

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

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

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

Conclusion

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

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

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