

Draft version for consultation

Infrastructure Delivery Plan

Part 2

SPELTHORNE BOROUGH COUNCIL



Spelthorne Takes Shape

June 2022

Introduction

Part 2 supplements the Infrastructure Delivery Plan (IDP) by analysing individual site allocations in greater detail. This involves highlighting specific infrastructure requirements that have been identified and that can be included as a means of securing these through developer contributions.

Developer Contributions

Developer contributions are secured by way of the Community Infrastructure Levy (CIL) and s106 legal agreements. In certain cases, s278 of the Highways Act can be utilised to secure agreement on highway matters between the County Council (as the Highways Authority) and the developer.

CIL

CIL is a mandatory contribution per residential development based on increase in floorspace. Spelthorne Borough Council has been collecting CIL since 2015 and based on current projections it is anticipated that the Borough will receive circa £1m per annum of Strategic CIL over the Plan period.

S106 agreements

Prior to September 2019 there were pooling restrictions in place which limited the ability to secure obligations through s106 agreements. These restrictions have now been lifted and this provides the opportunity for CIL and s106 agreements to be used in conjunction with each other as a means of securing betterment from development.

Allocations of development

The table below sets out the proposed site allocations and the development yield anticipated to be achieved. This allows evidence-based assumptions to be made in regard to costs for infrastructure funding where these have been identified. As derived from the IDP, healthcare costs and identified police contributions have been included within this Table. Whilst education funding requirements have not been set out, there remains scope for requirements for contributions towards these to be included and for funding to be secured through s106 and/or CIL where appropriate.

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Site Name	Yield	Site area (ha)	Known infrastructure requirements	Estimated contribution	Infrastructure promoted by developer
Ashford					
158-166 Feltham Road	75	1.31	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards identified Police needs</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£90,000</p> <p>£60,000</p>	
Land at Former Bulldog Nurseries, London Road	24	0.3	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards identified Police needs</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£27,000</p> <p>£19,200</p>	
Ashford Sports Club, Woodthorpe Road	108	1.15	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£161,000</p> <p>£86,400</p>	

Ashford Community Centre, Woodthorpe Road	32 300sqm community centre	0.4	Contribution through s106 towards healthcare Contribution through s106 towards identified Police needs Contribution to affordable housing provision as set out in Policy H2	£30,000 £24,000	Redevelopment of the community centre
Multistorey car park Church Road	55	0.27	Contribution through s106 towards healthcare Contribution through s106 towards identified Police needs Contribution to affordable housing provision as set out in Policy H2	£70,000 £44,000	
Telephone Exchange, Church Road	20	0.27	Contribution through s106 towards healthcare Contribution through s106 towards identified Police needs Contribution to affordable housing provision as set out in Policy H2	£23,000 £16,000	
23-31 Woodthorpe Road	120	0.24	Contribution through s106 towards healthcare Contribution through s106 towards identified Police needs Potential education contribution to SCC as delivery body Potential highways contribution to SCC as delivery body	£170,000 £96,000	

			Contribution to affordable housing provision as set out in Policy H2		
Shepperton					
Bugle Nurseries, 171 Upper Halliford Road	70	4.69	Contribution through s106 towards healthcare	£85,000	
			Contribution through s106 towards identified Police needs	£56,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land east of Upper Halliford, Nursery Road	60	3.93	Contribution through s106 towards healthcare	£78,000	
			Contribution through s106 towards identified Police needs	£48,000	
			Contribution to affordable housing provision as set out in Policy H2		
Shepperton Library, High Street	10	0.14	Contribution through s106 towards healthcare	£13,000	Re-provision of library
			Contribution through s106 towards identified Police needs	£8,000	
			Contribution to affordable housing provision as set out in Policy H2		
Shepperton Youth Centre, Laleham Road	24	0.32	Contribution through s106 towards healthcare	£23,000	Re-provision of youth centre
			Contribution through s106 towards identified Police needs	£19,200	
			Contribution to affordable housing provision as set out in Policy H2		

Shepperton Delivery Office, 47 High Street	20	0.16	Contribution through s106 towards healthcare	£21,500	
			Contribution through s106 towards identified Police needs	£16,000	
			Contribution to affordable housing provision as set out in Policy H2		
Staines					
Land at Staines & Laleham Sports Club, Worple Road	52	6	Contribution through s106 towards healthcare	£75,000	
			Contribution through s106 towards provision of open space in Staines	TBC	
			Contribution through s106 towards identified Police needs	£58,400	
			Contribution to affordable housing provision as set out in Policy H2		
Leacroft centre, Leacroft	17	0.16	Contribution through s106 towards healthcare	£35,000	Re-provision of community centre
			Contribution through s106 towards provision of open space in Staines	TBC	
			Contribution through s106 towards identified Police needs	£19,000	
			Contribution to affordable housing provision as set out in Policy H2		
SCC buildings, Burgess Way	30	0.5	Contribution through s106 towards healthcare	£45,000	

			<p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>TBC</p> <p>£33,600</p>	
Fairways Day Centre, Knowle Green	30	0.63	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£45,000</p> <p>TBC</p> <p>£33,600</p>	
Thameside Arts Centre, Wyatt Road	19	0.25	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£37,500</p> <p>TBC</p> <p>£21,300</p>	

Thameside House, South Street	140	0.23	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£475,000</p> <p>TBC</p> <p>£135,000</p>	
Builders Yard, Gresham Road (Jewsons)	343	1.37	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p>	<p>£550,000</p> <p>TBC</p> <p>£385,000</p>	

			Contribution to affordable housing provision as set out in Policy H2		
34-36 (Oast House)/Car Park, Kingston Road	180	0.93	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£476,000</p> <p>TBC</p> <p>£197,000</p>	
Staines Telephone Exchange, Fairfield Ave	180	0.6	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p>	<p>£476,000</p> <p>TBC</p> <p>£197,000</p>	

			Contribution to affordable housing provision as set out in Policy H2		
Birch House/London Road, Fairfield Avenue	400	1.2	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£620,000</p> <p>TBC</p> <p>£449,000</p>	
Car Park, Hanover House & Sea cadet building, Bridge Street	158	0.9	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p>	<p>£455,000</p> <p>TBC</p> <p>£177,000</p>	

			<p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>		
96-104, Church Street	100	0.89	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£420,000</p> <p>TBC</p> <p>£112,000</p>	
The Elmsleigh centre and adjoining Land, South Street	850	6.15	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p>	<p>£1.4m</p> <p>TBC</p> <p>£954,000</p>	

			Potential highways contribution to SCC as delivery body Contribution to affordable housing provision as set out in Policy H2		
Riverside Car park, Thames Street	35	0.25	Contribution through s106 towards healthcare Contribution through s106 towards provision of open space in Staines Contribution through s106 towards identified Police needs Contribution to affordable housing provision as set out in Policy H2	£50,000 TBC £39,300	
Thames Lodge Hotel, Thames Street	40	0.32	Contribution through s106 towards healthcare Contribution through s106 towards provision of open space in Staines Contribution through s106 towards identified Police needs Contribution to affordable housing provision as set out in Policy H2	£58,000 TBC £45,000	
Former Debenhams 35-45, High Street	150	0.32	Contribution through s106 towards healthcare	£500,000	

			<p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>TBC</p> <p>£168,300</p>	
Two Rivers Retail Park Terrace, Mustard Mill Road	750	2.5	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£1.2m</p> <p>TBC</p> <p>£841,500</p>	
Frankie & Bennys/Travelodge,	55	0.3	<p>Contribution through s106 towards healthcare</p>	£82,000	

Two Rivers, Hale Street			<p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>TBC</p> <p>£61,700</p>	
Communications House, South Street	120	0.25	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p> <p>Contribution through s106 towards identified Police needs</p> <p>Potential education contribution to SCC as delivery body</p> <p>Potential highways contribution to SCC as delivery body</p> <p>Contribution to affordable housing provision as set out in Policy H2</p>	<p>£435,000</p> <p>TBC</p> <p>£123,400</p>	
William Hill/Vodafone, 91 High Street	14	0.1	<p>Contribution through s106 towards healthcare</p> <p>Contribution through s106 towards provision of open space in Staines</p>	<p>£32,000</p> <p>TBC</p>	

			Contribution through s106 towards identified Police needs	£16,000	
			Contribution to affordable housing provision as set out in Policy H2		
Coppermill Road, Wraysbury	15	0.92	Contribution through s106 towards healthcare	£33,000	
			Contribution through s106 towards provision of open space in Staines	TBC	
			Contribution through s106 towards identified Police needs	£16,000	
			Contribution to affordable housing provision as set out in Policy H2		
Stanwell					
Tesco Extra, Town Lane	350	3.6	Contribution through s106 towards healthcare	£410,000	
			Contribution through s106 towards identified Police needs	£280,000	
			Potential education contribution to SCC as delivery body		
			Potential highways contribution to SCC as delivery body		
			Contribution to affordable housing provision as set out in Policy H2		
Staines Fire Station, Town Lane	50	0.32	Contribution through s106 towards healthcare	£80,000	

			Contribution through s106 towards identified Police needs	£40,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land at Northumberland Close	80	1.75	Contribution through s106 towards healthcare	£110,000	
			Contribution through s106 towards identified Police needs	£64,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land to west of Long Lane & South of Blackburn Trading Estate, Long Lane	200	4.8	Contribution through s106 towards healthcare	£290,000	
			Contribution through s106 towards identified Police needs	£160,000	
			Potential education contribution to SCC as delivery body		
			Potential highways contribution to SCC as delivery body		
			Contribution to affordable housing provision as set out in Policy H2		
Stanwell Bedsits, De Havilland Way	175	2.19	Contribution through s106 towards healthcare	£216,000	
			Contribution through s106 towards identified Police needs	£140,000	
			Potential education contribution to SCC as delivery body		

			Potential highways contribution to SCC as delivery body		
			Contribution to affordable housing provision as set out in Policy H2		
Sunbury					
Land at Croysdale Avenue/Hazelwood Drive	67	1.68	Contribution through s106 towards healthcare	£89,000	
			Contribution through s106 towards identified Police needs	£54,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land east of Upper Halliford Road	60	1.61	Contribution through s106 towards healthcare	£86,000	
			Contribution through s106 towards identified Police needs	£51,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land East of Upper Halliford Road (Site B), Upper Halliford,	20	2.34	Contribution through s106 towards healthcare	£21,000	Provision of new sixth form college
			Contribution through s106 towards identified Police needs	£16,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land south of Nursery Road	41	0.66	Contribution through s106 towards healthcare	£72,000	

			Contribution through s106 towards identified Police needs	£33,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land at Staines Road West & Cedar Way (east of Spelthorne Sports Club)	77	1.62	Contribution through s106 towards healthcare	£96,400	
			Contribution through s106 towards identified Police needs	£62,000	
			Contribution to affordable housing provision as set out in Policy H2		
Ex Services Association Club, Crossways, Sunbury Cross	50	0.28	Contribution through s106 towards healthcare	£80,000	
			Contribution through s106 towards identified Police needs	£40,000	
			Contribution to affordable housing provision as set out in Policy H2		
Tesco Extra, Escot Road	225	3.6	Contribution through s106 towards healthcare	£316,000	
			Contribution through s106 towards identified Police needs	£180,000	
			Potential education contribution to SCC as delivery body		
			Potential highways contribution to SCC as delivery body		
			Contribution to affordable housing provision as set out in Policy H2		

RMG Warehouse & Delivery Office, 47-79 Staines Road West	22	0.25	Contribution through s106 towards healthcare	£23,000	
			Contribution through s106 towards identified Police needs	£18,000	
			Contribution to affordable housing provision as set out in Policy H2		
Land at Spelthorne Grove	250	1.94	Contribution through s106 towards healthcare	£332,000	
			Contribution through s106 towards identified Police needs	£220,000	
			Potential education contribution to SCC as delivery body		
			Potential highways contribution to SCC as delivery body		
			Contribution to affordable housing provision as set out in Policy H2		
Sunbury Social Services Centre, 108 Vicarage Road	11	0.15	Contribution through s106 towards healthcare	£14,500	
			Contribution through s106 towards identified Police needs	£9,000	
			Contribution to affordable housing provision as set out in Policy H2		
77 Staines Road East	75	0.75	Contribution through s106 towards healthcare	£95,000	
			Contribution through s106 towards identified Police needs	£60,000	

			Contribution to affordable housing provision as set out in Policy H2		
Benwell House, Green Street	39	0.8	Contribution through s106 towards healthcare	£33,500	
			Contribution through s106 towards identified Police needs	£31,200	
			Contribution to affordable housing provision as set out in Policy H2		
Telephone Exchange, Green Street	14	0.25	Contribution through s106 towards healthcare	£17,000	
			Contribution through s106 towards identified Police needs	£11,000	
			Contribution to affordable housing provision as set out in Policy H2		
Sunbury Adult Education Centre, The Avenue	24	0.43	Contribution through s106 towards healthcare	£25,000	
			Contribution through s106 towards identified Police needs	£19,200	
			Contribution to affordable housing provision as set out in Policy H2		
Annandale House, 1 Hanworth Road	295	0.97	Contribution through s106 towards healthcare	£479,000	
			Contribution through s106 towards identified Police needs	£236,000	

			Potential education contribution to SCC as delivery body		
			Potential highways contribution to SCC as delivery body		
			Contribution to affordable housing provision as set out in Policy H2		

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From the above, the total estimated healthcare contributions as derived from the evidence work produced by Co Plug equates to circa **£10,641,900**.

This funding would help to close the gap identified in the IDP. However, whilst the intention is to secure this money through s106, there is the possibility that there could be a shortfall which could be made up through the use of Strategic CIL. Given that the funding from the NHS can only be up to a maximum of 66% it is likely that CIL will be required to 'top up' in order to meet identified requirements.

As such, there is the potential that an amount of CIL could be set aside to help make up this shortfall. However, the apportionment of CIL is directed by the relevant task group and there are a range of priorities and other projects that compete to secure some of the available CIL monies.

In addition, the identified funding requirements for the Police that have been provide equates on a per development basis to meet the figure set out in the IDP.

Additional funding could be secured for education and highways improvements for SCC if, and when this information is made available. Once the relevant traffic modelling work has been undertaken, any identified costs associated with potential mitigation, if necessary, can be included within the IDP.