

Our Ref: AR/JLF0032
Your Ref:

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Date: 25th October 2007

Planning Services,
Borough of Spelthorne,
Council Offices,
Knowle Green,
Staines,
TW18 1XB

Dear Sir,

SPELTHORNE LDF: CONSULTATION ON ALTERNATIVE SITE ALLOCATIONS

I write on behalf of my client, a leading development company.

Our client is a leading house builder specialising in the provision of new housing on previously developed land to provide much needed residential accommodation to meet housing need and demand. Our client is therefore very familiar with the issues arising out of the redevelopment of previously developed land and the costs that can often be involved. It is also a major provider of affordable housing and therefore it is contended that their views will be appropriately taken on board during the progression of the LDF.

In relation to the consultation on alternative sites put forward respondents to the public consultation on the submitted development plan documents, please find below on behalf of our client the following comments:

Christ the King RC School, Falcon Drive, Stanwell

Our client considers it important that future developments be undertaken in an integrated manner that contributes to the development of sustainable communities. It therefore considers it, inappropriate that the land at Christ the King RC School be included as a residential allocation, as it would result in the loss of educational land and an important community facility.

Although the school is set to relocate, it would be more appropriate that the future use of this land reflect its current use as an educational establishment and an important community asset. As such this land should more appropriately be designated as a community use thereby ensuring that the existing community has access to good quality community infrastructure and thus contribute to the principle of sustainable development. This would accord with paragraph 5 of PPS1, which seeks suitable land to be made available for development in line with economic, social and environmental objectives in order to improve people's quality of life.

Residential re-development of this site would result in a deficiency of community infrastructure and consequently would not comply with national planning policy. In particular such a development would conflict with Paragraph 36 of PPS3, which states that housing should be developed in suitable locations that offer a range of community facilities and with good access to jobs, key services and infrastructure.

Shepperton Centre

Our client supports the inclusion of the Shepperton Centre as an employment location under Policy EM1. To ensure that future developments are integrated in a sustainable manner, it is important to protect existing employment areas that provide a valuable source of local employment. The release of employment should thus only be considered following the completion of an up-to-date employment land review in accordance with Government guidance on reviewing employment land as set out in 'Employment Land Reviews: Guidance Note' (ODPM, 2004) and referred to in paragraph 44 of PPS3.

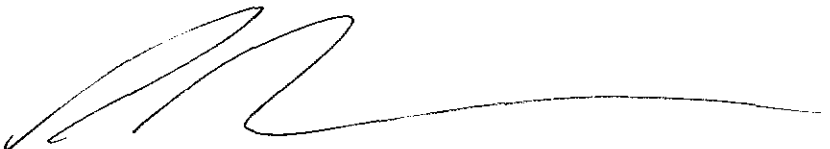
The protection of employment land at this location would support the Government's objective to maintain high and stable levels of economic growth and employment as set in paragraph 4 of PPS1. Furthermore, paragraph 5 of PPS1 requires development to support existing communities and contribute to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. The loss of employment at this location would not currently support this requirement.

Former tennis courts and St Paul's School building complex, The Ridings, Lower Sunbury

Our client does not object to the removal of the former tennis courts at St Paul's School provided that it is made clear that the land can only be used for educational or community purposes. It is important to protect educational land as it provides an important facility that contributes to sustainable communities and the principle of sustainable communities as set in PPS1 and PPS3. My client therefore requests that the land be designated for educational or community use.

I trust that my client's comments on the alternative sites put forward by respondents to the public consultation on the submitted development plan documents shall be considered favourably. Should you however, require clarification on any matters raised above, please do not hesitate to contact me.

Yours faithfully,



ANDREW RANSOME
Planner