

## 1. Introduction

- 1.1 This document sets out details of allocations for housing, retail and open space to include in the Local Development Framework.
- 1.2 The allocations in this document relate to specific policies in the Core Strategy and Policies DPD and assist in implementing these policies:
  - a) Allocations A1 – A9 are for housing developments. They assist in implementing Strategic Policy SP2 which seeks to ensure provision is made for sufficient housing to meet the South East Plan requirement for Spelthorne. It also supports detailed Policy HO1 (a) which identifies bringing forward specific sites through an Allocations DPD as a measure to ensure provision for housing is made.
  - b) Allocation A10 is for extensions to the Elmsleigh Shopping Centre in Staines. It assists in implementing Strategic Policy SP4 on town centres and retail development by ensuring town centres remain the focus of new retail development and specifically the improvement of Staines. It supports detailed Policy TC1 which identifies the scope and role of extensions to the Elmsleigh Centre in providing additional retail floorspace. The allocation also includes a residential element on the upper floors which supports Strategic Policy SP2 and detailed policy HO1 (a) in identifying specific housing allocations.
  - c) Allocation A11 is for an area of public open space west of Edward Way, Ashford. It assists in implementing Strategic Policy SP5 on meeting community needs and detailed Policy CO1(a) in the provision of new community facilities.
- 1.3 The allocations have been subject to a sustainability appraisal including a sequential approach to development in the flood plain in conformity with Planning Policy Statement 25 to ensure that they are consistent with the principles of sustainable development. The Sustainability Appraisal Report is available separately.
- 1.4 Most of the allocations are identified for implementation in the period up to 2016. The document may be reviewed before that date to identify further specific housing allocations for the second half of the timescale of its Core Strategy and Policies DPD, which deals with the period up to 2026, or site allocations for other requirements.

## 2. Status of Allocations

- 2.1 The Council will support the development of allocations for uses set out in this DPD.
- 2.2 This means that in principle it will support planning applications to carry out the development proposed and be opposed to planning applications for development that conflict with the proposal. Planning applications to carry out development for uses set out in this document may still be refused permission if the details of the scheme are not acceptable.
- 2.3 The existence of an allocation does not necessarily mean that the Council intends to purchase the site. In most cases it is envisaged that the development will be brought forward and carried out by the private sector and not by the Council.

### 3. Information on Allocations

3.1 Allocations are grouped under the following categories:

- i. Housing developments (Allocations A1 to A9)
- ii. Town Centre developments, including mixed use schemes, (Allocation A10)
- iii. Open Space (Allocation A11)

3.2 For each allocation the following information is provided:

- **Site description**
- **Allocation**
- **Timescale of development** - approximately when, during the plan period, it is envisaged that the development will take place. A detailed discussion on how the time scales were anticipated.
- **Justification for allocation**
- **Development Criteria** - any particular requirements relevant to the development of the site.
- **Relevant Policies** - from the Core Strategy and Policies DPD. This identifies which specific policies in that document the allocation relates to and therefore assists in implementing. See also paragraph 3.3 below.

3.3 All development proposals will need to comply with the relevant detailed policies in the Core Strategy and Policies DPD. In the case of housing allocations a number of detailed policies will apply. The following detailed policies will be particularly relevant:

- Policy LO2 - Flooding is a major issue in Spelthorne and the Council's policy LO2, in the Core Strategy and Policies DPD, seeks to reduce flood risk and its adverse effects on people and property. Subject to all the other requirements of the Policy, the Council will require Sustainable Drainage Systems on all the allocations in this DPD.
- Policy HO3 states that the Council will negotiate for 50% of housing on sites to be affordable where the development comprises ten or more dwellings (Affordable housing is defined as social rented or 'intermediate housing' provided to households whose needs are not met by the market – see PPS 3 Annex B)
- Policy HO4 states that at least 80% of new dwellings should be one or two bedroom units, to meet the need for more small units.
- Policy HO4 also seeks the provision of 400 units of extra care housing on suitable sites. The allocation sites have not been identified specifically for any particular form of housing but the Council is keen to promote extra care schemes on all or part of any of the housing allocation sites.
- Policy HO4 also encourages inclusion of a proportion of housing designed to meet the needs of occupiers with disabilities.
- Policy HO5 contains density guidelines for new housing. These have been taken into account in specifying the approximate figures for the number of units on each site. However, these are only guidelines and in some cases a larger number of units could be acceptable provided it is demonstrated that the scale of building is appropriate to the character of the area and the development meets the requirements of Policy EN1 on good design.

- Policy EN1 requires a high standard in the design and layout of new development.
  - Policy CC1 requires residential development of one or more dwellings and other development exceeding 100sq metres to provide at least 10 % of the development's energy demand from on-site renewable energy sources.
  - Policy EN9: The setting of the river Thames and its tributaries.
- 3.4 The Council is proposing to publish in due course a draft planning brief for the Elmsleigh Centre (Allocation A10) to provide more detailed guidance to elaborate on the allocation and requirement in this document. The Council has consulted on an initial draft of this document at the same time as the preferred options consultation on this DPD in May-June 2006. The brief, when adopted, will have the status of a Supplementary Planning Document.

## **4. Delivery of Housing Allocations**

- 4.1 The housing allocations in this DPD have been identified through the Housing Capacity Study of April 2005 and also in the Housing Land Availability Assessment April 2006. Most are existing employment sites which are considered to be more appropriate for residential use. The loss of these employment sites in terms of employment capacity will be compensated by already approved employment developments. Additional employment needs through the plan period will be met through intensification of areas identified to be safeguarded for employment in the Core Strategy and Policies DPD.
- 4.2 The owners/occupiers and neighbours of the sites included as allocations in this DPD have been consulted at the 'Issues and Options stage' in November 2004 and September-October 2005 and again at the 'preferred options' stage in May-June 2006. The owners generally agree to the principle of residential development. The timescales when sites are indicated to come forward for development are based on the owners' stated intentions during these consultations. Further information on timescales is available in the Housing Land Availability Assessment April 2006 (para 4.14 and Table 19)
- 4.3 The South East Plan requires Spelthorne to provide 3020 new dwellings in the period 2006-2026, which equates to 151 dwellings per annum. The Core Strategy and Policies DPD sets out how this requirement will be met. The 'allocations' set out in this DPD are large sites over 0.4ha which are considered important to identify to give certainty to the delivery of Spelthorne's overall housing requirement.
- 4.4 The following pages present the housing trajectory showing Spelthorne's housing supply to the end of the plan period in 2026. The trajectory also shows how the 'allocations' in this DPD contribute to the overall housing supply. Table 1 shows when in the plan period each of the housing allocations is likely to come forward.

**Table 1 – Timescale of delivery of Housing Allocations**

	20/01/02	20/02/03	20/03/04	20/04/05	20/05/06	20/06/07	20/07/08	20/08/09	20/09/10	20/10/11	20/11/12	20/12/13	20/13/14	20/14/15	20/15/16	20/16/17	20/17/18	20/18/19	20/19/20	20/20/21	20/21/22	20/22/23	20/23/24	20/24/25	20/25/26
<b>Large sites identified in HLAA</b>																									
(A1) 28-44 Feltham Road, Ashford											5	5	5	5	5										
(A2) 158-166 Feltham Road, Ashford								12	12	12	12	12													
(A3) Land adj. Feltham Hill Rd & Poplar Rd																	14	14	14	14	14	14			
(A4) Works adj. Harrow Road, Ashford											7.2	7.2	7.2	7.2	7.2										
(A5) Gresham Road, Staines											20	20	20	20	20										
(A7) Moor Lane, Staines											6	6	6	6	6										
(A8) Riverside Works, Fordbridge Rd, Sunbury								10	10	10	10	10													
(A9) Bridge Street Car Park, Staines								25	25	25															
(A10) The Elmsleigh Centre, Staines (Ph 3)								10	10	10															
(A10) The Elmsleigh Centre, Staines (Ph 4)											21.7	21.7	21.7												
(A6) Rodd Estate, Shepperton								28.3	28.3	28.3															
Thames Water Depot, Charlton Road, Charlton (SA32B/006)								11.7	11.7	11.7															
Ashford Hospital, Ashford (SA15/006)								25	25	25															
St Michaels Road, Ashford (SA19/014)								5	5	5	5	5	5	5	8	8	8	8							
Centrica Site, Fairfield Avenue, Staines (SA19/004)																									
Kingston Road Car Park, Staines (SA09/003)								10	10	10	10	10													
Holywell Way, Stanwell (SA15/007)								34	34	34	34	34													
<b>Supply allocations</b>								85	85	85	81	81	59	38	38	0	14	14	14	14	14	14	0	0	0
<b>Supply other large sites identified in HLAA</b>								47	81	86	49	49	39	13	8	8	8	8	0	0	0	0	0	0	0

**Table 2 – Housing Trajectory Data**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Actual conversions/change of use	17	8	9	26	34																				
Actual completions small sites <0.4Ha (less conversions)	99	88	133	211	99																				
Actual completions large sites >0.4Ha	133	68	331	35	1																				
Cumulative completions						319	637	860	1118	1380	1602	1824	2014	2156	2293	2392	2492	2605	2711	2816	2921	3027	3118	3210	3301
Projected conversions/change of use (completions estimated for 2006-08 based on commitments at 1 April 2006 and Trend based 2008 onwards)						42	42	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Projected small sites <0.4Ha (completions estimated for 2006-08 based on commitments at 1 April 2006 and Trend based 2008 onwards) (less conversions)						184	184	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77
Projected large sites >0.4Ha (completions estimated for 2006-08 based on commitments at 1 April 2006 and identified sites from HLAA 2008 onwards)						94	94	47	81	86	49	49	39	13	8	8	8	8	0	0	0	0	0	0	0
Projected large sites >0.4Ha identified in the Allocations DPD						0	0	85	85	85	81	81	59	38	38	0	0	14	14	14	14	14	0	0	0
PLAN - South East Plan annualised over 20 years						151	151	151	151	151	151	151	151	151	151	151	151	151	151	151	151	151	151	151	151
MONITOR above or below cumulative annualised completions						168	335	407	514	625	696	767	806	797	783	731	680	642	597	551	505	460	400	341	281
MANAGE Annual requirement taking account of past/projected completions						151	142	132	127	119	109	101	92	84	79	73	70	66	59	52	41	25	-2	-49	-190

**Notes:**

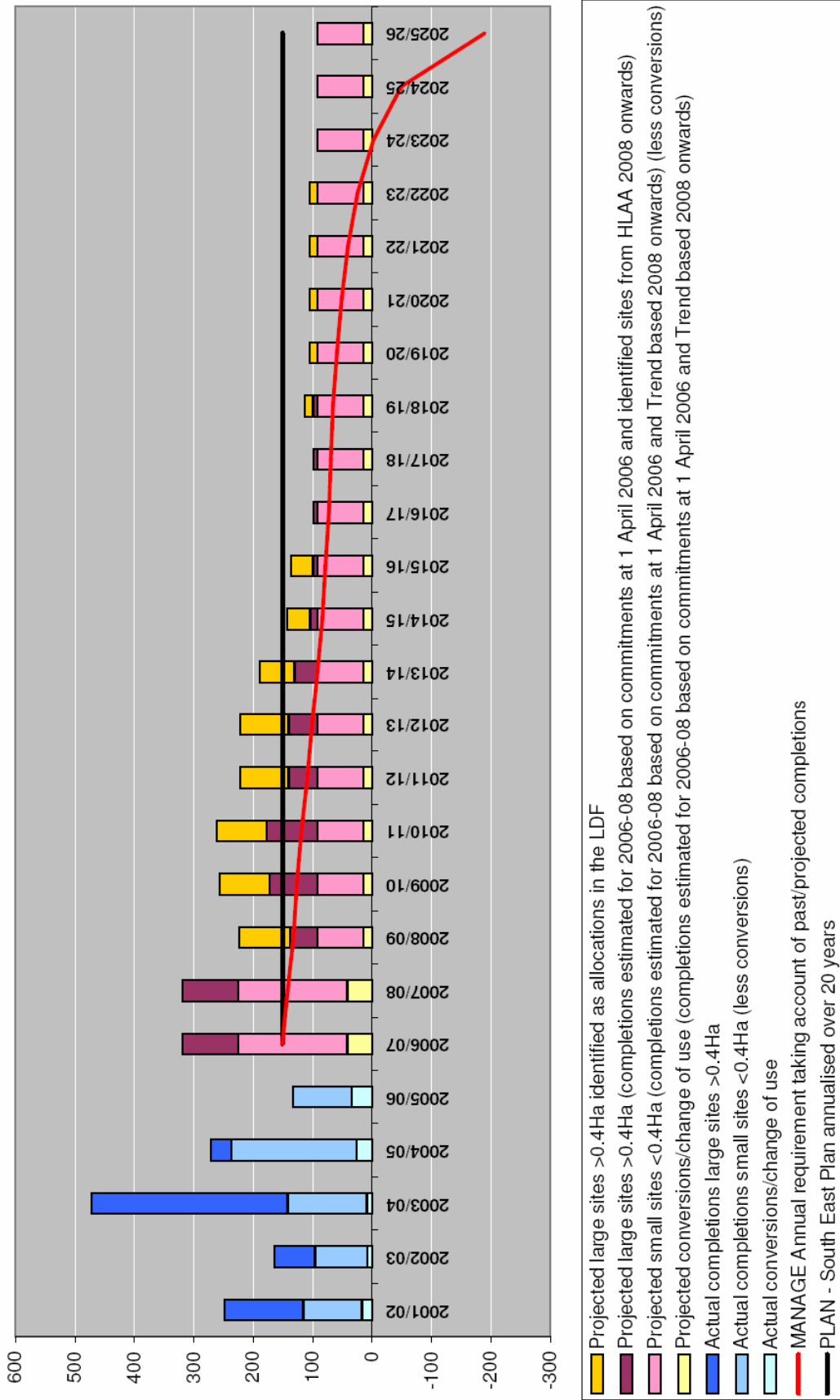
**Actual completions** Net completions for the previous five years.

**Projected completions** The figures for 2006-08 are based on current levels of sites under construction and outstanding planning permissions. The figures for subsequent years are based on the trend based forecast for small sites and conversions (includes change of use). The large site figures are based on identified sites presented in Table 19 in the Housing Land Availability Assessment.

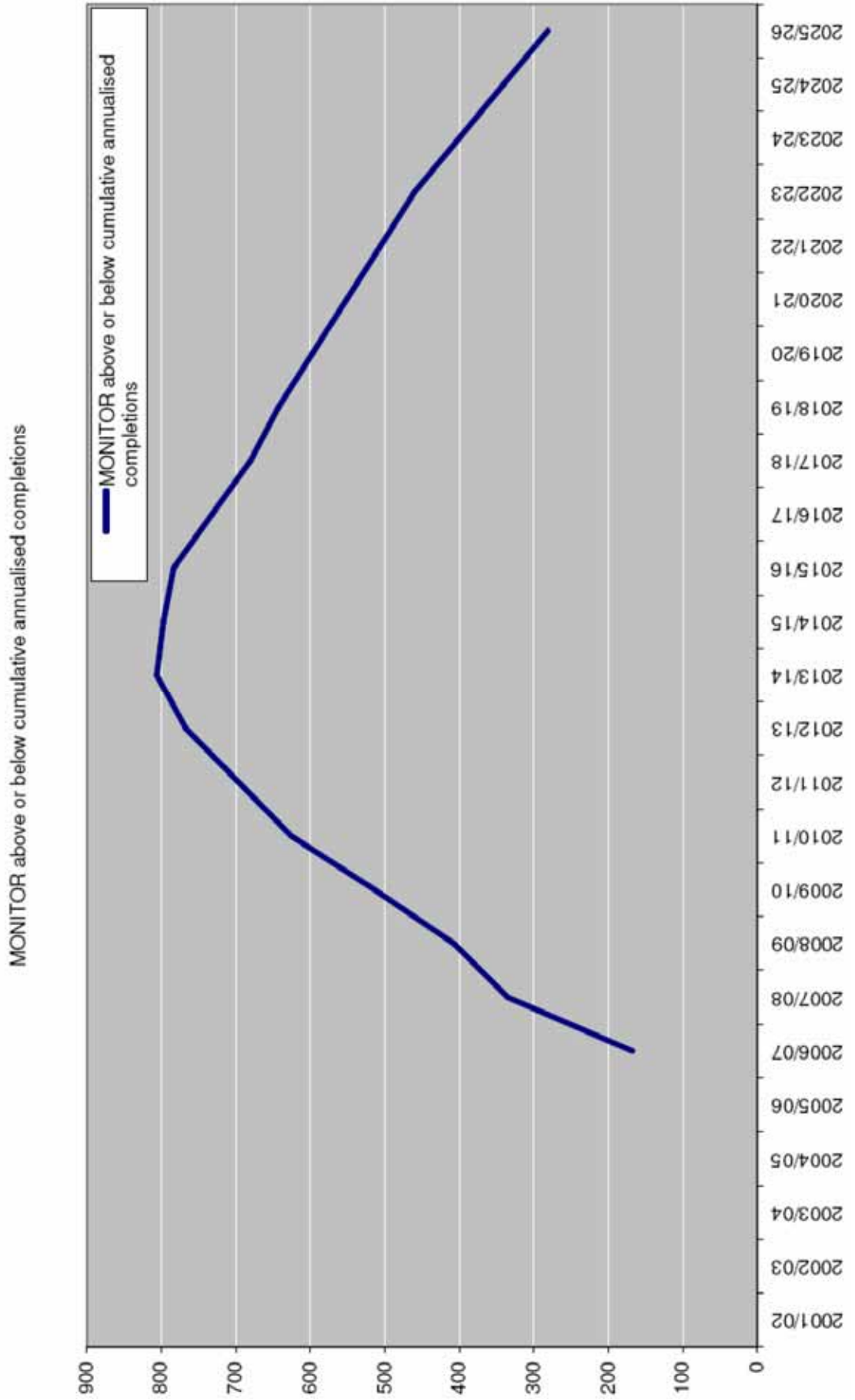
**Plan Monitor** Draft South East Plan annualised allocation over 20 years

**Manage** This row illustrates how many dwellings have been, or are projected to be, completed above or below the planned rate at any particular time. The figure illustrates either an under or oversupply. The figure in this row represent the number of completions needed to meet the South East Plan allocation taking into account and shortfalls or surpluses in previous years.

**Figure 1 – Housing Trajectory**



**Figure 2 Monitor above or below cumulative annualised completions**



## 5. Monitoring and Implementation

- 5.1 The Council will monitor progress towards implementing allocations in this DPD as part of its overall monitoring of the Local Development Framework. The information monitored will be published each year in the Annual Monitoring Report as required by the Planning and Compulsory Purchase Act 2004. Where there is evidence that allocations may be delayed it will negotiate to seek to overcome any obstacles to implementation. It may consider using compulsory purchase powers to bring forward sites but only as a last resort after options for negotiated agreement have been exhausted. This approach follows policy HO2 in the Council's Core Strategy and Policies DPD.
- 5.2 The monitoring framework set out below sets targets and indicators and the delivery agencies for the allocations in this DPD. The progress with the housing allocations will be monitored through the housing trajectory showing the delivery of the allocations in relation to the overall housing supply in the Borough. A detailed monitoring framework for the Core Strategy and Policies DPD can be found in Chapter 13 of that document.

**Table 3 Monitoring Framework**

Allocation Ref	Target	Indicator	Main Delivery Agency
A1 to A9	To deliver the allocations within the timescale indicated	COI 2a – Housing Trajectory	Private Developers, RSLs, The Borough Council
A10	To deliver housing and retail development within the timescale indicated	COI 2a – Housing Trajectory  COI 4a – Amount of completed retail development  Community facilities granted or lost (local output indicator)	Private Developers, The Borough Council
A11	To deliver the site within the timescale indicated	Date of provision of the site	The Borough Council