

Appendix 1 – Protected Urban Open Space Sites

The following protected urban open space sites are shown on the Proposals Map.

Council-owned Parks and Recreation Grounds

- A1. Alexandra Road, Ashford
- A2. Ashford Recreation Ground, Clockhouse Lane, Ashford
- A3. Cedars Recreation Ground, Green Street, Sunbury
- A4. Feltham Hill Road, Ashford
- A5. Groveley Road, Sunbury
- A6. Lauser Road (eastern end), Stanwell
- A7. Scott Freeman Gardens, Church Road, Ashford
- A8. Staines Park, Knowle Green, Staines
- A9. Stanwell Recreation Ground, Oaks Road
- A10. Village Park, Hadfield Road, Stanwell
- A11. Memorial Gardens, Staines
- A12. Spelthorne Grove, Sunbury
- A13. Holywell Way, Stanwell
- A14. Shepperton Studios
- A15. Glebeland Gardens, Shepperton
- A16. Former line of Lower Sunbury Relief Road (TP26)

Private Sports Grounds

- B1. Ashford Sports Club, Woodthorpe Road, Ashford
- B2. Lazards Sports Club, The Avenue, Sunbury
- B3. Gaflac Sports Ground + London Irish RFC, The Avenue, Sunbury
- B4. Elmsway Tennis Club, Elmsway, Ashford

School Grounds

- C1. Town Farm School Stanwell
- C2. Echelforde School, Park Road, Ashford
- C3. R/O Spelthorne College, Church Road, Ashford
- C4. Staines Prep School, Gresham Road, Staines
- C5. R/O Our Lady RC School and Kingscroft Junior School, Park Ave, Staines
- C6. Matthew Arnold School, Staines
- C7. Sunbury Manor School, Nursery Road, Sunbury
- C8. St Nicholas School, Shepperton
- C9. St Paul's School and St Teresa's Convent Sunbury
- C10. Thamesmead School, Shepperton
- C11. Halliford School, Shepperton
- C12. Springfield CF and Middle School, Sunbury

Open Land within Residential Estates

- D1. Hadrian Way/Canopus Way, Stanwell
- D2. The Royal Estate (Edinburgh Drive/Elizabeth Avenue), Staines
- D3. Beechwood Avenue/Ashridge Way, Sunbury
- D4. Belgrave Road/Batavia Road, Sunbury
- D5. Preston Road/Greeno Crescent, Shepperton

- D6. Selwood Gardens, Stanwell
- D7. Strodes Crescent, Staines
- D8. Denman Drive, Ashford
- D9. Chessholme Road, Ashford
- D10. Norman Road, Ashford
- D11. Tudor Road, Ashford
- D12. Nell Gwynne Avenue/Caesers Way, Shepperton
- D13. Catlin Crescent, Shepperton
- D14. Lime Crescent, Sunbury
- D15. Catherine Drive, Sunbury
- D16. Heathcroft Avenue, Sunbury
- D17. Feltham Hill Road/Woodlands Parade, Ashford
- D18. Elgin Avenue, Ashford

Other Land

- E1. Horton Road/Hithermoor Road, Stanwell Moor
- E2. Jordans Close/Town Lane, Stanwell
- E3. Duncroft, Wraysbury Road, Staines
- E4. Adjacent River Colne, Church Street, Staines
- E5. Knowle Green
- E6. Allotments, Staines Park
- E7. R/O Riverside Flats, Laleham Road
- E8. Penton Hall Drive, Laleham
- E9. Penton Hook Road
- E10. R/O Brookside Avenue, Ashford
- E11. Grounds of Sunbury Court, Sunbury
- E12. Flower Pot Green, Thames Street, Sunbury
- E13. Cemetery, Church Road, Shepperton
- E14. Allotments, Grove Road, Shepperton
- E15. Gordon Road/Russell Road, Shepperton
- E16. Staines Res. Aqueduct (Shortwood Common to Ashford Road)
- E17. Staines Res. Aqueduct (Ashford Road to Spelthorne Lane)
- E18. Staines Res. Aqueduct (West of Windmill Road)
- E19. Staines Res. Aqueduct (Windmill Road to M3)
- E20. St Matthews Church, Ashford
- E21. Land at Sunbury Cross between M3 and railway

Appendix 2 – Archaeological Sites

This list of scheduled ancient monuments, and other sites and areas of high archaeological potential or importance is set out in this DPD for information only and related to three 'saved' Local Plan policies, which form part of the Council's LDF. The sites are shown on the Proposals Map.

Proposals Map Ref	Brief Description of Site
Scheduled Ancient Monuments	
a1	Caesar's Camp at Matthew Arnold School, Kingston Road, Staines; double rectangular enclosure of medieval date. SAM No 146. (SMR Ref. 0884)
a2	Anglo-Saxon cemetery, west of Saxon County Primary School, Briar Road, Shepperton. SAM No 142, adjoining AHAP (a50) (SMR Ref. 2285)
a3	Chertsey Bridge. SAM No 68. (SMR Ref. 2848)
a4	Lord Knyvett's Schoolhouse, High Street, Stanwell. SAM No 147, within Stanwell AHAP (a9). (SMR Ref. 0147)
Other Sites and Monuments of County Archaeological Importance	
a5	Site of London Stone with replica stone, Lammas Recreation Ground, Wraysbury Road, Staines. Original stone now in Old Town Hall building, Staines. (SMR Ref. 0766)
a6	Site of 12th Century chapel north of Church Road, Ashford. Within Ashford AHAP.
Sites and Areas of High Archaeological Potential	
a7	Crop marks: rectangular enclosure and ring ditch, north-west of Thornbank Close, Stanwell Moor. (SMR Ref. 6012)
a8	Crop marks: large ring ditch, south of Horton Road/west of Stanwell Moor Road. (SMR Ref. 0613)
a9	Stanwell AHAP including:- Crop marks: rectangular enclosure. (SMR Ref. 0628) Earthwork: historic garden feature (previously scheduled as an ancient monument). (SMR Ref. 0646)
a10	Crop marks: rectangular enclosures and ring ditches, east of Clare Road, Stanwell. (SMR Ref. 0621)
a11	Enclosure, Corsair Close, Stanwell. (SMR Ref. 0642)

Proposals Map Ref	Brief Description of Site
a12	Crop marks: six ring ditches and traces of linear ditches, west of Cordelia Road, Stanwell. (SMR Ref. 0618)
a13	Crop marks: two ring ditches (SMR Ref. 0619) Earthwork and enclosure (SMR Ref. 0643), recreation ground north of Cranford Avenue, Stanwell.
a14	Crop marks: ring ditches, east of Short Lane, Stanwell. (SMR Ref. 0616)
a15	Crop marks: ring ditch, west of Short Lane, Stanwell. (SMR Ref. 0617)
a16	Crop marks: linear and ring ditches, Hithermoor. (SMR Ref. 0610)
a17	Crop marks: linear ditches, Lower Mill Farm, Stanwell Moor. (SMR Ref. 0793)
a18	Crop marks: ring ditches and sub-circular ditch (SMR Ref. 0611) Bronze Age Settlement (SMR Ref. 0646) Medieval buildings (SMR Ref. 2924), Hithermoor.
a19	Neolithic site, Staines Moor. (SMR Ref 1995)
a20	Crop marks: ring ditch, Staines Moor. (SMR Ref. 0608)
a21	Crop marks: ring ditch, Staines Moor (SMR Ref. 0609)
a22	Crop marks: ring ditch. (SMR Ref. 0606) Crop marks: ring ditches (SMR Ref. 0607), Staines Moor.
a23	Crop marks: rectangular ditched enclosure, Church Lammas, Wraysbury Road, Staines. (SMR Ref. 0605)
a24	Staines AHAP including:- possible Roman ditches and occupation site. (SMR Ref. 2914)
a25	Neolithic site, Sydney Road/Kingston Road, Staines. (SMR Ref. 2913)
a26	Crop marks: rectangular ditch system, south of London Road, Staines. (SMR Ref. 0614)
a27	Linear earthwork, south of London Road, Staines. (SMR Ref. 0883)
a28	Ashford AHAP
a29	Bronze Age site, north of Reedsfield Road, Ashford. (SMR Ref. 0875)
a30	Crop marks: rectangular ditches and ring ditch, Chatterern Hill, Ashford. (SMR Ref. 0885)
a31	Possible Bronze Age cemetery, Feltham Road/Convent Road, Ashford. (SMR Ref. 2941)
a32	Neolithic site, west of Groveley Road, Feltham Hill. (SMR Ref. 0874)

Proposals Map Ref	Brief Description of Site
a33	Bronze Age burials, Green Lane, Sunbury Common. (SMR Ref. 0877)
a34	Crop marks: linear and ring ditches, south of Spelthorne Grove, Sunbury Common. (SMR Ref. 0891)
a35	Crop marks: linear and ring ditches, east of Charlton Road, Charlton. (SMR Ref. 0890)
a36	Bronze Age burials, Ashford Road, Littleton Common. (SMR Ref. 0876)
a37	Crop marks: linear and ring ditches, east of Upper Halliford Road. (SMR Ref. 0892).
a38	Crop marks: linear and ring ditches, west of Stratton Road, Sunbury. (SMR Ref. 0893)
a39	Possible round barrow site, north of Rooksmead Road, Sunbury. (SMR Ref. 0229)
a40	Crop marks: ring ditches, east of Upper Halliford Road. (SMR Ref. 8894)
a41	Lower Sunbury AHAP, potential Medieval village centre.
a42	Bronze Age burials (SMR Ref. 2446) and Medieval occupation site (SMR Ref. 2447), Kempton Park, Sunbury.
a43	Crop marks: ring ditches, north of Fordbridge Road, Sunbury. (SMR Ref. 0880)
a44	Crop marks: ring ditches, north of Fordbridge Road, Sunbury. (SMR Ref. 0895)
a45	Probable Saxon barrows site, Walton Lane, Lower Halliford. (SMR Ref. 0558)
a46	Roman-British site (SMR Ref. 2392) and possible Saxon fish weir site (SMR Ref. 1273), east of Ferry Lane, Shepperton.
a47	Iron Age material (SMR Ref. 2849) Bronze Age material (SMR Ref. 2850) Neolithic material (SMR Ref. 2851) Medieval and undated Material (SMR Ref. 2852), west of Ferry Lane, Shepperton
a48	Shepperton AHAP including:- possible Anglo-Saxon burial ground (SMR Ref. 0550) St Nicholas' Church (Medieval base) (SMR Ref. 0551) Ice House (SMR Ref. 1893) Medieval manor house and possible moated site (SMR Ref. 2045)

Proposals Map Ref	Brief Description of Site
a49	Iron Age coin hoard and pottery, east of Sheep Walk, Shepperton. (SMR Ref. 0547)
a50	Area of high archaeological potential adjoining SAM (a2) including:- Iron Age occupation site. (SMR Ref. 2282) Romano-British site. (SMR Ref. 2282) Saxon settlement site. (SMR Ref 2284) Mesolithic site. (SMR Ref. 2858), west of Saxon County Primary School, Briar Road, Shepperton.
a51	Possible Romano-British occupation site, south of Charlton Lane, Charlton. (SMR Ref. 0543)
a52	Littleton AHAP including:- Roman site. (SMR Ref. 2860) Bronze Age burials. (SMR Ref. 2861)
a53	Romano-British occupation site (SMR Ref. 0548) and Anglo-Saxon burial ground (SMR Ref. 0549) north of Chertsey Road, Shepperton.
a54	Laleham AHAP, potential Medieval village centre.
a55	Crop marks: ring ditches, east of Staines Road, Laleham. (SMR Ref. 0826)
a56	Crop marks: ring ditches, east of Northfield Road, Laleham. (SMR Ref. 0816)
a57	Crop marks: ring ditch, east of Worple Road, Staines. (SMR Ref. 0811)
a58	Potential Neolithic/Bronze Age finds, Penton Hook Island, Staines.
a59	Bronze Age site (found on and around Medieval SAM (a1)), Matthew Arnold School, Kingston Road, Staines. (SMR Ref. 0884)

Notes

i) SMR = Sites and Monuments Record SAM = Scheduled Ancient Movement

AHAP = Area of High Archaeological Potential

On occasions the same area may contain more than one of the above sites.

Churches and churchyards are included for their archaeological potential.

For Areas of High Archaeological Potential occurring in the historic centres of Staines, Ashford, Laleham, Littleton, Shepperton, Stanwell and Sunbury, refer also to the Proposals Map. These areas may include sites entered separately on the SMR and not noted separately above. This is particularly the case for Staines, where many individual sites have

produced evidence for Mesolithic, Neolithic, Bronze Age, Iron Age, Romano-British, Saxon and medieval occupation.

Crop marks are sites identified from aerial photographs.

A number of sites have been included which may have been partly destroyed, for instance by gravel extraction. The extent of remaining archaeological interest will need to be checked carefully if development is proposed.

Appendix 3 – SNCI Sites

A schedule of SNCI sites within the Borough is set out in the following pages. The sites are shown on the Proposals Map.

Sites of Nature Conservation Importance with summaries of site descriptions and reasons for selection (Selected at SNCLG Meetings – 31 July 1996 and 13 September 1996)

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
	Moor Lane Nature Reserve, Moor Lane, Staines	4.53	182/1	TQ 024726	Wetland Nature Reserve with two mesotrophic lakes, important for wildfowl and a pond associated ditch. Each area contains floating, submerged and emergent aquatic vegetation. Willows and other broad leaved tree species surround the lakes.	Contains wetland habitats with a wide range of species including 3 County rarities of which one, Small Water Pepper has been identified as nationally scarce. Also site is close to several other large water bodies including 3 reservoirs to the north. Site supports a good range of odonata and commoner breeding and wintering wildfowl.
	Wraysbury Reservoir	257.90	2329	TQ 025746	Reservoir with steeply sloping, terraced, improved grassland banks grazed by sheep. The main interest is in wintering wildfowl.	The large water body is important for Tufted Duck and Shoveler and is nationally important for Great Crested Grebes and Cormorants.
	Wraysbury River west of Poyle Meadows, Horton Road, Poyle	1.24	3336	TQ 033750	This site is a natural river channel with good marginal vegetation along the western bank. The eastern bank of the river forms part of the flood meadow of Poyle Meadows and is included within the Staines Moor SSSI. This stretch of river is shown by the Environment Agency to be in the top 13% of UK watercourses due to its macroinvertebrate diversity. Other habitats include adjoining grassland part of which supports botanical interest.	The selected site only includes the river and an 8m buffer zone to the west. The river supports diverse macroinvertebrate fauna including a Red Data Book species, a riffle beetle (Ouliminius major). The bank supports Blue Water-Speedwell which is scarce in Surrey and Arrowhead which is also uncommon.
	Land east of Poyle Meadows, Horton Road,	3.26	3337	TQ 035753	Wetland with pond and associated aquatic features and grassland with hedges and scrub communities.	Diversity of habitats including wetland which support species indicative of Thames Alluvial soils and includes a

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
	Poyle					rare and declining rush, Common Clubrush. It also supports the nationally notable Roesel's Bush Cricket.
	Greenhams Fishing Pond, Hithermoor, Leylands Lane, Stanwell Moor	0.38	4129	TQ 037751	Remnant of old gravel working now a fishing lake in the corner of a field used for grazing.	The lake and a 10 metre buffer strip contains two Nationally scarce water beetles typical of good fresh water habitats.
	River Colne (from Airport Way to Staines Moor), Stanwell Moor	4.42	4132	TQ 038746	River Colne, a fast flowing river with good aquatic and marginal vegetation and areas of bare ground which are attractive to breeding birds.	The Environment Agency's data shows that this section of the river falls within the top 10% of EA's watercourses nationally due to its diverse macroinvertebrate fauna. The selected area includes the river and an 8m buffer corridor on either side.
	Land east of Stanwell Moor Road, Stanwell (Stanwell II)	5.56	4092	TQ 048745	Mosaic of gravel pits and ditches supporting a range of marginal vegetation including fen.	Main interest lies in the relatively large area of fen vegetation (approximately 5 hectares) which is of County importance. Also important for other wetland habitats, such as reed beds which support Reed Bunting.
	Princes Lake west of Clockhouse Lane, Ashford	43.81	3172	TQ 072725	Large body of standing water with bare ground, tall grass, scrub and dense willows. A large island in the centre of the lake provides a valuable refuge for nesting and rearing birds.	This wetland site supports large numbers of wintering wildfowl including Shoveler.
	Land adjoining Shortwood Farm, Staines	1.56	4102	TQ 052717	Semi-improved, dry meadow with species indicative of unimproved Thames alluvial soil.	Remnant of a once much larger area of rare and declining habitat supporting species typical of unimproved Thames alluvial meadow including Meadow

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
						Barley, Yellow Oat Grass, Rough Hawkbit and Rough Hawks-beard.
	Shortwood Common (part only adjoining SSSI)	5.25	4104	TQ 050717	Semi-improved, dry meadow with species indicative of unimproved Thames alluvial soil.	Remnant of an important alluvial grassland contiguous to Shortwood Common SSSI. Dry alluvial meadows are an important and declining habitat.
	Land north of Birch Green, Staines (between by-pass and aqueduct)	5.47	4091	TQ 038721	Sheep-grazed, tussocky, wet grassland with ant hills, lying between the River Ash and a water channel. Areas of the river have diverse emergent flora.	This type of wetland grassland is uncommon and declining in the County.
	Land west of Queen Mary Reservoir, Ashford Road, Laleham	36.45	4118	TQ 070700	A complex of lakes, scrub and grassland with ruderal communities, created by old gravel workings. There is a strip of woodland along the western side and the eastern boundary is the River Ash. The site provides important additional habitats to the adjacent Queen Mary Reservoir.	The wetland habitat supports a good variety of aquatic species. It is of County to regional ornithological importance, supporting Little Ringed Plover, Kingfisher, Water Rail and Smew in addition to a wide range of breeding and over-wintering populations.
	Queen Mary Reservoir	320.42	4501	TQ 062696	Large body of open water, with tightly grazed slopes, willow scrub and some planted trees.	Interest lies in significant numbers of wildfowl and visiting seabirds. Nationally important for Great Crested Grebe, Cormorant, Gadwall and Shoveler.
	Land east of Charlton Village (north of M3)	16.26	4056	TQ 088694	Eutrophic lakes with steep sides and surrounded by willows and other broad-leaved trees.	This wetland site is important for wintering wildfowl including Shoveler.
	Lake at Nutty Lane, Shepperton	6.88	183	TQ 078684	Approximately 30 year old gravel working with mature willows and scrub around lake with a good marginal vegetation.	This wetland habitat supports a number of typical species of which one, Flat Stalked Pondweed is a County rarity.
	Penton Hook Island, Thames	4.22	651	TQ 043692	A large island in the River Thames. The peripheral vegetation is dominated by	Contains a diversity of good wetland habitats with several notable species

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
	Side, Laleham				willows and the interior by elder and hawthorn thicket.	including Round Fruited Rush, a County rarity.
	Land west of Littleton Lane, Shepperton	39.77	4055	TQ 056676	Two large lakes bordering the River Thames bisected by the M3 that are important for wintering wildfowl.	Good range of wetland habitats important for wintering wildfowl and 5 species found on the RSPB's Birds of Conservation Concern (1996) including Pochard, Herring Gull, Lapwing, Kingfisher and Goldfinch.
	Littleton Lake Littleton Lane, Shepperton	44.28	185/1	TQ 064675	Large body of eutrophic water, now a sailing club, contiguous with site n19, Sheepwalk Lake reserve (SWT). Three small islands provide ideal sanctuaries for breeding birds.	Important wetland for both wintering and summer breeding birds. The bird interest comes from over 100 species recorded at the site, such as Great Crested Grebe, Coot, Little Ringed Plover, Common Tern, and Kingfisher, all of which breed regularly. Songbirds such as Wren, Garden Warbler and Willow Warbler use the mature banks and islands. In the winter months up to 2000 wildfowl such as Tufted Duck, Goldeneye, Smew, Gadwall, Teal and Widgeon use the area.
	Sheep Walk Lake, Sheep Walk, Shepperton	16.73	185/2	TQ 067675	This Surrey Wildlife Trust Reserve is part of a complex of lakes, together with one large and two smaller lakes. The site has high bird interest, being important wetlands for both wintering and summer breeding birds. It is contiguous with Littleton Lake (n18).	Important wetland for both wintering and summer breeding birds. Nearly 300 terrestrial and aquatic plant species have been recorded including a County rarity and other notable species. The bird interest comes from over 100 species recorded at the site, such as Great Crested Grebe, Coot, Little Ringed Plover, Common Tern, and Kingfisher, all of which breed regularly. Songbirds such as Wren, Garden

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
						Warbler and Willow Warbler use the mature banks and islands. In the winter months up to 2000 wildfowl such as Tufted Duck, Goldeneye, Smew, Gadwall, Teal and Widgeon use the area.
	Land east of Sheep Walk, Shepperton	14.50	3115	TQ 071670	Eutrophic lake with grass margins and numerous willows and other broad-leaved tree species which have been planted.	This wetland habitat has good bird diversity for wildfowl and also supports Herons, Little Terns, Little Ringed Plovers and Little Egrets.
	Ferris Meadows, Ferry Lane, Shepperton	18.78	4119	TQ 076662	A lake created after gravel working now occupies this site. Several grassland habitats now surround the lake, including remnants of Thames alluvial grassland. Wetland communities fringing the River Thames are of importance.	This wetland habitat supports typical plants including, Fringed Water Lily, a County rarity. It also supports important numbers of wintering wildfowl and summer breeding birds.
	Kempton Lake and Half Moon Covert, Staines Road East, Sunbury	16.93	4067	TQ 113707	Eutrophic lake with marginal vegetation in Kempton Racecourse and area of broad-leaved woodland.	The site is important for birds and includes a large Heronry. The lake and surrounding grassland support large numbers of wintering Teal.
	Kempton Reservoir, Upper Sunbury Road, Sunbury	11.04	4089	TQ 122700	Reservoir surrounded by improved grassland, and to the south a small area of semi-natural woodland.	The site is important for birds including Herons and for wintering wildfowl including Teal, Snipe and Shovelers.
	River Ash - upstream of Nutty Lane, Shepperton	0.41	183/1	TQ 080684	Short section of gently flowing river with overgrown river bank containing good marginal and aquatic vegetation.	The selected area includes the river and an 8m buffer corridor on either side. It falls within an area shown by the Environment Agency to be within the top 10% of UK watercourses for macroinvertebrate diversity. The site also supports a County rarity, Fringed

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
	River Ash - Splash Meadow,, Old Charlton Road to Watersplash Farm, Fordbridge Road, Shepperton	4.31	4515 4130 4131	TQ 081682 TQ 085678 TQ 094677	River with good aquatic and marginal flora. the section from Gaston Bridge to Watersplash Farm is a good example of a "natural river channel" with a good pool and riffle system.	Water Lily. Included in the area shown by EA to fall in the top 10% of UK watercourses due to its macroinvertebrate diversity. The selected area includes the river and an 8m buffer corridor on either side supporting good wetland vegetation including a County rarity, Water Crowfoot.
	River Thames - County boundary to Sunbury (boundary with LB Richmond)	188.7	4516 4046 4045 4048 4047 3315 3335 4023	TQ 030716 TQ 037704 TQ 049692 TQ 053676 TQ 064666 TQ 070660 TQ 092662 TQ 094665	The River Thames sites include the river (to the top of the bank) and semi-natural habitats associated with the towpath.	Selection of the entire length of the River Thames through Spelthorne is supported by English Nature and the Environment Agency who have confirmed that the Thames falls within the top 10% of UK waterways on the grounds of numbers of macroinvertebrate species present. The fringing habitats provide a corridor for species migration and act as a buffer zone to protect the riverine environment. The Thames provides an important highway for migratory fish as well as an important corridor for migratory birds.

APPENDIX 4

Table a Data on large sites identified in HLAA, and trend based data on small sites used in the housing trajectory

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	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
Large sites identified in HLAA																								
(A1) 28-44 Feltham Road, Ashford								12	12	12	12	5	5	5	5									
(A2) 158-166 Feltham Road, Ashford																								
(A3) Land adj. Feltham Hill Rd & Poplar Rd																	14	14	14	14	14			
(A4) Works adj. Harrow Road, Ashford																								
(A5) Gresham Road, Staines												7.2	7.2	7.2	7.2									
(A7) Moor Lane, Staines												20	20	20	20									
(A8) Riverside Works, Fordbridge Rd, Sunbury								10	10	10	10	6	6	6	6									
(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										
Centrica Site, Fairfield Avenue, Staines (SA19/004)														8	8	8	8							
Kingston Road Car Park, Staines (SA09/003)								10	10	10	10													
Holywell Way, Stanwell (SA15/007)								34	34	34	34													
Supply allocations								85	85	81	81	59	38	38	0	14	14	14	14	14	14	0	0	0
Supply other large sites identified in HLAA								47	81	86	49	39	13	8	8	8	8	0	0	0	0	0	0	0

Table b 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	63	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						188	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

Draft South East Plan annualised allocation over 20 years

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 illustrate 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.

Monitor

Manage

Figure a Housing Trajectory

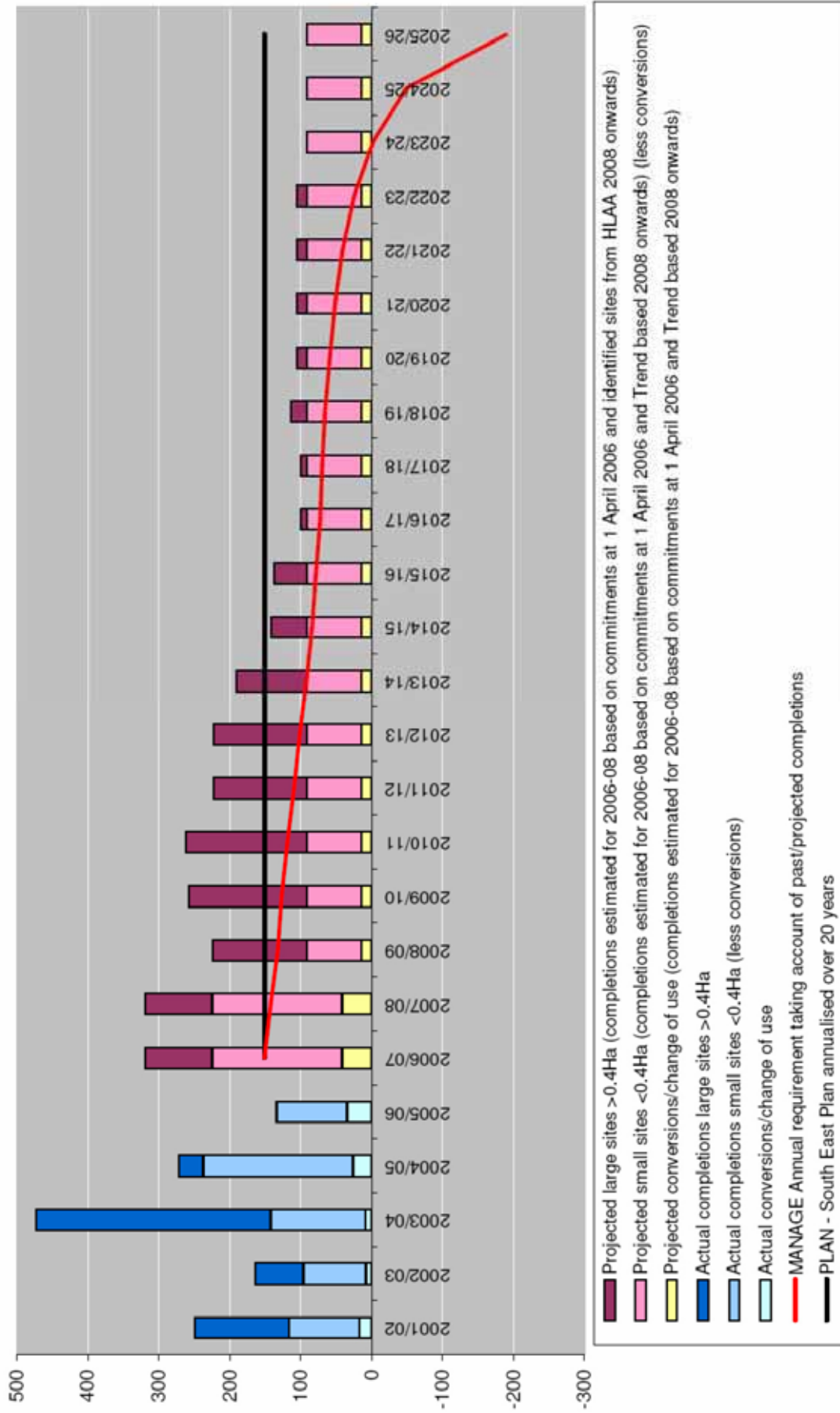
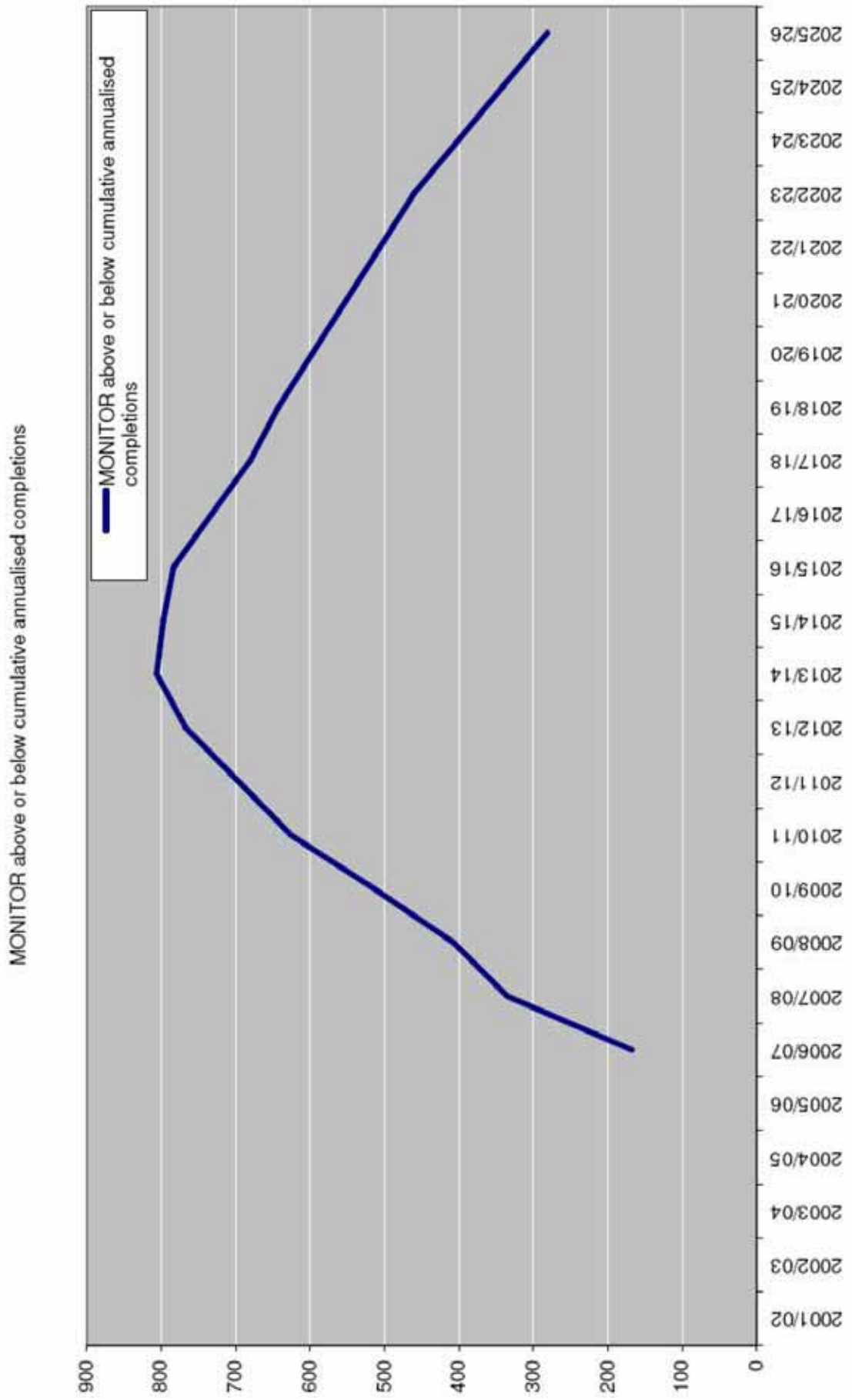


Figure b Monitor above or below cumulative annualised completions



Appendix 5 – Glossary

The glossary is intended to help readers understand the more technical planning terms used in this document. It also includes the most commonly used abbreviations. References in italics mean that the term is explained elsewhere in the glossary.

Affordable housing	Defined by the Government in PPS3 'Housing' as: 'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: - meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. - include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.
Annual Monitoring Report (AMR)	A report assessing the extent to which policies are being implemented successfully and also reviewing the progress of the <i>Local Development Scheme</i> .
Appropriate Assessment	An assessment of the effects of a plan or development proposal on designated sites of international importance for nature conservation.
Community Plan	A plan, also known as a community strategy, to coordinate the actions of different organisations in improving the well-being of their areas. The Spelthorne Community Plan is produced by the Local Strategic Partnership (see below)
Conservation Area	An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Areas are designated by local authorities.
Development Plan	This consists of the regional plan, which in Spelthorne is the <i>South East Plan</i> , plus <i>development plan documents</i> prepared at a District level. Planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
Development Plan Document (DPD)	Spatial planning documents that are subject to independent examination and, together with the <i>South East Plan</i> , form the Development Plan for the area.

Flood Risk Assessment	PPS25 'Development and Flood Risk' requires Flood Risk Assessments to be carried out to the appropriate degree at all levels of the planning process, to assess the risks of all forms of flooding to and from development taking climate change into account and to inform the application of the sequential approach.
Key Diagram	A diagram used to illustrate the broad location of future development.
Listed Building	A building of special architectural or historic interest included on a list produced by the Government. There are extra controls over demolition and alteration of listed buildings.
Local Development Framework (LDF)	The collective name for all the documents produced by the Council that together form the planning policy framework for the area. It includes <i>Development Plan Documents</i> , <i>Supplementary Planning Documents</i> , the <i>Statement of Community Involvement</i> , the <i>Local Development Scheme</i> and the <i>Annual Monitoring Report</i>
Local Development Scheme (LDS)	A document setting out the programme for preparing other documents in the local development framework.
Local List	A list of buildings of local architectural or historic interest. This list is produced by the Council following consultation.
Local Plan	The existing development plan that is being largely replaced by the new local development framework except for 'saved' elements. The Spelthorne Borough Local Plan was adopted in 2001.
Local Strategic Partnership (LSP)	A partnership of local public, private, voluntary and community sector groups, intended to coordinate future planning and provision of services.
Local Transport Plan (LTP)	A plan produced by the County Council setting out proposals for transport improvements. <i>Development Plan Documents</i> produced by Spelthorne have to be consistent with the LTP.
Net Dwelling Density	Defined by the Government in PP3 'Housing' as: 'Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided'.
Planning Brief	A document giving detailed advice on how a specific site should be developed.
Planning Policy Statement (PPS)	A statement of planning policy produced by the Government. Regional and District level plans have to be consistent with Government <i>Planning Policy Statements</i> .

Proposals Map	A map showing how the policies contained in adopted <i>Development Plan Documents</i> relate to specific areas of land. It must be updated each time a new DPD is adopted.
Site of Special Scientific Interest (SSSI)	Area designated under the National Parks and Access to the Countryside Act, 1949, and re-notified under the Wildlife and Countryside Act, 1981, as being of special importance by reason of its flora, fauna or geological features.
SNCI	Non-statutory sites which have been identified because their flora and fauna are of County or Regional wildlife value.
SPA	An area of international importance for bird conservation defined under the EC Directive on the Conservation of Wild Birds (79/409/EEC): The Birds Directive.
South East Plan	A plan for the future development of the South East region. It includes figures for new housing development for individual districts. The plan is currently in draft form and will eventually be approved by the Government following an independent examination. <i>Development Plan Documents</i> produced by Spelthorne have to be in accordance with the South East Plan.
Statement of Community Involvement (SCI)	A document setting out how the Council will involve the community in the preparing plans and considering planning applications.
Strategic Flood Risk Assessment	An assessment of the effects of a plan on flood risk. It is distinct from an individual flood risk assessment which examines the implications for flood risk of a specific development.
Structure Plan	A plan for the future development of the County produced by the County Council. Structure Plans are being phased out.
Supplementary Planning Document (SPD)	A document providing supplementary advice on the application of policies in <i>development plan documents</i> . Supplementary planning documents are not subject to independent examination and cannot be used to introduce new policies.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan carried out from the outset of the preparation process to allow decisions to be made that accord with sustainable development. The results of the sustainability appraisal are contained in a separate report.
Sustainable Development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The principle of 'sustainability' is concerned with controlling and reducing damage to the environment, including longer term interested of preserving the ozone layer and finite resources.

