

**SPELTHORNE DEVELOPMENT PLAN**

**ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

**Submission Document**

**April 2007**

**Re-advertised March 2008**

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Strategic Directorate (Community)  
Borough of Spelthorne  
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*(The text on this page does not form part of this re-advertised submission DPD and will not appear in the adopted version of the DPD.)*

## **Advice Note on the Allocations DPD**

The Allocations Development Plan Document was submitted to the Secretary of State on 14 June 2007 along with the Core Strategy and Policies DPD and Submission Proposals Map. It is now being re-advertised.

### *Why the document is being re-advertised*

The Core Strategy and Policies DPD included, for information only, 'saved' policies from the adopted Spelthorne Borough Local Plan 2001. These 'saved' policies sat alongside those of the core strategy and included the policy defining the detailed Green Belt boundary. This approach appears to have led to some confusion over whether representations could be made on matters covered by the 'saved' Local Plan policies.

In order to be fair to everyone, including anyone who may not have made representations initially because matters were not sufficiently clear, both DPDs are being re-advertised. The Core Strategy and Policies DPD contains some amendments involving the removal of the 'saved' Local Plan policies, a clearer expression of the spatial strategy and some other minor amendments.

There are no changes to this Allocations DPD.

### *Making Representations*

Representations on the re-advertised document must be received by 5.00 pm on 17 April 2008. To assist the Inspector in examining the plan, respondents should use the standard form specifying the part of the document to which their comments relate and what changes they wish to see.

Any representations proposing that new sites be allocated for development should be made on this Allocations DPD. General locations for strategic development can be proposed as part of the Core Strategy and Policies DPD, in accordance with government advice in PPS12, and should be put forward as representations on that document.

Representations made at the submission stage, 21 June – 2 August 2007, will be considered by the Inspector and **do not need to be repeated.**

### *Questions*

If you have any queries relating to this document or about making representations please contact the Planning Policy and Implementation Section (Tel 01784 446449 or e-mail: [planning.policy@spelthorne.gov.uk](mailto:planning.policy@spelthorne.gov.uk))



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## 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	5										
Centrica Site, Fairfield Avenue, Staines (SA19/004)																8	8	8	8	8	8				
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:**

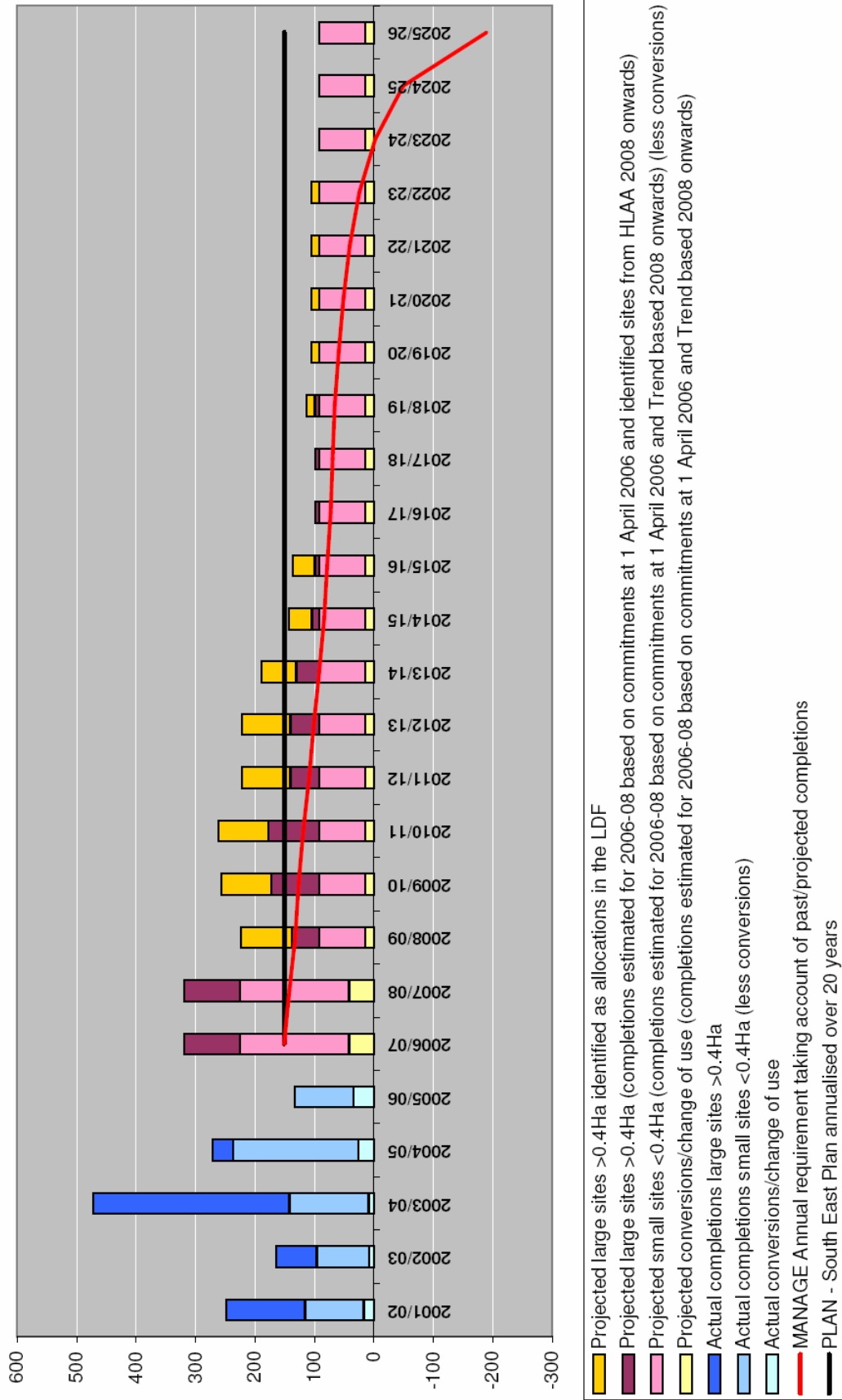
**Actual completions** Net completions for the previous five years.

**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.

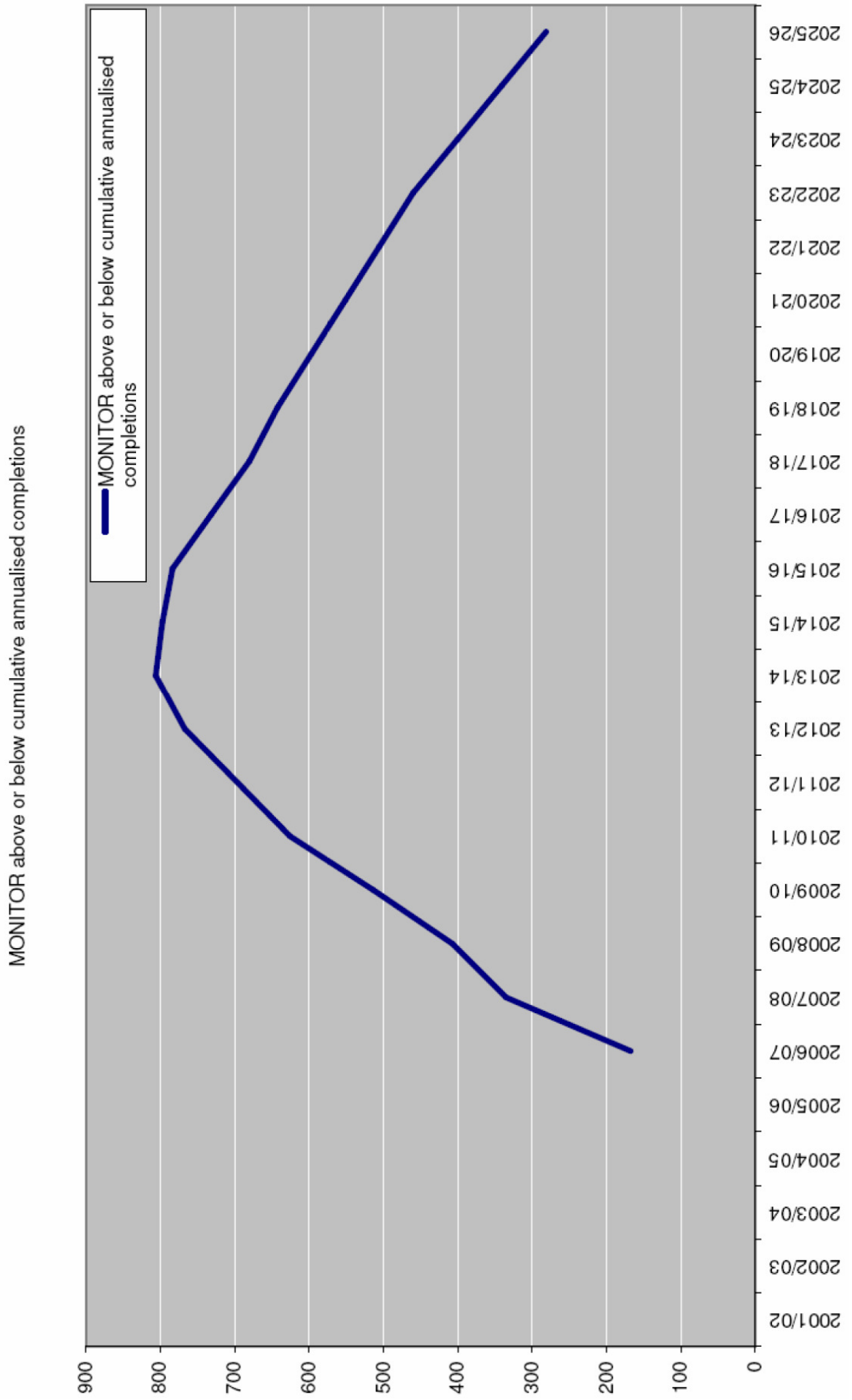
**Plan Monitor** Draft South East Plan annualised allocation over 20 years

**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 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.

**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

## **6. List of Allocations**

## **Housing Allocations**

### **Allocation A1: 28-44 Feltham Road, Ashford (P/001/H)**

#### **Site Description**

- 6.1 This site of 0.47Ha is currently occupied by workshops and yards and is bounded predominantly by housing. Access to the site is through a mainly residential area.

#### **Allocation**

- 6.2 The site is proposed for residential development of approximately 23 dwellings.

#### **Timescale of development: 2011-16**

- 6.3 The site is in more than one ownership. The biggest landowner has no objection to the allocation, while the smaller landowner has no plans to release the site in the near future. The timescale allows flexibility in the timing of the development to help existing businesses to relocate and also accommodates the views of the existing landowners.

#### **Justification for allocation**

- 6.4 This site is in a residential area and not considered to be a well-located commercial site.
- 6.5 Residential development would enable the impact of commercial activity on the surrounding residential area to be reduced and make a contribution to meeting housing needs.

#### **Development Criteria**

- 6.6 Development requires relocation of existing commercial uses.
- 6.7 The three existing residential properties on site can be retained as part of any development proposal.
- 6.8 Thames Water require surface water flows to be attenuated to ensure no increase in peak discharge from the site.

#### **Relevant Policies**

- 6.9 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.10 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## 28-44 Feltham Road, Ashford



### Key

 Site Boundary



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## **Allocation A2: 158-166 Feltham Road, Ashford (P/002/H)**

### **Site Description**

- 6.11 This long narrow site of 1.3Ha is currently in warehousing use. There are quite substantial buildings on the site at present and it is bounded on three sides by residential properties. Access is through a primarily residential area.

### **Allocation**

- 6.12 A housing density of approximately 50dph is proposed and it is considered that the site could be developed for a mixture of approximately 60 flats and houses.

### **Timescale of development: 2008-13**

- 6.13 The landowner supports the allocation and has stated that the site will be available early in the plan period.

### **Justification for allocation**

- 6.14 It is not considered to be a well-located commercial site. A former commercial site to the south, of similar size, was redeveloped in the 1990s for housing and it is considered that this site would also be suitable for residential.

### **Development Criteria**

- 6.15 There is a shortage of public open space in the vicinity of the site and therefore there is a need to provide open space in accordance with Policy CO 3.
- 6.16 Neighbours have raised concerns about security and privacy. The design of the scheme will need to safeguard the privacy of adjoining properties.
- 6.17 Thames Water require surface water flows to be attenuated to ensure no increase in peak discharge from the site.

### **Relevant Policies**

- 6.18 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.19 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

# 158-166 Feltham Road, Ashford



### **Allocation A3: Land Adjoining Feltham Hill Road and Poplar Road, Ashford (P/011/H)**

#### **Site Description**

- 6.20 This site of 1.47Ha is in warehousing use but is almost entirely vacant. It is bounded on three sides by residential and access is through a primarily residential area. There are some existing flats nearby fronting Feltham Hill Road and there are quite substantial buildings on the site at present.

#### **Allocation**

- 6.21 It is proposed that the site be developed for a mixture of approximately 70 flats and houses at a density of approximately 50 dwellings per hectare.

#### **Timescale of development: 2018-23**

- 6.22 The landowner supports the implementation of the allocation in the next ten years.

#### **Justification for allocation**

- 6.23 It is not considered to be a well-located commercial site. A former commercial site to the north, of similar size and orientation, was redeveloped in the 1990s for housing and it is considered that this site would also be suitable for residential.

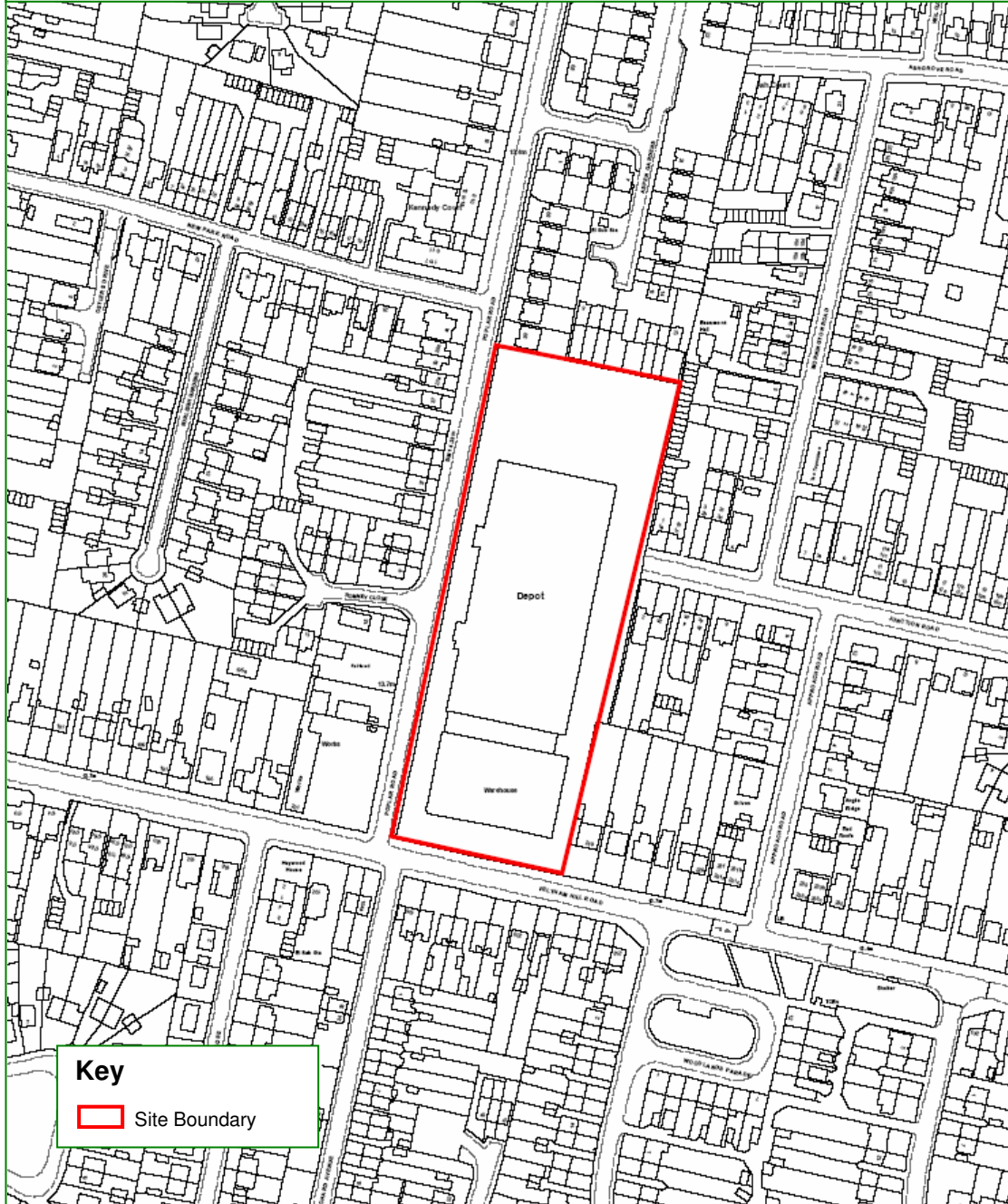
#### **Development Criteria**

- 6.24 There is a shortage of public open space in the vicinity of the site and therefore the need to provide 0.1 ha of open space is also proposed in accordance with Policy CO 3.
- 6.25 In addition to the requirement to provide SUDS an assessment of local sewer network would need to be carried out in conjunction with Thames Water and ensure that smaller diameter sewers are not compromised. Multiple connections may be needed and a direct connection to a nearby large diameter sewer. There are public sewers crossing the site which require approval by Thames Water for any building within 3 metres of them.

#### **Relevant Policies**

- 6.26 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.27 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## Land adjoining Feltham Hill Road and Poplar Road, Ashford



### Key

 Site Boundary



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## **Allocation A4: Works Adjoining Harrow Road, Ashford (P/031/H)**

### **Site Description**

- 6.28 This long narrow site of 0.58ha has a short frontage to the A30 and is bounded by open land to the west and housing to the east. It is occupied by a range of small older-style workshops

### **Allocation**

- 6.29 It is proposed that the site be developed for a residential development of approximately 36 dwellings at a density of approximately 60 dwellings per hectare.

### **Timescale of development: 2011-16**

- 6.30 The landowners agree to the principle of residential development.

### **Justification for allocation**

- 6.31 This is not a good location for commercial development due to the proximity of housing in Harrow Road.

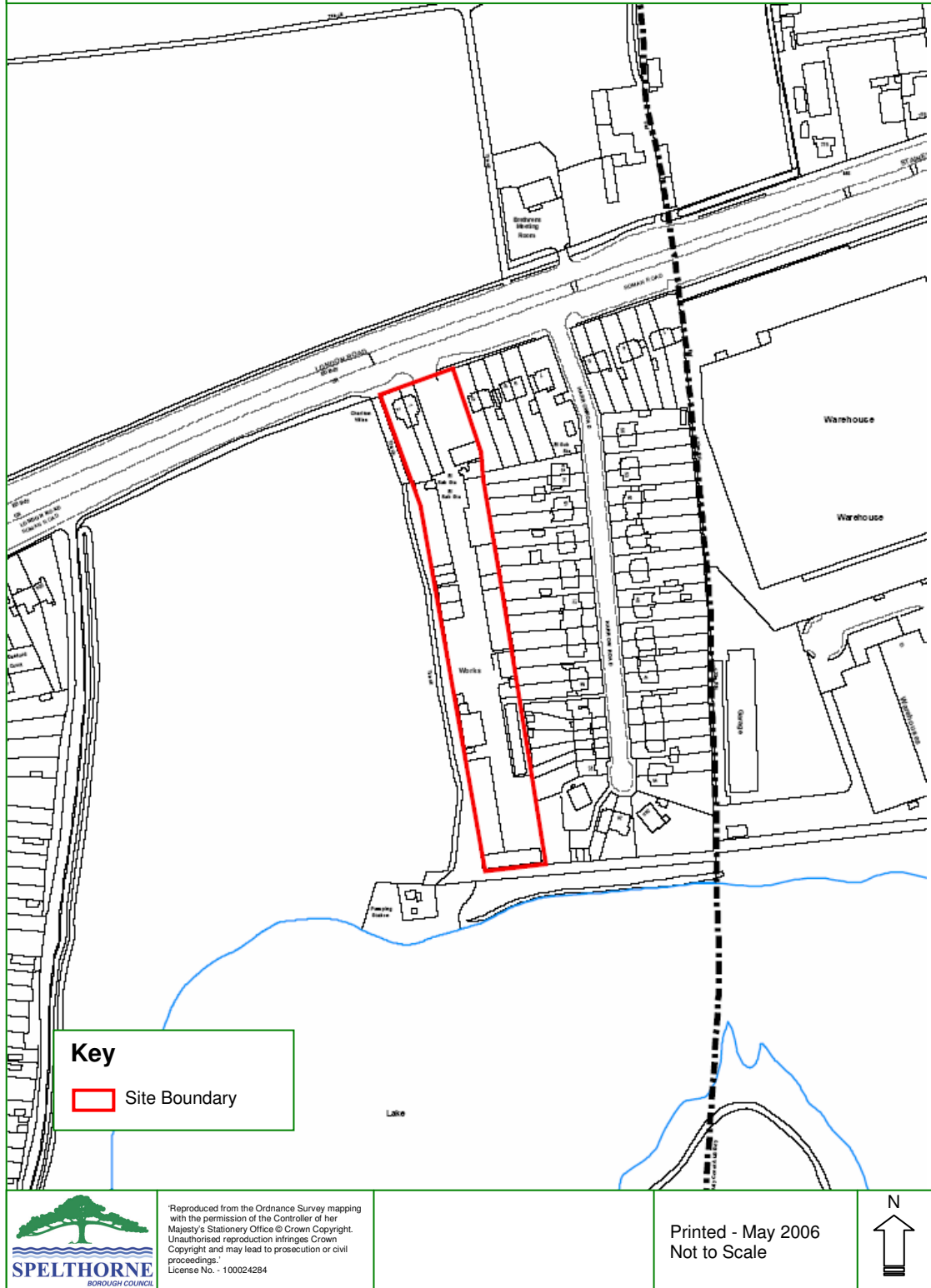
### **Development Criteria**

- 6.32 Design and layout will require particular care to ensure the privacy of adjoining properties is maintained and minimises any adverse impact on the adjoining Green Belt.
- 6.33 Properties close to the A30 would need to be sited and designed to take account of road noise.
- 6.34 Traffic movements on and off the A30 trunk road must have no greater impact than the current uses.
- 6.35 The area is lacking in public open space but this would be rectified by the Allocation 11 on land adjoining Edward Way.
- 6.36 Development proposals would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

### **Relevant Policies**

- 6.37 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.38 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## Works adjoining Harrow Road, Ashford



## **Allocation A5: Steel Works and Builders Merchants, Gresham Road, Staines (P/028/H)**

### **Site Description**

- 6.39 This site of 1.37ha comprises a yard occupied by steel stockholders together with a builders merchant. Although adjacent to Staines station and close to the town centre it is separated from the town centre by the railway.

### **Allocation**

- 6.40 The location of the site makes it suitable in principle for a high density residential scheme, although the proximity of the railway and the narrowness of the site at the eastern and western ends may impose some layout constraints. Allowing for these factors a development of 100 flats is proposed giving a density of just over 70 dwellings per hectare. Non-family housing is proposed.

### **Timescale of development: 2011-16**

- 6.41 The landowner, Network Rail, has no objection to the allocation, although the site is unlikely to be available until the second half of the plan period.

### **Justification for allocation**

- 6.42 Access to the site is via residential roads and requires the movement of large lorries through a generally residential area. The commercial use is visually prominent and obtrusive both from Gresham Road and from the town centre. Redevelopment for housing is considered beneficial in environmental terms

### **Development Criteria**

- 6.43 Part of the site is within Zone 2 (1 in 1000 flood plain). A flood risk assessment will be required with any planning application.
- 6.44 Development would need to include noise mitigation from the adjoining railway.
- 6.45 Development proposals would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

### **Relevant Policies**

- 6.46 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.47 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.



## **Allocation A6: Rodd Estate and the Lodge, Govett Avenue, Shepperton (P/006/H)**

### **Site Description**

- 6.48 This site of 1.7ha is close to Shepperton town centre and railway station. It is currently occupied by vacant industrial units.

### **Allocation**

- 6.49 It is proposed that the site be developed for approximately 85 dwellings at a density of 51 dwellings per hectare.

### **Timescale of development: 2008-11**

- 6.50 There have been a series of planning applications on this site with an appeal decision awaited. Development is considered acceptable in principle and could start within two years.

### **Justification for allocation**

- 6.51 The site has poor road access for commercial traffic through a residential area, the site has been vacant for some while. Development for residential would improve the amenity of the area.

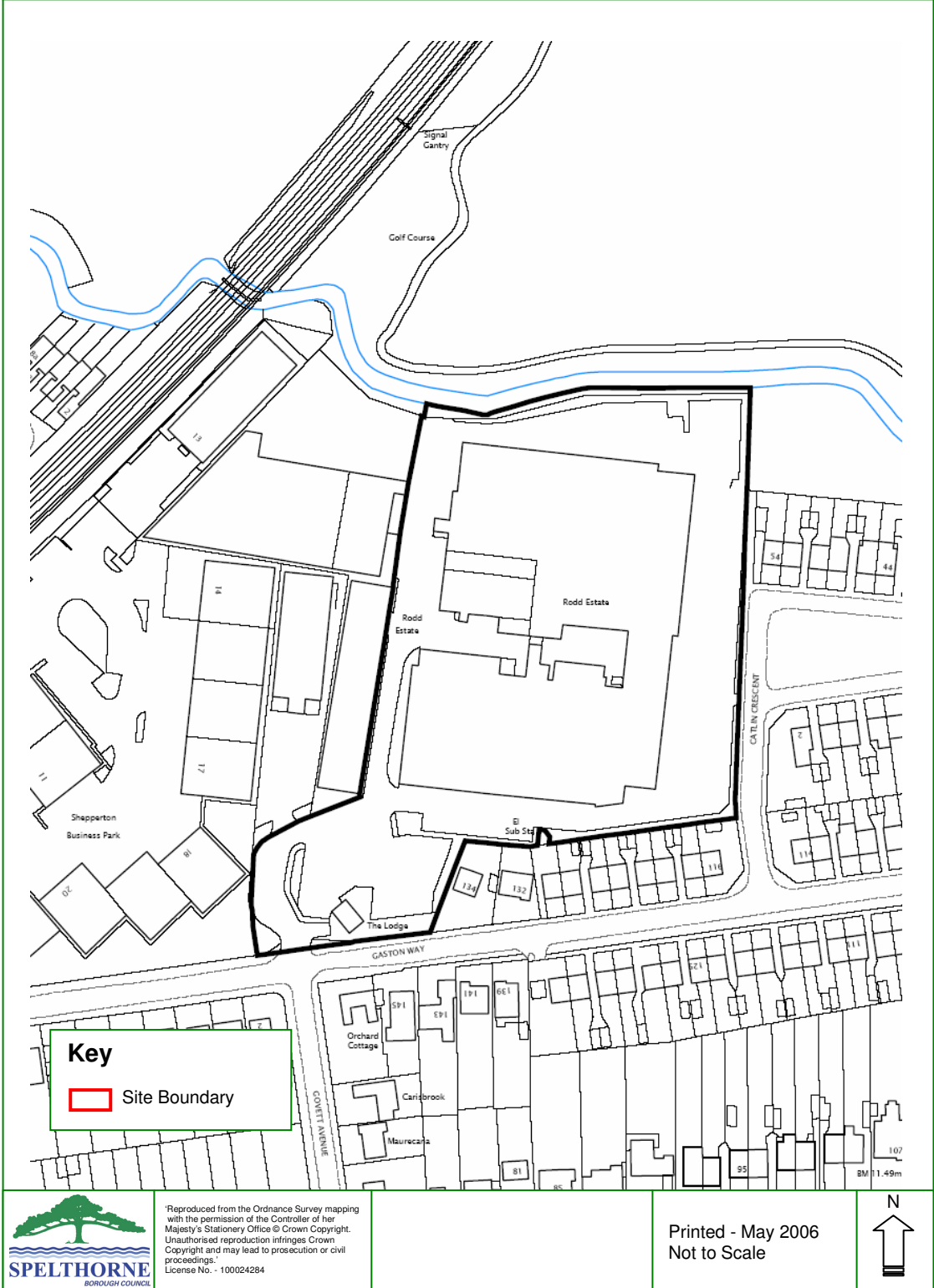
### **Development Criteria**

- 6.52 Part of the site is within Zone3a (1 in 100 flood plain) and Zone 2 (1in 1000 flood plain). However a detailed flood risk assessment accompanying recent planning applications has shown that the flooding issue can be overcome and this has been agreed by the Environment Agency.

### **Relevant Policies**

- 6.53 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.54 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## Rodd Estate and the Lodge, Govett Avenue, Shepperton



## **Allocation A7: Builders Merchant, Moor Lane, Staines (P/005/H)**

### **Site Description**

- 6.55 This site of 0.57ha is occupied by a builders merchant and timber yard and is surrounded by land in residential use. It forms the remaining part of a housing proposal in the Local Plan.

### **Allocation**

- 6.56 The site is proposed for approximately 30 dwellings. The adjoining site has been developed for a mixture of housing and flats, with flats adjoining Moor Lane. The number of units assumes a mixture of flats and houses.

### **Timescale of development: 2011-16**

- 6.57 The timescale takes account of the landowner response, which suggests the site is unlikely to become available in the short term.

### **Justification for allocation**

- 6.58 The site is not well located for commercial use and is surrounded by residential development.

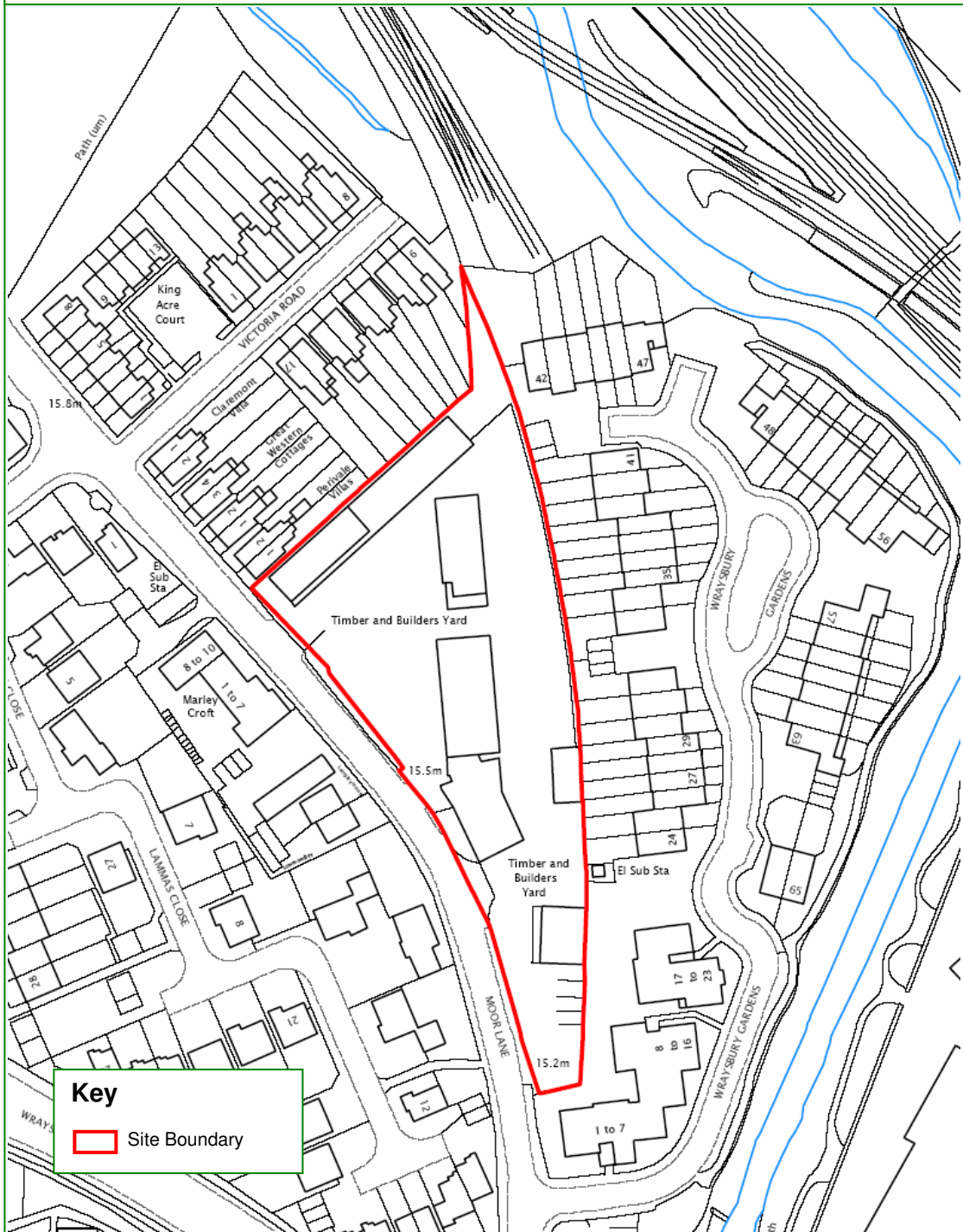
### **Development Criteria**

- 6.59 The shape of the site and the proximity of adjoining housing means the design and layout will require particular care to ensure the privacy of adjoining properties is maintained. This limits the potential scale of development which is reflected in the number of dwellings proposed.
- 6.60 The site is within Zone 2 (1 in 1000 flood plain) with the southern corner in Zone 3a (1 in 100 flood plain). The acceptability of housing is subject to a satisfactory flood risk assessment of a specific scheme to confirm that it would raise no adverse flood issues and showing a dry route of escape to a point outside the flood plain.
- 6.61 Any proposal must make provision for a public footway for Moor Lane which forms the western boundary of the site.

### **Relevant Policies**

- 6.62 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.63 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## Builders Merchants, Moor Lane, Staines



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## **Allocation A8: Riverside Works, Fordbridge Road, Sunbury (P/026/H)**

### **Site Description**

- 6.64 This site of 1.57ha was previously occupied by the Environment Agency. The site fronts the River Thames and provides access via a footbridge to Wheatley's Eyot. The site is flanked by residential development on either side.

### **Allocation**

- 6.65 The site lies towards the edge of Sunbury in an area of lower density housing. An on-site constraint is the need to retain access to the adjoining island of Wheatley's Eyot. Development at a density close to the minimum of 35 dwellings per hectare in Policy HO7 of the Core Strategy and Policies DPD is assumed. Therefore the site is considered suitable for a residential development of approximately 50 dwellings.

### **Timescale of development: 2008-13**

- 6.66 The owners, the Environment Agency, are promoting the site for residential use.

### **Justification for allocation**

- 6.67 Residential development would be more in keeping with the location and provides the opportunity to improve the setting of the river Thames.

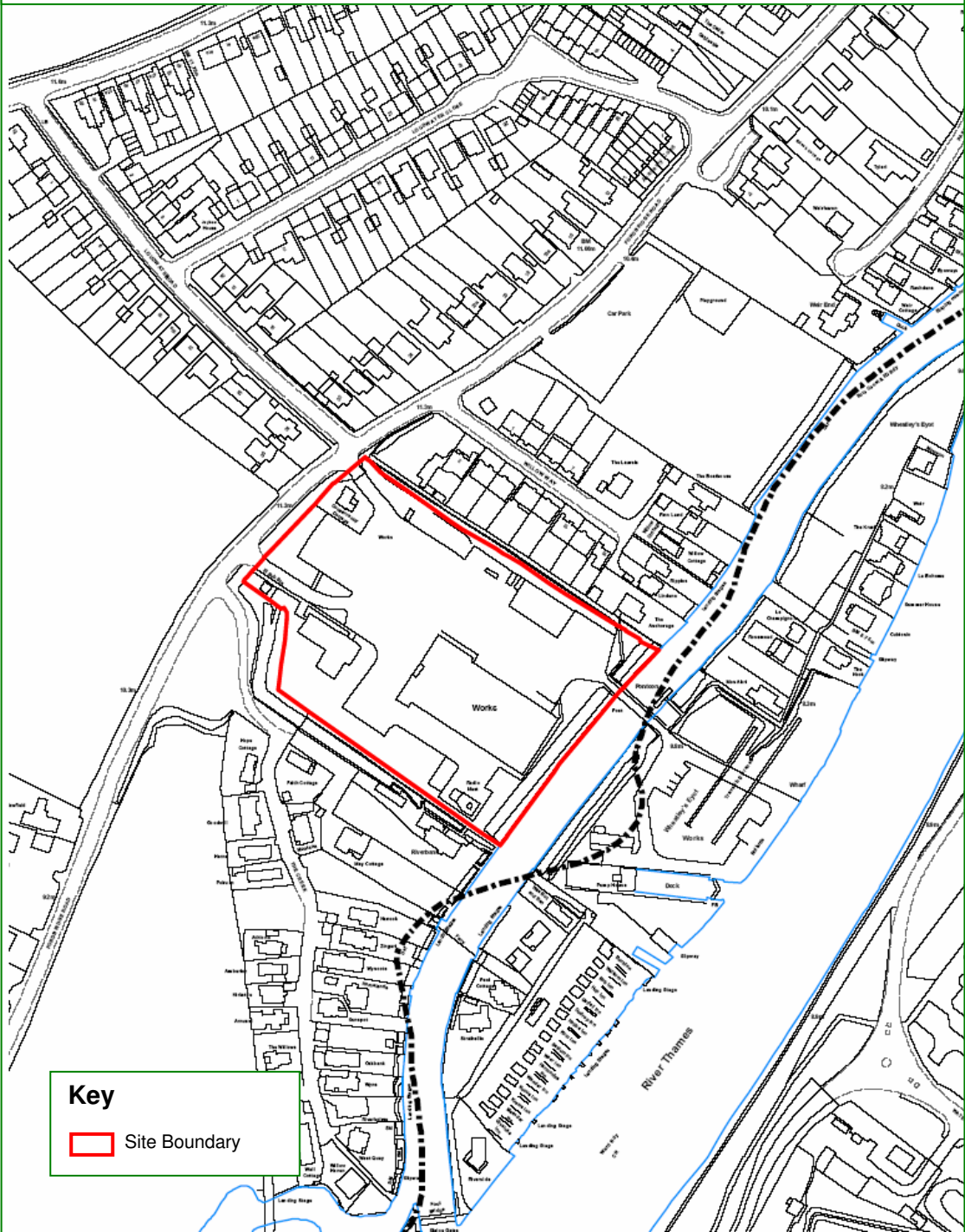
### **Development Criteria**

- 6.68 The design of any development proposal will have to be sensitive to the riverside location and make a positive contribution to the setting of the river. It also needs to avoid adverse impact on adjoining properties, which are physically at a lower level.
- 6.69 Any development would need to provide access to the adjoining island of Wheatley's Eyot.
- 6.70 The site is on raised ground and is within Zone 2 (1 in 1000 flood plain). A flood risk assessment undertaken for the Environment Agency has shown that residential development is acceptable. However any development proposal will have to carry out a detailed Flood Risk Assessment.
- 6.71 Development proposals would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

### **Relevant Policies**

- 6.72 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.73 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## Riverside Works, Fordbridge Road, Sunbury



### Key

 Site Boundary



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## **Town Centre Developments**

### **Allocation A9: Bridge Street Car Park, Staines (P/004/H & P/004/C)**

#### **Site Description**

- 6.74 Bridge Street is a single deck car park occupying a prominent position adjoining the River Thames next to Staines Bridge. The site area is 0.71ha. It is a key “gateway” site at the entrance to the town from the south side of the River Thames

#### **Allocation**

- 6.75 Residential development of approximately 75 dwellings is proposed including retention of an element of public car parking beneath.

#### **Timescale of development: 2008-11**

- 6.76 The site was owned by the Council and has been sold to a housing developer.

#### **Justification for allocation**

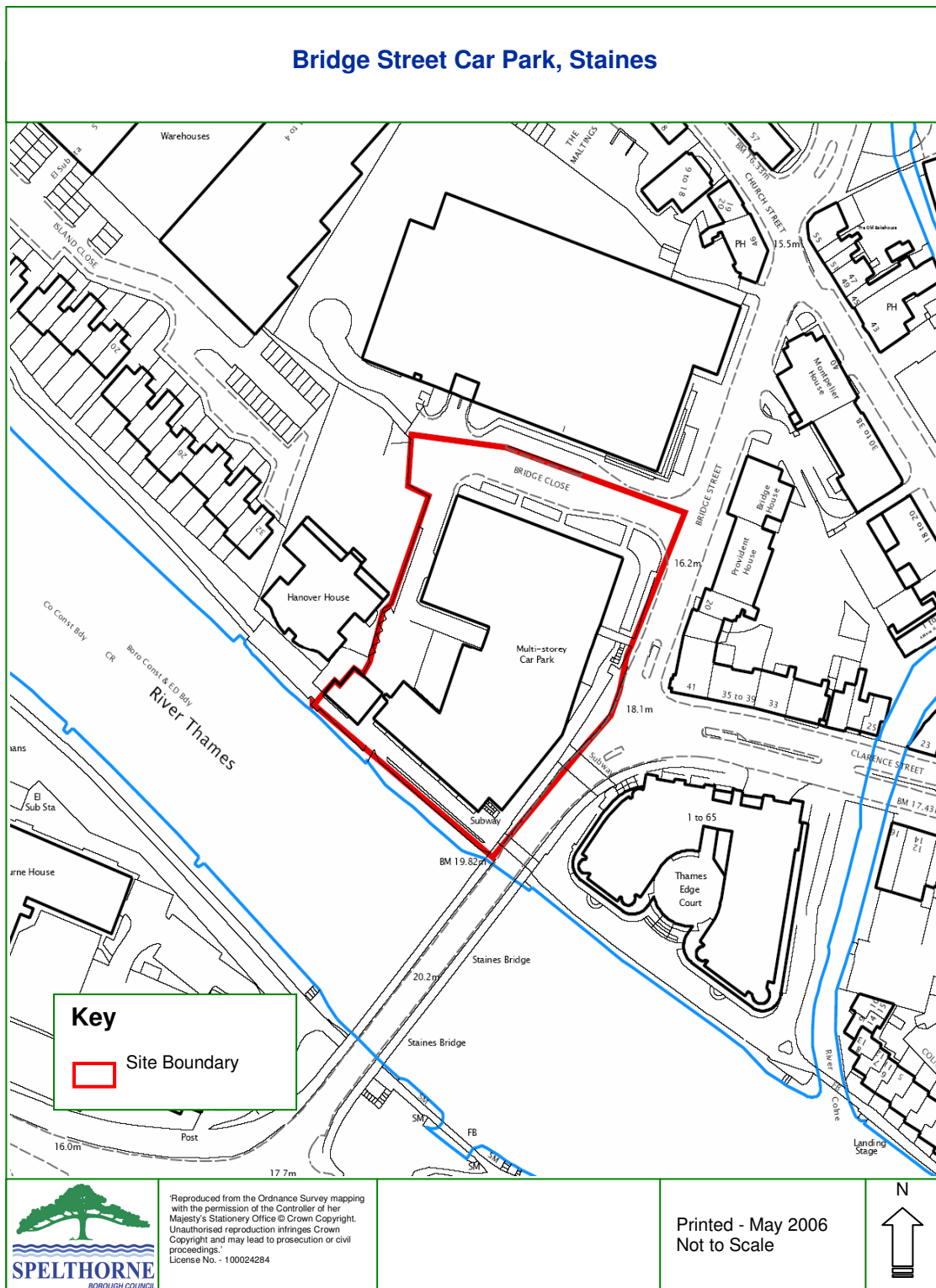
- 6.77 Redevelopment would provide an opportunity to create a high quality development that makes the most of this visually important site, offering the potential to enhance both the town centre and the setting of the river.
- 6.78 Housing is considered the most appropriate use for the site in view of the need for housing reflected in Core Strategy priorities and other housing development along the river frontage. .

#### **Development Criteria**

- 6.79 A high quality design will be needed that reflects the site’s gateway location adjoining Staines bridge and the River Thames and within the Staines Conservation Area. Care will be needed to achieve a satisfactory visual relationship with adjoining properties.
- 6.80 An initial draft Planning Brief giving further guidance on requirements for the development of the site has been consulted on as part of developing a Supplementary Planning Document (SPD) on the site.
- 6.81 The bulk of the site lies within Zone 2 (1in1000 flood plain), and it adjoins Zone 3a (1 in100 flood plain) and the functional flood plain. A flood risk assessment has been carried out which indicates that housing with parking beneath is acceptable in flood risk terms. However, any development proposal will have to carry out a detailed Flood Risk Assessment of a specific scheme.
- 6.82 Any development proposal would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

## Relevant Policies

- 6.83 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.84 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.



## **Allocation A10: The Elmsleigh Centre and adjoining land, Staines (P/030/M)**

### **Site Description**

- 6.85 Development will take place at the western and southern parts of this overall site of 6.62ha.

### **Timescale of development**

- 6.86 2008-11 (Phase 3) and 2011-14 (Phase 4)

### **Allocation**

- 6.87 It is proposed that the development would take place in two stages.
- 6.88 Phase 3 - Redevelopment within the Elmsleigh Centre and extension to the south to provide approximately 2,500 sq m of retail floorspace, at least 30 flats and improvements to the bus station. This phase represents the last of three phases in a programme of refurbishment and redevelopment to enhance the existing Elmsleigh Centre.
- 6.89 Phase 4 - Extension of the Elmsleigh Centre to the west to provide a comprehensive development including at least 18,000 sq m of retail floorspace, a mix of related non retail uses, approximately 65 flats, additional parking and revised access and servicing arrangements. This phase enables the Elmsleigh Centre to grow to meet the retail needs of the Staines catchment area and create a better balance between shopping on the north and south side of the High Street and creating the opportunity for links with Debenhams and the western end of the High Street. It also makes better use of an under-used and unattractive site immediately adjoining the main part of the shopping centre.

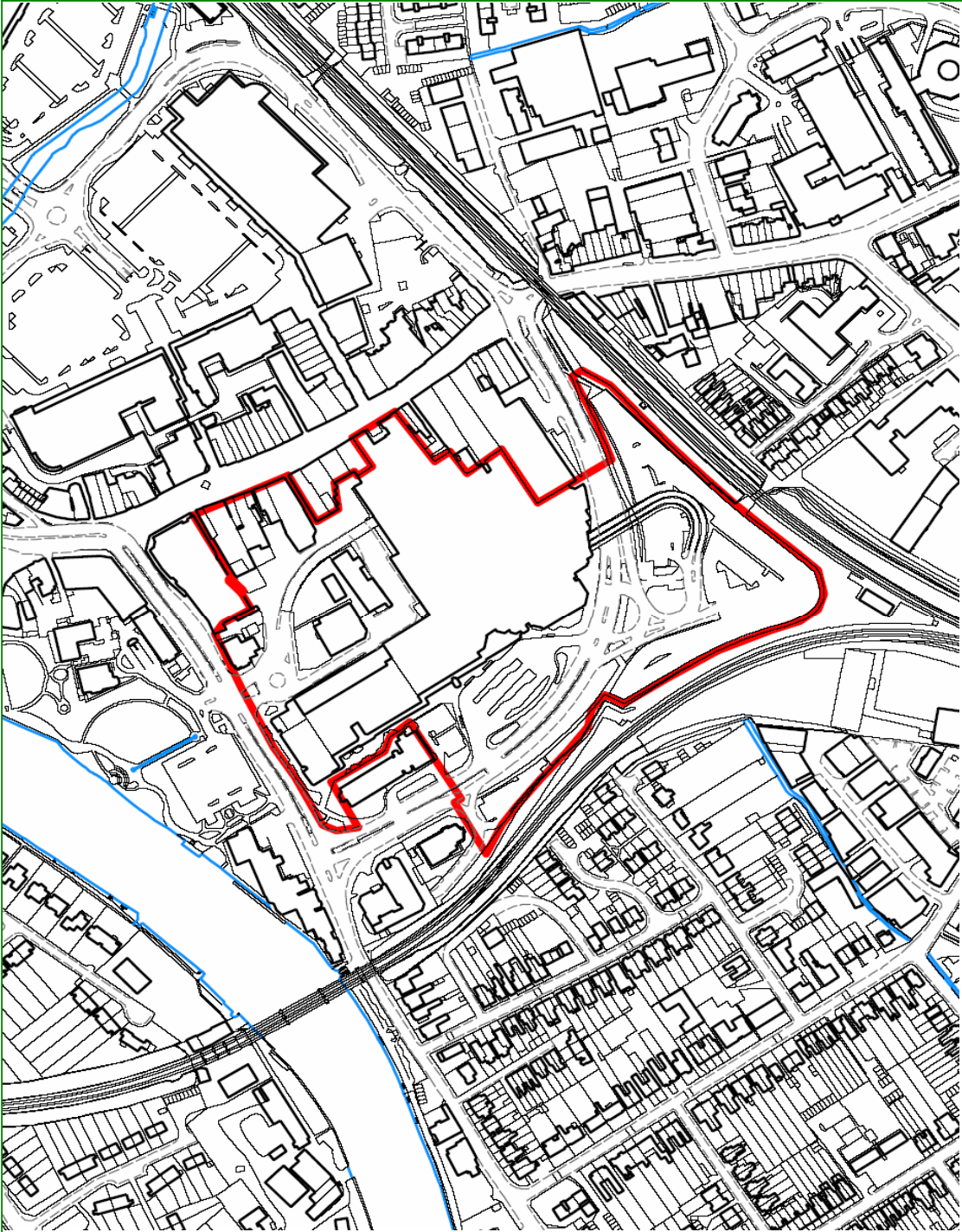
### **Justification for allocation**

- 6.90 The 2004 Spelthorne Retail Study and the 2007 update shows there is scope for further retail development in Staines to meet forecast growth in retail expenditure on non food items. The scale of the Allocation is consistent with the findings of the 2007 study update, which shows there is scope for a development of approximately 18,000 sq m up to 2016 and up to a further 32,000 sq m by 2026, subject to future monitoring. In the context of growing retail expenditure and consequent demand for extra floorspace a development of the scale proposed enables Staines to maintain its role as the principal shopping centre for North Surrey in accordance with the Core Strategy.
- 6.91 The inclusion of housing widens the mix of town centre uses and contributes to meeting housing needs.

### **Development Criteria**

- 6.92 A traffic impact assessment will be required to demonstrate the acceptability in transport terms of the larger proposals.

## The Elmsleigh Centre and adjoining land, Staines



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- 6.93 Development should include re-provision of the community centre, library and museum as part of any proposal which includes demolition of these existing facilities to provide a better comprehensive development of the area.
- 6.94 The bulk of the site is within Zone 3a (1 in 100 flood plain). A flood risk assessment by consultants Black and Veatch has been carried out to assess whether in principle a development could be acceptable in flooding terms. The assessment shows that it can. However, any development proposal will have to carry out a detailed Flood Risk Assessment.
- 6.95 Thames Water have confirmed that subject to the sewage flow being spread to a number of surrounding sewers, including ones crossing the site, there need not be a sewer capacity issue. However, a detailed scheme and sewer connections will need to be discussed with Thames Water. There is no known major network capacity issue in the vicinity of the site but one of the nearby pumping stations is close to capacity.
- 6.96 An initial draft Planning Brief giving further guidance on requirements for the development of the site has been published and consulted on. The Council intends to progress the planning brief as a Supplementary Planning Document following adoption of this Allocations DPD.

### **Relevant Policies**

- 6.97 The allocation supports implementation of Strategic Policy SP4 on town centres and retail development and supports Policy TC1 which identifies the scope and role of extensions to the Elmsleigh Centre in providing additional retail floorspace. The allocation also supports Strategic Policy SP2 and detailed policy HO1 (a).
- 6.98 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## **Other Developments**

### **Allocation A11: Land to the West of Edward Way, Ashford (P/019/O)**

#### **Site Description**

6.99 This site of 1ha is in the Green Belt and fronts the A30 with residential development along the eastern boundary.

#### **Allocation**

6.100 Public open space with possible children's play area. The scheme will provide open space for residential areas within north Ashford with inadequate provision at present.

#### **Timescale of development: 2008-13**

6.101 Implementation will be by the Council.

#### **Justification for allocation**

6.102 The Council's Open Space Study identifies the area of northern Ashford immediately south of the A30 as an area lacking in open space provision and where there is open land that offers potential for open space use. This Allocation would overcome the local deficiency.

#### **Development Criteria**

6.103 It is proposed that only pedestrian access would be provided for users of the site given it is intended to meet a local need only. Access for maintenance vehicles will be required.

6.104 There is a need not to increase vehicular movements directly onto the A30 trunk road.

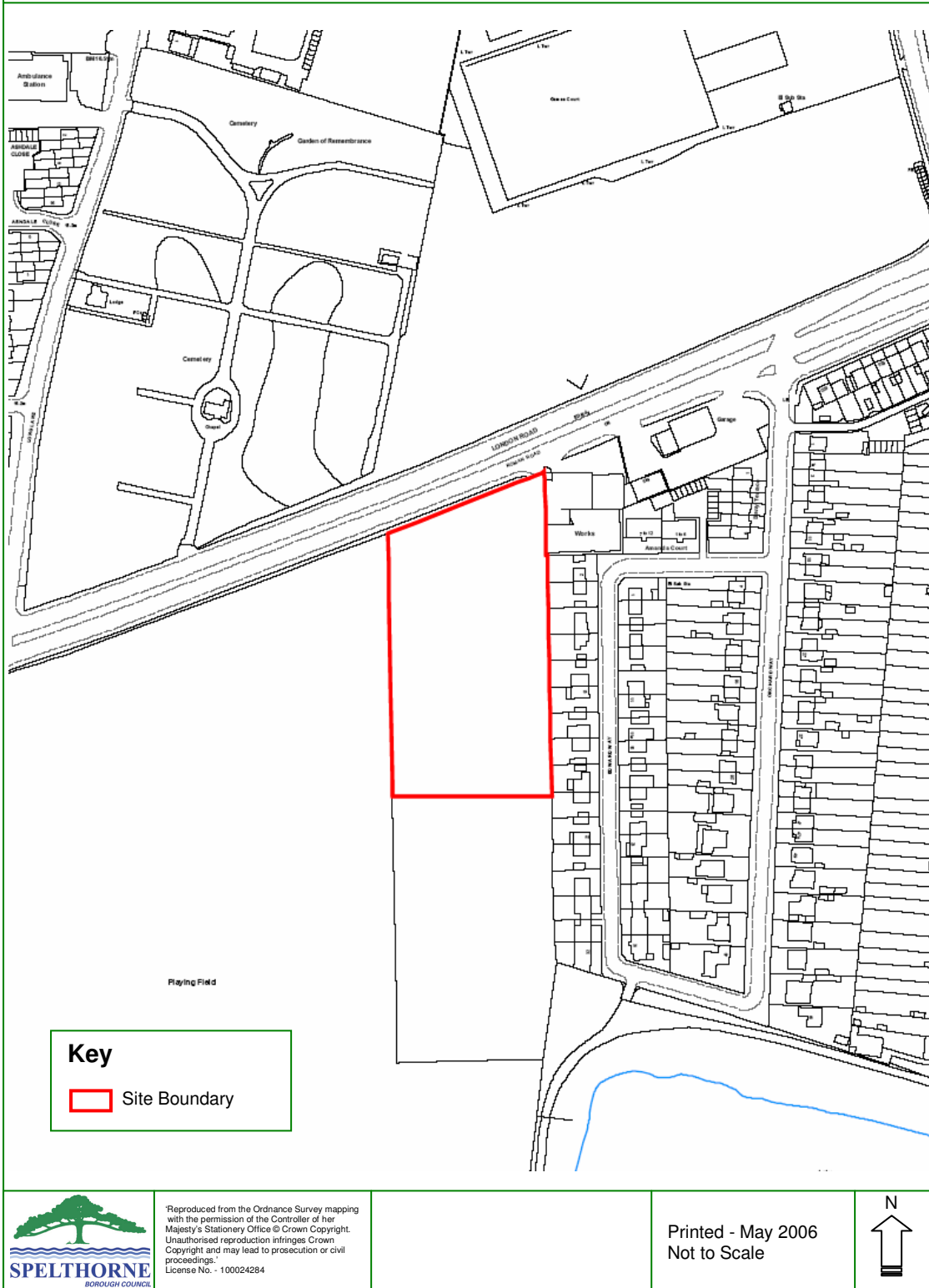
6.105 The design of the scheme should safeguard the amenities of adjoining properties in Edward Way and access should be from London Road.

#### **Relevant Policies**

6.106 The allocation supports implementation of Strategic Policy SP5 on meeting community needs and Policy CO1(a) in the provision of new community facilities.

6.107 Implementation of the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

## Land to the west of Edward Way, Ashford



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