

CHAPTER 12

IMPLEMENTATION AND MONITORING

INTRODUCTION

- 12.1. The preceding chapters of this document set out the policies of this Plan. Arising from these, the following schedule sets out a number of specific proposals which show how the Borough Council wishes to see the development of particular sites take place. The locations of these sites are to be found on the Proposals Map or the appropriate Inset Maps.
- 12.2. Some sites shown as proposals in the Deposit Draft secured planning permission for development prior to the base date of this Plan which is 31st April 1998. In those cases the proposal has been deleted because of the commitment that now exists for development. In certain cases, whilst the proposal has been retained in the following schedules a note about subsequent planning permissions or completions after the base date has been included. In all proposals the most up-to-date position regarding planning permission and other relevant background information is given.
- 12.3. Local Plans do not provide a general 'zoning' of land uses as used to be the case with what were called 'Town Maps', though areas to which specific policies apply e.g. Green Belt are shown. Only where changes in the use of land are required or anticipated is site specific guidance normally given. In this Plan it is given in the form of proposals. However, during the period of the Plan, applications for development will also come forward for other sites. These will be considered in the light of the policies and proposals within this Plan, the policies of the Structure Plan and Government guidance.
- 12.4. Some of the proposals in this Plan require funding by either the Borough or County Council. The Borough Council regularly assesses its capital and revenue programmes and takes this opportunity to ensure the timely implementation of those policies and proposals for which it is responsible. The Council will urge the County Council to give the highest priority appropriate to the policies and proposals for which it is responsible. Both authorities are constrained by the Government in their overall budgeting, nevertheless, due regard has been had in preparing this Plan to reasonable financial expectations in the present economic climate.
- 12.5. Powers are available to local authorities to purchase land compulsorily where this is required and there is a compelling case to secure the implementation of policies and proposals of the Plan in the public interest. However, such powers are intended only to be used as a last resort and the Council will first seek to secure implementation through co-operation.

- 12.6. In addition to providing a detailed range of policies and proposals the Council recognises the value of further guidance in the form of planning briefs. These are important where a site is significant due to its size, position and environmental contribution or where there are a number of inter-related issues that need to be clarified. A planning brief will be prepared whenever it is deemed helpful to provide more detailed guidance.
- 12.7. There are other matters where detailed, but non-site specific, guidance is of value, particularly on matters of design and on amplification of policy. By providing clear, consistent and practical advice on a range of matters, such guidance helps to increase public understanding of the Council's policies. The Council has published a list of all its planning publications. It will produce further guidance as required.
- 12.8. In addition, the Council has completed a programme of studies to identify means of preserving and enhancing the seven conservation areas in the Borough. The Council will continue to implement those enhancement plans and will review them as required during the life of this Plan including consultation with the public.
- 12.9. Government guidance PPG1 "General Policy and Principles" (para. 42) and PPG12 "Development Plans and Regional Planning Guidance" (paras. 3.18 and 3.19) recognises the value of what is called Supplementary Planning Guidance (SPG) for those preparing planning applications. Whilst such guidance cannot have the special status of Local Plans, SPG is recognised as a material consideration in determining applications. The weight accorded to it on appeal will increase where it has been prepared in consultation with the public and subject to a Council resolution. All SPGs produced by the Council will be subject to public consultation and subject to its formal approval.
- 12.10. The Council recognises the importance of monitoring the effect of the Plan's proposals and policies on the Plan area and the effect of other circumstances. Surveys and analysis of change will, therefore, be periodically undertaken, as appropriate. Should it be shown that circumstances have significantly changed from those prevailing at the time of the Plan's preparation or as a result of a further review of the Structure Plan, this Plan may be formally reviewed.

LOCAL PLAN PROPOSALS

REF NO	LOCATION	SITE DETAILS	EXISTING COMMITMENTS	LOCAL PLAN PROPOSALS
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PROPOSALS – RURAL ENVIRONMENT

P1	Wraysbury Reservoir	<p><i>Current use:</i> Grazing</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Thames Water Utilities</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p><i>Proposal: Extensive landscaping to reduce the visual impact of the reservoir embankment.</i></p> <p><i>Implementation:</i> Primarily Thames Water in consultation with Borough Council.</p> <p><i>Time Scale:</i> By 2000</p> <p><i>Reference in Plan:</i> Paragraph 3.17</p>
P2	King George VI Reservoir	<p><i>Current use:</i> Grazing</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Thames Water Utilities</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i></p> <ol style="list-style-type: none"> 1) Tree planting on west side carried out by Thames Water in 1991/92 2) tree planting on east side carried out as Colne Valley Park partnership project with Thames Water in 1996/97 	<p><i>Proposal: Extensive landscaping to reduce the visual impact of the reservoir embankment.</i></p> <p><i>Implementation:</i> Primarily Thames Water in consultation with Borough Council.</p> <p><i>Time Scale:</i> By 2000</p> <p><i>Reference in Plan:</i> Paragraph 3.17</p>
P3	Staines Reservoirs - North and South	<p><i>Current use:</i> Grazing</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Thames Water Utilities</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Tree planting along southern boundary with A30 carried out as Colne Valley Park partnership project with Thames Water and Surrey County Council in 1995/96</p>	<p><i>Proposal: Extensive landscaping to reduce the visual impact of the reservoir embankment.</i></p> <p><i>Implementation:</i> Primarily Thames Water in consultation with Borough Council.</p> <p><i>Time Scale:</i> By 2000</p> <p><i>Reference in Plan:</i> Paragraph 3.17</p>
P4	Queen Mary Reservoir	<p><i>Current use:</i> Grazing</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Thames Water Utilities</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i></p>	<p><i>Proposal: Extensive landscaping to reduce the visual impact of the reservoir embankment.</i></p> <p><i>Implementation:</i> Primarily Thames Water in consultation with Borough Council.</p> <p><i>Time Scale:</i> By 2000</p> <p><i>Reference in Plan:</i> Paragraph 3.17</p>

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PROPOSALS – BUILT ENVIRONMENT

P5	Orchard Meadow, Thames Street, Lower Sunbury	<p><i>Current use:</i> Occasional community use</p> <p><i>Area:</i> 1.46ha (3.6 acres)</p> <p><i>Ownership:</i> Private</p>	<p><i>Relevant Planning Permissions:</i> PA/99/0501 Permission granted 15/09/99 for "The change of use of the site to public open space and laying it out to perform the function of a 'village green' including alterations to and extension of The Avenue car park and construction of a brick boundary wall to the rear of Orchard House and Pantiles Court".</p> <p>CAC/99/0087 "To remove chain link fencing and gates and piers and create new pedestrian access points through existing boundary wall into the Walled Garden and Sunbury Park" and LBC/99/0019 "Demolition of the section of wall to enable the laying out of Orchard Meadow as public open space, including providing a new public access from the site to the Walled Garden" – Both permitted by the Secretary of State on 22nd February 2001.</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Enhancement of site referred to in the Lower Sunbury Conservation Area Preservation and Enhancement Plan - November 1992.</p> <p><i>Supplementary Planning Guidance:</i> A Planning Brief for the site "The Enhancement of Orchard Meadow, Lower Sunbury" was adopted in July 1999 following public consultation.</p> <p><i>Other:</i> A Compulsory Purchase Order for the site was approved by the Secretary of State on 22nd February 2001.</p>	<p><i>Proposal:</i> Enhancement of the open nature of the site, including laying it out as a village green with public access, consistent with its Green Belt status and location within the Lower Sunbury Conservation Area.</p> <p><i>Implementation:</i> Primarily the Borough Council¹</p> <p><i>Time Scale:</i> As early within the Plan period as can be achieved.</p> <p><i>Reference in Plan:</i> Paragraph 4.64</p> <p>¹Implementation is now to be wholly by the Borough Council</p>
P6	Turks Boat Yard, Thames Street, Lower Sunbury	<p><i>Current use:</i> Boat Yard, Residential Accessway</p> <p><i>Area:</i> 0.3 ha (0.8 acres)</p> <p><i>Ownership:</i> Private</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Enhancement of site referred to in the Lower Sunbury Conservation Area Preservation and Enhancement Plan - November 1992.</p>	<p><i>Proposal:</i> Environmental improvement, including retention of existing riverside uses. If it is demonstrated riverside uses are no longer viable, some residential development will be acceptable, but must retain satisfactory access to premises on the south side of Thames Street and secure public access to the riverside along the frontage of the site,</p>

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				<p>mooring facilities.</p> <p>The development must be of a high standard reflecting the site's prominent position and complement the character and scale of surrounding historic buildings and riverside setting. The scale of the development must not lead to a material increase in traffic generation. The inclusion of a small element of A3 and/or A1 Use associated with the public mooring facilities would be acceptable, subject to no adverse effect on amenity.</p> <p><i>Implementation:</i> Private and subject to the qualification of paragraph 4.64</p> <p><i>Time Scale:</i> Enhancement likely within the first half of the Plan period</p> <p><i>Reference in Plan:</i> Paragraph 4.64</p>
P7	Land to the west of the Village Hall including public car park, Park Road, Stanwell	<p><i>Current use:</i> Public Car Park (west side of site) vacant land (east side of site).</p> <p><i>Area:</i> 0.3 ha (0.8 acres)</p> <p><i>Ownership:</i> Borough Council, Surrey County Council, Private</p>	<p><i>Relevant Planning Permissions:</i> PA/96/0047 Permission granted 09/10/96 for "Erection of five two storey dwellings with associated parking and new car park layout" on part of the proposal site.</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p> <p><i>Supplementary Planning Guidance:</i> Planning Brief approved by Council 28/9/94</p>	<p><i>Proposal:</i> Rearrangement of public car park to the southern half of the site and residential development on the north (approximately five houses) and enhancement of the site consistent with its location partly within the Stanwell Conservation Area.</p> <p><i>Implementation:</i> Borough Council/Private</p> <p><i>Time Scale:</i> By 2006</p> <p><i>Reference in Plan:</i> Paragraph 4.70</p>

PROPOSALS –HOUSING

P8	582-604 London Road, Ashford	<p><i>Current use:</i> Vacant, car showroom and residential</p> <p><i>Area:</i> 0.9 ha (2.2 acres)</p> <p><i>Ownership:</i> Private</p>	<p><i>Relevant Planning Permissions:</i> PA/98/0399 Permission granted 18/12/98 for "erection of a 4 storey building comprising 23 No. 2-bedroom apartments, associated car parking and new access from London Road" on part of the proposal site. Completed November 1999.</p> <p><i>Agreements:</i> There is a legal</p>	<p><i>Proposal:</i> Residential development of approximately 30 dwellings (net gain) (allowing for retention of 6 existing dwellings).</p> <p><i>Implementation:</i> Private</p> <p><i>Time Scale:</i> By 2006</p> <p><i>Reference in Plan:</i> Paragraphs 5.12, and Policy H2</p>
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REF NO	LOCATION	SITE DETAILS	EXISTING COMMITMENTS	LOCAL PLAN PROPOSALS
			permission. <i>Council Decisions:</i> None	
P9	46-56 Station Crescent, Ashford	<i>Current use:</i> Residential <i>Area:</i> 0.5 ha (1.2 acres) <i>Ownership:</i> Private	<i>Relevant Planning Permissions:</i> PA/98/0010 Appeal allowed 04/01/99 for "construction of access road and erection of five houses with garages following demolition of the existing property (OUTLINE) " on part of the proposal site. <i>Agreements:</i> None <i>Council Decisions:</i> None	<i>Proposal:</i> Residential development of approximately 18 dwellings (net gain). <i>Implementation:</i> Private <i>Time Scale:</i> By 2006 <i>Reference in Plan:</i> Paragraph 5.12, Policy H2
P10	Council Depot, Commercial Road, Staines	<i>Current use:</i> Depot <i>Area:</i> 1.7 ha (4.3 acres) <i>Ownership:</i> Borough Council	<i>Relevant Planning Permissions:</i> PA/99/0786 Committee resolution to grant outline permission (02/02/00) for "Residential development of site to provide 72 two storey dwellings with access roads and parking provision following demolition of existing buildings", subject to the signing of a legal agreement. <i>Agreements:</i> None. <i>Council Decisions:</i> The Council agreed in 1998 to relocate the Council Depot in a reduced format to part of the site of Proposal P13	<i>Proposal:</i> Residential development of approximately 60 dwellings (net gain). <i>Implementation:</i> Borough Council/Private <i>Time Scale:</i> By 2006 <i>Reference in Plan:</i> Paragraph 5.12, 5.29, Policy H2 and Policy H6
P11	Former Staines West Station goods yard, Timber yard and land to rear of Staines West House, Moor Lane, Staines	<i>Current use:</i> Vacant and Timber yard <i>Area:</i> 2.1 ha (5.3 acres) <i>Ownership:</i> British Rail Property Board and other private interests.	<i>Relevant Planning Permissions:</i> PA/98/0650. Permission granted for "residential development (13/12/2000) to provide 42 No. 2 and 3 storey dwellings - 23 No.3 storey flats in include some affordable housing units with associated landscaping, footpaths, parking, garages and car ports and new access onto Moor Lane, (abbreviated description) primarily on the former Goods Yard site. <i>Agreements:</i> This is a legal agreement relating to the planning permission. <i>Council Decisions:</i> None <i>Other Information:</i> The site is known to have some contamination.	<i>Proposal:</i> Residential development of approximately 60 dwellings (net gain) including a new access onto Moor Lane, redesign of parking at rear of Staines West House and a public amenity area along the Wraysbury River. <i>Implementation:</i> Private <i>Time Scale:</i> By 2006 <i>Reference in Plan:</i> Paragraph 5.12, 5.29, Policy H2 and Policy H6
P12	Depot, 28-44	<i>Current use:</i>	<i>Relevant Planning Permissions:</i> None	<i>Proposal:</i> Residential

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	Road, Ashford	<p>Depot</p> <p>Area: 0.5 ha (1.2 acres)</p> <p>Ownership: Private</p>	<p>Agreements: None</p> <p>Council Decisions: None</p>	<p>dwelling (net gain).</p> <p>Implementation: Private</p> <p>Time Scale: By 2006</p> <p>Reference in Plan: Paragraph 5.12, Policy H2</p>
P13	White House Garage, Kingston Road, Staines	<p>Current use: Vehicle repairs</p> <p>Area: 0.5 ha (1.3 acres)</p> <p>Ownership: Private</p>	<p>Relevant Planning Permissions: PA/98/0613 Outline permission granted 09/12/98 on part of the Proposal Site for redevelopment for a Council Depot including erection of workshop, storage building, ancillary accommodation and parking. PA/99/0341 Approved part details pursuant to outline approval PA/98/0613 (27/07/99). Completed in November 2000.</p> <p>Agreements: None</p> <p>Council Decisions: A non residential use has been approved to facilitate the implementation of Proposal P10 where a greater number of residential units have been secured. The proposal for the depot does not cover the whole proposal site.</p>	<p>Proposal: Residential development of approximately 18 dwelling (net gain), together with enhancement and appropriate Green Belt use of land from the rear of the site to River Ash.</p> <p>Implementation: Private</p> <p>Time Scale: By 2006</p> <p>Reference in Plan: Paragraph 5.12, Policy H2</p>
P14	Land at Ashford Hospital, Ashford	<p>Current use: Vacant land in grounds of Hospital</p> <p>Area: 0.6 ha (1.4 acres)</p> <p>Ownership: Ashford Hospital NHS Trust.</p>	<p>Relevant Planning Permissions: PA/98/0560 Committee Resolution to grant permission (03/02/99) for "construction of estate roads and erection of 89 dwellings comprising 1, 2, 3 and 4 bedroom affordable and private units together with hospital staff accommodation and nursing care facility and provision of public open space" on larger site than the proposal site, subject to the signing of a legal agreement.</p> <p>Agreements: None.</p> <p>Council Decisions: Proposal P5 in adopted Borough Plan 1991.</p>	<p>Proposal: Residential development of approx 20 dwelling (net gain).</p> <p>Implementation: Private</p> <p>Time Scale: By 2006</p> <p>Reference in Plan: Paragraph 5.12, Policy H2</p>

PROPOSALS EMPLOYMENT

P15	No. 2-16, London Road, Staines	<p>Current use: Former Police Station, retail</p> <p>Area: 0.2 ha (0.6 acres)</p>	<p>Relevant Planning Permissions: PA/99/0642 Permission granted (31/08/2000) for "Demolition of all buildings (except former police station) and erection of 3 storey office building with basement</p>	<p>Proposal: Comprehensive office development in a new building relating in scale and design to nearby buildings and appropriate in design terms to a main entrance to the town, and</p>
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REF NO	LOCATION	SITE DETAILS	EXISTING COMMITMENTS	LOCAL PLAN PROPOSALS
		<p><i>Ownership:</i> Private</p>	<p>police station building to offices. Erection of 2 storey building fronting Kingston Road providing an A2 unit on ground floor with 1 no. one bedroom flat above with first floor link to refurbished police station. Alterations to existing vehicular access". Site under construction at April 2001.</p> <p><i>Agreements:</i> There is a legal agreement relating to this permission.</p> <p><i>Council Decisions:</i> Remaining part of Proposal 8 in 1991 Plan.</p> <p><i>Other:</i> The Police Station moved to a new building in Kingston Road in 1998.</p>	<p>Retention and refurbishment of the original Police Station building is desirable. Some retail usage would be acceptable.</p> <p><i>Implementation:</i> Private</p> <p><i>Time Scale:</i> By 2006</p> <p><i>Reference in Plan:</i> Paragraph 6.31</p>

PROPOSALS – SHOPPING AND TOWN CENTRES

P16	Land north of the High Street Staines - including the Central Trading Estate	<p><i>Current use:</i> Industry, Warehousing /Parking and Retailing</p> <p><i>Area:</i> 8.7 ha (21.6 acres)</p> <p><i>Ownership:</i> Various private owners including MEPC who control the Trading Estate and the Borough Council who own land off Tilly's Lane</p>	<p><i>Relevant Planning Permission:</i> PA/97/0265: Land at Tilly's Lane, 32/42 High Street, rear of Nos 2-70 High Street and Nos 1-31 Church Street, and part of the former Staines Central Trading Estate. Permission granted (5/6/98) for "Redevelopment of site to comprise mixed development of 14,972m² for use as Cinema, Retail and Food and Drink together with associated parking, servicing and rear access road, following demolition of existing buildings.</p> <p><i>Agreements:</i> There is a legal agreement relating to the planning permission.</p> <p><i>Supplementary Planning Guidance:</i> Planning Brief for the Tilly's Lane site adopted by the Council in February 1997.</p> <p><i>Other:</i> Compulsory Purchase Orders relating to the site were confirmed by the Secretary of State in 1998 (Two Rivers No.1 1997) and on 28th October 1999 (Two Rivers No.2 1997 and Tilly's Lane No.1 1998).</p>	<p><i>Proposal:</i> Comprehensive development to provide 34,107m² combined gross of floorspace for mixed retail development including both conventional shopping floorspace and retail warehousing at Two Rivers and retail, leisure/entertainment and commercial use at Tilly's Lane. Town centre uses which contribute to enhancing Staines as a sub-regional shopping and business centre will be permitted provided that they include:</p> <ol style="list-style-type: none"> 1) Provision for comprehensive rear access and servicing for all properties facing onto or gaining access between Nos. 1-31 Church Street and No. 2-114 High Street. 2) Good pedestrian links and integration with the High Street and Church Street 3) Improvements to highway facilities commensurate with the traffic requirements of the Proposal; and 4) Measures which assist pedestrianisation proposals for the High Street. <p><i>Implementation:</i> Part of the development in the form of the</p>
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				and construction work for the Tilly's Lane scheme commenced in March 2000. <i>Timescale:</i> By 2001 <i>Reference in Plan:</i> Paragraphs 4.68,6.31,8.15,8.16, Policy S2
P17	Land bounded by Thames Street, the Tothill Multi-Storey Car Park, Elmsleigh Centre, Debenhams and properties on the south side of the High Street	<i>Current use:</i> Masonic Hall, night club, parking, access road and servicing <i>Area:</i> 0.9 ha (2.2 acres) <i>Ownership:</i> Borough Council and others	<i>Relevant Planning Permission:</i> PA/97/0264 Application submitted on 08/08/97 seeking consent for "Extension to Elmsleigh Centre (Phase III) for retail uses; relocation of library and provision of floorspace for other civic users; together with refurbishment of Elmsleigh Centre, remodelling and upgrading of bus station and alterations to car parking and servicing arrangements" (held in abeyance at the request of the applicant). <i>Agreements:</i> None <i>Council Decisions:</i> None.	<i>Proposal:</i> Comprehensive development to provide approximately 9,000 square metres (100,000 square feet) gross of conventional shopping floorspace as an additional mall to the Elmsleigh Centre providing :- 1) Satisfactory linkages to the western end of the High Street including into Debenhams. 2) Car parking above as an extension to the Tothill Multi-Storey Car Park. 3) Provision of rear access and servicing of all properties fronting the south side of the High Street and east side of Thames Street. 4) A satisfactory completion of development in design terms to the Thames Street and High Street frontage. <i>Implementation:</i> Private <i>Time Scale:</i> By 2001 <i>Reference in Plan:</i> Paragraph 8.17, Policy S2

PROPOSALS – MOVEMENT

P18	High Street between Debenhams, and the railway bridge, Staines	<i>Current use:</i> Public Highway <i>Area:</i> N/A. <i>Ownership:</i> DETR	<i>Relevant Planning Permissions:</i> None <i>Agreements:</i> None <i>Council Decisions:</i> Through traffic was removed in October 1999 with access only before 9.30am and after 5.00pm. A comprehensive enhancement scheme will be implemented and completed by the end of 2002.	<i>Proposal:</i> Pedestrian priority scheme for the High Street. <i>Implementation:</i> Borough Council. <i>Time Scale:</i> By the end of 2001. <i>Reference in Plan:</i> Paragraphs 8.14, 9.15, Policy S2
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REF NO	LOCATION	SITE DETAILS	EXISTING COMMITMENTS	LOCAL PLAN PROPOSALS
P19	South Street and Thames Street, Staines	<p><i>Current use:</i> Public Highway - part of central area road system/public car park.</p> <p><i>Area:</i> N/A.</p> <p><i>Ownership:</i> Surrey County Council and Borough Council.</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p>Proposal: Two-way traffic operation permitting a pedestrian priority scheme in the High Street.</p> <p><i>Implementation:</i> Borough Council with Government and private funding.</p> <p><i>Time Scale:</i> Opened in October 2000 and off-highway works completed in March 2000.</p> <p><i>Reference in Plan:</i> Paragraph 9.16, Policy S2</p>
P20	Land between Fairfield Avenue and Millmead	<p><i>Current use:</i> Commercial/Highway/Railway.</p> <p><i>Area:</i> N/A.</p> <p><i>Ownership:</i> Private</p>	<p><i>Relevant Planning Permissions:</i> PA/00/0302 Majestic House, nos. 122-132 and rear of 132a-140 High Street, 4-10 Fairfield Avenue and land fronting Millmead. Committee resolution to grant planning permission (03/01/01). Redevelopment with 16,573m² of offices, 1,650m² of A1/A2/A3 and 1,244m² of residential and new link road from Fairfield Avenue to Millmead, subject to signing of a legal agreement.</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p>Proposal: New road giving access for all traffic from Fairfield Avenue to Millmead with closure of the Millmead High Street junction.</p> <p><i>Implementation:</i> Private/Borough Council.</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraph 9.18</p>
P21	Church Street between Bridge Street and Clarence Street, Staines	<p><i>Current use:</i> Public Highway</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Surrey County Council</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Agreement by Borough of Spelthorne</p>	<p>Proposal: Environmental enhancement and traffic calming.</p> <p><i>Implementation:</i> Borough Council/Surrey County Council.</p> <p><i>Time Scale:</i> 2001</p> <p><i>Reference in Plan:</i> Paragraphs 4.68,9.19,9.46</p>
P22	Clockhouse Lane, Ashford	<p><i>Current use:</i> Public Highway and railway</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Surrey County Council and Railtrack</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> Section 106 Agreement</p> <p><i>Council Decisions:</i> Agreement by Borough of Spelthorne Highways & Works Committee 20.5.93 (minute 463/92).</p>	<p>Proposal: Construction of pedestrian/cycle bridge over railway line.</p> <p><i>Implementation:</i> Borough Council with London Borough of Hounslow.</p> <p><i>Time Scale:</i> By 2006</p> <p><i>Reference in Plan:</i> Paragraph 9.49</p>

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P23	Walton Bridge, Shepperton	<p><i>Current use:</i> Part Commercial/part open land and part former gravel working</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Public Highway/Private</p>	<p><i>Relevant Planning Permissions:</i> SP/94/0702) "called in" by Secretary of State but subsequently withdrawn by Surrey CC in February 1998.</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Surrey County Council resolved :- (i) in Feb 1998 to promote a single carriageway 'off line' scheme via a PFI scheme (ii) in June 1999 to abandon the PFI scheme and the off line route and to promote a replacement bridge via the Local Transport Plan along the line of the existing structure.</p>	<p><i>Proposal:</i> Construction of a replacement bridge to provide a single carriageway, a separate pedestrian/cycle bridge; new link road to the Marshalls Roundabout, Shepperton; and associated slip roads (in conjunction with highway improvements in the adjoining Borough of Elmbridge).</p> <p><i>Implementation:</i> Surrey County Council</p> <p><i>Time Scale:</i> Abandoned (see comments under 'Council Decisions' in the previous column)</p> <p><i>Reference in Plan:</i> Paragraphs 9.28 to 9.31</p>
P24	Walton Lane, Lower Halliford	<p><i>Current use:</i> Common Land</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> Borough Council</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Approved in Lower Halliford Conservation Area Preservation and Enhancement Plan February 1994</p>	<p><i>Proposal:</i> Small lay by.</p> <p><i>Implementation:</i> Borough Council</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraphs 4.62 and 9.41</p>
P25	Tow Path, Shepperton near junction with Dockett Eddy Lane	<p><i>Current use:</i> Agriculture</p> <p><i>Area:</i> 0.3 ha (0.7 acres)</p> <p><i>Ownership:</i> Tarmac Quarry Products Ltd</p>	<p><i>Relevant Planning Permissions:</i> Application (PA/00/0009) submitted on 05/01/00 seeking permission for provision of public car park incorporating 28 parking spaces.</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p><i>Proposal:</i> Small public car park</p> <p><i>Implementation:</i> To be funded by Tarmac Quarry Products Ltd</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraph 9.41 and 11.25</p>
P26	Russell Road, Lower Halliford between War Memorial and Marshalls Roundabouts	<p><i>Current use:</i> Highway</p> <p><i>Area:</i> N/A</p> <p><i>Ownership:</i> N/A</p>	<p><i>Relevant Planning Permissions:</i> N/A</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Principle agreed in Lower Halliford Conservation Area Preservation and Enhancement Plan - February 1994.</p>	<p><i>Proposal:</i> Traffic calming scheme.</p> <p><i>Implementation:</i> Borough Council/Surrey County Council</p> <p><i>Time Scale:</i> Scheme was completed in May 1999</p> <p><i>Reference in Plan:</i> Paragraphs 4.62, 9.46</p>

PROPOSALS – SOCIAL AND COMMUNITY FACILITIES

P27	Site of ABC Cinema and former	<p><i>Current use:</i> Cinema, Restaurant</p>	<p><i>Relevant Planning Permissions:</i> PA/99/0530 Permission granted (19/01/2001) for erection of five</p>	<p><i>Proposal:</i> (see note under Council Decisions)</p>
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REF NO	LOCATION	SITE DETAILS	EXISTING COMMITMENTS	LOCAL PLAN PROPOSALS
	Carvery, Clarence Street, Staines	<p><i>Area:</i> 0.4 ha (1 acre)</p> <p><i>Ownership:</i> Private</p>	<p>residential units and 2209m² of A3 use.</p> <p><i>Agreements:</i> There is a legal agreement relating to this planning permission.</p> <p><i>Council Decisions:</i> This proposal was clarified by a Planning Brief for the site adopted in April 1999 and which has the status of Supplementary Planning Guidance.</p>	<p>development to secure:</p> <ol style="list-style-type: none"> 1) Leisure and Catering facilities including a cinema 2) Offices but only sufficient to secure a viable scheme 3) Exceptionally high and consistent standard of design on all four elevations commensurate with the site's conspicuous and prestigious location within Staines Conservation Area and reflecting the historic character of the properties on the north side of Clarence Street and its important riverside setting 4) Height no greater than the properties on the north side of Clarence Street. 5) Appropriate access, parking and servicing facilities. 6) Augmentation and enhancement of the public riverside walk and appropriate landscaping to enhance the River Colne. <p>The Council would be prepared to consider the relocation of the cinema to another appropriate location within the town centre providing this could be secured first.</p> <p><i>Implementation:</i> Private</p> <p><i>Time Scale:</i> By 2006</p> <p><i>Reference in Plan:</i> Paragraph 4.68, 6.31, 8.47, 10.15</p>

PROPOSALS – RECREATION

P28	Fordbridge Park, Staines	<p><i>Current use:</i> Public Park</p> <p><i>Area:</i> 0.1 ha (0.3acres) approx</p> <p><i>Ownership:</i> Borough Council</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p><i>Proposal:</i> Provision of children's play equipment.</p> <p><i>Implementation:</i> Borough Council</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraph 11.17</p>
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REF NO	LOCATION	SITE DETAILS	EXISTING COMMITMENTS	LOCAL PLAN PROPOSALS
P29	Land at Holywell Way, Stanwell	<p><i>Current use:</i> Open land for informal public recreation</p> <p><i>Area:</i> 1.9 ha (4.7acres) approx</p> <p><i>Ownership:</i> Borough Council</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p><i>Proposal:</i> Provision of children's play equipment on part of the site.</p> <p><i>Implementation:</i> Borough Council</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraph 11.17</p>
P30	Land at eastern end of Oakington Drive, Sunbury	<p><i>Current use:</i> Land reserved for proposed Sunbury By-Pass</p> <p><i>Area:</i> 0.2 ha (0.5acres) approx</p> <p><i>Ownership:</i> Surrey County Council</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> Sunbury By-Pass (TP26) now formally abandoned by Surrey County Council</p>	<p><i>Proposal:</i> Provision of children's play equipment.</p> <p><i>Implementation:</i> Borough Council</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraph 11.17</p>
P31	Land at Greeno Crescent, Littleton	<p><i>Current use:</i> Incidental open space</p> <p><i>Area:</i> 0.4 ha (1 acre) approx</p> <p><i>Ownership:</i> Borough Council</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p><i>Proposal:</i> Provision of children's play equipment.</p> <p><i>Implementation:</i> Borough Council</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraph 11.17</p>
P32	Land adjacent to the River Ash, Wellington Road, Ashford	<p><i>Current use:</i> Open land for public recreation</p> <p><i>Area:</i> 0.4 ha (1 acre) approx</p> <p><i>Ownership:</i> Borough Council</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p> <p><i>Council Decisions:</i> None</p>	<p><i>Proposal:</i> Provision of children's play equipment.</p> <p><i>Implementation:</i> Borough Council</p> <p><i>Time Scale:</i> By 2001</p> <p><i>Reference in Plan:</i> Paragraph 11.17</p>
P33	Land at Wheatsheaf Lane, Staines	<p><i>Current use:</i> Agricultural/ grazing</p>	<p><i>Relevant Planning Permissions:</i> None</p> <p><i>Agreements:</i> None</p>	<p><i>Proposal:</i> Public open space with provision of children's play equipment.</p> <p><i>Implementation:</i> Borough Council</p>

REF NO	LOCATION	SITE DETAILS	EXISTING COMMITMENTS	LOCAL PLAN PROPOSALS
		(1 acre) approx <i>Ownership:</i> Part private/part Borough Council	<i>Council Decisions:</i> None	<i>Time Scale:</i> By 2001 <i>Reference in Plan:</i> Paragraph 11.17
P34	River Ash between Priory Green, Staines and Fordbridge Road, Sunbury	<i>Current use:</i> Part open land for public recreation, including existing sections of riverside walk, part agricultural, part current mineral working sites <i>Area:</i> N/A <i>Ownership:</i> Various	<i>Relevant Planning Permissions:</i> None <i>Agreements:</i> None <i>Council Decisions:</i> Concept established in Middlesex Development Plan 1956 <i>Supplementary Planning Guidance:</i> Planning Brief published by the Council in November 1987	<i>Proposal:</i> Provision of riverside walk. <i>Implementation:</i> Borough Council <i>Time Scale:</i> By 2001 <i>Reference in Plan:</i> Paragraph 11.26 <i>Other Matters:</i> Further details of the proposal are shown in the Planning Brief published by the Borough Council.
P35	Land adjoining south and south west side of Staines Moor, Staines	<i>Current use:</i> <i>Area:</i> N/A <i>Ownership:</i> Thames Water Utilities	<i>Relevant Planning Permissions:</i> None <i>Agreements:</i> None <i>Council Decisions:</i> None	<i>Proposal:</i> Part of circular bridleway route including footpath. <i>Implementation:</i> Borough Council <i>Time Scale:</i> By 2006 <i>Reference in Plan:</i> Paragraph 11.29