

Annual Monitoring Report 2008

Planning and Housing Strategy
Borough of Spelthorne
Council Offices
Knowle Green
Staines
TW18 1XB



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List of Abbreviations

AMR	Annual Monitoring Report
CLG	Communities and Local Government
COI	Core Output Indicator
DPD	Development Plan Document
EA	Environment Agency
EIP	Examination in Public
GOSE	Government Office for the South East
IMD	Index of Multiple Deprivation
LDF	Local Development Framework
LDS	Local Development Scheme
LP	Local Plan
ODPM	Office of the Deputy Prime Minister (now CLG)
ONS	Office for National Statistics
PDL	Previously Developed Land
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSL	Registered Social Landlord
SCI	Statement of Community Involvement
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area (for birds)
SPD	Supplementary Planning Document
SNCI	Site of Nature Conservation Importance
SSSI	Site of Special Scientific Interest

Executive Summary

This is Spelthorne's fourth Annual Monitoring Report (AMR) under the new planning system and deals with the period from 1 April 2007 to 31 March 2008. It follows the style of the last three years and is based partly on the policies of the Spelthorne Borough Local Plan and the Surrey Structure Plan and now, to a greater extent, the emerging policies of the South East Plan and Spelthorne's Local Development Framework where appropriate, particularly in relation to housing requirements.

This report is structured around four main themes preceded by an overview of the main characteristics of the Borough and a progress report on the LDF. The key issues on each are summarised below.

i. What is Spelthorne like?

This section gives a brief overview of Spelthorne's key characteristics.

- Spelthorne is a small densely populated area with a population of 90,390 (2001 Census)
- Nearly 65% of the Borough is Green Belt and 7.0% of the urban area is within a 1 in 100 flood risk area (based on the latest Environment Agency Flood Map – February 2008). These are major constraints on development
- Compared with the national average Spelthorne's populations is slightly older and its average household size slightly smaller. It has a relatively small ethnic minority population
- The proximity to Heathrow has a strong influence on the economy of Spelthorne

ii. Progress with the Local Development Framework

This section of the report reviews the Council's progress in preparing the new Local Development Framework for the Borough.

- The Council has progressed the LDF in accordance with the milestones in the Local Development Scheme (2nd Revision) adopted on 17 April 2007
- The Core Strategy and Policies DPD and the Allocations DPD were submitted on 14 June 2007

iii. Housing

This section provides data on the rate and type of new housing and on the provision of affordable housing. It also sets out general information about housing in Spelthorne, including housing stock, types of dwellings, tenure, housing need and house prices.

- Housing completions have continued to meet South East Plan requirements including the higher levels proposed in the Panel's Report following the Examination in Public (EIP) (as shown in the Housing Trajectory – Figure 4)
- The current number of permissions indicates that the rate of completions is likely to be maintained above the required annual rate for the next few years
- Existing commitments and identified sites demonstrate that a five year supply of deliverable sites can be met (see statement – Appendix 4)
- 100% of new and converted dwellings constructed during the year have been on previously developed land (PDL)
- 82% of new dwellings permitted during the year were 1 and 2 bedroom
- 92% of dwellings completed during the year have been at densities in excess of 30 dwellings per hectare
- Affordable completions in the year represented 12% of all completions (net)

iv. Economy

The main focus of this section is on commercial development and the Borough's workforce including commuting and employment patterns.

- Fewer people are involved in managerial and professional occupations in Spelthorne compared to the Surrey average
- London attracts a large number of commuters living in Spelthorne
- Unemployment in Spelthorne at 1.0% is the highest rate in Surrey but is below the national average of 2.2%
- Staines is the largest town centre in the Borough and continues to be the focus for office and retail development schemes
- There has been a particularly low level of commercial development and high level of commercial vacancies this year

v. Environment

This section provides information on key environmental indicators.

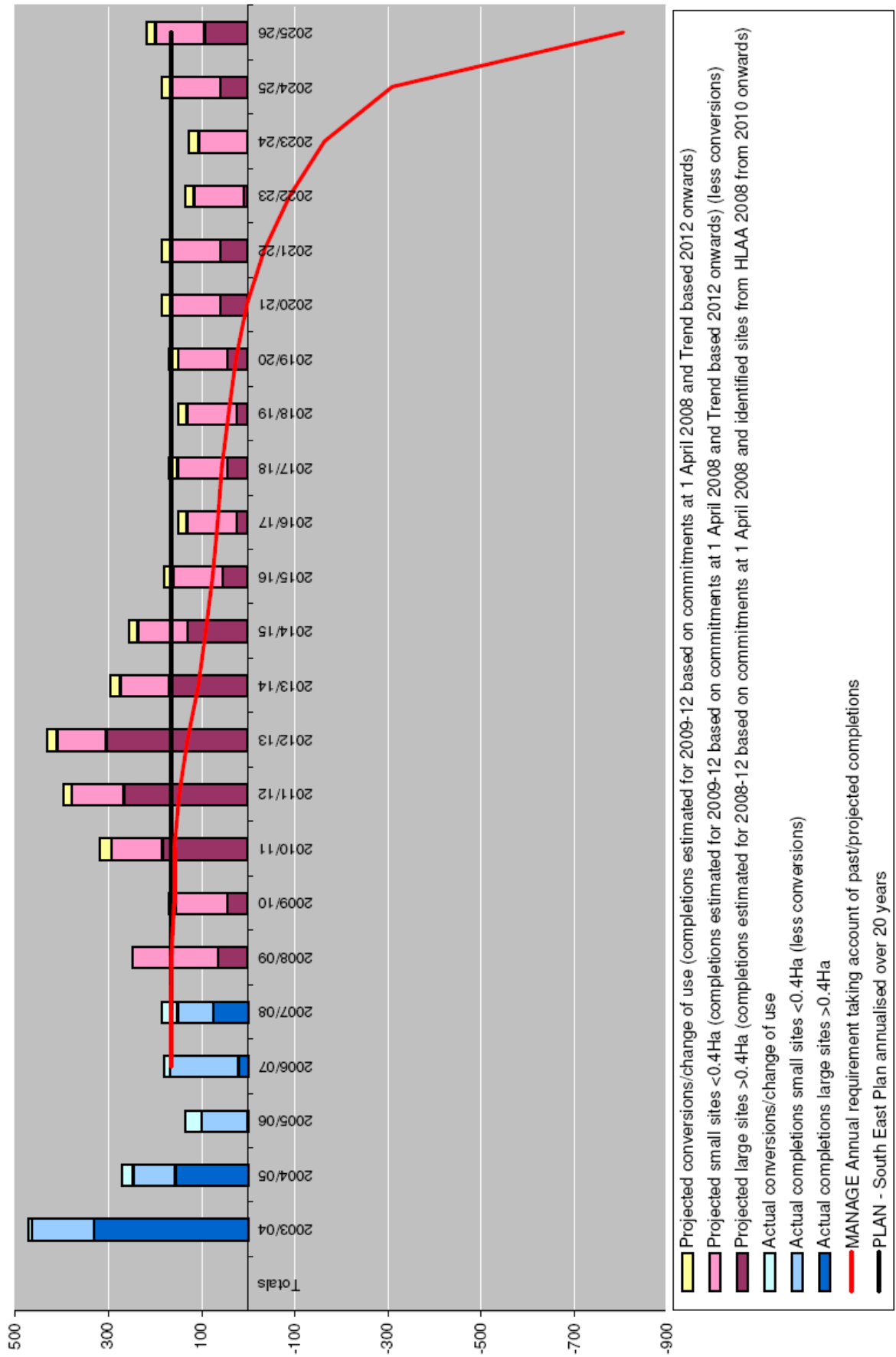
- Risk from fluvial flooding is a major issue in Spelthorne with nearly a fifth of the Borough within a 1 in 100 years flood risk area
- No new development schemes have been permitted against the advice of the Environment Agency
- Spelthorne contains areas of national and international significance for nature conservation. Its major reservoirs form part of the South West London Waterbodies Special Protection Area and Ramsar site
- There has been no change in the site areas or loss of habitat since the designation of SSSIs and SNClS

vi. Transport

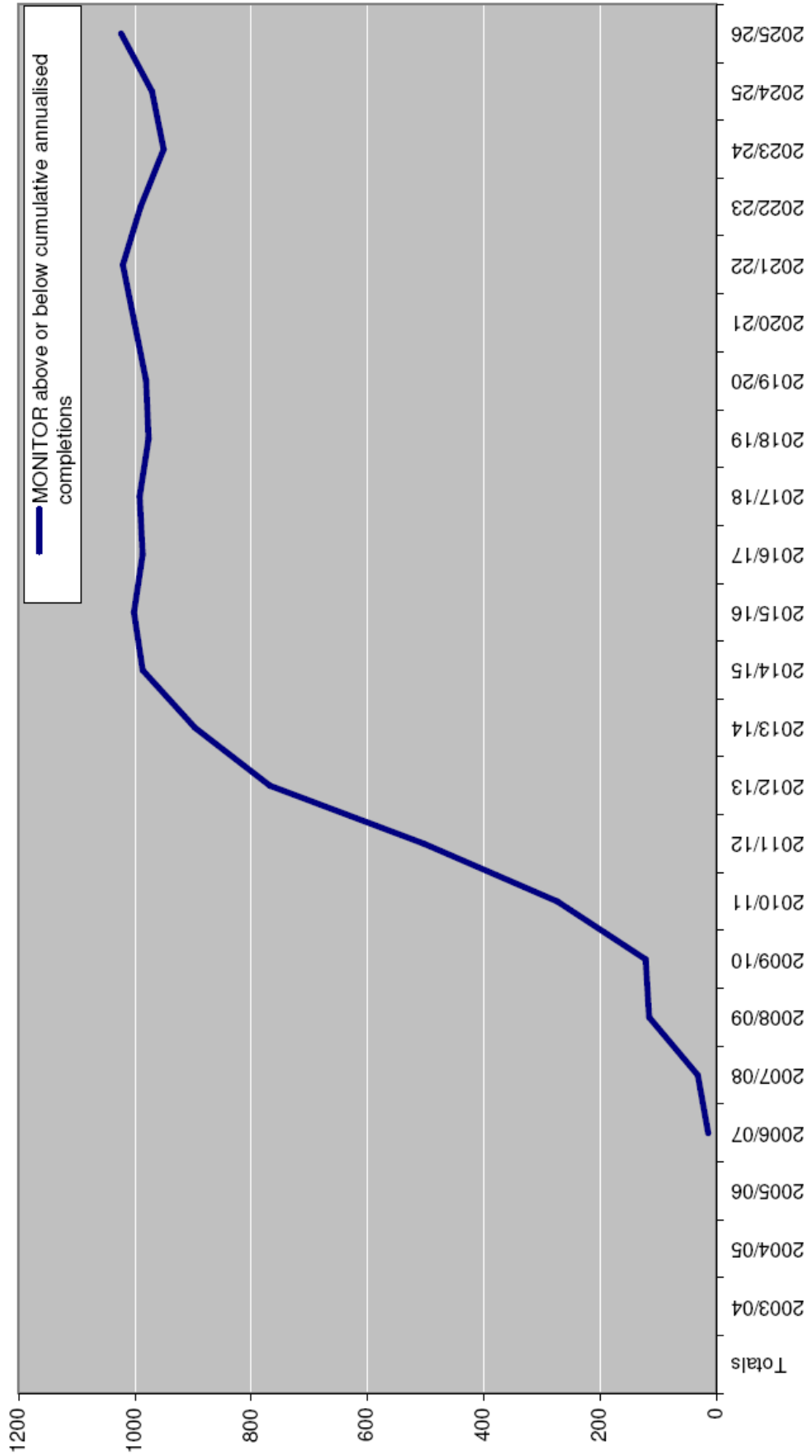
This section provides information on transport and accessibility indicators.

- Traffic congestion is an issue in Spelthorne
- Road traffic is a major contributor to poor air quality in parts of Spelthorne
- There is a high dependency on cars as a mode of transport
- Non-residential developments comply with the Council's adopted parking standards

Housing Trajectory



Monitor above and below cumulative annualised completions



1. About this document

- 1.1 As part of the new plan making process authorities are required to produce an Annual Monitoring Report (AMR). The report is designed to monitor the progress of the Local Development Framework (LDF) and assess the effectiveness of policies. Authorities must undertake five key monitoring tasks:
- Review LDF progress against the timetable and milestones set out in the Local Development Scheme
 - Assess the extent to which policies are being implemented
 - Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented.
 - Identify the significant effects of implementing policies and whether they are as intended.
 - Set out whether policies are to be amended or replaced
- 1.2 LDFs should be continually reviewed and revised and the AMR will be the main mechanism for assessing the framework's performance and effects. This reflects the concept of 'plan, monitor and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.
- 1.3 Government guidance suggests an objective-policy-target-indicator approach to monitoring LDFs. Once objectives have been identified and the related policies developed, it is possible to identify relevant indicators and set appropriate targets against which movement away from or towards policy objectives can be clearly measured. Policies can then be adjusted accordingly.
- 1.4 In previous AMRs, in the absence of an LDF, the Spelthorne Borough Local Plan - April 2001 (as altered in December 2004) has formed the basis for monitoring. Regulation 48(4) of The Town and Country Planning (Local Development) (England) Regulations 2004 requires Local Authorities to specify any old policies that no longer apply. On 27 September 2007 all policies in the adopted Local Plan ceased to have effect by virtue of the 2004 Regulations except for those 'saved' by a Direction from the Secretary of State. Thus for the period being monitored half the year is covered by the policies in the adopted Local Plan and the second half is covered by the 'saved' policies together with the policies set out in the submitted Core Strategy and Policies DPD, which the Council agreed it would apply for development control purposes from 1 August 2007. Further information on the progress of the LDF and the status of policies is provided in Chapter 3.
- 1.5 The AMR continues to monitor key issues using selected indicators and relating them to local plan policies and targets as well as policies in the submitted Core Strategy and Policies DPD where appropriate. The format of future monitoring reports will be amended to reflect the Implementation and Monitoring Framework set out in the submitted DPD and the requirements of the Sustainability Appraisal.
- 1.6 This report is structured around six main themes which are –
- i. What is Spelthorne like?
 - ii. Progress with the LDF
 - iii. Housing
 - iv. Economy

v. Environment

vi. Transport

- 1.7 Core Output Indicators (COIs) as defined in “Local Development Framework Core Output Indicators – Update 1/2005” have been used to monitor key issues within these themes. In July 2008 the Government published ‘Update 2/2008’ which set out a number of changes to the Core Output Indicators, mainly to rationalize, clarify and update indicators to reflect current government guidance. Whilst recognising the late availability of this information Local Authorities were asked, where possible, to have regard to the new indicators in the preparation of their AMRs for 2007/2008. The Council has sought to comply with this request and has also included, as previously, other local and contextual information relevant to Spelthorne to supplement the COIs when appropriate.
- 1.8 This is Spelthorne’s fourth AMR under the new planning requirements. All information relating to new development in Spelthorne, or progress with the LDF has a base date of 31 March 2008 and covers the period from 1 April 2007 (referred to as the “reporting year”). It should be noted that the housing figures and trajectory set out in the submitted Core Strategy and Policies DPD and the Allocations DPD have a base date of April 2006 and accordingly the figures and assumptions on housing delivery set out in this document update those in the submitted DPDs by two years.
- 1.9 More detailed statistical information on a number of issues is set out in the Appendices. All information relating to floorspace or housing units is collected and reported without the application of size thresholds unless specifically referred to in a table.
- 1.10 Also set out in this document, at Appendix 4, is the Council’s five year housing land supply assessment prepared in accordance with PPS3 and Government criteria to satisfy the requirements for the allocation of Housing and Planning Delivery Grant.

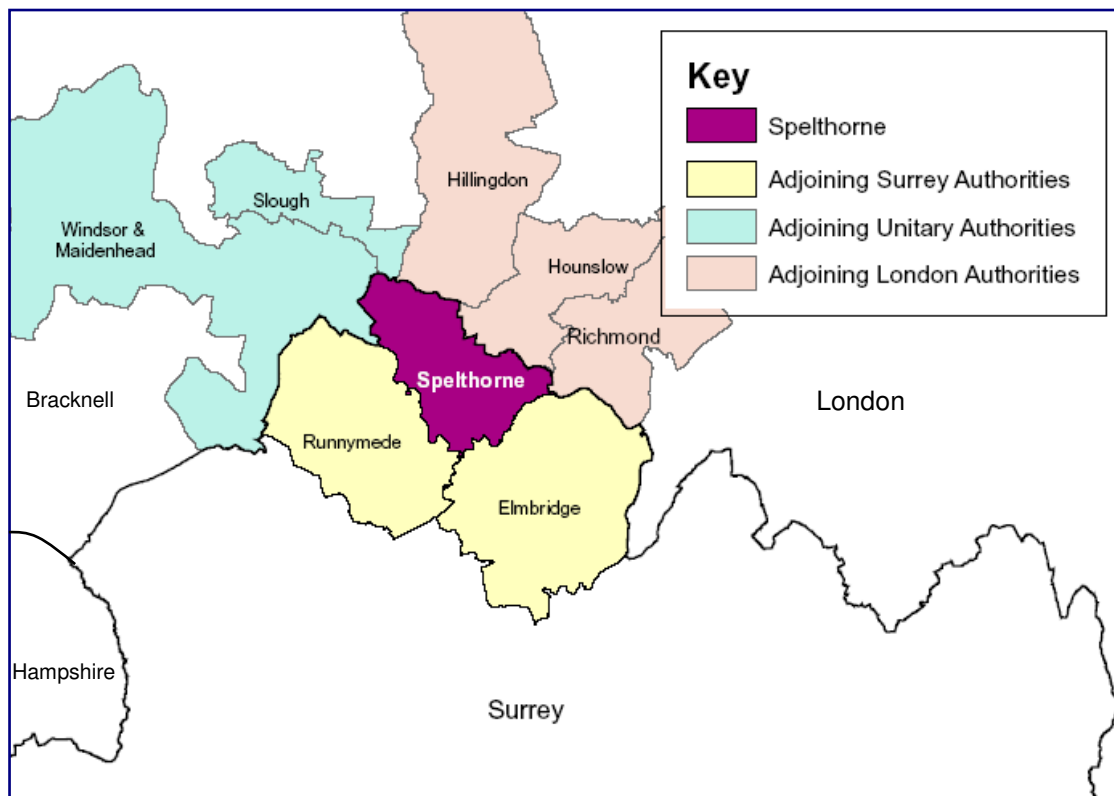
2. What is Spelthorne Like?

Key Facts

- Spelthorne is a small densely populated area with a population of 90,390 (2001 Census)
- Nearly 65% of the Borough is Green Belt and 7.0% of the urban area is within a 1 in 100 flood risk area (based on the latest Environment Agency Flood Map December 2007/February 2008). These are major constraints on development
- Compared with the national average Spelthorne's population is slightly older and its average household size slightly smaller. It has a relatively small ethnic minority population
- The proximity to Heathrow has a strong influence on the economy of Spelthorne

- 2.1 Spelthorne lies approximately 15 miles south west of Central London. It is a relatively small but quite densely populated Borough with an area of 5,118 ha and a population of 90,390 (2001 Census). It is bounded by Heathrow Airport to the north, the River Thames to the south and London Boroughs to the east, while the M25 runs close to its western boundary. Its main towns are Ashford, Shepperton, Staines, Stanwell and Sunbury. Staines is the main commercial centre.

Map 1 Location of Spelthorne



2.2 Map 2 shows the main towns within the Borough. Table 1 shows town populations and Table 2 Ward populations from the 2001 Census.

Map 2 Borough of Spelthorne

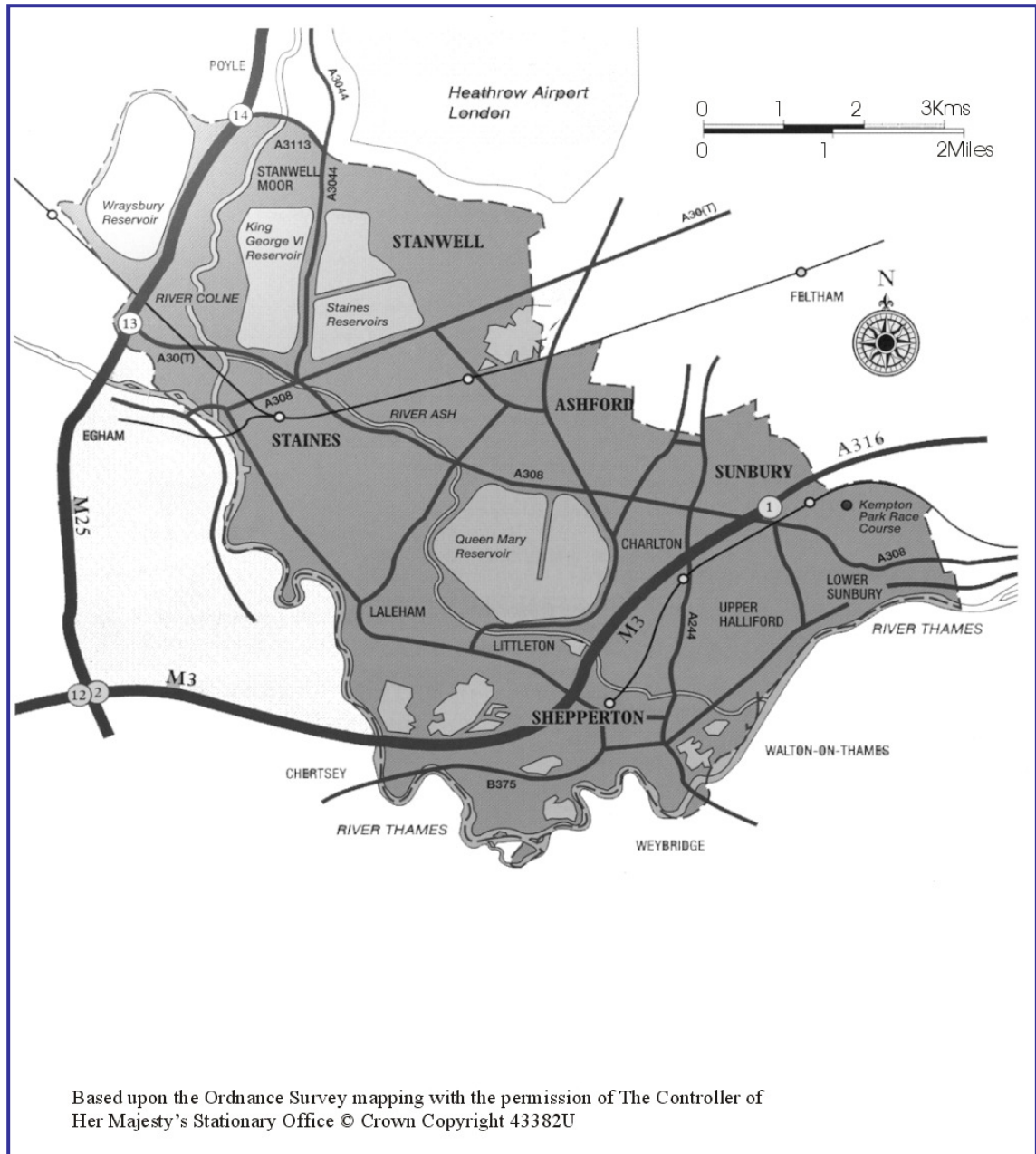


Table 1 Town Populations (2001 Census)

Town	2001
Ashford	25,240
Shepperton	10,796
Staines	20,658
Stanwell	9,903
Stanwell Moor	1,343
Sunbury	18,510
Upper Halliford	2,143

Source: Based on 2001 Census Output Areas

Table 2 Ward Populations and Households (2001 Census)

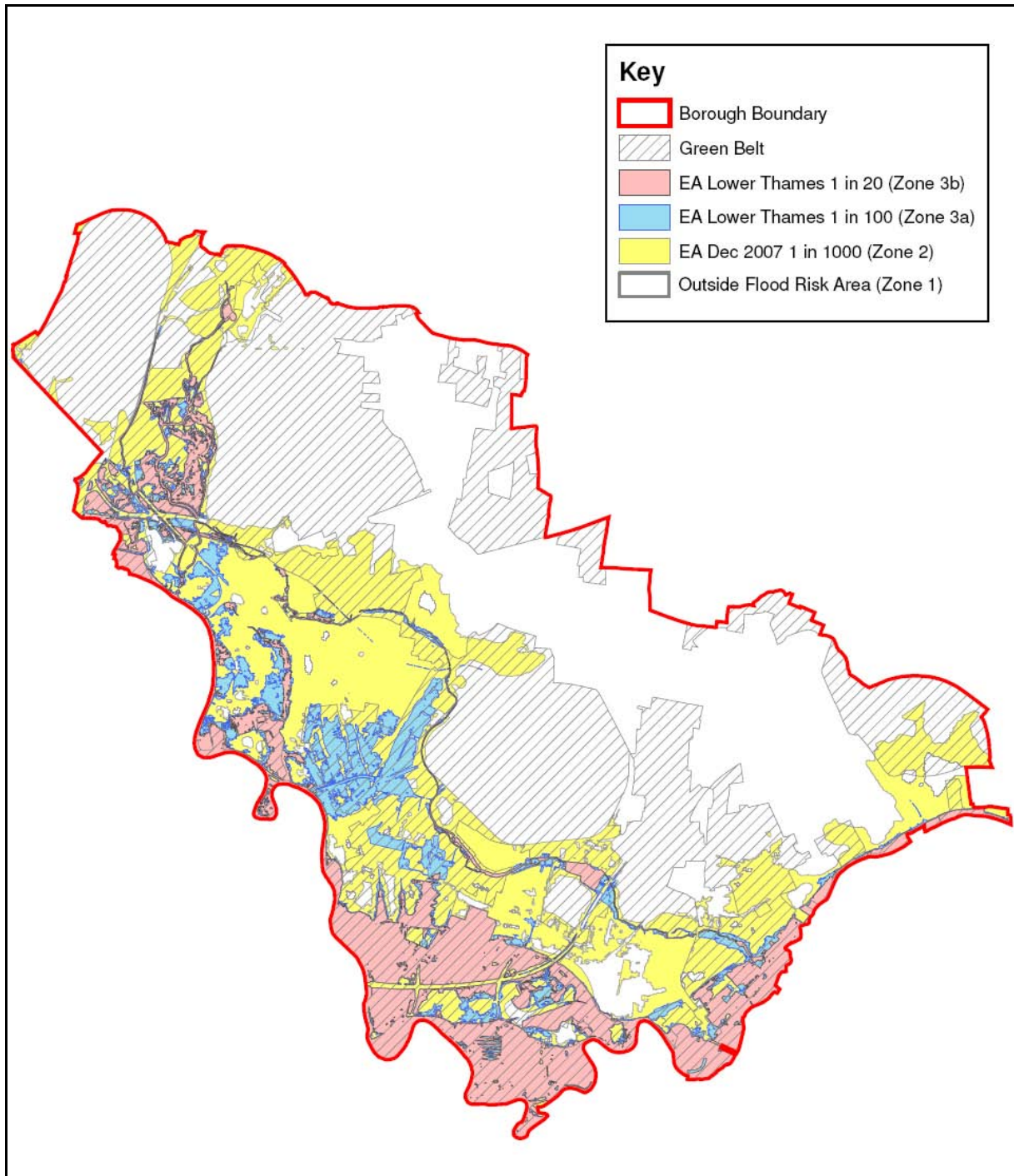
Wards	Persons	Households
Ashford Common	7671	3290
Ashford East	6958	2912
Ashford North and Stanwell South	7553	2955
Ashford Town	6772	2697
Halliford and Sunbury West	5969	2507
Laleham and Shepperton Green	7256	2997
Riverside and Laleham	6617	2846
Shepperton Town	6463	2901
Staines	7302	3457
Staines South	6739	2838
Stanwell North	7301	3242
Sunbury Common	7481	3090
Sunbury East	6308	2660
Total	90,390	38,392

(Source: 2001 Census)

Figures may not sum due to rounding

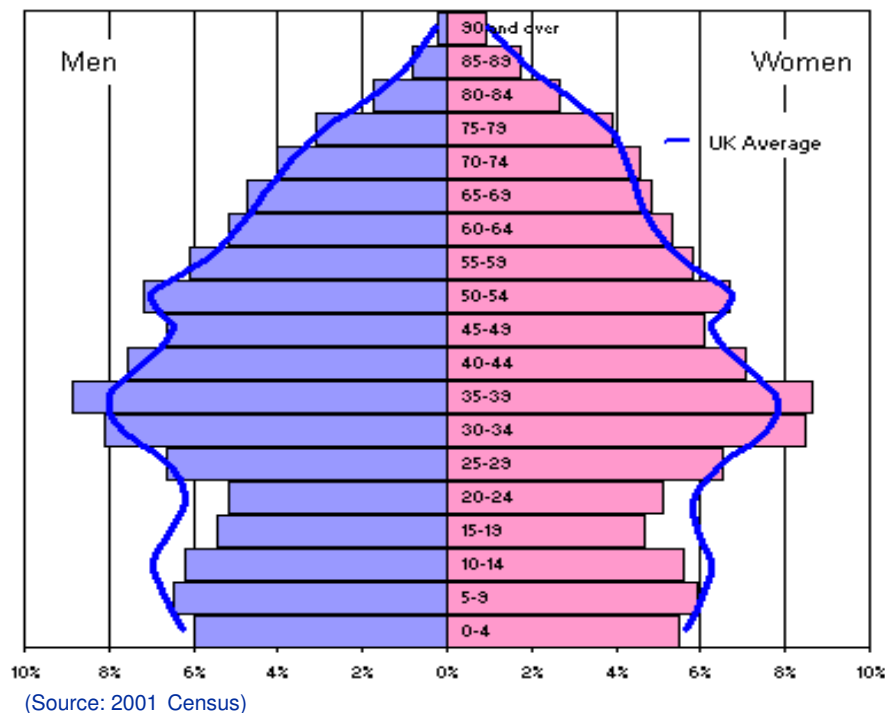
- 2.3 Spelthorne is located where the continuous built up area of London gives way to a more distinct pattern of individual towns and villages with their own separate character. Gaps between settlements are relatively small and although the stretches of open land are fragmented in some places they play a key role in defining the character of the Borough and distinguishing it from outer London.
- 2.4 Altogether approximately 65% of the Borough lies outside urban areas. This land is designated as Green Belt in recognition of its role in containing the outward spread of London and separating local towns and villages.
- 2.5 Spelthorne adjoins the River Thames. It is flat and low lying and consequently liable to flood. Overall 17.5% of the Borough, including 7.0% of the urban area, is at risk in a 1 in 100 flood event as identified initially by the Council's Strategic Flood Risk Assessment (SFRA) – December 2006 and updated by the latest Environment Agency flood risk maps of December 2007/February 2008. Staines and Shepperton are the worst affected areas.
- 2.6 Map 3 shows the Green Belt and flood plain in the Borough and the extent to which they act as a constraint on development.

Map 3 Green Belt and Flood Risk Areas in Spelthorne



(Source: EA Lower Thames Flood Risk Mapping Study, February 2008 and EA data, December 2007)

Figure 1 Population of Spelthorne in relation to the national average



- 2.7 Compared with the national average, Spelthorne’s population is slightly older and its average household size slightly smaller. The ethnic minority population is small (5.7%) and a relatively high proportion of the population (72.7% in 16-74 age group) is “economically active” (either in work or seeking work).
- 2.8 Spelthorne’s economy includes a significant number of industrial estates distributed throughout the Borough. The decline of manufacturing nationally and regionally has seen some commercial sites lost to residential use while, in more accessible locations, redevelopment has taken place for offices or high-tech industry. In comparison with other Surrey Districts Spelthorne still has a relatively large amount of industrial floorspace. The Borough is also a significant centre for warehouse floorspace, particularly for airport-related warehousing close to Heathrow. Office employment has grown, with a particular focus on Staines town centre, although total floorspace is still below average for the Surrey Districts.
- 2.9 Outside the urban areas the water industry is a major user of land with a number of large prominent reservoirs dominating the landscape. A distinctive feature to the north and east of Staines is the extensive area of Metropolitan Common, notably Staines Moor. The Staines Commons together with the adjoining reservoirs form a substantial Site of Special Scientific Interest (SSSI). There are also a number of smaller SSSIs and Sites of Nature Conservation Importance (SNCI) of more local significance located within the Borough. The major reservoirs and other Waterbodies either form part of or support the South West London Waterbodies Special Protection Area and Ramsar site in recognition of their international significance for certain species of overwintering wildfowl.

3. Progress with the Local Development Framework

Key Facts

- The Council has progressed the LDF in accordance with the milestones in the Local Development Scheme (2nd Revision) adopted on 17 April 2007
- The Core Strategy and Policies DPD and the Allocations DPD were submitted on 14 June 2007

Introduction

- 3.1 In September 2004 the Planning and Compulsory Purchase Act 2004 introduced the new system of development plan making whereby Local Plans and Structure Plans will be progressively replaced by Local Development Frameworks.
- 3.2 Councils are required to set out in their Annual Monitoring Reports their progress in preparing the documents that make up the Local Development Framework against the milestones and targets set out in their Local Development Scheme.

Progress

- 3.3 A Local Development Scheme (LDS) was first adopted in June 2004 and revised in March 2005. A second revision to the Local Development Scheme was approved by the Council's Executive on 6 March 2007 and confirmed by the Secretary of State on 17 April 2007. This revision amended the programme to take account of updated guidance and requirements set out in new Planning Policy Statements. Table 3 illustrates progress against the timetable set out in this second revision.
- 3.4 On 14 June 2007 the Council submitted to the Secretary of State its Core Strategy and Policies DPD and Allocations DPD. This was followed by a six week consultation period running until 2 August 2007. Following a number of exploratory meetings with the appointed Inspector and GOSE, and a Pre-Examination Hearing on 3 October 2007, the Council proposed some changes to the expression of the spatial strategy in order to clarify concerns expressed by the Inspector and some third parties. These changes led to the two DPDs being re-advertised for a further 6 week consultation period from 6 March to 17 April 2008 before progressing to the formal Examination Hearing stage.

Table 3 Local Development Scheme Monitoring – up to 31 March 2008

Document	Date when stages were planned to be reached	Date stages were actually reached	Comment on Progress
Local Development Scheme	ODPM required Schemes to be submitted by the end of March 2005	First scheme was adopted on 22 June 2004, revised scheme adopted on 15 March 2005, 2 nd revision approved 17 April 2007	Scheme updated to take account of new guidance and PPS requirements
Statement of Community Involvement	Submission was planned for April 2006	Submitted March 2006 and Adopted 19 October 2006	Completed in accordance with target
Spelthorne Development Plan – Core Strategy and Policies DPD and Allocations DPD	Issues and Options stage October/ November 2005.	Issues and Options consultation carried out in September to October 2005	Completed on time
	Public participation on preferred options May to June 2006	Consultation on preferred options carried out May to June 2006.	Completed on time
	Submission planned for May 2007	Submitted in June 2007 in accordance with 2 nd revision LDS Consultation 14 June to 2 August 2007	Completed on time
		Re-advertised 6 March 2008	To clarify issues relating to expression of spatial strategy
Proposals Map DPD	Submission planned for May 2007	Submitted in June 2007 in accordance with 2 nd revision LDS Consultation 14 June to 2 August 2007	Completed on time
Planning Briefs for the Elmsleigh Centre, Bridge Street Car Park and Knowle Green Council Offices, Staines	Public participation planned for October to November 2008	Consultation on initial draft carried out May to June 2006	LDS revised due to additional requirements and to take account of changed circumstances
Development Control SPD, Affordable Housing SPD	Public participation planned for October - November 2008	Initial consultation carried out in May – June 2006 but later stages deferred to facilitate additional work on DPD preparation	LDS revised due to additional requirements and to take account of changed circumstances

4. Housing

Key Findings

- Housing completions have continued to meet South East Plan requirements including the higher levels proposed by the Panel's Report following the EIP (as shown in the Housing Trajectory – Figure 4)
- The current number of permissions indicates that the rate of completions is likely to be maintained above the required annual rate for the next few years
- Existing commitments and identified sites demonstrate that a five year supply of deliverable sites can be met. (see statement – Appendix 4)
- 100% of new and converted dwellings constructed during the year have been on previously developed land (PDL)
- 82% of all new dwellings permitted during the year were 1 and 2 bedroom
- 92% of dwellings completed during the year have been at densities in excess of 30 dwelling per hectare
- Affordable completions in the year represented 12% of all completions (net)

Introduction

- 4.1 This section sets out general information about housing in Spelthorne, including housing stock, types of dwellings, tenure, housing need and house prices. It provides data on the rate and type of new housing and on the provision of affordable housing.

Context

- 4.2 A large proportion of the existing housing stock was built between 1930 and 1970. A very high proportion is owner occupied and comprises, in the main, detached, semi-detached and terraced housing. Some 12% of the stock is social housing managed by Registered Social Landlords (RSLs) while private rented accommodation represents about 8% of stock – see Table 5.
- 4.3 House prices have continued to rise during the year and the rate of increase in the Borough have been similar to those in adjoining Boroughs although slightly lower than in other Surrey Districts. Table 6 and Figure 2 illustrate changes over the last five years while Figure 3 shows the average house price in Spelthorne compared with those in adjoining Boroughs. The Housing Needs and Stock Condition Survey carried out in 2006 (published December 2006) highlighted the significant affordability gap, particularly at the “access level” for first time buyers. The housing needs survey also confirmed the significant requirement for one and two bedroom accommodation which exceeds the proportion of such smaller dwellings in the overall housing stock.

Table 4 Housing Stock and Type 2001

Dwelling type	Number	Percentage
Total number of properties	39,305	100.0%
Detached houses	8,070	20.5%
Semi-detached houses	13,954	35.5%
Terraced houses	8,412	21.4%
Flats/maisonettes	8,499	21.6%
Non-permanent	370	0.9%
Vacant	913	2.3%

(Source: Census 2001)

Table 5 Household Tenure 2001

Tenure	Number	Percentage of total housing stock
Owned	30,371	79%
Social rented	4,538	12%
Private rented	2,976	8%
Rent free	507	1%

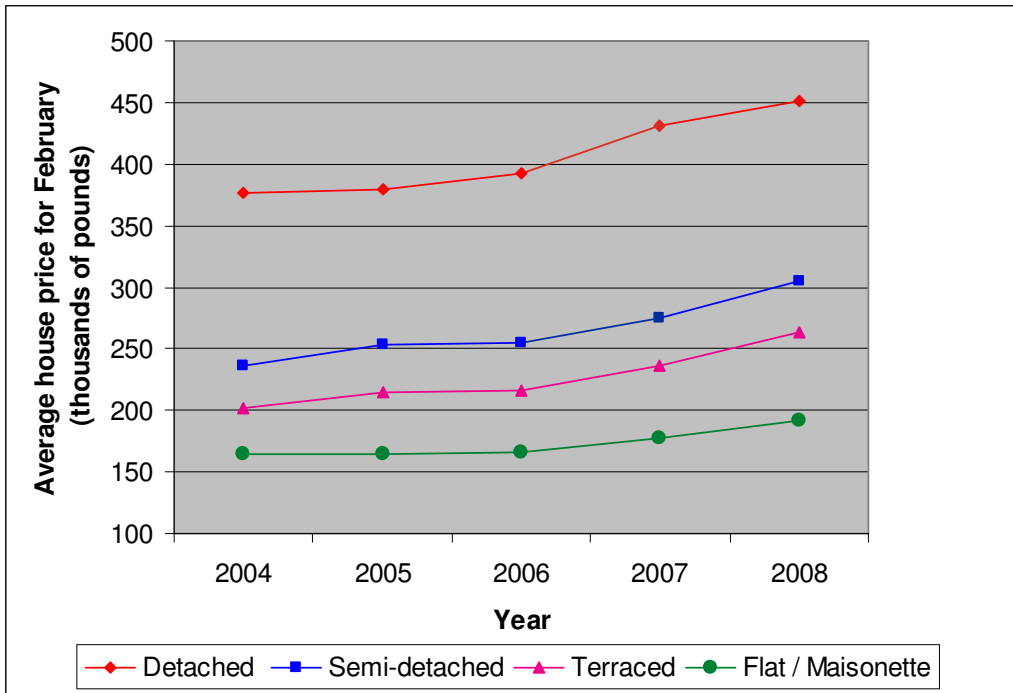
(Source: Census 2001)

Table 6 House prices in Spelthorne by type of dwelling 2004 - 2008

Year (February)	Type of Dwelling			
	Detached	Semi-detached	Terraced	Flat/ Maisonette
2004	£376,800	£236,700	£201,100	£165,100
2005	£379,000	£253,700	£215,300	£164,700
2006	£391,800	£255,000	£215,700	£166,400
2007	£430,500	£274,400	£235,800	£176,900
2008	£451,900	£305,600	£262,800	£192,200
%change 2004 - 2008	+19.9%	+29.1%	+30.7%	+16.4%

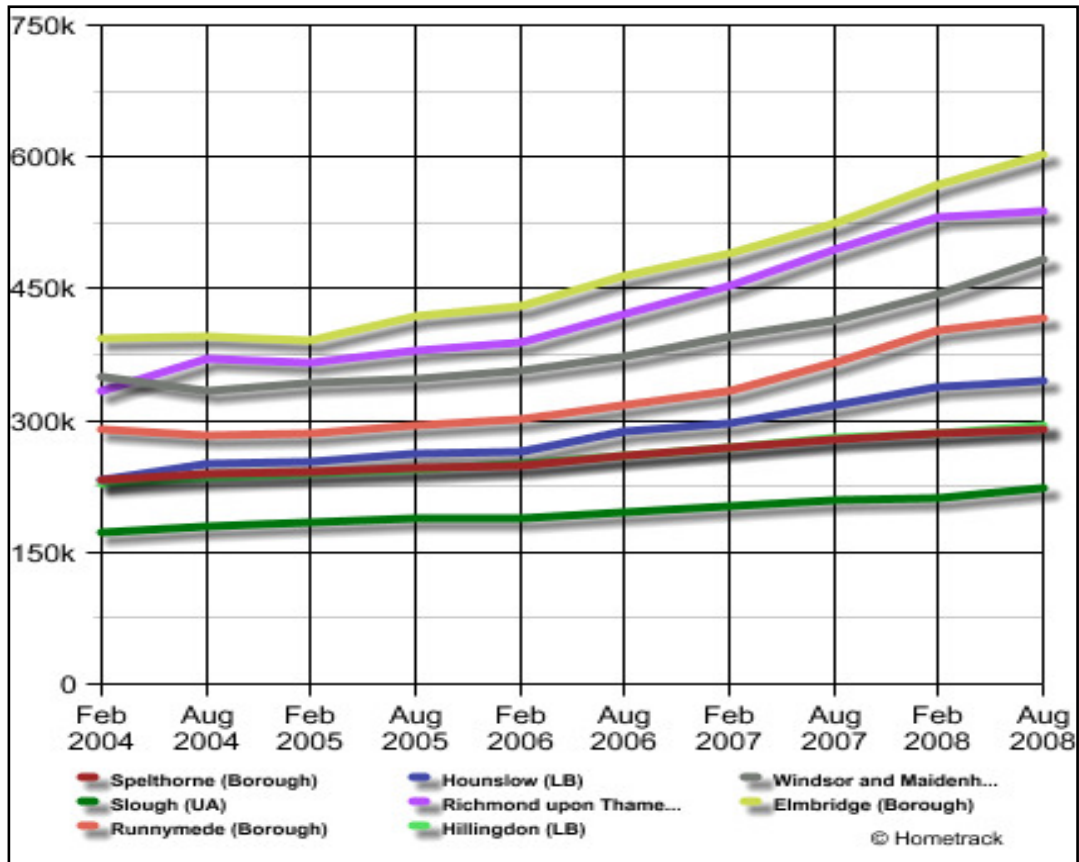
(Source: Figures from Hometrack; © Hometrack)

Figure 2 House prices in Spelthorne by type of dwelling 2004 – 2008



(Source: Data from Hometrack; © Hometrack)

Figure 3 Average house prices in Spelthorne and neighbouring authorities



(Source: Hometrack; © Hometrack)

Housing Provision

Local Plan Policy H1: Number of dwellings to be provided to meet Structure Plan requirement

Core Strategy and Policies DPD Policy SP2: Proposed South East Plan requirement

Target: South East Plan - at least 3320 dwellings to be completed between 2006-2026

Progress

- 4.4 Housing Trajectories are used to demonstrate the progress on delivering the overall housing requirement. Table 7 - Housing Trajectory Data records the level of net new housing completions over the last five years and calculates the average rate at which housing completions must continue to meet the overall housing requirement. The trajectory also indicates the elements of housing supply over the plan period. The notes with the table explain the purpose and function of the various components of the trajectory. It should be noted that the figures and assumptions used in this document update by two years those set out in the Housing Trajectory and Table 2 in the submitted Core Strategy and Policies DPD and the Allocations DPD.
- 4.5 The trajectory has been updated to reflect the dwelling requirement of the proposed changes to the South East Plan to 2026, which effectively supersedes the shorter term requirement of the Surrey Structure Plan. The dwelling requirement for the Plan period is based on the South East Plan figures proposed by the Panel following the EIP and subsequently endorsed by the Secretary of State in her proposed changes to the South East Plan (July 2008). Spelthorne is required to provide for 3320 dwellings at an average rate of 166 per annum. The supply to meet future requirements comprises dwellings currently under construction and those with planning permission, estimated annual completions for conversions and small sites and identified large sites. The estimate for completions on small sites (<0.4ha) to meet the overall housing requirement is based on the overall findings and trend calculations set out in of the Housing Land Availability Assessment 2006 and the Update 2008.
- 4.6 Local Authorities are now required by PPS3 to demonstrate that they can deliver a five year supply of housing sites that are available, suitable and achievable. Appendix 4 sets out the Council's statement on its current five year supply position for the period 2009 to 2014 based on the assumption of 250 completions in the current year to 31 March 2009. This statement follows the advice produced by The Department for Communities and Local Government having regard to the criteria for Housing and Planning Delivery grant purposes. Accordingly it sets out an assessment based on both the approved Structure Plan requirement figure for 2001 – 2016 of 2580 dwellings and the requirement proposed in the emerging South East Plan for the period to 2026.

Table 7 Housing Trajectory Data (COLs H2(a)-(d))

Totals	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 completions	473	272	134	180	184	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Actual conversions/change of use	9	26	34	13	33																			
Actual completions small sites <0.4Ha (less conversions)	133	90	99	146	76																			
Actual completions large sites >0.4Ha	331	156	1	21	75	250	172	318	396	430	295	256	181	151	171	151	170	186	186	136	126	186	219	
Projected annual completions (Allocation sites and trend based)																								
Projected conversions/change of use (completions estimated for 2009-12 based on commitments at 1 April 2008 and Trend based 2012 onwards)				0	0	2	17	25	18	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Projected small sites <0.4Ha (completions estimated for 2008-12 based on commitments at 1 April 2008 and Trend based 2012 onwards) (less conversions)				0	0	184	111	110	111	106	106	106	106	106	106	106	106	106	106	106	106	106	106	106
Projected large sites >0.4Ha (completions estimated for 2008-12 based on commitments at 1 April 2008 and identified sites from HLAA 2008 from 2010 onwards)				0	0	64	44	183	267	304	169	130	55	25	45	25	44	60	60	10	0	0	60	93
PLAN - South East Plan annualised over 20 years				166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166
MONITOR above or below cumulative annualised completions				14	32	116	122	274	504	768	897	987	1002	987	992	977	981	1001	1021	991	951	971	1024	
MANAGE Annual requirement taking account of past/projected completions				166	165	164	159	158	148	130	107	91	76	66	56	42	27	3	-34	-89	-164	-309	-805	

Notes:

Actual completions

Net completions for the previous six 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.

Plan

Draft South East Plan annualised allocation over 20 years

Monitor

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.

Manage

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.

Table 8 Data on large sites identified in the HLAA

	Totals	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
Large sites identified in HLAA (Update 2008)																								
28-44 Feltham Road, Ashford (SA19/001)	23																						10	13
159-166 Feltham Road, Ashford (SA20/002)	75												25	25	25									
Land adj. Feltham Hill Rd & Poplar Rd (SA20/004)	90									20	25				20	25								
Works adj. Harrow Road, Ashford (SA05C/002)	50																	20	20	10				
Gresham Road, Staines (SA13/008)	100																						50	50
Rodd Estate, Shepperton (SA37/001)	PP																							
Moor Lane, Staines (SA11/001)	30																							30
Riverside Works, Fordbridge Rd, Sunbury (SA29/002)	88							28	30	30														
Bridge Street Car Park, Staines (SA11/002)	143							45	45	53														
The Elmsleigh Centre, Staines (Ph 3) (SA12/001)	124								44	40	40													
The Elmsleigh Centre, Staines (Ph 4) (SA12/001)	124																44	40	40					
Thames Water Depot, Charlton Road, Charlton (SA32B/006)	35							12	12	11														
Ashford Hospital, Ashford (SA15/006)	170									60	60	50												
St Michaels Road, Ashford (SA19/014)	PP																							
Centrica 2 Site, Fairfield Avenue, Staines (SA19/004)	60												30	30										
Kingston Road Car Park, Staines (SA09/003)	90									30	30	30												
Holywell Way, Stanwell (SA15/007)	174							54	60	60														
Spelthorne College Church Road Ashford (resid element)	34									14	20													
Total HLAA Sites	1410						0	0	139	191	304	169	130	55	25	45	25	44	60	10	0	60	93	

Figure 4 Housing Trajectory

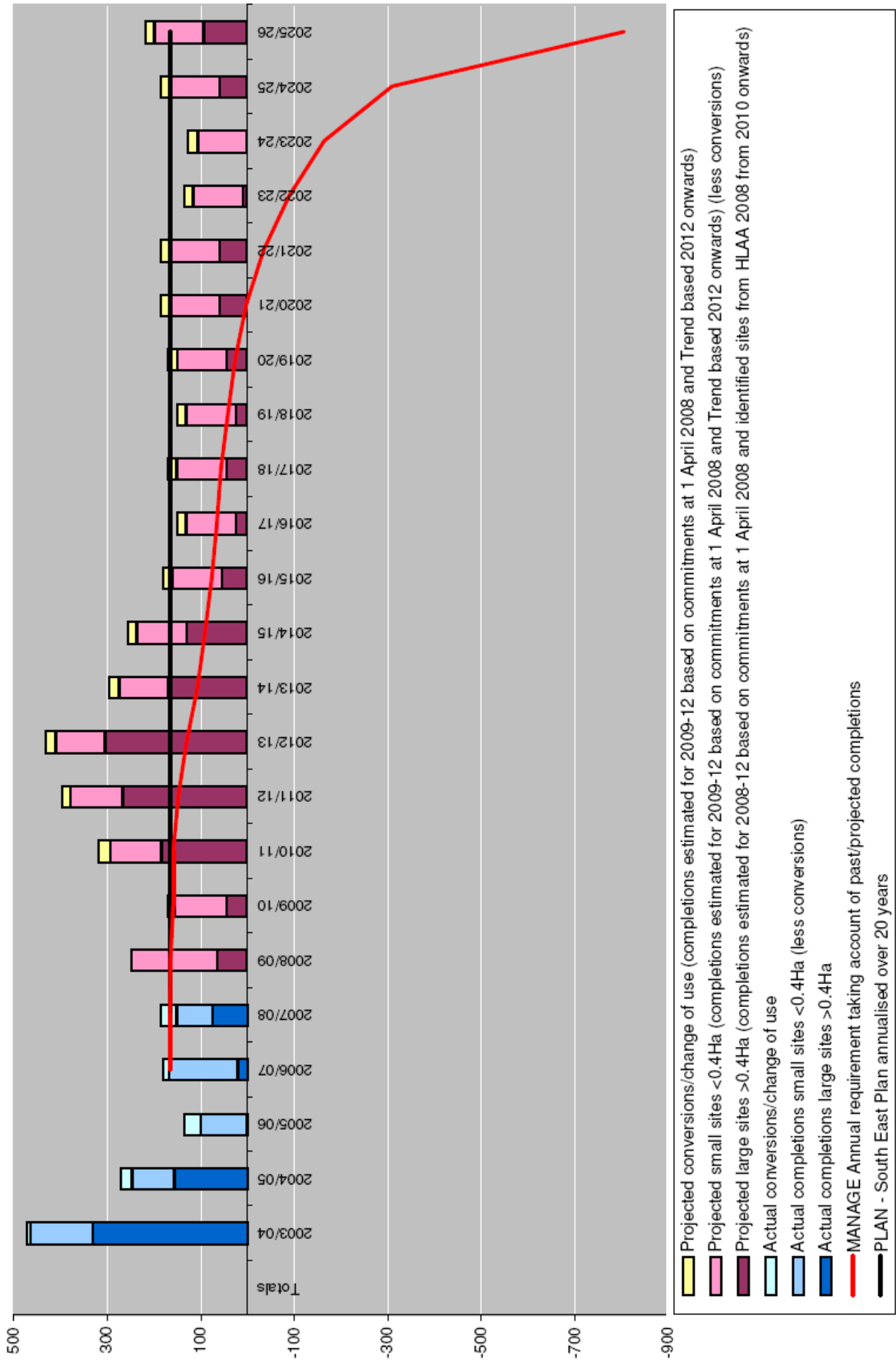


Figure 5 Monitor above and below cumulative annualised completions

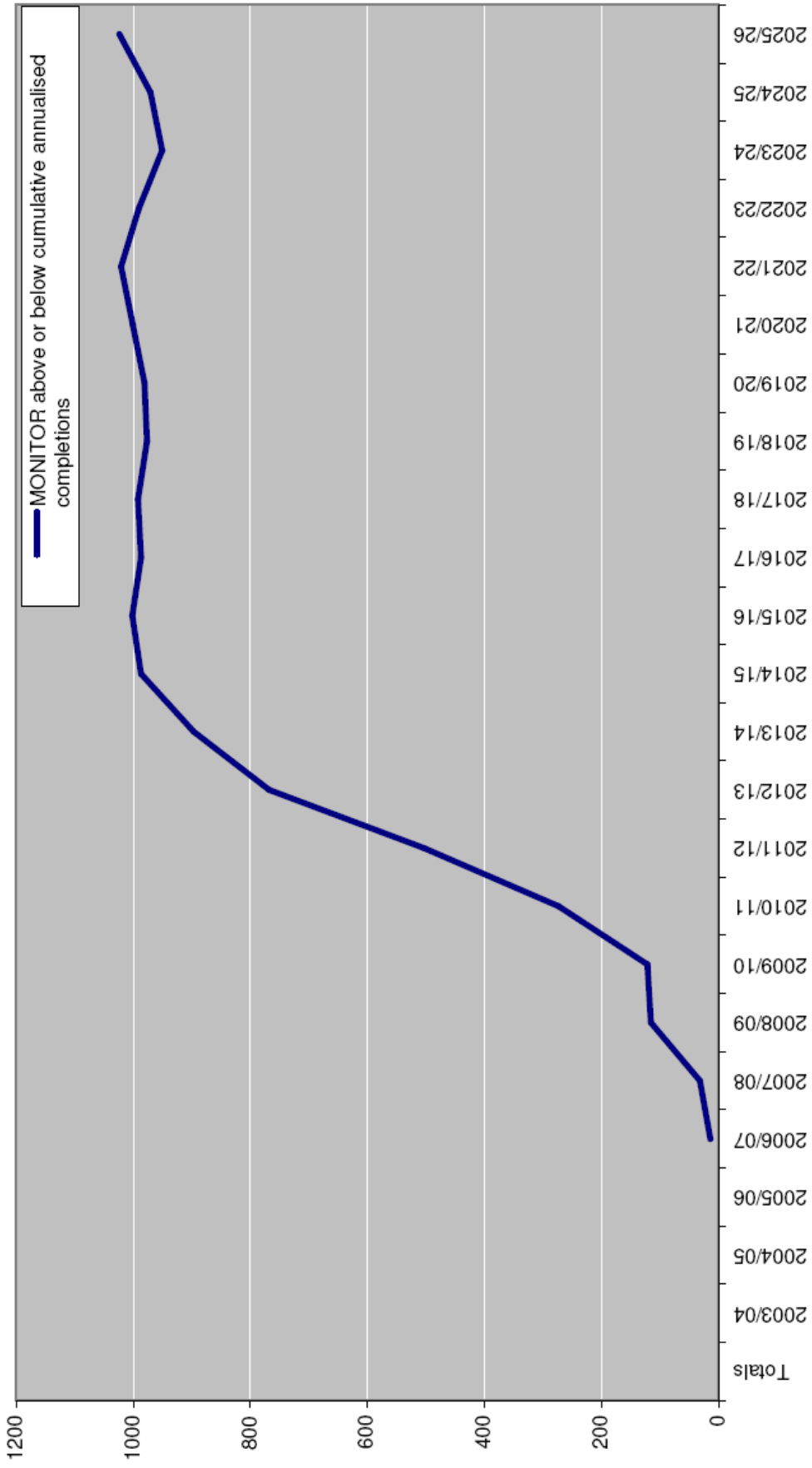


Table 9 Outstanding planning permissions, under construction and completions (COI H2b)

As at 31 March 2008	Small sites (less than 0.4ha)	Large sites (0.4 ha or greater)	Total dwellings – all sites
Completions (2007 – 2008)	147	75	222
Losses (2007 – 2008)	38	0	38
Net Completions	109	75	184
Units under construction	193	64	257
Units not started on sites under const	1	27	28
Units with outstanding planning permissions (net)	383	137	520
Units pending section 106 agreement	1	0	1
Total units outstanding	578	228	806

(Source: In house monitoring)

Table 10 HLAA 2008 - Identified large sites

No	Site Location	2006 Net units	2008 Update Net units	Status at 31 March 2008
A1	28-44 Feltham Road Ashford	23	23	Allocation site
A2	158-166 Feltham Road, Ashford	60	75	Allocation site
A3	Land adj Feltham Hill Road and Poplar Road Ashford	70	90	Allocation site
A4	Works adj Harrow Road Ashford	36	50	Allocation site
A5	Steel Works and Builders Merchants Gresham Road Staines	100	100	Allocation site
A6	Rodd Estate Govett Avenue Shepperton	85	*	Allocation site with planning permission for 95 net dwellings
A7	Builders Merchant Moor Lane Staines	30	30	Allocation site
A8	Riverside Works Fordbridge Road Sunbury	50	88	Allocation site
A9	Bridge Street Car Park Staines	75	143	Allocation site
A10	Elmsleigh Centre (Phase 3) Staines	35	124	Allocation site
A10	Elmsleigh Centre (Phase 4) Staines	60	124	Allocation site
HLAA 2006	Thames Water Depot Charlton Road	35	35	Identified site
HLAA 2006	Land at Ashford Hospital, Ashford	75	170	Identified site
HLAA 2006	St Michaels Road Ashford	25	*	Identified site with planning permission for 17 net dwellings
HLAA 2006	Centrica Site Fairfield Avenue	40	60	Identified site
HLAA 2006	Kingston Road Car Park	50	90	Identified site
HLAA 2006	Holywell Way Stanwell	170	174	Identified site
New site	Spelthorne College Church Road Ashford	-	34	Identified site
Total Supply from identified large sites		1,019	1,410	

(Source: HLAA Update 2008)

* These figures are included in Table 9 under "large sites with planning permission"

Commentary

- 4.7 Net completions during the whole of the last Structure Plan period from 1991 to 2006 provided an excess of some 640 units over the requirement of 2400. The first two years of the South East Plan period since 1 April 2006 have produced 364 net completions with a further 257 dwellings on sites under construction at 1 April 2008. Units with planning permission but not yet started at that date provide for a further 549 dwellings. For the purpose of the housing trajectory and the calculation of the five year housing land supply assessment it has been assumed that sites under construction (rounded to 250 dwellings) at the beginning of the year will be completed during the current “reporting” year to 31 March 2009. Given the past trends in implementation rates of planning permissions in the Borough it has been assumed that all other outstanding permissions will then be implemented over the next three year period to 2012. For the early part of the plan period completions rates are likely to continue to exceed the required rate.
- 4.8 Allocation sites and further sites identified as part of the 2008 Update to the HLAA will provide a further 1410 dwellings and the trajectory shows how these sites are likely to come forward over the plan period. Without any inclusion of a small sites estimate, planning permissions and identified sites currently represent some 12.36 years supply from April 2009.

Development on Previously Developed Land (PDL)

Core Strategy and Policies DPD Policy SP1: PDL

Targets:

- DPD – at least 90% of all new development to be on PDL
- Structure Plan – 90% of new housing to be provided on PDL (also BVPI 106)
- RSS – at least 60% of all new development in the South East to be on PDL

Progress

Table 11 Percentage of new and converted dwellings on previously developed land (COI H3)

	All dwellings	On previously developed land (PDL)	Percentage of dwellings provided on PDL
Total dwellings (gross) completed (new build and redevelopment)	183	183	100%
Total conversions and change of use	39	39	100%
Total – all new dwellings (gross)	222	222	100%

(Source: In house monitoring)

Commentary

- 4.9 All targets for new residential development on previously developed land have been exceeded. Current permissions confirm that the policy of maximising the recycling of urban land is being sustained. Some 58% of land with residential planning permission (including conversions) is already in residential use while 42% is in some form of commercial use.

Size of dwellings

Local Plan Policy H5: Size and type of dwellings
Core Strategy and Policies DPD Policy HO4: Size of dwellings

Target:

- Developments that propose 4 or more dwellings, including conversions, will be required to provide, at minimum, 80% of their dwellings as 1 or 2 bedroom dwellings

Progress

Table 12 Percentage of 1 and 2 bedroom units on sites with 4 or more dwellings granted planning permission in 2007/08

	Schemes	Dwellings	Units by Bedrooms				%age of 1 & 2 bed
			1	2	3	4+	
New planning permissions 07/08	69	516	148	276	54	38	82%
Total relevant schemes (4 or more dwellings)	30	455	138	249	42	26	85%
Relevant schemes (included above) where 1 & 2 bed units represent less than 80% of total	4	122	16	58	36	12	61%

Commentary

- 4.10 This year 1 and 2 bedroom dwellings have made up 82% of all new housing granted. In relation to schemes of 4 or more dwellings, the overall provision of 1 and 2 bedroom units rises to 85%. Only four eligible schemes have provided 1 and 2 bed units at below the target level of 80% but even these have achieved a level of 61%. Of the 69 schemes granted permission this year 41 provide 100% 1 and 2 bedroom dwellings.

Housing density

Local Plan Policy H5: Density
Core Strategy and Policies DPD Policy HO5: Density
PPS3: Requires LPAs to encourage development of at least 30 dwellings per hectare.

Target:

- The density of any residential scheme to be at a minimum of 35 dwellings per hectare

Progress

Table 13 Percentage of new dwellings completed from 2001 – 2008 at <30 dwellings per ha; 30-50 dwellings per ha; >50 dwellings per hectare

	Sites completed in year	Average Density of completed sites	Number of individual dwellings completed	Percentage of dwellings completed at different density ranges		
				<30	30-50	>50
2001 – 2002	55	37	302	31%	26%	43%
2002 – 2003	34	43	189	16%	41%	43%
2003 – 2004	35	55	495	3%	24%	73%
2004 – 2005	45	63	304	8%	31%	61%
2005 – 2006	51	39	178	14%	29%	57%
2006 – 2007	40	64	225	4%	13%	83%
2007 – 2008	43	59	200	8%	7%	85%

Table 14 Percentage of new dwellings on sites of 10 or more units completed in 2005/08 at <30 dwellings per ha; 30-50 dwellings per ha; >50 dwellings per hectare.

Year	Sites of over 10 units completed in year	Average Density of completed sites	Number of individual dwellings completed	Percentage of dwellings completed at different density ranges		
				<30	30-50	>50
2005 – 2006	5	68	79	0%	30%	70%
2006 – 2007	5	101	133	0%	0%	100%
2007 – 2008	5	86	97	0%	0%	100%

Commentary

- 4.11 Since 2001 the average density for all completed sites has continued to rise. Inevitably there will be some fluctuations, particularly where small sites are concerned. Average densities for sites of 10 units and more remain at significantly higher levels and figures for the last two years show a significant number of units being built at densities in excess of 50 dwellings to the hectare. The policy of requiring a high proportion of one and two bedroom units is also relevant to the achievement of higher densities.

Affordable Housing

Local Plan Policy H6: Affordable housing requirement

Core Strategy and Policies DPD Policy HO3: Affordable housing requirement

Targets:

- 40% of all net additional dwellings to be affordable
- LP - Negotiate for 50% of affordable dwellings to be affordable on sites of 15 units or more or greater than 0.5 ha
- DPD - Negotiate for 50% of affordable dwellings to be affordable on sites of 10 units or more or greater than 0.3 ha
- Proportion of shared ownership units not to exceed 35% of all affordable units in any scheme

Context

- 4.12 The Government's policy guidance on affordable housing is set out in PPS3 published in November 2006 and confirms the need to negotiate for affordable housing. The Local Plan Policy required an element of affordable housing in all schemes above a threshold of 15 units. Research has suggested that, due to the nature of schemes, continuing to use such a threshold will fail to deliver an overall 40% of affordable housing. For this reason the submitted Core Strategy and Policies DPD applies a lower threshold of 10 dwellings or 0.3 ha in Policy HO3.
- 4.13 All affordable housing for rent is managed by Registered Social Landlords and for each scheme granted planning permission the Council has 100% nomination rights. One important indicator relating to the achievement of affordable housing policies is the size and composition of the joint Housing Register. Table 15 updates Table 7 set out in Appendix D of the Spelthorne Housing Market Assessment (January 2007). The further increase in the size of the housing register in the current year may be due to a number of factors. Whilst the number of new registrations has remained fairly constant, as has the level of new lets, the number of registrations not being cancelled during the year has increased, resulting in greater numbers remaining on the register. The Council is reviewing the position regarding cancellations to ensure the register only includes valid registrations.

Table 15 Housing register data (at 31 March)

	2003	2004	2005	2006	2007	2008
Total on Spelthorne Housing Register at 31 March each year	2767	2832*	2898	2983	3443	3974
Net annual change to waiting list (previous year to current year)	+86	+65	+65	+85	+460	+531
Gross annual acceptances to Spelthorne Housing Register in year to 31 March	1001	1022	959	1013	1021	1041
Total net new lets (new build and re-lets from existing RSL stock) in year up to 31 March – of which						
re-lets from stock are	166	183	155	190	184	188
lets into new build are (excludes shared ownership)	52	31	40	6	50	27

* Figure for 2004 is an estimate

Progress

Table 16 Number of affordable homes provided per year since 2001 (COI H5)

Year	Affordable dwellings completed (gross)	Affordable dwellings lost in year	Affordable dwellings completed (net)	Rent		Shared ownership		Other/not specified	
				gross units	%	gross units	%	gross units	%
2001 – 02	82	20	62	n/a	n/a	n/a	n/a	n/a	n/a
2002 – 03	64	0	64	60	94%	4	6%	0	0
2003 – 04	85	0	85	36	42%	49	58%	0	0
2004 – 05	110	0	110	48	44%	62	56%	0	0
2005 – 06	12	0	12	12	100%	0	0	0	0
2006 – 07	81	13	68	69	85%	12	15%	0	0
2007 – 08	22	0	22	21	95%	1	5%	0	0

(Source: In house monitoring)

Table 17 Affordable dwellings (net) outstanding (at March 2008)

Site address	Status	Number of affordable units		
		Rent	S/O	Other/ns
Celotex, Hanworth Road, Sunbury	Under construction	32	16	0
Gloucester Crescent Laleham	Under construction	9	0	0
Crooked Billet London Rd Staines	Planning Permission	9	7	0
Majestic House London Rd Staines	Planning Permission	9	4	0
Rodd Site Govett Ave Shepperton	Planning Permission	24	10	0
St Michael's Rd Ashford	Planning Permission	0	0	17
	Sub Totals	83	37	17
	Total			137

(Source: In house monitoring)

Table 18 Percentage of affordable dwellings (gross) granted planning permission compared to all housing development (2007-2008)

Site address	Dwellings (net)	Eligible dwellings (above threshold) as % of all dwellings	Affordable Units as percentage of permitted dwellings
Total Affordable Units granted planning permission in year	125	-	-
Total dwellings granted planning permission in year (2007/08)	516	-	24.2%
Total dwellings on sites above threshold granted in year (eligible dwellings): 15 units	202	39.1%	61.9%
Total dwellings on sites above threshold granted in year (eligible dwellings): 10 units	385	74.6%	32.5%

(Source: In house monitoring)

Commentary

- 4.14 The revised policy threshold of 10 units has not been in place long enough to have had any significant effect on improved delivery levels of provision. This year's total of 22 net affordable units represents only 12.2% of all net completions and has not met the average target of 40% of the annualised South East Plan requirement of 166 dwellings overall. Sites currently under construction suggest that a much better level of provision will be provided this year.
- 4.15 A better balance of rented to shared ownership dwellings has been achieved in recent permissions as envisaged by policy and is likely to continue to meet needs in the longer term.

5. Economy

Key Findings

- Fewer people are involved in managerial and professional occupations in Spelthorne compared to the Surrey average
- London attracts a large number of commuters living in Spelthorne
- Unemployment in Spelthorne at 1.0% is the highest rate in Surrey but is below the national average of 2.2%
- Staines is the largest town centre in the Borough and continues to be the focus for office and retail development schemes
- There has been a particularly low level of commercial development and high level of commercial vacancies this year

Introduction

- 5.1 The main focus of this section is on commercial development in the Borough. A brief overview of Spelthorne's workforce including commuting to and from the Borough and unemployment is also presented in this section. Detailed information on economy and employment is contained in the Economy and Employment Land Study - May 2006. An update report was published in April 2007 and both documents formed part of the evidence base for the LDF.

Context

a) Workforce

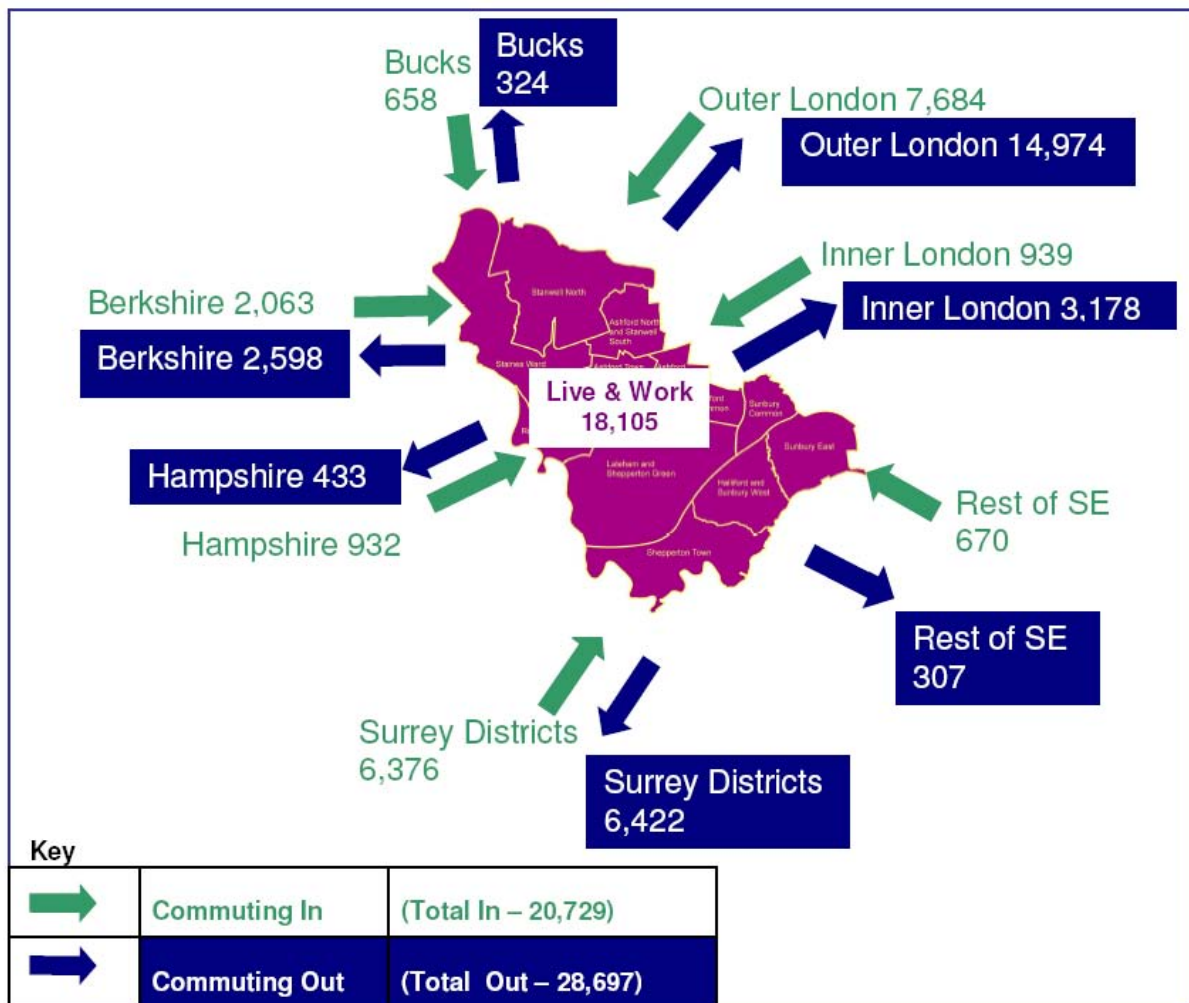
- 5.2 Of the total population of 90,390 in the 2001 census, 66,451 (73.5%) were aged between 16 and 74, and of these 48,310 (72.7%) were economically active (this includes those who were unemployed at the time of the census but were actively seeking employment). This rate of economic activity in Spelthorne is the third highest when compared to other Surrey authorities and is higher than all adjoining Districts apart from Richmond. It is above the average for South East England and the country as a whole.
- 5.3 At 34% the percentage of Spelthorne's workforce involved in managerial and professional occupations is less than the Surrey average although this is slightly above the regional and the national average. The workforce of Spelthorne is more likely to be employed in intermediate, supervisory, semi routine and routine occupations.
- 5.4 The biggest sector of employment by industry is transport, storage and communications, which accounts for 19.3% of the Borough's workforce. This undoubtedly reflects the influence of Heathrow and airport related industries.
- 5.5 Nearly a quarter (24.9%) of Spelthorne's workforce has no qualifications which is higher than the County and regional average. Amongst the adjoining authorities only Slough has a higher percentage of people with no qualifications. This could explain

the low percentage of workforce employed in managerial and professional occupations. The percentage of people with first degree or higher qualifications in Spelthorne is the lowest at 18.7% when compared to both adjoining authorities and the regional and national average.

b) Commuting

5.6 More people commute out of Spelthorne than commute in for work but this would be expected of a Borough that adjoins London. The figure below shows that London (including Heathrow) attracts the largest number of commuters out of the Borough. The figure also shows other places where people commute to work. Figure 6 shows commuting in and out of Spelthorne (based on 2001 Census).

Figure 6 Commuting 'In' and 'Out' of Spelthorne



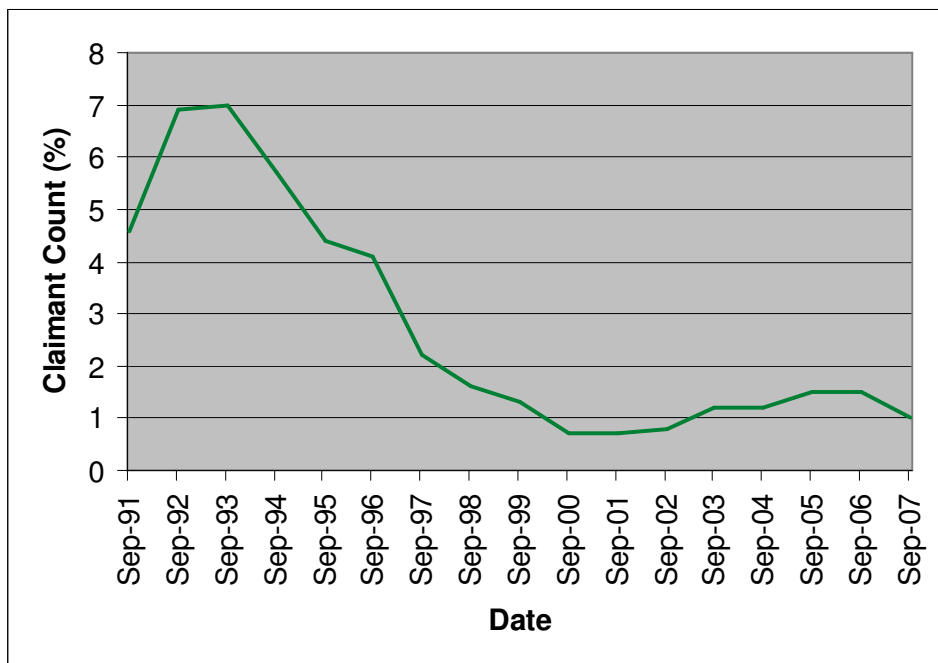
c) Unemployment

5.7 Figure 7 shows the rate of claimant counts in Spelthorne over time. Unemployment has steadily declined since 1992-93 and has more or less stabilised since 2000.

5.8 The unemployment rate has decreased by half a per cent in the last year, from 1.5% in September 2006 to the current figure of 1%. Although Spelthorne is joint with

Woking Borough Council in having the highest rate of unemployment in Surrey, it has also shown the greatest reduction in the claimant count when compared to figures for Surrey from September 2006. The lowest elsewhere in Surrey is now 0.6% compared with the regional average of 1.3% and the national average which has fallen to 2.2%.

Figure 7 Spelthorne Claimant Counts



Source: Office for National Statistics (from Nomis Oct 2007).

Note that the claimant count rate is expressed as the proportion of the population of working age residents that are claiming Jobseeker's Allowance.

d) Employment Locations in Spelthorne

- 5.9 Map 4 shows the location of the current Employment Areas and Town Centres in Spelthorne as defined in the submitted Core Strategy and Policies DPD. Staines continues to be the focus of major development. Whilst other smaller commercial estates exist at various locations around the Borough they have not been specifically identified as key locations to be safeguarded for employment development. Table 19 shows the latest available information provided by Inland Revenue (2005 base with 2007 update) on the current overall stock of commercial floorspace in the Borough.

Table 19 Commercial Floorspace in Spelthorne (2007)

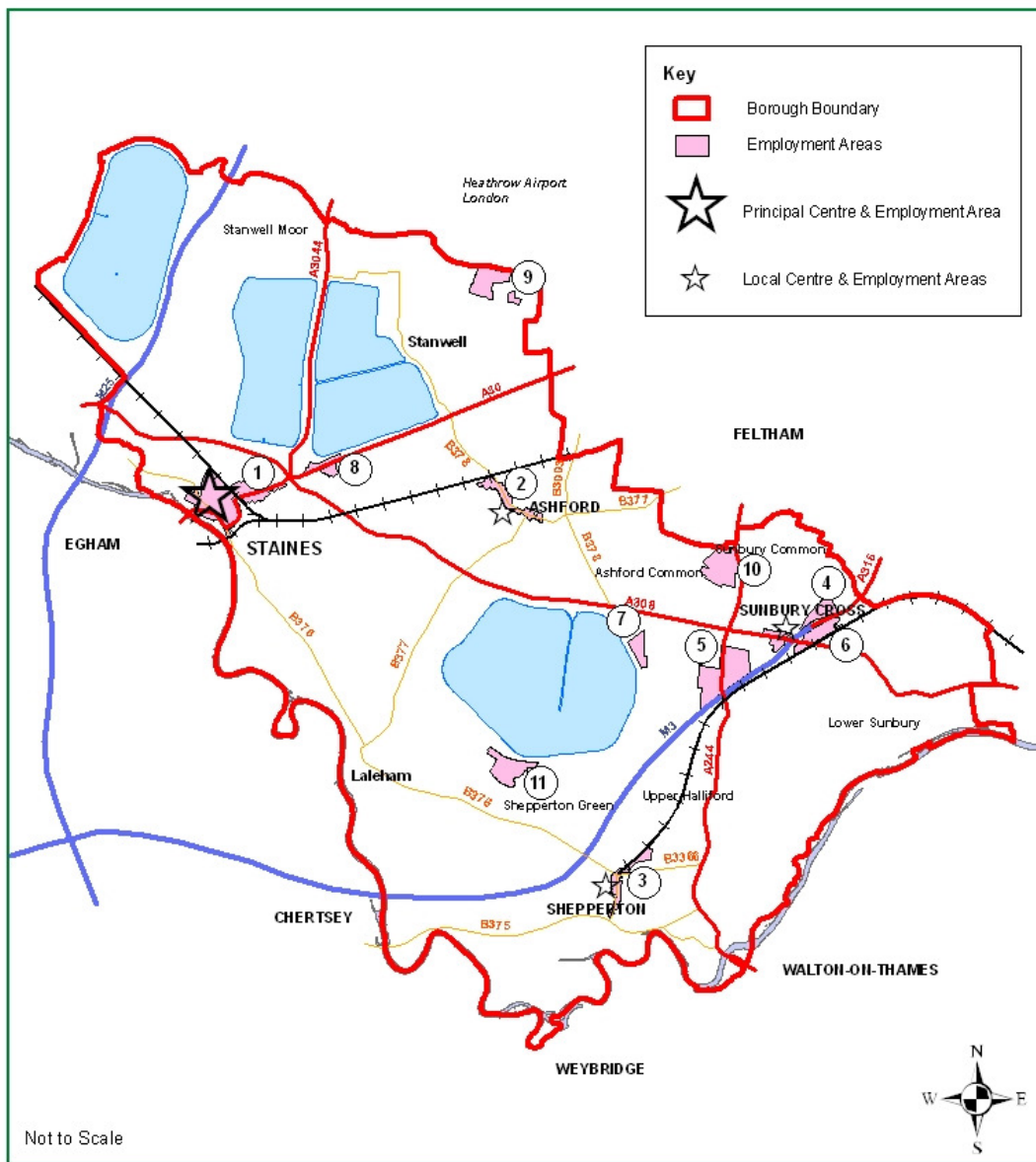
Floorspace (000s sq m)					
Retail	Offices	Factories	Warehousing	Other Bulk	Total
174	244	107	243	34	802

Source: Inland Revenue Floorspace Statistics (2007)

- 5.10 Of all the Surrey Districts, Spelthorne has the fourth largest amount of commercial floorspace with the highest amount of warehousing. This can be explained by the

proximity of Heathrow, which has led to a concentration of airport related warehousing particularly in the north of the Borough.

Map 4 Location of Employment Areas and Town Centres in Spelthorne



1	Staines Town Centre	7	Ashford Road, Littleton Road and Spelthorne Lane, Ashford
2	Ashford Town Centre	8	London Road (East of Crooked Billet roundabout), Staines
3	Shepperton Centre	9	Bedfont Road, Long Lane, Stanwell (including Northumberland Close and Camgate Estate)
4	Sunbury Cross Centre	10	BP Chertsey Road, Sunbury
5	Windmill Road, Sunbury	11	Shepperton Studios, Shepperton
6	Hanworth Road and Country Way, Sunbury		

Employment Development

Local Plan Policy EM2 (a): Retaining existing appropriately sited employment land.

Core Strategy and Policies DPD Policy EM1: Employment Development

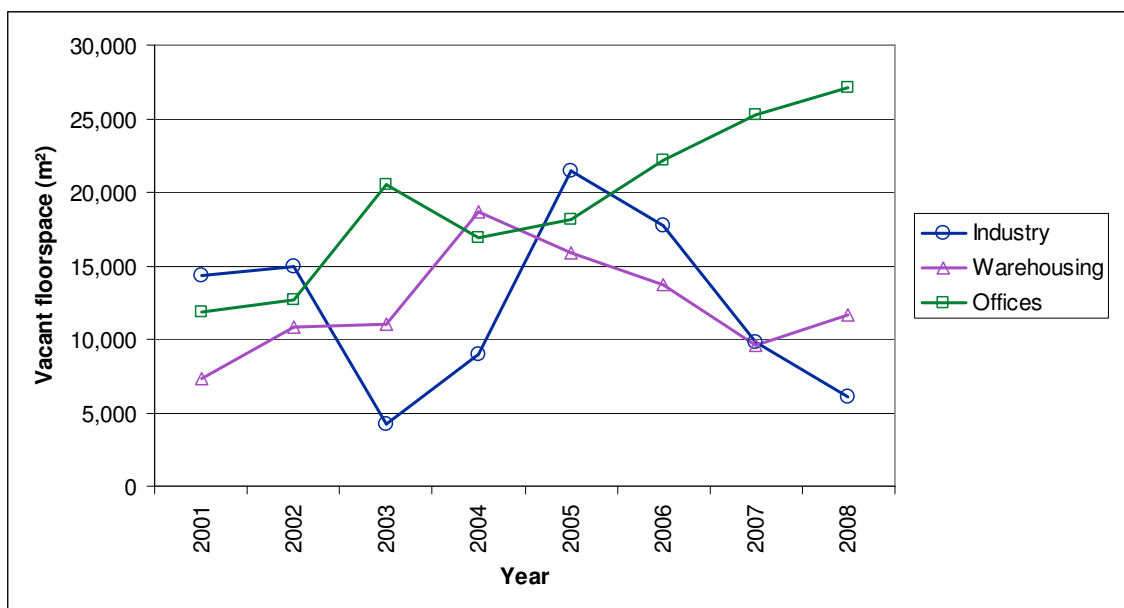
Target:

- To maintain the total amount of employment floorspace in the Borough
- No net loss of employment land or floorspace in the Employment Areas

Progress

- 5.11 The strength of the housing market has been a factor contributing to the depressed commercial property market. The market is bringing forward residential development on sites previously in commercial use although no commercial uses have been lost to completed non commercial development. A number of housing schemes on secondary commercial sites have been granted permission during the year.
- 5.12 The latest figures continue to show a high level of commercial vacancies with the number of vacant offices showing a significant increase. Completions of commercial schemes in the year to March 2007 have continued at a low level (Table 20).

Figure 8 Commercial Vacancy in Spelthorne April 2001 – April 2008



(Source: In house monitoring)

Table 20 Amount of completed floorspace (gross and net) developed by employment type: office (B1a), research & development (B1b), light industrial (B1c), industrial (B2) and warehousing (B8) between 1 April 2007 to 31 March 2008 (COI BD1)

	Gross Floor space in sq m	Net Gain in Floor space in sq m
Offices (B1 a)	0	0
Research & Development (B1 b)	0	0
Light Industry (B1 c)	0	0
Industrial (B2)	5,752	4,694
Warehousing (B8)	6,971	719

Source: In house monitoring

Table 21 Amount and type of completed employment floorspace (gross) coming forward on previously developed land between 1 April 2007 to 31 March 2008 (COI BD2)

	Gross Floor space in sq m	Gross Floor space on previously developed land sq m	Percentage of gross floor space built on previously developed land
Office (B1 a)	0	0	N/A
Research & Development (B1 b)	0	0	N/A
Light Industry (B1 c)	0	0	100%
Industrial (B2)	5752	5752	100%
Warehousing (B8)	6971	6971	100%

Source: In house monitoring

Table 22 Employment land available by type (land available for employment use (i) on land allocated in an LDF or (ii) with planning permission (COI BD3)

	(hectares)
Office (B1 a)	0
Research & Development (B1 b)	0
Light Industrial (B1 c)	0
Industrial (B2)	0
Warehousing (B8)	0

NB. The indicator relates only to land which is available for development. The primary source of land supply for employment is through the intensification of existing employment sites as explained in para 5.16.

Table 23 Amount of employment land which has been lost to non-employment uses within the Borough between 1 April 2007 to 31 March 2008

	Loss (hectares) to residential	Loss (hectares) to other uses
Office (B1 a)	0	0
Research & Development (B1 b)	0	0
Light Industrial (B1 c)	0	0
Industrial (B2)	0	0
Warehousing (B8)	0	0

Commentary

- 5.13 The figures above confirm that the current state of the commercial market is precluding the implementation of schemes with planning permission. Nevertheless there remain a significant number of redevelopment schemes in the pipeline which in due course will lead to the provision of new up to date premises and facilities for the commercial sector. The level of commercial development in the area will continue to be monitored closely to assess whether there is a continuing trend of low commercial development in the Borough or whether the current position reflects wider market trends.

Retail Development

Local Plan Policy S1: To maintain and enhance the vitality and viability of existing centres.

Local Plan Policy S2: Encourage development to enhance the attractiveness of Staines town centre

Core Strategy and Policies DPD Policy SP1: Town Centres and Retail Development

Target:

- 100% of new retail development should be focused in town and local centres

Progress

- 5.14 In recent years Staines, the largest town centre in the Borough, has been the focus of substantial office and retail development. In October 1999, the first phase of the Two Rivers shopping development, to the north of Staines High Street, was officially opened. Phase one of the development comprised 12 larger stores (including a Waitrose foodstore of 2,325 m² net), 13 smaller units, several restaurants and parking for over 700 cars. The second phase known as Tilly's Lane was completed in 2002. It provides a multi-screen cinema complex, seven retail units, further A3 floorspace and additional parking for 300 cars. The whole scheme has a gross floorspace of some 22,600 m².
- 5.15 The Elmsleigh Centre, which is the only large covered shopping centre in the Borough, was refurbished in 2004-2005. This refurbishment, known as Phase I, involved a facelift to the main High Street entrance to Elmsleigh Centre and the internal mall making the dated entrance modern, open and more integrated with the other recent improvements to the town centre. It has a gross floor space of approximately 23,410 m².

Table 24 Amount of completed retail, office and leisure development in town centres between 1 April 2006 to 31 March 2008 (COI BD4(i))

	Total Gross Internal Floor space in sq m	Loss of Gross Internal Floor space in sq m	Net tradable Floor space in sq m⁺	Loss of tradable Floor space in sq m (for retail only)
Retail (A1)	262	393	262	75
Financial and Professional Services (A2)	0	0	-	-
Office (B1a)	0	0	-	-
Leisure (D2)	0	0	-	-

Source: In house monitoring

Table 25 Amount of completed retail, office and leisure development in the Borough - 1 April 2006 to 31 March 2008* (COI BD4(ii))

	Total Gross Internal Floor space in sq m	Loss of Gross Internal Floor space in sq m	Net tradable Floor space in sq m⁺	Loss of tradable Floor space in sq m (for retail only)
Retail (A1)	262	393	262	75
Financial and Professional Services (A2)	0	0	-	-
Office (B1a)	0	0	-	-
Leisure (D2)	0	0	-	-

Source: In house monitoring

* Net tradable floor space applies only to Retail developments. It is defined as sales space which customers have access to and excludes areas like storage.

* Only developments over 50 sq m were monitored this year

Commentary

- 5.19 The year has seen a continuation of the low level of retail development although further extensions to the Elmsleigh Centre in Staines to provide additional retail floorspace remain under negotiation.

6. Environment

Key Findings

- Risk from fluvial flooding is a major issue in Spelthorne with nearly a fifth of the Borough within a 1 in 100 years flood risk area
- No new development schemes have been permitted against the advice of the Environment Agency
- Spelthorne contains areas of national and international significance for nature conservation. Its major reservoirs form part of the South West London Waterbodies Special Protection Area and Ramsar site
- There has been no change in the site areas or loss of habitat since the designation of SSSIs and SNCIs

Flooding

Local Plan Policy BE29: Preclude development within areas liable to flood

Core Strategy and Policies DPD Policy LO2: Flooding

Target:

- To follow a sequential approach to flood risk in locating new development as set out in PPS25

- 6.1 Spelthorne lies within the Thames Valley and the River Thames runs along almost the entire stretch of its southern and eastern boundaries. The Rivers Colne and Ash also run through the Borough. Parts of the Borough are liable to flooding from these three rivers.
- 6.2 The Council prepared a Strategic Flood Risk Assessment (SFRA) in December 2006, in accordance with PPS25 as part of its evidence base for the LDF. Since then the Environment Agency has produced further updates of the flood risk maps and the latest data from December 2007/February 2008 is illustrated on Map 3, page 6.
- 6.3 At 17.5% nearly a fifth of the Borough is within the 1 in 100 flood risk area as shown on the map, which makes flooding a major issue in Spelthorne. Local Plan policy precludes development in areas liable to flood and the emerging LDF incorporates more stringent requirements in line with the guidance set out in PPS25.
- 6.4 The Environment Agency is the statutory consultee on any development falling within the 1 in 100 flood risk area. The Council's policy is to follow the advice given by the Environment Agency.

Table 26 Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds (inappropriate development in the flood plain) (COI E1(i))

Nil

Table 27 Number of planning permissions granted contrary to the advice of the Environment Agency on water quality (development that adversely affects water quality) (COI E1(ii))

Nil

Biodiversity

Local Plan Policy RU10 ('saved policy'): Presumption against development within or affecting a designated or proposed SSSI, National Nature Reserve or Local Nature Reserve. Special regard to UK's international obligations concerning potential and designated "Ramsar Sites" and SPAs.

Local Plan Policy RU11 ('saved policy'): Safeguarding Sites of Nature Conservation Importance.

- 6.5 The major reservoirs in the north of Spelthorne were recognised as habitats of international significance for birds and designated as Special Protection Areas (SPAs) and Ramsar sites in 2000. Table 28 lists these sites.

Table 28 Sites of International Significance – SPA and Ramsar Sites in Spelthorne (COI E2)

Name	Area (Hectare)	Change in Area
South West London Waterbodies (SPA) - (Classified September 2000) - includes	576.8	0
• Parts of Staines Moor SSSI (Staines and King George VI Reservoirs)	366.5	0
• Wraysbury Reservoir SSSI	205.2	0
• Kempton Park Reservoir SSSI (part in London Borough of Hounslow)	5.1	0
Wetland of International Importance (Ramsar Site) – Includes all the sites within the South West London Waterbodies described above. - Designated September 2000.	576.8	0

Entered in Register of European Sites 31 October 2000

- 6.6 Staines Moor forms the largest Site of Special Scientific Interest in the Borough. It is important not only for the plant species associated with the Moor but also for the nationally important populations of wintering wild fowls which use the reservoir. There are also smaller SSSIs, which are listed in the table below.

Table 29 Sites of National Significance - Sites of Special Scientific Interest in Spelthorne (COI E2)

Name	Notified	Area when designated (hectares)	Change in Area since designation
Staines Moor – including Shortwood Common, Poyle Meadows and Staines and King George VI Reservoirs	Originally notified in 1955 and renotified in 1984	512.4	0
Wraysbury Reservoir	October 1999	205.2	0
Dumsey Meadow, Chertsey Bridge Road	October 1994	9.6	0
Kempton Park Reservoir	October 1999	5.1	0

- 6.7 In addition to these statutorily designated areas there is a wide range of sites providing different types of habitat throughout the Borough known as Sites of Nature Conservation Importance (SNCI).

Table 30 Sites of Local Significance – Sites of Nature Conservation Importance (SNCI) in Spelthorne (COI E2)

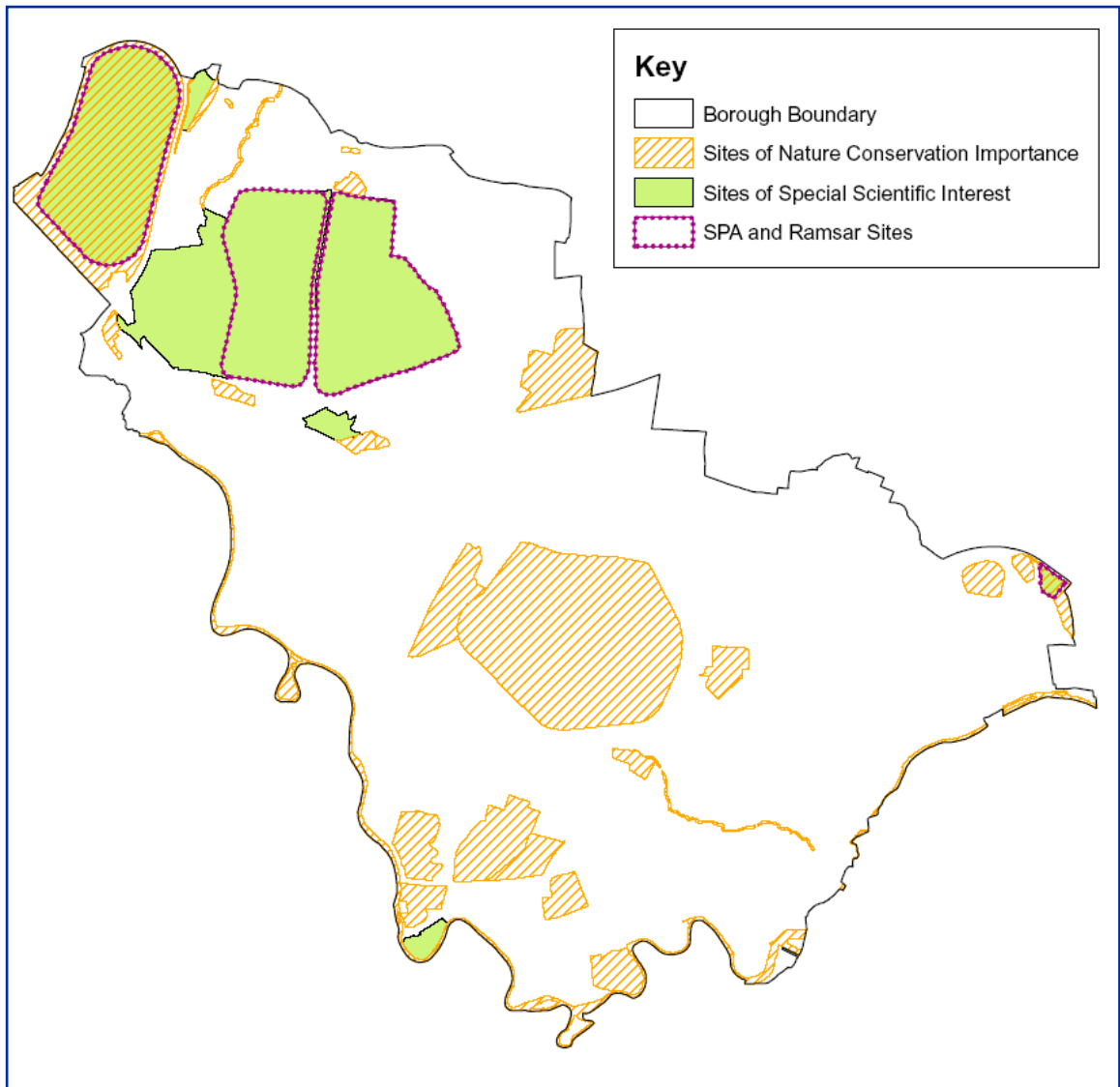
SNCI	Date of Selection	Area (Hectare)	Change in Area since designation
26 Sites in Spelthorne	1996	951	0

Table 31 Change in areas of biodiversity importance (by type) (COI E2)

There has been no change in the habitats as shown in Tables 28-30. No information is available on the population of species. Potential data sources are being collated.

- 6.8 Map 5 shows the designated sites of international, national and local nature conservation significance.

Map 5 SPA and Ramsar Sites, SSSIs and SNCIs in Spelthorne



Historic Built Environment

a) Conservation Areas

- 6.9 There are eight conservation areas in Spelthorne which are “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.” The designation of these areas is listed in Table 32.
- 6.10 The Council’s “Preservation and Enhancement Plans” for each of these conservation areas contain detailed information on the background to conservation areas and a description of their historic and architectural character.

Table 32 Conservation Areas in Spelthorne

Conservation Area	Designated	
Laleham	December 1970	
Lower Halliford	December 1973	
Lower Sunbury	July 1969	(extended in November 1992)
Manygate Lane	October 2002	
Shepperton	February 1970	
Staines	September 1975	
Stanwell	October 1972	(extended in January 1992)
Upper Halliford	February 1993	

b) Listed Buildings

- 6.11 There are 194 listed buildings in Spelthorne. Listed buildings are categorised into three grades. Table 33 summarises the percentage of each grade nationally and in Spelthorne.
- 6.12 Details of every building on the list are published in a Council document titled “Listed Buildings in the Borough of Spelthorne”.

Table 33 Listed Buildings in Spelthorne

Grade	Number in Spelthorne (%)	National Stock of Listed Buildings by grade
Grade I	3 (1.5%)	2 %
Grade II*	13 (6.7%)	4 %
Grade II	178 (91.8%)	94 %

c) Locally Listed Buildings

- 6.13 In addition to buildings and structures of national importance, there are other buildings and structures in Spelthorne which are valued for their contribution to the local scene and their local historical association. In February 2004 the Council produced a “Local List” of buildings and structures of architectural or historic interest, which has 159 entries.

Open Space

- 6.14 In 2006 the Council was awarded Green Flag status for two sites, Fordbridge Park, Ashford and the Lammas, Staines. Currently ten parks and open spaces continue to be managed to Green Flag standards.

Table 34 Percentage of eligible open spaces managed to green flag award standard

Area of Parks and Open spaces being managed to Green Flag Award standard	Green Flag parks as percentage of area all parks and open spaces in the Borough
73 hectares	13%

Climate Change and Renewable Energy

Structure Plan Policy SE2: Renewable Energy and Energy Conservation

Core Strategy and Policies DPD Policy SP7: Climate Change and Transport

Core Strategy and Policies DPD Policy CC1: Renewable Energy, Energy Conservation and Sustainable Construction

Target:

- at least 10% of a development's energy requirements to be provided by renewable energy sources

- 6.15 The Surrey Structure Plan (Policy SE2) provides for commercial and residential development to be designed so that a minimum of 10% of energy requirements is provided by renewable resources. The impacts of climate change and the need to incorporate renewable energy in new development schemes are issues which are now addressed in the submitted DPD. A number of larger schemes in the Borough have incorporated renewable energy measures although none has been completed in the year under review. The requirement is now being applied to smaller schemes as defined in the policy although information on implementation is not currently available.

Table 35 Amount of renewable energy generation by installed capacity and type (COI E3)

Data not currently available

Air Quality

Core Strategy and Policies DPD Policy EN3: Air Quality

Target:

- Reduce NO2 levels to below 40ug/m3 at monitored sites

- 6.16 The whole Borough is designated as an Air Quality Management Area and there is a number of pollution 'hot spots' arising from traffic congestion. Several detailed air quality assessments have been carried out by consultants for the Council. Various reports, the latest of which is Air Quality Progress Report April 2008, have been published by the Council's Environmental Health Service and are available on the Council's web site. For this reason the issue is not commented on further in this AMR. However, future AMRs will provide headline monitoring information on this issue against which to assess the effectiveness of the policies developed to address air quality issues in the submitted DPD.

7. Transport

Key Findings

- Traffic congestion is an issue in Spelthorne
- Road traffic is a major contributor to poor air quality in parts of Spelthorne
- There is a high dependency on car as a mode of transport
- Non-residential developments comply with the Council's adopted parking standards

Context

- 7.1 Traffic congestion is an issue in Spelthorne but it is not a problem unique to the Borough. Heathrow to the north of the Borough attracts a large number of trips through Spelthorne but it is also local residents and businesses travelling within the Borough that contribute to the level of local traffic.
- 7.2 Road traffic is also a major contributor to poor air quality in parts of Spelthorne. Air Quality is poor along the M25 and M3 motorways and particularly poor at congestion hotspots like Sunbury Cross. This is an issue the Council has addressed in the submitted DPD.
- 7.3 At present there is a high dependency on car as a mode of transport in Spelthorne. Of those employed in the 16 to 74 age group 68.7% travel to work by car according to the 2001 census. This is above the England average.

Parking

- 7.4 The Council adopted its current 'Parking Standards' in 2001. The standards were prepared in the light of Government guidance in PPG13 (Transport) and RPG9 (Regional Planning Guidance for the South East) and Surrey County Council's parking strategy.
- 7.5 The Standards set out the maximum acceptable provision for car parking in most common forms of development.
- 7.6 Table 36 sets out the compliance with parking standards in non-residential developments in 2006-07 and shows that all non-residential development completed in the last year complied with the Council's parking standards.

Table 36 Percentage of completed non-residential development complying with car parking standards

Use Class	Total no. of completed development schemes	Percentage of completed development schemes that comply with the parking standards
Retail (A1)	0	-
Financial and Professional Services (A2)	0	-
Offices (B1a)	0	-
Research and Development (B1b)	0	-
Light Industrial (B1c)	0	-
Industrial (B2)	1	100%
Warehousing (B8)	2	100%
Other (D1,D2)	0	-

Accessibility

- 7.7 Table 37 shows the percentage of development within 30 minutes public transport time of key local facilities. The assessment is based on detailed accessibility mapping undertaken by the Council. Other than access to a hospital, of which there is only one in the Borough, accessibility of development completed in the last year ranges from 91% to 99%.

Table 37 Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres

Facility	Total no. of completed units within 30 minutes public transport time	Percentage. of completed units within 30 minutes public transport time
General Practitioner	189	99.5%
Hospital	160	84.0%
Primary School	189	99.5%
Secondary School	174	91.6%
Areas of Employment	189	99.5%
Major Retail Centres	188	99.0%

Appendices

Table A1 Housing completions (Net) by sector April 1991 – March 2008

YEAR (Apr - Mar)	TOTAL DWELLINGS (GROSS)				LOSSES (iii)				NET COMPLETIONS				RUNNING TOTAL
	PRIVATE	RSL	PUBLIC	TOTAL	PRIVATE	RSL	PUBLIC	TOTAL	PRIVATE	RSL	PUBLIC	TOTAL	
1991-92	126	107	69	302	46	0	1	47	80	107	68	255	255
1992-93	236	10	37	283	21	0	0	21	215	10	37	262	517
1993-94	139	105	12	256	17	0	0	17	122	105	12	239	756
1994-95	125	74	0	199	36	0	0	36	89	74	0	163	919
1995-96 (i)	189	72	0	261	13	0	0	13	176	72	0	248	1,167
1996-97	92	84	0	176	9	2	0	11	83	82	0	165	1,332
1997-98	86	16	0	102	32	0	0	32	54	16	0	70	1,402
1998-99	100	108	0	208	8	2	0	10	92	106	0	198	1,600
1999-2000	89	34	0	123	11	30	0	41	78	4	0	82	1,682
2000-2001	62	26	0	88	22	0	0	22	40	26	0	66	1,748
2001-2002	218	84	0	302	28	25	0	53	190	59	0	249	1,997
2002-2003	125	64	0	189	25	0	0	25	100	64	0	164	2,161
2003-2004	460	35	0	495	22	0	0	22	438	35	0	473	2,634
2004-2005	236	68	0	304	32	0	0	32	204	68	0	272	2,906
2005-2006	151	12	0	163	29	0	0	29	122	12	0	134	3,040
2006-2007	160	68	0	228	35	13	0	48	125	55	0	180	3,220
2007-2008	200	22	0	222	39	0	0	39	162	22	0	184	3,404
2006-2008(ii)	360	90	0	450	73	13	1	86	287	77	0	364	

Notes:

(i) Poyle and Colnbrook transferred to Slough Borough 1st April 1995. Previous years figures include completions in Poyle and Colnbrook.

(ii) Period covered by South East Plan period.

(iii) Losses of residential units (through redevelopment, conversion and to other uses) are accounted for in the year in which a development is commenced on the site

Table A2 Housing completions (Net) by bedroom April 1991 – March 2008

YEAR (Apr - Mar)	TOTAL DWELLINGS (GROSS)					LOSSES (iii)					NET COMPLETIONS					RUNNING TOTAL
	1 bed	2 bed	3 bed	4 bed	TOTAL	1 bed	2 bed	3 bed	4 bed	TOTAL	1 bed	2 bed	3 bed	4 bed	TOTAL	
1991-92	176	73	44	9	302	2	8	35	2	47	174	65	9	7	255	
1992-93	86	80	101	16	283	4	9	6	2	21	82	71	95	14	262	
1993-94	58	68	98	32	256	4	9	3	1	17	54	59	95	31	239	
1994-95	27	56	101	15	199	4	18	7	7	36	23	38	94	8	163	
1995-96 (i)	22	105	102	32	261	1	9	2	1	13	21	96	100	31	248	
1996-97	52	54	42	28	176	1	2	4	4	11	51	52	38	24	165	
1997-98	10	19	25	48	102	0	7	21	4	32	10	12	4	44	70	
1998-99	56	71	50	31	208	3	4	2	1	10	53	67	48	30	198	
1999-2000	5	66	20	32	123	13	14	11	3	41	-8	52	9	29	82	
2000-2001	11	40	19	18	88	1	9	11	1	22	10	31	8	17	66	
2001-2002	78	117	70	37	302	21	15	11	6	53	57	102	59	31	249	
2002-2003	41	83	35	30	189	3	11	9	2	25	38	72	26	28	164	
2003-2004	142	246	78	29	495	2	10	6	4	22	140	236	72	25	473	
2004-2005	73	181	33	17	304	3	12	13	4	32	70	169	20	13	272	
2005-2006	41	68	30	24	163	2	12	10	5	29	39	56	20	19	134	
2006-2007	84	114	17	13	228	17	18	8	5	48	67	96	9	8	180	
2007-2008	68	131	18	5	222	1	18	13	6	38	67	113	5	-1	184	
2006-2008 (ii)	152	245	35	18	450	18	36	21	11	86	134	209	14	7	364	

(i) Poyle and Colnbrook transferred to Slough Borough 1st April 1995. Previous years figures include completions in Poyle and Colnbrook.

(ii) Period covered by South East Plan period.

(iii) Losses of residential units (through redevelopment, conversion and to other uses) are accounted for in the year in which redevelopment commenced on the site.

Table A3 Dwelling stock position in Spelthorne

YEAR (Base Date 1 April)	LOCAL AUTHORITY	SECTOR			TOTAL
		RSL ⁽ⁱ⁾	OTHER ⁽ⁱⁱ⁾	PRIVATE ⁽ⁱⁱⁱ⁾	
1981*	5,260	1,920		27,826	35,006
1991**	3,629	1,388		32,638	37,655
2001***	0	5,189	180	33,860	39,229
2002	0	5,210	180	33,223	38,613
2003	0	5,057	180	33,540	38,777
2004	0	5,112	180	33,958	39,250
2005	0	5,112	180	34,230	39,522
2006	0	5,143	180	34,535	39,858
2007	0	5,334	180	34,524	40,038
2008	0	5,356	180	34,686	40,222

Notes (i) Based on figures supplied by Registered Social Landlords for permanent rented dwellings
(ii) Estimate of other public sector units (e.g. owned by Metropolitan Police, Health Service).
(iii) Includes temporary dwellings (e.g. caravans and houseboats)

* Based on 1981 Census Figures

** Based on 1991 Census Figures

*** Based on 2001 Census Figures

2002-2008: Based on Council Tax Figures and data reported in the annual SEERA Housing Return.

Net gains or losses of dwellings through boundary changes are accounted for in the total for the relevant year.

Table A4 Average density of development on completed sites 1996 - 2008

YEAR	ALL SITES				LARGE SITES (0.4ha and above)				SITES OF 10 UNITS AND ABOVE			
	Total Area of Development (hectares)	Total Number of Units (Gross)	Average Density (units/ha)	Total Number of Sites	Total Area of Development (hectares)	Total Number of Units (Gross)	Average Density (units/ha)	Total Number of Sites	Total Area of Development (hectares)	Total Number of Units (Gross)	Average Density (units/ha)	Total Number of Sites
2000-2001	2.05	64	31	21	0.00	0	0	0	-	-	-	-
2001-2002	7.16	266	37	55	2.86	98	34	4	-	-	-	-
2002-2003	5.44	232	43	34	2.52	111	44	2	1.91	104	54	6
2003-2004	5.04	277	55	35	2.19	137	63	2	2.63	208	79	5
2004-2005	8.23	516	63	45	5.43	376	69	2	6.18	423	68	5
2005-2006	4.53	178	39	51	0.50	1	2	1	1.17	79	68	5
2006-2007	3.52	225	64	40	0.40	40	100	1	1.32	133	101	5
2007-2008	3.37	200	59	43	0.43	43	100	1	0.91	85	93	4
TOTALS	39.34	1958	50	324	14.33	806	56	13	14.12	1032	73	30

Table A5 Affordable housing sites permitted/completed and outstanding since April 2000

Application No	Date Approved	Address	Ward	Area (Ha)	Total Units in Scheme	Affordable Units at Consent Stage	Affordable Units at Completion Stage (gross)			Affordable Units at Completion Stage (net)	%age of affordable units	Commuted sum in lieu of on site provision	Status
							RENT	S/O	OTHER				
96/0465	23/06/98	3 Fairfield Avenue, Staines	STE	0.06	6	6		6	6	100%		Completed Apr 00	
99/0173	29/06/99	29-35 (odd) Mulberry Avenue, Stanwell	SWS	0.12	4	4		4	0	100%		Completed Jun 00	
98/0022	01/09/98	2A & 2B Windsor Drive; 63-69 Sandringham Drive, Ashford	ASN	0.18	8	8		8	2	100%		Completed Mar 01	
99/0498	28/03/00	Prince Albert PH, Staines Road West Sunbury (now Seymour Court)	SUC	0.45	39	8		8	8	21%		Completed Apr 01	
98/0693	03/02/99	Harrison Court, Greeno Crescent, Shepperton	SPT	1.60	37	37		37	17	100%		Completed May 01	
00/0228	08/12/00	15-19 Cumberland Road, Ashford	ASN	0.17	10	3		3	3	30%		Completed Aug 01	
99/0498	13/10/99*	Land at Cordelia Road, Stanwell	SWS	0.40	10	4		4	4	40%		Completed Sep 01	
00/0399	14/11/00	140 Vicarage Road, Sunbury	SUC	0.28	22	6		6	6	27%		Completed Sep 01	
99/0487	10/11/99	Sunna Lodge, Spelthorne Grove, Sunbury	SUC	0.13	8	8		8	8	100%		Completed Mar 02	
99/0723	19/10/00	White Lodge Garage Staines Rd East Sunbury	SUE	0.30	24	4		4	4	17%		Completed Mar 02	
00/0536	04/01/01	Land at French Street (Ecko Packaging) Sunbury	SUE	0.94	46	20		20	20	43%		Completed Apr 02	
98/0650	02/02/00	R/O Western House and timber yard, Moor Lane, Staines	STT	1.58	65	16		16	16	25%		Completed Nov 02	
01/0193	23/05/01	Elizabeth Court Elizabeth Gardens Sunbury	SUE	0.18	20	20		20	0	100%		Completed Mar 03	
00/0741	28/02/01	70 - 80 Feltham Road, Ashford	ASE	0.25	17	17		17	17	100%		Completed Mar 03	
99/0786	02/02/00	Council Depot, Commercial Road, Staines	STT	1.78	72	36	19	17	36	26%		Completed Mar 04	
98/0560	03/02/99	Land at Ashford Hospital, Town Lane, Stanwell	SWS	3.87	130	103	47	56	103	36%		Completed Mar 05	
02/0573	19/01/03	Former Windmill Trading Estate, Sunbury	ASC	3.20	264	55	25	30	55	9%		Completed Mar 05	

Table A5 Affordable housing sites permitted/completed and outstanding since April 2000

Application No	Date Approved	Address	Ward	Area (Ha)	Total Units in Scheme	Affordable Units at Consent Stage	Affordable Units at Completion Stage (gross)	Affordable Units at Completion Stage (net)	% of affordable units	Committed sum in lieu of on site provision	Status
02/00731*	06/11/02	1 Douglas Road, Stanwell	SWIN	0.27	32	0	0	0	0%	£4,00,000	Completed Mar 06
03/00486	12/02/04	The Spalthome Public House (360) Staines Road West, Ashford	LA SG	0.32	30	12	12	12	40%		Completed Apr 05
03/00352	30/11/04	Ashford Methodist Church, Clarendon Road, Ashford	ASHT	0.13	8	8	8	8	100%		Completed Sep 05
05/00209	17/05/05	84 Gresham Road, Staines	STNS	0.06	4	4	4	4	100%		Completed Mar 06
04/00820	01/02/05	r/o 12-56 Cavendish Road Sunbury	SUNC	0.34	28	28	16	28	100%		Completed Jul 06
04/01217	31/03/05	Station Garage Station Approach Shepperton	SHET	0.22	37	13	13	13	35%		Completed Aug 06
04/00640	15/06/04	Beechwood Court Churchill Way Sunbury	SUNC	0.40	40	40	40	27	68%		Completed Sep 06
04/01227	05/01/06	The Chalet (Court View & Court View Farm), Long Lane, Stanwell	STWN	0.43	43	22	21	22	51%		Completed Mar 06
05/00090	05/01/06	Former Celestex Site, Hanworth Road, Sunbury	SUNE	0.92	96	45	32	16	50%		Under construction Mar 06
07/00098	30/03/07	Gibbester Crescent Laleham	STE	0.21	9	9	9	9	100%		Under construction Mar 06
06/00884	04/07/07	Majestic House High Stand Fairfield Ave, Staines	STNS	1.05	25	13	9	4	52%		Outstanding Mar 08
06/00227	09/01/07	Crooked Billet London Road Staines	STNS	0.25	29	16	9	7	55%		Outstanding Mar 08
06/00608	10/04/07	Road Site Govett Avenue Shepperton	SHET	1.45	96	34	24	10	38%		Outstanding Mar 08
07/00997	27/08/08	St Michael's Road Ashford	ASHE	1.44	17	17		17	100%		Outstanding Mar 08

Table A6 Completions of Affordable Units 2000 - 2008

Year	No of Affordable Units Completed in Year on Fully Completed Sites ⁽ⁱ⁾		No of Individual Affordable Units Completed in Year	
	Gross	Net ⁽ⁱⁱ⁾	Gross	Net ⁽ⁱⁱ⁾
2000-01	18	8	26	16
2001-02	70	50	82	62
2002-03	73	53	64	44
2003-04	36	36	85	85
2004-05	158	158	110	110
2005-06	12	12	12	12
2006-07	81	68	81	68
2007-08	22	22	22	22
TOTAL COMPS	470	407	482	419

Notes (i) The first two columns only record completed units on fully completed sites and the figures are therefore consistent with the data set out in Table A5
(ii) The net figure accounts for any affordable housing units lost as a result of the development

Table A7 Affordable units with planning permission

	NO. OF AFFORDABLE UNITS ON WHOLE SITES ⁽ⁱⁱⁱ⁾ (GROSS)		NO. OF INDIVIDUAL AFFORDABLE UNITS	
	Gross	Net ⁽ⁱⁱ⁾	Gross	Net ⁽ⁱⁱ⁾
Units under construction 31 Mar 08	57	57	57	57
Units with permission not started at 31 Mar 08	80	80	80	80
Total	137	137	137	137

Notes (ii) The net figure accounts for any affordable housing lost as a result of the development
(iii) The first two columns record units for whole sites and are therefore consistent with the data set out in Table A5

Table A9 Commercial losses to residential 1 April 2007 – 31 March 2008

APP NO	APP TYPE	DATE APPROVED	SITE ADDRESS	LOSSES M ²								TOTAL LOSSES M ²	Date of Loss to Residential	NOTES	Change of use from commercial to residential	
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1) Net Tradeable Floorpace	Other Retail Floorpace (A1)	Other Uses					
06/00907	FUL	07/12/2006	9 Green Lane, Shepperton							675			675	Mar-08	Mainly open yard selling sheds and conservatories	Change of use from commercial to residential
02/01159	FUL	02/04/2003	1-4 Thames Corner, Sunbury							318			318	Feb-08		Re-development from commercial to residential
				0	0	0	0	0	0	993	0	0	993			

Table A11 Outstanding commercial planning permissions at 31 March 2008

App No	App Type	Date Approved	Site Address	New Floorspace M ²								Main Land use Total M ²	Losses M ²							Total Losses M ²	Notes						
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)		Other Uses	Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)			Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses			
01/00366	FUL	23/02/2006	Debnarc House, 193-201 London Road, Staines						1467												1387	Separate part of application for primary office space below as is not ancillary to warehouse use					
01/00366	FUL	23/02/2006	Debnarc House, 193-201 London Road, Staines					1229													1800	Separate part of application for primary office space as is not ancillary to warehouse use above					
06/00884	FUL	25/04/2007	Majestic House, 122-140 (inc) High Street & 2-12 Fairfield Avenue & land fronting Mill Mead, Staines					32207													3310	1034	384	A2-384 A3-384	Losses of A1/A3/B1. Redevelopment will also include A1/A2/A3/D2 and residential.		
03/00374	FUL	25/06/2003	Skylink House, Stanwell Moor Road, Stanwell					2532																	1526		
03/00312	FUL	22/05/2003	Land to the R/O 22 Church Road, Ashford					320																	0		
06/00497	FUL	08/11/2006	Squires Garden Centre (Halliford Nurseries), Halliford Road, Shepperton																							2486	
03/01010	FUL	09/01/2004	Waterside Nurseries, Staines Road, Laleham																							0	
06/00696	FUL	08/11/2006	Former Dairy Crest Site, Church Road, Ashford																							750	
04/00657	FUL	24/08/2004	Gartside House, Harris Way, Surbury																							525	
04/00666	FUL	15/09/2004	Units 10-14 Elmsleigh Centre, Staines																							0	
04/00697	FUL	15/01/2005	Crest House, Church Road, Ashford																							740	Change of use to flats
04/00698	FUL	08/02/2005	Wiggins Transport Site, Horton Road, Stanwell																							462	Erection of two industrial (B2) buildings following demolition of existing buildings

Table A11 Outstanding commercial planning permissions at 31 March 2008

App No	App Type	Date Approved	Site Address	New Floorspace m ²								Main Land use Total m ²	Losses m ²								Total Losses m ²	Notes
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Tradeable Floorspace	Other Retail Floorspace (A1)		Other Uses	Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Tradeable Floorspace		
05/00077	FUL	26/05/2005	194A Laleham Road, Staines									51				57					57	Conversion of FF hairdressers (A1) to rest. exn to GF shop
05/00219	FUL	NOT ISSUED - subject to S106	25-27 Clarence Street, Staines				596					596				108	542				650	Demolition of existing and erection of a part 3 and part 4-storey office building and associated works
04/00499	OUT	24/03/2006	Shepperton Studios, Studios Road, Shepperton	78379								78379	29905								29905	Partial demolition and redevelopment of Shepperton Studios
05/00831	FUL	06/01/2006	Glenhaven Yard, Glenhaven Drive, Horton Road, Stanwell				352					352	573								573	Erection of a detached single storey workshop/office building with associated car park
05/00849	FUL	13/10/2005	59 Church Street, Staines				290					290									0	Erection of a two storey side extension, erection of a new roof with dormers
05/00908	COU	22/12/2005	156 High Street, Staines									154					89				179	Change of use from A2 (Financial and Prof Services) to A3 use Restaurants and Cafes) and A5 (Hot Food Takeaway) use
05/00500	FUL	04/07/2005	Queen Mary Sailing Club, Ashford Road, Ashford									78									0	Single storey building for boat repair and maintenance
05/00529	RVC	08/08/2005	Unit N2, (Currys), Two Rivers Retail Park, Staines									2474						2474			0	Mezzanine floor providing retail sales area
05/00584	FUL	08/08/2005	97-101 Ashford Road, Laleham																		157	Change of use from restaurant to residential
05/00619	FUL	10/08/2005	Thames Water Plc, Ashford Water Treatment Works, Staines Road West, Ashford	196								196									0	Erection of a disinfection building and associated water storage tank

Table A11 Outstanding commercial planning permissions at 31 March 2008

App No	App Type	Date Approved	Site Address	New Floorspace M ²								Main Land use Total M ²	Losses M ²								Total Losses M ²	Notes				
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Tradeable Hoop space	Other Retail Hoop space (A1)		Other Uses	Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Tradeable Hoop space			Other Retail Hoop space (A1)	Other Uses		
05/00683	COU	11/08/2005	Block C The Malt House, 57-59 Church Street, Staines									231									231					Change of use from office to dentist
05/00467	FUL	05/12/2005	143 Vicarage Road, Sunbury							54											0					Single storey detached building for retail use
05/00910	FUL	16/01/2006	Quoin House and r/o 194 Chestersfield Road, Adelaide Road, Ashford				181																			Office building on Basement, GF and FF
06/00027	FUL	09/01/2007	Former Crooked Billet PH, London Road, Staines																							Change of use from PH to residential
06/01123	COU	21/01/2007	199 Laleham Road, Shepperton							60																Part of shop to A5
06/00858	FUL	10/11/2006	Mercury Cars, 648 London Road, Ashford	66																						Single storey extension to existing workshop
06/00874	FUL	14/11/2006	Lawford House, Leacroft, Staines				194																			Conversion of roof space into office
06/00981	COU	14/12/2006	25 Woodthorpe Road, Ashford																							Change of use from A1 to A2 - possible recruitment agency
06/00932	FUL	01/12/2006	Kempton Park Racecourse, Staines Road East, Sunbury																							Erection of detached barn for storage
06/01092	COU	11/01/2007	160A Kingston Road, Staines							57																Change of use from office to retail
07/00630	FUL	10/10/2007	26-30 Napier Road, Ashford																							Loss to residential
07/00075	FUL	01/05/2007	Unit B Shears Way Brooklands Close, Sunbury																							Mezzanine for storage
07/00148	FUL	02/05/2007	Stabury Abbey Road, Shepperton																							Redevelopment of existing office
06/01073	FUL	11/06/2007	Del Monte House London Road Staines																							Extension
700382	COU	22/06/2007	62 London Road Staines																							Change of use from B1 to mixed use A2/B1 Job Centre
07/00356	FUL	15/06/2007	Former Somerfield Store Church Road Ashford																							Subdivision of existing units

Table A12 Commercial Vacancy by Sector - Annual Data 2000-2008

Year	Industry (M ²)	(% Rate)	Warehousing (M ²)	(% Rate)	Offices (M ²)	(% Rate)
Apr-00	7,121	2.9	0	0.0	18,602	10.3
Apr-01	14,377	n/a	7,325	n/a	11,810	n/a
Apr-02	14,925	8.0	10,790	4.2	12,640	7.1
Apr-03	4,543	2.2	11,063	4.7	20,472	11.0
Apr-04	8,964	n/a	18,710	n/a	16,896	n/a
Apr-05*	21,494	11	15,835	6.7	18,167	9.8
Jul-06	17,695	9.0	13,728	5.8	22,203	11.9
Jul-07	9823	9.1	9617	3.9	25,273	10.4
Apr-08	6065	5.6	11,675	4.8	27,109	11.1

*The percentage annual average vacancy rate for 2005 was calculated using the annual data in this table compared with the 2005 base Inland Revenue Floorspace data. The rate for 2007 and 2008 is based on the 2007 IRF update set out in Table 19.

Source: Spelthorne Borough Council - Guide to Available Commercial Premises (published annually in April).

Table A13 Freestanding Stores in Spelthorne

Store	Floorspace m² (Gross)	Floorspace m² (Net)	Parking Spaces	Year of Opening
Tesco - Sunbury Cross	8,464	6,116	592	1991
Tesco - Ashford Hospital	5,574	4,180	589	1996
Focus - Ashford	3,060	2,600	171	1986

Source: Spelthorne Borough Council data

Note: Gross floorspace is the total area of the store including sales and storage areas. Net floorspace is the sales area only.

Table A14 Large shopping centres in Spelthorne – Uses

CENTRE	Retail Floorspace (m2,* gross)	Total Units	Occupied A1 Units	Vacant A1 Units	A1 as % of Total Units	Occupied A2 Units	Vacant A2 Units	A2 as % of Total Units	Occupied A3 Units	Vacant A3 Units	A3 as % of Total Units	Occupied A4 Units	Vacant A4 Units	A4 as % of Total Units	Occupied A5 Units	Vacant A5 Units	A5 as % of Total Units	Occupied Other Units	Vacant Other Units	Other as % of Total Units
STAINES	89,287	272	155	13	62	41	10	19	26	0	10	9	0	3	7	0	3	9	2	4
Core Area		160	119	7	79	12	1	8	12	0	8	3	0	2	0	0	0	5	1	4
(i) Elmsleigh Centre		47	42	3	96	0	0	0	1	0	2	0	0	0	0	0	0	0	1	2
(ii) Norris Road & Two Rivers		29	27	0	93	0	0	0	2	0	7	0	0	0	0	0	0	0	0	0
(iii) Tilly's Lane		18	9	1	56	0	0	0	5	0	28	1	0	6	0	0	0	2	0	11
(iv) Remainder of core area		66	41	3	67	12	1	20	4	0	6	2	0	3	0	0	0	3	0	5
Secondary Area		112	36	6	38	29	9	34	14	0	13	6	0	5	7	0	6	4	1	4
(i) Secondary Area (West)		62	17	2	31	21	4	40	6	0	10	4	0	6	4	0	6	3	1	6
(ii) Secondary Area (East)		50	19	4	46	8	5	26	8	0	16	2	0	4	3	0	6	1	0	2
ASHFORD	10,239	166	89	12	61	29	2	19	14	0	8	1	0	1	8	0	5	11	0	7
SHEPPERTON	5,359	84	47	0	56	14	2	19	10	0	12	0	0	0	1	0	1	10	0	12
SUNBURY CROSS	6,590	47	27	3	64	8	1	19	4	0	9	0	0	0	1	0	2	3	0	6

Note: For Staines the centre is sub-divided according to Policy Area boundaries in the Spelthorne Borough Local Plan 2001.

Figures are rounded to the nearest integer.

Spelthorne Borough Council survey of available commercial premises, April 2008.

A1 = Retail Uses; A2 = Financial and Professional Uses; A3 = Food and Drink Uses as defined in the Town and Country Planning Use Classes Order 1987

* Source – Spelthorne Retail Study August 2004. Note – Figure for Staines has been updated by adding retail completions between 1 April 2006 – 31 March 2008

Table A15 Large shopping centres in Spelthorne – Overall Vacancy Rates

CENTRE	Total Units	2001		2002		2003		2004		2005		2006		2007		2008	
		Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%
Staines	272	15	6	12	5	19	7	22	8	19	7	23	8	30	11	25	9
Ashford	166	10	6	13	8	12	7	12	7	10	6	9	6	14	9	14	8
Shepperton	84	1	1	5	6	2	2	2	2	4	5	2	2	2	2	2	2
Sunbury Cross	47	6	13	8	17	7	15	7	15	7	15	7	15	4	9	4	9

Source: Spelthorne Borough Council annual survey - April 2008.

Notes: Vacancy rates expressed as a percentage of total units existing in specific year. The Staines figure from 1999 includes Two Rivers. The Sunbury Cross figure excludes Tesco Superstore.
% Figures are rounded to the nearest integer.

Table A16 Local shopping centres in Spelthorne – Retail/Non-Retail and Vacant

CENTRE	Total Units	Occupied A1 Units	Occupied A1 as % of total	Occupied A2 Units	Occupied A2 as % of total	Occupied A3 Units	Occupied A3 as % of total	Occupied A4 Units	Occupied A4 as % of total	Occupied A5 Units	Occupied A5 as % of total	Occupied Others	Occupied Others as % of total	Total Vacant Units	Vacant as % of total
Lower Sunbury (The Avenue/Thames St)	31	14	45	5	16	4	13	2	6	0	0	5	16	1	3
Stainash Parade/The Broadway, Staines	25	16	64	1	4	1	4	0	0	3	12	1	4	3	12
51-121 Clare Road, Stanwell	22	13	59	2	9	1	5	0	0	4	18	1	5	1	5
Staines Road West, Ashford	18	12	67	1	6	1	6	0	0	2	11	1	6	1	6
Edinburgh Drive, Laleham	11	9	82	0	0	1	9	0	0	1	9	0	0	0	0
111-131 Felt ham Road, Ashford	10	4	40	0	0	1	10	0	0	1	10	3	30	1	10
Woodlands Parade, Ashford	11	8	73	0	0	0	0	0	0	2	18	1	9	0	0
High Street, Stanwell	12	6	50	2	17	1	8	0	0	1	8	1	8	1	8

Source: Spelthorne Borough Council Survey - April 2008

Only Centres with 10 or more units are included.

% = percentage of total units in centre. Figures are rounded to the nearest integer.

Statement of Five-Year Housing Supply

Deliverable Housing Sites as at 1 April 2009

Introduction

1. This statement is intended to meet the requirements of PPS3 (paragraph 7) for local authorities to assess and demonstrate the extent to which they can identify and maintain a rolling five year supply of deliverable land for housing. The statement has been written also to meet the requirements and criteria for the assessment of five year housing supply for the purposes of determining Housing and Planning Delivery Grant (HPDG).

Background

2. Further guidance on this requirement has been prepared by the Department for Communities and Local Government (DCLG) and published by The Planning Inspectorate. In particular it confirms the approach to be taken in assessing deliverability of sites and to ensure compliance with PPS3. Guidance on the criteria for checking five year housing land supply assessments in the context of Housing and Planning Delivery Grant has been set out in a separate note published by DCLG in August 2008. This note in particular confirms that assessments must be based on adopted housing requirements rather than those set out in emerging plans and that the five year time period runs from the end of the “current year” rather than the end of the “reporting year”.
3. This statement, in order to be comprehensive, sets out figures based on both the Structure Plan Housing requirement for the period 2001 – 2016 and the emerging South East Plan for the period 2006 -2026 (to be consistent with the Housing Trajectory set out in this Annual Monitoring Report). The five year period for housing supply commences on 1 April 2009.
4. There are three stages to the assessment:
 - a. Identifying the level of housing to be delivered from the 1 April 2009 to the end of March 2014.
 - b. Identifying the sites that have the potential to deliver housing during the five year period
 - c. Assessing deliverability - the guidance (PPS 3 para 54) explains that for sites to be considered deliverable they must be:

- i. Available – the site is available now
- ii. Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- iii. Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

Identifying the level of housing to be delivered

5. The Surrey Structure Plan adopted on 4 December 2004 required 2580 dwellings to be provided in Spelthorne over the 15 year plan period (2001 – 2016). Table 1a below sets out the 5 year requirement based on the residual figure taking account of completions since April 2001.
6. The South East Plan with the changes proposed by the Secretary of State in July 2008 sets a requirement for the Borough to provide at least 3320 for the period from 1 April 2006 to end of March 2026. This equates to an annual average 166 dwellings over the 20-year period. Table 1b sets out the 5 year requirement based on the residual figure taking account of completions since April 2006.

Table 1 5 Year Housing Requirement

a.	Surrey Structure Plan 2004	Dwellings (net)
	Requirement 2001 – 2016 (15 years)	2580
	Completions 2001 – 2008 (see Appendix 1 Table A1)	1656
	Estimated completions in current year to 31 March 2009	250
	Total completions	1906
	Residual requirement April 2009 – March 2016 (7 years)	674
	Residual annual requirement (674/7)	96
	Adopted Structure Plan Five year requirement	481
b.	South East Plan (SoS proposed changes)	Dwellings (net)
	Requirement 2006 – 2026 (20 years)	3320
	Completions 2006 – 2008 (see Appendix 1 Table A1)	364
	Estimated completions in current year to 31 March 2009	250
	Total completions	614
	Residual requirement April 2009 – March 2026 (17 years)	2706
	Residual annual requirement (2706/17)	159
	South East Five year requirement	795

Sites with Potential to Deliver Housing

7. The Council has assessed the availability of housing in its Housing Land Availability Assessment – January 2007 (base date 1 April 2006) and in its HLAA Update 2008. The AMR 2008 contains the updated housing trajectory as at 1 April 2008 (Tables 7 and 8 and Figures 4 and 5) which includes a summary of the anticipated dates when large sites will be developed. It has been assumed that dwellings under construction at 1 April 2008 (see AMR; page 19, Table 9) will be completed during the current year so that estimated completions 2008-09 will be 250 (rounded figure). This figure is included in the calculation in Table 1 above. New housing over the next five year period (April 2009 to March 2014) will come from commitments and identified sites summarised in Table 2 below.

8. For the purposes of the five year housing land supply statement the assumptions set out in the HLAA are used whereby it is assumed that all sites with outstanding planning permission at 31 March 2008 will be implemented over the three year period from April 2009 to March 2012. Generally, monitoring has demonstrated that housing sites are completed within three years of permission being granted. The very low level of permissions which expire and are not renewed in any one year confirms that this approach provides a reasonable assessment of the supply of dwellings from sites with existing planning permission. Furthermore, this approach takes no account of any new permissions which may be granted during this period on small or large sites other than for those sites already identified in the Table 4 below and overall represents a cautious estimate of likely completions.

Assessing Deliverability

9. The owners of all the identified large sites listed in Table 4 have confirmed the availability of their sites. The broad timescales for implementation take account of the owner's views as to when the sites will come forward and also recognise the lead in times necessary before particular developments may commence.

10. All of the sites listed in Tables 3 and 4 are in suitable locations and will contribute to the creation of sustainable mixed communities by providing appropriate housing to meet identified needs.

Table 2 Potential 5 Year Housing Supply

	Dwellings (net)
Dwellings on sites with planning permission as at 1 April 2008 (See Table 3 for a full list of these sites)	556
Large sites without planning permission as at 1 April 2008 identified within the Council's submitted Allocations DPD and/or its Housing Land Availability Assessment 2006 and Update Report 2008. (See Table 4)	803
<i>These sites are also listed in Table 8 of the Housing Trajectory on page 16 of the Annual Monitoring Report 2008</i>	
<i>NB Dwelling numbers in Table 4 below indicate the number of units likely to come forward within the five year period rather than the total provision from the site.</i>	
Total 5 year supply	1359

Conclusion

11. In summary the requirement and availability are:

a. Requirement based on Structure Plan	481 dwellings
b. Requirement based on emerging South East Plan	796 dwellings
c. Potential Housing Supply	1359 dwellings

12. Available sites show an excess of supply over the Structure Plan requirement of 878 dwellings. The excess over the emerging South East Plan figure is 563 dwellings equivalent to a further 3.5 year's supply. Any excess needs to be seen in the context of the rolling supply position for 10 and 15 years.

13. The above information confirms that the Council has a deliverable five year housing supply.

Table 3 Dwellings on sites with planning permission as at 1 April 2008

PLANNING APPLICATION INFORMATION														
Application Number	Address	Street	Town	Postcode	W and	Decision Subject to Legal Agreement	Date on Decision Notice	SCHEME GROSS TOTAL	Net Area of Dev.	Residential Losses Total	Net Total	Dev Type	Sector	PDL or Greenfield
06/00608	Rodd Industrial Estate	Govett Avenue	Shepperton	TW17 8AB	SHET	YES	10/04/2007	96	1.45	1	95	RD	PR	PDL
07/00697	St Michael's Road	St Michael's Road	Ashford	TW15 2DR	ASHE	YES	27/09/2006	81	1.44	64	17	RD	RSL	PDL
06/00027	Former Crooked Biller PH	London Road	Staines	TW18 4HL	STNS	YES	09/01/2007	29	0.25	0	29	RD	PR	PDL
02/00336	Land at Ashford Hospital	Long Lane	Stanwell	TW15 3AA	SWS	YES	01/11/2002	27	0.52	0	27	RD	PR	PDL
06/00884	Majestic House, 122-140 and (2-12 Fairfield Avenue and 1,4,6 & 8 Mill Mead and land adjoining)	High Street	Staines	TW18 4AB	STAS	YES	04/07/2007	25	1.05	0	25	RD	PR	PDL
04/00473	Stanwell Hall Hotel	Town Lane	Stanwell	TW19 7PW	STWN		10/11/2004	14	0.34	0	14	RD	PR	PDL
06/00638	Little Manor and Taranaki	Green Street	Sunbury	TW16 8QE	SUNE		01/05/2007	14	0.28	2	12	RD	PR	PDL
07/00252	No. 14 and part of former Dairy Site	Church Road	Ashford	TW15 2UT	ASHT		28/08/2007	14	0.10	1	13	RD	PR	PDL
07/01159	211-215	Staines Road West	Sunbury	TW16 7BH	ASHC		06/02/2008	14	0.17	3	11	RD	PR	PDL
07/01295	162-164,39/2	Kingston Road/Worple Road/Chestnut Grove	Staines	TW18 1BS	STAS		07/03/2008	14	0.18	0	14	RD	PR	PDL
04/01128	Land off	Pullmans Place	Staines	TW18 4LD	STNS		19/04/2006	14	0.19	0	14	NB	PR	PDL
07/00764	Land to R/O 582-592 and R/O 65	London Road & Gordon Road	Ashford	TW15 3AF	ANSS		07/03/2006	14	0.28	0	14	NB	PR	PDL
07/00406	Church Villas	Church Street	Sunbury	TW16 6RF	SUNE	YES	18/11/2007	13	0.28	1	12	RD	PR	PDL
07/00651	467-473	Staines Road West	Ashford	TW15 2AB	ASHE		14/09/2007	13	0.20	4	9	RD	PR	PDL
07/00723	147-153	Charlton Road	Shepperton	TW17 0RL	LAGS		12/12/2007	13	0.28	4	9	RD	PR	PDL
07/00742	46	Station Crescent	Ashford	TW15 3HJ	ASHT		09/01/2008	13	0.22	1	12	RD	PR	PDL
03/00905	Land at corner of (Long Lane)	Short Lane	Stanwell	TW19 1BF	ANSS		03/03/2004	12	0.18	0	12	NB	PR	PDL
04/01110	Land ad The Grazing	Stanwell New Road	Staines	TW18 4HZ	STNS		02/02/2005	12	0.16	0	12	NB	PR	GRN
07/00662	217-219	Charlton Road	Shepperton	TW17 0SG	LAGS		15/10/2007	10	0.24	2	8	RD	PR	PDL
07/00469	77	Worple Road	Staines	TW18 1HJ	RVLA		09/01/2008	10	0.18	1	9	RD	PR	PDL
06/00479	1,2,3 (White Lodge) & Brecknock	Stanwell New Road	Staines	TW18 4HY	STNS		20/07/2006	9	0.09	4	5	RD	PR	PDL
07/00972	35- 39	Kenilworth Road	Ashford	TW15 3EP	ANSS		13/11/2007	9	0.10	2	7	RD	PR	PDL
03/00955	111	High Street	Staines	TW18 4PQ	STAS		15/10/2003	9	0.10	0	9	NB	PR	PDL
06/01134	Former Texaco Garage	Walton Bridge Road	Shepperton	TW17 8LX	SHET		01/03/2007	8	0.13	0	8	RD	PR	PDL
07/00669	402A	Staines Road West	Ashford	TW15 1RZ	LAGS		18/10/2007	8	0.09	1	7	RD	PR	PDL
06/00710	Fairacre	Falham Hill Road	Ashford	TW15 2DU	ASHE		12/10/2006	7	0.08	1	6	RD	PR	PDL
07/00151	The Thorns	Long Lane	Stanwell	TW19 7AU	STWN		04/06/2007	6	0.11	1	5	RD	PR	PDL

Table 3 Dwellings on sites with planning permission as at 1 April 2008

PLANNING APPLICATION INFORMATION														
Application Number	Address	Street	Town	Postcode	Ward	Decision Subject to Legal Agreement	Date on Decision Notice	SCHEME GROSS TOTAL	Net Area of Dev.	Residential Losses Total	Net Total	Dev Type	Sector	PDL or Greenfield
04/00686	247-249	Staines Road West	Sunbury	TW16 7BH	ASHC		18/08/2004	5	0.06	2	3	RD	PR	PDL
06/00065	17	Witley Road	Ashford	TW15 2RA	ASHT		27/04/2006	5	0.06	1	4	RD	PR	PDL
06/01173	66	Laytons Lane	Sunbury	TW16 6LR	HASW		05/09/2007	5	0.06	1	4	RD	PR	PDL
06/00692	221	Charlton Road	Shepperton	TW17 0SG	LASG		08/12/2007	5	0.09	1	4	RD	PR	PDL
05/00360	1 and Land to RIO 142 & 144	Warwick Road	Ashford	TW15 3PQ	ASHT		22/12/2005	4	0.05	0	4	RD	PR	PDL
07/00518	213	Charlton Road	Shepperton	TW17 0SG	LASG		26/10/2007	4	0.04	1	3	RD	PR	PDL
07/00727	77	Gresham Road	Staines	TW18 2BD	STNS		23/01/2008	4	0.06	1	3	RD	PR	PDL
07/00470	Amanda Court	Edward Way	Ashford	TW15 3AZ	ANSS		09/07/2007	4	0.03	0	4	NB	PR	PDL
07/00850	Land to RIO 69	Vicarage Road	Sunbury	TW16 7QD	SUNC		19/02/2008	4	0.08	0	4	NB	PR	PDL
04/00398	Whitegates, 34	Kenton Avenue	Sunbury	TW16 5AR	SUNE		10/11/2004	3	0.11	1	2	RD	PR	PDL
06/00675	139	Laleham Road	Staines	TW18 2EG	STNS		19/09/2006	3	0.04	1	2	RD	PR	PDL
06/00070	Pont Court, 111-121	London Road	Staines	TW18 4HN	STNS		26/05/2006	3	0.09	0	3	NB	PR	PDL
07/00272	91	Kenton Avenue	Sunbury	TW16 5AT	SUNE		30/05/2007	3	0.04	0	3	NB	PR	PDL
07/01113	Land to RIO 53	Wrens Avenue	Ashford	TW15 1AP	ASHE		22/01/2006	3	0.08	0	3	NB	PR	PDL
07/00528	Beaumont Hall	Mornington Road	Ashford	TW15 1NP	ASHC		27/02/2006	3	0.06	0	3	NB	PR	PDL
06/00698	Somerfield (Former Kwik Save)	Church Road	Ashford	TW15 2UT	ASHT		13/10/2006	2	0.07	0	2	RD	PR	PDL
06/00672	48	Town Lane	Stanwell	TW19 7RX	ANSS		12/12/2006	2	0.08	1	1	RD	PR	PDL
07/00245	15	Squires Bridge Road	Shepperton	TW17 0UZ	LASG		18/08/2007	2	0.06	1	1	RD	PR	PDL
07/00493	7	Hughes Road	Ashford	TW15 1RF	ASHC		17/07/2007	2	0.04	1	1	RD	PR	PDL
07/01143	58	Thames Meadow	Shepperton	TW17 8LT	SHET		19/02/2008	2	0.04	1	1	RD	PR	PDL
08/00013	Land adj 21	Cherry Way	Shepperton	TW17 8QQ	HASW		04/03/2008	2	0.02	0	2	RD	PR	PDL
07/01242	7	Ferndale Road	Ashford	TW15 3PL	ASHT		14/03/2008	2	0.06	1	1	RD	PR	PDL
07/01117	34	Ceol Road	Ashford	TW15 1RJ	ASHC		12/03/2008	2	0.06	1	1	RD	PR	PDL
04/00656	42	Hedrian Way	Stanwell	TW19 7HS	STWN		06/09/2004	2	0.03	0	2	NB	PR	PDL
07/00939	Land to RIO 34-38	Worple Road	Staines	TW18 1EA	STAS		04/12/2007	2	0.04	0	2	NB	PR	PDL
07/01037	168	Hithermoor Road	Stanwell Moor	TW19 6BB	STWN		19/03/2008	1	0.20	1	0	RD	PR	PDL
02/01251	Thabes	Paradise Island	Shepperton	TW17 9LN	SHET		02/04/2003	1	0.06	1	0	RD	PR	PDL
04/00251	Bude Haven	Penny Lane	Shepperton	TW17 8NF	SHET		04/05/2004	1	0.08	1	0	RD	PR	PDL
04/00767	Kenavon	Ferry Lane	Shepperton	TW17 9LH	SHET		26/10/2004	1	0.05	1	0	RD	PR	PDL
04/01031	The Hideout	Towpath	Shepperton	TW17 9LL	SHET		04/01/2005	1	0.17	1	0	RD	PR	PDL
04/01131	167	Nursery Road	Sunbury	TW16 8LX	HASW		24/01/2005	1	0.15	1	0	RD	PR	PDL
06/00619	4	Alexandra Road	Ashford	TW15 1TP	ASHC		25/08/2006	1	0.03	1	0	RD	PR	PDL
06/00893	43	Broadlands Avenue	Shepperton	TW17 9DJ	SHET		18/12/2006	1	0.06	1	0	RD	PR	PDL

Table 3 Dwellings on sites with planning permission as at 1 April 2008

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06/01097	Wair End	Parke Road	Sunbury	TW16 6BS	HASW		29/01/2007	1	0.13	1	0	RD	PR	PDL
06/01185	99	Hallford Road	Sunbury	TW16 6DN	HASW		12/02/2007	1	0.25	1	0	RD	PR	PDL
07/00141	Narook	The Creek	Sunbury	TW16 6BY	HASW		13/04/2007	1	0.06	1	0	RD	PR	PDL
07/00089	Riversdale	Parke Road	Sunbury	TW16 6BS	HASW		20/04/2007	1	0.04	1	0	RD	PR	PDL
07/00363	The Bungalow	Thomas Street	Sunbury	TW16 5QP	SUNE		21/09/2007	1	0.05	1	0	RD	PR	PDL
07/00517	Clarks Boatyard	Thomas Street	Sunbury	TW16 5QP	SUNE		12/10/2007	1	0.07	0	1	RD	PR	PDL
07/00827	20	Hemthugh Island	Shepperton	TW17 9LP	SHET		11/03/2008	1	0.06	1	0	RD	PR	PDL
04/01186	95	Deerford Way	Ashford	TW15 3AS	ANSS		28/01/2005	1	0.03	0	1	NB	PR	PDL
05/00079	Land at s kls 52	Weslarm Drive	Shepperton	TW17 8HW	SHET		29/04/2005	1	0.15	0	1	NB	PR	PDL
05/00255	14A	Moorhayes Drive	Laleham	TW18 1SL	LASG		25/05/2005	1	0.05	0	1	NB	PR	PDL
05/00101	Old Elms	Staines Road	Laleham	TW18 2TA	LAL		12/08/2005	1	0.06	0	1	NB	PR	PDL
05/01185	Land adjoining 6 Wards Cottages	Long Lane	Stanwell	TW19 7AN	STWN		02/03/2006	1	0.13	0	1	NB	PR	PDL
05/01202	3	St Mary's Crescent	Stanwell	TW19 7HY	STWN		09/05/2005	1	0.04	0	1	NB	PR	PDL
06/00435	139	Feltham Road	Ashford	TW15 1AD	ASHE		25/07/2006	1	0.04	0	1	NB	PR	PDL
07/01146	114	Village Way	Ashford	TW15 2JU	ASHT		14/01/2008	1	0.03	0	1	NB	PR	PDL
06/00184	Land Adj 1 and 2 Thickthorne Lane	Berryscroft Road	Laleham	TW18 1ND	STAS		28/02/2007	1	0.03	0	1	NB	PR	PDL
07/00009	Willow Cottage	Lower Hampton Road	Sunbury	TW16 5PR	SUNE		21/03/2007	1	0.10	0	1	NB	PR	PDL
07/00240	117	Kenington Drive	Sunbury	TW16 7RU	SUNC		12/06/2007	1	0.01	0	1	NB	PR	PDL
07/00317	Land Adjacent to 32	Saddlebrook Park	Sunbury	TW16 7NG	SUNC		04/09/2007	1	0.02	0	1	NB	PR	PDL
07/00867	Land Adjoining Strives	Approach Road	Ashford	TW15 1MF	ASHC		05/10/2007	1	0.02	0	1	NB	PR	PDL
07/00850	Land adj to 1	Byan Close	Sunbury	TW16 7UA	SUNC		18/11/2007	1	0.04	0	1	NB	PR	PDL
07/00946	13	Explorer Avenue	Stanwell	TW19 7SS	ANSS		29/11/2007	1	0.02	0	1	NB	PR	PDL
07/00963	Land between 15 & 18	Echford Drive	Ashford	TW15 2ER	ASHE		09/01/2008	1	0.06	0	1	NB	PR	PDL
07/00903	Land adj. Laverder Lodge	Ferry Lane	Laleham	TW18 1SP	LASG	YES		1	0.04	0	1	NB	PR	PDL
03/00162	41	Thames Street	Sunbury	TW16 5QF	SUNE		02/04/2003	1	0.01	1	0	CN	PR	PDL
03/00301	1 + part of 3	Saxon Road	Ashford	TW15 1QL	ASHC		28/08/2003	2	0.03	1	1	CN	PR	PDL
03/00627	2	Burgoyne Road	Sunbury	TW16 7PW	SUNC		07/08/2003	2	0.04	1	1	CN	PR	PDL
02/01182	211	French Street	Sunbury	TW16 5LE	SUNE		08/10/2003	2	0.03	1	1	CN	PR	PDL
04/00273	5	Kington Road	Staines	TW18 4ND	STNS		26/05/2004	2	0.01	1	1	CN	PR	PDL
04/00466	477	Staines Road West	Ashford	TW15 2AB	ASHE		13/09/2004	2	0.07	1	1	CN	PR	PDL
04/00847	142	Cheslerfield Road	Ashford	TW15 3PD	ASHT		14/10/2004	2	0.03	1	1	CN	PR	PDL
05/00077	194A	Laleham Road	Staines	TW18 2PA	STNS		28/05/2005	5	0.23	1	4	CN	PR	PDL
04/00688	204	Staines Road East	Sunbury	TW16 5AY	SUNE		30/06/2005	3	0.04	1	2	CN	PR	PDL

Table 3 Dwellings on sites with planning permission as at 1 April 2008

PLANNING APPLICATION INFORMATION														
Application Number	Address	Street	Town	Postcode	Ward	Decision Subject to Legal Agreement	Date on Decision Notice	SCHEME GROSS TOTAL	Net Area of Dev.	Residential Losses Total	Net Total	Dev Type	Sector	PDL or Greenfield
05/00584	97, 99 & 101	Ashford Road	Laleham	TW18 1BX	LASG		08/08/2005	2	0.07	1	1	CN	PR	PDL
05/00791	26 & 26a	Charles Road	Laleham	TW18 1JT	STAS		03/11/2005	2	0.09	1	1	CN	PR	PDL
05/01006	413-415	Staines Road West	Ashford	TW15 1RB	ASHC		13/12/2005	1	0.11	2	-1	CN	PR	PDL
06/00208	55	Feltham Road	Ashford	TW15 1DQ	ASHC		23/05/2006	2	0.03	1	1	CN	PR	PDL
05/00803	31	Dorset Road	Ashford	TW15 3BZ	ANSS		31/10/2006	2	0.05	1	1	CN	PR	PDL
06/00552	136	Chesterfield Road	Ashford	TW15 3PD	ASHT		13/10/2006	3	0.02	1	2	CN	PR	PDL
07/00265	129	Groveley Road	Sunbury	TW16 7LE	SUNC		14/02/2008	6	0.03	0	6	CN	PR	PDL
06/01023	131	Groveley Road	Sunbury	TW16 7JT	SUNC		21/12/2006	2	0.03	1	1	CN	PR	PDL
07/00173	15-17	Feltham Road	Ashford	TW15 1DQ	ASHC		11/05/2007	3	0.05	1	2	CN	PR	PDL
06/01021	155	Feltham Road	Ashford	TW15 1AG	ASHC		09/02/2007	2	0.03	1	1	CN	PR	PDL
07/00226	10	Kenilworth Road	Ashford	TW15 3EL	ANSS		05/08/2007	1	0.01	0	1	CN	PR	PDL
07/00389	37A/B	Thames Street	Sunbury	TW16 5QF	SUNE		25/08/2007	1	0.03	1	0	CN	PR	PDL
07/00397	96	Alexandra Road	Ashford	TW15 1SZ	ASHC		17/08/2007	2	0.04	1	1	CN	PR	PDL
07/00618	3	Percy Avenue	Ashford	TW15 2PB	ASHC		01/11/2007	2	0.03	1	1	CN	PR	PDL
07/01140	4-5 Broadway	Kingslon Road	Staines	TW18 1AT	STAS		11/01/2008	4	0.03	2	2	CN	PR	PDL
06/00463	57	Woodthorpe Road	Ashford	TW15 3JT	ASHC		08/11/1996	5	0.07	1	4	CN	PR	PDL
07/00303	120	Viola Avenue	Stanwell	TW19 7SE	STWN		24/05/2007	2	0.02	1	1	CN	PR	PDL
03/01023	Land at	Sheep Walk	Shepperton	TW17 0AU	SHET		12/12/2003	1	0.12	0	1	CU	PR	PDL
04/00697	Crest House 91-97	Church Road	Ashford	TW15 2NH	ASHC		05/01/2005	14	0.06	0	14	CU	PR	PDL
05/01117	13	Feltham Road	Ashford	TW15 1DQ	ASHC		12/01/2006	1	0.01	0	1	CU	PR	PDL
06/00142	39	Upper Hallford Road	Shepperton	TW17 8RX	HASW		24/05/2006	1	0.01	0	1	CU	PR	PDL
06/01148	27	High Street	Shepperton	TW17 9AJ	SHET		31/01/2007	1	0.02	0	1	CU	PR	PDL
06/01188	Hawkdale CF School	Stratton Road	Sunbury	TW16 6PG	HASW		24/04/2007	0		1	-1	CU	PR	PDL
07/00832	15 (First Floor-Rear Section)	High Street	Shepperton	TW17 9AJ	SHET		18/10/2007	1	0.01	0	1	CU	PR	PDL
07/00819	22	Church Road	Ashford	TW15 2UY	ASHC		14/11/2007	2	0.02	0	2	CU	PR	PDL
01/00575	Barn at Staines Road Farm	Laleham Road	Shepperton	TW17 0AH	STT		07/11/2001	3	0.09	0	3	CU	PR	PDL
								0		0	556			

Table 4 Large sites without planning permission identified as deliverable

Ref	Site	Assessment				Net Dwellings
		Area (ha)	Availability	Suitability	Achievability	
A3	Feltham Hill/Poplar Road, Ashford	1.47	The site is in two ownerships and the owner of the northern half wishes to develop the site now and has submitted a planning application for 51 dwellings	Allocated in DPD for housing. The existing warehousing on site is not suitable for modern users and the site is surrounded by residential development	Although the southern part of the site is not yet available the northern half can be developed independently within the next 5 years	45
A8	Riverside Works, Fordbridge Road, Sunbury	1.57	Site is owned by EA who have a contract with Linden Homes to develop site for 88 dwellings. Two rounds of public consultation have been carried out in formulating scheme. Planning application imminent.	Allocated in DPD for housing. Existing site surplus to EA requirements.	No impediment to site being developed in next 5 years. Landowner and developer committed to taking scheme forward	88
A9	Bridge Street Car Park, Staines	0.71	Site owned by the Borough Council. Preferred developer has submitted scheme for 143 flats.	Allocated in DPD for housing. Close to town centre	No impediment to site being developed in next 5 years. Landowner and developer committed to taking scheme forward	143
A10	Elmsleigh Centre Phase 3, Staines	-	Prime Town Centre Site owned by the Borough Council. Scheme forms part of third phase of retail extension to shopping centre. Developer has submitted scheme for 124 flats.	Allocated in DPD as part of mixed scheme for retail and residential flats in town centre location.	No impediment to site being developed in next 5 years. The Council and town centre partner are committed to taking scheme forward	124

Table 4 Large sites without planning permission identified as deliverable

Ref	Site	Assessment				Net Dwellings
		Area (ha)	Availability	Suitability	Achievability	
HLAA11	Thames Water Depot, Charlton Road, Charlton	0.70	Redundant depot and yard surplus to Thames Water requirements	Planning permission for 35 dwellings granted subject to legal agreement June 08	No impediment to site being developed in next 5 years.	35
HLAA12	Ashford Hospital Site, Ashford	0.78	Former maternity wing declared structurally unfit for purpose and surplus to requirements by NHS Trust in 2006. Site sold to development company in March 08.	Site considered appropriate for housing. Planning application for 170 flats submitted by new owners and granted subject to legal agreement in May 08. Legal agreement not signed and application withdrawn August 08.	Market conditions could be a factor in owners looking at alternative uses. Otherwise no impediment to site being developed for 170 flats within 5 years to deliver part of overall total.	120
HLAA15	Kingston Road Car Park, Staines	0.88	Site owned by Surrey Council and adult education facility on site now closed prior to disposal.	There is a grade II listed building on site which needs to be retained. Site adjoins railway station and town centre and is a good location for residential development.	Surrey CC wish to dispose of the site and there is no impediment to site being developed for approximately 90 flats within 5 years to deliver part of overall total.	60
HLAA16	Holywell Way, Stanwell	10.26	The site is owned by A2 Dominion RSL and comprises 164 existing dwellings.	A2 Dominion is committed to working in partnership with the Council to deliver a comprehensive regeneration of the area to provide a net gain of 174 new dwellings.	Planning applications for the scheme have been submitted to the Council and the RSL is committed to delivering the scheme within 5 years.	174

Table 4 Large sites without planning permission identified as deliverable

Ref	Site	Assessment				Net Dwellings
		Area (ha)	Availability	Suitability	Achievability	
HLAA17	Spelthorne College, Ashford	-	The housing site forms an integral part of the scheme for redevelopment of the former Spelthorne College site for which planning permission, subject to a legal agreement has been granted.	The site is suitable for 34 flats and adjoins existing residential and is close to Ashford town centre.	Housing element is linked to the viability of the redevelopment of the College facilities to which the owner, Brooklands College is committed. There is no impediment to site being developed for approximately 14 flats within 5 years to deliver part of overall total.	14
					TOTAL DWELLINGS (NET)	803

Reference Documents

Available on Spelthorne Council's website www.spelthorne.gov.uk

1. Core Strategy and Policies DPD – Submission Version (April 2007)
2. Re-advertised Core Strategy and Policies DPD with proposed amendments (March 2008)
3. Allocations DPD – Submission Version (April 2007)
4. Sustainability Appraisal Report (April 2007)
5. Sustainability Appraisal – Appendices (April 2007)
6. Non Technical Summary (April 2007)
7. Appropriate Assessment (April 2007)
8. Population and Social Characteristics of Spelthorne (February 2005)
9. Spelthorne Population Projections: Update (April 2007)
10. Strategic Flood Risk Assessment (December 2006)
11. Strategic Flood Risk Assessment – Part II (February 2007)
12. Housing Land Availability Assessment (January 2007)
13. Housing Land Availability Assessment – Update Report (July 2008)
14. Housing Market Assessment (January 2007)
15. Spelthorne Housing Needs Survey (2006)
16. Provision of Affordable Housing (April 2007)
17. Spelthorne Retail Study (August 2004)
18. Spelthorne Retail Study Update of Forecasts (May 2007)
19. Report on Non Retail Uses in Shopping Areas (April 2007)
20. Economy and Employment Land Study (May 2006)
21. Economy and Employment Land Study Update (April 2007)
22. Open Space, Sport and Recreation Study (September 2005)
23. Transport Statement (January 2007)

24. Detailed Air Quality Assessment for Spelthorne (April 2006)
25. Air Quality Progress Report 2008 (July 2008)
26. Surrey Hotel Futures (September 2004)
27. Local Development Scheme – Second Revision (April 2007)
28. Statement of Community Involvement (October 2006)
29. Spelthorne Borough Local Plan (2001)
30. Spelthorne Community Plan 2005-2015 – Revised 2008
31. Parking Standards (June 2001)

Available on Surrey County Council Website: <http://www.surreycc.gov.uk>

1. Surrey Structure Plan (December 2004)
2. The Surrey Local Transport Plan – Second Edition (March 2006)
3. The Surrey Local Transport Plan – Annual Progress Report 2007
4. Surrey Waste Plan (May 2008)

Available on SEERA Website: <http://www.southeast-ra.gov.uk>

1. Draft Regional Spatial Strategy – The South East Plan (March 2006)
2. South East Plan – Report of the Panel (August 2007)
3. Regional Planning Guidance for the South East (RPG9) (March 2001)
4. Draft Regional Spatial Strategy for the South East (July 2008)

Available on the Communities and Local Government website:

<http://www.communities.gov.uk>

1. Planning Policy Statement 1: Delivering Sustainable Development (January 2005)
2. Supplement to Planning Policy Statement 1 – Planning and Climate Change (December 2007)
3. Planning Policy Guidance 2: Green Belts (March 2001)
4. Planning Policy Statement 3: Housing (November 2006)
5. Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms (November 1992)

6. Planning Policy Statement 6: Planning for Town Centres (March 2005)
7. Planning Policy Statement 7: Sustainable Development in Rural Areas (August 2004)
8. Planning Policy Guidance 8: Telecommunications (August 2001)
9. Planning Policy Statement 9: Biodiversity and Geological Conservation (August 2005)
10. Planning Policy Statement 12: Local Spatial Planning (June 2008)
11. Planning Policy Guidance 13: Transport (March 2001)
12. Planning Policy Guidance 15: Planning and the Historic Environment (September 1994)
13. Planning Policy Guidance 16: Archaeology and Planning (November 1990)
14. Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (July 2002)
15. Planning Policy Statement 22: Renewable Energy (August 2004)
16. Planning Policy Statement 23: Planning and Pollution Control (November 2004)
17. Planning Policy Guidance 24: Planning and Noise (September 1994)
18. Planning Policy Statement 25: Development and Flood Risk (December 2006)
19. Plan Making Manual (June 2008)
20. Regional Spatial Strategy and Local Development Framework. Core Output Indicators – Update 2/2008 (July 2008)