

Authority Monitoring Report 2025



Regeneration and Growth
Spelthorne Borough Council
Council Offices
Knowle Green
Staines-upon-Thames
TW18 1XB



Contents

List of Abbreviations	4
1. Introduction	5
2. Summary and Key Messages	9
3. Local Development Scheme Progress	14
4. Development Management Service Performance	16
5. Housing.....	19
6. Economy.....	41
7. Infrastructure.....	45
8. Environment.....	50
9. Climate Change and Transport	57
10. Reference Documents	80

Appendices

Appendix 1: Housing	59
Appendix 2: Retail.....	70
Appendix 3: Environment	72
Appendix 4: Duty to Co-operate	74
Appendix 5: Development Management Service Performance.....	78

List of Tables

Table 1: Spelthorne statistics at a glance	7
Table 2: Development activity	8
Table 3: Adopted Development Plan Documents	14
Table 4: Planning Appeals	18
Table 5: Planning Enforcement	18
Table 6: Number of dwellings completed, under construction and with outstanding planning permission at 31 March 2024	21
Table 7: Housing Trajectory Data 2023-2039	24
Table 8: Percentage of new and converted dwellings built on previously developed land2023/24.....	32
Table 9: Percentage of small units in housing schemes 2023/24	33
Table 10: Percentage of new dwellings on completed sites between 2009 and 2024at.....	34
Table 11: Number of affordable homes provided per year since 2009.....	38
Table 12: Affordable dwellings granted planning permission 2023-24	38
Table 13: Current Provision for Gypsies, Travellers and Travelling Showpeople.....	39
Table 14: Additional need for Gypsies, Travellers and Travelling Showpeople in Spelthorne 2017-2041 set out in the GTAA 2018 based on 2015 Planning Policy for Traveller Sites.....	40
Table 15: Completed floorspace developed by employment type – 1 April 2023 – 31 March 2024.....	43
Table 16: Designated Employment Land lost to non-employment uses within the Borough - 1 April 2023 – 31 March 2024	44
Table 17: CIL Income and Expenditure	46

Table 18: Section 106 Contributions by Category secured since 2018.....	47
Table 19: Section 106 Contributions by Development secured since 2013	48
Table 20: Site of Scientific Interest (SSSI's) - Condition.....	52

List of Figures

Figure 1: Percentage of applications determined within statutory time periods.....	16
Figure 2: Planning applications received.....	17
Figure 3: Housing Stock and Type 2021 (%).....	19
Figure 4: Occupied Household Tenure 2021 (%)	19
Figure 5: Average annual house prices in Spelthorne by type of dwelling	20
Figure 6: Housing Trajectory 2023-2039	31
Figure 7: Total dwellings (gross) completed by bedroom size 2012-2024	32
Figure 8: Distribution of housing development (net gain) by Ward 2023/24	35
Figure 9: Business floorspace by main use type – 2018 – 2023.....	43
Figure 10: Vacancy rates in larger shopping centres.....	44

List of Maps

Map 1: Spelthorne and adjoining local authority areas	5
Map 2: Percentage net gain in dwelling stock by Ward since 2021 Census	36
Map 3: Location of Employment Areas and Town Centres in Spelthorne	42
Map 4: SPA and Ramsar Sites, SSSIs and SNCIs in Spelthorne	52

List of Abbreviations

AMR	Authority Monitoring Report
CLG	Communities and Local Government
CS&P DPD	Core Strategy and Policies Development Plan Document
COI	Core Output Indicator
DPD	Development Plan Document
DPH	Dwellings Per Hectare
EA	Environment Agency
EIP	Examination in Public
GTAA	Gypsy & Traveller Accommodation Assessment
IDP	Infrastructure Delivery Plan
IMD	Index of Multiple Deprivation
LDF	Local Development Framework
LDS	Local Development Scheme
LP	Local Plan
MYE	Mid-Year Estimate
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PDL	Previously Developed Land
PMR	Planning Monitoring Report
PPG	Planning Policy Guidance
PPG	Planning Practice Guidance
PPS	Planning Policy Statement
RP	Registered Provider (formerly Registered Social Landlord)
SCC	Surrey County Council
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
TCA	Trees in Conservation Area
TPO	Tree Preservation Order

1. Introduction

This monitoring report covers the period from 1 April 2024 to 31 March 2025 and has been prepared in accordance with the requirements on authority monitoring reports set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

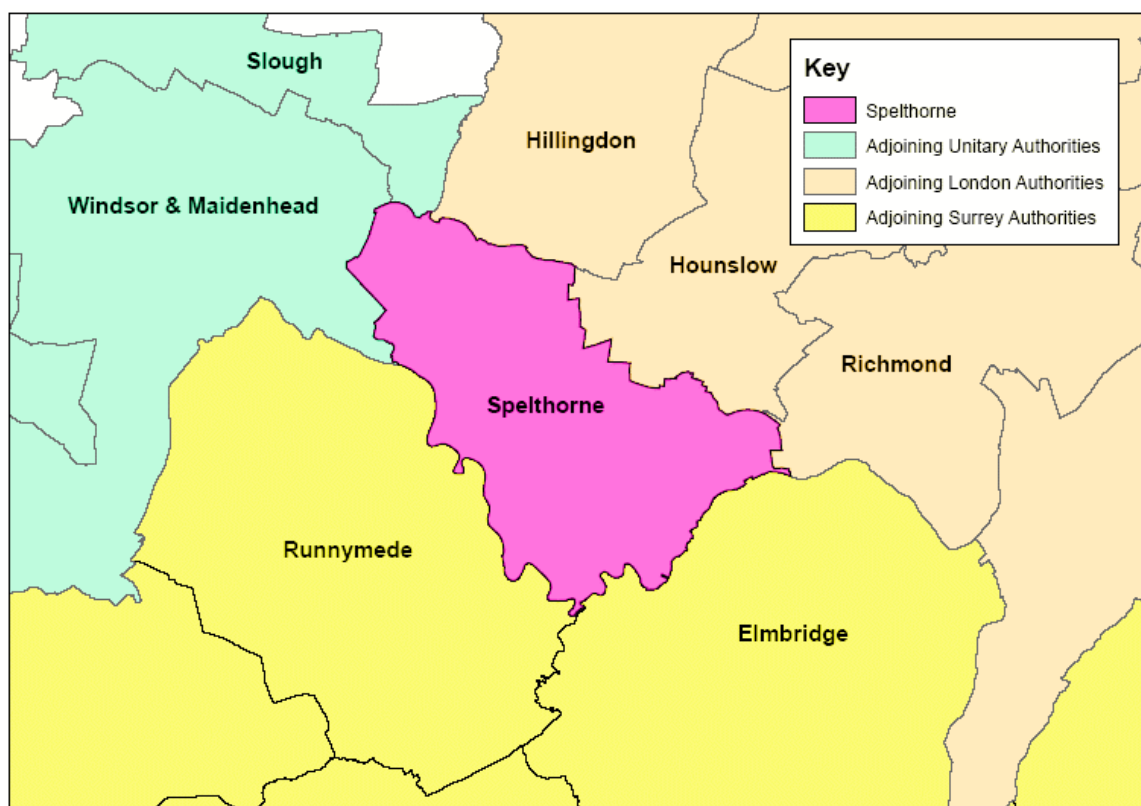
Purpose and structure of the AMR

1.1 The report covers five key monitoring tasks:

- To review Local Plan progress against the timetable and milestones set out in the Local Development Scheme
- To assess the extent to which policies are being implemented
- Where policies are not being implemented, to explain why and set out what steps are required to ensure they are implemented
- To identify the significant effects of implementing policies and whether they are as intended
- To highlight the need to amend any policies in future reviews of the Local Plan

Description of the Borough

Map 1: Spelthorne and adjoining local authority areas



- 1.2 Spelthorne is situated approximately 15 miles south-west of Central London. It is a relatively small but quite densely populated Borough with Heathrow Airport immediately to the north and the River Thames forming its southern boundary. More than half of the Borough is designated as Green Belt and because of its proximity to the River Thames a significant area is at risk from flooding, with Staines and Shepperton being the worst affected areas.
- 1.3 Spelthorne's main towns are:
- Ashford
 - Shepperton
 - Staines-upon-Thames (the main commercial and retail centre)
 - Stanwell
 - Sunbury-on-Thames
- 1.4 The proximity of Heathrow has a major influence on the Borough in terms of employment, housing and traffic. The water industry is a major user of land in the Borough with four large reservoirs and a treatment works at Ashford.
- 1.5 The local economy supports a number of industrial estates throughout the Borough. In comparison with other Surrey districts, Spelthorne still has a relatively large amount of industrial floorspace as well as a significant amount of warehousing, particularly for airport-related business close to Heathrow. Office development is concentrated in the main town centres.
- 1.6 Spelthorne has an ageing population with a small ethnic minority. A relatively high proportion of the population is 'economically active' (either in work or seeking work). There is a significant need for affordable housing.
- 1.7 A distinctive feature of the Borough to the north and east of Staines is the extensive area of common land including 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) within the Borough. Some of the reservoirs and other waterbodies form part of the designated South West London Waterbodies Special Protection Area and Ramsar which is of international importance.
- 1.8 The statistics in Table 1 are based on information as 31 March 2025 except where indicated.
- 1.9 Table 2 provides summary of the scope for economic activity and future growth based on recent completions and extent of development opportunities in the pipeline. The figures are cross referenced to the more detailed information contained within this report.

Table 1: Spelthorne statistics at a glance

Population	
Population (2001 Census)	90,390
Population (2011 Census)	95,598
Population (2021 Census)	103, 551 ¹
Town population (2021 Census – Surrey-i):²	
Ashford	33,634
Shepperton	15,165
Staines	22,921
Stanwell	8,728
Stanwell Moor	1,371
Sunbury	22,916
Unemployment rate (Apr 2024 – Mar 2025) (Nomis ³)	3.9%
Land areas	
Area of Borough	5,118 ha
Green Belt	3,324 ha (65%)
Reservoirs in Spelthorne (area) – included in the Green Belt figure	870 ha (17%)
Total area in flood zone 3	1072 ha (21%)
Urban area in flood zone 3	198 ha (4%)
Green Belt area in flood zone 3	874 ha (17%)
Urban development	
Dwelling Stock	44,458 ⁴ dwellings
Commercial Floorspace	771,700m ²
Environment	
Protected Urban Open Space	176.8 ha
Common Land	148 ha
SSSIs	732 ha (4 sites)
SNCIs	979 ha (29 sites) ⁵
Conservation Areas	117.4 ha (8 areas)
Listed Buildings	198
Locally Listed Buildings	157
Tree Preservation Orders	282

¹ <https://www.surreyi.gov.uk/dataset/em0ym/population-estimates> - mid year 2023

² <https://www.surreyi.gov.uk/dataset/em0ym/population-estimates-population-over-time> est

³ Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

⁴ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁵ Three new SNCIs were designated by the Surrey Wildlife Trust; Hilda May Lake, Sunbury Park and Church Lammas.

Table 2: Development activity

Housing	2022/23	2023/24	2024/25	Reference
Dwellings completed (net)	138	287	194	Table 7
Dwellings under construction	1320	1509	1445	Table 7
Dwellings with planning permission (not started) (net)	878	333	412	Table 7
Commercial				
Retail – A1– net floorspace	0	0	0	Table 15
Offices (B1a) – net floorspace	-5,532	0	0	Table 15
Industrial (B2) – net floorspace	0	0	0	Table 15
Warehousing/storage (B8) – net floorspace	-33	0	6,145	Table 15
Mixed B1/B2/B8 – net floorspace	0	-3,066	228	Table 15
E class use from 1 st September 2020	-440	-26,093	299	Table 15
Vacancy rates in large shopping centres				
Staines	33	38	29	Table A2/1
Ashford	22	25	26	Table A2/1
Shepperton	16	5	4	Table A2/1
Sunbury Cross	3	3	4	Table A2/1

B1: Offices & light industry; B2: Industry; B8: Storage or distribution; A1: Retail

2. Summary and Key Messages

Local Development Scheme (LDS) Progress

- 2.1 The Council adopted its Core Strategy and Policies Development Plan Document (CS&P DPD) and an Allocations DPD in February 2009 and December 2009 respectively.
- 2.2 The Council is currently producing a new Local Plan.

2023

- 2.3 Local Plan Examination hearings began on 23 May 2023 and ran for three days. Before the next hearings could take place, an Extraordinary Council meeting was called on 6 June 2023 to consider a motion to pause to the remainder of the hearings. The motion was agreed, and the Chief Executive wrote to the Inspector, Mr Bridgwater, the following day to formally request the pause in line with the motion which was agreed by Inspector Bridgwater 8 June 2023. An extraordinary Council meeting took place on 14 September 2023. On the day of the meeting, a letter was received from the Housing and Planning Minister to direct the Council that it could not withdraw the Local Plan from Examination. The meeting agreed to

- *Extend the pause in the Examination timetable until the proposed changes to the National Planning Policy Framework have been published (expected in the autumn) before determining the next steps and take immediate legal advice to confirm the validity of the minister's directive.*

- 2.4 The Inspector agreed to this further pause until publication of the revised NPPF (subsequently published December 2023).

2024

- 2.5 On 29 February 2024 a report was taken to Environment and Sustainability (E&S) Committee asking for a decision on issues around (1) green belt (2) flooding (3) Staines Development Framework (SDF). The Committee resolved to propose to the Inspector that all Green Belt allocations should be removed from the Local Plan, with the exception of the two allocations that meet the need for Gypsy, Traveller and Travelling Showpeople. Following this meeting on 6 March the Chair of the E&S Committee wrote a letter to the Inspector setting out the decisions of the Committee and a timeline for gathering further information from the EA.
- 2.6 Following the meetings of Corporate Policy and Resources Committee (8 July 2024) and full Council (23 July 2024) the Chair of the Environment and Sustainability Committee, to the Planning Inspector requesting resumption of the Local Plan Examination.
- 2.7 On 14 October 2024 the Council received a signed Statement of Common Ground from the Environment Agency with agreed revised wording to Policy E3: Managing Flood Risk as appendix 1. Following the meeting of Council on the 24 October 2024 the Chair of the Environment and Sustainability Committee wrote a further letter to the Planning Inspector to inform him of the outcome of the meeting and to request the resumption of the Local Plan Examination.

- 2.8 The Chair of the Environment and Sustainability Committee, Cllr Malcolm Beecher, wrote a letter to Inspector Bridgwater to let him know that the Statement of Common Ground has been signed, update him on next steps and request that we return to Examination. On 12 December the Council published the Notice of Examination Hearings.

2025

- 2.9 Examination hearings resumed on 28 January 2025 and ran until 18 February 2025. Further details are available on the Local Plan website.
- 2.10 Following the reporting year, a six-week public consultation on the Main Modifications to the Spelthorne Local Plan ran from 3 April to 15 May 2025. The representations made under the public consultation were submitted to the Inspector in early June 2025. A six-week public consultation on Further Main Modifications to the Spelthorne Local Plan ran from 14 November 2025 to 4 January 2026.

Duty to cooperate

- 2.11 The Council has worked with a number of adjoining local authorities through the year in order to meet the legal requirements of the duty to co-operate (full details are set out in Appendix 4 and in the supporting evidence which accompanied the Local Plan submission). The Council will continue to demonstrate how it has engaged with other parties in the preparation of its own local plan and those of adjoining local authorities.

Planning Service Progress and Performance

The number of major applications has decreased (see Figure 1 and Table A5/2). There has further been an increase in the overall number of submitted applications, and the number of householder applications has also seen a growth. The figures are a measure, not only of the administrative workload within the planning service, but also of the level of development activity taking place. The planning service has generally remained stable in its speed of determining applications and targets for all categories of applications have been met.

- 2.12 On 3 December 2024 the Council's Environment and Sustainability Committee approved an updated Local Development Scheme. This updated LDS is available on the Local Plan web page.

Main issues and key findings

- 2.13 This report has been prepared at a time when the Government continues to put in place reforms of the planning system, particularly by creating new categories of permitted development to add flexibility to development types.
- 2.14 Conclusions and key findings relating to the main topic areas are set out below.

Housing

- 2.15 The housing policies have continued to meet the objectives of the adopted CS&P DPD by delivering new housing within the urban area to meet the overall plan target of 3,320 dwellings. However, the adopted plan is now out of date and future housing requirements need to be set against the Government's standard method for calculating local housing need. Under the emerging Local

Plan (2025–2040), Spelthorne Borough Council has identified a housing need of 631 dwellings per annum, resulting in a total requirement of 9,465 homes over the 15-year plan period. Due to past under-delivery, the first five years of the plan must also include a 20% buffer, increasing the annual requirement to 757 dwellings during that period. Based on this figure and prior to the emerging Local Plan being adopted, the Council is currently unable to demonstrate a five year housing supply as required by the NPPF. .

Key Findings

- Net housing completions totalled 194 dwellings, which is below the figure of 618 dwellings required by the standard methodology.
- Existing commitments and identified sites indicate that the Council is unable to demonstrate that a five year supply of deliverable site to meet the requirement arising from the Government's standard methodology.
- 99% of new and converted dwellings completed during the year have been on previously developed land (PDL)⁶.
- 85% of all new and converted dwellings completed during the year have been 1 and 2 bed.
- Average density for all new development completed this year was 81 dwellings per hectare, whilst 88% of all new dwellings built this year have been at densities in excess of 35 dwellings per hectare.
- There were 0 affordable dwellings completed in. 2024/25. There are 200 affordable dwellings under construction, 420 affordable dwellings started and 105 units with planning permission which are not yet started.

Economy

- 2.16 The local economy continues to reflect aspects of the national economy with very low levels of commercial development taking place. The Council has been integral to ensuring that the local economy continues to recover from the impacts of the cost-of-living crisis and the wars in Ukraine and in the Middle East. The Economic Development Strategy's Action Plan outlines a number of locally led actions to stimulate commercial activity within the local area. A number of these actions have already been achieved and delivered including collaborative projects with other organisations such as Spelthorne Business Forum, Federation of Small Businesses, and the forthcoming opening of a new area in the Council Offices, Knowle Green for budding entrepreneurs⁷. Alongside these actions, the Council will continue to keep under active review its business and retail vacancies (commercial floorspaces) to ensure that its commercial activities continue to function. An Economic Prosperity Strategy is in place for 2023-2028 to support these activities (adopted by the Economic Development team that now sits within Place, Protection & Prosperity).

⁶ PDL – Previously developed land (excludes residential gardens).

⁷ Appendix 3: Update Report to Audit Committee on the Impact of Covid-19 on the Spelthorne Economy. Available at <https://democracy.spelthorne.gov.uk/documents/s32894/cracy.spelthorne.gov.uk/documents/s32894/>

- 2.17 Overall, however, commercial vacancy rates and unemployment figures suggest that the Spelthorne economy has remained relatively buoyant. A number of major sites, particularly in Staines town centre, are in the process of being redeveloped for high density housing.
- 2.18 There has been some loss of commercial floorspace to non-commercial uses, and the effect of the permitted development regime has seen proposals for the conversion of a number of vacant office buildings to residential use in designated Employment Areas. Staines remains the focus for retail development.

Key Findings

- Total unemployment rates in Spelthorne recorded as 3.9% in April 2024 – March 2025 seeing a slight increase from figures of 3.7% recorded year ending March 2024. The national average unemployment rate as of March 2025 is 4.5%⁸.

Community

- 2.19 The amount to be provided under S106 planning obligations which were entered into during the reported year is £0. Community Infrastructure Levy contributions are paid on the commencement of schemes granted planning permission and the amount of CIL collected in the ninth year of operation has shown an increase on the previous year.

Key Findings

- £1,801,378.50 in CIL contributions has been collected this year. The Council has committed £63,016.00 for projects to be brought forward in the future.
- More in-depth information on the Infrastructure Delivery Plan (IDP) can be found here: www.spelthorne.gov.uk/New-Local-Plan-Evidence

Environment

- 2.20 The contextual indicators suggest that there are no major changes in environmental conditions which need to be highlighted this year or raise cause for concern.
- 2.21 Some information on environmental conditions is more difficult to collect and to reconcile with the effects of specific policies. Information on air quality continues to be monitored by the Council's Environmental Health Service to provide contextual information. Work has recently been completed to review and adjust the Air Quality Management Area to better reflect the improved status of air quality within the Borough and ensure problem areas can be prioritised.

Key Findings

- Air quality levels monitored within Spelthorne during 2024, as in 2023 remained below the UK annual mean nitrogen dioxide objective when compared with 2022 levels, where one exceedance was recorded.
- No new development schemes in areas liable to flood have been permitted against the advice of the Environment Agency.

⁸ <https://www.ons.gov.uk/employmentandlabourmarket/peoplenotinwork/unemployment>

- Poor air quality at specific locations around the Borough continues to be an issue and there were a number of air quality exceedances recorded, and are being monitored carefully for improvements.
- No Green Belt land has been lost to inappropriate development except in cases where very special circumstances have been established.

Climate Change and Transport

2.22 There is currently a lack of available data to allow the policies to be monitored effectively. No further monitoring work on climate change and transport issues has been included in this year's AMR and the issues are being reviewed in the context of Surrey County Council's Local Transport Plan 4.

2.23 Consultation on the new Climate Change SPD took place in autumn 2023 and adopted in April 2024 this can be found at the following link: [Climate Change Supplementary Planning document](#). The SPD will hang off the climate change policy in the Core Strategy until the Local Plan is adopted. At this point it will be updated and re-adopted under the new Local Plan.

3. Local Development Scheme Progress

Introduction

- 3.1 The Authority Monitoring Report records the progress made by the Council in preparing the various documents which make up the Council's Local Plan.

Progress

- 3.2 The current Local Plan comprises the documents set out in Table 3 together with saved Policies from the Local Plan 2001. When assessed against the requirements of the NPPF these documents are considered to be out of date and need to be replaced.

Table 3: Adopted Development Plan Documents

Title	Adopted
Core Strategy and Policies DPD	February 2009
Allocations DPD	December 2009
Proposals Map DPD	December 2009

- 3.3 On 30 September 2014, the Council made a decision to review its existing planning documents and to produce a new Local Plan. A Local Development Scheme (LDS) was published at this time and has been updated regularly, with the most recent in December 2024. An independent inspector was appointed on 20 December 2022 to examine the Spelthorne Local Plan, following submission to the Secretary of State for Levelling Up, Housing and Communities on 25 November 2022. The Plan will guide future development in the Borough over the next 15 years. Regular updates of progress with the Local Plan are posted on the Local Plan website; News and Updates - Spelthorne Takes Shape. As of the date of AMR publication (December 2025), the examination hearings have closed and consultations on main modifications completed on 15 May 2025. A public consultation on Further Main Modifications began on 14 November and will run until 4 January 2026
- 3.4 During the monitoring year, the Examination Hearings reopened and ran from 28 January to 18 February 2025.

Duty to Co-operate

- 3.5 Section 110 of the Localism Act 2011 places on Local Authorities a "duty to co-operate". This provides a mechanism whereby local planning authorities take into account and plan for matters of a strategic nature which extend beyond their local area.
- 3.6 The 'duty to co-operate' is a legal requirement to ensure local planning authorities engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plans. As it is a legal obligation, the Borough Council must be able to demonstrate how it has engaged with other parties and monitored its actions. The Council adopted its Duty to Co-operate Framework on 24 June 2015. Appendix 4 lists the duty to co-operate actions that Spelthorne Borough Council has undertaken with other parties during 2024/25. Further information is also available in the Council's updated Duty to Cooperate

Statement of Compliance January 2025 which was published as part of the Spelthorne Local Plan examination hearings. Runnymede remains Spelthorne's strongest strategic link so under the Duty to Co-operate each authority has agreed to report on key housing monitoring information as part of the AMR - see Appendix 4 Tables A4/2 and A4/3 for further details.

Strategic Planning

- 3.7 The Council has worked together with neighbouring authorities, the County Council and other prescribed public bodies to address strategic priorities across boundaries and development requirements which cannot be wholly met within the local area.

Functional Economic Area

- 3.8 Functional Economic Areas (FEA) are less clear-cut than Housing Market Areas (HMA) for both Spelthorne and Runnymede Boroughs. However, both authorities show strong links with the other borough in their FEA Analysis. For consistency with the HMA, Table A4/3 in Appendix 5 only shows data for Spelthorne and Runnymede Borough Councils.

4. Development Management Service Performance

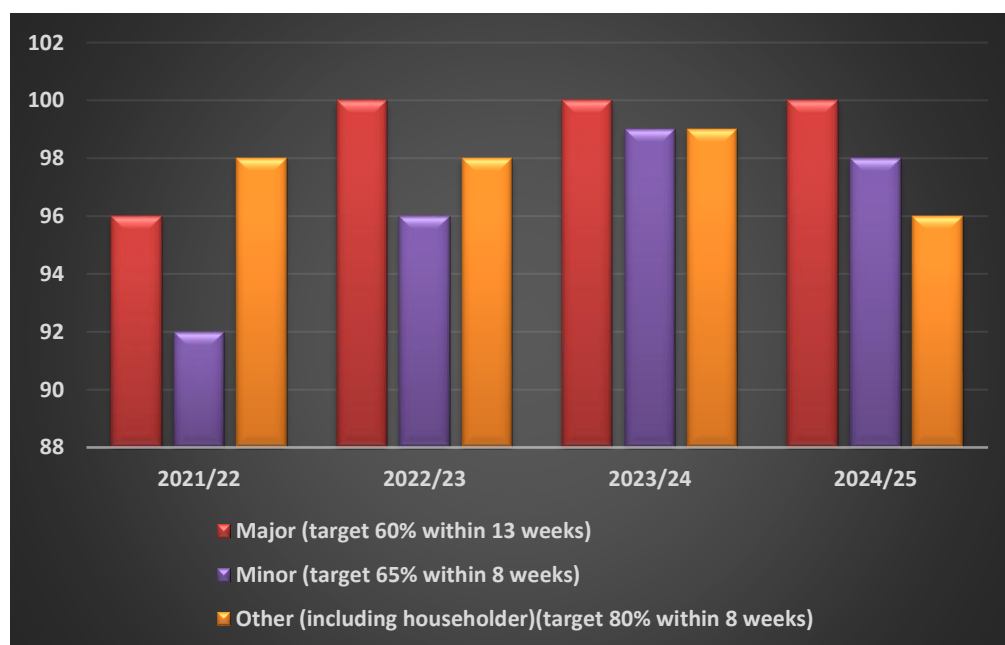
Introduction

- 4.1 Statistics on the number and type of applications processed by the Council's Development Management Service provide a picture of how well the section is performing and the speed of decision-making. They also provide a useful indication of economic activity in relation to the overall scale of activity in the development industry.

Context

- 4.2 Government statistics distinguish between 'major' and 'minor' development with each subdivided into five components comprising:
- dwellings
 - office/research and development/light industry
 - general industry/storage/warehousing
 - retail
 - other major or minor developments
- 4.3 One further category of "other developments" comprises change of use, householder development, advertisements and listed building consents.
- 4.4 The current targets for decision-making require 60% of applications to be determined within 13 weeks for 'major' residential and commercial developments; 65% within eight weeks for 'minor' developments and 80% within eight weeks for 'other' developments (including householder applications).
- 4.5 The performance target for determining major applications has been met, with 100% of applications having been determined within 13 weeks. The performance for determining minor and householder has remained consistently high and above the target in both categories. See Figure 1 and Table A5/2 in the appendix for a breakdown of the actual numbers.

Figure 1: Percentage of applications determined within statutory time periods

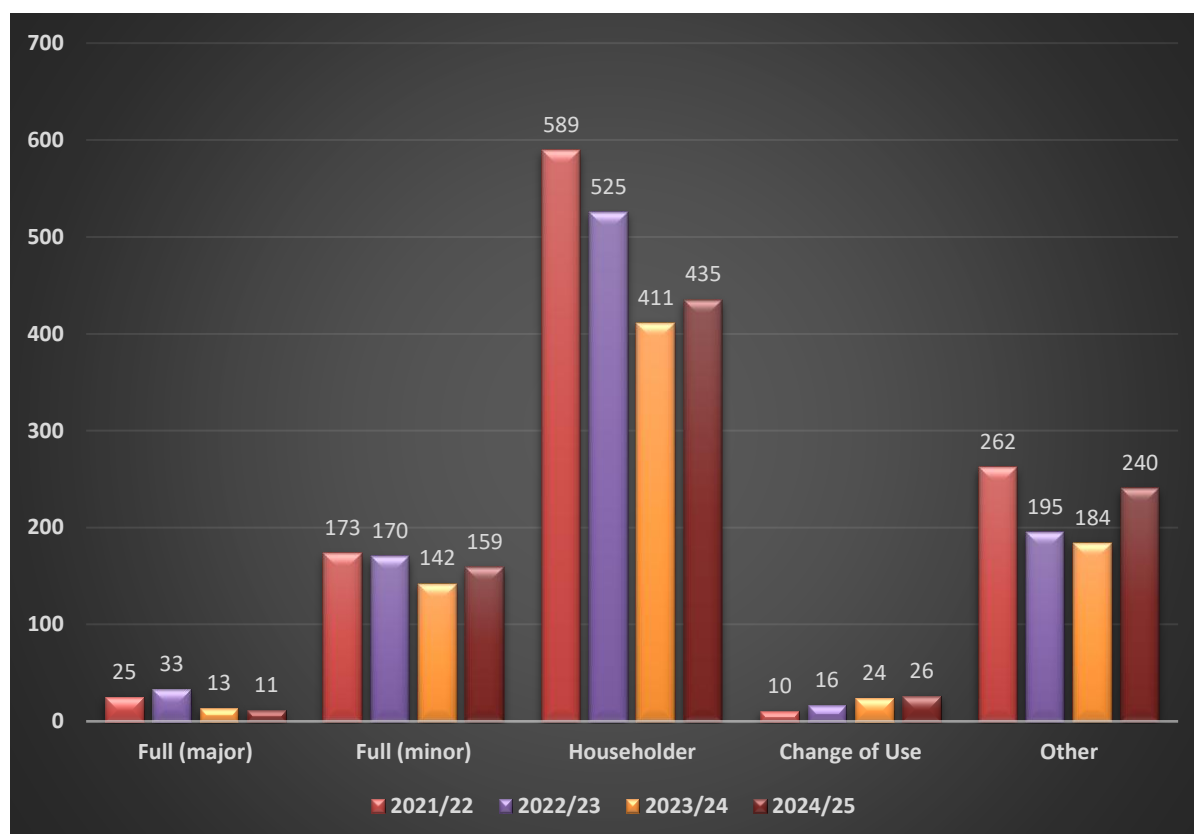


Source: In house monitoring

Progress

- 4.6 Figure 2 shows the number of major, minor, householder and change of use applications received in 2024/25 with the figures for the previous three years shown for comparison. The number of major applications has seen a further decrease whereas the number of change of use, householder and minor applications has increased. Table A5/1 in Appendix 5 lists all planning applications received by type.

Figure 2: Planning applications received



Source: In house monitoring

- 4.7 The number of appeals lodged has increased slightly as well as seeing an increase in the number of appeals determined. And the proportion allowed by the Planning Inspectorate has seen an increase to 34% of those determined in the year compared to 62% being dismissed (Table 4). Planning enforcement and development monitoring are important aspects of the section's work (Table 5). There has been a decrease in the number of cases investigated compared with last year. Whilst only a small proportion of the cases investigated result in formal action being taken, there has been a decline in notices served this year. The figures reflect the level of activity and resources required in dealing with complaints and potential enforcement action.

Table 4: Planning Appeals

	2021/22	2022/23	2023/24	2024/25
Total number of planning appeals lodged	47	45	42	43
Total number of planning appeals determined of which:	31	56	35	53
Appeals dismissed	24 (77%)	45 (75%)	22(63%)	33(62%)
Appeals allowed	7 (23%)	11 (20%)	10(28%)	18(34%)
Withdrawn	0	2 (3%)	3(9%)	1(2%)
Split decision (part allowed/part dismissed)	0	1 (2%)	0	0

Source: In house data

Table 5: Planning Enforcement

	2021/22	2022/23	2023/24	2024/25
Total number of cases investigated	376	262	375	359
Total number of notices served	9	12	31	20
Number of appeals started against enforcement notices	1	2	13	3
Number of appeals against enforcement notices determined, of which:	0	1	3	9
Appeals dismissed	0	1	0	3
Appeals allowed	0	0	0	5
Withdrawn	0	0	3	0
Modified	0	0	0	0
Split decision	0	0	0	1

Source: In house data

5. Housing

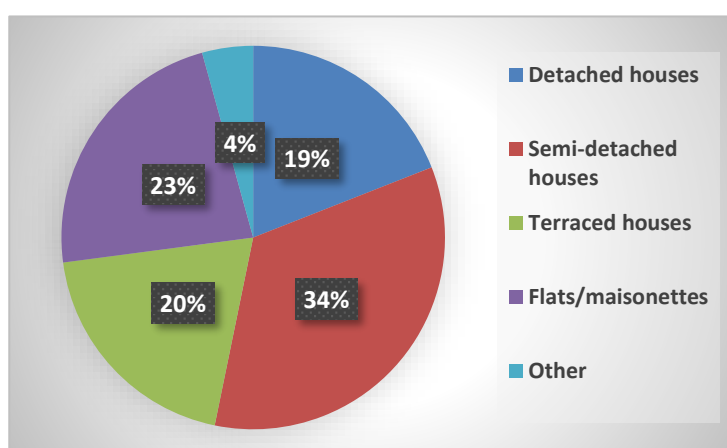
Strategic policy

- 5.1 As the Core Strategy is out of date, Spelthorne is required to meet housing needs as determined by the Government's Standard Methodology⁹. To maximise housing provision, the Council is seeking to maximise the provision of new housing by making an efficient use of previously developed land.

Context

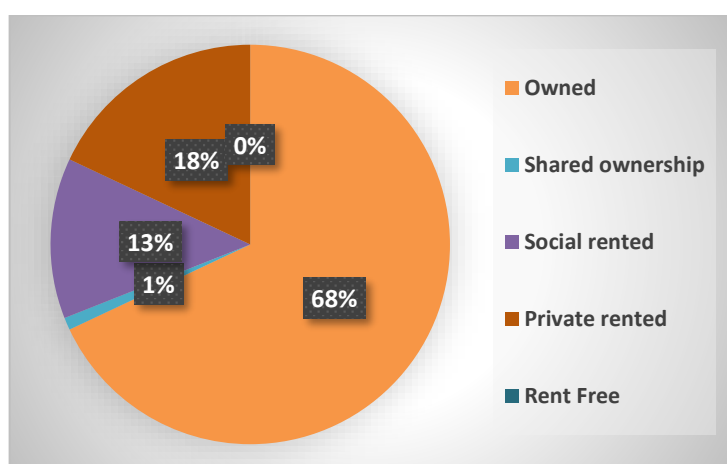
- 5.2 A large proportion of the existing housing stock was built between 1920 and 1970. The 2021 Census indicated that a very high percentage was owner-occupied and comprised mainly detached, semi-detached and terraced housing (Figure 3). Some 2% of the total stock was recorded as vacant. It also indicated that approximately 13% of the stock was social housing managed by Registered Providers (RPs) with a similar amount of private rented accommodation (Figure 4).

Figure 3: Housing Stock and Type 2021 (%)



Source: Census 2021

Figure 4: Occupied Household Tenure 2021 (%)

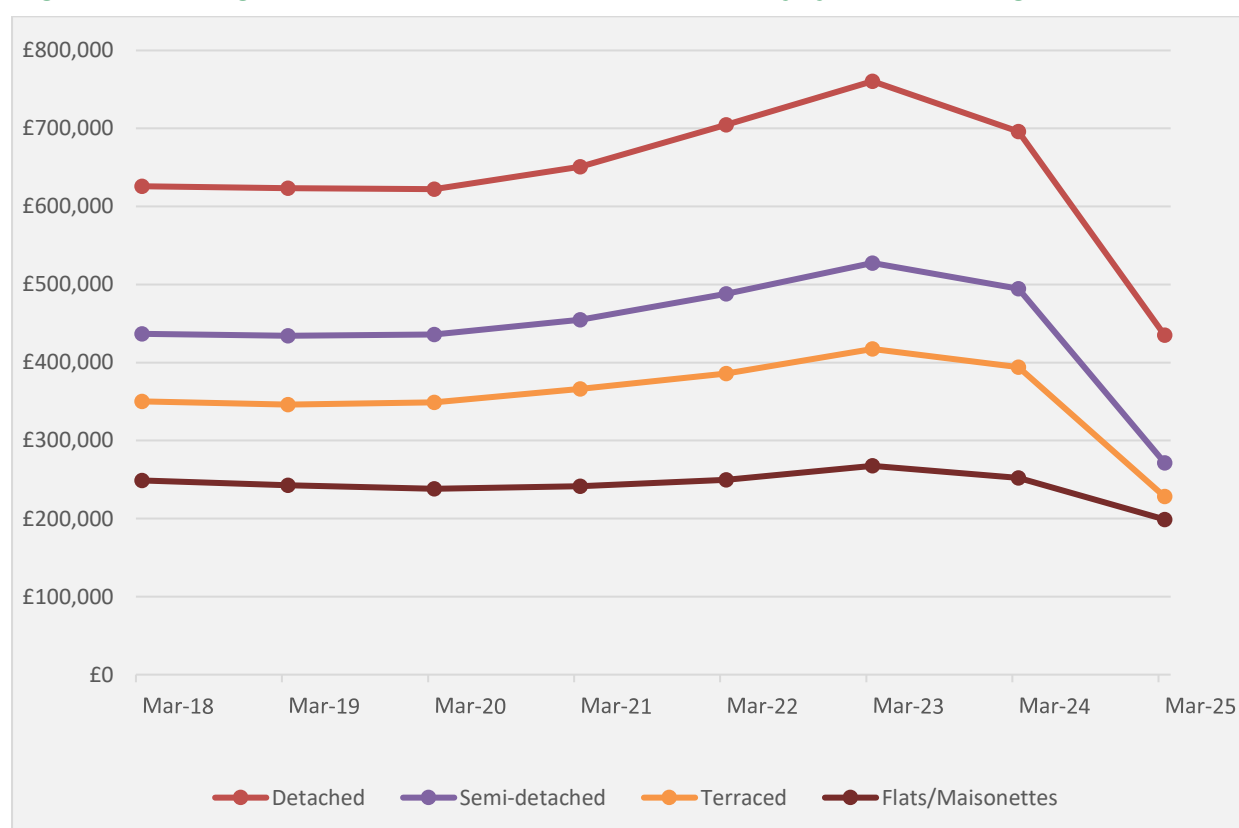


Source: Census 2021

⁹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- 5.3 All affordable housing for rent is managed by RPs and for each scheme granted planning permission the Council initially has 100% nomination rights for first lets with 75% thereafter. One important contextual indicator relating to the achievement of affordable housing policies is the size and composition of the Housing Register (Appendix 1 Tables A1/8 & A1/9). Since 2009 the Council has operated a Choice Based Lettings scheme which significantly extends the opportunities for families on the Housing Register.
- 5.4 House prices for all types of dwellings have shown a fall over the last year. Figure 5 illustrates changes in annual average house prices over the last eight years according to latest available data. Data on house prices is derived from actual sale prices which can show significant variation over time, particularly when the total volume of sales is small. The information should therefore be seen only as a guide to relative movement in house prices by type.

Figure 5: Average annual house prices in Spelthorne by type of dwelling¹⁰



Source: <http://landregistry.data.gov.uk/app/ukhpi/explore>

¹⁰ UK House Price Index (data.gov.uk)

Progress

- 5.5 As the Core Strategy 2009 is now out of date, guidance in the NPPF (para 61) indicates that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the Government's standard method. Application of this approach using the 2014 Household Projections as required by the Government, provides an overall need figure for Spelthorne of 618 dwellings per annum. Net completions for 2024/25 totalled 194 judged against this figure the latest completions for the 2024/254 year do not meet this requirement. There are also a number of units currently under construction and with planning permission demonstrating a notable volume of units in the pipeline (Table 7)

General

Table 6: Number of dwellings completed, under construction and with outstanding planning permission at 31 March 2025

	Conversion/ Change of Use	Small sites (less than 0.4ha)	Large sites (0.4ha or greater)	Total dwellings – all sites
Gross Completions (2024-2025) Losses (2024-2025)	8 2	170 0	28 5	206 12
Net Completions	6	170	23	194
Units under construction	59	238	1148	1445
Units not started on sites under construction	0	0	0	0
Units with outstanding planning permissions (net)	68	181	163	412
Total units outstanding	127	419	1311	1857

Source: In house monitoring

Projecting future provision

- 5.6 The housing trajectory (Figure 6) shows housing completions for the last seven years and anticipated delivery for the 15 year period to 2040. It combines information on past completions, existing planning permissions and identified housing sites from the Strategic Land Availability Assessment to illustrate projected housing supply going forward into the new Local Plan period.
- 5.7 Net completions for the previous seven years (including the reporting year) are recorded and broken down into four main categories – conversions, change of use, small sites with fewer than 5 dwellings (net) and large sites of 5 or more dwellings (net). Data for projected completions in future years is recorded on the same basis and all the figures are reproduced in Table 8 for information.

- 5.8 For the period from 2024/2025 to 2039/40 the estimated net annual completions are based on the following components:
- Dwellings under construction
 - Dwellings with planning permission (unimplemented)
 - SLAA sites, split into:
 - Sites identified as draft allocations in the emerging Spelthorne Local Plan (urban only until Local Plan is adopted and Green Belt site allocations released)
 - Brownfield Tier 2 sites (non-allocated anticipated development sites)
 - Small sites windfall allowance (fewer than 5 units net)
 - Prior Approval office to residential windfall allowance
- 5.9 Given the past trends in the Borough's implementation rates of planning permissions it has been assumed that most remaining unimplemented permissions will be completed over the next five year period from 2025. However, a small non-implementation factor of 5% has been applied on a precautionary basis to allow for permissions which expire.
- 5.10 Sites currently under construction are those schemes with planning consent and covers all sites recorded as commenced up to 31 March 2025. Commencements are determined by Building Control records or site visits.
- 5.11 Sites with planning permission but not yet commenced includes all sites granted permission up to 31 March 2025. Any schemes granted permission after this date or with a resolution to approve will be included in the Brownfield Tier 2 list.
- 5.12 The Strategic Land Availability Assessment provides a key component of the housing trajectory. Every site of 5 or more dwellings listed in the study is assessed on a likely implementation date based on the criteria of whether a site is developable and deliverable over the next fifteen years broken down into three five year periods. These are further split into sites identified for allocation in the draft Spelthorne Local Plan and those identified as 'brownfield tier 2', i.e. those sites considered developable but not deemed to require allocation in the Local Plan due to their non-strategic nature.
- 5.13 The PDO windfall element covers the office to residential conversions carried out under the General Permitted Development order (GPDO). The estimate is based on the annual average net provision since the introduction of the prior approval regime in 2013. Traditionally this was always a small component of the overall total. However, the significant increase in large office to residential conversions as a consequence of the Government's relaxation of planning controls has significantly increased this source of supply which is now estimated separately. It is not known how long this trend will continue, so whilst the trajectory takes account of known schemes, the longer term estimate for this source of dwelling supply remains cautious having regard to current levels of provision.
- 5.14 The final element relates to new build dwellings on sites delivering fewer than five dwellings (net). This is the threshold for sites considered to be too small to be reliably identified in the SLAA. Currently there is no evidence from completions data to suggest that this source of new housing is likely to decline over the plan period and the estimate of 43 units per annum is derived from average completions of schemes of less than five units over a 10 year period. This allowance is included in the trajectory across the 15 year period.

- 5.15 The data is illustrated in Figure 6 which shows by means of the columns, the actual and forecast completion rates. The horizontal black dashed line illustrates the annual housing need figure of 631 dwellings based on the Government's standard method and the solid black line illustrates the annual housing need plus the required 20% buffer which is a figure of 757 dwellings for the first five years of the plan. The red line shows the residual requirement taking account of the forecast number of completions each year and illustrates the scale of the overall requirement which the Local Plan will need to address.
- 5.16 The trajectory is designed to represent a general picture of housing delivery compared with requirements for the projected plan period based on identified sites. The Council's Five Year Housing Land Supply Statement, which is published separately in accordance with Government requirements, provides a more detailed assessment of housing supply for the next five years and, due to the methodology used, may show some minor differences from the information set out in the trajectory.
- 5.17 The Council holds a Brownfield Land Register of potential development sites. This is a Government Requirement to encourage the effective use of land by reusing land that has been previously developed. More information and the Register can be found on the Council's website:
<https://www.spelthorne.gov.uk/brownfield>

Table 7: Housing Trajectory Data 2025-2040

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Actual Completions																						
Actual total completions (gross)	310	248	656	210	150	306	206															
Actual total completions (net)	289	228	639	205	138	287	194															
Annual losses	21	20	17	5	12	19	12															
Under construction at start of year	1010	1094	982	538	345	1320	1509	1445														
TOTAL SUPPLY																						
Units under construction								482	742	148	0	0	0	0	0	0	0	0	0	0	0	0
Extant units not started*								29	203	302	86	48	0	0	0	0	0	0	0	0	0	0
Allocations*								24	264	516	415	549	522	432	456	456	413	359	303	307	259	323
Brownfield Tier 2*								0	0	0	16	0	213	30	39	5	10	237	126	84	70	84
Small sites windfall trend								46	46	46	46	46	46	46	46	46	46	46	46	46	46	46
PDO windfall trend								0	0	0	0	0	34	34	34	34	34	17	17	17	17	17
TOTAL SUPPLY	289	228	639	205	138	287	194	581	1255	1012	563	643	814	543	575	541	504	659	492	453	393	470
ANNUAL REQUIREMENT																						
Standard Method Annual Requirement								631	631	631	631	631	631	631	631	631	631	631	631	631	631	631
Standard Method Annual Requirement plus 20% buffer								757	757	757	757	757										
Annualised Requirement (cumulative)								631	1262	1893	2524	3155	3786	4417	5048	5679	6310	6941	7572	8203	8834	9465
Cumulative completions								581	1837	2849	3411	4054	4868	5411	5986	6527	7030	7689	8181	8635	9028	9497
Years remaining at start of year								15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Residual								9465	8884	7628	6616	6054	5411	4597	4054	3479	2938	2435	1776	1284	830	438
ANNUAL REQUIREMENT taking account of past and projected completions								631	635	587	551	550	541	511	507	497	490	487	444	428	415	438
*5% Non-implementation rate applied																						

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Sites Under Construction (Net units)																											
22/00891/RVC	Builders Merchant	Moor Lane	Staines	24	01/04/2026								0	24	0	0	0	0	0	0	0	0	0	0	0	0	0
22/00765/RVC	Eden Grove 17 - 51	London Road	Staines	226	01/06/2026								0	226	0	0	0	0	0	0	0	0	0	0	0	0	0
23/00273/RVC	Eden Grove 17- 51	London Road	Staines	66	01/04/2025								0	66	0	0	0	0	0	0	0	0	0	0	0	0	0
20/01199/FUL	The Old Telephone Exchange, Masonic Hall And adjoining Land	Elmsleigh Road	Staines	206	01/04/2025								103	103	0	0	0	0	0	0	0	0	0	0	0	0	0

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
22/00926/RVC	Development Site At Former Headline House	Stanwell Road	Ashford	14	01/12/2025								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/01533/FUL	Two Rivers Pub and Restaurant, 43	Rookery Road	Staines	11	01/0342025								11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17/01274/FUL	Brooklands College	Church Road	Ashford	357	01/04/2025								107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19/00187/FUL	26 & 26A	Charles Road	Laleham	6	01/04/2025								6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/00802/FUL	Car Park Tesco Supermarket	Town Lane	Stanwell	127	01/04/2026								0	127	0	0	0	0	0	0	0	0	0	0	0	0	0	
21/01411/RVC	524 - 538	London Road	Ashford	58	01/04/2025								58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/01367/FUL	Dart House	Thames Street	Sunbury	6	01/04/2027								0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	
18/01749/PDO	61-63	High Street	Staines	5	01/04/2025								0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/00559/FUL	96-98	High Street	Shepperton	5	01/09/2026								0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	
22/00591/FUL	Renshaw Industrial Estate	Mill Mead	Staines	391	01/09/2028								130	130	131	0	0	0	0	0	0	0	0	0	0	0	0	
21/01801/FUL	Sunbury Cross Ex Services Association Club	Crossways	Sunbury	47	01/09/2025								0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	
21/01259/PDO	Atrium	Church Road	Ashford	20	31/03/2026								20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21/01730/FUL	15	Station Road	Ashford	6	Years 1-5								0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	
23/00647/FUL	15	Station Road	Ashford	5	Years 1-5								0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	
21/00947/FUL	Cadline House	Drake Avenue	Staines	14	01/04/2026								0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	
23/01285/RVC	Inglewood	Green Street	Sunbury	8	Years 1-5								8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
23/01493/FUL	16-18	High Street	Staines	6	Years 1-5								6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/01312/FUL	Acacia Lodge	Rookery Road	Staines	14	01/03/2026								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sites with Planning Permission (Net units)*																												
24/00666/PDO	Elizabeth House, 56-60	London Road	Staines	12	01/0/2026								0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	
22/01623/PDNF	Elizabeth House, 56-60	London Road	Staines	14	12/01/2027								0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	
24/01190/PAP	Elizabeth House, 56-60	London Road	Staines	8	01/04/2026								0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	
21/01742/FUL	Crownage Court, 99	Staines Road West	Sunbury	14	01/04/2026								0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	
22/00707/PDO	56	Kingston Road	Staines	13	01/09/2026								0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	
24/00443/RM	Bugle Nurseries	Upper Halliford Road	Shepperton	31	01/04/2028								0	0	0	31	0	0	0	0	0	0	0	0	0	0	0	

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
22/01417/FUL	The Wheatsheaf Public House	Park Road	Stanwell	5	Years 1-5								0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
21/01863/FUL	10A - 18	Woodthorpe Road	Ashford	9	Years 1-5								0	0	0	9	0	0	0	0	0	0	0	0	0	0	0
23/00557/SCC	Sunbury Fire Station	Staines Road West	Sunbury	12	Years 1-5								0	0	12	0	0	0	0	0	0	0	0	0	0	0	0
23/00602/FUL	1A	Langley Road & 77 Laleham Road	Staines	5	Years 1-5								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23/00171/FUL	2	Milton Drive	Shepperton	7	Years 1-5								0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
21/00633/FUL	484	London Road	Ashford	8	Years 1-5								0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
24/00946/PAP	Mallard Court	Market Square	Staines	24	01/11/2027								0	0	24	0	0	0	0	0	0	0	0	0	0	0	0
24/00410/FUL	The Clock House	Station Approach	Shepperton	6	Years 1-5								0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
23/01234/FUL	Venture House	42 London Road	Staines	5	Years 1-5								5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24/00285/PAP	Charta House	30 - 38 Church Street	Staines	7	Years 1-5								7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23/00121/OUT	Land east of	Vicarage Road	Sunbury	150	Years 1-5								0	0	50	50	50	0	0	0	0	0	0	0	0	0	0
24/01127/PDO	Aspen House	London Road	Staines	11	Years 1-5								0	11	0	0	0	0	0	0	0	0	0	0	0	0	0
24/00929/PAP	Compass Point	London Road	Staines	97	Years 1-5								0	48	49	0	0	0	0	0	0	0	0	0	0	0	0
24/00743/FUL	The Clock House	Station Approach	Shepperton	9	Years 1-5								0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
24/00823/FUL	7	Manor Road	Ashford	8	Years 1-5								0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
24/01215/FUL	Vivienne House	Budebury Road	Staines	7	Years 1-5								0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
22/00483/OUT	Land at Manor Farm	Charton Road	Shepperton	30	Years 1-5								0	0	30	0	0	0	0	0	0	0	0	0	0	0	0
22/00483/OUT	Land at Manor Farm	Charton Road	Shepperton	30	Years 1-5								0	0	30	0	0	0	0	0	0	0	0	0	0	0	0
24/01089/FUL	5-7 & 9 Station Approach & 21	Woodthorpe Road	Ashford	35	Years 1-5								0	0	35	0	0	0	0	0	0	0	0	0	0	0	0
23/01310/PAP	The Clock House	Station Approach	Shepperton	14	Years 1-5								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24/00411/FUL	Staines Ex Servicemen's Club	Laleham Road	Staines	9	Years 1-5								0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
24/01440/PAP	Charta House	30 - 38 Church Street	Staines	9	Years 1-5								0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
24/01552/PAP	Aspen House	London Road	Staines	5	Years 1-5								0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
23/00388/FUL	Multi Storey Car Park	Church Road	Ashford	42	31/03/2027								0	0	42	0	0	0	0	0	0	0	0	0	0	0	0
24/00507/FUL	56	Kingston Road	Staines	7	Years 1-5								0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
21/01750/FUL	The Old Fire Station	Market Square	Staines	5	Years 1-5								0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
23/00378/FUL	108	Thames Street	Staines	9	Years 1-5								0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
23/00070/FUL	Land off Hazelwood	Hazelwood Drive	Sunbury	67	Years 1-5								0	30	37	0	0	0	0	0	0	0	0	0	0	0	0

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
24/00832/FUL	Second Floor Atrium, 31	Church Road	ASHT	9	Years 1-5								0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	
Allocation Sites (Net units)*																												
AE3/006	158-166	Feltham Road	ASHE	75	01/04/2030								0	0	0	0	40	35	0	0	0	0	0	0	0	0	0	
AS1/001	Tesco Extra	Town Lane	ANSS	350	01/04/2034								0	0	0	0	70	70	70	70	70	0	0	0	0	0	0	
AS1/003	Staines Fire Station	Town Lane	ANSS	50	01/09/2026								25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	
AS2/001	Ashford Youth Club	Kenilworth Road	ANSS	5	01/04/2030								0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	
AT3/009	Ashford Telephone Exchange	Church Road	ASHT	20	01/04/2036								0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	
AT3/016	Land at Woodthorpe Road and Station Approach	Woodthorpe Road	ASHT	78	01/01/2031								0	0	0	0	39	39	0	0	0	0	0	0	0	0	0	
SC1/006	Tesco Extra	Escot Road	SUNC	225	01/04/2033								0	0	0	0	45	45	45	45	45	0	0	0	0	0	0	
SC1/013	RMG Warehouse & Delivery Office, 47-79	Staines Road West	SUNC	22	01/04/2036								0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	
SC1/019	Sunbury Social Services Centre	108 Vicarage Road	SUNC	11	01/06/2026								0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	
SC1/021	Land at Spelthorne Grove	Spelthorne Grove	SUNC	250	01/03/2032								0	0	0	50	50	50	50	50	0	0	0	0	0	0	0	
SE1/003	77	Staines Road East	SUNE	75	01/03/2040								0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	
SE1/005	Benwell House	Green Street	SUNE	39	01/11/2028								0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	
SE1/008	Telephone Exchange	Green Street	SUNE	14	01/04/2036								0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	
SE1/020	Sunbury Adult Education Centre	The Avenue	SUNE	30	01/04/2029								0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	
SE1/024	Annandale House, 1	Hanworth Road	SUNE	295	01/03/2028								0	147	148	10	0	0	0	0	0	0	0	0	0	0	0	
SE1/025	Elmbrook House, 18-19	Station Road	SUNE	50	01/03/2028								0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	
SH1/010	Shepperton Library	High Street	SHET	10	01/02/2036								0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	
SH1/015	Shepperton Youth Centre	Laleham Road	SHET	24	01/03/2035								0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	
SH2/003	Shepperton Delivery Office, 47	High Street	SHET	10	01/03/2036								0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	
SN1/012	Stanwell Bedsits	De Havilland Way	STWN	175	01/03/2035								0	0	0	0	0	0	35	35	35	35	35	0	0	0	0	
ST1/028	Leacroft Centre	Leacroft	STNS	17	01/03/2036								0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	
ST1/031	Thameside Arts Centre	Wyatt Road	STNS	19	01/03/2036								0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	
ST1/037	Thameside House	South Street	STNS	105	01/11/202								0	45	45	50	0	0	0	0	0	0	0	0	0	0	0	
ST2/006	Builders Yard	Gresham Road	STNS	343	01/03/2040								0	0	0	0	0	0	0	0	0	0	80	80	80	80	80	
ST3/004	34-36 (OAST House) /Car park	Kingston Road	STNS	180	01/11/2029								0	0	50	50	80	0	0	0	0	0	0	0	0	0	0	
ST3/012	Staines Telephone Exchange	Fairfield Avenue	STNS	180	01/04/2038								0	0	0	0	0	0	0	0	0	36	36	36	36	36	0	
ST3/014	Birch House/London Road,	Fairfield Avenue	STNS	400	01/04/2033								0	0	0	0	80	80	80	80	80		0	0	0	0	0	
ST4/004	96-104	Church Street	STNS	100	01/04/2034								0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	

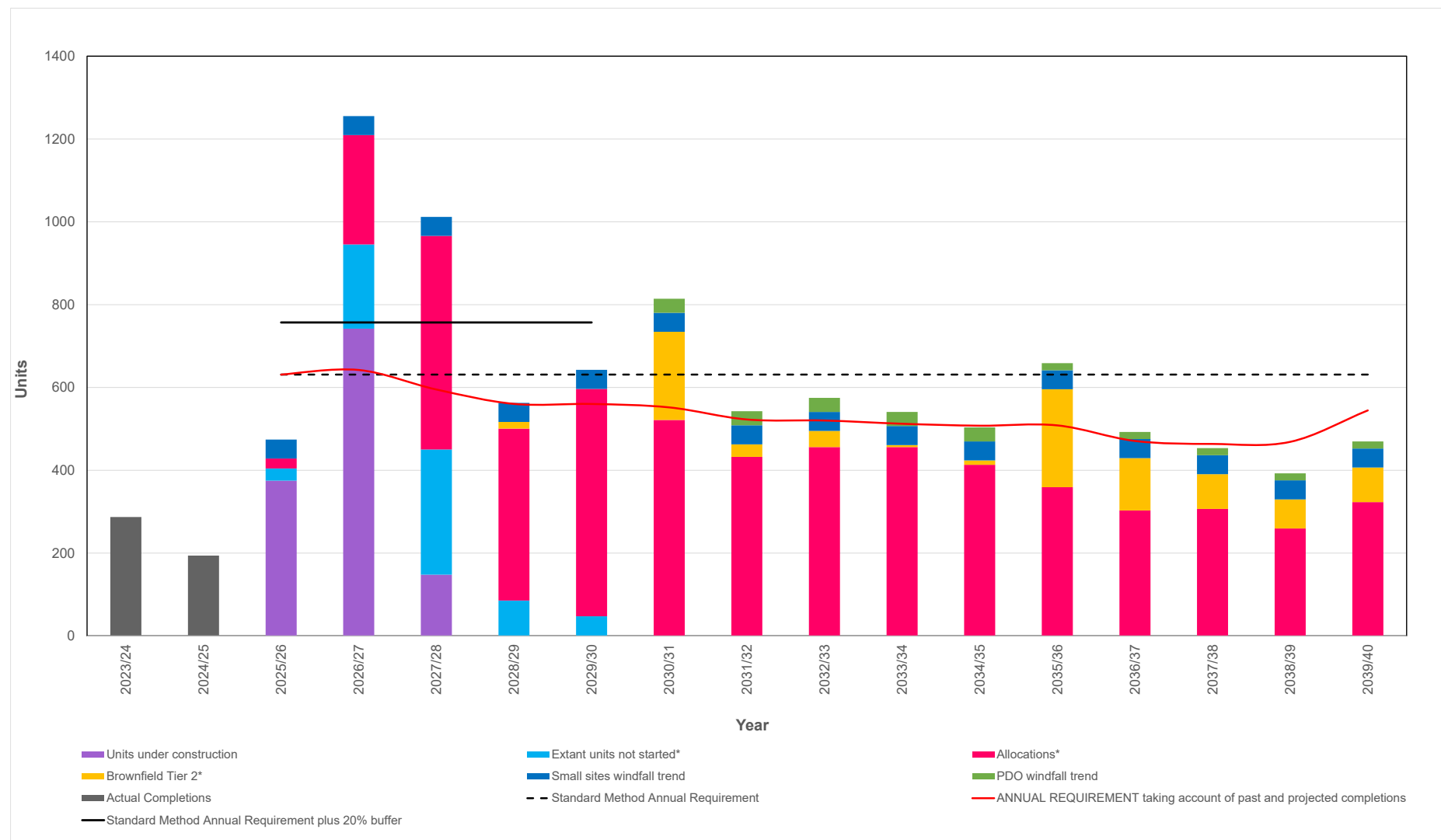
Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
ST4/009	The Elmsleigh Centre and adjoining land	South Street	STNS	850	01/03/2037								0	0	0	0	0	0	0	0	0	140	140	1140	140	1140	150	
ST4/019	Former Debenhams site, 35-45	High Street	STNS	7150	01/07/2033								0	0	0	0	0	25	25	50	50	0	0	0	0	0	0	
ST4/023	Two Rivers Retail Park Terrace	Mustard Mill Road	STNS	750	01/04/2034								0	0	0	0	0	150	150	150	150	150	0	0	0	0	0	
ST4/024	Frankie & Benny's/Travelodge, Two Rivers	Hale Street	STNS	55	01/09/2030								0	0	0	0	0	55	0	0	0	0	0	0	0	0	0	
ST4/026	Communications House	South Street	STNS	120	01/06/2037								0	0	0	0	0	0	0	0	0	0	20	50	50	0	0	
ST4/028	William Hill/Vodafone, 91	High Street	STNS	14	01/04/2035								0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	
Green Belt sites (Net units)*																												
AS1/011	Land at Former Bulldog Nurseries	Town Lane	Ashford	24	01/12/2027								0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	
AS2/006	Land East of Desford Way	Desford Way	Ashford	15	01/12/2027								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AT1/002	Land east of Ashford Sports Club	Woodthorpe Road	Ashford	108	31/03/2028								0	50	58	0	0	0	0	0	0	0	0	0	0	0	0	
AT1/012	Ashford Community Centre	Woodthorpe Road	Ashford	32	31/03/2028								0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	
HS1/009	Bugle Nurseries, 171	Upper Halliford Road	Shepperton	48	31/12/2028								0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	
HS1/012	Land east of Upper Halliford (Site A)	Nursery Road	Shepperton	70	31/03/2029								0	0	35	35	0	0	0	0	0	0	0	0	0	0	0	
HS1/012b	Land east of Upper Halliford Road (Site B)	Upper Halliford Road	Sunbury	20	31/03/2029								0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	
HS2/004	Land south of Nursery Road	Nursery Road	Sunbury	41	31/03/2028								0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	
LS1/024	Land at Staines Road West and Cedar Way	Staines Road West	Sunbury	77	31/03/2030								0	0	0	40	37	0	0	0	0	0	0	0	0	0	0	
RL1/011	Land at Staines and Laleham Sports Club	Worple Road	Staines	52	31/03/2030								0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	
SN1/005	Land at Northumberland Close	Northumberland Close	Stanwell	80	31/03/2038								0	0	0	0	0	0	0	0	0	0	0	0	40	40	0	
SN1/006	Land to the west of Long Lane and south of Blackburn Trading Estate	Long Lane	Stanwell	200	31/03/2030								0	0	75	75	50	0	0	0	0	0	0	0	0	0	0	
ST4/025	Land at Coppermill Road	Coppermill Road	Wraysbury	15	31/03/2028								0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	
ST1/043	Land east of 355 London Road	London Road	Staines	0	31/03/2025								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Brownfield Tier 2 (Net units)*																												
AT3/020	Fir Tree Place	Church Road	ASHT	5	Years 1-5								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	
SS1/002	Vacant Land Adjacent to The White House	Kingston Road	STSO	17	Years 1-5								0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	
AT3/020	Fir Tree Place	Church Road	ASHT	5	Years 1-5								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	
AC2/002	126	Feltham Hill Road	ASHC	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	

Site ID	Site Address	Street	Town	Total Units	Anticipated completion date	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
AC2/006	170/172	Feltham Hill Road	ASHC	5	Years 6-10								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
AT2/001	145-149	Stanwell Road	ASHT	5	Years 6-10								0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
LS3/001	r/o 151-153	Charlton Road	LASG	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
SC1/002	115	Staines Road West	SHET	25	Years 6-10								0	0	0	0	0	25	0	0	0	0	0	0	0	0	0
SC1/003	147	Staines Road West	SUNC	15	Years 6-10								0	0	0	0	0	15	0	0	0	0	0	0	0	0	0
SC1/022	Oakhall Court	Oakhall Drive	SUNC	15	Years 6-10								0	0	0	0	0	15	0	0	0	0	0	0	0	0	0
SE1/004	12	Park Road	SUNE	6	Years 6-10								0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
SH3/005	Walton Bridge Garage	Walton Bridge Road	SHET	20	Years 6-10								0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
ST1/036	Universal Tyre Co Ltd	Laleham Road	STNS	12	Years 6-10								0	0	0	0	0	0	12	0	0	0	0	0	0	0	0
ST2/025	Manse and associated land to the rear of Staines Congregational Church	Stainash Crescent	STNS	24	Years 6-10								0	0	0	0	0	24	0	0	0	0	0	0	0	0	0
ST2/027	85A	Laleham Road	STNS	9	Years 6-10								0	0	0	0	0	0	9	0	0	0	0	0	0	0	0
ST3/002	Florida Court	Station Approach	STNS	9	Years 6-10								0	0	0	0	0	0	9	0	0	0	0	0	0	0	0
ST3/015	153-155	High Street	STNS	7	Years 6-10								0	0	0	0	0	7	0	0	0	0	0	0	0	0	0
ST4/020	95-99	High Street	STNS	9	Years 6-10								0	0	0	0	0	9	0	0	0	0	0	0	0	0	0
ST4/030	131	High Street	STNS	30	Years 6-10								0	0	0	0	0	30	0	0	0	0	0	0	0	0	0
ST4/031	59	Church Street	STNS	12	Years 6-10								0	0	0	0	0	12	0	0	0	0	0	0	0	0	0
SE2/003	280	Staines Road East	STNS	18	Years 6-10								0	0	0	0	0	18	0	0	0	0	0	0	0	0	0
HS1/018	Sunbury Care Home	Thames Street	STNS	11	Years 6-10								0	0	0	0	0	11	0	0	0	0	0	0	0	0	0
ST1/022	39	Gresham Road	STNS	6	Years 6-10								0	0	0	0	0	0	0	0	0	0	0	0	6	0	0
AC2/004	381-385	Staines Road West	STNS	10	Years 11-15								0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
AC2/007	180/182	Feltham Hill Road	STNS	8	Years 11-15								0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
AC2/008	Land at	School Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE1/004	7	Manor Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE3/002	Land to west of 39	Feltham Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE3/003	71-75	Feltham Road	STNS	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
AE3/005	28-44	Feltham Road	ASHE	26	Years 11-15								0	0	0	0	0	0	0	0	0	0	26	0	0	0	0
AS1/004	Happy Landing PH	Clare Road	ANSS	30	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	30	0	0	0
AS1/009	540-544	London Road	STWN	17	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	17	0	0
AS2/003	648	London Road	STWN	21	Years 11-15								0	0	0	0	0	0	0	0	0	0	21	0	0	0	0
AT1/011	Universal Creations, 134	Chesterfield Road	ASHT	8	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
AT3/002	55A	Woodthorpe Road	ASHT	10	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	10	0	0
HS1/001	R/O The Goat Public House, 47	Upper Halliford Road	HASW	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
LS3/004	Ashborne Hall	Littleton Road	LASG	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
SE1/010	Ritzbury House, Bridge Foot	Green Street	SUNE	6	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
SE1/011	75-77	Green Street	SUNE	6	Years 11-15								0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
SE1/022	The Summit Centre	Hanworth Road	SUNE	200	Years 11-15								0	0	0	0	0	0	0	0	0	0	50	50	50	50	0
SE1/023	41	Orchard Road	ANSS	6	Years 11-15								0	0	0	0	0	0	0	0	0	0	6	0	0	0	0
SN2/001	Minerva House	Minerva Close	STWN	20	Years 11-15								0	0	0	0	0	0	0	0	0	0	20	0	0	0	0
SN2/002	Hope Inn	Hithermoor Road	STWN	5	Years 11-15								0	0	0	0	0	0	0	0	0	0	5	0	0	0	0

[illegible]

In line with the emerging Local Plan, a number of sites currently designated as Green Belt have been included within the housing trajectory data. These sites have been identified as part of the spatial strategy and are expected to contribute to the overall housing supply following the anticipated adoption of the Local Plan. While these sites are not yet counted within the formal supply figures, their inclusion in the trajectory reflects the Council's commitment to meeting identified housing needs and ensuring a deliverable and sustainable supply of land. Upon adoption of the Local Plan, these sites will be formally added to the supply figures and monitored accordingly in future AMRs.

Figure 6: Housing Trajectory 2025-2040



Use of urban land

5.18 The policy objective and overall strategy for ensuring that urban land is used effectively continues. The definition of previously developed land (PDL) does not include residential gardens. A high proportion of residential development completed during the year continues to be on PDL consistent with Strategic Policy SP1: Location of Development.

Table 8: Percentage of new and converted dwellings built on previously developed land 2024/25

	All dwellings	On garden land or otherwise not previously developed land	On previously developed land (PDL)	Percentage of dwellings on PDL
Dwellings permitted (new build and redevelopment)	2210	88	2122	96%
Conversions and change of use permitted	129	0	129	100%
Total – all new dwellings permitted (gross)	2339	88	2251	96%
Dwellings completed (new build and redevelopment)	198	2	196	99%
Conversions and change of use	8	0	8	100%
Total – all new dwellings completed (gross)	206	2	204	99%

Source: In house monitoring

Smaller dwellings

Figure 7: Total dwellings (gross) completed by bedroom size 2013-2025

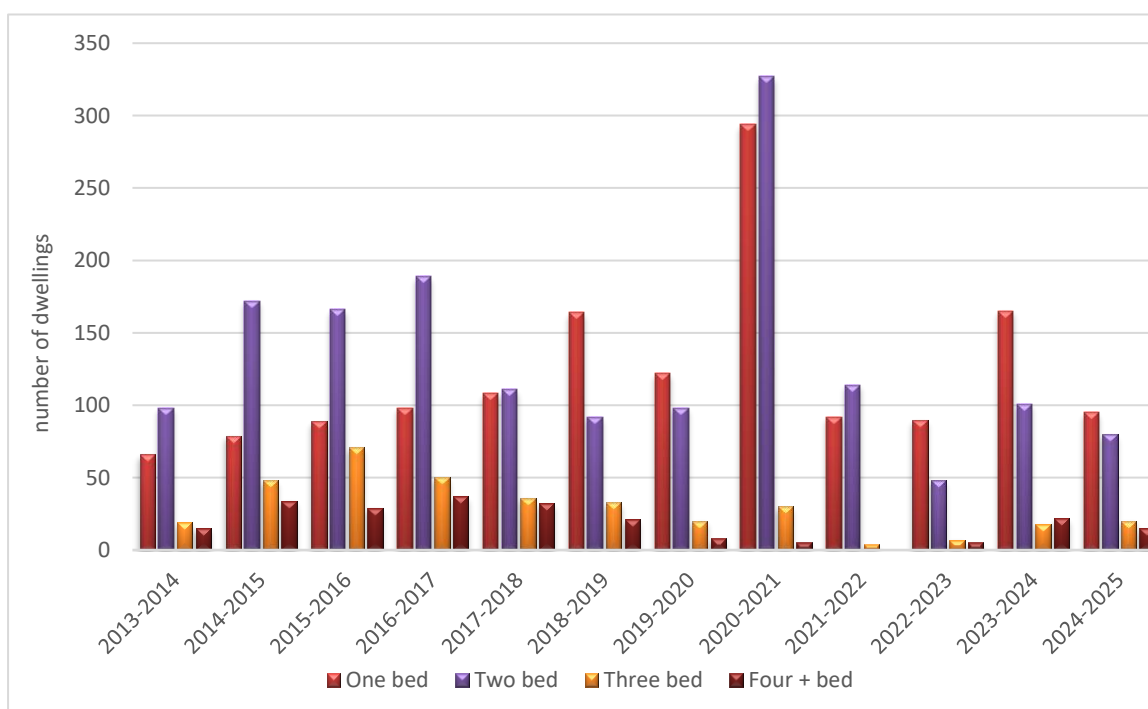


Table 9: Percentage of small units in housing schemes 2024/25

	Schemes	Dwellings (gross)	Units by bedrooms				
			1	2	3	4+	% of 1 & 2 bed
New permissions							
All schemes	45	338	91	154	67	26	72%
Schemes of 4 or more dwellings	19	300	87	145	47	21	77%
Completed sites							
All schemes	25	206	95	80	20	15	85%
Schemes of 4 or more dwellings	7	184	91	74	6	11	90%
Sites under construction							
All schemes	64	1904	836	943	100	25	93%
Schemes of 4 or more dwellings	25	1848	825	924	89	10	95%

Source: In house monitoring

Density

- 5.19 From 2009 to 2025 the average density for all completed schemes was 78 dwellings per hectare. It is inevitable that many small sites will fall below the preferred minimum density guideline of 35 dwellings per hectare (dph) set out in Policy HO5. However, the majority of completions continue to be built at densities greater than 35 dph and the number of dwellings completed at densities above 75 dph represents a significant proportion on all completions.

Table 10: Percentage of new dwellings on completed sites between 2009 and 2025 at different density ranges.

Year	Sites completed in year	Number of dwellings on completed sites	Average density of completed sites	% of dwellings completed at different density ranges		
				<35	35-75	>75
2009-2010	40	235	63	3%	67%	30%
2010-2011	38	272	64	7%	52%	41%
2011-2012	33	260	39	7%	89%	4%
2012-2013	38	146	44	18%	42%	40%
2013-2014	27	242	55	6%	44%	50%
2014-2015	42	307	65	18%	11%	71%
2015-2016	28	176	76	6%	42%	52%
2016-2017	46	440	51	19%	55%	26%
2017-2018	44	296	50	29%	27%	44%
2018-2019	48	459	46	54%	10%	36%
2019-2020	35	230	71	7%	23%	70%
2020-2021	58	513	134	9%	8%	83%
2021-2022	12	137	190	2%	5%	93%
2022-2023	23	150	149	6%	2%	92%
2023-2024	40	306	95	4%	3%	93%
2024-2025	25	206	58	12%	11%	77%
Total	577	4,375	78			

Source: In house monitoring

Self-Build and Custom Housebuilding

5.20 The Self-build and Custom Housebuilding Act 2016 made it a legal requirement for the Council to hold a register of those individuals or associations who have expressed an interest in obtaining a serviced plot of land for the purpose of constructing a dwelling.

5.21 The register, which is not available for public inspection, has been held by the Council since April 2016. There are currently 98 individuals on the register, and anyone wishing to be added may apply on-line at <https://www.spelthorne.gov.uk/SelfBuild>.

Brownfield Land Register

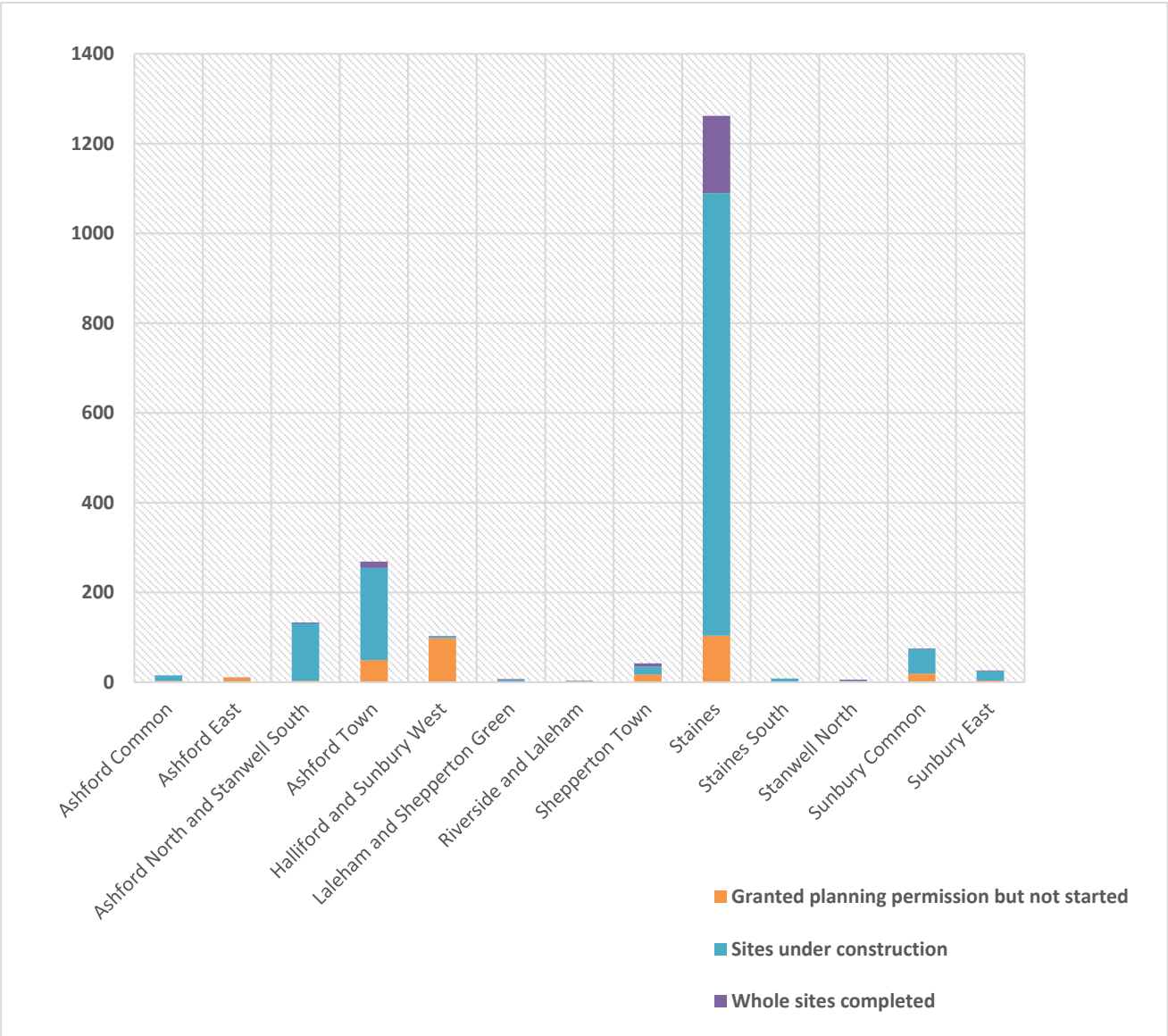
5.22 The Town and Country Planning (Brownfield Land Register) Regulations 2017 places a requirement on the Council to maintain a register of land which has been previously developed. The Brownfield Land Register is published on the Council's website and is updated annually: <https://www.spelthorne.gov.uk/brownfield>. Sites are included in Part 1 of the register if:

- the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- the land is suitable for residential development;
- the land is available for residential development, and;
- residential development of the land is achievable.

Distribution of New Development by Ward

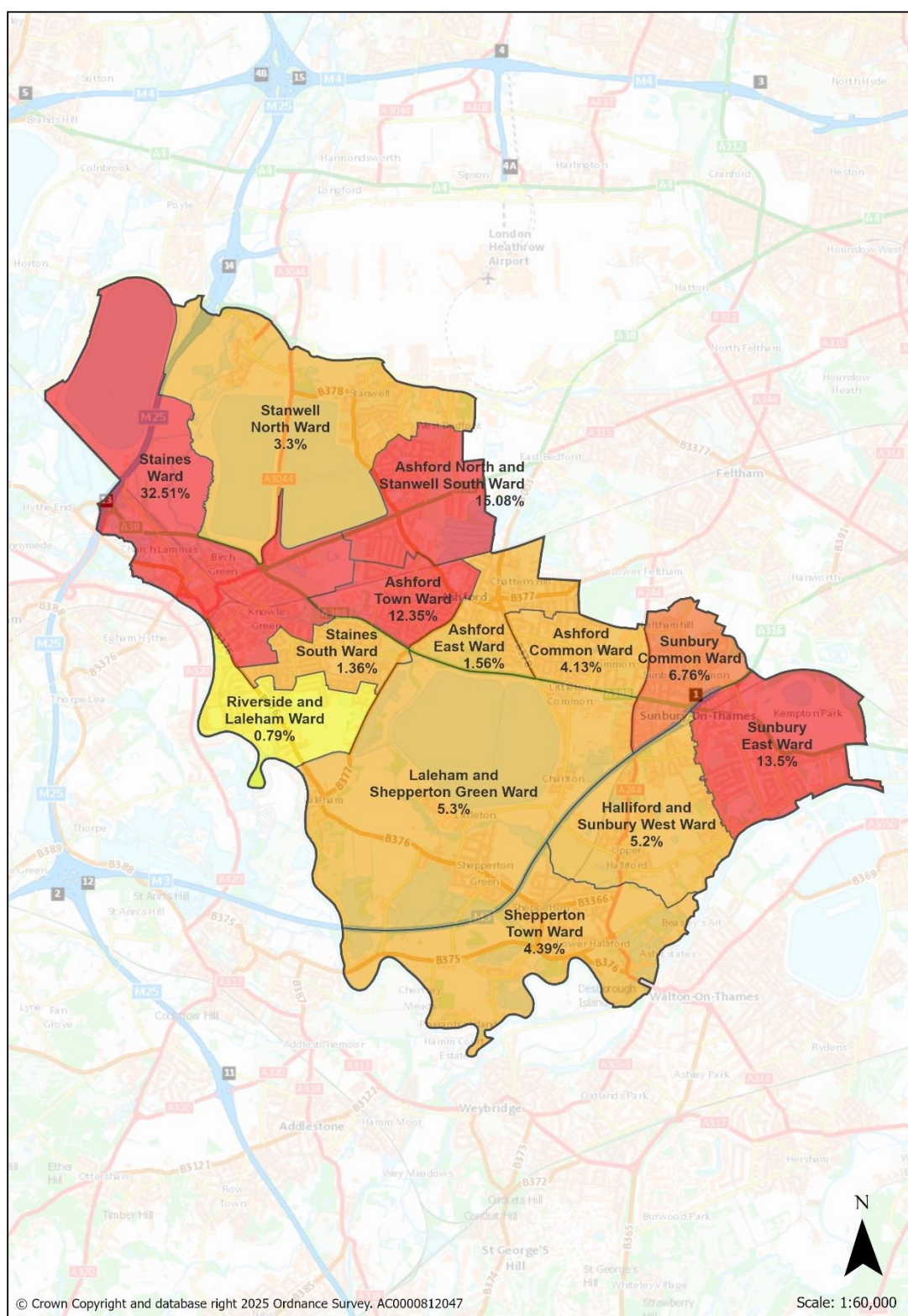
5.23 Figure 8 provides information on the general location of housing development in the Borough broken down by ward. The figures represent the net gain on all completed sites within each ward for the last year. Figures for sites under construction and new permissions granted are also included. Map 2 shows the percentage net gain in dwelling stock for each ward since the last Census in 2021. Table A1/11 in the Appendix sets out information on net completions for each of the last five years together with a total for each ward.

Figure 8: Distribution of housing development (net gain) by Ward 2024/25



Source: In-house monitoring

Map 2: Percentage net gain in dwelling stock by Ward since 2021 Census



Source: In house monitoring and 2021 Census data

Affordable housing

- 5.24 There were 0 completions of affordable dwellings recorded in 2024/25. There are however currently 200 affordable dwellings under construction and a further 105 units with planning permission but not started (Table 12).
- 5.25 A complete schedule of permissions which include an element of affordable housing is set out in Appendix 1 Table A1/5. This shows a small supply of affordable units in the pipeline although there is an increasing trend for developers to seek to reduce on-site provision of affordable housing on the grounds of viability and to promote off-site provision or an in-lieu financial contribution. A number of larger schemes have recently been granted planning permission with significantly lower proportions of on-site provision than Policy HO3 seeks to achieve. In addition, the conversion of offices to residential under the 'prior approval' regime has prevented the negotiation of affordable housing in a significant number of schemes. In the year to 31 March 2025 four applications for prior approval were granted, involving the loss of some 2,221m² of office floorspace with the provision of 44 dwellings but with no affordable housing.

Table 11: Number of affordable homes provided per year since 2009

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	%
2009-10	99	54	45	64	65%	35	35%	0	0
2010-11	96	44	52	84	87%	12	13%	0	0
2011-12	144	59	85	101	70%	43	30%	0	0
2012-13	63	20	43	51	81%	12	19%	0	0
2013-14	44	0	44	44	100%	0	0%	0	0
2014-15	16	43	-27	8	50%	8	50%	0	0
2015-16	138	14	124	82	59%	56	41%	0	0
2016-17	46	0	46	46	100%	0	0%	0	0
2017-18	9	0	9	5	55%	4	45%	0	0
2018-19	6	0	6	6	100%	0	0%	0	0
2019-20	0	0	0	0	0%	0	0%	0	0
2020-21	177	0	177	22	12%	155	88%	0	0
2021-22	104	0	104	0	0%	104	100%	0	0
2022-23	0	0	0	0	0%	0	0%	0	0
2023-24	43	0	43	43	100%	0	0%	0	0%
2024-25	0	0	0	0	0%	0	0%	0	0%
Total	985	234	751	556	55%	429	26%	0	0

Source: In house monitoring

Table 12: Affordable dwellings granted planning permission 2024-25

	Number of sites	Total Dwellings (gross)	Affordable dwellings granted pp	Affordable dwellings as % of all dwellings granted pp
All schemes	91	607	105	17%
Schemes above 15 unit threshold as defined in Policy HO3	5	287	92	32%

Source: In house monitoring

Gypsy and Travellers

- 5.26 The number of pitches required for both Gypsies and Travellers and Travelling Showpeople for the period 2017 to 2041 was established as part of the Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2018. The information from the 2018 GTAA will form part of the evidence base to support the new Local Plan.

Table 13: Current Provision for Gypsies, Travellers and Travelling Showpeople

	Existing pitches	
	Permanent	Transit
Gypsies & Travellers	23	15
Travelling Showpeople	10	0

Source: GTAA 2006

- 5.27 Overall, the additional pitch needs for Gypsies and Travellers from 2017-2041 are set out in Table 14. The additional needs are set out for those households that meet the planning definition of a Gypsy or Traveller, for those households whose status is unknown and for those households that do not meet the planning definition.
- 5.28 The Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2018 was based on the current definition at the time which was set out in Planning Policy for Traveller Sites, Department for Communities and Local Government (DCLG), August 2015:

For the purposes of this planning policy ‘gypsies and travellers’ means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a) Whether they previously led a nomadic habit of life.*
- b) The reasons for ceasing their nomadic habit of life.*
- c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

For the purposes of this planning policy, ‘travelling showpeople’ means:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

Planning policy for traveller sites was updated on 19 December 2023 and the planning definition of Gypsies and travellers was amended to:

For the purposes of this planning policy “gypsies and travellers” means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

2. In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a) Whether they previously led a nomadic habit of life*
- b) The reasons for ceasing their nomadic habit of life*
- c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*

3. For the purposes of this planning policy, “travelling showpeople” means:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

The Local Plan will undergo an early review which will address this. All planning applications will be determined in accordance with the most up to date Planning Policy for Traveller Sites.

Table 14: Additional need for Gypsies, Travellers and Travelling Showpeople in Spelthorne 2017-2041 set out in the GTAA 2018 based on 2015 Planning Policy for Traveller Sites

	Meet the Planning Definition	Unknown status	Do not meet the Planning Definition
Gypsies & Travellers	3	0-7	17
Travelling Showpeople	15	0-2	0

Source: GTAA 2018

6. Economy

Strategic Policy

- 6.1 The strategy for economy and employment is to maintain the employment capacity of Spelthorne's economy taking into account anticipated trends in employment demands and labour supply. New employment development will be focussed in town centres and in designated Employment Areas.
- 6.2 As a vital element of the local economy, the strategy for retail is to provide for the continued development of Staines-upon-Thames as Spelthorne's principal town centre. Ashford, Shepperton and Sunbury Cross will be maintained as local centres to serve their immediate areas.
- 6.3 Figure 10 uses the latest Valuation Office Agency (VOA) Non-domestic rating: business floorspace statistics published on the www.gov.uk website. These indicate a current total business floorspace of 771,000 sqm across all sectors.

Progress

- 6.4 The Spelthorne Economic Strategy 2023-2028 and the Local Economic Assessment are available on the [Councils' website](#).

Context

General

- 6.5 Of the 103,000 population set out in the 2021 ONS mid-year estimate, 64,800(62.9 %) were aged between 16 and 64). Further mid-year estimate carried out between April 2024 and March 2025 indicated 48,100 (74.7%)¹¹ were economically active (this includes those who were unemployed at the time of the survey but were actively seeking employment). Unemployment was recorded as 3.9%¹² in Spelthorne year ending March 2025. This sees an increase compared with the previous year when the unemployment rate was 3.7%.
- 6.6 The proportion of Spelthorne's workforce employed in managerial and professional occupations is 59.3% which is lower than the average for Surrey (82.2%)¹⁵. Within Spelthorne, the previous year's data indicated the largest occupational group was 'associate professional and technical'. In terms of industry sectors, the most significant area of employment was 'Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles'. Unfortunately, current data on employment by occupation is unavailable on the ONS website, so comparisons with previous years cannot be made.
- 6.7 More detailed information on Spelthorne's employment levels and job vacancies is available to view through the [Nomis Website](#)

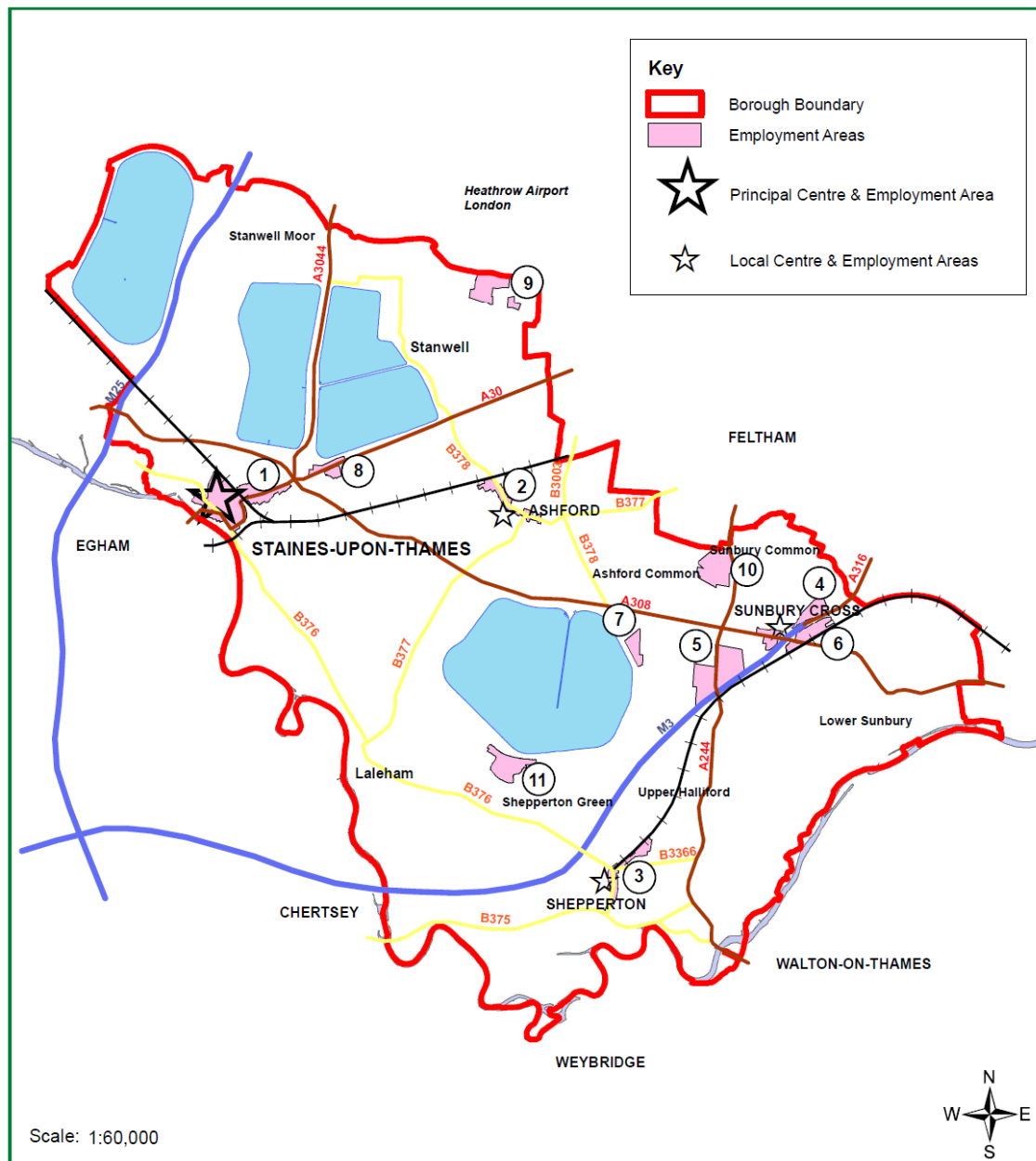
Commercial floorspace

- 6.8 Map 3 shows the location of the Employment Areas and Town Centres in Spelthorne as defined in the Core Strategy and Policies DPD. Employment floorspace is broadly spread across the Borough. Spelthorne has the third largest amount of commercial floorspace in Surrey with the second highest amount of warehousing after Guildford. This is due to the proximity of Heathrow Airport which has led to a concentration of airport related warehousing particularly in the north of the Borough

¹¹ <https://www.nomisweb.co.uk/reports/lmp/la/1946157334/report.aspx#tabempocc>

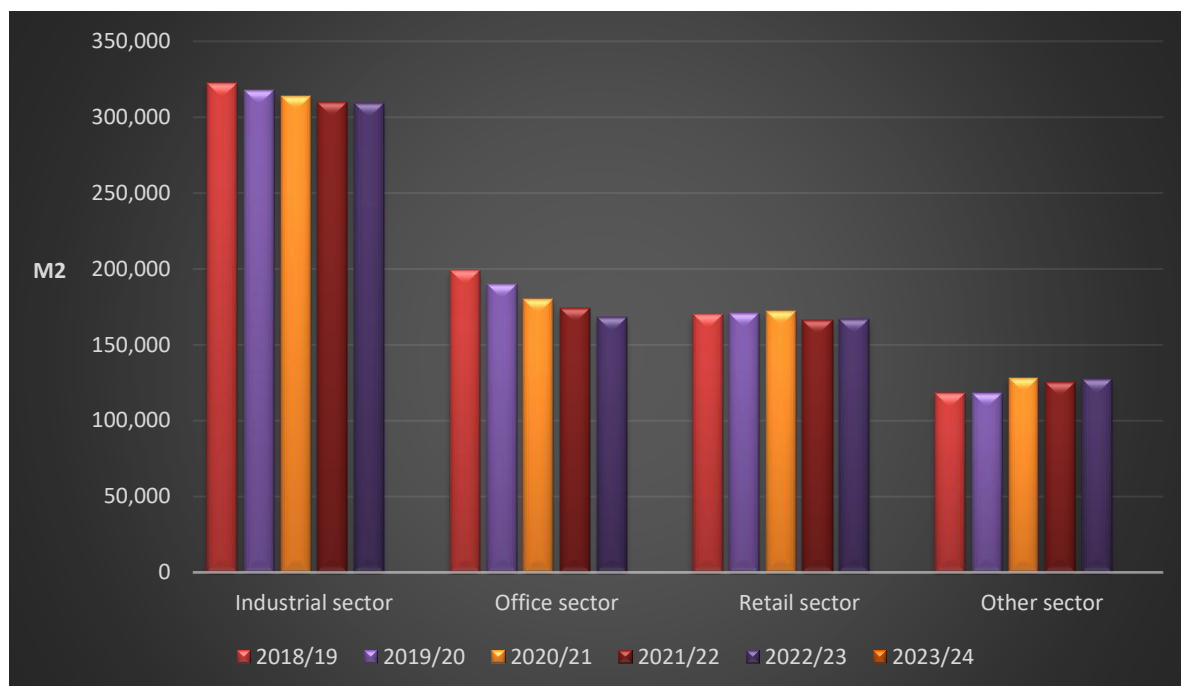
¹² [Spelthorne unemployment ons.gov.uk](https://www.gov.uk/unemployment) (last updated May 2024)

Map 3: Location of Employment Areas and Town Centres in Spelthorne



1	Staines Town Centre	7	Ashford Road, Littleton Road & 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 & Camgate Estate)
4	Sunbury Cross Centre	10	BP Chertsey Road, Sunbury
5	Windmill Road, Sunbury	11	Shepperton Studios, Shepperton
6	Hanworth Road & Country Way, Sunbury		

Figure 9: Business floorspace by main use type – 2018 - 2023



Source: VOA data March 2023¹³. The next release of business floorspace statistics will be delayed to 2025.¹⁴

- 6.9 T The current state of the property market has previously seen a trend toward increased residential development on sites formerly in commercial use, particularly with office space being converted to residential units. However, during the 2024/25 monitoring period, no commercial floorspace has been lost within designated employment areas. Only one site, measuring 228 sqm, has been lost to Use Class E, outside of these designated areas this was for an extension to a café.

Table 15: Completed floorspace developed by employment type – 1 April 2024 - 31 March 2025

	Gross floor space in m ²	Losses in floor space in m ²	Net gain in floor space in m ²
Offices (B1a)	0	0	0
Research & Development (B1b)	0	0	0
Light Industry (B1c)	0	0	0
Industrial (B2)	0	0	0
Warehousing/storage (B8)	6,145	0	6,145
Mixed B1/B2/B8	228	0	228
E class use from 1 st September 2020	527	228	299

Source: In house monitoring

N.B. Losses refer to any loss of floorspace arising during the monitoring year and does not necessarily relate to the loss on a site where completed development is recorded during the year.

* 22/00923/RMA: 88,602sqm sui generis net gain for Shepperton Studios expansion

¹³ VOA NDR Business Floorspace 2023

¹⁴ [2024 VOA Statistics Announcements - GOV.UK](https://www.gov.uk/government/statistics/2024-voa-statistics-announcements)

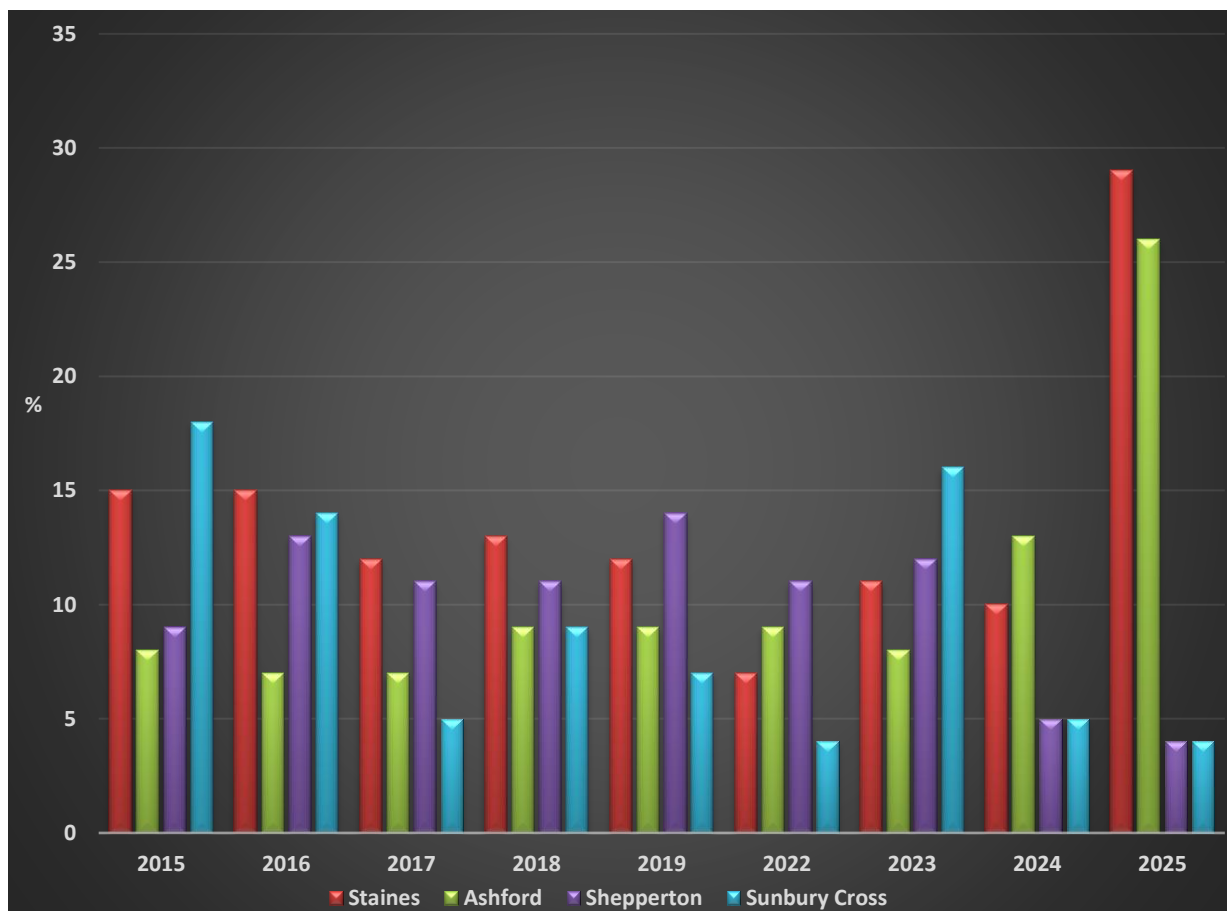
Table 16: Designated Employment Land lost to non-employment uses within the Borough - 1 April 2024 - 31 March 2025

	Loss to residential (m²)	Loss to other uses (hectares)
Offices (B1a)	0	0
Research & Development (B1b)	0	0
Light Industry (B1c)	0	0
Industrial (B2)	0	0
Warehousing/storage (B8)	0	0
Total	0	0

Source: In house monitoring

6.10 A new survey has been carried out in 2025. The data 2025 is included for information (Figure 10 and Appendix 3 Table A2/1). It should be noted that the overall vacancy rates include, not only retail units, but also all other vacant town centre uses as set out in Table A2/2.

Figure 10: Vacancy rates in larger shopping centres



Source: In house monitoring (Appendix 2 Table A2/1)

7. Infrastructure

Strategic Policy

- 7.1 The strategy is to ensure that development meets the needs of all sections of the community and that new development which requires additional infrastructure and services contributes to the necessary improvements.

Context

- 7.2 New developments need to be supported, where necessary, by the provision of appropriate infrastructure which meets the needs of the community. Infrastructure covers a wide range of services and facilities and includes utilities, transport and highways, education, health services, leisure facilities, open space and natural greenspace. Contributions towards the provision of new infrastructure were, until 2015, secured through Section 106 Agreements.
- 7.3 On 1 April 2015 the Community Infrastructure Levy (CIL) came into effect in Spelthorne. In accordance with the Regulations the Council was required to monitor and report on the money collected through CIL and on how the funds have been spent. However, in 2019 amendments to the Regulations required Local Authorities to publish annually on their websites an Infrastructure Funding Statement (IFS). This is a statutory requirement and contains details of the collection and spending of CIL and S106 payments. There is no longer a requirement to publish this information in the AMR. Full details of the latest IFS covering the period up to 31 March 2025 are available on the Council's website:
<https://www.spelthorne.gov.uk/article/19916/Infrastructure-Funding-Statement-IFS>

Progress

- 7.4 A total of £1,801,378.50 in CIL contributions was received in the year to 31 March 2025. Table 17 sets out a summary of CIL income and expenditure since 2018.
- 7.5 During the course of 2024/25, three new Section 106 Agreements were signed, this is also indicated in Table 19. The various categories for which S106 contributions have been achieved is provided in Table 18. Full details of the spending of S106 monies are set out in the IFS which can be found at the following link;
<https://www.spelthorne.gov.uk/article/19916/Infrastructure-Funding-Statement-IFS>

Table 17: CIL Income and Expenditure

Categories	Year					
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Total receipts for the reported year	£1,210,132	£2,111,890	£1,288,007	£975,043	£1,116,639.76	£1,801,378.50
Overall total received since 2015	£4,674,219	£6,786,109	£8,074,116	£9,049,159	£10,168,299.76	£11,969,678.30
Total Expenditure for the reported year	£425,507	£105,739	£64,400	£1,064,575	£693,229.85	£924,020.96

Source: In house monitoring

Table 18: Section 106 Contributions by Category secured since 2018

Categories	Year					
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Affordable Housing commuted sum	£132,527	£69,568	£2,844	£80,471.88	0	£6,350,000
Air Quality	0	0	0	0	0	0
Highways/highway safety	0	0	0	0	0	0
Non car modes of transport	0	0	0	0	0	0
Travel plan & monitoring	£12,300	0	0	£6,898.13	£7,495.13	£6,150
Travel voucher scheme	0	0	0	0	0	0
Transport vouchers	0	0	0	0	0	0
Traffic Regulation Orders (TRO) Contribution	£10,000	0	0	0	0	0
Electric Vehicle contribution	£8,250	0	0	0	£10,054.45	0
Parking controls & traffic management	£20,000	0	0	0	£24,374.42	0
Signage Strategy Contribution	£20,000	0	0	0	0	0
Commissioned Art	0	0	0	0	0	0
Monitoring fee	£850	£350	0	0	0	£1,850
Education	0	0	0	0	0	0
CCTV	0	0	0	0	0	0
Play & sports facilities	0	£30,000	0	£109,993.16	£182,530.12	0
Park contribution	0	0	£70,000	0	0	0
Open space provision	0	0	£45,000	£56,644.84	0	0
Community facilities	0	0	0	0	0	0
Legal costs of the Council	0	0	0	0	0	0
Media education, skills and training	£15,000	0	0	0	0	0
Environmental Improvement	0	0	£42,481	0	£20,000 ¹⁵	0
Healthcare contribution	0	0	0	0	0	£89,000
Police contribution	0	0	0	0	0	£54,000
Total	£273,697	£218,927	£160,325	£254,008.01	£244,454.12	£6,501,000

Source: In house monitoring

¹⁵ River Ash Maintenance

Table 19: Section 106 Contributions by Development secured since 2013

Permission	Address	Legal Agreement signed	Amount
2013-14			
13/00153/FUL	Riverside Works, Fordbridge Road, Sunbury	12/08/13	£147,853
12/01695/FUL	Sunna Lodge, Spelthorne Grove, Sunbury	22/08/13	£199,850
12/1700/FUL	96-104 Church Street, Staines	15/01/14	£70,350
Sub-total			£418,053
2014-15			
13/01029/FUL	Costco, Hanworth Road, Sunbury	21/07/14	£245,382
14/00194/FUL	524-538 London Road, Ashford (Holiday Inn)	10/12/14	£54,950
13/00451/FUL	554 London Road, Ashford (McDonalds)	07/10/14	£50,000
14/01040/FUL	Lang & Gwendolen House, Victory Close, Stanwell	18/12/14	£60,739
14/00275/FUL	Former London Irish, The Avenue, Sunbury	20/01/15	£2,481,000
Sub-total			£2,892,071
2015-16			
	None	-	0
Sub-total			£0.00
2016-17			
15/01518/FUL	90-106 High Street, Staines	10/08/16	£10,814
16/00893/FUL	Page Works, Forge Lane, Sunbury	15/08/16	£6,500
Sub-total			£17,314
2017-18			
17/00263/FUL	Land to the North of Hanworth Road and west of Costco, Sunbury	26/09/17	£66,500
16/01158/FUL	17-51 London Road, Staines	30/10/17	£2,548,772
16/01591/FUL	Hithermoor Farm, 6 Farm Way, Stanwell Moor	06/11/17	£39,576
17/01274/FUL	Former Brooklands College, Church Road, Ashford	20/12/17	£11,500
17/01065/FUL	Halliford Studios Ltd, Manygate Lane, Shepperton	09/03/17	£16,686
Sub-total			£2,683,034
2018-19			
17/00640/FUL	524-538 London Road, Ashford	04/05/18	£350
18/01228/FUL	Ashford Depot, Poplar Road, Ashford	21/12/18	£40,860
17/01923/FUL	Charter Square, High Street, Staines	15/02/19	£61,390
17/01365/OUT	Renshaw Industrial Estate, Mill Mead, Staines	25/07/18	£171,097
Sub-total			£273,697
2019-20			
18/01212/OUT	Shepperton Studios, Studio Rd, Shepperton TW17 0QD	04/07/19	£51,650
19/00290/FUL	17-51 London Rd, Staines TW18 4AJ	11/07/19	£34,400

19/01029/FUL	Harper Home, 29-31 Fordbridge Rd, Ashford, TW15 2TB	31/10/19	Non-financial
19/01051/FUL	15 London Rd, Staines TW18 4AJ	04/11/19	Non-financial
16/00547/FUL	The Grange, Glenthorne, 33 Rookery Rd, Staines, TW18 1BT	31/03/20	£132,877
Sub-total			£218,927
2020-21			
18/01000/FUL	Jewson Builders, Merchants Moor Lane, TW18 4YN	14/10/20	£99,918.00
Sub-total			£99,918.00
2021-22			
20/00123/OUT	Bugle Nurseries, Upper Halliford Road, Shepperton, TW17 8SN	2/6/21	Non-financial
20/01199/FUL	The Old Telephone Exchange, Masonic Hall And Adjoining Land, Elmsleigh Road, Staines-upon-Thames, TW18 4PN	22/12/21	Non-financial
20/01199/FUL	The Old Telephone Exchange, Masonic Hall And Adjoining Land, Elmsleigh Road, Staines-upon-Thames, TW18 4PN	22/12/21	£70,000
20/00802/FUL	20/00802/FUL - Car Park, Tesco Supermarket, Town Lane, Stanwell, TW15 3AA	11/3/22	Non-financial
20/00802/FUL	20/00802/FUL - Car Park, Tesco Supermarket, Town Lane, Stanwell, TW15 3AA	11/3/22	£47,844
Sub-total			£117,844
2022-23			
21/01801/FUL	Sunbury Ex-Services Association Club, Crossways, Sunbury	21/08/22	Non-financial
22/00591/FUL	Renshaw Industrial Estate	01/12/22	£166,997
Sub-total			£166,997
2023-24			
	None	-	0
Sub-total			£0
2024-25			
23/00070/FUL	Hazelwood, Hazelwood Drive, Sunbury-on-Thames, TW16 6QU	30/10/24	£143,350
24/01268/RVC	Development Site At Former The Old Telephone Exchange, Elmsleigh Road Staines-upon-Thames, TW18 4PN	06/02/25	£3,850,000
23/00121/OUT	Land East Of Vicarage Road, Sunbury-on-Thames, TW16 7LB	24/11/2024	£2,507,650
23/00121/OUT	Land East Of Vicarage Road, Sunbury-on-Thames, TW16 7LB	24/11/2024	Non-financial
Sub-total			£6,501,000

8. Environment

Introduction

- 8.1 The strategy for the local environment is to maintain and improve the quality of the environment by safeguarding existing character and assets and seeking to improve areas of poor quality, including safeguarding improvements in areas where air quality has historically been poor. The strategy also seeks to ensure that new development is sustainable and makes a positive contribution to the environment.
- 8.2 This section deals with the key environmental assets and issues within both the natural and built environment. It also deals with the issues relating to the location and control of development in areas liable to flood and within the Green Belt.

Context

- 8.3 Spelthorne lies within the Thames Valley with the River Thames forming its southern and western boundary and the River Colne running through the northern part of the Borough down to Staines-upon-Thames. The rivers and river landscapes provide attractive areas of countryside with significant opportunities for recreation.
- 8.4 Due to the legacy of mineral working the Borough contains many lakes and wetland areas in addition to four large reservoirs. Many of the habitats associated with these areas have been designated as ecologically important at local, national and international level.
- 8.5 The majority of the open land, including the lakes and reservoirs, is included in the Green Belt which covers 3,324 hectares (approximately 65%) of the Borough. The built-up area contains a number of historic areas designated as Conservation Areas.

A whole Borough Air Quality Management Area (AQMA) was declared in Spelthorne in 2003 for exceedances of the annual mean nitrogen dioxide (NO₂) objective in relation to traffic. In 2024 the AQMA was reduced in size, in line with Defra Local Air Quality Management Guidance because of sustained improvements in local air quality. Most of the Borough is already compliant with national objectives therefore, in line with Local Air Quality Management Guidance, the Council has adjusted the coverage of the AQMA to better reflect the status of air quality within the Borough. This was completed in 2024. This work has also formed part of the process of producing an updated Air Quality Action Plan (AQAP) in consultation with key stakeholders. Spelthorne Borough Council's environment and sustainability committee approved the adoption of the draft AQAP in December 2024, which will be in place until 2029. The plan outlines the action we will take to improve air quality in Spelthorne Borough Council between 2024 and 2029. It includes measures such as promoting walking and cycling rather than the use of a vehicle, providing an air quality alert service, supporting a campaign for Spelthorne to join Transport for London's zone six, and working with Heathrow and all stakeholders to reduce traffic and airport emissions. The AQAP will be subject to an annual review, appraisal of progress and reporting to the environment and sustainability committee

- 8.6 This modification to the AQMA formed part of the process of producing an updated Air Quality Action Plan (AQAP) in consultation with key stakeholders. Spelthorne Borough Council's Environment and Sustainability Committee approved the adoption of the AQAP in December 2024. The plan outlines the action Spelthorne Borough Council and partners will take to improve air quality between 2024 and 2029. The AQAP includes measures such as promoting walking and cycling rather than the use of a vehicle, providing an air quality alert service, supporting a campaign for Spelthorne to

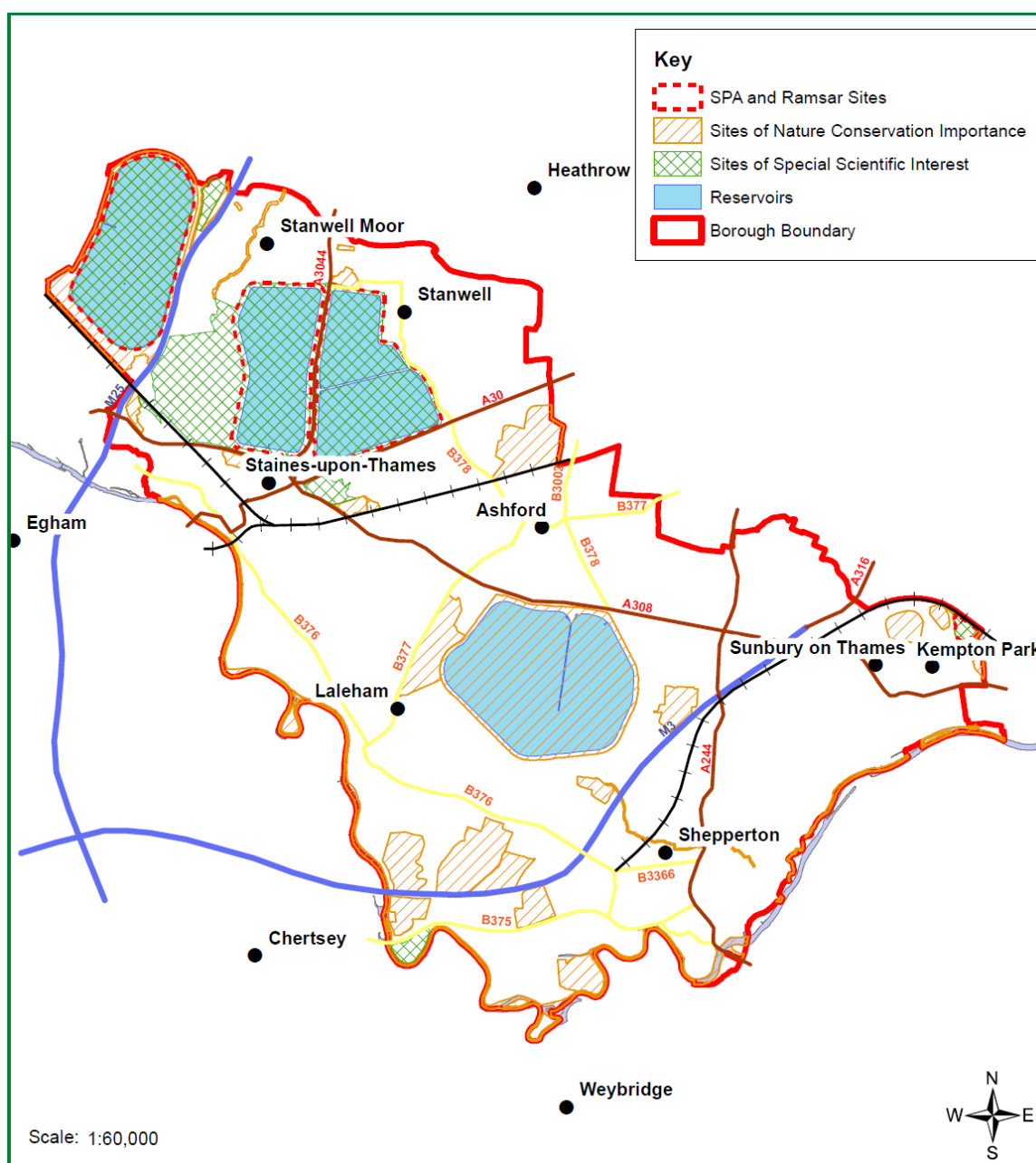
join Transport for London's transport zone six, and working with Heathrow and stakeholders to reduce traffic and airport emissions. The AQAP will be subject to annual appraisal of progress in the Council's Annual Status Report, as submitted to Defra, and published on the Council's website.

Key environmental assets

a) Biodiversity

- 8.7 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. A large number of smaller waterbodies across the Borough have been identified as supporting the integrity of the SPA and consequently also need to be assessed in the context of any proposals which have the potential to affect the integrity of the SPA under the requirements of the Conservation and Habitats and Species Regulations 2010.
- 8.8 The Staines Moor Site of Special Scientific Interest (SSSI) is the largest in the Borough and includes the King George VI and Staines Reservoirs, Shortwood Common and Staines Moor itself. It is important not only for the plant species associated with the Moor but also for the nationally important populations of wintering wildfowl which use the reservoirs.

Map 4: SPA and Ramsar Sites, SSSIs and SNCIs in Spelthorne



8.9 In addition to the statutorily designated SSSIs there is a wide range of sites providing different types of habitats throughout the Borough known as Sites of Nature Conservation Importance (SNCI). These were originally identified, surveyed and selected by the Surrey Nature Conservation Liaison Group in 1996.

8.10 Details of all nature conservation sites are set out in Appendix 3 Tables A3/3 to A3/4.

b) Conservation Areas

There are eight Conservation Areas in Spelthorne (Appendix 3 Table A3/4). These are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'.

On September 5 2023 the Environment and Sustainability Committee of Spelthorne Borough Council voted to agree revisions to the Staines Conservation Area boundary. This has resulted in the total area of the Staines Conservation Area increasing by 3 hectares.

c) Listed Buildings

8.11 There are 198 buildings in Spelthorne listed as being of special architectural or historic interest. Listed Buildings are categorised into three grades and the percentage of each grade nationally and in Spelthorne is summarised in Appendix 3 Table A3/5.

8.12 Details of every Listed Building in Spelthorne is published in the Council document 'Listed Buildings in Spelthorne', November 2009 (updated December 2016): <https://www.spelthorne.gov.uk/article/17714/Trees-Conservation-Areas-and-Listed-Buildings-information>.

d) Locally Listed Buildings

8.13 In addition to the statutorily Listed Buildings there are 157 other buildings and structures in Spelthorne which are valued for their contribution to local character and local historical associations. In February 2004 (updated in December 2016) the Council published details of these in a document 'Local List of Buildings and Structures of Architectural or Historic Interest'. <http://www.spelthorne.gov.uk/article/17714/Trees-Conservation-Areas-and-Listed-Buildings-information>

Key Issues

8.14 All statutory and non-statutory sites of nature conservation value need to be positively managed to ensure that their condition remains favourable.

8.15 The major roads which pass through the Borough and its proximity to Heathrow have a negative effect on the environment in terms of noise and air pollution. The unregulated restoration of mineral sites in the past, together with former industrial sites, present a range of potential contamination issues which need to be addressed.

Progress

8.16 Although no areas of SSSI have been lost since designation some areas are currently in unfavourable condition and discussions are taking place to bring these within a positive management regime. Of the sites currently managed by the Council all are identified by Natural England as being in "favourable" condition with the exception of Shortwood Pond which is "unfavourable but recovering" (Table 20). A Higher Level Stewardship scheme was agreed with the owner of Shortwood Common, but this expired at the end of 2023. The ownership of the site has since changed, and the Council has yet to establish an agreement with the new owner(s) over management of SSSI features, but the Council manage the site for grazing and access as part of its responsibilities of maintaining common land.

Table 20: Sites of Scientific Interest (SSSIs) – Condition

Name	Status as assessed by Natural England	Date of assessment
Staines Moor – including Shortwood ¹⁶ Common, Staines Reservoirs and King George VI Reservoir	Favourable	22 November 2016
Shortwood Pond (included as part of Staines Moor SSSI)	Unfavourable recovering	15 March 2021
Poyle Meadow (included as part of Staines Moor SSSI)	Unfavourable declining	20 May 2022
Wraysbury Reservoir	Favourable	7 February 2012
Dumsey Meadow, Chertsey Bridge Road	Favourable	11 July 2012
Kempton Park Reservoirs	Unfavourable recovering	12 March 2012

8.17 The majority of SNCIs remain in private ownership. A programme to resurvey all existing sites and to identify new sites was completed in 2012. As part of the new Local Plan preparation, Surrey Wildlife Trust has been undertaking a review of thirteen of the SNCIs within the Borough. To date five surveys have been carried out however the remaining have not been completed due to issues over access to the sites.

Air Quality

8.18 Previous air quality assessments and air quality monitoring undertaken by the Council have demonstrated that concentrations of monitored pollutants have historically not been compliant with UK objectives in relation to the annual mean nitrogen dioxide (NO₂) concentrations at some locations within the Borough. The locations where historically exceedances were identified were generally in proximity to major roads including the M3, A308, A30 and M25 and at busy junctions. The 2025 Air Quality Annual Status Report was published in October 2025 and reviews monitoring data for 2024 and over the preceding 5 year period. It is available on the Council's website via <https://www.spelthorne.gov.uk/page/1087/air-quality-reports> The data shows that in 2023 and 2024 there were no measured exceedances of the annual mean 40 µg/m³ objective for NO₂ set for the protection of human health within the Air Quality Standards Regulations 2010, at any of the Council's 51 monitoring locations. Traffic is the predominant local source of air pollution in Spelthorne, but local air quality is also influenced by 'background' regional pollution from outside of the Borough.

8.19 Spelthorne Borough Council has passed a motion to advocate for the 2021 World Health Organisation (WHO), guidelines for average annual levels of air pollutants, known as Global Air Quality Guidelines (AQG's). The AQG's identify the levels of air quality necessary to protect public health worldwide, however it should be noted that there can be health impacts below the AQG's. The WHO AQG's are not legally binding recommendations and are not set out in UK law (The Air Quality Standards Regulations), however they are an advocacy tool for protecting public health from air pollution. Whilst the most recent annual air quality measurements for 2025 in Spelthorne indicate that all 51 NO₂ sampling locations were compliant with the legal

¹⁶ <https://designatedsites.naturalengland.org.uk/SiteList.aspx>

objectives set out in the Air Quality Standards Regulations, when considering the WHO Air Quality Guidelines, it is the case that no sampling locations meet the WHO AQG for NO₂. The WHO AQG, for PM_{2.5} is an annual mean concentration of 5µg/m³, this was exceeded at the automatic monitoring stations in 2024. Monitored annual mean PM₁₀ concentrations in 2024 were below the WHO AQG for PM₁₀. The Council will continue to maintain a comprehensive air quality monitoring network to understand where pollution is more acute for appropriate management.

- 8.20 Regulations, however, they are an advocacy tool for protecting public health from air pollution. Whilst the most recent annual air quality measurements for 2024 in Spelthorne indicate that all 51 NO₂ sampling locations were compliant with the legal objectives set out in the Air Quality Standards Regulations, when considering the WHO Air Quality Guidelines, it is the case that no sampling locations meet the WHO AQG for NO₂. The WHO AQG, for PM_{2.5} is an annual mean concentration of 5µg/m³, this was exceeded at the automatic monitoring stations in 2024. Monitored annual mean PM₁₀ concentrations in 2024 were below the WHO AQG for PM₁₀.
- 8.21 The nationally significant infrastructure project to provide a third runway at Heathrow Airport may generate additional traffic, or increase traffic congestion, and may therefore threaten air quality improvements. As a consultee to the Development Consent Order process, the Council will scrutinise the proposals as they develop with regard to any predicted changes in local air quality with the goal of minimising impacts to local air quality as much as possible, throughout the consultation

River Thames Scheme

- 8.22 The Environment Agency is currently working on the development of the River Thames Scheme which is intended to reduce flood risk to communities in Surrey and South West London. More than 11,000 homes and 1,600 businesses will benefit from reduced flood risk. Road, rail, power and water networks will be more resilient. The scheme will involve the construction of a new river channel. This will be built in 2 sections at Spelthorne and Runnymede. The scheme will also include capacity improvements to:
- Desborough Cut
 - Sunbury, Molesey and Teddington weirs

The Government has now approved the scheme's outline business case (OBC). The OBC lays out why the scheme is needed, how it will be built and its value for money. This approval unlocks the first £60m of the scheme's funding so that detailed design and planning work can begin. The scheme will see two new flood relief channels constructed at Runnymede and Spelthorne. The size of the weirs will be increased at Sunbury, Molesey, Teddington and Desborough Cut, to increase their capacity enabling more water to flow through. The scheme's wider benefits will include new walking and cycle paths, parks and wildlife habitats. The large scale of the project means the government has directed that it be treated as a Nationally Significant Infrastructure Project (NSIP). NSIPs require a type of consent known as 'development consent order' (DCO). A DCO removes the need to obtain several separate consents, including planning permission, and is designed to be a quicker process than applying for these separately. Part of the DCO process will see us consulting on the plans for the scheme.

Control of Development in the Green Belt

- 8.23 The Green Belt in the Borough was first designated in the Middlesex Development Plan 1956. The boundaries have remained largely unaltered since then apart from minor amendments in the 1991 and 2001 development plans. Government policy as set out in the NPPF remains fully committed to safeguarding the Green Belt from inappropriate development. No areas of the Green Belt have been lost in Spelthorne due to planning permission being granted for inappropriate development except in very special circumstances which does not change the designation itself.
- 8.24 Following submission of an outline planning permission for the redevelopment and expansion of Shepperton Studios involving some 39 hectares of land within the Green Belt, the Council after due consideration and on the basis of very special circumstances, granted permission on 12 February 2019 subject to completion of a legal agreement. Outline permission was formally issued in July 2019 after the Secretary of State confirmed that he did not wish to “call in” the application for determination. The site will remain within the Green Belt for the time being.
- 8.25 The Spelthorne Green Belt Assessment has been produced as part of the emerging Local Plan and is available on the Council’s website:
<https://www.spelthorne.gov.uk/Greenbeltassessment>
- 8.26 Spelthorne Borough Council consulted on its Pre-submission Local Plan from June – September 2022 and identifies 0.7% of Green Belt for release to meet community needs. It is only on adoption of the Local Plan that land can be de-designated from the Green Belt.

9. Climate Change and Transport

Introduction

- 9.1 The strategy aims to reduce the impact of climate change through a range of actions. These include seeking to minimise traffic generation from new development, containing the use of energy in development, reducing waste and requiring the provision of renewable energy.

Context

- 9.2 The impact of climate change and the need to incorporate renewable energy in new development schemes is addressed in the adopted Core Strategy and Policies DPD. All developments of one dwelling or more are required to provide 10% of their energy requirements from renewable energy sources and appropriate conditions are attached to all relevant planning permissions. Several schemes have now been completed which incorporate various means of meeting the 10% requirement. However, at present reliable and consistent methods of monitoring the installed capacity are still not available.
- 9.3 The Council is working in partnership with the County Council and the other Surrey Districts on climate change. The change to The Surrey Greener Futures Delivery Plan 2021-2025 has a focus on active transport, with the fourth Local Transport Plan (LTP4) adopted 12 July 2022. LTP4 aims to significantly reduce carbon emissions from transport to meet the County's commitment to net zero emissions by 2050.
- 9.4 Traffic congestion continues to be an issue in Spelthorne. Local resident and business travel also contributes significantly to the overall level of local traffic. There is a high dependency on cars as a mode of transport in Spelthorne. 65.9% of people travel to work by car or van according to the 2011 census.

Progress

- 9.5 The policies on climate change, use of energy and minimising traffic generation continue to be applied to all new relevant developments, although effective quantitative monitoring of these policies is still under review. The emerging Spelthorne Local Plan will further consider the matters of sustainability and climate change, alongside the Climate Change SPD due for adoption in 2025.

Spelthorne Borough Council has set forth an objective of achieving Net Zero for its direct emissions by the year 2030. We now have a comprehensive Climate Change Strategy and Action Plan which sets out actions for transport. The Climate Change Strategy was updated, and the progress report was published in September 2024. Within this update were relating to transport, details of which can be found at the following link: [Climate Change Strategy](#).

Appendices

Appendix 1: Housing

Table A1/1 Housing completions (net) by sector April 2010 - March 2025

Year (Apr-Mar)	Total Dwellings (Gross)				Losses (ii)				Net Completions				Running Total
	Private	RP	Public	Total	Private	RP	Public	Total	Private	RP	Public	Total	
2009-2010	197	99	0	296	29	56	0	85	168	43	0	211	211
2010-2011	116	96	0	212	29	44	0	73	87	52	0	139	350
2011-2012	118	144	0	262	43	60	0	103	75	84	0	159	509
2012-2013	159	63	0	222	32	20	0	52	127	43	0	170	679
2013-2014	154	44	0	198	7	0	0	7	147	44	0	191	870
2014-2015	317	16	0	333	25	43	0	68	292	-27	0	265	1,135
2015-2016	217	138	0	355	33	14	0	47	184	124	0	308	1,443
2016-2017	328	46	0	374	27	0	0	27	301	46	0	347	1,790
2017-2018	278	9	0	287	37	0	0	37	241	9	0	250	2,040
2018-2019	304	6	0	310	21	0	0	21	283	6	0	289	2,329
2019-2020	248	0	0	248	20	0	0	20	228	0	0	228	2,557
2020-2021	479	177	0	656	17	0	0	17	462	177	0	639	3,196
2021-2022	106	104	0	210	5	0	0	5	205	0	0	205	3,401
2022-2023	150	0	0	150	12	0	0	12	138	0	0	138	3,539
2023-2024	263	43	0	306	19	0	0	19	244	43	0	287	3,826
2024-2025	206	0	0	206	12	0	0	12	194	0	0	194	4,020
2009-2025(i)	3,640	985	0	4,625	368	237	0	605	3,376	644	0	3,882	28,069

(i) Period covered by the Spelthorne Core Strategy and Policies DPD.

(ii) 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.

Appendix 1 - Housing

Table A1/2 Housing completions (net) by bedroom April 2010 - March 2025

Year	Total Dwellings (Gross)					Losses (ii)					Net Completions					
	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	Running Total
2009-2010	77	166	26	27	296	2	36	43	4	85	75	130	-17	23	211	211
2010-2011	70	112	19	11	212	3	21	43	6	73	67	91	-24	5	139	350
2011-2012	53	91	90	28	262	3	43	52	5	103	50	48	38	23	159	509
2012-2013	66	98	38	20	222	2	6	42	2	52	64	92	-4	18	170	679
2013-2014	66	98	19	15	198	2	2	1	2	7	64	96	18	13	191	870
2014-2015	79	172	48	34	333	42	8	8	10	68	37	164	40	24	265	1,135
2015-2016	89	166	71	29	355	2	6	31	8	47	87	160	40	21	308	1,443
2016-2017	98	189	50	37	374	6	11	8	2	27	92	178	42	35	347	1,790
2017-2018	108	111	36	32	287	8	12	6	11	37	100	99	30	21	250	2,040
2018-2019	164	92	33	21	310	3	4	8	6	21	161	88	25	15	289	2,329
2019-2020	122	98	20	8	248	1	6	11	2	20	121	92	9	6	228	2,557
2020-2021	294	327	30	5	656	0	6	7	4	17	294	321	23	1	639	3,196
2021-2022	92	114	4	0	210	0	0	5	0	5	92	114	-1	0	205	3,401
2022-2023	90	48	7	5	150	0	4	4	4	12	90	44	3	1	138	3,539
2023-2024	165	101	18	22	306	1	0	12	2	19	164	97	6	20	287	3,826
2024-2025	95	80	16	15	206	2	0	9	1	12	93	80	7	14	194	4,020
2009-2025 (i)	1728	2063	525	309	4625	77	165	290	69	605	1651	1894	235	240	4020	28,069

(i) Period covered by the Spelthorne Core Strategy and Policies DPD.

(ii) 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.

Appendix 1 - Housing

Table A1/3 Dwelling stock position in Spelthorne

Year (Base Date: 1 April)	Local Authority	Sector			
		RP ⁽ⁱ⁾	Other ⁽ⁱⁱ⁾	Private ⁽ⁱⁱⁱ⁾	Total
` 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
2011****	0	5,356	180	35,355	40,891
2012	0	5,440	180	35,430	41,050
2013	0	5,483	180	35,557	41,220
2014	0	5,527	180	35,704	41,411
2015	0	5,500	180	35,996	41,676
2016	0	5,624	180	36,180	41,984
2017	0	5,670	180	36,481	42,331
2018	0	5,679	180	36,722	42,581
2019	0	5,685	180	37,005	42,870
2020	0	5,685	180	37,233	43,098
2021	0	5,717	180	37,840	43,737
2022	0	5,821	180	37,941	43,942
2023	51	5,371	180	38,570	44,172
2024	51	5,432	180	38,795	44,458

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

* Based on 1981 Census figures

** Based on 1991 Census figures

*** Based on 2001 Census figures

**** Based on 2011 Census figures and DCLG published data (Table 100)

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

Table A1/4 Average density of development on completed sites 2009 - 2025

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
2009-2010	3.75	235	63	40	1.42	72	51	2	2.58	161	62	9
2010-2011	4.22	272	64	38	1.45	96	66	1	2.69	206	77	7
2011-2012	6.63	260	39	33	3.69	148	40	4	3.72	203	55	8
2012-2013	3.35	146	44	38	0	0	0	0	0.79	52	66	3
2013-2014	4.38	242	55	27	2.69	125	46	2	3.34	198	59	7
2014-2015	4.74	307	65	42	1.73	180	104	2	2.09	205	98	4
2015-2016	2.33	176	76	28	0.81	49	60	1	1.28	131	102	4
2016-2017	8.65	440	51	46	5.99	258	43	5	7.13	372	52	13
2017-2018	5.88	296	50	44	2.85	91	32	3	4.08	219	54	8
2018-2019	9.93	459	46	48	6.77	219	32	2	7.33	359	49	6
2019-2020	3.26	230	71	35	0.52	24	46	1	1.30	148	114	6
2020-2021	4.78	479	134	58	2.65	315	316	3	2.74	381	380	5
2021-2022	0.76	137	190	12	0	0	0	0	0.35	104	297	1
2022-2023	1.21	150	149	23	0	0	0	0	0.53	101	292	4
2023-2024	5.69	306	132	40	3.34	162	182	4	3.78	655	173	6
2024-2025	4.45	206	127	25	3.19	170	166	4	2.79	525	188	3
Totals	74.01	4341	1356	58.65	37.10	1909	51.45	34	46.52	4020	86.41	94

Appendix 1 - Housing

Table A1/5 Affordable housing sites under construction, permitted and pending S106 – as at March 2025

Application No	Date Approved	Address	Ward	Area (ha)	Total units in scheme	Affordable units at consent stage				Affordable units at completion stage (net gain on site)	% of affordable units in scheme	Commuted sum in lieu of on-site provision	Status
							Rent	S/O	Other				
17/01274/ <u>FUL</u>	20/12/17	Brooklands College, Church Road, Ashford	ASHT	4.04	357	107					80%		Under Construction Mar 18
24/01314/RVC	17/05/24	Builders Merchant, Moore Lane, Staines	STNS	0.59	36	7	5	2			19%		Under construction July 2
22/00591/ <u>FUL</u>	01/12/22	Renshaw Industrial Estate, Mill Mead, Staines	STNS	0.86	179	40	40				10%		Under construction Oct 23
20/00802/ <u>FUL</u>	11/03/22	Car Park Tesco Supermarket, Town Lane, Stanwell	ANSS	1.10	313	22	22				17%		Under construction Oct 22
21/01801/ <u>FUL</u>	27/07/22	Sunbury Cross Ex Services Association Club	SUNC	0.32	47	17					36%		Under Construction Aug 2022
23/01343/RVC	25/01/2024	524-538 London Road, Ashford	ASHT	0.39	58	7	0	7			12%		Under Construction Oct 2022
24/00443/RMA	23/07/24	Bugle Nurseries, Upper Halliford Road, Shepperton	HASW	4.84	31	15					48%		Outstanding Mar 23
23/00742/ <u>FUL</u>	03/08/2023	Oakbank The Creek Sunbury TW16 6BY	HASW	0.07	1	1					100%		Outstanding Mar 24

Appendix 1 - Housing

Application No	Date Approved	Address	Ward	Area (ha)	Total units in scheme	Affordable units at consent stage				Affordable units at completion stage (net gain on site)	% of affordable units in scheme	Commuted sum in lieu of on-site provision	Status
23/00070/FUL	21/11/2024	Land off Hazelwood, Sunbury	HASW	1.72	67	34					51%		Permitted November 24
23/00557/SCC	26/07/2023	Sunbury Fire Station	SUNC	0.30	12	12					100%		Outstanding Mar 24
08/00790/FUL	Subject to S106	Land to south of Elmsleigh Centre, South Street, Staines	STNS	0.42	124	43	43				35%		Pending S106

Appendix 1 - Housing

Table A1/6 Completions of affordable units 2010 – 2025

Year	Number of affordable units completed in year on fully completed sites ⁽ⁱ⁾		Number of individual affordable units completed in year	
	Gross	Net ⁽ⁱⁱ⁾	Gross	Net ⁽ⁱⁱ⁾
2010-11	130	117	96	52
2011-12	117	104	144	85
2012-13	21	21	63	43
2013-14	44	44	44	44
2014-15	3	3	16	-27
2015-16	78	35	138	124
2016-17	79	59	46	46
2017-18	32	18	9	9
2018-19	46	46	6	6
2019-20	0	0	0	0
2020-21	0	0	177	177
2021-22	104	104	104	104
2022-23	0	0	0	0
2023-24	0	0	43	43
2024-25	0	0	0	0
Total Comps	654	551	782	663

Note: (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 A1/5.
(ii) The net figure accounts for any affordable housing units lost as a result of the development.

Appendix 1 - Housing

Table A1/7 Housing Completions (gross) by tenure and type (bed size)

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Affordable Rent										
1 bed	17	3	1	0	0	0	0	0	22	0
2 bed	37	24	4	6	0	22	0	0	21	0
3 bed	31	13	0	0	0	0	0	0	0	0
4+ bed	2	2	0	0	0	0	0	0	0	0
Total	87	42	5	6	0	22	0	0	43	0
Affordable Shared Ownership										
1 bed	18	0	2	0	0	62	56	0	0	0
2 bed	25	4	2	0	0	83	48	0	0	0
3 bed	8	0	0	0	0	10	0	0	0	0
4+ bed	0	0	0	0	0	0	0	0	0	0
Total	51	4	4	0	0	155	104	0	0	0
Private Housing										
1 bed	59	95	105	164	122	232	36	90	143	95
2 bed	99	161	105	86	98	222	66	48	80	80
3 bed	32	37	36	33	20	20	4	7	18	16
4+ bed	27	35	32	21	8	5	0	5	22	15
Total	217	328	278	304	248	479	106	150	263	206
All Housing										
1 bed	94	98	108	164	122	335	92	90	165	95
2 bed	161	189	111	92	98	393	114	48	101	80
3 bed	71	50	36	33	20	30	4	7	18	16
4+ bed	29	37	32	21	8	5	0	5	22	15
Overall Total	355	374	287	310	248	656	210	150	306	206

Source: In house monitoring

Appendix 1 - Housing

Table A1/8 Housing register data (at 31 March 2025)

	2018	2019	2020	2021	2022	2023	2024	2025
Total on Spelthorne Housing Register at 31 March each year	2,179	1,242	2,098	2802	3,378	3,798	2,048	2,586
Net annual change to housing register (previous year to current year)	+310	-937	+856	+704	+576	+420	-1,750	+538
Total net new lets (new build and re-lets from existing RP stock) in year up to 31 March of which:								
Re-lets from stock	182	170	174	176	172	193	106	159
Lets into new build (excludes shared ownership)	17	0	22	0	0	0	43	0

+ Data not available due to the introduction of new systems.

Table A1/9 Housing Register requirements

Accommodation required	Number of households on housing register						
	2019	2020	2021	2022	2023	2024	2025
1 bedroom	507	870	1255	1,580	1,767	831	1,108
2 bedrooms	501	832	1030	1,165	1,308	762	900
3 bedrooms	195	326	423	525	594	383	483
4+ bedrooms	39	70	94	108	129	72	95
Total	1,242	2,098	2802	3,378	3,798	2048	2,586

Source: In house monitoring and HSSA return

Appendix 1 - Housing

Table A1/10 Allocation sites 2010 – status at 31 March 2025

No	Site Location	2009 net units	Status at: 31 March 2025
A1	28-44 Feltham Road, Ashford	23	Allocation site.
A2	158-166 Feltham Road, Ashford	60	Allocation site.
A3	Land adj Feltham Hill Road & Poplar Road, Ashford	70	Completed April 2023
A4	Works adj Harrow Road, Ashford	36	Allocation site.
A5	Steel Works & Builders Merchants, Gresham Road, Staines	100	Allocation site.
A6	Rodd Estate, Govett Avenue, Shepperton	85	Completed March 2011.
A7	Builders Merchant, Moor Lane, Staines	30	Allocation site. New planning permission submitted in 2018 for 36 dwellings – under construction Jan 2024.
A8	Riverside Works, Fordbridge Road, Sunbury	50	Allocation site. Planning permission for 37 houses and flats. Completed Mar 2017.
A9	Bridge Street Car Park, Staines	75	Allocation site. Planning permission granted in March 2016 for 205 dwellings. Now expired. Draft allocation was removed from the emerging Local Plan.
A10	Elmsleigh Centre (Phase 3), Staines	30	Allocation site with planning permission for 124 units subject to S106 agreement -not issued.
A10	Elmsleigh Centre (Phase 4), Staines	65	Allocation site.
Total supply outstanding from 2009 allocated sites		419	

Source: Allocations DPD update 2009

Appendix 1 - Housing

Table A1/11 Completed sites and dwellings by ward

Ward	2011 Census data	2021-22		2022-23		2023-24		2024-25		Total completed since 2011	% gain in stock since 2011 Census
	No of dwellings	No of sites	No of sites	Net dwellings	No of sites	Net dwellings	No of sites	Net Dwellings	No of sites	Net dwellings	
Ashford Common	3,418	2	5	1	1	43	4	0	0	141	4.13
Ashford East	3,071	4	4	1	1	0	0	1	1	48	1.56
Ashford North & Stanwell South	3,223	4	7	3	1	12	4	2	2	486	15.08
Ashford Town	2,817	86	14	30	5	8	2	14	5	348	12.35
Halliford & Sunbury West	2,598	8	1	0	0	0	0	1	1	135	5.20
Laleham & Shepperton Green	3,431	17	0	0	0	2	2	2	1	182	5.30
Riverside & Laleham	2,905	0	1	3	2	6	2	1	1	23	0.79
Shepperton Town	3,215	42	4	1	1	15	8	7	3	141	4.39
Staines	3,706	35	11	74	8	200	10	172	6	1205	32.51
Staines South	2,944	0	1	1	1	3	1	0	0	40	1.36
Stanwell North	3,363	0	3	2	1	2	2	3	2	111	3.30
Sunbury Common	3,226	1	1	0	0	3	2	1	1	218	6.76
Sunbury East	2,970	12	6	34	2	12	3	2	2	401	13.50

Appendix 2 - Retail

Appendix 2: Retail

Table A2/1 Large shopping centres in Spelthorne – overall vacancy rates¹⁷

Centre	2013		2014		2015		2016		2017		2018		2019		2022		2023		2024		2025		
	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant units	%	Vacant Units	%	Total units	Vacant Units	%
Staines	10	34	13	40	15	38	14	30	12	34	13	32	12	19	7	38	10	391	37	10	391	29	8
Ashford	8	15	9	13	8	12	7	12	7	16	9	15	9	16	9	25	13	189	25	13	189	26	14
Shepperton	10	8	9	8	9	12	13	10	11	10	11	13	14	10	11	5	5	95	5	5	96	4	4
Sunbury Cross	9	5	11	8	17	6	13	2	4	4	9	3	7	2	4	3	5	56	3	5	58	4	7

Source: Spelthorne Borough Council Annual Retail Survey – October 2025

Notes: Vacancy rates expressed as a percentage of total units existing in specific year.
The Sunbury Cross figure excludes Tesco Superstore.
% figures are rounded to the nearest integer.

¹⁷ No retail survey undertaken 2020-2021 due to COVID-19 pandemic.

Appendix 2 - Retail

Table A2/2 Local shopping centres in Spelthorne – Retail/Non-Retail and Vacant

Centre	Total units	Total Vacant Units	Vacant as % of total
Lower Sunbury (The Avenue/Thames St)	32	1	3
35 – 101 Green Street, Lower Sunbury	11	0	0
Stainash Parade/The Broadway, Staines	26	2	8
10-121 Clare Road, Stanwell	23	0	0
Staines Road West, Ashford	38	1	3
Edinburgh Drive, Laleham	12	2	17
Woodlands Parade, Ashford	12	4	33
Convent Road, Ashford	10	0	0
Junc. Off Feltham Hill Road, Ashford	10	0	0
The Parade, off The Avenue, Lower Sunbury	13	0	0
High Street, Stanwell	12	0	0
149 – 237 Laleham Road, Shepperton	12	2	17

Source: Spelthorne Borough Council Annual Retail Survey – October 2025

Notes: Only centres with 10 or more units are included.
% = percentage of total units in centre. Figures are rounded to the nearest integer.

Use Classes: A1: Retail; A2: Financial & Professional Services; A3: Restaurants & Cafes; A4: Drinking establishments; A5: Hot food takeaway

Appendix 3: Environment

Table A3/1 Sites of International Significance – SPA and Ramsar sites in Spelthorne

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

Table A3/2 Sites of National Significance – Sites of Special Scientific Interest (SSSI)

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 re-notified 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

Table A3/3 Sites of Local Significance – Sites of Nature Conservation Importance (SNCI)

SNCI	Date of selection	Area (hectare)	Change in area since designation
29 sites in Spelthorne	1996	979	0

Appendix 3 – Environmental background information

Table A3/4 Conservation Areas

Conservation Area	Area	Designated
Laleham	28.6 ha	December 1970
Lower Halliford	9.8 ha	December 1973
Lower Sunbury	36.9 ha	July 1969 (extended in November 1992, further amended in January 2025)
Manygate Lane	1.8 ha	October 2002
Shepperton	9.1 ha	February 1970
Staines	19.8 ha	September 1975 (extended in September 2023)
Stanwell	5.8 ha	October 1972
Upper Halliford	5.6 ha	February 1993

Table A3/5 Listed Buildings

Grade	Number in Spelthorne (%)		National Stock of Listed Buildings by grade
Grade I	3	(1.5%)	2.5%
Grade II*	12	(6.1%)	5.5%
Grade II	183	(92.4%)	92.0%

Assets of Community Value (ACV)

The Council keeps a record of applications for ACV. However, to date none have been received.

Appendix 4 – Duty to Co-operate

Appendix 4: Duty to Co-operate

Table A4/1 Duty to Co-operate Actions and Outcomes 1st April 2024 – 31st March 2025

Local Authority/ Bodies Engaged	Action or Nature of Co-operation	Date
Planning Working Group meeting	Spelthorne attended meeting	April 2024
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	April 2024
Environment Agency	On 2 May 2024 the EA wrote to the Council and summarised the main issues and providing detailed comments on the Level 1 and 2 SFRA. EA comments to Spelthorne BC – 2 May 2024 On 8 May 2024 the Chair of the Environment and Sustainability Committee, Cllr Malcolm Beecher wrote a letter to the Environment Agency in response. Letter to the EA from E&S Chair – 8 May 2024	May 2024
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	June 2024
London Borough of Hillingdon	Individual Duty To Cooperate meetings held between authorities covering shared planning issues like housing, infrastructure, transport, and environmental impacts. Ensuring Local Plan alignment, evidence sharing, and agreement on joint actions and preparation of statements of common ground.	June 2024
London Borough of Hounslow		June 2024
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	July 2024
Environment Agency	The Council received comments from the Environment Agency on its updated Strategic Flood Risk Assessment.	July 2024
Environment Agency	6 August 2024, the Council's flood consultants Aecom received confirmation from the Environment Agency that the produced Strategic Flood Risk Assessment (SFRA) maps are using the latest modelling and are following the FD2320 guidance. 16 July 2024 the	August 2024

Appendix 4 – Duty to Co-operate

Local Authority/ Bodies Engaged	Action or Nature of Co-operation	Date
	Council received an updated Level 1 and Level 2 SFRA. It can be viewed under the 'Flooding' tab on the Evidence Base page.	
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	September 2024
Environment Agency	The Council received a signed Statement of Common Ground from the Environment Agency with agreed revised wording to Policy E3: Managing Flood Risk as appendix 1.	October 2024
Neighbouring Authorities	Individual Duty to Cooperate meetings were held with the London Borough of Hounslow, Royal Borough of Windsor, Slough Borough Council, Surrey County Council, Runnymede Borough Council and Elmbridge Borough Council. These meetings discussed Local Plan updates, timeline, joint SoCG, strategic issues and Duty to Cooperate matters.	October 2024
Planning Working Group meeting	Spelthorne attended meeting	October 2024
Surrey Place Leaders Group & Surrey Heads of Planning	Spelthorne attended meeting	October 2024
Surrey Health and Planning Development Day	Spelthorne attended	November 2024
Neighbouring Authorities	Individual Duty to Cooperate meetings were held with London Borough of Hillingdon, London Borough of Richmond and a further meeting with Elmbridge Borough Council to discuss signing a separate SoCG between the two authorities.	November 2024
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	November 2024
Surrey Heads of Planning	Spelthorne attended meeting	December 2024

Local Authority/ Bodies Engaged	Action or Nature of Co-operation	Date
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	December 2024
Environment Agency	The Council received the Environment Agency's comments on SBC Local Plan SFRA Level 1 and 2, and Spelthorne Sequential Test and Exception Test Statement.	January 2025
Biodiversity Working Group	Spelthorne attended Group meeting	January 2025
A2Dominion Group	A Statement of Common Ground between A2Dominion Group and Spelthorne Borough Council was signed, relating to two sites SC1/021: Land at Spelthorne Grove and SN1/012: Stanwell Bedsits, De Havilland Way.	February 2025
Environment Agency	The Council and the Environment Agency signed an addendum to the Statement of Common Ground, which was signed on 14 October 2024. This notes progress on the Sequential Test and agrees some changes to the wording of policy E3: Managing Flood Risk, which were proposed by Surrey County Council as the Local Lead Flood Authority.	February 2025
Surrey County Council	Further to the Addendum to the SoCG signed by the Council and the EA on 12 February 2025, Surrey County Council have sent a confirmation of their approval of Policy E3: Managing Flood Risk.	February 2025
Planning Working Group meeting	Spelthorne attended meeting	February 2025
Heathrow Spatial Planning Group	Spelthorne attended Group meeting	March 2025
All relevant bodies	A six-week public consultation on the Main Modifications to the Spelthorne Local Plan ran April to May 2025.	April-May 2025
All relevant bodies	The Main Modifications Consultation Representations Summary and Officer Response document was published. This is a summary of the issues raised during the public consultation on the Main Modifications to the Spelthorne Local Plan and the officer responses to these.	July 2025

Appendix 4 – Duty to Co-operate

Table A4/2 Residential completions for Spelthorne and Runnymede – April 2024 - March 2025

	Spelthorne	Runnymede
Net completions	194	311

Table A4/3 Employment floorspace for Runnymede¹⁸

	Change in Floorspace (sqm)
E(g)(i) (B1a)	-4,680
E(g)(ii) (B1b)	0
E(g)(iii) (B1c)	0
B2	0
B8	0

¹⁸ Due to the difference in the way data is monitored it is not easily compared with Spelthorne's figures.

Appendix 5: Development Management Service Performance

Table A5/1 Planning applications received

Type of planning application	2021/22	2022/23	2023/24	2024/25
Full (major)	25	33	13	11
Full (minor)	173	170	142	159
Householder	589	525	411	435
Change of Use	10	16	24	26
Advertisements	23	23	21	25
Listed Building Consent	8	19	14	29
Conservation Area Consent	0	0	0	1
Certificate of Lawful Use	11	8	10	14
Certificate of Proposed Lawful Development	220	145	139	171
Sub-total:	1059	939	774	846
Other applications				
Telecommunications/Masts	23	13	8	3
TPO applications	75	62	68	76
TCA notifications	36	47	37	54
SCC consultations	18	11	12	15
Miscellaneous consultations	23	19	9	14
Other (including prior approvals)	344	308	331	348
Sub-total:	519	460	465	510
Overall total	1578	1399	1239	1356

Source: In house data

Appendix 7 – Interim Statement of Five Year Housing Supply

Table A5/2 Applications determined within statutory time periods

Application type	2021/22			2022/23			2023/24			2024/25		
	Determined	Determined on target	%	Determined	Determined on target	%	Determined	Determined on target	%	Determined	Determined on target	%
Major (target 60% within 13 weeks)	25	24	96	28	28	100	19	19	100	12	12	100
Minor (target 65% within 8 weeks)	178	164	92	143	138	96	154	153	99	149	146	98
Other (including householder) (target 80% within 8 weeks)	612	600	98	561	550	98	476	470	99	488	476	96
Total	815	788		732	716		649	642		737	634	

Source: In house data

10. Reference Documents

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

1. [Core Strategy and Policies Development Plan Document \(DPD\), adopted February 2009](#)
2. [Allocations DPD, adopted December 2009](#)
3. [Spelthorne Borough Local Plan, April 2001 \(Saved Policies only\)](#)
4. [Spelthorne Local Plan 2022- 2037 Examination/Info](#)
5. [Spelthorne Borough Council Local Plan Examination 2022 - 2037](#)
6. [Design of Residential Extensions and New Residential Development Supplementary Planning Document \(SPD\), adopted April 2011](#)
7. [Housing Size and Type SPD, July 2012](#)
8. [Flooding SPD, July 2012](#)
9. [Sustainability Appraisal, 2022](#)
10. [Sustainability Appraisal, Appendices, 2022](#)
11. [Non-Technical Summary, May 2022](#)
12. [Habitats Regulations Assessment, Appropriate Assessment, 2022](#)
13. [Strategic Flood Risk Assessment \(SFRA\) Draft Interim Report, February 2018](#)
14. [Strategic Land Availability Assessment \(SLAA\) Methodology, December 2021](#)
15. [Strategic Land Availability Assessment \(SLAA\), Updated 2022](#)
16. [Strategic Housing Market Assessment, \(SHAMA\), November 2015](#)
17. [Strategic Housing Market Assessment \(SHMA\) Update Report, October 2019](#)
18. [Provision of Affordable Housing, April 2007](#)
19. [Gypsy & Traveller Accommodation Assessment \(GTAA\) April 2018](#)
20. [Spelthorne Retail and Other Town Centre Uses Study, May 2015](#)
21. [Spelthorne Retail and Town Centre Study Update 2018](#)
22. [Report on Non-Retail Uses in Shopping Areas, April 2007](#)
23. [Employment Land Needs Assessment \(ELNA\) 2022](#)
24. [Spelthorne Open Space Assessment, November 2019](#)

25. [Playing Pitch Strategy, November 2019](#)
26. [Local Green Space Assessment Methodology, October 2019](#)
27. [Air Quality Annual Status Report \(ASR\), 2025](#)
28. [Local Development Scheme 2018- 2023, November 2022](#)
29. [Statement of Community Involvement, November 2021](#)
30. [Parking Standards, June 2001](#)
31. [Spelthorne Economic Strategy 2023 - 2028, September 2022](#)
32. [Spelthorne Functional Economic Area Analysis \(FEA\), March 2017](#)
33. [Draft Strategic Highway Assessment, October 2019](#)

Available on Surrey County Council website: www.surreycc.gov.uk

1. [Surrey Hotel Futures Study, 2015](#)
2. [The Surrey Local Transport Plan 4, 2022](#)
3. [Surrey Waste Local Plan 2019-2033, December 2020](#)
4. [The Surrey Minerals Plan Core Strategy DPD, July 2011](#)
5. [The Surrey Minerals Plan Aggregates DPD, July 2011](#)
6. [Minerals Sites Restoration SPD, July 2011](#)
7. [Aggregates Recycling Joint DPD, February 2013](#)

Available on the Government website: www.gov.uk

1. [National Planning Policy Framework \(NPPF\), 2024](#)
2. [Planning Practice Guidance \(only available online\)](#)