

Spelthorne Borough Council

Local Plan Adoption Statement
(Regulation 26)

Post Adoption Spelthorne Local
Plan 2024-2039/40 March 2026



Spelthorne Takes Shape



Executive Summary

This Adoption Statement is prepared under Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Spelthorne Borough Council adopted the Spelthorne Local Plan 2024–2039/40 at Full Council on 18 March 2026. The Local Plan forms part of the statutory development plan for the Borough and supersedes previous development plan documents.

1. Purpose of the Local Plan

- 1.1 The Local Plan sets out the strategic vision, policies and site allocations needed to meet identified development needs for housing, employment, infrastructure and the environment over the period 2024–2039/40. It provides the statutory framework for decision-making on planning applications in Spelthorne.

2. Examination and Modifications

- 2.1 The submitted Local Plan (November 2022) was examined by independent Planning Inspectors appointed by the Secretary of State. Examination Hearing Sessions took place in May 2023 and between January–February 2025.
- 2.2 Following the Examination, the Inspectors recommended a series of Main Modifications necessary to make the Local Plan sound. Further minor changes were also made by the Council. All Main Modifications were subject to public consultation.
- 2.3 The Local Plan was adopted with all the Main Modifications, as set out in the Inspector’s Report and the accompanying Modification Schedule.

3. Habitats Regulations Assessment (HRA)

- 3.1 In accordance with Regulations 63 and 105 of the Conservation of Habitats and Species Regulations 2017, the Council undertook a full Habitats Regulations Assessment, comprising:
- HRA Stage 1 Screening and
 - HRA Stage 2 Appropriate Assessment (WSP, 2022), which assessed the implications of the Local Plan for all relevant Habitats Sites.
- 3.2 The Appropriate Assessment concluded that the Local Plan, with the Main Modifications, will not result in adverse effects on the integrity of any Habitats Site, either alone or in combination with other plans and projects. This conclusion remains unchanged following updates to evidence, the Main Modifications (April 2025), and the Further Main Modifications (November 2025).
- 3.3 Natural England was consulted throughout the preparation of the HRA, including during the Screening and Appropriate Assessment stages. Natural England did not raise any objections to the methodology or the conclusions of the Appropriate Assessment, and their advice was taken into account in finalising the assessment.

4. Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

4.1 The Local Plan has been subject to an integrated Sustainability Appraisal (SA) incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004. The SA process included:

- SA/SEA Scoping Reports (2017 and 2022)
- Regulation 19 SA Report (May 2022)
- SA (2022, 2024, 2025)
- SA/SEA Post Adoption Statement (March 2026), published alongside this Adoption Statement.

4.2 The SA concluded that the Local Plan performs positively across the majority of sustainability objectives and that neither the Main Modifications nor Further Main Modifications introduce new or materially different significant environmental effects.

4.3 The SA/SEA Post-Adoption Statement sets out, in accordance with SEA Regulation 16, (i) how environmental considerations were integrated into the Plan, (ii) how the environmental report was taken into account, (iii) how consultation opinions were taken into account, (iv) the reasons for choosing the Plan in light of reasonable alternatives, and (v) measures to monitor significant effects.

5. Where the Local Plan and Supporting Documents Can Be Viewed

5.1 The following documents are available on the Councils [website](#) and can be made available for inspection at the Council offices:

- Adopted Spelthorne Local Plan 2024–2039/40
- Policies Map
- Inspector’s Report (including Main Modifications)
- Schedule of Additional Modifications
- Habitats Regulations Assessment (Stage 1 & Stage 2 Appropriate Assessment, 2022)
- SA/SEA Post Adoption Statement (2026)
- This Adoption Statement

6. Right to challenge

6.1 Any person aggrieved by the adoption of the Local Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004.

6.2 Any such application must be made within six weeks from the date the Local Plan was adopted.