

PEOPLE & PLACES

LAND USE

WHAT DOES THE PLAN SHOW?

The plan shows classifications of land use in the borough.

The borough's built-up area is largely devoted to residential use, with centres evident.

Light industrial uses are located next to major roads or close to Heathrow. There remain some quarries within the borough, and scattered agriculture within the Green Belt.

Areas with high diversity of land uses (e.g. Stanwell, Sunbury Cross), have a wide variety of interfaces between different land uses where there could be conflicts that need to be managed through design.

WHAT DOES THIS MEAN FOR THE CODE?

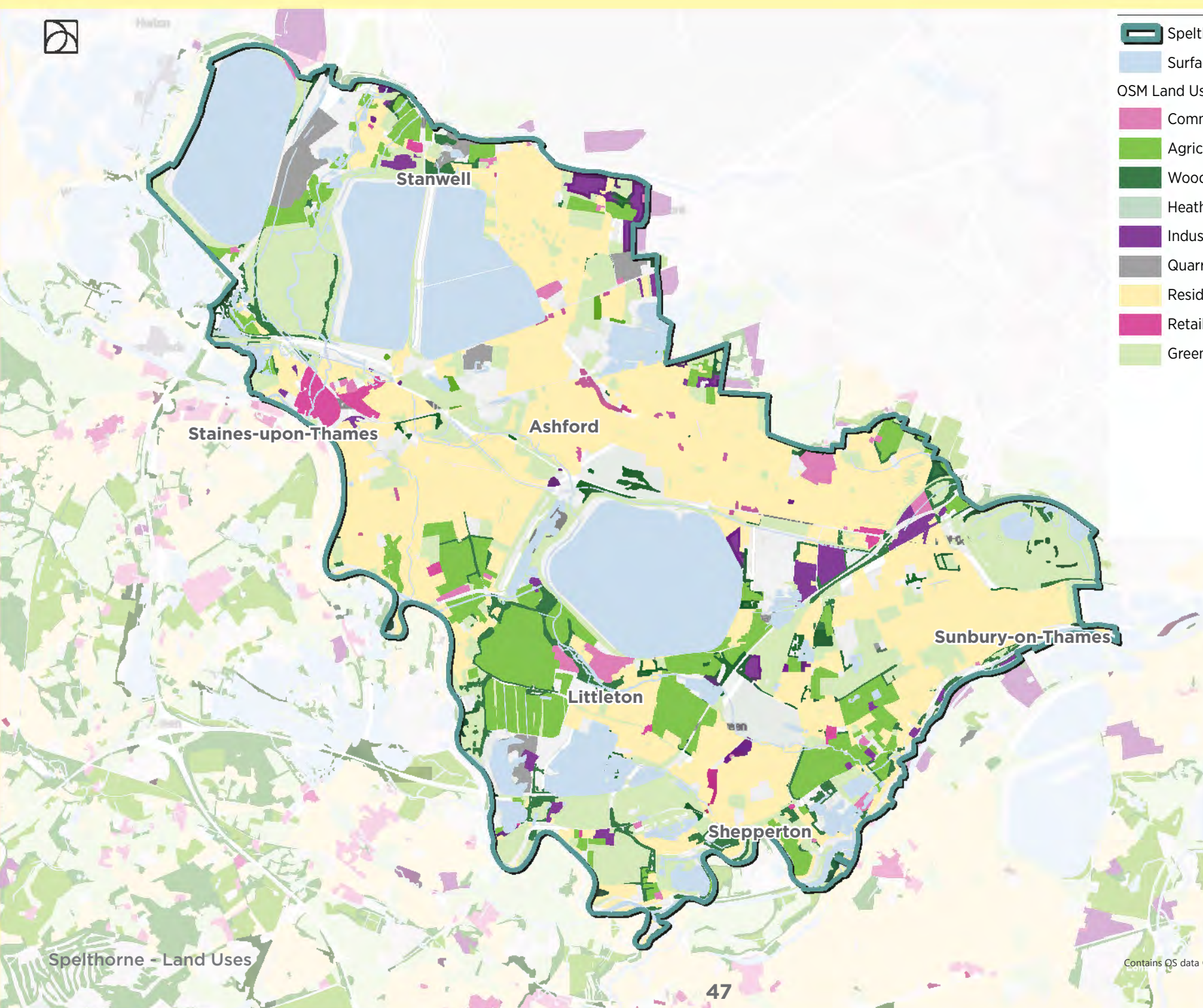
Allocation of land use is a matter for the Local Plan. However the Design Code can demonstrate how development abutting a different land use (e.g. residential adjacent to industrial) can successfully handle the relationship. In Spelthorne many of the potential conflicts (e.g. noise, overlooking, smells) between different land uses are at local scale (e.g. within mixed use areas in town centres).

Mix of land uses near Heathrow (left) - industrial, storage, open space, residential, education, sewage treatment, quarries



WHERE DID THIS DATA COME FROM?

- OpenStreetMap - Land Use Layer



Spelthorne Borough Boundary

Surface Water

OSM Land Use

- Commercial
- Agriculture
- Woodland
- Heath
- Industrial
- Quarry
- Residential
- Retail
- Green Spaces

Rev	Description	Date
	All information is copyright protected and may not be used or reproduced without prior permission. Do not scale.	
	© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100019980	

NOTES:
 This drawing is for information purposes only. It should not be relied upon for legal nor title purposes. Do NOT scale from this drawing or use in construction. Proper advice should be sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.



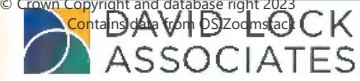
Spelthorne Design Code

Baseline Plans - Land Use

Scale: A3	Drawn: -	Designed: HA	Approved: -
1:40,000	OR	1,600 m	0

Drawing Number: SPEL04-008	Revision: -	Date: 27.06.2024
----------------------------	-------------	------------------

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
 01908 666278 mail@davidlock.com davidlock.com



PEOPLE & PLACES

HIGH STREETS

WHAT DOES THE PLAN SHOW?

The plan shows the location of the main High Streets in the borough.

Spelthorne's High Streets are key locations for the function, vitality and identity of the borough. The main centre, Staines-upon-Thames, has a thriving High Street which is pedestrianised along its core length. Others remain busy streets for vehicles as well as people.

Staines and Ashford are the major high streets, and are the most historic, seen as well-developed by the end of the 19th Century. Shepperton and Sunbury Cross develop further in the Inter-War and post-War period.

Although these streets tend to have some common characteristics along their length such as height ranges and street widths, they vary in architectural style, uses and even grain (width) of building frontage. This can give them a very disparate or undefined character, which can give them a more run-down appearance than their overall economic vitality deserves. This is coupled with significant vehicle traffic, poor air quality and a general lack of street trees or quality public realm.

Although there is considerable potential for improvement, it should be remembered that these are vital places for the identity of the towns of Spelthorne, and change should be carefully managed, retaining what makes them successful.

STAINES HIGH STREET FROM SOUTHWEST



To Staines Bridge

WHAT DOES THIS MEAN FOR THE CODE?

High streets are often the core of a town centre and the identity of places. The Design Code cannot control all aspects of what makes them attractive and successful, but can ensure proposals along these streets are aware of their role in their continued quality and vitality. This includes the interface with the public realm, any public realm they are responsible for, the scale and grain of proposals and the design of frontages, including shop fronts. The Design Code can only control changes that require planning permission. It should be noted that many changes within high streets are allowed by permitted development (PD) rights.

The Design Code should reflect Surrey County Council's Healthy Streets design coding, and emerging plans for street and public realm improvements in these key locations.

WHERE DID THIS DATA COME FROM?

- High Street site visits



Spelthorne - High Streets

Rev	Description	Date
	All information is copyright protected and may not be used or reproduced without prior permission. Do not scale.	
	© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100019980	

Notes:
 This drawing is for information purposes only. It should not be relied upon for legal or title purposes. Do NOT scale from this drawing or use in construction. Proper advice should be sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.

Client:



Spelthorne Design Code

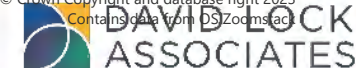
Baseline Plan

Scale: AS	Drawn:	Designed:	Approved:
1:40,000 OR	-	HA	1,600 m

Drawing Number:	Revision:	Date:
SPEL04-034	-	21.08.2024

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
 01908 666278 mail@davidlock.com davidlock.com

Contains OS data © Crown Copyright and database right 2023



PEOPLE & PLACES

COMMUNITY FACILITIES

WHAT DOES THE PLAN SHOW?

The plan shows a range of primary community facilities within the borough - schools, healthcare facilities and supermarkets.

Some areas of the borough have clear clusters of facilities (e.g linearly in Ashford), and others are relatively sparse (e.g. around Stanwell). New development has an opportunity to incorporate a selection of facilities (e.g. local retail) which could enhance their local area.



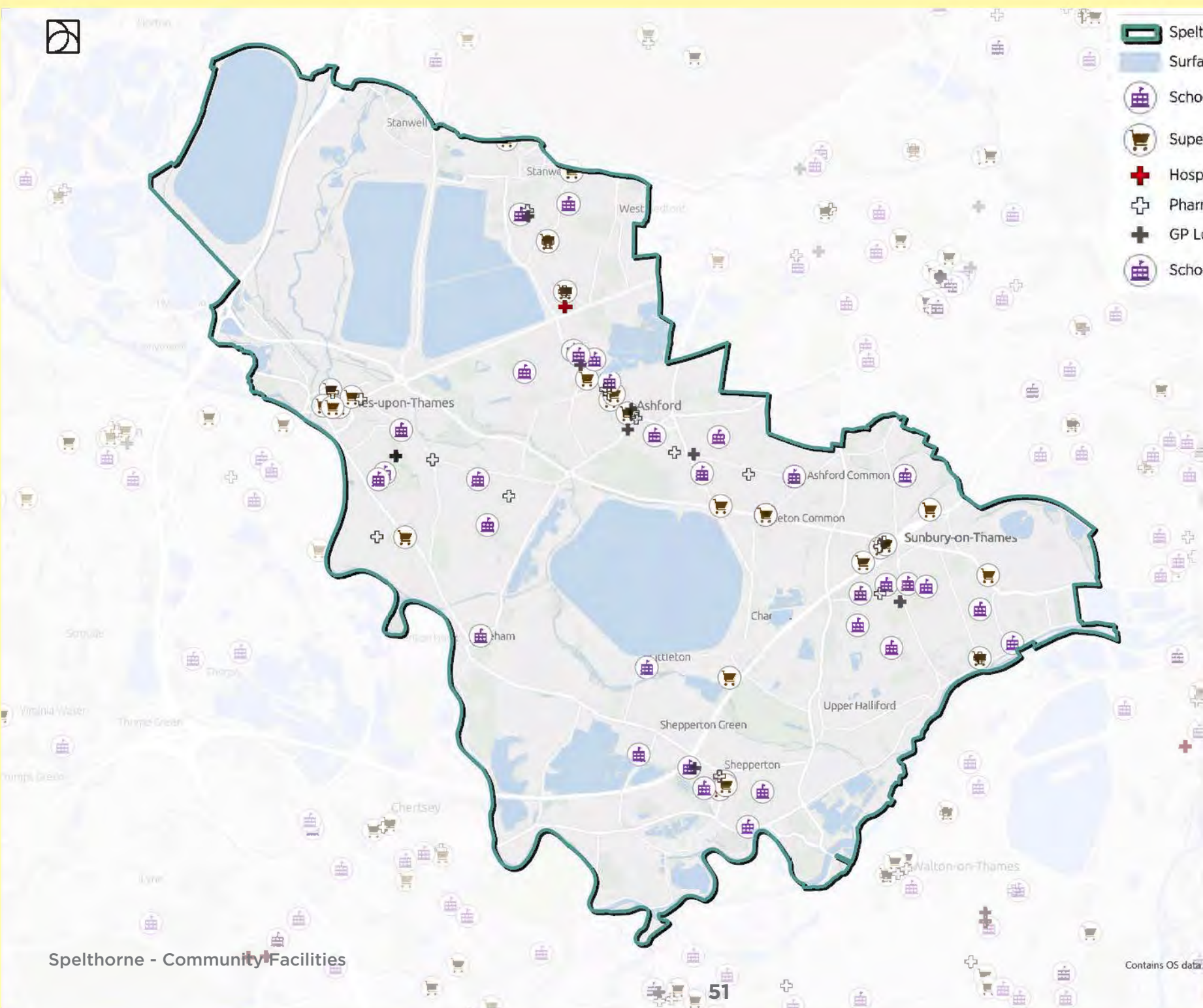
Spelthorne Leisure Centre (under construction)

WHAT DOES THIS MEAN FOR THE CODE?

Provision of community uses is a matter for the Local Plan. The Design Code can set out how existing uses such as supermarkets or retail can be successfully incorporated into mixed-use proposals which also incorporate residential and other community or commercial uses.

WHERE DID THIS DATA COME FROM?

- GOV.UK OpenData - Schools
- NHS Digital - Hospitals, GPs, Pharmacies
- Geolytix Open Data - Supermarkets



- Spelthorne Borough Boundary
- Surface Water
- Schools
- Supermarkets
- Hospitals
- Pharmacies
- GP Locations
- Schools

Rev Description Date
 All information is copyright protected and may not be used or reproduced without prior permission. Do not scale.
 Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100019980

Notes:
 This drawing is for information purposes only. It should not be relied upon for legal or title purposes. Do NOT scale from this drawing or use in construction. Proper advice should be sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.



Spelthorne Design Code
Baseline Plans - Social Infrastructure

Scale: A3: Drawn: 1:40,000 OR - Designed: HA - Approved: 1,600 m

Drawing Number: SPEL04-013 Revision: - Date: 27.06.2024
 50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
 01908 665278 mail@dauidlock.com dauidlock.com

Contains OS data



PEOPLE & PLACES

DEPRIVATION

WHAT DOES THE PLAN SHOW?

The plan shows the Office for National Statistics' Index of Multiple Deprivation, which measures a range of indicators to understand relative deprivation in the population across the UK.

Like most boroughs, Spelthorne has areas of comparative affluence and deprivation. Areas closer to rail links into London tend to be less deprived, and areas closer to the River Thames are also more affluent.

Closer to Heathrow, and around the M3 (especially in Sunbury Cross), there are areas of higher deprivation.



Sunbury Cross (top) and Stanwell (bottom) - areas of higher deprivation in the borough

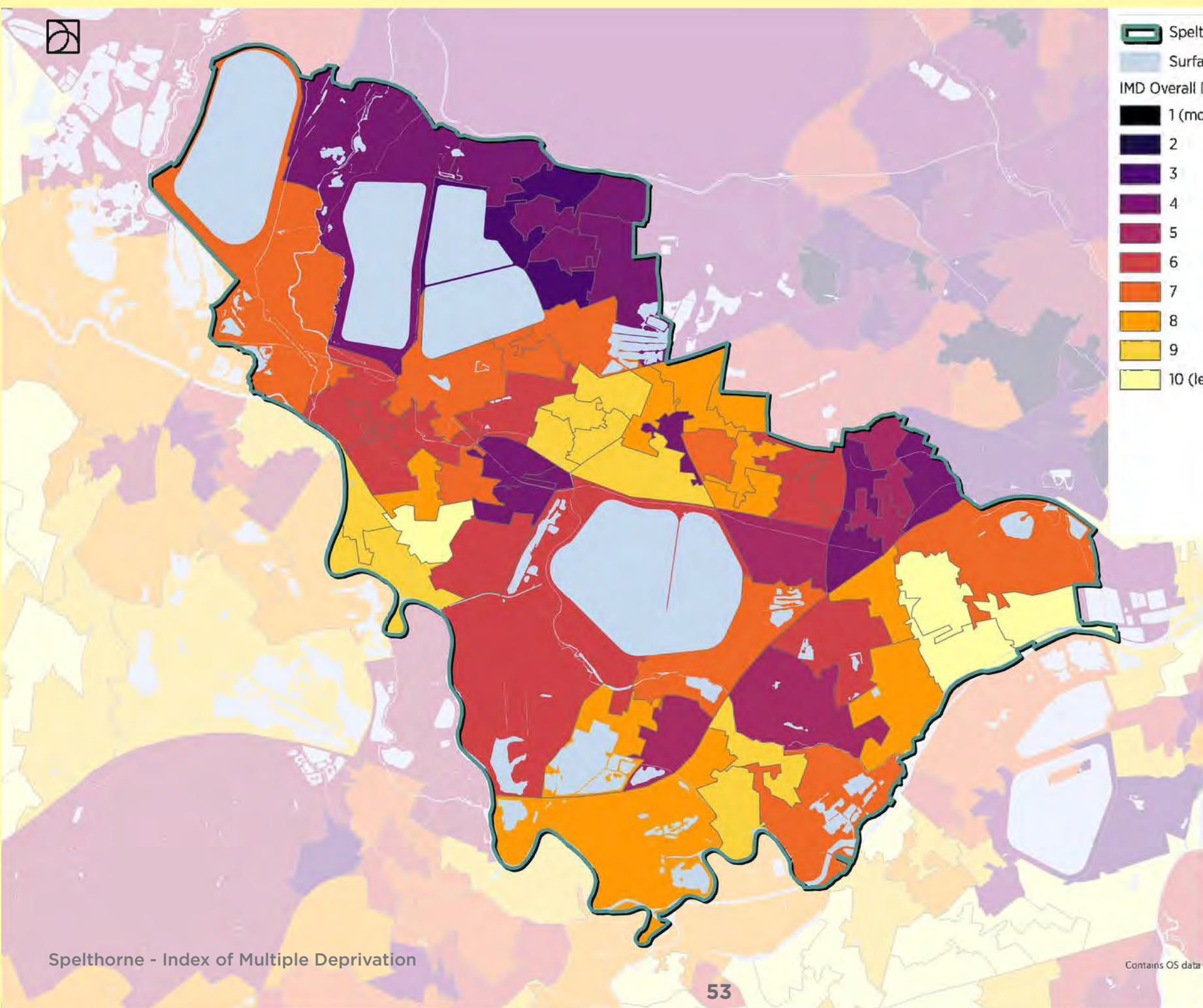
WHAT DOES THIS MEAN FOR THE CODE?

Good urban design can contribute towards lessening inequality and deprivation in areas, in combination with other focused policies

The Design Code should encourage proposals to be mindful of the reasons for deprivation in local areas and encourage all new development to create safe, attractive, walkable places that can encourage community interaction, pride in place, inclusion and accessibility for all groups.

WHERE DID THIS DATA COME FROM?

- Office for National Statistics - Index of Multiple Deprivation (IMD)



Spelthorne Borough Boundary

Surface Water

IMD Overall Decile

- 1 (most deprived)
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10 (least deprived)

Rev	Description	Date
	All information is copyright protected and may not be used or reproduced without prior permission. Do not scale.	
	© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100019980	

Notes:
 This drawing is for information purposes only it should not be relied upon for legal or title purposes. Do NOT scale from this drawing or use in construction. Proper advice should be sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.

Client:

Spelthorne Design Code
Baseline Plans - Deprivation

Scale: A3	Drawn: DR	Designed: HA	Approved: HA
1:40,000			1,600 m

Drawing Number: **SPEL04-014** Revision: - Date: **27.06.2024**

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
 01908 665278 mail@davidlock.com davidlock.com

PEOPLE & PLACES

HEALTHY ENVIRONMENTS

WHAT DOES THE PLAN SHOW?

The plan shows the Access to Healthy Assets and Hazards Index (AHAH) from the Consumer Data Research Centre, a collaboration between UCL, Oxford, Liverpool and Leeds Universities. The index measures a range of indicators that contribute to whether a place is healthy to live in. These are summarised on the right.

Planning and urban design can make a significant contribution to how healthy a place is to live. In addition to the metrics set out in the AHAH index, there are a range of other factors within the control of the planning system which can have significant impacts on people's health, summarised below right.

The plan shows that areas closer to Heathrow and with higher levels of deprivation are generally the least healthy environments. Staines town centre and Ashford town centre perform poorly, due to a combination of poor air quality, lack of green space and prevalence of fast food, gambling and tobacco outlets.

Many of the borough's suburban areas perform comparatively well, although with room for improvement.

WHAT DOES THE INDEX MEASURE?

- **Retail environment** (access to fast food outlets, pubs, tobacconists, gambling outlets),
- **Health services** (access to GPs, hospitals, pharmacies, dentists, leisure services),
- **Physical environment** (Blue Space, Green Space),
- **Air quality** (NO₂, PM10, SO₂).

WHAT ELSE IS IMPORTANT IN CREATING A HEALTHY PLACE?

- **Good quality active travel provision**
- **Walkable neighbourhoods**
- **Healthy, adaptable homes for all stages of life**

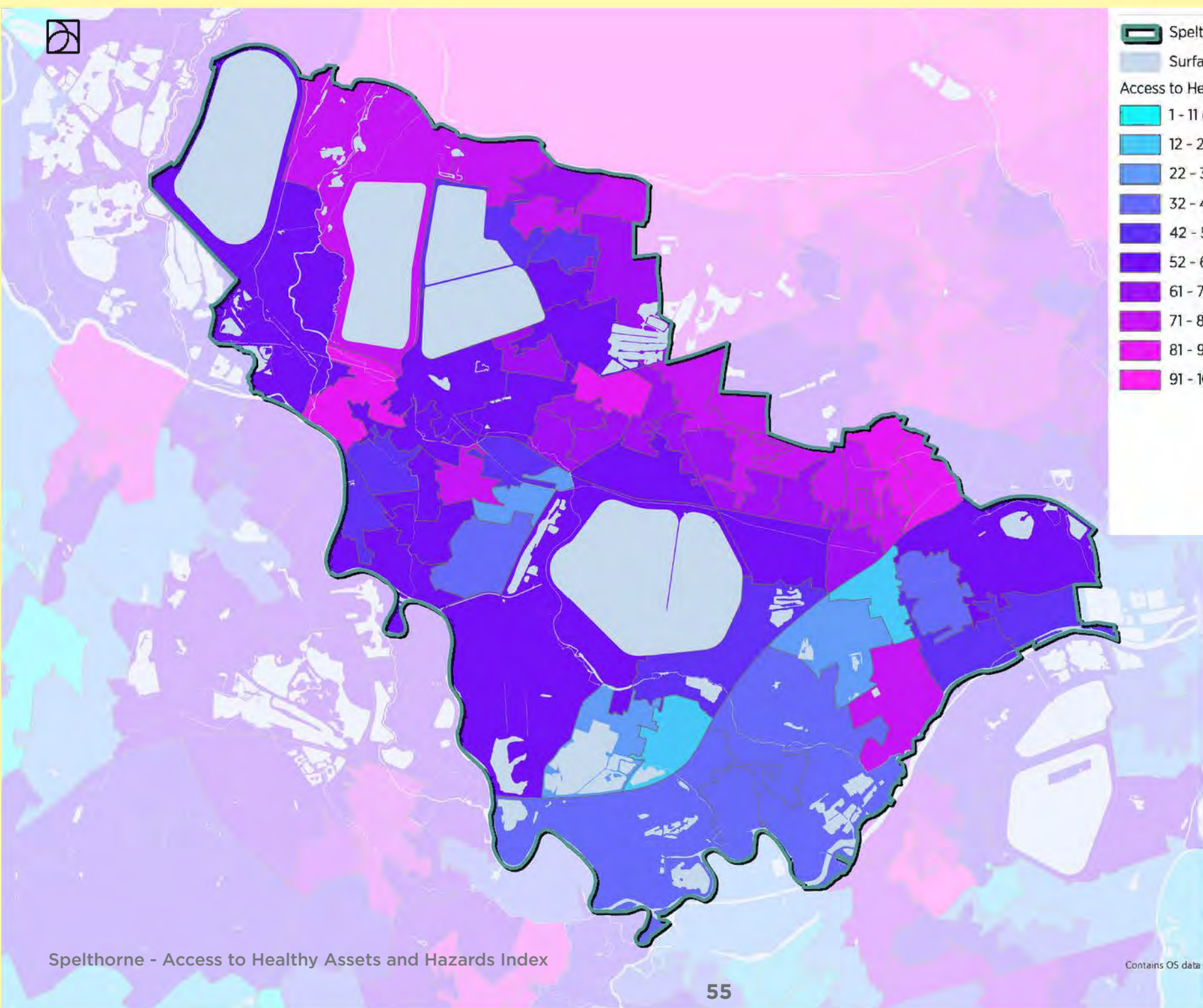
WHAT DOES THIS MEAN FOR THE CODE?

Good urban design, architecture and landscape architecture is intrinsically linked to the creation of healthy environments, both physically and mentally. Historically Spelthorne has been developed as an area that offered the potential of a healthy place to live - close to London but with access to open space, fresh air and good homes.

A focus on using good design to create places that are healthy, active and inclusive could be a defining theme for the design code, encouraging all proposals to demonstrate their approach to creating such environments at all scales.

WHERE DID THIS DATA COME FROM?

- Consumer Data Research Centre - Access to Healthy Assets and Hazards Index (blend of multiple data sources)



Spelthorne Borough Boundary

Surface Water

Access to Healthy Assets and Hazards Index

- 1 - 11 (healthiest)
- 12 - 21
- 22 - 31
- 32 - 41
- 42 - 51
- 52 - 60
- 61 - 70
- 71 - 80
- 81 - 90
- 91 - 100 (least healthy)

Rev	Description	Date
	All information is copyright protected and may not be used or reproduced without prior permission. Do not scale.	
	© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100019980	

Notes:
 This drawing is for information purposes only it should not be relied upon for legal or title purposes. Do NOT scale from this drawing or use in construction. Proper advice should be sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.

Client:



Spelthorne Design Code
Baseline Plans - Healthy Environment

Scale	Drawn	Designed	Approved
1:40,000	DR	-	HA
			1,600 m

Drawing Number: **SPEL04-015** Revision: - Date: **27.06.2024**
 50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
 01908 665278 mail@ davidlock.com davidlock.com

Contains OS data

