

THE FUTURE

FUTURE DEVELOPMENT

WHAT DOES THE PLAN SHOW?

The plan shows allocated sites within the Spelthorne Emerging Local Plan. This is at Regulation 19 Stage and has been submitted to the Planning Inspectorate for Examination.

Although the Local Plan is not yet adopted, and may be subject to change, it nevertheless serves as a guide to what development types and locations may be expected to come forward within Spelthorne in the future.

This information is explored further over the following pages, to answer the two questions on the right.

- **What types of development are anticipated?**
- **Where is development anticipated?**

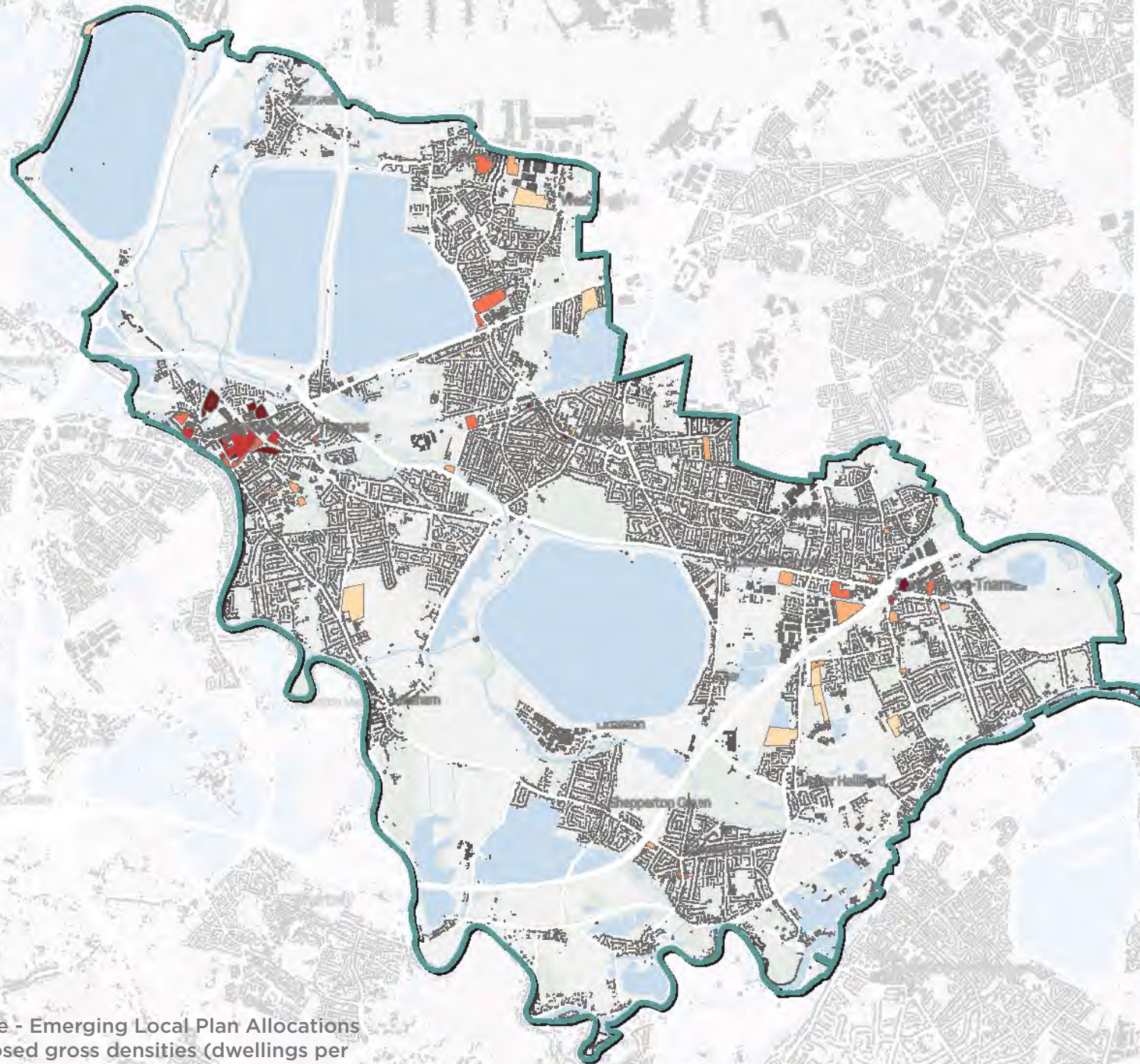
WHAT DOES THIS MEAN FOR THE CODE?

Areas and development types where most activity is anticipated should be prioritised in the development of the code, for the code to have maximum effect.

The anticipated location and types of development being planned for are vital to understand to set the content and priorities for the Design Code. For example, coding for higher density mixed use residential development will be important as it is a key component of the spatial strategy in the emerging Local Plan, whereas there is little anticipated pressure for warehouse & logistics development.

WHERE DID THIS DATA COME FROM?

- Emerging Spelthorne Local Plan



- Spelthorne Borough Boundary
- Buildings
- Surface Water
- Allocations - Draft
- Allocations Gross Density (dph)
- Allocations - Draft
- Med-Low Density (up to 45dph)
- Allocations Gross Density (dph)
- Medium Density (46-80dph)
- Medium-High 'Urban' Density (81-120dph)
- High Density (121-220dph)
- 'New' Highest Density (Over 220dph)

Spelthorne - Emerging Local Plan Allocations and proposed gross densities (dwellings per hectare/dph)

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Client:



Spelthorne Design Code

Allocation Densities

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

Drawing Number:	Revision:	Date:
SPEL04-018	A	21.08.2024

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THE FUTURE

KEY DEVELOPMENT TYPES

OVERVIEW

This section sets out what development types are anticipated in Spelthorne, based on the Emerging Local Plan and an analysis of recent development.

This analysis can help prioritise the content of the Design Code, concentrating on those areas where clear parameters would assist in addressing emerging issues, or where they can encourage excellence in design and help achieve key objectives of policy.

'NEW' HIGHEST DENSITY MIXED USE

A number of allocations and recent developments call for development at densities higher than seen in the borough at scale to date. These developments have the potential to change the character of areas such as Staines town centre, although they can also deliver high quality, sustainable and attractive places. They can be delivered in a number of different ways. Careful design coding will be needed to ensure the right balance is found for Spelthorne.

Residential density range

250-450dph

Typical housing type

1-2 bed apartments

Includes mixed-use/commercial provision?

Yes

Potential Floor Area Ratio*

3-4.5

Anticipated locations

Staines town centre, Sunbury Cross

Key design issues

Amenity for residents, heights and scale, appropriate development typology, relationship with street, change in existing character of place, green infrastructure provision, surface water handling, car parking.



CAMDEN COURTYARDS
(SHEPPARD ROBSON)



LANTERNS COURT
(SQUIRE + PARTNERS)

* Floor Area Ratio calculation is a high-level estimate based on application of Nationally Described Space Standards, typical parking standards and provision type, circulation requirements and any measure of mixed use provision. It is for indicative and comparison purposes only.



HIGH DENSITY MIXED USE

A number of allocations and recent developments call for development at high densities but within the boundaries of what is already seen in Spelthorne. They can be delivered in a number of different ways and can blend successfully with the context. Careful design coding will be needed to ensure the right approach is found for Spelthorne.

Residential density range

150-220dph

Typical housing type

1/2/3 bed apartments

Includes mixed-use/commercial provision?

Yes

Potential Floor Area Ratio*

2-2.5

Anticipated locations

Staines town centre, Sunbury Cross, Ashford town centre

Key design issues

Amenity for residents, heights and scale, impact on street, provision of mixed use in right place, green infrastructure provision, surface water handling, car parking.



OTHER DEVELOPMENT CODING PRIORITIES

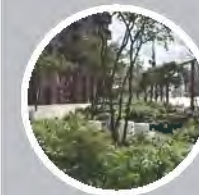
In addition to the development types set out on this page and the following, there are other areas of potential change in Spelthorne that could be included in a code.



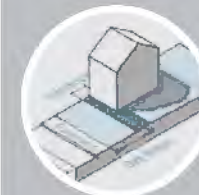
Redevelopment / intensification and mixed use provision at existing 'big box' retail parks



Transformation of major dual carriageways and busy roads into more people-centred environments



High quality landscape and open space design throughout new development



Setting out clear, simple rules for extensions (85% of applications) and single dwellings (10% of applications, using existing Development Management guidance)

MEDIUM-HIGH 'URBAN' DENSITY RESIDENTIAL

This type of development sees urban densities above what is typically seen in most British towns and cities outside of London, which can deliver excellent amenity and quality of life for residents, sustainable development patterns, while blending successfully with their surrounding context.

Residential density range

80-120dph

Typical housing type

Mix of 1/2/3 bed apartments, duplexes, terraced homes

Includes mixed-use/commercial provision?

Typically small-scale

Potential Floor Area Ratio*

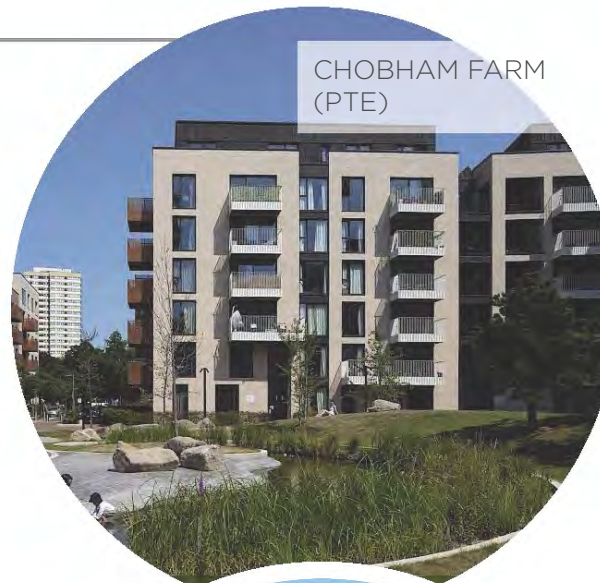
1-1.5

Anticipated locations

Staines town centre, Sunbury Cross, Ashford town centre, Shepperton town centre, Stanwell

Key design issues

Parking provision, shared amenity space provision, ensuring appropriate transition to surroundings, surface water handling.



CHOBHAM FARM
(PTE)



PARK VIEW MANSIONS
(HAWORTH TOMPKINS)

MEDIUM DENSITY RESIDENTIAL

This level of density is at the upper end of typical densities possible with houses in urban areas. It requires careful design of car parking, arrangement of homes to ensure privacy, but can fit well into an environment such as Spelthorne with good design and consideration of detail.

Residential density range

55-80dph

Typical housing type

Some apartments, mostly terraced homes

Includes mixed-use/commercial provision?

Typically no

Potential Floor Area Ratio*

0.75-1

Anticipated locations

Sunbury Cross, Stanwell, Sunbury-on-Thames

Key design issues

Parking provision, amenity and overlooking for residents, high quality public realm and streets, green infrastructure provision



EDDINGTON
(PTE)



ABODE, NEWHALL
(PROCTOR & MATTHEWS)



THE AVENUE
(PTE)



ASHFORD
(CZWG)

LOW-MEDIUM DENSITY RESIDENTIAL

This level of density is typical for edge of settlement suburban development. With good design at the upper end of the density range it can create places that prioritise people over cars and support an efficient use of land, but without appropriate design consideration can become generic 'housing estates'.

Residential density range

35-45dph

Typical housing type

Mix of semi-detached, detached and some terraced homes

Includes mixed-use/commercial provision?

Typically no

Potential Floor Area Ratio*

0.4-0.6

Anticipated locations

Edge of settlement, Stanwell, Sunbury, Upper Halliford, Staines/Laleham

Key design issues

Parking provision, high quality public realm and streets, green infrastructure provision, efficient layouts, distinctiveness

THE FUTURE

LOCATIONS OF CHANGE

WHAT DOES THE PLAN SHOW?

The plan shows zoomed insets of three areas within Spelthorne:

- Staines-upon-Thames town centre
- Sunbury Cross
- Stanwell

Each zoomed inset as earlier shows allocated sites within the emerging Spelthorne Local Plan. Although the Design Code does not rely on the Local Plan being in place, it is a good guide as to what development may come forward and might need to be considered in design terms.

These three areas are the anticipated focus for new development in the borough. In the case of Staines and Sunbury Cross, this is aligned with good transport links and existing infrastructure.

In Staines town centre, anticipated development is at significantly higher densities than the prevailing character of the area.

In Stanwell, development is anticipated to be an intensification of the existing character, but comparable to areas elsewhere in the borough for precedent.

In Sunbury Cross, development is anticipated to be at similar densities to the surrounding area, but will cover a number of sites around the edge of the centre and M3 junction. Integrating development and overcoming severance will be a key consideration.



Recent development in Staines town centre



Sunbury Cross, a focus for growth

WHAT DOES THIS MEAN FOR THE CODE?

These locations should be prioritised in the development of the code, for the code to have maximum effect.

The Design Code should set out detailed parameters for development in these areas of focussed change. These parameters should consider how to integrate new development successfully into the existing place, led by a realistic community-derived vision of what the place should aim to be in the future.

WHERE DID THIS DATA COME FROM?

- Emerging Spelthorne Local Plan



STAINES-UPON-THAMES

STANWELL

SUNBURY CROSS

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Spelthorne - major areas of change from Emerging Local Plan Allocations with proposed gross densities (dwellings per hectare/dph)

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Spelthorne Design Code
 Allocation Densities

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1:4000	OR	-	HA
			1,600 m

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AREA TYPES

OVERVIEW

WHAT DOES THE PLAN SHOW?

The plan shows a summarised assessment of the area types of Spelthorne. Area types share key urban design characteristics in their existing design, and the potential development that might occur in the future.

Area types can include other uses, such as a small factory or school within a suburban area type. The principle being that, if that site came up for development, then it would be appropriate to be guided by the identified area type.

WHAT WAS THE METHODOLOGY?

Following the methodology set out in the National Model Design Code, detailed data gathering on the existing design and characteristics of the places in the borough began at borough-wide level with the plans and conclusions presented so far in this report.

From this overview, an initial high-level assessment of area types was undertaken, using the data outlined above and use of 3D mapping via Google Earth and other resources. A deeper review of the area types outlined has:

- Assessed distinctive urban design characteristics of the places
- Assessed what positively contributes to place character
- Collected quantitative parameters on what makes them distinctive (heights, street widths and other parameters as outlined in the NMDC)
- Refined the area type categories, splitting them some in some cases
- Refined the boundaries of the area types

This desktop assessment has then been tested by in-person visits to a number of locations across the borough, using public transport, walking and cycling to examine, test and record the characteristics of the places of Spelthorne.

WHAT DOES THIS MEAN FOR THE CODE?

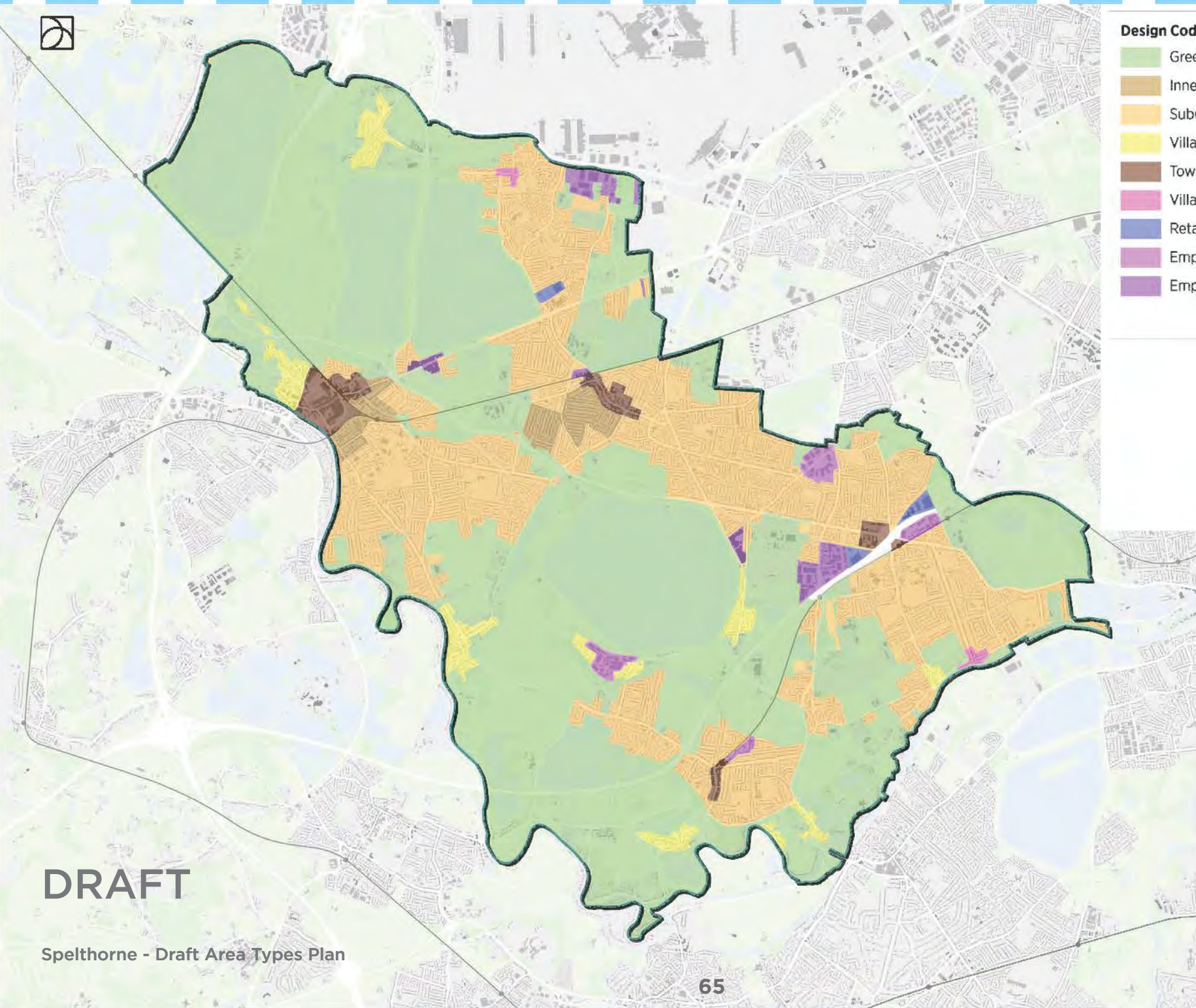
Once tested and refined, the Area Types plan will form the basis of the Design Code's spatial rules as to what design responses are appropriate in different places.

The rest of this section of the report sets out key characteristics of a selection of these area types, and their relevance for future coding.



Design Code Areas

- Green Belt
- Inner Suburban
- Suburban
- Village
- Town Centre
- Village Centre
- Retail Park
- Employment - Business Park
- Employment - Light Industrial/Estate



Rev	Description	Date

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Spelthorne Design Code

Design Code Areas

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DRAFT

Spelthorne - Draft Area Types Plan