

Statement of Housing Land Supply (March 2026)

1 Introduction

This document sets out Spelthorne Borough Council's (SBC) assessment of its housing land supply from 1 April 2025 – 31 March 2030. This statement is intended to meet the requirements of the National Planning Policy Framework (NPPF) December 2024 and the Planning Practice Guidance (PPG).

Policy Background

1. Although the Spelthorne Local Plan 2024-2039/40 was adopted less than five years ago and was found sound at examination with a five-year supply of deliverable sites, the Council is still required to demonstrate a five-year housing land supply for decision-making purposes, in accordance with paragraph 78 of the NPPF December 2024. This includes applying the appropriate buffer—either 5% or 20%—depending on delivery performance or transitional provisions.
2. The Planning Practice Guidance (PPG) updated on 12 December 2024, confirms that for decision-making purposes, a five-year housing land supply must be demonstrated against the authority's five-year housing requirement, including the appropriate buffer (PPG, Paragraph: 002 Reference ID: 68-002-20241212).
3. The Spelthorne Borough Council Local Plan 2024-2039/40 was adopted on 17 March 2026 and includes a five-year supply of deliverable sites identified at the point of examination in 2025.

The assessment

4. There are three stages to the housing land supply assessment:
 - a. Identifying the level of housing to be delivered in the five-year period from 1 April 2025 to 31 March 2030.
 - b. Identifying the sites that have the potential to deliver housing during the five-year period.
 - c. Assessing deliverability.

The meaning of deliverable

5. The meaning of 'deliverable' is set out in the Glossary of the NPPF. This states:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- *Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where*

there is clear evidence that housing completions will begin on site within five years.”

6. For any sites with full planning permission, and small sites with outline planning permission, the government guidance is clear that these should be assessed as being deliverable unless there is specific evidence to the contrary.
7. For major sites (10 or more dwellings) with outline planning permission or allocated in the adopted Local Plan but without permission, specific and robust evidence is still required to demonstrate deliverability. The Planning Practice Guidance (PPG), Paragraph 007, outlines that such evidence may include progress on reserved matters, written agreements with developers, site assessment work, or information on viability and infrastructure provision. This remains essential for ongoing monitoring of the housing land supply.

2 The Housing Requirement

Housing need

8. The first stage in the assessment of the housing land supply is the identification of the level of housing provision required. The housing requirement is that sufficient to provide a minimum of five years' worth of housing, as set out in the adopted Local Plan (March 2026).
9. Paragraph 78 of the NPPF December 2024 states that for decision making purposes, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. This should be measured against the housing requirement set out in the adopted strategic policies, or against the local housing need figure calculated using the standard method where the strategic policies are more than five years old or have been reviewed and found in need of updating.
10. The housing requirement in the adopted Core Strategy and Policies DPD was based on the revoked Southeast Plan and is now superseded by the housing requirement set out in the adopted Spelthorne Local Plan 2024-2039/40.
11. During the preparation of the Local Plan, the council used the Government's standard method applicable at the time to calculate local housing need. This method, introduced in 2018, uses 2014 based household projections and affordability ratios to determine a minimum annual housing need. For Spelthorne, this figure was calculated as 631 dwellings per year.
12. In using this assessed need figure of 631 as the starting point for the calculation of housing land supply, it must be borne in mind that this does not represent a target because it is based on unconstrained need. While the standard method figure of 631 dwellings per year represented the starting point for assessing need, the adopted Local Plan sets out the housing requirement having considered local constraints and opportunities. For the purposes of housing land supply monitoring, the adopted Local Plan requirement will be used. Through the Local Plan Immediate Review, the Council will explore further options for meeting identified housing needs. As part of this process, the housing land supply position will be reassessed in full, taking account of the Borough's significant constraints and the evidence available at that time.

Buffer

13. Under the revised NPPF (December 2024), the previous requirement for a minimum 5% buffer has been removed. Paragraphs 78 and 79 of the NPPF December 2024 confirm that a 20% buffer must be applied where the Housing Delivery Test (HDT) indicates that delivery has fallen below 85% of the local authority's housing requirement over the previous three years.
14. The HDT is an annual measurement of housing delivery over the previous three financial years. Paragraph 80 of the NPPF confirms that HDT consequences, including the 20% buffer, apply from the day following the publication of the results and supersede any previous measurements.
15. The Government published the latest Housing Delivery Test (HDT) 2023 measurement on 12 December 2024. Spelthorne Borough Council's HDT score was 68%, which remains below the 75% threshold specified in the NPPF as the threshold for applying the presumption in favour of development. As a result, the Council is required to apply a 20% buffer to its housing land supply calculation and the presumption in favour of sustainable development is engaged. This score reflects delivery over the three financial years 2020/21, 2021/22, and 2022/23, and is consistent with previous underperformance: 69% in 2021 and 50% in 2020.

Requirement

16. The requirement for the five-year period from 1 April 2025 to 31 March 2030 is now based on the standard method figure of 631, as explained above. This figure includes an adjustment for under delivery in previous years and the required 20% buffer will be added. In order to provide a five-year period starting in April 2025 the number of net completions for the year 2024/25 has been assessed and anticipated future completions projected forward.
17. Historically the Council has taken its five-year housing land supply from the following year i.e. from 1 April 2026 in order to be able to demonstrate its position at all times. This has, however, been amended recently to include the current year (from 1 April 2025) following the appeal of the Debenhams scheme (reference 21/01772/FUL and APP/Z3635/W/22/3312440) where both parties accepted this approach.
18. Table 1 below sets out the figures to illustrate the total requirement for the five-year period from 1 April 2025 to 31 March 2030. Based on previous under delivery, as required by paragraphs 78 and 79 of the NPPF December 2024, a 20% buffer has to be applied to ensure that a choice of sites is available to meet need. An additional 631 units have therefore been added to the requirement.
19. The total five-year requirement is therefore 3,786 dwellings.

Table 1: Five-year housing requirement

	Dwellings (net)
Five-year requirement April 2025 – March 2030 (631 x 5)	3155
20% buffer	631
Five-year requirement	3786

3 Housing Land Supply

Sites with potential to deliver housing

20. As part of the preparation for the newly adopted Local Plan the Council has assessed the availability of housing in its Strategic Land Availability Assessment (SLAA), 2022 and through regular updating of its housing trajectory, most recently published January 2025. The AMR 2025 contains the housing trajectory and that has been used as the baseline to inform the supply of sites. There have, however, been some updates to some of the sites and figures following consultation with Development Management. New housing over the next five-year period (April 2025 to March 2030) will come from sites under construction, commitments (sites with planning permissions), and the sites identified in the SLAA summarised in Table 3.
21. The NPPF ('deliverable' definition, page 72) confirms that sites with planning permission may be considered deliverable until permission expires, unless there is clear evidence that schemes will not be delivered in five years. For the purposes of this housing land supply statement, it is anticipated that all sites with outstanding planning permission at 31 March 2024 will be implemented and completed over the five-year period from 1 April 2025, subject to the application of a non-implementation rate. Historic trend records indicate that the level of non-implementation of planning permissions in Spelthorne is very low. A discount of 5% has therefore been applied.
22. A windfall allowance has been included to reflect the ongoing contribution of small sites (fewer than 5 dwellings) through development, conversion or change of use. The estimate is based on the average number of completions across relevant categories over the past five years. As this allowance is derived from actual completions rather than planning permissions; no under-delivery discount has been applied. Given the historic consistency and certainty of delivery, this element of the supply is considered robust and does not warrant the application of an additional buffer.
23. There are currently 1,346 units under construction. These sites are assumed to be completed within the next three years and certainly within the five-year period. No evidence suggests that any of these sites will not be delivered within this timeframe. To inform the likely completion dates of sites, an allowance has been made for completions in the current reporting year (2025/26) based on the status of sites under construction. Anticipated completions over the next year are informed by historic build out rates in Spelthorne and average delivery rates by scheme size, as set out in Table 2 below.

Table 2: Spelthorne Build Out Rate by site capacity, 2010-2019

	Total net new homes	Total construction period	BOR (avg units/mth)	BOR (Units/year)
1 Unit	81	3,346	0.10	1.26
2-10 Units	399	5,454	0.32	3.80
11-50 Units	725	2,604	1.21	14.47
51-100 Units	347	504	2.98	35.78
101-400 Units	456	339	5.83	69.98
Grand Total	2,008	12,246	0.71	8.52

24. For each of the sites under construction, the average build out rates per scheme size were applied to determine when their likely completion might be from the commencement date recorded.
25. Along with a small site windfall allowance, the projected completions for the current year (2025/2026) is 581 dwellings. When compared to the proposed Local Housing Need figure of 631 there is a shortfall from the annual requirement which, in accordance with Government guidance, does not need to be carried forward for the purposes of this exercise as the affordability ratio has been applied to the local housing need calculation¹.

Assessing deliverability

26. The owners of all the identified large sites listed in Table 7 have confirmed the availability of their sites through the 2022 SLAA process and updated Statement of Common Ground (SoCG) produced at the end of 2024 for the Local Plan examination hearings. The Council also contacted all owners/promoters of sites allocated in Green Belt in summer 2025 and all the owners/promoters of sites allocated in years 1-5 of the Local Plan in December 2025 to confirm deliverability. The broad timescales for implementation take account of these responses as to when the sites will come forward and also recognise the lead-in times necessary before particular developments may commence.
27. All the sites listed in Tables 6 and 7 are in suitable locations and will contribute to the creation of sustainable mixed communities by providing appropriate housing to meet identified needs.
28. In line with the NPPF December 2024 Spelthorne Borough Council has to identify a five-year housing land supply demonstrated against the authority's five-year housing land supply requirement, including the appropriate buffer with the housing land supply position set out below.

Table 3: Potential five-year housing supply

		Dwellings (net)
1	Dwellings under construction with anticipated completion in years 2025/2026 - 2030/2031(see Table 5)	1346
2	Dwellings (net) on sites with planning permission but not yet started as at 1 April 2025 (see Table 6)	705
2a	Dwellings (with 5% non-implementation rate applied) on sites with planning permission but not yet started as at 1 April 2025 (see Table 6)	670
3	Dwellings (net) on sites without planning permission as at 1 April 2025 allocated in the Local Plan (see Table 7)	1837
3a	Dwellings (with 5% non-implementation rate applied) on sites without planning permission as at 1 April 2023 allocated in the Local Plan (see Table 7)	1745
4a	Brownfield Tier 2 sites – non allocated anticipated development sites (see Table 8)	17

¹ Planning Practice Guidance, Paragraph: 011 Reference ID: 2a-011-20190220

4b	Brownfield Tier 2 sites (with 5% non-implementation) – non allocated anticipated development sites (see table 8)	16
5	Small sites (<5 dwellings) windfall allowance	230
6	Prior Approval office to residential windfall allowance	0
Total five-year supply		4007

N.B. Dwelling numbers in Table 7 below indicate the number of units likely to come forward within the five-year period rather than the total supply from the site.

Housing Land Supply Calculation

29. Set out below in Table 4 is the five-year supply position:

Table 4: Five-year housing land supply position

Requirement		
A	Annual housing requirement as per Standard Method	631
B	Five-year requirement (A x 5)	3155
C	20% buffer	631
D	Total requirement to be demonstrated (B + C)	3786
Supply		Five Years (1 April 2025– 31 March 2030)
F	Supply (Table 5 + Table 6* + Table 7* + supply from small sites) (*with 5% non-implementation rate applied)	4007
G	Overall surplus in five-year period (D - F)	+221
H	Supply in years (F / D x 5)	5.3

Conclusion

30. The Council is, therefore, able to demonstrate a deliverable five-year housing land supply against the current five-year housing land supply requirement of 631 dwellings using the standard method for calculating housing need and including a 20% buffer, as set out in the National Planning Policy Framework and Planning Practice Guidance.

31. There is an **overall surplus of 221 dwellings** over the five-year period 1st April 2025 – 31st March 2030.

32. The total five-year supply as set out in paragraph 38 above, does represent the **equivalent of 5.3 years** based on a requirement of 631 dwellings per annum.

Table 5: Dwellings on sites under construction as at 1 April 2025

Application Number	PA Type	Address	Street	Town	Postcode	Ward	Scheme gross total	Private units gross total	affordable units gross total	Residential losses total	Net total	Total starts	Scheme total u/c	Scheme total complete
22/00891	RVC	Builders Merchant	Moor Lane	Staines	TW18 4YN	STNS	36	29	7	0	36	36	24	12
22/00765	RVC	Eden Grove 17 - 51	London Road	Staines	TW18 4EX	STNS	313	272	41	0	313	313	226	87
23/00273	RVC	Eden Grove 17-51	London Road	Staines	TW18 4EX	STNS	176	174	2	0	176	176	66	110
20/01199	FUL	The Old Telephone Exchange, Masonic Hall, and adjoining land	Elmsleigh Road	Staines	TW18 4PN	STNS	206	206	0	0	206	206	206	0
22/00926	RVC	Former Headline House	Stanwell Road	Ashford	TW15 3QH	ASHT	14	14	0	0	14	14	14	0
18/01533	FUL	Two Rivers Pub and Restaurant	Church Street	Ashford	TW18 4EN	STNS	11	11	0	0	11	11	11	0
17/01274	FUL	Brooklands College	Church Road	Ashford	TW15 2XD	ASHT	357	73	284	0	357	357	107	250
19/00187	FUL	26 & 26A	Charles Road	Laleham	TW18 1JT	STSO	6	6	0	0	6	6	6	0
20/00802	FUL	Car Park Tesco	Town Lane	Stanwell	TW15 3AA	ANSS	127	105	22	0	127	127	127	0
21/01411	RVC	524-538	London Road	Ashford	TW15 3AE	ASHT	58	51	7	3	55	58	58	0
20/01367	FUL	Dart House	Thames Street	Sunbury	TW16 6AG	SUNE	6	6	0	3	3	6	6	0
18/01749	PDO	61-63	High Street	Staines	TW18 4QW	STNS	5	5	0	0	5	5	5	0
20/00559	FUL	96-98	High Street	Shepperton	TW17 9BB	SHET	5	5	0	0	5	5	5	0
22/00591	FUL	Renshaw Industrial Estate	Mill Mead	Staines	TW18 4UQ	STNS	391	351	40	0	391	391	391	0
20/01312	FUL	Acacia Lodge	Rookery Road	Staines	TW18 1BT	STNS	14	14	0	0	14	14	14	0

Application Number	PA Type	Address	Street	Town	Postcode	Ward	Scheme gross total	Private units gross total	affordable units gross total	Residential losses total	Net total	Total starts	Scheme total u/c	Scheme total complete
21/01801	FUL	Sunbury Cross Ex Services Association Club	Crossways	Sunbury	TW16 7BB	SUNC	47	30	17	1	46	47	47	0
21/00947	FUL	Cadline House	Drake Avenue	Staines	TW18 2AP	STNS	14	0	0	0	14	14	14	0
20/00990	FUL	59	Staines Road West	Sunbury	TW16 7AG	SUNC	8	8	0	0	8	8	8	0
21/01730	FUL	15	Station Road	Ashford	TW15 2UP	ASHT	6	6	0	0	6	6	6	0
23/00647	FUL	15	Station Road	Ashford	TW15 2UP	ASHT	5	5	0	0	5	5	5	0
TOTAL												1346		

Table 6: Sites with planning permission as at 1 April 2025

Application Number	PA Type	Address	Street	Town	Postcode	Ward	Scheme gross total	Private units gross total	Affordable units gross total	Residential Losses Total	Net Total
24/01190	PAP	Elizabeth House, 56-60	London Road	Staines	TW18 4HB	STNS	8	8	0	0	8
24/00666	PDO	Elizabeth House, 56-60	London Road	Staines	TW18 4HB	STNS	12	12	0	0	12
22/01623	PDNF	Elizabeth House, 56-60	London Road	Staines	TW18 4HB	STNS	14	14	0	0	14
21/01863	FUL	10A-18	Woodthorpe Road	Ashford	TW15 2RY	ASHT	9	9	0	0	9
24/00507	FUL	56	Kingston Road	Staines	TW18 4NL	STNS	7	7	0	0	7
23/00557	SCC	Sunbury Fire Station	Staines Road West	Sunbury	TW16 7BG	SUNC	12	12	0	0	12
21/01750	FUL	The Old Fire Station	Market Square	Staines	TW18 4RH	STNS	5	5	0	0	5
24/00443	RMA	Bugle Nurseries	Upper Halliford Road	Shepperton	TW17 8SN	SHET	31	16	15	0	31

Application Number	PA Type	Address	Street	Town	Postcode	Ward	Scheme gross total	Private units gross total	Affordable units gross total	Residential Losses Total	Net Total
23/00378	FUL	10B	Thames Street	Staines	TW18 4SD	STNS	9	9	0	0	9
23/00602	FUL	1A	Langley Road & 77 Laleham Road	Staines	TW18 2EH	STNS	5	5	0	0	5
21/00633	FUL	484	London Road	Ashford	TW15 3AE	ASHT	8	8	0	0	8
24/00946	PAP	Mallard Court	Market Square	Staines	TW18 4RH	STNS	24	24	0	0	24
23/01310	PAP	The Clock House	Station Approach	Shepperton	TW17 8AJ	SHET	14	14	0	0	14
24/00410	FUL	The Clock House	Station Approach	Shepperton	TW17 8AJ	SHET	6	6	0	0	6
24/00743	FUL	The Clock House	Station Approach	Shepperton	TW17 8AJ	SHET	9	9	0	0	9
24/00285	PAP	Charta House	Church Street	Staines	TW18 4EN	STNS	7	7	0	0	7

Application Number	PA Type	Address	Street	Town	Postcode	Ward	Scheme gross total	Private units gross total	Affordable units gross total	Residential Losses Total	Net Total
24/01440	PAP	Charta House	Church Street	Staines	TW18 4EN	STNS	9	9	0	0	9
23/00121	OUT	Land east of	Vicarage Road	Sunbury	TW16 7QD	SUNC	150	150	0	0	150
24/01127	PDO	Aspen House	London Road	Staines	TW18 4HB	STNS	11	11	0	0	11
24/01552	PAP	Aspen House	London Road	Staines	TW18 4HB	STNS	5	5	0	0	5
24/00929	PAP	Compass Point	London Road	Staines	TW18 4HB	STNS	97	97	0	0	97
24/00823	FUL	7	Manor Road	Ashford	TW15 2SL	ASHE	8	8	0	0	8
24/01215	FUL	Vivienne House	Budebury Road	Staines	TW18 2BB	STNS	7	7	0	0	7
22/00483	OUT	Land at Manor Farm	Charton Road	Shepperton	TW17 0RJ	LASG	30	30	0	0	30
24/01089	FUL	5-7 & 9 Station Approach & 21	Woodthorpe Road	Ashford	TW15 2QN	ASHT	35	35	0	0	35
24/00411	FUL	Staines Ex Servicemen's Club	Laleham Road	Staines	TW18 2DX	STNS	9	9	0	1	8

Application Number	PA Type	Address	Street	Town	Postcode	Ward	Scheme gross total	Private units gross total	Affordable units gross total	Residential Losses Total	Net Total
23/00388	FUL	Multi Storey Car Park	Church Road	Ashford	TW15 2TY	ASHT	42	42	0	0	42
24/00832	FUL	Second Floor Atrium, 31	Church Road	Ashford	TW15 2UD	ASHT	9	9	0	0	9
23/00070	FUL	Land off Hazelwood	Hazelwood Drive	Sunbury	TW16 6QU	HASW	67	33	34	0	67
25/00935	PAP	49-51	High Street	Staines	TW18 4QR	STNS	9	9	0	0	9
25/00436	PAP	Terminal House (Building A)	Station Approach	Shepperton	TW17 8AS	SHET	21	21	0	0	21
25/00437	PAP	Terminal House (Building B)	Station Approach	Shepperton	TW17 8AS	SHET	17	17	0	0	17
TOTAL										705	

Table 7: Sites with allocated in the Local Plan

Table 7	Dwellings (net) on sites without planning permission as at 1 April 2025 allocated in the Local Plan						
AE3/006	158-166	Feltham Road	Ashford	TW15 1YQ	ASHE	40	Statement of Common Ground signed Autumn 2024 setting out expected deliverability.
AS1/001	Tesco Extra	Town Lane	Stanwell	TW15 8RW	ANSS	70	Statement of Common Ground (SoCG) signed 2023 setting out expected deliverability, update in 2024 that SoCG remains unchanged.
AS1/003	Staines Fire Station	Town Lane	Stanwell	TW19 7JP	ANSS	50	Progress is being made on the site with pre-application advice obtained from Spelthorne Borough Council in November 2021 (pre-app ref. 21/01340/PE). Further pre-application advice was sought from the Highway Authority at Surrey County Council with feedback received in March 2022. Both the response from Spelthorne Borough Council and Surrey County Council accepted the principle of development on the site. Updated Statement of Common Ground signed Autumn 2024 confirmed delivery expected in 2027.

AS2/001	Ashford Youth Club	Kenilworth Road	Ashford	TW15 3EL	ANSS	5	Statement of Common Ground signed January 2025 setting out expected deliverability.
AT1/002	Land east of Ashford Sports Club	Woodthorpe Road	Ashford	TW15 3JX	ASHT	108	Statement of Common Ground signed December 2024 confirms delivery timeline with development completed within years 1-5. Pre-application meeting held Sept 2025. December 2025 confirmed delivery still as planned.
AT1/012	Ashford Community Centre	Woodthorpe Road	Ashford	TW15 3LF	ASHT	32	Statement of Common Ground signed January 2025 confirms delivery timeline.
AT3/016	Land at Woodthorpe Road and Station Approach	Woodthorpe Road	Ashford	TW15 2RP	ASHT	39	Planning application for phase 1 (24/01089/FUL) approved December 2024, Statement of Common Ground signed Autumn 2024 confirmed delivery of phase 2 within five years.
HS1/009	Bugle Nurseries, 171	Upper Halliford Road	Shepperton	TW17 8SN	HASW	48	Statement of Common Ground signed December 2024 confirms delivery timeline with development completed within years 1-5. Site already has extant permission for 31-unit scheme. Planning application

							24/01452/OUT for 80 units pending consideration.
HS1/012	Land east of Upper Halliford (Site A)	Nursery Road	Shepperton	TW16 6JW	HASW	70	Formal pre-application discussions have taken place in August 2022. Statement of Common Ground signed December 2024 confirms delivery timeline with development completed within years 1-5. Application process expected to complete end of 2026.
HS1/012b	Land east of Upper Halliford Road (Site B)	Upper Halliford Road	Sunbury	TW16 6JW	HASW	20	Formal pre-application discussions have taken place in August 2022. Statement of Common Ground signed December 2024 confirms delivery timeline with development completed within years 1-5. Application process expected to complete end of 2026.
HS2/004	Land south of Nursery Road	Nursery Road	Sunbury	TW18 6LX	HASW	41	Pre-application discussions have taken place in 2018, Statement of Common Ground signed October 2024 confirms delivery timeline with development completed within years 1-5. Updated Dec 2025 planning application expected shortly.
LS1/024	Land at Staines Road West and Cedar Way	Staines Road West	Sunbury	TW16 7BL	SUNC	77	Allocated in Local Plan.
RL1/011	Land at Staines and Laleham Sports Club	Worple Road	Staines	TW18 1HR	RVLA	52	Allocated in Local Plan.

SC1/006	Tesco Extra	Escot Road	Sunbury	TW16 7BB	SUNC	45	Statement of Common Ground (SoCG) signed 2023 setting out expected deliverability, update in 2024 that SoCG remains unchanged.
SC1/019	Sunbury Social Services Centre	108 Vicarage Road	Sunbury	TW16 7QL	SUNC	11	Confirmation from Surrey County Council as landowners that the site is surplus to requirements and will be available with the next 5 years as there are no long-term lease agreements on site. Statement of Common Ground signed Autumn 2024 confirmed delivery within five years.
SC1/021	Land at Spelthorne Grove	Spelthorne Grove	Sunbury	TW16 7BZ	SUNC	100	Discussions held with landowner regarding redevelopment and optimisation of site. Statement of Common Ground signed September 2024 confirmed delivery of units from 2028.
SE1/005	Benwell House	Green Street	Sunbury	TW16 6QF	SUNE	39	Ongoing engagement with Council's Assets Team regarding redelivery. Pre application discussions held regarding the site confirming the principle of development. Intention to submit a planning application as soon as possible. Enhanced energy efficiency measures to be incorporated. Application

							withdrawn. Reviewing alternative acceptable options with ward councillors/DSC. Statement of Common Ground signed January 2025 confirms delivery timeline.
SE1/020	Sunbury Adult Education Centre	The Avenue	Sunbury	TW16 5DZ	SUNE	30	Subject to re-provision of existing use. Surrey CC service review underway. Statement of Common Ground signed January 2025 confirms delivery timeline.
SE1/024	Annadale House	Hanworth Road	Sunbury	TW16 5DJ	SUNE	295	Statement of Common Ground signed December 2024 confirms delivery in years 1-5, pre-application meetings were held in 2022 with council finding scheme acceptable.
SE1/025	Elmbrook House	Station Road	Sunbury	TW16 6SU	SUNE	50	Statement of Common Ground signed January 2025 confirms delivery timeline.
SN1/006	Land to the west of Long Lane and south of Blackburn Trading Estate	Long Lane	Stanwell	TW18 4PR	ANSS	200	Pre-application discussions have taken place in late 2022, Statement of Common Ground signed December 2024 confirms delivery timeline with development completed within years 1-5. June 2025 updated delivery still as planned. December 2025 updated once Local Plan adopted proceeding with pre-application, consultation

							with statutory bodies has already underway.
ST1/037	Thameside House	South Street	Staines	TW18 4PR	STNS	140	Ongoing engagement with Council's Assets Team regarding redelivery. Pre application discussions held. Public consultation in June 2022 for revisions to the currently submitted scheme. The revisions are due to be submitted as part of a planning application within the next quarter. Planning application withdrawn. Acceptable development options to be reviewed with ward Cllrs and DSC. Statement of Common Ground signed January 2025 confirms delivery timeline.
ST3/004	34-36 (OAST House) /Car park	Kingston Road	Staines	TW18 4LN	STNS	180	Ongoing engagement with Council's Assets Team regarding redelivery. Multiple pre-application discussions held regarding the site with redevelopment acceptable in principle. Public consultation in June 22. Pre-sale of completed 50,000sqft building to NHS, 4000sqft Ground floor workspace and Listed building conversion into arts/craft/cultural uses. Planning application due

							within the next quarter. Planning application withdrawn. Acceptable development options being assessed in consultation with ward councillors and DSC. Statement of Common Ground signed January 2025 confirms delivery timeline.
ST3/014	Birch House/London Road	Fairfield Avenue	Staines	TW18 4AB	STNS	80	Update in August 2024 that Statement of Common Ground signed in 2023 remains unchanged and site is deliverable in next five years.
ST4/025	Land at Coppermill Road	Coppermill Road	Wraysbury	TW19 5NU	DHW	15	Concept designs have been prepared and shared with the Council, Statement of Common Ground signed September 2024 confirms delivery timeline with development completed within years 1-5. June 2025 updated delivery still as planned. December 2025 updated expect to be on site 2 years post local plan adoption.
TOTAL						1837	

Table 8: Brownfield Tier 2 sites – non allocated anticipated development sites

Table 8	Brownfield Tier 2 sites – non allocated anticipated development sites						
Site ID	Address	Street	Town	Postcode	Ward	Units in years 1-5	Evidence of Delivery
SS1/002	Vacant land adjacent to The White House	Kingston Road	Ashford	TW15 3SE	ASHT	17	Brownfield Tier 2 site
TOTAL						17	