



**SPELTHORNE  
STRATEGY & INSIGHT**

*future focused, locally shaped*

**Affordable Housing Supplementary Planning  
Document Adoption Statement June 2026**

29/06/2026

## EXECUTIVE SUMMARY

This Adoption Statement has been prepared in accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which sets out the requirements for adopting Supplementary Planning Documents (SPDs). The Affordable Housing SPD was formally adopted by Spelthorne Borough Council on 29th June 2026.

The SPD provides detailed guidance to support the implementation of the affordable housing policies contained within the Spelthorne Local Plan 2024–2039/40, which was adopted on 17 March 2026. Its purpose is to assist applicants, developers, registered providers, and decision-makers by clarifying the Council’s expectations for the delivery, tenure, mix, design, and integration of affordable housing within new development.

## 1. Purpose of the Affordable Housing SPD

- 1.1 The Affordable Housing SPD provides detailed, practical guidance to support the implementation of Policy H2: Affordable Housing and associated policies within the adopted Local Plan. It explains how the Council will apply policy requirements relating to:
- the proportion and tenure of affordable housing
  - the mix and type of affordable homes required
  - design, quality, and integration considerations
  - viability expectations and evidence requirements
  - the role of registered providers
  - commuted sums and off-site delivery mechanisms
- 1.2 The SPD does not introduce new policy. Instead, it amplifies, clarifies, and supports existing Local Plan policy to ensure consistent and transparent decision-making.

## 2. Preparation, consultation, and finalisation

- 2.1 Preparation of the SPD followed the statutory process set out in the 2012 Regulations, beginning with engagement with key stakeholders.
- 2.2 A draft Affordable Housing SPD was published for public consultation for a period of four weeks (8 May 2026 to 5 June 2026) in accordance with Regulation 13. The consultation materials were made available:
- on the Council's website and consultation platform
  - at the Council Offices
  - on request in accessible formats
- 2.3 All representations received were recorded, summarised, and carefully considered. Following consultation, modifications were made to the SPD to improve clarity, consistency, and effectiveness. These changes do not materially alter the overall direction or intent of the document.
- 2.4 A Consultation Statement, setting out the representations received and how they were considered, is published alongside the adopted SPD.

## 3. Preparation, consultation, and finalisation

- 3.1 Spelthorne Borough Council has carried out a Strategic Environmental Assessment (SEA) Screening of the Affordable Housing SPD in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. The Screening confirms that the SPD does not introduce new policy, allocate land, or change the scale or distribution of development, and therefore does not give rise to significant environmental effects.
- 3.2 As required by Regulation 9, the Council consulted the statutory environmental bodies for 28 days between 18 February and 18 March 2026. Historic England agreed with the conclusion, the Environment Agency raised no comments, and Natural England did not respond. No concerns were raised through the consultation

- 3.3 The Council has therefore determined that a full SEA is not required. Sustainability Appraisal is also not required, as the SPD sits beneath the adopted Local Plan, which has already been subject to comprehensive SA/SEA. The full SEA Screening Determination, including the Schedule 1 assessment and consultation responses, is published alongside this Adoption Statement.

#### **4. Where the SPD and Supporting Documents Can Be Viewed**

- 4.1 The following documents are available on the Councils website and can be made available for inspection at the Council offices:

- Adopted Affordable Housing SPD
- Consultation Statement
- SEA Screening
- Adopted Spelthorne Local Plan 2024–2039/40
- Policies Map
- This Adoption Statement

#### **5. Right to Challenge**

- 5.1 Any person with sufficient interest in the decision to adopt the Affordable Housing SPD may apply to the High Court for permission to apply for judicial review of that decision.
- 5.2 Any such application must be made promptly and, in any event, not later than three months from the date of adoption.