

**Former Masonic Hall and Old  
Telephone Exchange,  
Elmsleigh Road, Staines-upon-  
Thames**

**Draft Statement of Common Ground  
on Viability**

**Prepared by Montagu Evans & Spelthorne Borough  
Council**

In relation to a decision by Spelthorne Borough Council Planning  
Application Reference 20/01199/FUL

9<sup>th</sup> December 2021

**LICHFIELDS**

14692/01/SSL/ITL  
20489565v1



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**THIS STATEMENT OF COMMON GROUND HAS BEEN AGREED BY:**

Spelthorne Borough Council

Signed...



Name: Phillip Hughes

(PHD Chartered Town

Planners Ltd on behalf of

Spelthorne Borough Council

Dated: 09/12/2021

Inland Limited

Signed:



Name: Simon Slatford

(Lichfields) on behalf of

Inland Ltd

Dated: 09/12/2021

## **1.0 Matters Agreed between the Parties**

- 1.1 The maximum viable provision of affordable housing that the scheme can support today (2<sup>nd</sup> Dec 2021) is 70 units, or 34% of the total (46, or 65%, for affordable rent, and 24, or 35%, for shared ownership).
- 1.2 The change in offer reflects the position at a single point in time ahead of the Inquiry and reflects significant volatility in the market with material costs changing over the short term. As such an early stage review mechanism is proposed.