

Town and Country Planning Act 1990 – Section 78  
Town and Country Planning (Development Management Procedure) (England) Order 2013  
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

**Appeal by Angle Property (RLP Shepperton) LLP**

Against the decision of Spelthorne Borough Council to refuse to grant outline planning permission for:

***“Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.”***

***At Bugle Nurseries, 171 Upper Halliford Road, Shepperton, TW17 8SN***

**Appeal Ref: APP/Z3635/W/23/3325635**

**Statement of Common Ground on Housing Land Supply**

**between**

**Spelthorne Borough Council**

**&**

**Angle Property (RLP Shepperton) LLP**

Signed



Date 27 October 2023

**NAME** Paul Tomson

On behalf of Spelthorne Borough Council

Signed Ben Pycroft

Date 30 October 2023

**BEN PYCROFT (Emery Planning)**

On behalf of Angle Property (RLP Shepperton) LLP

# Statement of Common Ground on Housing Land Supply

## I. Matters of agreement

### *The base date for the 5 year housing land supply (5YHLS) calculation*

- I.1. The agreed base date is 1<sup>st</sup> April 2022. Therefore, both parties agree that the relevant 5-year period for the determination of the appeal is 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2027.

### *Housing requirement for the 5YHLS calculation*

- I.2. It is agreed that in accordance with paragraph 74 and footnote 39 of the Framework, the five year housing land supply should be measured against the local housing need as calculated by the standard method set out in paragraph 2a-004 of the PPG. It is agreed that this is 618 dwellings per annum.

### *The latest Housing Delivery Test (HDT) result*

- I.3. It is agreed that the latest HDT result is 69%.

### *The buffer*

- I.4. It is agreed that the 20% buffer applies.

### *A 5YHLS cannot be demonstrated*

- I.5. Both parties agree that a 5YHLS cannot be demonstrated in accordance with the Framework.

### *The weight to be given to the 5 year supply position*

- I.6. Whilst the shortfall in the 5YHLS is not agreed, it is agreed, for the purposes of this appeal, that the deliverable supply is within the range of 2.79 to 3.52 years. As a result, both parties invite the Inspector to determine the appeal having regard to that range within the context of the current Framework. Should a revised Framework be published prior to the determination of the appeal then both parties would like to submit additional representations on 5YHLS.
- I.7. The respective positions are set out in the following table:

## Statement of Common Ground on Housing Land Supply – 30 October 2023

|   |   | Council | Appellant |
|---|---|---------|-----------|
|   | <b>Requirement</b>  |         |           |
| A | Annual housing requirement  | 618     |           |
| B | Five year housing requirement (A X 5 years)                               | 3,090   |           |
| C | 20% buffer (20% of B)   | 618     |           |
| D | Five year supply to be demonstrated at 1 <sup>st</sup> April 2022 (B + C) | 3,708   |           |
| E | Annual requirement plus 20% (D / 5 years)                                 | 742     |           |
|   | <b>Supply</b>   |         |           |
| F | 5YHLS at 1 <sup>st</sup> April 2022                                       | 2,615   | 2,073     |
| G | Supply in years (F / E)   | 3.52    | 2.79      |
| H | Undersupply against 5 year housing requirement and buffer                 | -1,093  | -1,635    |

- I.8. Both parties agree, for the purposes of this appeal, that the deliverable supply is within the range of 2.79 to 3.52 years. The parties agree that the precise position within the bracket does not alter the Council's assessment of significant weight or the Appellant's assessment of very substantial weight to the benefit of providing 80 new homes. In those circumstances the parties consider that it is not necessary for the Inspector to make a finding as to where within that bracket the housing land supply falls.

## 2. Matters of disagreement

### *The Local Housing Need*

- 2.1. The Council considers that the capped local housing need is 618 dwellings per annum.
- 2.2. The Appellant considers that the capped local housing need is 625 dwellings per annum.
- 2.3. The reason for the difference is because the Council has calculated the projected average annual household growth over a 10 year period using 2022 as a starting point. The Appellant has used the current year (i.e. 2023) as a starting point.

### *The extent of the deliverable supply*

- 2.4. The respective positions are set out in the first table on page 3 above.
- 2.5. The reason for the difference of 542 dwellings between the two parties is set out in the following table.

| 3. | LPA ref  | Address                                      | Capacity (Net) | LPA 5YHLS | EP 5YHLS | Difference |
|----|----------|--|----------------|-----------|----------|------------|
| 1  | 18/00995 | 5-7 Clarence Street                          | 5              | 5         | 0        | 5          |
| 2  | 18/01267 | West Wing, Council offices                   | 25             | 25        | 0        | 25         |
| 3  | 18/01228 | Ashford Depot                                | 37             | 37        | 0        | 37         |
| 4  | 19/00102 | HMRC, Forum House, 14 Thames Street          | 40             | 40        | 0        | 40         |
| 5  | 18/01749 | 61-63 High Street, Staines                   | 5              | 5         | 0        | 5          |
| 6  | 21/01220 | Magna House, 18-32 London Road, Staines      | 26             | 26        | 0        | 26         |
| 7  | 19/01069 | Shepperton House, 2-4 Green Lane, Shepperton | 13             | 13        | 0        | 13         |
| 8  | 23/00098 | 34-36 OAST House                             | 184            | 184       | 0        | 184        |
| 9  | 23/00388 | Ashford Multi-storey car park                | 45             | 45        | 0        | 45         |

## Statement of Common Ground on Housing Land Supply – 30 October 2023

| 3. | LPA ref        | Address   | Capacity<br>(Net) | LPA<br>5YHLS | EP<br>5YHLS | Difference |
|----|----------------|---|-------------------|--------------|-------------|------------|
| 10 | 23/00865       | Land at<br>Woodthorpe<br>Road and Station<br>Approach,<br>Ashford | 40                | 40           | 0           | 40         |
| 11 | 23/00724       | Benwell House,<br>Green Street                                    | 35                | 35           | 0           | 35         |
| 12 | SP23/00557/SCC | Sunbury Fire<br>Station   | 12                | 12           | 0           | 12         |
| 13 | 23/00058       | White House,<br>Ashford   | 17                | 17           | 0           | 17         |
| 14 | AS1/003        | Staines Fire<br>Station   | 50                | 50           | 0           | 50         |
| 15 | AT3/020        | Fir Tree Place,<br>Church Road                                    | 8                 | 8            | 0           | 8          |
|    |                |   | <b>Total</b>      | <b>542</b>   | <b>0</b>    | <b>542</b> |

[ENDS]