

Appendices to Proof of Evidence of Ben Pycroft re: Housing Land Supply

For Angle Property (RLP Shepperton) LLP | 23-532


Residential development at Bugle Nurseries, 171 Upper Halliford Road,
Shepperton, TW17 8SN

Appendices

- EP1.** Assessment of disputed sites without planning permission
- EP2.** Information in relation to 5-7 Clarence Street
- EP3.** Information in relation to West Wing
- EP4.** Information in relation to Ashford Depot
- EP5.** Information in relation to HMRC, Forum House
- EP6.** Information in relation to 61-63 High Street
- EP7.** Information in relation to Magna House
- EP8.** Information in relation to 1 London Road
- EP9.** Information in relation to the Oast House
- EP10.** Information in relation to the White House
- EP11.** Braintree proformas and emails
- EP12.** Council's 5YHLS position for this appeal

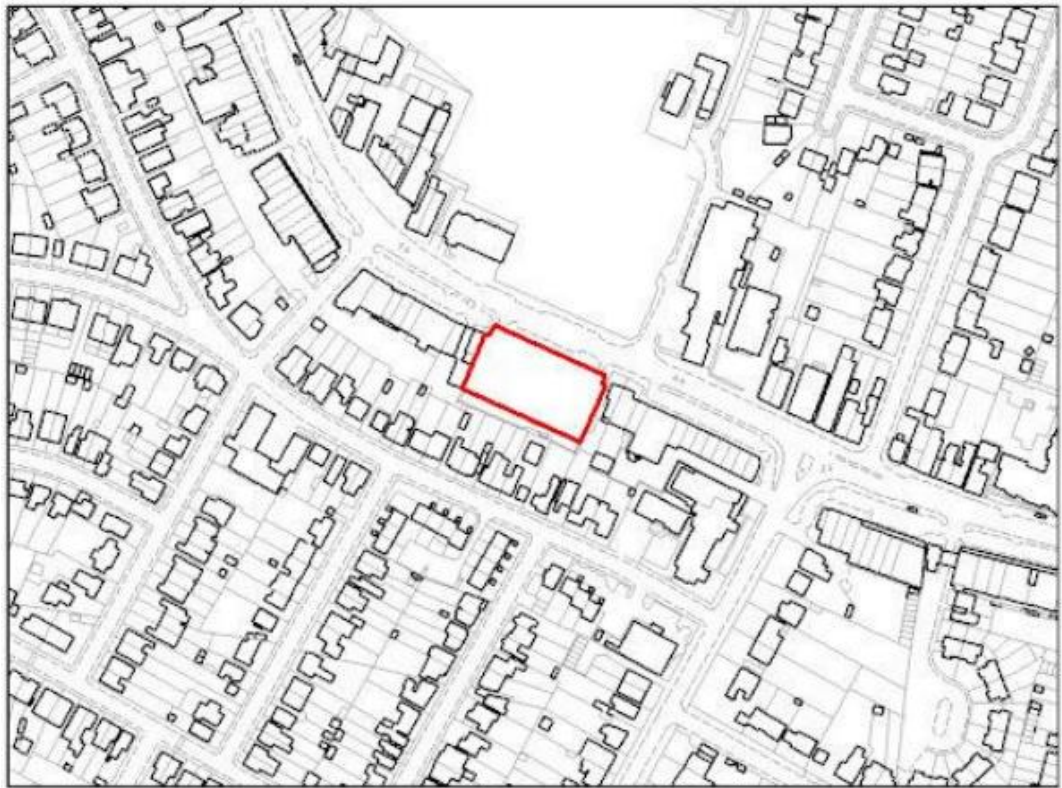


EP1


Site Name:	34-36 (OAST House) /Car park, Kingston Road, Staines	
LPA ref(s):	ST3/004	
Area (Hectares)	0.92	
Total Capacity (Dwellings)	184	
Location Plan attached?		
Site Ownership?	Spelthorne Council	
	Council's Comments	Appellant's Comments
Known constraints affecting / limiting development		<p>The Regulation 19 Officer Site Assessments – Draft Local Plan Allocations (pages 289 – 293) identifies a number of constraints, as follows:</p> <ul style="list-style-type: none"> • The site is partly within flood zone 2, therefore a flood risk assessment is required. Introducing residential development into this area would increase the number of properties at risk of flooding. Potential surface water flood risk on site. • Potential noise pollution from rail line to the south therefore redevelopment may increase exposure, however noise attenuation measures likely to overcome issues. No particular impacts identified on air quality. • A Grade II listed building is present on part of the site (Oast House) therefore redevelopment may harm the asset and its setting. Sensitive design would be required. • Heritage: The site is within an area of high archaeological potential – investigation required.

		<ul style="list-style-type: none">Site likely to be contaminated from previous uses including a brewery, corn mill, petrol filling station, car sales and repairs, varnish works, warehousing, and public car park. <p>The draft policy in the eLP states that any proposal must provide the following:</p> <ul style="list-style-type: none">A mixed-use development comprising residential development and health/community uses.A well-designed scheme that has a positive relationship with nearby town centre uses and nearby residential propertiesConserve and, where possible, enhance heritage assets and their setting, most notably the Grade II listed Oast House on site.Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment.Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the site acceptable in planning terms.Maximise the use of Climate Change measures and renewable energy sources, in accordance with Policy PS1 to make buildings zero carbon where possible. <p>In addition, the Planning Statement submitted with the application states that the Council’s scheme is no longer viable on a commercial basis and therefore the development will only be deliverable as qualifying 100% affordable homes by accessing Homes England grant funding.</p>										
Planning status of the site							The site does not have planning permission. A full planning application for 184 dwellings was submitted on 25 January 2023 and is pending determination (ref: 23/00098/FUL).					
Site Owner / Promoter’s progress towards development							A full planning application was submitted in January 2023 and is pending determination.					
Trajectory	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	5YHLS	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	5YHLS
	0	0	0	0	0	184	0	0	0	0	0	0
Comments on Deliverability	<p>Site owned by Spelthorne Borough Council who will develop the site.</p> <p>Full planning application 23/00098/FUL submitted 26 January 2023. The site is a draft allocation site in the emerging Local Plan (eLP) Multiple pre-application discussions held regarding the site with redevelopment acceptable in principle. Pre application public consultation undertaken in June 2022.</p> <p>Pre-sale of completed 50,000sqft building to NHS, 4000sqft Ground floor workspace and Listed building conversion into arts/craft/cultural uses.</p> <p>Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by July 2026.</p>						<p>Current planning status? At the base date of 1st April 2022 the site did not have planning permission. This remains the case. A full planning application for 184 dwellings was submitted on 25 January 2023 and is pending determination (ref: 23/00098/FUL). The application is subject to a high level of public objection, with over 220 letters of representation received to date.</p> <p>Firm progress being made towards the submission of an application? As above, an application for 184 units is pending determination and is subject to a high level of public objection. It is unknown if the application will be approved.</p> <p>Written agreement between the LPA and the developer? Spelthorne Council is the developer for this site. A written agreement has not been provided. As below, the site is reliant on funding from Homes England and there is no written agreement with Homes England that this will be provided.</p> <p>Firm progress with site assessment work? Site assessment work has been undertaken as part of the pending planning application.</p>					

		<p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <p>The Council’s evidence states that possible remediation and consideration as to the impact of the existing use to be lost may impact viability.</p> <p>The Planning Statement for the pending application (appendix EP9) states: <i>“4.62 The viability assessment concludes that it is not viable to provide any affordable housing as part of the proposals, and that the Applicant’s provision of 100% intermediate housing in the form of Discounted Market Rent (DMR) is significantly higher than the viable level of affordable housing.</i></p> <p><i>4.63 It is expected that this conclusion will be externally audited by the Council’s Planning Team as part of its assessment of the planning application.</i></p> <p><i>4.64 Notwithstanding, the conclusions of the affordable housing viability assessment undertaken by BNP Paribas, it remains the Council’s intention that the Oast House proposals will be developed and run as affordable rented property for Spelthorne Borough Council in order to target local people on the Housing Waiting Register, including key workers.</i></p> <p><i>4.65 Specifically, Spelthorne Council’s operating model assumes that its schemes will be developed and then transferred, upon practical completion, at cost, to Knowle Green Estates Ltd (KGE), which is a 100% council owned company. KGE will then maintain and manage the properties, renting these properties at affordable rents to local people and key workers.</i></p> <p><i>4.66 Due to the recent significant increase in build costs and uplift in Public Works Loan Board interest rates, the Council's schemes are no longer viable on a commercial basis. Therefore, post planning consent, these schemes will only be deliverable as qualifying 100% affordable homes in the current market by accessing Home’s England grant funding.</i></p> <p><i>4.67 Securing this grant funding is the current strategy being adopted by the Council and as a Council owned company, the delivery of affordable homes through this model is a key objective to meet local needs.”</i></p> <p>As such, the development of the site depends on the securing of Homes England funding. There is no evidence to suggest that the grant has been secured.</p> <p>Summary - The Council’s evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p> <p>The site fails to meet the definition of “deliverable” as set out on page 66 of the Framework and should be removed from the supply.</p>
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Site Name:	Ashford Multi-storey car park, Church Road, Ashford	
LPA ref(s):	AT3/007	
Area (Hectares)	0.2 ha	
Total Capacity (Dwellings)	The proposed allocation is for approximately 55 dwellings and a retail / community use of approximately 400 sq m	
Location Plan:		
Site Ownership?	Spelthorne Council	
	Council's Comments	Appellant's Comments
Known constraints affecting / limiting development		<p>The site is currently occupied by a multi-storey car park. The site specific requirements in the eLP are:</p> <ul style="list-style-type: none"> - A mixed-use development comprising residential development and ground floor retail/community uses to provide an active frontage. - A well-designed scheme that has a positive relationship with nearby town centre uses and existing residential properties nearby. - Sufficient parking re-provision to meet needs on site or in an appropriate nearby location. - Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site-specific Travel Plan and Transport Assessment. - Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the site acceptable in planning terms. - Maximise the use of Climate Change measures and renewable energy sources, in accordance with Policy PS1 to make buildings zero carbon where possible.

							In addition, I note that the Environment Agency has identified a principal superficial aquifer as a constraint to development.					
Planning status of the site							The site does not have planning permission. A planning application for 42 dwellings was submitted on 24 March 2023 and is pending determination (ref: 23/00388). The site is a proposed residential allocation in the emerging Local Plan.					
Site Owner / Promoter's progress towards development							<p>The Council's position states that pre-application discussions have been held with the Council in October 2022, in which "broad agreement" has been reached in terms of the character of the area and privacy distances.</p> <p>The Council's position statement also states that there is "ongoing engagement" with the Council's Assets Team regarding redelivery.</p>					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2022/23	2023/24	2024/25	2025/26	2026/27		2022/23	2023/24	2024/25	2025/26	2026/27	
						45	0	0	0	0	0	0
Comments on Deliverability	<p>Site owned by Spelthorne Borough Council who will develop the site.</p> <p>A full application is likely to be submitted by the end of March. Waiting for the reports to be finalised. The site is a draft allocation site in the emerging Local Plan (eLP).</p> <p>Pre application discussions held in October 2022. The design of the scheme has been informed by discussions with officers, with broad agreement reached in terms of the character of the area and privacy distances. The existing multi-storey carpark is previously developed land, vacant and no longer operational. The principle of development has been accepted consistent with the draft allocation and pdl status of the site.</p> <p>Full application expected before end of April 2023.</p> <p>Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by October 2026.</p>						<p>Current planning status? At the base date of 1st April 2022 the site did not have planning permission and an application had not been made. As set out above, a planning application for 42 dwellings was submitted on 24 March 2023 and is pending determination (ref: 23/00388). The application is subject to a moderate level of public objection, with 28 letters of representations received to date.</p> <p>Firm progress being made towards the submission of an application? As above, an application for 42 dwellings is pending determination and is subject to a moderate level of public objection. It is unknown if the application will be approved.</p> <p>Written agreement between the LPA and the developer? A written agreement with the developer has not been provided. The Council's position states that Spelthorne Council will develop the site.</p> <p>Firm progress with site assessment work? Site assessment work has been undertaken as part of the pending planning application.</p> <p>Clear relevant information about viability, ownership constraints or infrastructure provision? The site is owned by the Council who I understand will also develop the site.</p> <p>Summary - The Council's evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p> <p>The site fails to meet the definition of "deliverable" as set out on page 66 of the Framework and should be removed from the supply.</p>					

Site Name:	Land at 23-31 (not 11-19) Woodthorpe Road and Station Approach, Ashford	
LPA ref(s):	AT3/016	
Area (Hectares)	0.32 ha	
Total Capacity (Dwellings)	The proposed allocation is for approximately 120 dwellings with a ground floor office / retail use of approximately 1,300 sq m in area	
Location Plan:		
Site Ownership?	The Powerhouse	
	Council's Comments	Appellant's Comments
Known constraints affecting / limiting development		<p>The site comprises two parcels of land, made up of office, retail and residential buildings.</p> <p>The site specific requirements in the eLP are:</p> <ul style="list-style-type: none"> - A mixed-use development comprising residential development and ground floor retail/office use to provide an active commercial frontage. - A well-designed scheme that has a positive relationship with nearby town centre uses and residential properties. - Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. - Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the site acceptable in planning terms.

							<p>- Maximise the use of Climate Change measures and renewable energy sources, in accordance with Policy PS1 to make buildings zero carbon where possible.</p> <p>The Regulation 19 Officer Site Assessments – Draft Local Plan Allocations (page 79) identifies air quality issues as a potential constraint, stating that:</p> <p><i>“Over the last 5 years there has been exceedance of the national air quality standards long term objective concentration of 40 µg m3 for nitrogen dioxide at the nearest monitoring site in 2016 and 2019. The maximum recorded annual mean nitrogen dioxide concentration within 5 years from 2016 to 2020, was 42.7 µg m3 in 2016. In accordance with the NPPF any future redevelopment may require an Air Quality Assessment to ensure that the development does not contribute to adverse effects or unacceptable risk from unacceptable levels of air pollution.”</i></p> <p>The Regulation 19 Officer Site Assessments also states that there is a potential on the site for land contamination, stating that:</p> <p><i>“No formal recorded uses for this land that could give rise to contamination. However, there may be potential impact from the railway land and former factories/works adjacent to the site. In accordance with the NPPF, any future redevelopment would require a Site Investigation to ensure that the site is suitable for the proposed use.”</i></p>					
Planning status of the site							The site does not have planning permission. A planning application for 40 dwellings was submitted on 10 July 2023 and is pending determination (ref: 23/00865/FUL). The site is a proposed residential allocation in the emerging Local Plan.					
Site Owner / Promoter’s progress towards development							The Council’s position statement states that pre-application discussions have been held with the Council. It states that a meeting was held between the site promoter and the Strategic Planning Team on 11/10/2021 and a masterplan for the site was presented to the Council.					
							The outcome of these pre-application meetings is not known. As stated above, a planning application for 40 dwellings was submitted on 10 July 2023 and is pending determination (ref: 23/00865/FUL).					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2022/23	2023/24	2024/25	2025/26	2026/27		2022/23	2023/24	2024/25	2025/26	2026/27	
						40	0	0	0	0	0	0
Comments on Deliverability	Site owned by The Powerhouse and promoted by Clive Chapman Architects. A full planning application is due to be submitted in May 2023 for 40 residential units (1, 2 & 3 bedroom apartments plus wheelchair units) and commercial space.						Current planning status? At the base date of 1 st April 2022 the site did not have planning permission. As set out above, a planning application for 40 dwellings was submitted on 10 July 2023 and is pending determination (ref: 23/00865/FUL).					
	Current programme and proposal drawings provided to Council. Following reports underway inclusive of the following: - Acoustic Report - Air Quality Assessment						Firm progress being made towards the submission of an application? As above, an application for 40 units is pending determination. It is unknown if the application will be approved.					

	<ul style="list-style-type: none"> - Archaeological Statement - Contamination Assessment - Daylight/Sunlight Assessment - Drainage Strategy & SUDS - Energy Report (Residential & Commercial) - Fire Statement - Flood Risk Assessment & Sustainable Drainage Strategy - Landscaping Proposals & Planting Schedule - Planning Statement - Preliminary Ecological Appraisal - Transport Assessment - Viability Report - 3D renderings <p>Two pre-application meetings held and comments reflected in proposed scheme. Principle of development acceptable.</p> <p>Full application expected May 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion by November 2026.</p>	<p>Written agreement between the LPA and the developer? A written agreement with the developer has not been provided. It is not known who the developer is or what their timescales are.</p> <p>Firm progress with site assessment work? Site assessment work has been undertaken as part of the pending planning application.</p> <p>Clear relevant information about viability, ownership constraints or infrastructure provision? The Regulation 19 Officer Site Assessments (page 84) states that the relocation of the existing business could be required.</p> <p>Summary - The Council's evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p> <p>The site fails to meet the definition of “deliverable” as set out on page 66 of the Framework and should be removed from the supply.</p>
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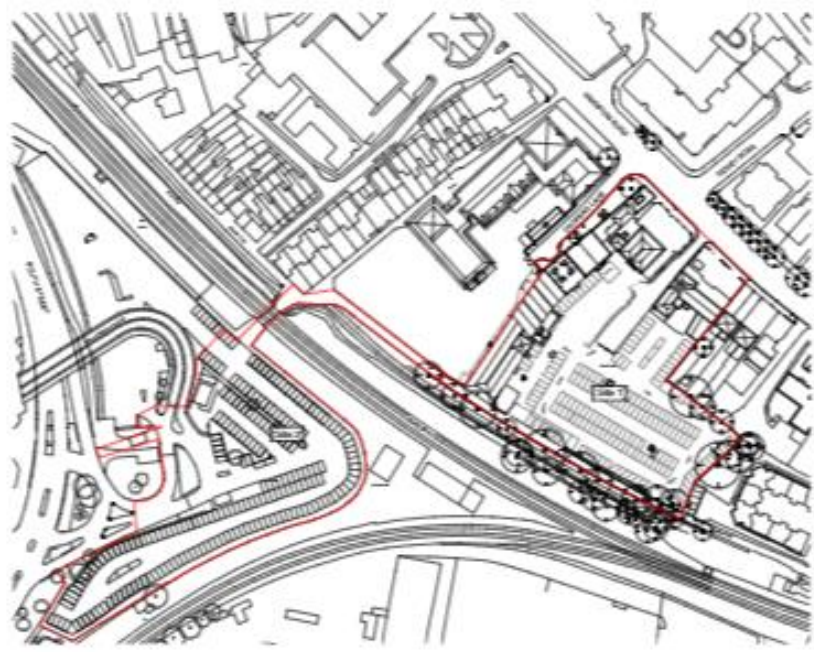
Site Name:	Benwell House, Green Street, Sunbury	
LPA ref(s):	SE1/005	
Area (Hectares)	0.7 ha	
Total Capacity (Dwellings)	The proposed allocation is for approximately 39 dwellings	
Location Plan:		
Site Ownership?	Spelthorne Borough Council	
	Council's Comments	Appellant's Comments
Known constraints affecting / limiting development		<p>The site is located to the south of a building which was converted from office to residential.</p> <p>The site specific requirements in the eLP are:</p> <ul style="list-style-type: none"> - Maximise retention and safeguarding of existing mature trees, including those which are subject to a Tree Preservation Order, incorporating those features in a coherent landscaping strategy for the site. It is suggested by the Council that this is changed to: <i>"Preparation of a tree survey as part of any development scheme. Retain those trees under Tree Preservation Order which exhibit good health / future viability. Where this is not possible as a consequence of realising development of the allocation, replace with mature (+8M) specimens as part of a comprehensive landscaping solution to the site"</i> - Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site-specific Travel Plan and Transport Assessment; - Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the site acceptable in planning terms.

		<ul style="list-style-type: none">- Maximise the use of Climate Change measures and renewable energy sources, in accordance with Policy PS1 to make buildings zero carbon where possible. <p>The Regulation 19 Officer Site Assessments (page 177) states that:</p> <p><i>“Negative impacts are expected on pollution due to the presence of the rail line and Sunbury Cross roundabout in close proximity, as well as on employment due to a potential loss of jobs if an alternative site cannot be identified, and on water. Mitigation would help to alleviate some of the negative impacts”</i></p> <p>In addition, a previous application for 39 dwellings was refused (contrary to officer recommendation) by members on 14th October 2021 for the following reasons:</p> <ul style="list-style-type: none">- The proposed development, by reason of its height, bulk and close proximity to the boundary with the residential properties in Meadows End and Dunnell Close, would result in an unacceptable, overbearing effect and lead to overlooking and loss of privacy to these residential properties, detrimental to their amenity and contrary to Policy EN1(b) of the Core Strategy and Policies DPD, February 2009, and the National Planning Policy Framework 2021.- The proposed development will lead to an unacceptable loss of trees protected by a Tree Preservation Order, which make an important contribution to the urban environment and the landscape quality of the site and surrounding area, contrary to Policies EN1(d), EN7 and EN8(c) of the Core Strategy and Policies DPD, February 2009, and the National Planning Policy Framework 2021.- The proposed development by reason of its height, bulk and scale, would result in an unacceptable development which would fail to respect and make a positive contribution to the street scene and character of the area, contrary to Policy EN1(a) of the Core Strategy and Policies DPD, February 2009, and the National Planning Policy Framework 2021.										
Planning status of the site							<p>The site does not have planning permission. Whilst a planning application for 39 dwellings was made in 2019, it was refused in 2021 for the reasons given above. A planning application for Benwell House for 35 dwellings was submitted on 9 June 2023 and is pending determination (ref: 23/00724/FUL). The application is subject to a high level of public objection, with 45 letters of representation received to date.</p> <p>The site is a proposed residential allocation in the emerging Local Plan.</p>					
Site Owner / Promoter’s progress towards development							<p>A full planning application for 39 dwellings was refused in 2021. The Council’s position states that a revised full planning application is expected by the end of April 2023. As stated above, a planning application for Benwell House for 35 dwellings was submitted on 9 June 2023 and is pending determination (ref: 23/00724/FUL).</p>					
Trajectory	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	5YHLS	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	5YHLS
						35	0	0	0	0	0	0
Comments on Deliverability	Site owned by Spelthorne Borough Council who will develop the site.						Current planning status? At the base date of 1 st April 2022 the site did not have planning permission and a revised application had not been made. A planning application for Benwell House for 35 dwellings was submitted on 9 June 2023 and is pending determination (ref:					


	<p>Full planning application due to be submitted in April 2023. Principle of development confirmed as acceptable. Planning application 19/01211/FUL for 39 dwellings recommended for approval by officers but refused by planning committee by reason of loss of residential amenity, loss of TPO trees and impact on the character of the area. The new application will address previous design issues and reduces the overall number of units and scale of development.</p> <p>Full application expected by the end of April 2023. Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by November 2026.</p>	<p>23/00724/FUL). The application is subject to a high level of public objection, with 45 letters of representation received to date.</p> <p>Whilst a full planning application for 39 dwellings was made in 2019, this was refused in 2021 for the reasons given above.</p> <p>Firm progress being made towards the submission of an application? As above, an application for 35 units is pending determination and is subject to a high level of public objection. It is unknown if the application will be approved.</p> <p>Written agreement between the LPA and the developer? The Council's evidence states that Spelthorne Council will develop the site.</p> <p>Firm progress with site assessment work? Site assessment work has been undertaken as part of the pending planning application.</p> <p>Clear relevant information about viability, ownership constraints or infrastructure provision? No evidence has been provided.</p> <p>Summary - The Council's evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p> <p>The site fails to meet the definition of "deliverable" as set out on page 66 of the Framework and should be removed from the supply.</p>
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Site Name:	Sunbury Fire Station, Staines Road West, Sunbury												
LPA ref(s):	SC1/004												
Area (Hectares)	Not known												
Total Capacity (Dwellings)	12												
Location Plan?	Not available												
Site Ownership?	Surrey County Council												
	Council's Comments						Appellant's Comments						
Known constraints affecting / limiting development							-						
Planning status of the site							The site does not have planning permission. A planning application for 12 supported independent living units was submitted on 14 March 2023 and is pending determination (ref: SP23/00557/SCC).						
Site Owner / Promoter's progress towards development							The Council's evidence states that In July 2022 the Surrey County Council Cabinet approved the allocation of capital funding for the development of detailed design and construction of the site to redevelop the former Sunbury Fire Station to include a community resource and 12 residential units. As stated above, a planning application for 12 supported independent living units was submitted on 14 March 2023 and is pending determination (ref: SP23/00557/SCC).						
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2022/23	2023/24	2024/25	2025/26	2026/27		2022/23	2023/24	2024/25	2025/26	2026/27		
	0	0	0	0	0	12	0	0	0	0	0	0	
Comments on Deliverability	<p>Surrey County Council are the landowner and applicant.</p> <p>In July 2022 the Surrey County Council Cabinet approved the allocation of capital funding for the development of detailed design and construction of the site to redevelop the former Sunbury Fire Station to include a community resource and 12 residential units. Initial site assessment work undertaken to support delivery in years 1-5.</p> <p>A full planning application is due to be submitted by the end of May 2023. Surrey County Council as landowner has arrangements in place to redevelop the site itself using contractors.</p> <p>Full application expected end of May 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion in May 2026.</p>						<p>Current planning status? At the base date of 1st April 2022 the site did not have planning permission. This remains the case. A planning application for 12 supported independent living units was submitted on 14 March 2023 and is pending determination (ref: SP23/00557/SCC).</p> <p>The Council's evidence states that In July 2022 the Surrey County Council Cabinet approved the allocation of capital funding for the development of detailed design and construction of the site to redevelop the former Sunbury Fire Station to include a community resource and 12 residential units.</p> <p>Firm progress being made towards the submission of an application? As above, an application for 12 supported independent living units is pending determination. It is unknown if the application will be approved.</p> <p>Written agreement between the LPA and the developer? The Council's evidence states that Surrey County Council has arrangements in place to redevelop the site itself using contractors.</p> <p>Firm progress with site assessment work? Site assessment work has been undertaken as part of the pending planning application.</p> <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p>						

		<p>No evidence has been provided.</p> <p>Summary - The Council's evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p> <p>The site fails to meet the definition of "deliverable" as set out on page 66 of the Framework and should be removed from the supply.</p>
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Site Name:	Vacant Land Adjacent to The White House, Kingston Road, Ashford											
LPA ref(s):	SS1/002											
Area (Hectares)	0.19											
Total Capacity (Dwellings)	17											
Location Plan attached?												
Site Ownership?	Spelthorne Council											
	Council's Comments						Appellant's Comments					
Known constraints affecting / limiting development							The Planning Statement submitted with the application states that the Council's scheme is no longer viable on a commercial basis and therefore the development will only be deliverable as qualifying 100% affordable homes by accessing Homes England grant funding.					
Planning status of the site							The site does not have planning permission.					
Site Owner / Promoter's progress towards development							A full planning application for 17 units was submitted in January 2023 and was refused on 24 August 2023 (ref: 23/00058/FUL). The application was refused because the proposals would not make a positive contribution to the street scene and would be of excessive height out of character with the surrounding area.					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2022/23	2023/24	2024/25	2025/26	2026/27		2022/23	2023/24	2024/25	2025/26	2026/27	
	0	0	0	0	0	184	0	0	0	0	0	0
Comments on Deliverability	<p>Site owned by Spelthorne Borough Council who will develop the site.</p> <p>Full planning application, reference 23/00058/FUL, submitted December 2022. The site is a draft allocation site in the emerging Local Plan (eLP).</p>						<p>Current planning status? At the base date of 1st April 2022 the site did not have planning permission. This remains the case.</p> <p>A full planning application for 17 dwellings was submitted on 3 January 2023 and was refused on 24 August 2023 (ref: 23/00058/FUL).</p>					

	<p>Pre-application advice sought in May 2022 and scheme was supported in principle. The site is currently vacant and cleared of all structures.</p> <p>The design has evolved following pre-application discussions with planning officers and local ward members. The proposals have also been subject to public consultation, including a 2-day public consultation event.</p> <p>Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by July 2026.</p>	<p>Firm progress being made towards the submission of an application? As above, a full planning application for 17 dwellings was submitted on 3 January 2023 and was refused on 24 August 2023 (ref: 23/00058/FUL).</p> <p>Written agreement between the LPA and the developer? The Council's evidence states that Spelthorne Council will develop this site.</p> <p>Firm progress with site assessment work? Site assessment work has been undertaken as part of the recent application.</p> <p>Clear relevant information about viability, ownership constraints or infrastructure provision? The Planning Statement for the pending planning application (appendix EP10) states:</p> <p><i>"2.14 The intention is that the proposals will be developed and run as affordable rented property for Spelthorne Borough Council in order to target local people on the Housing Waiting Register, including key workers.</i></p> <p><i>2.15 Specifically, Spelthorne Council's operating model assumes that its schemes will be developed and then transferred, upon practical completion, at cost, to Knowle Green Estates Ltd (KGE), which is a 100% council owned company. KGE will then maintain and manage the properties, renting these properties at affordable rents to local people and key workers.</i></p> <p><i>2.16 Due to the recent significant increase in build costs and uplift in Public Works Loan Board interest rates, the council's schemes are no longer viable on a commercial basis. Therefore, post planning consent, these schemes will only be deliverable as qualifying 100% affordable homes in the current market by accessing Home's England grant funding.</i></p> <p><i>2.17 Securing this grant funding is the current strategy being adopted by the council and as a council owned company, the delivery of affordable homes through this model is a key objective to meet local needs."</i></p> <p>As such, the development of the site depends on the securing of Homes England funding. There is no evidence to suggest that the grant has been secured.</p> <p>Summary - The Council's evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p> <p>The site fails to meet the definition of "deliverable" as set out on page 66 of the Framework and should be removed from the supply.</p>
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Site Name:	Former Staines Fire Station, Town Lane, Stanwell, TW19 7JP	
LPA ref(s):	AS1/003	
Area (Hectares)	0.43 ha	
Total Capacity (Dwellings)	The proposed allocation is for approximately 50 dwellings	
Location Plan:		
Site Ownership?	Thames Water	
	Council's Comments	Appellant's Comments
Known constraints affecting / limiting development		<p>The site is adjacent to the Staines Reservoirs which have a number of international and national biodiversity designations (SPA, Ramsar and SSSIs)</p> <p>The draft policy in the eLP states that any proposal must include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site-specific Travel Plan and Transport Assessment.</p> <p>The Regulation 19 Officer Site Assessments – Draft Local Plan Allocations (page 19) identifies the constraints of the site as follows:</p> <ul style="list-style-type: none"> • Small risk of flooding on site – the site is not within a flood risk area and has low risk of surface water flooding. Further investigation into groundwater flooding required. • No minerals/waste constraints; biodiversity, heritage or agricultural constraints identified.

							<ul style="list-style-type: none"> • Potential contamination due to previous fire station use – further investigation required. • Potential highways safety concerns around the site given the high volume of vehicles in the area and various destinations. 					
Planning status of the site							The site does not have planning permission. A planning application has not been made. The site is a proposed residential allocation in the emerging Local Plan.					
Site Owner / Promoter's progress towards development							The Council's position statement states that progress is being made on the site in terms of pre-application advice in November 2021 and March 2022. The statement also states that surveys are being undertaken including geo-environmental and ecological surveys and that a detailed planning application is to be submitted in autumn 2023.					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2022/23	2023/24	2024/25	2025/26	2026/27		2022/23	2023/24	2024/25	2025/26	2026/27	
						50	0	0	0	0	0	0
Comments on Deliverability	<p>Thames Water in ownership of the site. Currently vacant, previously developed land and not in use following the development of new Fordbridge Fire Station elsewhere in the Borough. The site is a draft allocation site in the emerging Local Plan (eLP).</p> <p>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).</p> <p>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 consistent with the draft allocation and pdl status of the site.</p> <p>Surveys to support a planning application are being progressed with a geoenvironmental survey undertaken and ecological surveys being scheduled with the aim of submitting a detailed planning application to Spelthorne Borough Council in the autumn of 2023 by Thames Water.</p> <p>Full Application expected September 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion by March 2027.</p>						<p>Current planning status? At the base date of 1st April 2022 the site did not have planning permission and an application had not been made. This remains the case.</p> <p>The Council's statement refers to pre-application advice being given in November 2021 and March 2022, but the details of this has not been provided. The position statement simply states that the Borough Council and Surrey County Council accept the principle of development on the site.</p> <p>Firm progress being made towards the submission of an application? No clear evidence has been provided by the Council to demonstrate that firm progress is being made towards an application. The position statement simply states that surveys are being progressed including a geo-environmental survey that has been undertaken and an ecological survey being scheduled and a full planning application is to be made in September 2023, which has not occurred. The outcome of these surveys are not known and nor is the proposed development.</p> <p>Written agreement between the LPA and the developer? A written agreement with the developer has not been provided. It is not known who the developer is or what their timescales are.</p> <p>Firm progress with site assessment work? The Council has not provided any clear evidence of firm progress being made with the site assessment work other than that a geo-environmental survey has been undertaken and an ecology survey has been scheduled. The outcome of these surveys is not known and it is not known how the specific issues raised in the draft policy for the site are to be addressed.</p> <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <p>The Regulation 19 Officer Site Assessments – Draft Local Plan Allocations (page 17) states that potential de-contamination works could impact viability.</p> <p>Summary - The Council's evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p>					

		The site fails to meet the definition of “deliverable” as set out on page 66 of the Framework and should be removed from the supply.
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Site Name:	Fir Tree Place, Church Road, Ashford	
LPA ref(s):	AT3/020	
Area (Hectares)	0.22	
Total Capacity (Dwellings)	8	
Location Plan attached?		
Site Ownership?	Safeland PLC	
	Council's Comments	Appellant's Comments
Known constraints affecting / limiting development		Please see reasons for refusal below.
Planning status of the site		<p>The site does not have planning permission.</p> <p>An application for prior approval for the construction of 18 dwellings was submitted on 19 July 2021 and refused on 01 November 2021 (ref: 21/01210/PCO) for 3 reasons, as follows:</p> <ol style="list-style-type: none"> 1. The application proposes two additional storeys above a building that is within 3km of an Aerodrome (Heathrow Airport). The proposed units would also fall short of the minimum floor space requirements set out in the nationally described Technical Housing Standards (March 2015) and would introduce raised platforms in the Church Road elevation. Consequently, the proposal fails to meet the requirements of Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

							<p>2. The proposed additional storeys, by reason of design, mass, bulk and height would be a dominant feature that is not considered to respect the scale and design of the host building and would appear visually obtrusive. The proposal will therefore be out of character with the surrounding area and would have a detrimental impact upon the surrounding street scene contrary to the objectives of Policy EN1 of the Spelthorne Core Strategy and Policies DPD (2009) and the NPPF (2021).</p> <p>3. Insufficient information has been submitted to adequately determine the Transport and Highways, Daylight Sunlight and Fire Safety Impacts of the development contrary to Policy CC2 and Policy EN1 of the Spelthorne Core Strategy and Policies DPD (2009) and the NPPF (2021).</p> <p>A full planning application for the construction of an additional floor to create 8 residential units was submitted on 19 July 2022, however this was withdrawn on 17 October 2022. The Council's evidence states that the application was withdrawn regarding character and appearance issues.</p> <p>A full planning application for the construction of an additional floor to create 7 residential units was submitted on 13 March 2023, which was refused on 31 July 2023. The reason for refusal was for design reasons.</p> <p>No further applications have been submitted to date.</p>					
Site Owner / Promoter's progress towards development							As set out above, an application for prior approval for the construction of 18 dwellings was refused by the Council in November 2021 and a full application for 8 dwellings was withdrawn in October 2022. A full application for 7 dwellings was refused in July 2023.					
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS
	2022/23	2023/24	2024/25	2025/26	2026/27		2022/23	2023/24	2024/25	2025/26	2026/27	
	0	0	0	0	0	8	0	0	0	0	0	0
Comments on Deliverability	<p>Site promoted by Stuart Henley and Partners on behalf of the landowner Safeland plc.</p> <p>Site assessment work has been completed and a full planning application is to be submitted by in April 2023.</p> <p>The Council previously refused a prior notification application for 18 units on site (21/01210/PCO) but confirmed that a reduction in residential units would be acceptable on site. A smaller scheme of 8 units was subsequently submitted in July 2022 (22/01022/FUL) but was withdrawn regarding character and appearance issues. The revised application will address these issues.</p> <p>Full application expected end of April 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion in August 2026.</p>						<p>Current planning status? At the base date of 1st April 2022 the site did not have planning permission and a resubmitted application had not been made. This remains the case.</p> <p>As set out above, an application for prior approval for the construction of 18 dwellings was refused by the Council in November 2021 and a full application for 8 dwellings was withdrawn in October 2022. A full application for 7 dwellings was refused in July 2023.</p> <p>Firm progress being made towards the submission of an application? A full planning application for 7 dwellings was refused as recently as July 2023.</p> <p>Written agreement between the LPA and the developer? A written agreement between the LPA and the developer has not been provided.</p> <p>Firm progress with site assessment work? The Council's evidence states that site assessment work has been completed. However, no details have been provided.</p> <p>Clear relevant information about viability, ownership constraints or infrastructure provision? No evidence has been provided.</p>					

		<p>Summary - The Council's evidence for the inclusion of this site falls significantly short of clear evidence of housing completions in the five year period.</p> <p>The site fails to meet the definition of "deliverable" as set out on page 66 of the Framework and should be removed from the supply.</p>
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EP2

BOROUGH OF SPELTHORNE

TOWN AND COUNTRY PLANNING ACT 1990 AND LOCAL GOVERNMENT ACT 1972

Mellview Limited
c/o Mr Daniel Rose
D Rose Planning LLP
19-20 Bourne Court
Southend Road
Woodford Green
Essex
IG8 8HD



For: Mellview Limited

KEW

18/00995/PDO

The BOROUGH OF SPELTHORNE as LOCAL PLANNING AUTHORITY under the provisions of Part III of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), DO HEREBY advise that -

PRIOR APPROVAL IS GRANTED

FOR THE DEVELOPMENT SPECIFIED IN THE SCHEDULE 1 HERETO, subject to the Conditions specified in Schedule 2 hereto.

SCHEDULE 1

The development specified in the application for Planning Permission dated 11 July 2018 and shown on the plans submitted therewith, namely:

PROPOSAL:	Prior Approval notification for the change of use of the first and second floors from office (B1) to 5 no. residential flats (C3)
AT:	5 - 7 Clarence Street Staines-upon-Thames TW18 4SU

SCHEDULE 2

See attached list.

The reason(s) for the decision of the Council to advise that prior approval is not required for the development specified in Schedule 1, subject to any conditions specified in Schedule 2, are set out overleaf.

Dated 22 August 2018

Signed : *E.J. Spinks*

Planning Development Manager
Duly authorised in this behalf

ANY PERMISSION HEREBY GRANTED RELATES ONLY TO THAT WHICH MAY BE NECESSARY UNDER THE TOWN AND COUNTRY PLANNING ACT 1990. CONSENT UNDER THE BUILDING REGULATIONS MAY ALSO BE NECESSARY.

PLEASE READ THE ACCOMPANYING NOTES OVERLEAF

NOTES

- (1) If the applicant is aggrieved by the decision of the Planning Authority named overleaf to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Planning Authority named overleaf or could not have been so granted otherwise that subject to the conditions imposed by them, having regard to the statutory requirements (the statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act, 1990, namely Sections 70 and 72(1) of the Act) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Planning Authority named overleaf was based on a direction given by him.
- (2) If permission to develop the land is refused or granted subject to conditions, whether by the Planning Authority named overleaf or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in whose area the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990, and by the Local Government Act, 1972.
- (3) In certain circumstances, a claim may be made against the Planning Authority named overleaf, for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990, and by the Local Government Act, 1972
- (4) Attention is drawn to Section 20 of the Surrey County Council Act, 1985 which requires that when a building is being erected or extended proper provision shall be made for the fire brigade to have means of access to the buildings and neighbouring building (copy of Section available from the Planning Authority).
- (5) If any demolition works are to be undertaken, you may be required to give prior notice under Section 80 of the Building Act, 1984. Please consult the Council's Building Control Section. This is in addition to any conservation Area Consent or Listed Building Consent, which may be required for demolition.

1. The development must be completed within a period of 3 years starting with this prior approval date.

REASON

1. To accord with the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason:-.Prior approval is given.

BOROUGH OF SPELTHORNE

TOWN AND COUNTRY PLANNING ACT 1990 AND LOCAL GOVERNMENT ACT 1972

Mr Richard Mortimer
c/o Miss Zainab Arshad
125 Old Broad Street
EC2N 1AR



For: Mr Richard Mortimer

MC

18/01267/PDO

The BOROUGH OF SPELTHORNE as LOCAL PLANNING AUTHORITY under the provisions of Part III of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), DO HEREBY advise that -

PRIOR APPROVAL IS GRANTED

FOR THE DEVELOPMENT SPECIFIED IN THE SCHEDULE 1 HERETO, subject to the Conditions specified in Schedule 2 hereto.

SCHEDULE 1

The development specified in the application for Planning Permission dated 31 August 2018 and shown on the plans submitted therewith, namely:

PROPOSAL:	Prior approval for change of use from office (B1a) to Residential (C3) comprising 25 units.
AT:	West Wing Spelthorne Borough Council Knowle Green Staines-upon-Thames TW18 1XB

SCHEDULE 2

See attached list.

The reason(s) for the decision of the Council to advise that prior approval is not required for the development specified in Schedule 1, subject to any conditions specified in Schedule 2, are set out overleaf.

Dated 22 October 2018

Signed : *E.J. Spinks*

Planning Development Manager
Duly authorised in this behalf

ANY PERMISSION HEREBY GRANTED RELATES ONLY TO THAT WHICH MAY BE NECESSARY UNDER THE TOWN AND COUNTRY PLANNING ACT 1990. CONSENT UNDER THE BUILDING REGULATIONS MAY ALSO BE NECESSARY.

PLEASE READ THE ACCOMPANYING NOTES OVERLEAF

NOTES

- (1) If the applicant is aggrieved by the decision of the Planning Authority named overleaf to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Planning Authority named overleaf or could not have been so granted otherwise that subject to the conditions imposed by them, having regard to the statutory requirements (the statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act, 1990, namely Sections 70 and 72(1) of the Act) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Planning Authority named overleaf was based on a direction given by him.
- (2) If permission to develop the land is refused or granted subject to conditions, whether by the Planning Authority named overleaf or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in whose area the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990, and by the Local Government Act, 1972.
- (3) In certain circumstances, a claim may be made against the Planning Authority named overleaf, for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990, and by the Local Government Act, 1972
- (4) Attention is drawn to Section 20 of the Surrey County Council Act, 1985 which requires that when a building is being erected or extended proper provision shall be made for the fire brigade to have means of access to the buildings and neighbouring building (copy of Section available from the Planning Authority).
- (5) If any demolition works are to be undertaken, you may be required to give prior notice under Section 80 of the Building Act, 1984. Please consult the Council's Building Control Section. This is in addition to any conservation Area Consent or Listed Building Consent, which may be required for demolition.

- 1 The development must be completed within a period of 3 years starting with this prior approval date.

REASON: To accord with the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby approved shall not be occupied until the facilities for the storage waste and recycling have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall then be provided, retained and maintained for the life of the development.

Reason:- To ensure that the development should not prejudice the character and appearance of the area and accord with the National Planning Policy Framework 2018 and policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document, February 2009

- 3 The development hereby approved shall not be occupied until the facilities for the secure and covered storage of bicycles has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall then be provided, retained and maintained for the life of the development.

Reason:- To ensure that the development should not prejudice highway safety, nor inconvenience other road and accord with the National Planning Policy Framework 2018 and policies CC2 and CC3 of the Spelthorne Core Strategy and Policies Development Plan Document, February 2009.

Decision Making: Working in a Positive and Proactive Manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of the NPPF. This may have included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development and to improve the economic, social and environmental conditions of the area;
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Spelthorne Striving to Solve Housing Crisis

6TH DECEMBER 2021 [PROPERTY NEWS, UK](#)
BY [EDITOR](#)
SHARE THIS POST:



Spelthorne Borough Council is the first local authority in the country to convert part of its active civic building into affordable housing and held an opening ceremony for the West Wing on Friday 3 December. The Mayor of Spelthorne, Cllr Ian Harvey, formally opened the building.

In 2018, the Council reconfigured its office space to free up 43% of its Knowle Green headquarters and, over the last few years, has been converting these into 25 affordable rental housing flats. All the apartments will be let on rents of up to 80% of the equivalent market rent through the Council's Housing Options team. This ensures that those who need this accommodation most are prioritised. Residents will be offered five-year tenancies to provide more stability than they would have in the private rented sector.

The West Wing has created approximately 17,800sqft of residential space providing a mix of studios, one, two and three bedroom flats over four floors. We have adapted one home to meet the specific housing requirements of a Spelthorne resident allowing the resident to continue living with his family. Spread over four floors, the building benefits from a traditional frontage with large windows

and large modern living accommodation. Residents will be moving into their new homes in the coming weeks.

The redevelopment has made our offices much more efficient and, together, with our digital investments, gained us a national public sector transformational award in 2020¹. These changes dovetail perfectly with our pre-existing agile workforce policies and puts Spelthorne in a position where we can thrive in a post-pandemic world.

Cllr Sandra Dunn, Chair of the Community Wellbeing and Housing Committee, said: “I am incredibly proud that we are the first Council to convert part of its office building into affordable housing. We are committed to increasing our housing stock and providing high quality affordable homes for our residents. With some homes dedicated to high need clients, it allows us to work closely with them to give them the support they need as quickly and efficiently as possible. This conversion has improved the efficiency of the Council’s office space and as we take tentative steps out of the Coronavirus pandemic, we will be able to deliver a more efficient service for residents. The West Wing is just the latest phase in the Council’s ambitious plan to deliver the required housing for the Borough’s residents.”

EP4A

Blog

Launch Weekend at The Gate House, Ashford, Surrey

Thursday, April 8, 2021



The Gate House Launch this weekend is fully booked and it's not hard to see why. This exclusive, high specification development speaks for itself. With one bedroom properties from £289,950 and two bedrooms from £335,000, each property boasts its own individual character and is sympathetically designed to fit seamlessly into the surroundings.

Spacious, light and airy, with the flexibility to adapt your space to your lifestyle, a home at The Gate House is both beautiful and functional. With 2, 3 and 4 bedroom family homes or 31 spacious 1 and 2 bedroom apartments, there's something for everyone.

Behind charming façades, the interiors are designed for modern living, offering open plan kitchen-dining. With convenience front of mind, kitchens feature integrated appliances and ample storage, while en-suites and bathrooms include built-in sanitary ware and elegant heated towel rails for added luxury. Each of the houses boasts a private garden reached through beautiful French doors from the living room, while the apartments feature large windows ensuring a spacious and light-filled setting for entertaining or relaxing.

Response to the Show Home opening this weekend Saturday 10th – Sunday 11th April has been overwhelming and whilst maintaining Covid-safe protocols for all viewings, the appointments are all now booked. Our diary for next week is filling fast so don't miss out.

For your exclusive viewing please call The Frost Partnership, Ashford on 01784 244272 or [click here](#) for more information.

Why use S J Smith Estate Agents?

Here's some of our reviews to tell you why!

Hours: 8am–7pm Monday to Friday, 8am–5pm Saturday and 10am–2pm Sunday.

Phone: Ashford 01784 243 333 – Staines 01784 779 100

Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



Sajid Abbasi

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



Abigail P

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



Robert Boyce

Great service from Amir and the team! We tried to sell through an online agent with no success.... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



Lincoln Williamson

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Katie Jameson

Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



6 Station Approach

Ashford

Middlesex

TW15 2QN

t: 01784 243333

e: ashford@sjsmithestateagents.co.uk

www.sjsmithestateagents.co.uk

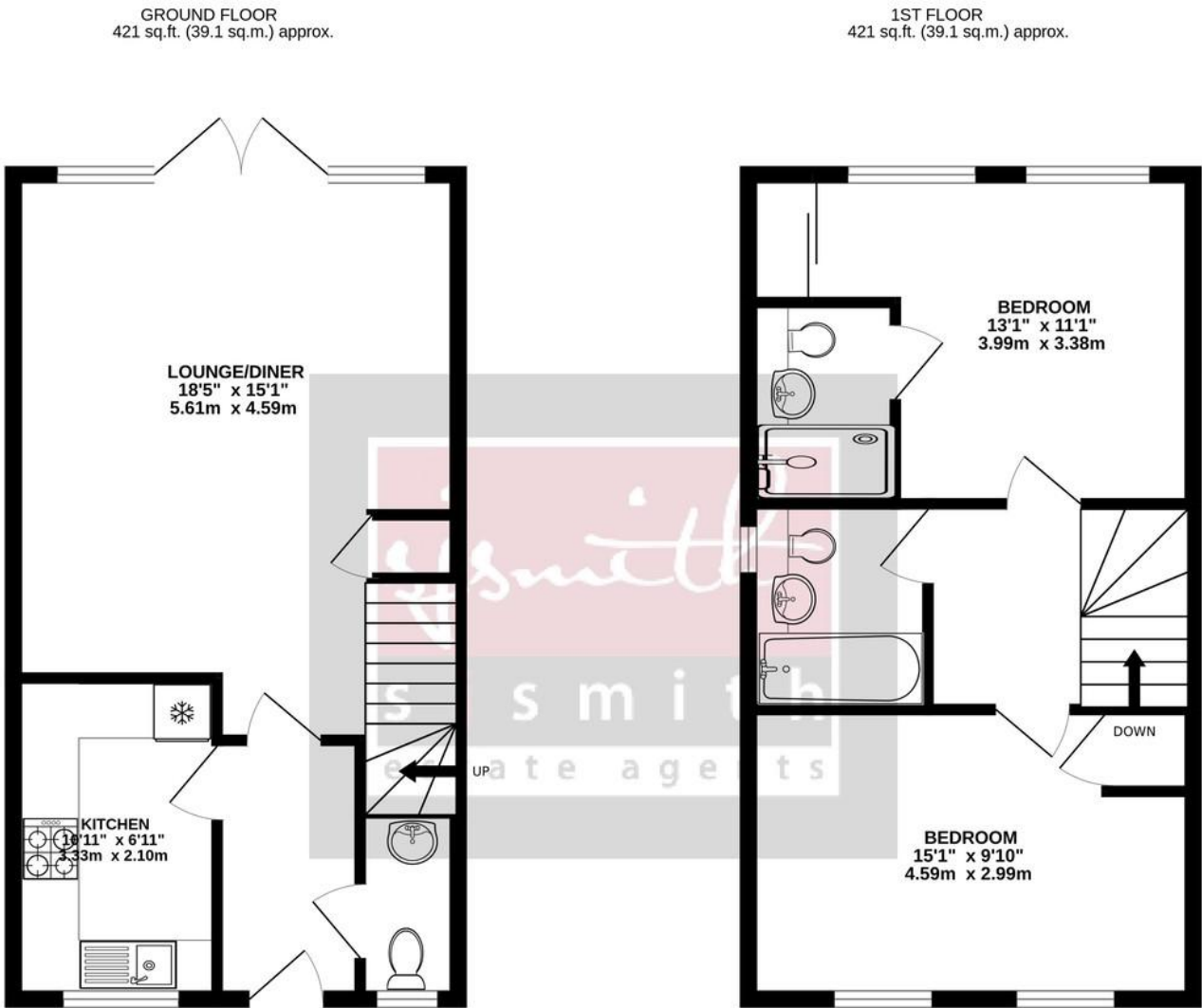


3 Gatehouse Close, Feltham Hill Road, Ashford, TW15 1HU

Guide Price £499,950 - Freehold

Built in 2021 the Gate House is a well manicured development offering good access to local amenities and just 1.25 Miles to Ashford mainline station. SJ Smith are delighted to present this stunning two double bedroom, two bathroom end of terrace house, with allocated parking, electric car charge point and private rear garden. A spacious entrance hallway leads to both the reception room and modern fitted kitchen, it also accommodates a separate W.C. The kitchen boasts a range of stunning fitted worktops, units and integrated appliances. The main reception room is particularly spacious with adequate space for both separate sitting and dining areas. The French patio doors and windows are a real feature of this room, bringing in lots of light whilst offering a lovely view out to the garden. The first floor comprises two good size double bedrooms with the master boasting a ensuite shower room. The main bathroom has been finished to a particularly high standard with a tasteful finish, fitting of the whole house.

- BUILT IN 2021
 - SOUGHT AFTER DEVELOPMENT
 - 1.25 MILES FROM ASHFORD TRAIN STATION
- DOWNSTAIRS WC
 - ALLOCATED PARKING
 - EPC RATING BAND B
 - TWO BATHROOMS



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Council Tax
Spelthorne Borough Council, Tax Band D being £2,201.79 for 2022/23
Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Lease and service charge information, all to be confirmed via solicitors;
Tenure: Freehold
Service Charge: £315 per annum towards communal areas

Agent note Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

EP5

BOROUGH OF SPELTHORNE

TOWN AND COUNTRY PLANNING ACT 1990 AND LOCAL GOVERNMENT ACT 1972

Deepak Khullar
c/o Kay Collins
Kevin Scott Consultancy Ltd
Sentinel House
Ancells Business Park
Harvest Crescent
Fleet
Hampshire
GU51 2UZ



For: Deepak Khullar	KEW	19/00102/PDO
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The BOROUGH OF SPELTHORNE as LOCAL PLANNING AUTHORITY under the provisions of Part III of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), DO HEREBY advise that -

PRIOR APPROVAL IS GRANTED

FOR THE DEVELOPMENT SPECIFIED IN THE SCHEDULE 1 HERETO, subject to the Conditions specified in Schedule 2 hereto.

SCHEDULE 1

The development specified in the application for Planning Permission dated 21 January 2019 and shown on the plans submitted therewith, namely:

PROPOSAL:	Prior Approval Notification for the change of use from office (B1) to 40 no. residential flats (C3)
AT:	HM Revenue And Customs Forum House 14 Thames Street Staines-upon-Thames TW18 4UD

SCHEDULE 2

See attached list.

The reason(s) for the decision of the Council to advise that prior approval is not required for the development specified in Schedule 1, subject to any conditions specified in Schedule 2, are set out overleaf.

Dated 27 February 2019

Signed : *EJ Spinks*

Planning Development Manager
Duly authorised in this behalf

ANY PERMISSION HEREBY GRANTED RELATES ONLY TO THAT WHICH MAY BE NECESSARY UNDER THE TOWN AND COUNTRY PLANNING ACT 1990. CONSENT UNDER THE BUILDING REGULATIONS MAY ALSO BE NECESSARY.

PLEASE READ THE ACCOMPANYING NOTES OVERLEAF

NOTES

- (1) If the applicant is aggrieved by the decision of the Planning Authority named overleaf to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Planning Authority named overleaf or could not have been so granted otherwise that subject to the conditions imposed by them, having regard to the statutory requirements (the statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act, 1990, namely Sections 70 and 72(1) of the Act) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Planning Authority named overleaf was based on a direction given by him.
- (2) If permission to develop the land is refused or granted subject to conditions, whether by the Planning Authority named overleaf or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in whose area the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990, and by the Local Government Act, 1972.
- (3) In certain circumstances, a claim may be made against the Planning Authority named overleaf, for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990, and by the Local Government Act, 1972
- (4) Attention is drawn to Section 20 of the Surrey County Council Act, 1985 which requires that when a building is being erected or extended proper provision shall be made for the fire brigade to have means of access to the buildings and neighbouring building (copy of Section available from the Planning Authority).
- (5) If any demolition works are to be undertaken, you may be required to give prior notice under Section 80 of the Building Act, 1984. Please consult the Council's Building Control Section. This is in addition to any conservation Area Consent or Listed Building Consent, which may be required for demolition.

1. The development must be completed within a period of 3 years starting with this prior approval date.

REASON

1. To accord with the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason:- Grant Prior approval

1. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) for Forum House, Staines Reference HLEF66600/001R dated October 2018 and the following mitigation measures detailed within the FRA:

- Finished flood levels are set no lower than 16.52 metres above Ordnance Datum

The mitigation measure(s) shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason:- This condition is sought in accordance with Borough of Spelthorne Local Plan policy L01: Flooding and paragraphs 160 and 163 of the National Planning Policy Framework (NPPF): In addition to reduce the risk of flooding to the proposed development and future occupants and to ensure that during a flood event there is not an unacceptable risk to the health and safety of the occupants and an increased burden is not placed on the emergency services.

2. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of bicycles have been provided in accordance with the approved plans. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:- The condition above are required in order that the development encourages sustainable travel patterns, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework (2018), and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

3. The approved Car Parking Management Plan dated 17/01/19 shall be fully and permanently implemented upon first occupation and for each and every subsequent occupation of the development.

Reason:- The condition above are required in order that the development encourages sustainable travel patterns, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework (2018), and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

Informative:-

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs

EP6

BOROUGH OF SPELTHORNE

TOWN AND COUNTRY PLANNING ACT 1990 AND LOCAL GOVERNMENT ACT 1972

Surrey County Council
c/o Miss Louise Hambleton
QUOD
Ingeni Building
17 Broadwick Street
London
W1F 0DE



For: Surrey County Council

KEW

18/01749/PDO

The BOROUGH OF SPELTHORNE as LOCAL PLANNING AUTHORITY under the provisions of Part III of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), DO HEREBY advise that -

PRIOR APPROVAL IS GRANTED

FOR THE DEVELOPMENT SPECIFIED IN THE SCHEDULE 1 HERETO, subject to the Conditions specified in Schedule 2 hereto.

SCHEDULE 1

The development specified in the application for Planning Permission dated 19 December 2018 and shown on the plans submitted therewith, namely:

PROPOSAL:	Prior approval notification for the change of use of the first and second floor from office (B1) to residential (C3) comprising 5 no. flats
AT:	61 - 63 High Street Staines-upon-Thames TW18 4QW

SCHEDULE 2

See attached list.

The reason(s) for the decision of the Council to advise that prior approval is not required for the development specified in Schedule 1, subject to any conditions specified in Schedule 2, are set out overleaf.

Dated 12 February 2019

Signed : *EJ Spinks*

Planning Development Manager
Duly authorised in this behalf

ANY PERMISSION HEREBY GRANTED RELATES ONLY TO THAT WHICH MAY BE NECESSARY UNDER THE TOWN AND COUNTRY PLANNING ACT 1990. CONSENT UNDER THE BUILDING REGULATIONS MAY ALSO BE NECESSARY.

PLEASE READ THE ACCOMPANYING NOTES OVERLEAF

NOTES

- (1) If the applicant is aggrieved by the decision of the Planning Authority named overleaf to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Planning Authority named overleaf or could not have been so granted otherwise that subject to the conditions imposed by them, having regard to the statutory requirements (the statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act, 1990, namely Sections 70 and 72(1) of the Act) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Planning Authority named overleaf was based on a direction given by him.
- (2) If permission to develop the land is refused or granted subject to conditions, whether by the Planning Authority named overleaf or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in whose area the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990, and by the Local Government Act, 1972.
- (3) In certain circumstances, a claim may be made against the Planning Authority named overleaf, for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990, and by the Local Government Act, 1972
- (4) Attention is drawn to Section 20 of the Surrey County Council Act, 1985 which requires that when a building is being erected or extended proper provision shall be made for the fire brigade to have means of access to the buildings and neighbouring building (copy of Section available from the Planning Authority).
- (5) If any demolition works are to be undertaken, you may be required to give prior notice under Section 80 of the Building Act, 1984. Please consult the Council's Building Control Section. This is in addition to any conservation Area Consent or Listed Building Consent, which may be required for demolition.

1. The development must be completed within a period of 3 years starting with this prior approval date.

REASON

1. To accord with the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason:-..That prior approval is given.

SUMMARY OF REASON FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to the policies in the Councils Core Strategy and Policies DPD 2009, and was considered to comply with these policies. In particular the following policies were considered.

1. Spelthorne Development Plan Core Strategy and Policies Development Plan Document:
2. Spelthorne Borough Local Plan 2001
3. The material circumstances of the case, including site history, location and impact on amenities were considered.
4. It was considered that there would not be a significant impact upon the amenities of adjoining properties and the character and appearance of the area that would justify a refusal in this case.

EP7



18 - 32 London Road, Staines-upon-Thames, TW18 4BP



An imposing three storey office HQ,
comprehensively refurbished with a stunning reception area and
offering contemporary office accommodation to a Grade A finish.

From 3,000 sq ft to 19,262 sq ft
Available To Let

Staines-upon-Thames

A major M25/Heathrow office location, Staines-upon-Thames is increasingly well regarded for its shopping amenities with a wide range of high street retailers in the Elmsleigh and Two Rivers Shopping Centres, and a Vue cinema.

Magna House is perfectly positioned to enjoy all the amenities the town centre has to offer including the River Thames and the regular train service to London Waterloo and Reading.

Staines-upon-Thames Business Improvement District (BID) launched 1st April 2017.

Business-led investment program to raise £1.6 million over five years for targeted projects.



- Local Amenities
- 1 Runnymede-on-Thames Hotel & Spa
 - 2 Sainsbury's
 - 3 The Swan Hotel
 - 4 The Bells
 - 5 Slug & Lettuce
 - 6 Pizza Express
 - 7 Café One
 - 8 Frankie & Benny's
 - 9 Travelodge
 - 10 Tesco
 - 11 McDonald's
 - 12 Waitrose
 - 13 Boots
 - 14 PureGym
 - 15 Costa Coffee
 - 16 Nando's



Description

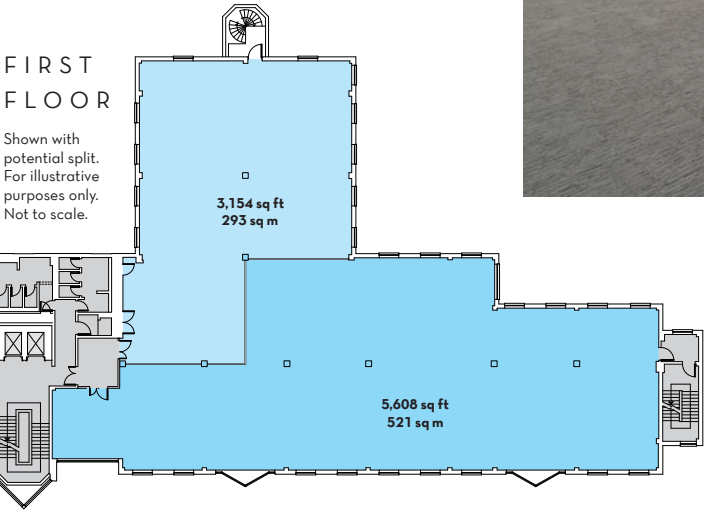
Magna House boasts a newly refurbished reception area offering an impressive entrance for employees and visitors. With suites available from 3,000 sq ft, whole floors from 8,926 sq ft and total offices up to 19,262 sq ft, there's a space to suit your business.

- Comprehensively remodelled reception
- New WCs and showers
- New metal tiled suspended ceilings
- New self-contained basement shower block and lockers
- New LED lighting
- 4-pipe fan coil air-conditioning with new boilers and chillers

- Full access raised floors
- Newly carpeted throughout
- Two x 11 person passenger lifts
- Car parking spaces (1:254 sq ft)
- Bike racks (12 secure and 14 open racks)
- EPC rating: B(46)

Floor Areas

Floor	sq ft	sq m
Third	1,377	128
Second	8,959	832
First	8,926	829
Ground	LET TO TAX SYSTEMS	
Total	19,262	1,789



Terms

New FRI lease terms direct from the landlord.

Hurst Warne
hurstwarne.co.uk
01372 360190
01483 723344

Nic Pocknall
nic.pocknall@hurstwarne.co.uk

Peter Richards
peter.richards@hurstwarne.co.uk

JLL
020 7493 4933
jll.co.uk/property

Kate Clark
kate.clark@eu.jll.com

Misrepresentation Act:
(i) These particulars are set out as general outline only, for the guidance of intended purchases or lessees, and do not constitute part of any offer or contact: (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) No person in the employment of Jones Lang LaSalle or Hurst Warne has any authority to make or give any representation or warranty whatever in relation to this property: (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. February 2018. Designed and produced by www.tlgd.co.uk

EP8



Staines-upon-Thames
TW18 4EX

A highly prominent headquarters office building with an impressive remodelled reception,
providing 4,466 - 26,290 sq ft of refurbished office accommodation

TO LET



1st floor refurbished office



One London Road is a five storey headquarters office building benefitting from excellent prominence on London Road. The property, which was constructed in 2000, has undergone a comprehensive refurbishment to the common parts and the 1st & 4th floors.

The property features a striking triple height reception area and the upper floors are serviced by three passenger lifts. The available office accommodation ranges from 4,466 sq ft upwards.

The property incorporates the following specification:

- Remodelled ground floor triple height reception
- New metal tile suspended ceiling
- New LED lighting
- New four pipe fan coil system
- New fire alarm system
- 24 hour access and security
- New trend controls
- New BMS Control systems
- Full access raised floor with new carpet
- Fully refurbished WCs and showers
- Car parking ratio of 1:292 sq. ft
- Bike racks
- Window blinds
- EPC Grade C

AVAILABILITY

FLOOR	AVAILABILITY	SQ FT	SQ M
3rd	Available	4,466	415
3rd	Available	10,995	1,021
2nd	Available	10,829	1,006
OVERALL TOTAL		26,290	2,442

Please note: The third floor can be split to offer from 4466 sq ft upwards.
NIA independent measurements by Plowman Craven

LOCATION

Staines-upon-Thames is located in Surrey on the River Thames. Ideally located 18 miles from Central London, 4 miles from London Heathrow airport and 8 miles from Slough, the property has easy access to the M25, M3 and M4.

One London Road is prominently located on the north side of London Road in Central Staines. Situated just 0.2 miles from the high street and 0.2 miles from Staines railway station. The proximity to the town centre means the property is well served with amenities which include M&S, Sainsbury's, H&M, Pure Gym, Vue Cinema, Wagamama and Nando's.

Staines-upon-Thames' status as a business hub has been cemented by its award as a Business Investment District. This means a further £1.6m is to be invested in the town over the next five years.



CONNECTIONS

The property is located within a five minute walk of Staines railway station which offers the following services:

	MINS
London Waterloo	35
Reading	47
Windsor	14
Clapham Junction	24

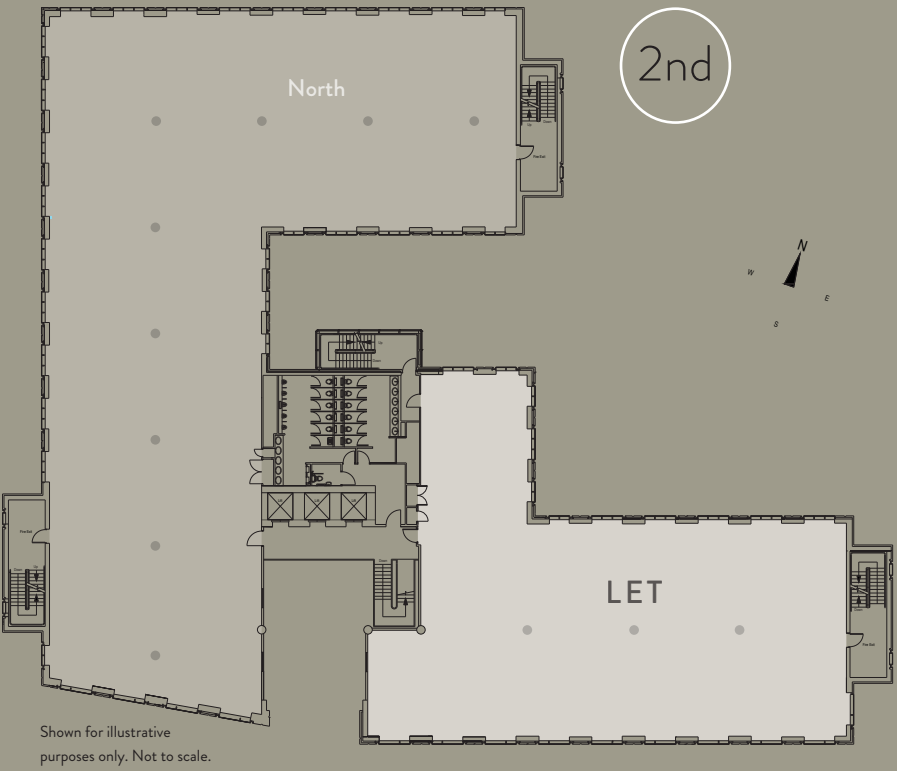
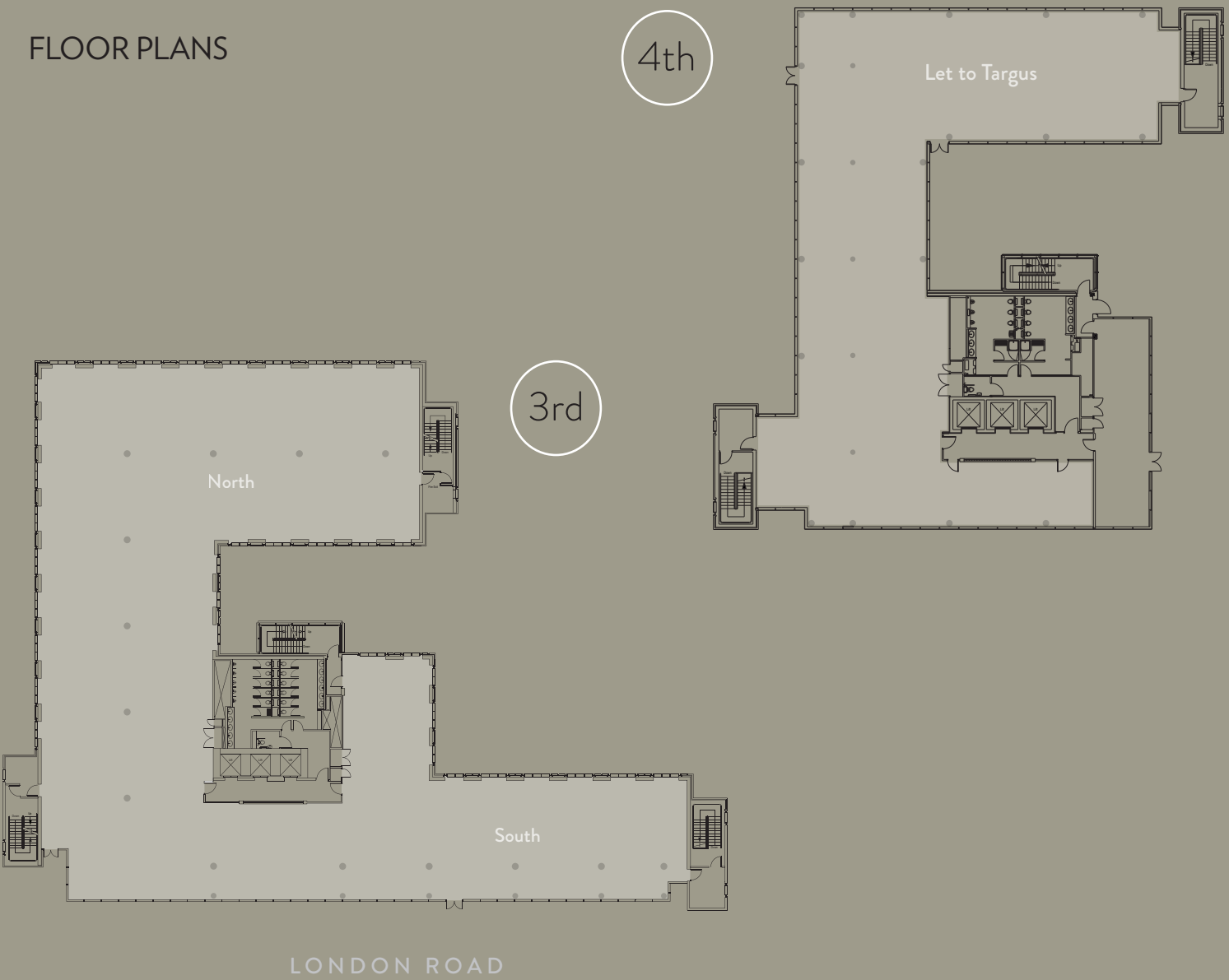
There are several bus routes located immediately opposite the site which offer frequent services for Staines and the surrounding area.

In terms of connections by road, One London Road benefits from the following:

	MILES
M25 J13	1.6
Heathrow Terminal 5	3.7
M3 J1	4.4
M4 J4B	5.25
Heathrow Airport central terminals	6.4
Central London	22

Source: google.co.uk/maps/thetrainline.com

FLOOR PLANS



CONTACT

For more information, please contact the joint agents.



Kate Clark
kate.clark@eu.jll.com



Steve New
snew@vailwilliams.com

www.onelondonroadstaines.com

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. Designed and produced by The Looking Glass Design 020 7384 1322. www.tlgd.co.uk Jan 2022.

EP9

Oast House

Planning Statement

December 2022



LICHFIELDS

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1.0 Introduction

1.1 This Planning Statement has been prepared by Lichfields on behalf of Spelthorne Borough Council.

1.2 It sets out a summary of the planning position, including planning history and a review of the existing and emerging development plan, in support of the submission of a planning application for full planning permission for mixed use development proposals on land occupied by the Oast House and Kingston Road Car Park, Kingston Road, Staines, (known as The Oast House) TW18 4LQ. The site also covers part of the Elmsleigh Surface Car Park, South Street, Staines TW18 4LZ with a proposed multi-storey car park to serve the development.

1.3 The Oast House itself is a Grade II Listed Building. The application is therefore also supported by an application for Listed Building Consent for works associated with the Oast House, which considers the impact of the development on the Oast listed building.

1.4 The development is described as:

'Proposed mixed use development for new NHS Health and Wellbeing Centre, 184 residential flats, workspace and refurbishment of the Oast House to provide community / arts / workspace use, with potential for café and theatre, and servicing and landscaping / amenity provision, together with associated parking; with disabled parking and drop off space only on site, and a decked parking solution on the Elmsleigh Centre surface car park,'

1.5 The development proposals comprise 184 residential units, alongside a 5,075sqm Health and Wellbeing Centre for the NHS and the refurbishment of the Oast House for community / arts use, with the potential for a theatre and café (subject to demand). Parking for disabled and drop off / pick up for the NHS, alongside servicing for the wider site will also be provided on the Oast House site itself, whilst parking for workers and residents will be provided in a decked / Multi Storey Car Park (MSCP) to be built on the Elmsleigh surface level car park, to the southwest of the site and accessed from South Street. Vehicular and pedestrian access will be provided from Kingston Road, whilst further pedestrian access will be facilitated from the Station Path, which links the two sites.

1.6 The Planning Application / Listed Building Consent Application follows extensive pre-Application discussions with Spelthorne Borough Council as local planning authority, significant discussions with the NHS as the proposed principal occupier on the site, Local and Ward Member presentations and public consultation undertaken during June / July 2022.

1.7 This statement contains 5 sections:

- Section 2 provides a summary of the site, the surrounding area and describes the proposals;
- Section 3 outlines the development plan context for the site;
- Section 4 considers key planning issues; and
- Section 5 concludes.

2.0 Background

The Proposed Development Site

2.1 The proposed development is located across 2 sites:

- Site 1: The Main ‘Oast House’ Site, which comprises the Kingston Road Car Park, Oast House and associated buildings. This site is accessed from Kingston Road and will provide the main NHS facility, 184 Residential Properties and workspace, the refurbished Oast House, drop off facilities, disabled parking and landscaping;
- Site 2: The proposed Multi-Storey Car Park (‘The MSCP Site’) on the Elmsleigh Centre surface level car park, linked to Site 1 via Station Path, and accessed by car from South Street.

2.2 The majority of the proposed development site therefore currently operates as public car parks managed by SBC.

2.3 Additional existing uses on Site 1 comprise:

- Staines Tyres garage, to the south-east of the existing site access;
- The Hope Christian Centre, to the north-west of the existing site access; and
- The Oast House and other associated buildings which are not currently in use.

2.4 The Oast House itself is a Listed Building and is located solely on Site 1.

2.5 The relationship of the proposed MSCP site, which is separated by Station Path and the railway line itself, means that any resulting impact on the Listed Building is likely to only result from the development of Site 1. For this reason, the supporting Heritage Assessment deals solely with Site 1 in its analysis of impact on the Listed Building.

2.6 Both Sites 1 and 2, and therefore the Development Site as a whole, is entirely previously developed, ‘brownfield land’.

2.7 Site 1 occupies a site area of approximately 1.0 Ha for the Oast House / Kingston Road Car Park which falls to the southwest edge of Staines town centre. The site sits immediately south of Kingston Road, Staines and immediately north of the Station Path, which provides the main pedestrian link between Staines town centre and its railway station.

2.8 For Site 1 Kingston Road provides an existing access for both vehicles and pedestrians, the Station Path provides a pedestrian only route into the site.

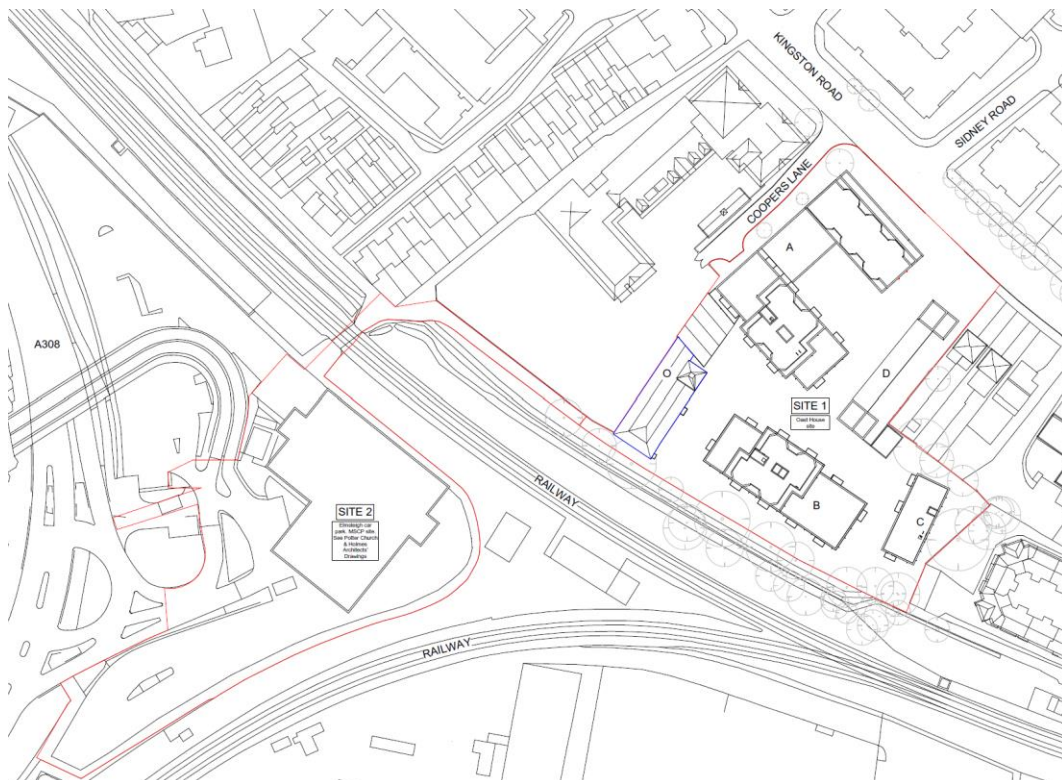
2.9 Site 1 is located approximately 230m from the main shopping area of Staines town centre and approximately 100m from secondary shopping areas on London Road (to the west) and from Staines Railway Station (to the east). For the purposes of the National Planning Policy Framework 2021 (NPPF21), it is defined as an ‘edge of town centre’ site.

2.10 Site 1 is bounded:

- To the north by Kingston Road;
- To the east, by properties fronting Kingston Road and Station Approach, including Florida Court;
- To the west by Staines Police Station and Coopers Lane; and
- To the south by Station Path.

- 2.11 Site 2 occupies an area of approximately 0.8 Ha and comprises part of the Elmsleigh Surface level Car Park. A Multi-Storey Car Park (MSCP) of approximately 500 spaces is proposed to serve visitors, residents and workers of the Oast House development, alongside residents and workers of the Thameside House proposals, subject to planning permission.
- 2.12 Access to the new MSCP will be via the pre-existing access from the A308 South Street, with pedestrian and cycle access to the rest of the town centre to the west and to Site 1 via Station Path to the north.
- 2.13 Site 2 is bounded:
- To the north by a railway line, beyond which is Station Path;
 - To the west by South Street, beyond which is the Elmsleigh Centre;
 - To the south, by a further vacant car park; and
 - To the east by a railway line.
- 2.14 Site 2 is the same as Site C for Thameside House. In respect of the 20/00344/FUL Thameside House application, this site is proposed to accommodate the parking requirements for both Thameside House and the Oast House, depending on the outcome of each application.
- 2.15 The planning application seeks full planning permission for development across Site 1 and Site 2.
- 2.16 The context of the development site, and relationship of Site 1 with Site 2, with their linkage via Station Path, is set out below:

Site 1 and Site 2 Locations



2.17 Selective views of the Oast House Site (Site 1) are provided in the photographs below.

View of Oast House and Car Park. Listed Oast House in distance.



View from Kingston Road showing frontage buildings to be demolished and existing access to Kingston Road Car Park.



2.18 Site 1 is not within a conservation area, however the Oast House itself is a statutory Grade II listed building.

2.19 This Site is almost wholly within Flood Zone 1, with a very small area to the front area of the site (Kingston Road) within Flood Zone 2.

2.20 The Site is highly accessible and within walking distance of the town centre, the railway station, the bus station, and bus stops along South Street, Kingston Road and London Road.

2.21 Selective Views of Site 2, the Elmsleigh surface level car park, proposed for the Multi-Storey Car Park Site (MSCP) and to be accessed from South Street, are set out below:

Views of Site 2, the Multi-Storey Car Park Site (MSCP)



A View from north east



B View from south



C View from north west



D View from north

The Proposed Development

2.22 The Proposed Development is described as:

‘Proposed mixed use development for new NHS Health and Wellbeing Centre, 184 residential flats, workspace and refurbishment of the Oast House to provide community / arts / workspace use with potential for café and theatre, and servicing and landscaping / amenity provision, together with associated parking, with disabled parking and drop off space only on site, and a decked parking solution on the Elmsleigh Centre surface car park,’

2.23 A breakdown of floorspace for the proposals is provided below.

2.24 Within Site 1

- 5,075 sqm Health and Wellbeing Centre for the NHS (Use Class E)
- 184 new affordable homes (Use Class C3);
- 400 sqm workspace (Use Class E);
- Refurbishment of the Grade II listed Oasthouse for community / arts / workspace use with potential for café and theatre (Mixed Use Class E/F/Sui Generis);
- 13 x accessible parking spaces on site and car drop off for 10 cars; and

- 2.25 The proposed breakdown of residential spaces is proposed as:
- 18 x 1 bedroomed 2 person units
 - 23 x 2 bedroomed 3 person units
 - 143 x 2 bedroomed 4 person units
- 2.26 Within Site 2, the proposal is for a Multi Storey Car Park (MSCP) of approximately 500 spaces.
- 2.27 The refurbishment of the Oast House, as a Grade II Listed Building is intended to provide mixed community / art / workspace use, with the potential for café and theatre use, subject to there being demand for the latter. These uses fall across Classes E / F / Sui Generis uses.
- 2.28 The intention is that the residential proposals at Oast House will be developed and run as affordable rented property for Spelthorne Borough Council in order to target local people on the Housing Waiting Register, including key workers.
- 2.29 Specifically, Spelthorne Council's operating model assumes that its schemes will be developed and then transferred, upon practical completion, at cost, to Knowle Green Estates Ltd (KGE), which is a 100% council owned company. KGE will then maintain and manage the properties, renting these properties at affordable rents to local people and key workers.
- 2.30 Due to the recent significant increase in build costs and uplift in Public Works Loan Board interest rates, the Council's schemes are no longer viable on a commercial basis. Therefore, post planning consent, these schemes will only be deliverable as qualifying 100% affordable homes in the current market by accessing Home's England grant funding.
- 2.31 Securing this grant funding is the current strategy being adopted by the Council and as a Council owned company, the delivery of affordable homes through this model is a key objective to meet local needs.

It is intended that the proposals will be delivered in a single phase of development.

CGI Showing Proposed Development



3.0 The Development Plan

3.1 The Development Plan for the Spelthorne area comprises:

- The Core Strategy and Policies Development Plan Document (2009)
- The Site Allocations DPD (2009)
- The adopted Proposals Map (2009)

3.2 Most of the 2001 Local Plan has been superseded by the Core Strategy and Policies DPD, February 2009¹.

3.3 The Council has published a pre-submission (Reg.19) Spelthorne Local Plan 2022-2037 for consultation². Once adopted this will replace the Core Strategy and other development plan documents. It is noted by the Council that this document, alongside a draft Masterplan Framework for Staines, is presently a material consideration of limited weight in the determination of planning applications.

3.4 Notwithstanding, it is pertinent that the draft Plan allocates the Oast House Site under ST3/004 and confirms the appropriateness of the site for mixed use residential led development, for approximately 180 residential units, with community healthcare provision of approximately 4,500sqm, with the delivery of the site within the 1-5 Year timeline (2023-2027). Site 2 is allocated more widely as a town centre site and is partly covered by the Elmsleigh Centre allocation under ST4/009 which more widely is considered to benefit from redevelopment potential.

3.5 The Revised National Planning Policy Framework (NPPF) (2021), the Design of Residential Extensions and New Residential Development Supplementary Planning Guidance (SPG) (2011) and Spelthorne Parking Standards (2011) are also material considerations in the determination of planning applications.

The Core Strategy and Policies Development Plan Document (2009)

3.6 The Core Strategy Policies Development Plan Document (Core Strategy) is part of the Local Development Framework (LDF) and sets out the Council's core strategy and detailed policies.

3.7 Strategic Policy 1 (Location of Development) states that the extent of the existing urban area will be maintained and provision for all new development will be made within it.

3.8 Strategic Policy 2 (Housing Provision) states that provision should be made for sufficient numbers of dwellings to meet the draft Regional Spatial Strategy. Clearly this is superseded by Housing Delivery Targets, against which the Council are not delivering and, as a consequence, triggering the '*presumption in favour of sustainable development*' in the NPPF²¹. Within the overall total of housing requirements, it is noted that the Council will require a mix of tenure, size and type to meet identified needs.

3.9 Policy HO1 (Providing for New Housing Development) states that the Council will ensure provision is made by encouraging housing development, including redevelopment, infill conversion of existing dwellings and the change of use of existing buildings to housing. The policy further states developments must ensure effective use is made of urban land for housing

¹ Six of the policies were saved and continue to be used. These include the Green Belt Policy, Sites of Nature Conservation Importance and Archaeology and Ancient Monuments.

² The Consultation on the Reg.19 Plan ran from 15th June 2022 to 5th September 2022

by applying Policy HO5 which promotes density of development and opposing proposals that would impede development of suitable sites for housing.

- 3.10 Policy HO4 (Housing Size and Type) seeks to ensure that the size and type of housing reflects the needs of the community by requiring all new developments, including conversions, of four or more units to include at least 80% of their total as one or two-bedroom units.
- 3.11 Aligned with this, Policy HO3 (Affordable Housing) states that the Council's target for affordable housing is 40% of all net additional housing. The Policy notes this will be achieved by having regard to the circumstances of each site, negotiating for a proportion of up to 50% of housing on sites to be affordable where the development comprises 15 or more dwellings (gross) or the site is 0.5 hectares or larger, irrespective of the number of dwellings³. The policy further adds a financial contribution in lieu of provision of affordable housing will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site.
- 3.12 Policy HO5 considers the density of development of sites. The site is located outside the town centre, at a transitional location between large floorplate buildings, including the Staines Police Station and lower density suburban areas. Policy HO5 suggests densities in these areas should be of the order of 40-75 dwellings per hectare (dph). However, it is accepted that that higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and at locations that are accessible by non-car-based modes of travel.
- 3.13 Para 2.35 notes particular issues facing Spelthorne which include:
- a) meeting future development requirements within a limited urban area which is constrained by significant flood risks,
 - b) reducing the extent of flood risk,
 - c) improving air quality,
 - d) meeting the particular need for affordable housing,
 - e) noise from Heathrow.
- 3.14 Para 2.25 of the Plan notes that Staines is Spelthorne's major shopping centre with a catchment area covering the whole Borough and adjoining areas to the west and south. It is also the main commercial centre in the Borough. Plan notes the main residential areas of Staines are to the east and south of the town centre.
- 3.15 The Plan notes Staines has problems of traffic congestion and some related air quality issues and it is important that further development does not add to this. Significant parts of Staines town centre are liable to flood, and the Strategic Flood Risk Assessment has evaluated the economic and social case for continued retail growth and the scope to mitigate any flood risk. The Plan recognises there are few significant sites which can make a contribution to future housing needs.
- 3.16 Policy TC1 states that the Council will maintain the role of Staines as the principal town centre serving north Surrey by encouraging developments that contribute to the vitality and viability of the centre and are of a scale and character appropriate to its role.
- 3.17 Strategic Policy 6 (Maintaining and Improving the Environment) stipulates the Council will seek to maintain and improve the quality of the environment by ensuring both the design and layout of the new development incorporates principles of sustainable development and creates an

³ The Council has since noted that this should apply to all new housing development

environment that is inclusive, safe and secure. The policy also promotes development which is attractive, with its own distinct identity, and respects the environment of the area in which it is situated.

- 3.18 This is further developed in Policy EN1 (Design of New Development) which sets out the Council's requirements for the design of new development and which notes should be of a high standard in design and layout.
- 3.19 The Policy similarly states that new development should create buildings and places that are attractive with their own distinct identity, and that these should also respect and make a positive contribution to the street scene and the character of the area in which they are situated.
- 3.20 Policy EN1 requires new development to have due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 3.21 Development should also incorporate measures to minimise energy consumption, conserve water resources, provide for renewable energy and incorporate provision for the storage of waste and recyclable materials and make provision for sustainable drainage systems (SUDs). This is further developed in Policy CC1 which requires, as a minimum, that 10% of energy should be provided by sustainable means (see below).
- 3.22 Policy EN5 Buildings of Architectural and Historic Interest, notes that the Council will seek to preserve its architectural and historic heritage of Spelthorne by:
- a) refusing consent for the demolition of a listed building unless it has been conclusively demonstrated that it is not physically possible to retain the building,
 - b) requiring alterations and extensions to listed buildings to respect the host building in terms of scale, design, and use of materials, and the retention of the structure and any features of special historic or architectural importance; and refusing consent for any alteration or extension to a listed building that will not preserve the building or its setting,
 - c) seeking to retain listed buildings in the use for which they were designed and built, normally only allowing changes of use where necessary to achieve the restoration or preservation of a building and where the character of the building and the amenities of the area are maintained,
 - d) encouraging the retention of buildings of local architectural or historic interest and seeking to ensure that their character and setting is preserved in development proposals,
 - e) providing advice to owners on the appropriate repair and maintenance of listed buildings, and on the appropriate form of development proposals, together with the use of available statutory powers to ensure listed buildings are kept in proper repair,
 - f) requiring development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting,
 - g) applying the Council's policies in a more flexible way where justified, to ensure the

preservation of a listed building.

- 3.23 The Policy notes where, exceptionally, consent is granted for the demolition or alteration of a listed building which would destroy features of historic or architectural importance, the Council will require an adequate record to be made of the features lost, to be funded by the developer.
- 3.24 Policy LO1 seeks to reduce flood risk and its adverse effects on people and property through reducing the risk of flooding from surface water and fluvial flooding, by requiring appropriate sustainable drainage schemes and by refusing development on undeveloped sites which reduce flood storage capacity in Flood Zone 3. The Policy requires all development proposals within Zones 2, 3a and 3b, on sites of 0.5ha, 10 dwellings or 1000m² of non-residential development or more, to be supported by an appropriate Flood Risk Assessment.
- 3.25 Policy EN8 (Protecting and Improving and Landscape and Biodiversity) sets out the Council's policy on protecting and improving landscape and biodiversity. This Policy seeks to ensure new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest. The Policy notes that the Council will refuse permission where development would have a significant harmful impact on the landscape or features of nature conservation value.
- 3.26 Policy EN11 (Development and Noise) states the Council will seek to minimise the adverse impact of noise by requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level and requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development proposed in areas with high noise levels.
- 3.27 Policy CO3 (Provision of Open Space for New Development) adds where any new housing is proposed in areas of the Borough with inadequate public open space, or where provision would become inadequate because of the development, the Council will require either the provision of new on-site open space or a financial contribution towards the cost of new off-site provision. If on or off-site provision is not feasible the Council will require a contribution in the form of a commuted payment to improve existing sites to enhance their recreational value and capacity.
- 3.28 Policy CC1 (Renewable Energy, Energy Conservation and Sustainable Construction) sets out the Council's policy on renewable energy, energy conservation and sustainable construction. The Council will support the provision of renewable energy, energy efficiency, and promote sustainable development generally by requiring residential development of one or more dwellings and other development involving new buildings or extensions exceeding 100m² to:
- Optimise design, layout and orientation of development to minimise energy use;
 - Include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- 3.29 The Council will also encourage, the installation of renewable energy equipment to supply existing buildings, appropriate freestanding renewable energy schemes, high standards of sustainable construction and developments to attain high energy efficiency and minimum impact on the environment to at least Code for Sustainable Homes – 3 star or BREEAM 'very good' standard.
- 3.30 Policy CC3 (Parking Provision) requires appropriate provision to be made for off street parking in development proposals in accordance with the Council's maximum parking standards.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.31 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to developments and decisions concerning listed buildings.
- 3.32 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, The Act requires a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.33 It is noted⁴ that ‘*preservation*’ in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

Revised National Planning Policy Framework (2021)

- 3.34 The revised National Planning Policy Framework (2021) (NPPF21) requires Local Planning Authorities to plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.
- 3.35 Paragraph 11 of NPPF21 states that plans and decisions, having regard to an up to date development plan, should apply a ‘*presumption in favour of sustainable development*’.
- 3.36 For decision-taking this means:
- Approving development proposals that accord with an up-to-date development plan without delay; or
 - Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole
- 3.37 Paragraph 60 states to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.38 As with the case of Spelthorne Borough Council, where authorities are consistently failing to meet predicted housing delivery, the Government requires that applications are considered against the ‘*presumption in favour of sustainable development*’.
- 3.39 Paragraph 65 states where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:
- Provides solely for Build to Rent homes;
 - Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);

⁴ Advice from Historic England

- Is proposed to be developed by people who wish to build or commission their own homes; or
- Is exclusively for affordable housing, an entry-level exception site or a rural exception site.

- 3.40 Although it has been noted by the Council to be of limited weight, the emerging draft Plan allocates the Oast House Site under ST3/004 and confirms the appropriateness of the site for mixed use residential led development, for approximately 180 residential units, with community healthcare provision of approximately 4,500sqm. It is predicted that the delivery of the site will occur in the early stages of the Plan, ie within the 1-5 Year timeline (2023-2027). Site 2 is allocated as part of the Elmsleigh Centre under ST4/009 which more widely is considered to benefit from redevelopment potential, but otherwise falls within the town centre.
- 3.41 The allocation of the Oast House site for residential-led mixed use development aligns with the site being suitable, available and immediately achievable under the terms of the NPPF21.
- 3.42 Additionally, Chapter 7 of the NPPF seeks plans and other key policy documents, alongside positive decision making, to ensure the continuing vitality and viability of town centres.
- 3.43 In doing so, and acknowledging that the site is 'edge of centre' rather than town centre, the framework nevertheless recognises (inter alia):
- '... that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites'⁵*
- 3.44 The NPPF21 further considers the re-use of Listed Buildings and the role of the planning system in protecting both designated and non-designated heritage assets.
- 3.45 Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It is noted, as part of this, that the level of detail required in the assessment should be *'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*⁶.
- 3.46 Paragraph 201 of NPPF21 explains that *'where a proposed development will lead to substantial harm to, or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.'*⁷
- 3.47 Paragraph 202 of the NPPF21 advises that where a proposal involve *'less than substantial harm'* to the significance of a designated heritage asset, that any such harm should be weighed against the public benefits of the proposal, including securing its optimum viable use of the site. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a 'balanced judgement' will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Design of Residential Extensions and New Residential Development SPG (2011)

- 3.48 Spelthorne Borough Council has Supplementary Planning Guidance, dating from 2011, on residential extensions and new residential development to promote high standards.

⁵ Para 86 (f) of NPPF21

⁶ Para 194 of NPPF21

⁷ Para 201 NPPF21

- 3.49 The Supplementary Planning Guidance (SPG) advocates detailed design and good use of vernacular materials as critical to an acceptable scheme, whether on extensions or new residential development.
- 3.50 The SPG notes attention to detail will ensure that extensions will blend well with the existing property. Poor quality design with little or no attention to detail is noted likely to be unacceptable.
- 3.51 The SPG also sets out guidance on minimum distances between properties, according to whether those properties flank, back onto or front other existing development.
- 3.52 Regard has been had to this in the design of the proposals, which it meets and exceeds in providing greater distances to those indicated within the SPG between the new development and residential properties.

Spelthorne Parking Standards (2011)

- 3.53 Parking standards (adopted June 2011) for residential development are set out in a Spelthorne Borough Council Supplementary Planning Guidance (SPG)
- 3.54 The standards set out in the SPD are suggested as a maximum.
- 3.55 For residential, these include:
- 1.25 car spaces per one-bedroom dwelling;
 - 1.5 spaces per two-bedroom dwelling;
 - 2 spaces per three-bedroom dwelling (up to 80sqm) / 2.25 spaces per three-bedroom dwellings (above 80sqm); and
 - 2.5 spaces per four-bedroom dwellings
- 3.56 There is also a requirement to provide a single cycle space per dwelling.

Community Infrastructure Levy

- 3.57 The Community Infrastructure Levy (CIL) came into force in the borough on 1 April 2015. The Charging Schedule covers a range of development and applies different charges per sqm by both location and type of category.
- 3.58 The site is located within CIL Charging Zone 2, whereby residential development with units greater than 15 units, are charged at a rate of £40.00 per sqm. Employment and other floorspace is 'zero rated' ie it doesn't attract a CIL charge.

Consultation / Community Engagement

- 3.59 The proposals have been the subject of pre-application consultation with Officers at Spelthorne Borough Council, Local and Ward Members and the public during June / July 2022.
- 3.60 Additional information with regards to the public consultation is provided within a separate '*Statement of Community Involvement*' submitted with the planning application.

4.0 Key Considerations

The Principle of Development

- 4.1 Spelthorne Borough Council has a target from the Government to build 618 homes per year for the next 15 years.
- 4.2 The Council are not delivering against housing delivery requirements, which means that planning applications are considered against the NPPF21 *'presumption in favour of sustainable development'*. This means for those authorities such as Spelthorne Borough Council who are not meeting Housing Delivery Targets (HDT's) / Objectively Assessed Needs (OAN) that planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh benefits.
- 4.3 The Council's housing register has also risen from 1,942 households to approximately 3,600 in the last 2-3 years, representing a serious housing crisis which the Council must address. It is important for the Council to deliver more high-quality housing to let at affordable rents to local people.
- 4.4 Both Site 1 and Site 2, which comprise the development site, are wholly previously developed 'brownfield' land, presently largely occupied by low density, surface level car parks and a number of buildings linked with the Oast House. The Oast House itself is the only Listed Building on site. Neither Site 1 nor Site 2 fall within a Conservation Area.
- 4.5 As brownfield land, the proposed development site as a whole is suitable for development, is deliverable and is achievable to meet housing needs.
- 4.6 Both the Core Strategy 2009 and the NPPF21 supports the use of brownfield sites over the use of green field or Green Belt sites. Albeit of limited weight, the emerging Plan adopts the same position and allocates Site 1 under Allocation ST3/004, which confirms the appropriateness of the Oast House / Kingston Road Car Park (34-36 Kingston Road) site for mixed use development comprising approximately 180 residential units, with community healthcare provision of approximately 4,500sqm. Site 2 is allocated as part of the Thameside House allocation ST1/037 and more widely as a town centre site and as part of the Elmsleigh Centre allocation under ST4/009.
- 4.7 Moreover, the NPPF, at para 86(f) supports the diversification of town centres, noting the recognised benefits of diversification with additional residential uses, which can help sustain local shops and services.
- 4.8 Specifically, in the NPPF21:
- '... residential development often plays an important role in ensuring the vitality of centres and (Policies should) encourage residential development on appropriate sites'*⁸
- 4.9 The proposed development will help sustain vitality and viability, not only in additional residencies to support town centre retail and services, but also in the creation of the NHS Health and Wellbeing Centre and in the provision of additional commercial / community floorspace, and the refurbishment of the Oast House for community / café / theatre use, the latter being subject to demand.

⁸ Para 86 (f) of NPPF21 (Lichfields insertion in parenthesis)

Housing Policies

- 4.10 Strategic Policy 2 (Housing Provision) states that provision should be made for sufficient numbers of dwellings to meet the draft Regional Spatial Strategy.
- 4.11 Clearly this is superseded by Housing Delivery Targets. Spelthorne Borough Council has a target from the government to build 618 homes per year for the next 15 years which at present it is not meeting.
- 4.12 Sited outside of the Green Belt, this means, per the above, that the NPPF21 '*presumption in favour of sustainable development*' applies, in that planning permission should be approved, unless any adverse impacts significantly and demonstrably outweigh the benefits of the proposals.
- 4.13 Policy HO1 (Providing for New Housing Development) states that the Council will ensure provision is made by encouraging housing development at brownfield locations, such as the site. The policy further states developments must ensure effective use is made of urban land for housing by applying Policy HO5 which promotes density of development and opposing proposals that would impede development of suitable sites for housing.
- 4.14 HO1 also notes that redevelopment, infill and conversion of existing dwellings and the change of use of existing buildings to housing are all acceptable.
- 4.15 Policy HO4 (Housing Size and Type) seeks to ensure that the size and type of housing reflects the needs of the community by requiring all new developments, including conversions, of four or more units to include at least 80% of their total as one or two-bedroom units; with which the development accords.
- 4.16 All of the proposed residential units also correspond with the national space standards for homes: a requirement for all Spelthorne Borough Council's projects.

Provision of Health Care Facility

- 4.17 One of the key components of the development is the proposed Health and Wellbeing Centre for the NHS on Site 1. This new centre is part of a broader partnership with Spelthorne Borough Council through the North West Surrey Alliance that has seen NHS resources invested in other Borough discretionary services.
- 4.18 It is intended that this will be one of the first of only 6 proposed countrywide and will pilot new innovative ways of delivering better health and wellbeing outcomes, offering a range of health and wellbeing facilities, increased capacities. The development will lead to reduced waiting times and will be future proofed to meet the growing need of Spelthorne residents.
- 4.19 The new Health and Wellbeing Centre will be approx. 5,075 sqm and is proposed at the front of the site, with direct access from Kingston Road. It is intended that drop off and accessible car parking will be available, along with cycle storage, with the main car parking provision for visitors and staff situated on the MSCP site (Site 2).
- 4.20 The Health and Wellbeing Centre will provide much needed space for three local GP Practices to expand and offer more appointments from a range of healthcare staff, with a further range of providers and services available which will focus beyond health, to lifestyle, and mental and physical resilience.
- 4.21 The range of services and facilities respond to wider feedback on service provision and include:
- 1 Genuine ambition to address wider determinants of health through lifestyle, for example, by providing a Teaching Kitchen to assist more resilient living, not just diet sheets;

- 2 Courtyard and space for activity based classes;
- 3 Inclusion of space for potential Citizens Advice services;
- 4 A welcoming place to work that will attract and retain staff – bright airy facilities for staff for both work and for out of work time, including a roof top space.
- 5 The development of a ‘Sense of Place’ within Staines, both to promote health and lifestyle choices, new ways of working, and regenerating the built environment through a best in class location.
- 6 Working with Spelthorne Borough Council to integrate with the community in an accessible, high quality environment, rather than an isolated / ‘Stand-alone’ health building.
- 7 Creating a place that is welcoming to people – public spaces that are relaxed and informal with and easy to navigate. Cafe and courtyard and non-stigmatising access to services if needed.

4.22 It is considered that the co-location of services with surrounding housing, at a location close to the town centre and public transport nodes, will bring opportunities to share elements of infrastructure, plant, and engineering, and bring synergies around car parking, new roads and landscaping.

4.23 The Health and Wellbeing Centre is intended to adopt energy efficiency targets towards net zero carbon into both the residential and health elements of the building, seeking BREEAM ‘Excellent’ and making it one of the most sustainable buildings in the Borough.

4.24 The new Health & Wellbeing centre will further support the regeneration of Staines town centre, which is a key ambition, with the overall Oast House scheme helping to improve housing, environmental factors and economic prosperity.

Restoration of the Listed Oast House / Listed Building Impact

4.25 The development proposes the refurbishment of the Oast House, a Grade II Listed Building which sits on Site 1. The wider development helps enable the restoration of this locally significant building, which is at a prominent location on Station Path. This is a material planning benefit of the proposals.

4.26 The associated works to the Listed Oast includes:

- Demolition of former brewery buildings;
- Demolition of one pile of the granary building and internal refurbishment and reconfiguration to provide a café area linked to the Oast House.
- Refurbishment of the Oast House, to include:
 - Stripping out of modern internal partitions on ground and first floors.
 - Retention of historic metal columns.
 - Replacement of the existing staircase between ground and first floor.
 - Removal of part of the first floor to create a mezzanine gallery.
 - Removal of a blocked door and window in the east elevation (beside the kiln), to be replaced with a double door to provide an accessible entrance.
 - An access lift will be provided west of the kiln.

- 4.27 Although statutorily Grade II listed, the Oast House site is in a derelict form, and it is understood that the Oasthouse has not been in use for an estimated 20 years. The re-occupation and reuse of the Oast House, to provide community / arts / workspace use, with potential for café and theatre (subject to demand for the latter uses) will breathe new life into the building and provide an effective repurposing of the Oast House / Listed Building space.
- 4.28 Both the NPPF⁹ and Spelthorne Borough Council's Development Plan supports the sensitive re-use of listed building. The Development Plan, under EN5, notes that the Council will seek to preserve the Borough's architectural and historic interest by (inter alia):
- Encouraging the retention of buildings of local architectural or historic interest and seeking to ensure that their character and setting is preserved in development proposals;
 - Refusing consent for the demolition of a listed building unless it has been conclusively demonstrated that it is not physically possible to retain the building;
 - Requiring alterations and extensions to listed buildings to respect the host building in terms of scale, design, and use of materials, and the retention of the structure and any features of special historic or architectural importance; and refusing consent for any alteration or extension to a listed building that will not preserve the building or its setting;
 - Requiring development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting; and
 - Applying the Council's policies in a more flexible way, where justified, to ensure the preservation of a listed building.
- 4.29 The Listed Building Consent Application is supported by both a Listed Building / Heritage Statement and a Structural Survey to demonstrate that the proposals preserve the character and appearance of the listed building and that the building remains structurally resilient to allow the refurbishment and reoccupation to occur for the purposes proposed without significant additional internal or external works.
- 4.30 AB Heritage Limited were commissioned to produce a Combined Archaeology Desk-Based Assessment & Heritage Statement covering proposed works. The methodology and approach has been agreed with both Spelthorne Borough Council's Heritage Officer and Surrey County Council.
- 4.31 The Listed Building Report assess the impact of the development proposals not only for the Oast House itself, but from the wider development, on the character and appearance of the Listed Building, having regard to both the development plan (notably Policy EN5) and the NPPF²¹.
- 4.32 Noting the Grade II Listed Oast House as a building of high heritage significance deriving from its architectural and historic interest, AB Heritage's report also identifies several former brewery buildings present on the site which are deemed to be non-designated heritage assets of low heritage significance, derived principally from their connection to the former Knowle Green Brewery.
- 4.33 The Report notes that the proposed development includes changes to the Oast House and demolition / part demolition of the non-designated former brewery buildings. From site visits and internal inspections of the Oast House, it is concluded by AB Heritage that some historic features remain, including the building's retention of its brick-built vaulted kiln, including brick floor, internal chimney stack and metal columns, with the condition of external structures

⁹ Paras 189-208 NPPF²¹

visually appearing good. However, it is also noted that there has been modern partitions inserted internally within the building and that there has been further external insertions into the fabric of the building, including windows.

- 4.34 Overall, the changes proposed by the development / refurbishment are assessed as resulting in a Minor to Minor / Not Significant Magnitude of Effects, equivalent to '*Less Than Substantial Harm*', under the terms of the NPPF21.
- 4.35 It is, nevertheless, recommended that the affected non-designated built heritage assets should be subject to a Historic Building Recording at Historic England Level 2, prior to their demolition / alteration. This will mitigate, to some extent, the adverse effects of the loss of / changes to the buildings through preservation by record.
- 4.36 More widely, it is considered that the proposed changes will not impact on the settings of any built heritage assets beyond the site boundary, and that the development has '*less than substantial harm*' on the Oast House, as a Grade II Listed Building which is offset by the social / public benefits of the development, including the provision of affordable homes and the proposed NHS Health and Wellbeing Centre.

Archaeology

- 4.37 The Report by AB Heritage also assesses the archaeological potential of the principal Oast House / Kingston Road Car Park (Site 1).
- 4.38 The report demonstrates that while the surrounding area has been a focus for human activity since pre-history, any pre-19th century remains within the site boundaries of the Oast House are likely to have been significantly impacted by the development of the Knowle Green Brewery in the 19th century and 20th century, and following demolition of a significant part of the brewery elements for the current car park.
- 4.39 It is therefore concluded that the site is considered to have a high potential to hold remains relating to the industrial period of the site, but a low potential for recovery of remains from any earlier date.
- 4.40 The degree to which the 20th century demolition may have damaged the archaeological remains is unknown, but such remains could be of medium significance and be of local interest. Based on this, it is recommended that the site is archaeologically evaluated by trial trenching.
- 4.41 AB Heritage note this will determine the state of preservation and the potential for archaeological remains to hold scientific data and other information to inform an understanding of the layout and processes that were carried out on the site before the brewery.
- 4.42 In respect of the MSCP site (Site 2), there are no designated or non-designated heritage assets present, albeit an archaeological evaluation in accordance with a Written Scheme of Investigation (WSI) is expected to be required prior to any groundworks commencing.

Townscape Visual Impact Assessment (TVIA)

- 4.43 The Heritage Assessment is further supported by a Townscape Visual Impact Assessment (TVIA) which considers the townscape and visual effects of the proposed development across both the Main 'Oast House' Site (Site 1) occupied by the Kingston Road Car Park, Oast House and associated buildings, and the proposed MSCP development on the Elmsleigh Centre surface level car park (Site 2) from wider vistas and key areas, including those which have designated heritage assets.

- 4.44 The Report provides analysis of the site and surrounding areas to identify relevant heritage assets, their significance and the contribution of their setting to the identified assets' significance. The TVIA then identifies the townscape character of the site and surroundings, before providing an assessment of the potential effects / impact to the setting of identified heritage assets and to townscape character resulting from the proposed development.
- 4.45 The TVIA also undertakes an assessment of the impact of the development on potential visual receptors (ie people experiencing views and visual amenity). This uses a selection of key representative viewpoints agreed with the Council¹⁰. These views provide a combination of 3D modelling software (VU.CITY) and Accurate Visual Representations (AVRs) to assess how the development is likely to look, based on the submitted scheme.
- 4.46 In considering impact, it is concluded that the development will contribute to a more formalised urban grain which reflects the character area of Staines town centre / edge of town centre and that the scale of the proposal will enhance the legibility of the local townscape by placing height within a transitional area within the townscape; marking the gateway between residential and commercial areas along Kingston Road.
- 4.47 Notwithstanding that it is recognised that the proposals will result in a change in scale in its immediate context, it is concluded that the development and scale allows for a high-quality architectural treatment which enhances the appearance of views located close to the site, with the proposal also providing associated townscape benefits such as increased ground floor activation along Kingston Road and improving the Site's current low contribution to the quality of this principal thoroughfares.
- 4.48 It is also recognised that the use of stepped massing softens and articulates the appearance of the buildings, which is further supported by materiality and architectural detailing, which has taken influences from the local context.
- 4.49 In more general terms, the TVIA considers the site to be an appropriate location for a taller building, given its proximity to public transport links, its location along the principal thoroughfare of Kingston Road and the established and the emerging context of mid-rise and tall buildings along London Road.
- 4.50 The TVIA concludes that the proposal is considered to meet the national and local policy requirements in that:
- The proposal would provide a high-quality and contextual urban design, whilst also optimising the Site.
 - The Site's location is considered to be an acceptable location for a taller building (or a building which may be considered tall despite being relatively modest in height in the wider context).
 - The quality of the design would either enhance or have a neutral effect on visual amenity and townscape character.
- 4.51 In terms of the development as a whole, the Listed Building / Heritage / Archaeological and TVIA work, in combination, conclude that the overall level of harm is '*less than substantial*', with regard to potential impact on heritage assets and their settings, including the Oast House itself.
- 4.52 Taking account of the above, in accordance with paragraphs 202 and 203 of NPPF (2021) it is concluded that the local planning authority can weigh the proposals against public benefit and adopt a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

¹⁰ Agreed through exchange of correspondence with the Council during October 2022

- 4.53 The development as a whole shows the that the economic, social and environmental benefits encapsulated in the policies of Spelthorne Borough Council to retain the clearly identified need for new housing within Spelthorne, meeting the needs of the NHS for a new Health and Wellbeing Centre, and in the restoration of the Oast House itself will bring significant public benefit and that this weighs positively in favour of planning permission being granted.

Affordable Housing Viability

- 4.54 Within the overall total of housing provision, it is noted that the Council will require a mix of tenure, size and type to meet needs. As part of this, it is noted that the Council will seek up to 40% of the total identified housing provision as being affordable.
- 4.55 Aligned with this, Policy HO3 (Affordable Housing) states that the Council's target for affordable housing is 40% of all net additional housing.
- 4.56 The policy notes this will be achieved by having regard to the circumstances of each site, negotiating for a proportion of up to 50% of housing on sites to be affordable where the development comprises 15 or more dwellings (gross), or where the site is 0.5 hectares or larger, irrespective of the number of dwellings¹¹.
- 4.57 The provision of affordable housing is 'viability' tested in those cases where full affordable housing provision cannot be met.
- 4.58 The Council has appointed BNP Paribas to undertake an affordable housing viability assessment. This considers the residual land value generated by the proposed development, and using the outputs of the appraisal, forecasts an appropriate level of affordable housing that the development could sustain, whilst ensuring that the scheme remains viable and deliverable, in line with both requirements of the NPPF21 and HO3 of the Plan.
- 4.59 The viability study, undertaken by BNP Paribas, draws on the conclusions of an Argus based appraisal which sets out a cash flow model basis to assess the scheme, which assesses the value of the completed development, against which the cost of developing the scheme are set, the difference being the Residual Land Value (RLV) for the development.
- 4.60 To assess viability, the RLV is compared to an appropriate benchmark, typically the Existing Use Value (EUV) of the site plus, where appropriate, a landowner's premium, to arrive at the Benchmark Land Value (BLV). An Alternative Use Value (AUV) may also constitute a reasonable benchmark figure where it is considered to be feasible in planning and commercial terms.
- 4.61 Development convention dictates that where a development proposal generates a RLV that is higher than the benchmark, it can be assessed as financially viable and likely to proceed. If the RLV generated by a development is lower than the BLV, clearly a landowner would sell the site for existing or alternative use or might delay development until the RLV improves and that the development is therefore not viable for development.
- 4.62 The viability assessment concludes that it is not viable to provide any affordable housing as part of the proposals, and that the Applicant's provision of 100% intermediate housing in the form of Discounted Market Rent (DMR) is significantly higher than the viable level of affordable housing.
- 4.63 It is expected that this conclusion will be externally audited by the Council's Planning Team as part of its assessment of the planning application.
- 4.64 Notwithstanding, the conclusions of the affordable housing viability assessment undertaken by BNP Paribas, it remains the Council's intention that the Oast House proposals will be developed

¹¹ The Council has since noted that this should apply to all new housing development

and run as affordable rented property for Spelthorne Borough Council in order to target local people on the Housing Waiting Register, including key workers.

- 4.65 Specifically, Spelthorne Council's operating model assumes that its schemes will be developed and then transferred, upon practical completion, at cost, to Knowle Green Estates Ltd (KGE), which is a 100% council owned company. KGE will then maintain and manage the properties, renting these properties at affordable rents to local people and key workers.
- 4.66 Due to the recent significant increase in build costs and uplift in Public Works Loan Board interest rates, the Council's schemes are no longer viable on a commercial basis. Therefore, post planning consent, these schemes will only be deliverable as qualifying 100% affordable homes in the current market by accessing Home's England grant funding.
- 4.67 Securing this grant funding is the current strategy being adopted by the Council and as a Council owned company, the delivery of affordable homes through this model is a key objective to meet local needs.

Design

- 4.68 The Application is supported by a detailed Design and Access Statements for the main Oast House Site (Site 1) by Bell Phillips Architects and the MSCP Site (Site 2) by Potter Church Architects. Both of these documents should be read in conjunction with this Planning Statement.
- 4.69 The requirement of the NHS Health and Wellbeing Centre are set out as being a key driver for the proposals, as is the provision of affordable accommodation and the restoration of the Oast House.
- 4.70 It is noted that the Oast House site is situated in a transitional zone between the town centre and a more suburban setting, and that the car park is situated in a town centre / edge of town centre setting. The sites, in combination, have excellent access to facilities, which will be further strengthened through the provision of the NHS Health and Wellbeing Centre, and strong pedestrian links both to the town centre and key public transport nodes, notably Railway and Bus Stations.
- 4.71 The Oast House is noted as the principal building on the site, comprising a Grade II listed, former brewery building, with a gross internal floor area of approximately 2,137 sqm (23,000 sq ft) constructed in the 1870s. The DAS notes the property comprises two linked parts, the north building being formed by 3 No. gable roofs, and the south building (sometimes known as the Malthouse). The DAS notes both buildings are arranged over ground and 1st floors with a 2nd floor loft deck provided in the south building only, also contains the Oast House tower.
- 4.72 The DAS for the main site notes that the area directly to the east, west and south of Site 1 does not have a coherent street oriented urban grain and that those buildings which present to Kingston Road vary in their relationship to the main road. It is also noted that buildings along the south of Kingston Road present a range of typologies and scale.
- 4.73 It is considered that the current state of Site 1 neglects its relationship to the Station Path and railway. In terms of the MSCP site, it is noted that the large expanse of open surface level car parking adds little to the urban grain or legibility of the town centre / edge of town centre.
- 4.74 Given this, the DAS notes that the development has been formed to respond positively to the transitional nature of both sites, whilst seeking to achieve a viable future density provision for residential, together with those needs set out by the NHS for the Health and Wellbeing Centre. The MSCP has similarly been designed to meet the needs of the development, plus that arising

from the Thameside House (TSH) application, in order to accommodate any approval of that scheme, which includes the MSCP (Site C, TSH) for surface level parking.

- 4.75 The main residential buildings on Site 1 are positioned and orientated to minimise impact from those properties on Kingston Road, and those along Station approach, with height and bulk contained within the centre / Station Path end of the site, with each block orientated to help maximise dual aspect daylight and sunlight.
- 4.76 Both DAS's note that it is intended to use sympathetic materials across the Oast House site as a whole (ie Site 1 and Site 2), thought a combination of red brick, glass and sensitive landscaping and paving to enhance public realm and amenity, particularly in those areas surrounding the Oast House and NHS Health and Wellbeing Centre. Within the MSCP site, the car park is proposed as a steel framed building, with permanent colour-coated steel formwork & in-situ concrete floor decks. This will be clad with an innovative bronze-type latticework.
- 4.77 Further details of the design evolution and proposed material to be used can be found in each Design and Access Statements prepared, in turn, for the Oast House Site (by Bell Phillips Architects) and the MSCP Site (by Potter Church Architects).

Transport

- 4.78 The Transport work undertaken by Markides notes that the provisions of the Development Plan and Surrey Transport Plan 4 (LTP4) set objectives, which include:
- To rapidly reduce carbon emissions, ensuring that Surrey is on track for net zero emissions by 2050;
 - To support Surrey's growth ambitions and enable business and people to prosper sustainably;
 - To provide well connected communities that encourage social mobility and ensure no one is left behind; and
 - To create thriving communities with clean air, excellent health, wellbeing and quality of life.
- 4.79 With respect to the extant Core Strategy, Markides notes, amongst the objectives set out in the document, are:
- To ensure development contributes to sustainable transport choices and reduces the need to travel;
 - To provide for the continued development of Staines as a focus for a mix of town centre uses including retail, leisure and employment and to improve access to the town centre; and
 - To encourage development of a sustainable transport system that supports the spatial strategy and provides for the needs for all sections of the community in an environmentally acceptable way and further improves Staines' role as a public transport interchange.
- 4.80 It is also stated, in relation to transport, that the overall Surrey / Spelthorne strategy covers two related aspects:
- The location of development, with the aim of ensuring development is located where it reduces the need to travel and, in particular, reduces the need to travel by car; and
 - Promoting initiatives to encourage users of developments to be less dependent on the car, including promoting non-car-based travel, when permitting traffic generating development.

- 4.81 The Transport Assessment notes that the development is exceptionally well located to both the key facilities of Staines Town Centre and the Staines Bus Station, with wider access to Staines Railway Station only a short walk.

Traffic Impact

- 4.82 The Transport Assessment notes that the main Oast House site has an existing priority junction with Kingston Road, being the access which serves the Kingston Road car park. Additionally, the garage (Staines Tyres) which forms part of the existing site frontage to Kingston Road has direct access from Kingston Road through the provision of 2 crossovers over the footway connecting with the site forecourt. This will be simplified to allow essential access only for drop off, limited disabled spaces use, and servicing.
- 4.83 The Assessment notes, with the majority of the development parking being proposed within the site of the Elmsleigh Surface Car Park via the new MSCP, that it is the access to this park to/from South Street where the majority traffic impact of the development is predicted. An assessment of the existing operation of this junction has been undertaken to inform traffic impact. This has been carried out for the weekday AM (08:00-09:00) and PM (17:00-18:00) peak hours, through referencing a combination of survey data collected for movements on South Street in 2019, as well as from DfT count data of South Street undertaken in 2018, which has been further updated by Markides with movements in and out of the car park, derived from May 2022 car park data.
- 4.84 This assessment shows that the junction of the Elmsleigh surface car park / South Street junction is operating within capacity, and will continue to do so following the construction of the MSCP. Specifically, Markides notes that there will remain '*Practical Reserve Capacity*' at the junction remaining following construction of the development.

Car Parking Provision / Loss of Car Parking Spaces

- 4.85 Given the proposed loss of public parking as a result of the development proposals, Markides note it is important to understand the existing supply and demand of the Kingston Road car park as part of the baseline transport review. To this end, parking ticket sales information (collected by ticket machines) were obtained from SBC for the month of May 2022. This was considered to be representative of a normalised situation following the COVID-19 pandemic.
- 4.86 The data was then analysed to produce a typical parking utilisation profile for a weekday and Saturday.
- 4.87 With the car park providing 178 spaces, the review showed:
- A maximum use of 69 (39%) spaces (at 13:00) on a weekday; and
 - A maximum use of 71 (40%) spaces (at 15:00) on a Saturday
- 4.88 A similar exercise was undertaken for the Elmsleigh surface area car park, given its proposed use for the development and, subject to the outcome of the Thameside House proposals (Planning Ref: 20/00344/FUL) accommodating the parking from that development.
- 4.89 With the Elmsleigh surface car park providing a total of 877 spaces, the profiles show:
- A maximum use of 236 (27%) spaces (at 11:00) on a weekday; and
 - A maximum use of 362 (41%) spaces (at 12:30) on a Saturday
- 4.90 Based on the potential removal of spaces as part of the planning application for Oast House, including potential further reduction following the outcome of Thameside House, Markides also examined the wider availability of capacity across key car parks within Staines Town Centre.

- 4.91 The Figures, collated, showed for all car parks combined:
- A maximum use of 436 (33%) spaces at 12:00 on a weekday;
 - A maximum use of 638 (48%) spaces at 14:00 on a Saturday;
 - 886 unused spaces at the peak of use on a weekday; and
 - 684 unused spaces at the peak of use on a Saturday.
- 4.92 Based on the above it can be concluded that the existing area given over to parking at Kingston Road and the Elmsleigh Surface Level car park can be reused / redevelopment for the development of the Oast House proposals, and those of Thameside House, depending on the outcome of 20/00344/FUL.
- 4.93 The MSCP is proposed to provide approximately 500 spaces, made up of:
- 118 spaces at ground floor level to cater for the proposed NHS Health and Wellbeing Centre;
 - 85 spaces each at first, second and third floor levels; and
 - 58 spaces at fourth floor level.
- 4.94 Within the upper levels of the MSCP parking is proposed for:
- 129 spaces are proposed to cater for the residents of the proposed Oast House development, at a rate of 0.7 spaces per unit;
 - 18 spaces within the upper levels of the MSCP to cater for the workspace element of the development;
 - remaining spaces on upper levels and within the reconfigured area of the existing area of surface car park to the south-west of the MSCP are intended to provide for residential and office parking demand associated with the proposed future redevelopment of the Thameside House site to the south-west of the Elmsleigh car park.
- 4.95 The level of parking provision (118 spaces) for the proposed NHS Health and Wellbeing Centre has been informed by the NHS, although is in accordance with SBC's maximum standard of 3 spaces per consulting room, which, on the basis of 43 consulting rooms, would yield 129 spaces.
- 4.96 The provision of 129 spaces for 184 affordable flats is slightly lower than the maximum standards set out by SBC being 1 space per one-bedroom dwelling and 1.25 spaces per two-bedroom dwelling;
- 4.97 In addition to this provision, 13 Blue Badge parking bays (an additional 5% on parking numbers) are proposed to be provided in close proximity to the main Oast House NH and residential and commercial blocks.
- 4.98 The Assessment notes that Parking Standards within Spelthorne advise that any reductions against maximum provisions are assessed against distances from public transport nodes, frequency of services, the availability and quality of pedestrian routes and the range and quality of local facilities.
- 4.99 It is considered that the main Oast House site (Site 1) is at a highly sustainable location, particularly in relation to its proximity to the railway station, bus station and local bus routes, but also the proximity of town centre facilities within suitable walking/cycling distances is expected to reduce the need to own and use a car amongst residents.
- 4.100 Markides has also undertaken some analysis of car ownership for flats in the local area (irrespective of tenure), to estimate car ownership for the development. These ownership ratios

are then applied to the proposed accommodation mix, with 1-3 room flats considered as representative of the 1 or 2 bedroom flats proposed, with open plan kitchen/dining/living areas.

Table 4.2 Predicted Car Parking Demand based on 2011 Census Data

No. of Rooms (unit size)	No. of Units	Car Ownership				Avg. Car Owner-ship/ Unit	No. of Proposed Units	Predicted Parking Demand
		0 Cars	1 Car	2 Cars	3+ Cars			
Rented Accommodation								
1-3 Rooms (1 and 2-bed)	663	328	296	38	1	0.57	184	105

4.101 Based on this analysis, the predicted demand is forecasted at 105, well below the 129 spaces proposed as part of the development. Markides also notes that SBC's experience of similar schemes is potentially as low as 50% car ownership.

4.102 Cycle parking is proposed on the site, with this comprising:

- 184 spaces for the 184 residential units;
- 43 spaces for the NHS Health and Wellbeing Centre;
- 8 spaces for the workspace provision.

4.103 With reference to parking standards, cycle parking standards set out in SBC's Supplementary Planning Document (SPD) 'Parking Standards' (2011) requires a minimum of 1 cycle parking space per 1 or 2 bedroom dwelling, with the same requirement being set out in SCC's 'Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (November 2021).

4.104 In terms of minimum cycle parking provision for the proposed NHS Health and Wellbeing Centre, applicable standards are:

- SBC, Clinics (incl. Health centres, medical, dental, veterinary practices) – 1 space per consulting room; and
- SCC, Doctor's practices - 1 space per 2 consulting rooms.

4.105 On the basis of 43 consulting/treatment rooms being provided, 43 spaces are proposed.

4.106 For the workspace, the proposed cycle parking provision has also been informed by reference to SCC's 'Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development' (November 2021), which details 1 space per 125m².

4.107 Within the parking provisions, electric vehicle charging points are proposed to be provided in accordance with SCC's standards, these being:

- 1 fast charge socket for each flat, i.e. 129 spaces;
- 20% of the NHS spaces having a fast charge socket (i.e. 24 spaces) and a further 20% (24 spaces) having power supply to provide an additional fast charge socket; and
- 20% of workspace spaces having a fast charge socket and a further 20% having power supply to provide an additional fast charge socket.

- 4.108 The proposed Accessible / Blue Badge parking provisions are also proposed to be provided with EVCPs.
- 4.109 Markides conclude, overall, that the provision of parking spaces is proportionate to the site's requirements, and that the proposals are well accessed by public transport.
- 4.110 Having regard to existing vehicular flows, including South Street, Markides concludes that the proposals will not significantly adversely affect vehicular traffic flows, and that the development is acceptable in highways terms.

Air Quality

- 4.111 An Air Quality Assessment (AQA) has been undertaken by Hoare Lea as part of the development proposals. The Report describes the potential air quality impacts associated with both the construction and following, the operation of the development.
- 4.112 The baseline assessment of the Air Quality Report notes that the site is located within the Spelthorne Air Quality Management Area (AQMA). It is further noted that passive diffusion tube monitoring data shows that the annual mean NO₂ Air Quality Objectives (AQO) have been exceeded at four of the 11 monitoring locations in the vicinity of the Application Site. Three of these sites have exceeded the annual mean NO₂ AQO in 2019, understood to be the most recent representative year of monitoring data.
- 4.113 The Report however notes that Defra background predictions expect that NO₂, PM₁₀ and PM_{2.5} concentrations for 2022 and 2025 (the existing position and the proposed opening year) being within their respective AQOs. London Atmospheric Emissions Inventory (LAEI) modelling predicts that in 2019 there were no exceedances of the annual mean AQO for NO₂, PM₁₀ and PM_{2.5}.
- 4.114 As the anticipated traffic flow from the development exceed the Environmental Protection United Kingdom (EPUK) and Institute for Air Quality Management (IAQM) screening criteria for a detailed assessment road traffic data and trip generation from the Proposed Development has been assessed using detailed dispersion modelling. The results from the modelling showed that impacts associated with trip generation from the Proposed Development, based on existing highways capacity, was negligible at all modelled existing sensitive receptor locations.
- 4.115 A site suitability assessment at the façade of the Proposed Development was also undertaken. Based on this, pollutant concentrations at the application site were not expected to exceed any of the short term or long term AQOs for NO₂, PM₁₀ and PM_{2.5} at all floors of the development. It is further noted that the proposed energy strategy is proposed to be all electric, utilising zero emissions technologies such as Photo Voltaic Cells (PV) and Air Source Heat Pumps (ASHP)¹².
- 4.116 Based on the above, Hoare Lea concludes the application site suitable for mixed use with residential, health care and commercial use, based on air quality without the need for mitigation measures as part of any operational phase of the development.
- 4.117 The impacts of demolition and construction work on dust soiling and ambient fine particulate matter concentrations has also been assessed as part of the Air Quality Assessment. This shows that there is a high risk of dust soiling from on-site activities and a medium risk of dust soiling

¹² Small diesel pump generators are to be located on the roof of block B and the roof of the health centre, both of which are for life safety purposed and are anticipated to be within the EPUK and IAQM screening criteria for combustion plant.

from trackout. The risk of dust causing a loss of local amenity and increased exposure to fine particulate matter concentrations has been used to identify appropriate mitigation measures.

- 4.118 Hoare Lea conclude provided recommendations are implemented and included within a dust management plan, that the residual impacts of the development during the construction phase are considered to be *'not significant'*.

Flood Risks, Surface Water and Foul Water Drainage Strategy

- 4.119 A Flood Risk Assessment, Surface Water and Foul Water Drainage Strategy (FRA) has been undertaken by Markides and is submitted as part of the application. This assesses any impacts which may occur due to the development of the two linked sites which form the Oast House application. This therefore has regard to the Flood risk of each site and, in turn, the Policies of the Plan, including SP7 (Climate Change) and LO1 (Flooding) and Flooding SPD (2012) alongside the NPPF21.
- 4.120 Based on the EA's flood map for planning, the site as a whole is located within Flood Zone 1 with the north-east corner of the site being within Food Zone 2.
- 4.121 Markides note:
- Flood Zone 1 encompasses an area at low probability of flooding. This zone comprises land assessed as having a less than 0.1% chance of river flooding in any year.
 - Flood Zone 2 encompasses an area at medium probability of flooding. This zone comprises land assessed as having between a 1% and 0.1% chance of river or the sea flooding in any year.
- 4.122 An extract of Markides' Report, illustrating the risk of flooding, is included in the plan below.
- 4.123 Flooding from groundwater is assessed as 'low' to 'very low' risk.
- 4.124 Markides conclude, as the whole application site is located largely within Flood Zone 1, and that other risks of flooding have been assessed as low and very low, the site will pass the sequential test, when applied by the Council.
- 4.125 Markides further note that is no restriction on residential development on the site and therefore the exception test is not required.
- 4.126 It is concluded that the proposed development has some potential to displace available storage while re-developing the site and that the risk of flooding within the site has been taken into account when planning the layout of the proposed development.
- 4.127 Notably:
- The proposed buildings are set back from the highway, allowing space for water drainage¹³;
 - Any potential loss of floodplain will be compensated within the soft landscape area in the landscaping areas, resulting in a net gain of floodplain within the site;
 - The depth of water within the hard landscaped areas is not anticipated to exceed 160mm;
 - Pedestrian access areas/footpaths adjacent to buildings are designed to be dry / beyond the reach of flooding; and
 - The floodplain compensation will be provided within a section of the soft landscaped area, non accessible to pedestrians.

¹³ Block A Finished Floor Levels are also 124mm - 150mm above the proposed ground levels within the adjoining layby.

Figure 5.2 EA's map of areas at risk of long term river flooding



- 4.128 Markides confirm that all buildings are intended to be within the area of very low risk of river flooding and, as a consequence, that no flood related mitigation is required.
- 4.129 Any possible loss of floodplain has been compensated for by adding a storage within soft landscape of Pocket Park in the northeast corner of the site. Table 5.1 and Figure 5.7 overleaf demonstrate that any such potential loss will be overcompensated providing more storage than currently available.
- 4.130 The proposed SUDS strategy seeks to maximise the use of sustainable drainage techniques to increase the biodiversity, provide amenity, control discharge volumes, and manage water quality. Based on the SuDS Hierarchy, the most appropriate SUDS is considered to be infiltration via pervious paving, soakaways, Green Blue Roofs, Urban's tree roots bioretention systems and rain gardens.
- 4.131 The SUDS response for Site 1 and Site 2 is set out below

Table 6.4 Site 1 - Application of SUDS

Hard Standing area	Catchment (ha)	Bio retention system	Storage of Water DTI 1.5m
Block A + hard landscape	0.214	Bio retention System	300m ² x 1.05m
Layby	0.03	Bio retention System	42m ² x 1.05m
Oast House + hard landscape	0.164	Bio retention System	225m ² x 1.05m
	250		
Block B	0.085	Pervious Paving	280m ² x 1.05m
Hard landscape south of Block B	0.018	Filter Drain	50m ² x 1.5m
Block C (north) and hard landscape	0.035	Bio retention System	49m ² x 1.05m
Block C (south) and hard landscape	0.046	Bio retention System	64m ² x 1.05m
Block D	0.517	Bio retention System	73m ² x 1.05m
Access Road	0.172		450m ² x 1.05m

Table 6.5 Site 2 Application of SUDS

Hard Standing area	Catchment (ha)	Bio retention system	Storage of Water
MSCP + Hard landscape	0.23	Pervious Paving	363m ² area south of MSP 448m ² area east and west of MSCP 1.0 – 1.5m Deep

- 4.132 In terms of Foul Water / Drainage, discussions Thames Water have confirmed that there is capacity in Manhole o6o3 in Kingston Road for additional flows from the site. Final connection points and rates are anticipated to be confirmed at a detailed design stage following a drainage survey confirming existing connections.
- 4.133 The scheme is therefore considered acceptable in both Flooding, SUDS and Foul Drainage terms.

Daylight / Sunlight

- 4.134 The proposals include an assessment of daylight and sunlight by EB7 to consider any impact of the proposal on the potential daylight and sunlight effects on key neighbouring properties and neighbouring amenity spaces. A separate Report, by Hoare Lea, considers the potential daylight and sunlight available to residents of the development.

Daylight and sunlight impact to neighbouring properties

- 4.135 The EB7 Report have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance.
- 4.136 EB7 note that the results of this exercise using the VSC assessment have shown that 163 (84%) of 193 neighbouring habitable windows will meet BRE targets. Those that fall below the targets do so only marginally and EB7 note should be considered acceptable when interpreting the BRE guidance flexibly as intended.
- 4.137 The further NSL test has shown that 131 (94%) of 140 neighbouring habitable rooms will meet BRE targets. Again, those that do fall below, do so only marginally and should be considered acceptable.
- 4.138 For sunlight, EB7 notes all but one neighbouring main living rooms meet BRE targets. One will retain in excess of the annual sunlight target but will fall below for winter sunlight.
- 4.139 The assessment of sunlight amenity (overshadowing) within the rear gardens of 38- 44 (Even) Kingston Road and Norman Court, 46 Kingston Road has shown that all will continue to receive two hours of sunlight across more than 50% of their areas on March 21st.
- 4.140 As such, EB7 note that the BRE criteria is fully satisfied.

Daylight and sunlight within the proposed residential units

- 4.141 The assessment of daylight within the proposed residential units by Hoare Lea concludes from a number of sample apartments, selected from the Ground Floor through to Level 7, that 85.6% of the rooms meet the BRE guidelines.
- 4.142 The results show that at the ground floor all rooms meet the guidelines. The majority of rooms at ground floor are dual aspect, thus resulting in the high performance for lower-level apartments. Levels 1 and 2 are the lower performing floors, achieving between 66-69%. The main factor in the lower performance at these levels is self-obstruction from the proposed development. There are fewer apartments at levels 1 and 2, therefore the apartments falling short of the guidance has greater impact on the level's overall compliance.
- 4.143 Hoare Lea conclude, as obstructions reduce at Level 3, that the results show that 86.5% of the rooms meet the guidelines from Level 3 to 5. The majority of rooms falling short of the targets at these levels are north facing Kitchen/Living areas. At Level 6, some of the north facing Kitchen/living areas meet the guidelines resulting in 90% compliance for the level. However. From Level 7, all rooms meet the BRE guidelines.
- 4.144 Based on the sample, Hoare Lea predict a high daylight compliance for all apartments at 90.5%.
- 4.145 A summary of the sunlight results indicate that 78.0% of apartments have at least one habitable room that can receive at least 1.5 hours of sunlight on the 21st of March. The results show 100% compliance at Ground floor. This is due to Block D having mainly dual aspect rooms.
- 4.146 Level 1 to 3 achieves between 80-86%. The results show that at these levels mainly north facing rooms of Block A and B and west facing rooms of Block C fall short of the guidelines.
- 4.147 From level 4, the windows not receiving 1.5 hours are all north facing and located in blocks A and B. These spaces are a combination of both open plan Kitchen/Living areas and Bedrooms. The results show that moving up the building the level of compliance reduces, this is due to an increase in number of sample apartments at these levels.

4.148 Overall, the results indicate that 80.9% of all apartments have at least one habitable rooms that can receive at least 1.5 hours of sunlight on the 21st of March. The majority of south, east and west facing rooms achieve the recommendations from ground floor up.

4.149 In most case the rooms falling short of the guidelines are north facing. A large portion of all rooms achieve the 1.5 hours of sunlight on the 21st of March.

4.150 In terms of direct sunlight to external amenity spaces, Hoare Lea predict some 80% of the total area will receive at least 2 hours of direct sunlight on the 21st March, meeting the BRE recommendations.

4.151 Two of the individual areas fall short of the guidelines, areas 4 and 6 located in Block C, although area 4 only just falls short of the guidelines achieving 49.5%. For area 6, the proximity of buildings poses an obstruction to sunlight coming from the south.

Trees and Landscape

4.152 The application is accompanied by a Tree Report and landscape proposals. As part of this, a total of twenty four trees and five groups have been surveyed on the main Oast House site (Site 1).

4.153 At the time of inspection, two trees were considered to be category A and high value, eleven trees and two groups were considered to be category B and moderate value. The remaining trees and groups were considered to be category C and of low value.

4.154 The protection of these trees and their potential impact has helped advise and inform the development and the landscape strategy.

4.155 The landscape design has been advanced by consultants Turkington Martin, who have produced a Landscape Design and Access Statement (DAS) which seeks to help both the existing Oast House building and those new buildings on site, positively engage with the public realm through both hard and soft landscaping.

4.156 The landscape proposals, for the site as a whole (ie Site 1 and Site 2), seek to use a continuous design language across the various spaces, including those raised gardens / amenity spaces proposed on the buildings of the main Oast House site.

4.157 Within this context, a number of character areas have been developed by Turkington Martin to inform the landscape approach. These relate to different characters relate to the building layout, movement and uses.

4.158 Turkington Martin note the street frontage responds to Kingston Road, providing access and drop-off areas, but also contributing to green quality of the existing street. It is noted that the configuration of building A provides the opportunity for a courtyard garden that can be shared by the NHS patients, residents and community.

4.159 The courtyard garden for the NHS is seen as extension of the green frontage and providing an alternative planted route into the development. Beyond these, the mews street is envisaged as simple paved spaces that accommodate parking, refuse collection and delivery vehicle turning.

4.160 Turkington Martin note that the proposed community square relates well to the historic Oast House and adjacent retained buildings, offering a flexible seating below trees and open performance area. The green frontage to the site with the existing tree lined Station Path aims to reinforce the planting along the existing foot and cycleway, effectively linking Site 1 and Site 2.

4.161 With Station Path forming a green link between the two elements of the site, Turkington Martin note the MSCP is set back against the two railway embankments to maximise the pedestrian

area to the west and create a safe welcoming frontage from the underpass to the entrance of the car park. Ground cover and tree planting frame the shared pedestrian and cycle route and extend the green quality of Station Path to the south of the railway.

- 4.162 It is intended that the use of materials in the public realm, in combination with the soft landscaping, will allow a cohesive response to spaces around the buildings.
- 4.163 The aspiration is to create a rich biodiverse and robust planting palette that provides year-round interest and has a natural quality.
- 4.164 It is intended that the new planting mixes will include shrubs, perennials, bulbs and grasses providing colour and movement. Species for each area have been selected to suit position and location, as well as its future maintenance requirements, with a variety of mixes proposed to increase biodiversity over both sites.

Waste

- 4.165 An operational waste strategy has been prepared by Stantec to support the revisions to the proposals. This takes into account both that waste generated by residents, the occupiers of the commercial / office floorspace, the Oast House and the NHS Health and Wellbeing Centre¹⁴.
- 4.166 The proposals take account of Waste Management in Buildings: Code of Practice BS 5906:2005, Making Space for Waste: Designing Waste Management in New Developments (June 2010) by The Waste Group within Association of Directors of Environment, Economy, Planning, & Transport (ADEPT), as well as those policies of Surrey County Council and Spelthorne Borough Council, notably, EN1, SP7 and Guidance on the storage of and collection of household waste (Updated November 2012).
- 4.167 It is intended the proposals will utilise a URS system (likely to be Sulo Bins, given their use elsewhere by the Council) which are considered to provide a number of benefits from the alternative of a conventional waste and recycling collection system including;
- Reduction in 'bin blight';
 - Elimination of litter resulting from the presentation of 1,100 litre bins;
 - Reduction in problems associated with vermin, and bin odours; and
 - Elimination of problems associated with internal bin stores.
- 4.168 It is intended that the URS bins will be purchased and installed as part of the construction phases and serviced on a weekly basis. Ownership of the bins will remain with SBC.
- 4.169 The anticipated waste and recycling volumes generated by the Health and Wellbeing Centre are hard to determine. It is noted that the Centre and its bin stores will have a bespoke service designed to accommodate a range of needs depending on the waste volume and composition that is generated.
- 4.170 Table 4.1 presents the number of Sulo bins required for the storage of waste from the residential development, based on the estimated use and a weekly collection.

¹⁴It is noted that Site 2 / MSCP has been allocated as parking provision and as such with no operational waste implications is not considered further within the Waste Strategy.

Table 4-1: Estimated Residential Waste Volumes

Block	Dwellings	Total waste provision (litres) required (weekly)		
		Residual	Recyclable	Food Waste
A	69	8,280	8,280	966
B	96	11,520	11,520	1,344
C	11	1,320	1,320	154
D	8	960	960	112
Total	183	22,080	22,080	2,576

4.171

Table 5.1 then estimates the requirements of number of bins, based on the waste identified.

Table 5-1: Container Requirements for Residential Waste

Block	Refuse (5,000L)	Recycling (5,000L)	Food Waste (3,000L)
A	1.7	1.7	0.3
B	2.3	2.3	0.4
C	0.3	0.3	0.1
D	0.2	0.2	0.04

4.172

As a result, 10 x 5,000L URS and 3 x 3,000L URS will be provided for the residential units across the site.

4.173

In respect of the commercial uses, the Report estimates the following waste requirements:

Table 4-2: Estimated Commercial Waste Volumes

Block	Commercial Use	GIA (m2)	Waste volume (weekly)
B	Workspace	400	1,040
Oast House	Cafe	188.8	1,888
	Workspace	99.2	258
	Workspace (Cultural Use)	327.9	853

4.174

Based on this, the following URS / Sulo bins are anticipated:

Table 5-2: Estimated Container Requirements for Commercial Waste

Block	Commercial Use	Capacity Requirements (litres)	Indicative Number bins required for weekly collections
B	Workspace	1,040	3 x 360L
Oast House	Cafe	1,888	6 x 360L
	Workspace	258	See below*
	Workspace (Cultural Use)	853	

*Due to the lower volumes of waste and recycling expected to be generated by these units it is likely that they would opt for a commercial sack collection, rather than bins.

4.175 It is concluded that these can be accommodated on site, and these are indicated on the plans.

4.176 All bin / waste locations have been tracked to ensure that bin collections can be made by the specialist URS/Sulo Vehicle.

Sustainability

4.177 The development has been appraised, both in terms of its approach to sustainability and its Whole Life Carbon (WLC) Contribution.

4.178 The strategy for the proposed development has been to follow five key principles (or ‘Capital Models’) of sustainability, comprising:

- **Physical:** A development with buildings designed for best-in-class performance. Buildings of high quality, of sustainable design and construction, and with limited impact on local air quality.
- **Social:** A development which creates a vibrant community spirit, providing inclusive and accessible spaces that bolster connections to the community and wider area.
- **Economic:** A development which helps foster local and regional prosperity. Buildings which reduce costs from maintenance and energy whilst supporting the local economy by utilising local suppliers.
- **Human:** A development designed with optimised user / occupier experience. Putting people at the heart of the design, ensuring a comfortable and safe environment.
- **Natural:** a development which provides an enhanced natural environment. The creation of buildings that are adaptable to future climate; from responsibly sourced materials.

4.179 The energy strategy has been developed through the ‘Be Lean’, ‘Be Clean’, ‘Be Green’ energy hierarchy which utilises a fabric first approach to maximise reduction in energy through passive design measures prior to any consideration of centralised energy supply solutions, and then integration of low and zero carbon technologies.

4.180 Through the measures outlined in the energy strategy, it is anticipated that a reduction can be achieved of 66.05% in regulated CO₂ emissions beyond Part L 2021 baseline for the project.

4.181 The Heath and Wellbeing Centre is also targeted to achieve BREEAM ‘Excellent’.

4.182 Air Source Heat Pumps (ASHP) and PV Cells are targeted as the most efficient are proposed to supply 100% thermal demand (including space heating and hot water) on the development. This

achieves a reduction of 58.4% on Co2 emissions when compared with traditional (gas boiler) provision for heat and water of traditional schemes.

- 4.183 It is therefore concluded overall that the development is highly sustainable, not just in its use of a brownfield / previously developed and underused site, but in the provision of highly sustainable buildings at a location within the town centre, close to accessible amenities and services.

5.0 Conclusions

- 5.1 This Planning Statement has been prepared by Lichfields on behalf of Spelthorne Borough Council.
- 5.2 It sets out a summary of the planning position, including planning history and a review of the existing and emerging development plan, in support of the submission of a planning application for full planning permission for mixed use development proposals on land occupied by the Oast House and Kingston Road Car Park, Kingston Road, Staines, (known as The Oast House) TW18 4LQ. The site also covers part of the Elmsleigh Surface Car Park, South Street, Staines TW18 4LZ with a proposed multi-storey car park to serve the development.
- 5.3 The Oast House on the Kingston Road Car Park is a Grade II Listed Building. The application is therefore also supported by an application for Listed Building Consent for works associated with the Oast House, which also considers the impact of the development on this listed building.
- 5.4 The development is described as:
‘Proposed mixed use development for new NHS Health and Wellbeing Centre, 184 residential flats, workspace and refurbishment of the Oast House to provide community / arts / workspace use with potential for café and theatre, and servicing and landscaping / amenity provision, together with associated parking, with disabled parking and drop off space only on site, and a decked parking solution on the Elmsleigh Centre surface car park,’
- 5.5 The development proposals comprise 184 residential units, alongside a 5,075sqm Health and Wellbeing Centre for the NHS and the refurbishment of the Oast House for community / arts use, with the potential for a theatre and café (subject to demand). Parking for disabled and drop off / pick up for the NHS, alongside servicing for the wider site will also be provided, whilst parking for workers and residents will be provided in a decked car park to be built on the Elmsleigh surface level car park, to the southwest of the site. Vehicular and pedestrian access will be provided from Kingston Road, whilst pedestrian access only will be facilitated from Station Path.
- 5.6 The Planning Application / Listed Building Consent Application follows extensive pre-Application discussions with Spelthorne Borough Council as local planning authority, significant discussions with the NHS as the proposed principal occupier on the site, and public consultation undertaken during June / July 2022.
- 5.7 A review of the adopted development plan and its associated planning policies, the NPPF21 and the technical documents submitted, conclude that planning can be approved and that there are no issues significantly adverse to outweigh the presumption in favour of sustainable development of the NPPF21, under which the application also falls to be considered.
- 5.8 If there any comments or queries, or clarifications required on any of the points raised in this supporting statement, then please do not hesitate to contact Ian Anderson at ian.anderson@lichfields.uk or 07947 362 618.

Lichfields

December 2022

EP10

White House Proposed Residential Development

**Land adjacent to the White House Hostel, Ashford Road /
Kingston Road, Ashford. TW15 5SE**

Planning Statement

November 2022



LICHFIELDS

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Lichfields on behalf of Spelthorne Borough Council.
- 1.2 It sets out a summary of the planning position, including planning history, and a review of the existing and emerging development plan, in support of the submission of a planning application for full planning permission for residential development proposals at the White House, Ashford Road / Kingston Road, Ashford TW15 5SE.
- 1.3 The development proposals comprise 17 residential units, with associated car parking, landscaping and access arrangements.
- 1.4 The submission for full planning permission for the White House Residential scheme follows pre-application discussions, presentation to Ward and Local Members, and latterly a public exhibition held in June¹.
- 1.5 This statement contains 6 sections:
- Section 2 provides a summary of the site, the surrounding area and describes the development;
 - Section 3 outlines the development plan context for the site;
 - Section 4 considers key planning issues; and
 - Section 5 concludes.

CGI of Proposed development showing relationship with existing White House Hostel



¹ The event was held across two days: Friday 10th June 2022 and Saturday 11th June 2022

2.0 Background

The Site

- 2.1 The proposed development occupies a site area which falls immediately south of the existing White House Hostel on Kingston Road / Ashford Road, Ashford.
- 2.2 The site has an area of approximately 0.19Ha (0.48 acres).
- 2.3 This land is positioned outside of the Green Belt² and has been cleared of all structures, having been a site and storage compound during the construction of the White House Hostel³.
- 2.4 Ashford Road provides the existing access to both the Hostel and the proposed residential development site. The access will not be changed by the development.
- 2.5 The site is located approximately 1.5km southwest of Ashford Station and approximately 1.2km from Ashford town centre and is wholly contained within Spelthorne Borough Council's administrative area.
- 2.6 The site is bounded:
- To the north by the existing Hostel site;
 - To the east, by a Council depot,
 - To the west by Ashford Road, beyond which are residential properties; and
 - To the south by Green Belt.
- 2.7 The new development has been designed so that it shares the access and part of the refuse already in place for the hostel, but is placed such that the development is positioned outside the Green Belt.

The Proposed Development

- 2.8 The application is described as:
- 'Erection of a residential Block for 17 residential units, with associated parking, servicing and landscaping / amenity provision'*
- 2.9 The proposal site is centred on the existing unused land to the south of the existing hostel and north of the land allocated as Green Belt.
- 2.10 The proposals will not include any new land within the Green Belt as part of the development. A small area of land comprising the existing access falls within the Green Belt, but this will not be altered as part of the development proposals. All new development proposed by the application therefore falls outside the Green Belt.
- 2.11 The proposed development is for 17 residential units, supported by 17 car spaces and associated landscaping and servicing.
- 2.12 The split of residential properties proposed includes:
- 3 x 1 bedroomed 2 person units
 - 11 x 2 bedroomed 3 person units

² A small area of the access , which is not being amended falls within the Green Belt, but this does not impact the site nor is altered by the development

³ Planning Ref: 19/00815/FUL

- 3 x 2 bedroomed 4 person units

2.13 The development also includes:

- 17 car spaces, each of which will be served by an Electric Vehicle Charging Point (EVCP)
- 20 covered cycle spaces
- 260sqm of amenity space

2.14 The intention is that the proposals will be developed and run as affordable rented property for Spelthorne Borough Council in order to target local people on the Housing Waiting Register, including key workers.

2.15 Specifically, Spelthorne Council's operating model assumes that its schemes will be developed and then transferred, upon practical completion, at cost, to Knowle Green Estates Ltd (KGE), which is a 100% council owned company. KGE will then maintain and manage the properties, renting these properties at affordable rents to local people and key workers.

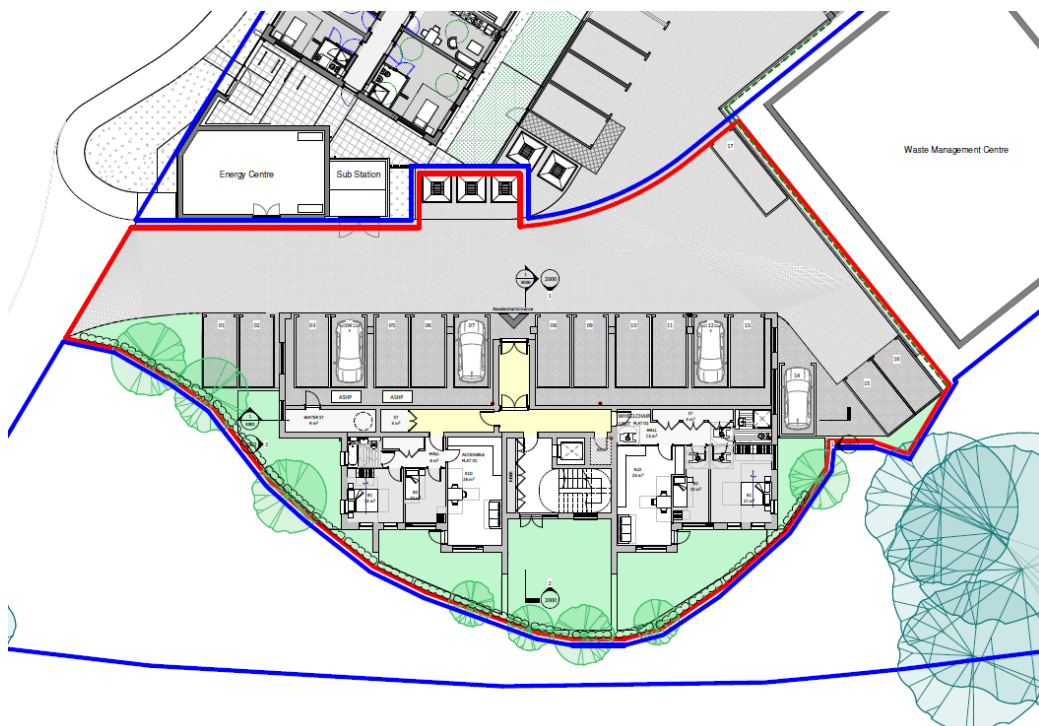
2.16 Due to the recent significant increase in build costs and uplift in Public Works Loan Board interest rates, the council's schemes are no longer viable on a commercial basis. Therefore, post planning consent, these schemes will only be deliverable as qualifying 100% affordable homes in the current market by accessing Home's England grant funding.

2.17 Securing this grant funding is the current strategy being adopted by the council and as a council owned company, the delivery of affordable homes through this model is a key objective to meet local needs.

2.18 It is intended that the proposals will be delivered in a single phase of development.

2.19 The 'red line' planning application site boundary covers the site only, along with the access and Sulo bins. The wider Green Belt to the south of the proposed building is excluded from this red line boundary (see below).

Site Plan for Development: Existing Hostel Site to North and Green Belt to South



2.20 Selective views of the site are provided in the photographs below.

Exiting Hostel and view of site (behind blue hoardings)



View of site from Ashford Road



2.21 The site is not within a Conservation Area, nor is it occupied by any listed or locally listed buildings or structures.

2.22 The site is partly within Flood Zone 2 and part within Flood Zone 3, but within an area benefitting from protection against flooding through flood defences.

- 2.23 The site's principal and only vehicular access is from Ashford Road which lies to the west of the site. This will not be amended as part of the development proposals.
- 2.24 The site is within walking distance of bus stops on Ashford Road, Kingston Road and Fordbridge Road.

The Planning Application

- 2.25 The Planning Application, which has been scoped through pre-application discussions with Spelthorne Borough Council Planning, is supported by the following documents:

Spelthorne Local Validation Checklist	Review / Comment
Completed application forms	Submitted via Planning Portal
Site location Plan	Showing site location
Existing / Proposed Site Plans	Showing the existing site and proposed layout
Existing / Proposed Floor Plans (including Roof Plans)	Showing proposed floorplans, including roof level
Existing / Proposed Elevations	Proposed elevations of the residential block
Plans showing position of windows of adjoining properties	Distances shown to determine potential overlooking / impact on amenity.
Cross Sections	Cross sections of the proposed residential block
Visuals	Showing relationship of proposals with adjacent hostel
Design and Access Statement	DAS: Design and Access Statement
Materials Pallet	Suggested Pallet in DAS
Schedule of Accommodation	Residential floorspace schedules in DAS
Landscaping Details	Included within the DAS
Access Statement	Included within the DAS
Planning Statement	Summarising Policies and key issues raised by the application
Affordable Housing / Viability Statement	Viability Assessment where proposals do not meet the Council's affordable housing policies
Air Quality Assessment	Air Quality with a focus on Kingston Road
Lighting Assessment	Proposed Lighting Strategy (to be conditioned but considered overall in DAS)
Preliminary Ecological Assessment	Including Bat Assessment
Ecological Impact Assessment	Full Ecology Assessment not required given conclusions of PEA)

Contaminated Land Assessment	Based on that previously done for the whole site as part of the Hostel Application, which covered the residential site also.
Flood Risk Assessment	Site appears to be predominantly in Flood Zone 2 and Flood zone 3, so FRA required which also covers SUDS and Foul Sewage / Utilities Assessment
Foul Sewage and Utilities Assessment	Required for detailed planning. Set out in FRA
SUDS	Sustainable Urban Drainage. Set out in FRA
Daylight / Sunlight assessment	To determine daylight / sunlight / amenity impact on surrounding uses
Noise Assessment	To determine background noise levels and impact on residential
Fire Statement / Stage 1 Report	Required for all major developments. Includes Stage 1 Report as separate document
Planning Obligations draft HoT's	Draft HoT's based on previous examples
Details of Refuse facilities / storage	Detailed on plans and set out within DAS
Waste and recycling strategy	Based on number of units detailed on plans / set out within DAS
Renewable energy report	Historically based on 10% renewable, but now updated by changes to Part L / updates to legislation
Utility Infrastructure Report	To consider Utilities / Infrastructure requirements of the development
Transport Assessment	Geometry of Access + local junction loading + appropriate car parking
Travel Plan	Falls beneath threshold for residential but initiatives included within the TA to reduce reliance on car, given the level of car parking proposed
Tree survey	Unlikely to impact Trees, but undertaken
Whole Life Carbon Assessment	To review the Whole Life Carbon impact of the development
Whole Life Carbon Summary	Summary Document setting out the approach to Whole Life Carbon
CIL Calculation	Based on Residential floorspace

2.26

The next section considers the development plan under which the planning application is submitted.

3.0 The Development Plan

3.1 The Development Plan for the Spelthorne Borough Council administrative area comprises:

- The Core Strategy and Policies Development Plan Document (2009)
- The Site Allocations DPD (2009)
- The adopted Proposals Map (2009)

3.2 Most of the 2001 Local Plan has been superseded by the Core Strategy and Policies DPD, dated February 2009. However, six of the policies were saved and continue to be used. These include the Green Belt Policy, Sites of Nature Conservation Importance and Archaeology and Ancient Monuments.

3.3 The Council has published a pre-submission (Reg.19) Spelthorne Local Plan 2022-2037 for consultation⁴. Once adopted this will replace the Core Strategy and other development plan documents. It is noted by the Council consider that this document is presently of limited weight in the determination of planning applications.

3.4 The Revised National Planning Policy Framework (NPPF) (2021), the Design of Residential Extensions and New Residential Development Supplementary Planning Guidance (SPG) (2011) and Spelthorne Parking Standards (2011) are also material considerations in the determination of planning applications.

The Core Strategy and Policies Development Plan Document (2009)

3.5 The Core Strategy Policies Development Plan Document (CSPDPD) is part of the Local Development Framework (LDF) and sets out the Council's core strategy and detailed policies.

3.6 Strategic Policy 1 (Location of Development) states that the extent of the existing urban area will be maintained, and that provision for all new development will be made within it.

3.7 Strategic Policy 2 (Housing Provision) states that provision should be made for sufficient numbers of dwellings to meet the draft Regional Spatial Strategy. Clearly this is superseded by Housing Delivery Targets. Within the overall total, it is noted that the Council will require a mix of tenure, size and type to meet identified needs.

3.8 Aligned with this, Policy HO3 (Affordable Housing) states that the Council's overall target for affordable housing is 40% of all net additional housing. This will be achieved by having regard to the circumstances of each site, negotiating for a proportion of up to 50% of housing on sites to be affordable where the development comprises 15 or more dwellings (gross) or the site is 0.5 hectares or larger, irrespective of the number of dwellings⁵. The policy further adds a financial contribution in lieu of provision for affordable housing will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site.

3.9 Policy HO1 (Providing for New Housing Development) states that the Council will ensure provision is made by encouraging housing development, including redevelopment, infill conversion of existing dwellings and the change of use of existing buildings, to housing. The policy further states developments must ensure effective use is made of urban land for housing

⁴ The Consultation on the Reg.19 Plan runs from 15th June 2022 to 5th September 2022

⁵ The Council has since noted that this should apply to all new housing development

by applying Policy HO5 which promotes density of development and opposing proposals that would impede development of suitable sites for housing.

- 3.10 Policy HO4 (Housing Size and Type) seeks to ensure that the size and type of housing reflects the needs of the community by requiring all new developments, including conversions, of four or more units, to provide at least 80% of their total as one or two-bedroom units.
- 3.11 Strategic Policy 6 (Maintaining and Improving the Environment), stipulates the Council will seek to maintain and improve the quality of the environment by ensuring both the design and layout of the new development incorporates principles of sustainable development and creates an environment that is inclusive, safe and secure. The policy also promotes development which is attractive, within its own distinct identity and respects the environment of the area in which it is situated.
- 3.12 This is further developed in Policy EN1 (Design of New Development) which sets out the Council's requirements for the design of all new development; which should be of a high standard in both design and layout.
- 3.13 The Policy notes that new development should create buildings and places that are attractive with their own distinct identity and should also respect and make a positive contribution to the street scene and the character of the area in which they are situated.
- 3.14 Policy EN1 requires new development to have due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 3.15 Development should also incorporate measures to minimise energy consumption, conserve water resources, provide for renewable energy and incorporate provision for the storage of waste and recyclable materials and make provision for sustainable drainage systems (SUDs). This is further developed in Policy CC1 which requires, as a minimum, 10% of energy to be provided by sustainable means (see below).
- 3.16 Aligned with this, Policy LO1 seeks to reduce flood risk and its adverse effects on people and property, through reducing the risk of flooding from surface water and fluvial flooding by requiring appropriate sustainable drainage schemes and by refusing development on undeveloped sites which reduce flood storage capacity in Flood Zone 3. The Policy requires all development proposals within Zones 2, 3a and 3b, on sites of 0.5ha, 10 dwellings or 1000m² of non-residential development or more, to be supported by an appropriate Flood Risk Assessment.
- 3.17 Policy EN8 (Protecting and Improving and Landscape and Biodiversity) sets out the Council's policy on protecting and improving landscape and biodiversity. This Policy seeks to ensure new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest. The Policy notes that the Council will refuse permission where development would have a significant harmful impact on the landscape or features of nature conservation value.
- 3.18 Policy EN11 (Development and Noise) states the Council will seek to minimise the adverse impact of noise by requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level. This policy also requires appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development which is proposed in areas of high noise levels.
- 3.19 Policy CO3 (Provision of Open Space for New Development) adds where any new housing is proposed in areas of the Borough with inadequate public open space, or where provision would become inadequate because of the development, the Council will require either the provision of

new on-site open space or a financial contribution towards the cost of new off-site provision. If on or off-site provision is not feasible, the policy notes that the Council will require a contribution in the form of a commuted payment to improve existing sites to enhance their recreational value and capacity.

3.20 Policy CC1 (Renewable Energy, Energy Conservation and Sustainable Construction) sets out the Council's policy on renewable energy, energy conservation and sustainable construction. The policy notes that the Council will support the provision of renewable energy, energy efficiency, and promote sustainable development generally, by requiring residential development of one or more dwellings and all other development involving new buildings or extensions exceeding 100m² to:

- Optimise design, layout and orientation of development to minimise energy use;
- Include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources, unless it can be shown that it would seriously threaten the viability of the development.

3.21 The Council also encourages the installation of renewable energy equipment to supply existing buildings, appropriate freestanding renewable energy schemes and high standards of sustainable construction and developments to attain high energy efficiency and minimum impact on the environment to at least Code for Sustainable Homes 3 star or BREEAM 'very good' standard.

3.22 Policy CC3 (Parking Provision) requires appropriate provision to be made for off street parking in development proposals in accordance with the Council's maximum parking standards. Regard should also be had to parking and other standards, such as those set out for Electric Vehicle Charging Points (EVCPs) by Surrey County Council as Highways Authority (see below).

Revised NPPF (2021)

3.23 The revised NPPF (2021) requires Local Planning Authorities to plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

3.24 Paragraph 11 states that Development Plans and decisions on planning applications should apply a presumption in favour of sustainable development.

3.25 For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

3.26 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are met, and that land with permission is developed without unnecessary delay.

- 3.27 Paragraph 65 states where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.28 However, this notes that exemptions to this 10% requirement should also be made where the site or proposed development:
- Provides solely for Build to Rent homes;
 - Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
 - Is proposed to be developed by people who wish to build or commission their own homes; or
 - Is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Design of Residential Extensions and New Residential Development SPG (2011)

- 3.29 Spelthorne Borough Council has Supplementary Planning Guidance, dating from 2011, on residential extensions and new residential development to promote high standards of design.
- 3.30 The Supplementary Planning Guidance (SPG) advocates detailed design and good use of vernacular materials in promoting acceptable schemes, whether on extensions or wholly new residential developments.
- 3.31 The SPG notes attention to detail will ensure that extensions will blend well with the existing property. Poor quality design with little or no attention to detail is suggested by the SPD to be unacceptable.
- 3.32 The SPG also sets out guidance on minimum distances between properties, according to whether those properties flank, back onto or front other existing development.

Spelthorne Parking Standards (2011)

- 3.33 Parking standards (adopted June 2011) for residential development are set out in a Spelthorne Borough Council Supplementary Planning Guidance (SPG)
- 3.34 The standards set out in the SPD are suggested as a maximum.
- 3.35 For residential, these include:
- 1.25 car spaces per one-bedroom dwelling;
 - 1.5 spaces per two-bedroom dwelling;
 - 2 spaces per three-bedroom dwelling (up to 80sqm) / 2.25 spaces per three-bedroom dwellings (above 80sqm); and
 - 2.5 spaces per four-bedroom dwellings
- 3.36 There is also a requirement to provide a single cycle space per dwelling.

Community Infrastructure Levy

- 3.37 The Community Infrastructure Levy (CIL) came into force in the borough on 1 April 2015. The Charging Schedule covers a range of development and applies different charges per sqm by both location and type of category.
- 3.38 The site is located within CIL Charging Zone 2, whereby residential development with units greater than 15, are charged at a rate of £40.00 per sqm.
- 3.39 Key considerations which arise from the Plan and other material considerations, are set out in the following section.

4.0 Key Considerations

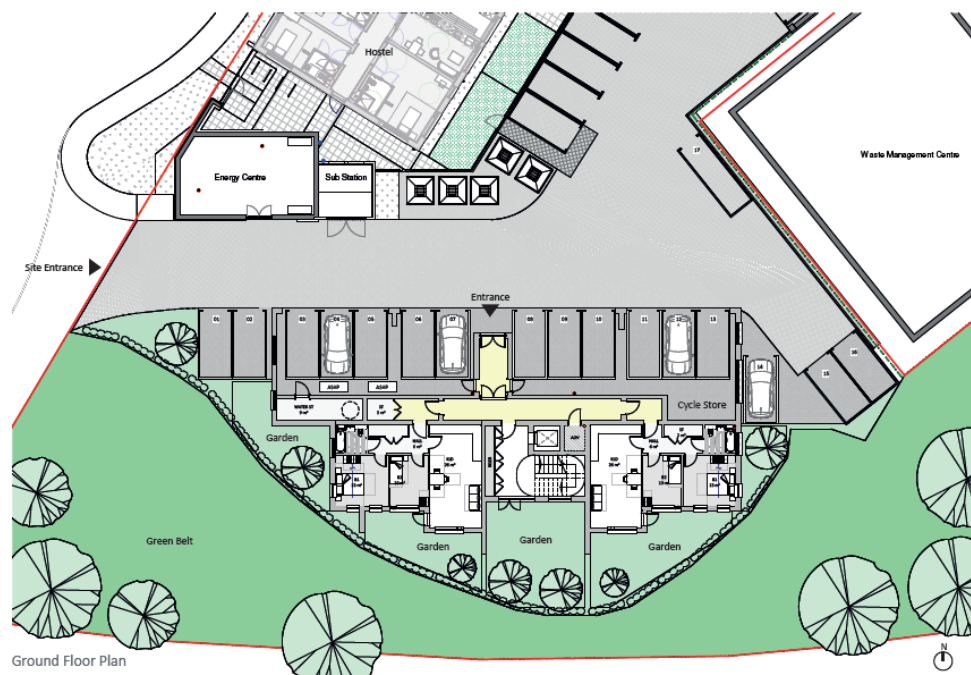
The Principle of Development

- 4.1 Spelthorne Borough Council has a target from the government to build 618 homes per year for the next 15 years.
- 4.2 The Council's housing register has also risen from 1,942 households to approximately 3,600 in the last 2 years, representing a serious house crisis which the Council must address. It is also important for the Council to deliver more high-quality housing to let at affordable rents to local people.
- 4.3 The site is a brownfield site, having previously been the location of 'The White House' and latterly used as part of the development of the White House Hostel, notably for the storage of building materials and developer's compound.
- 4.4 The present condition of the site adds little to biodiversity, and supporting tree / ecology and air quality assessment all confirm that the site can be developed without any impact on the surrounding environment.
- 4.5 As brownfield land, the site is suitable for development, is deliverable and is achievable to meet pressing housing needs.

Green Belt

- 4.6 The site has been deliberately located to avoid the development falling within the Green Belt.
- 4.7 This is best illustrated by the plan below, which shows the relationship of the proposed residential block with the Green Belt, indicated as dark green.

Location of Green Belt (Dark Green)

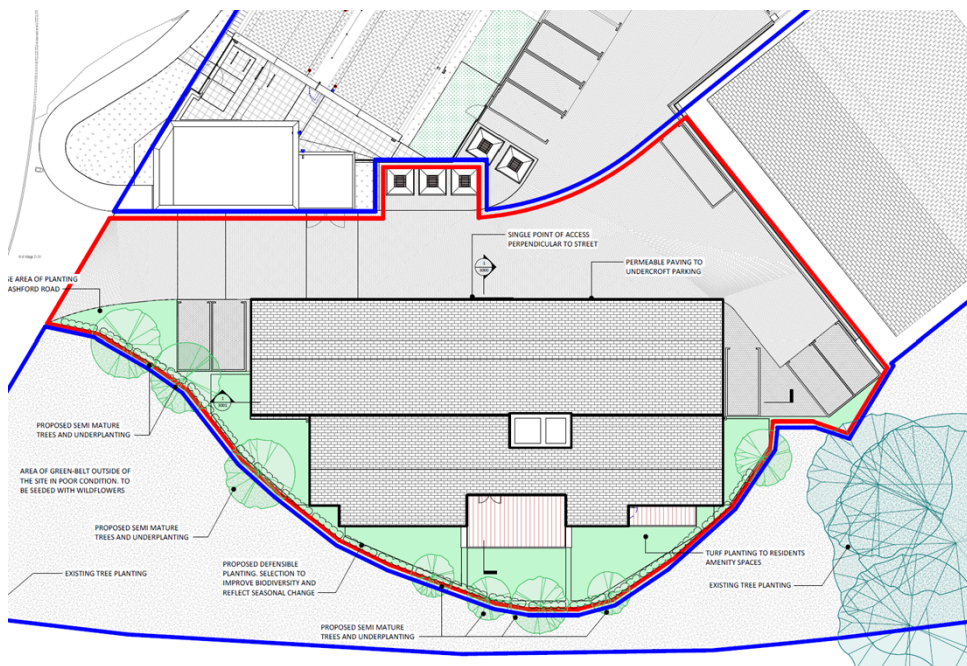


- 4.8 In responding positively to the public consultation undertaken, this wider land could be refurbished for outdoor recreation, but will not be used for formal garden areas / ancillary to the

use of the residential block, such that it is not classified as 'residential development within the Green Belt'. For that reason this land is removed from the planning application Boundary, which follows the rear of the property / rear amenity space (light green area).

- 4.9 Since the public consultation, the 'red line' planning application boundary has been further refined, so that the planning application boundary itself avoids the Green Belt.

Revised 'Red Line' Site Boundary excluding Green Belt land



Housing Policies

- 4.10 Strategic Policy 2 (Housing Provision) states that provision should be made for sufficient numbers of dwellings to meet the draft Regional Spatial Strategy.
- 4.11 Clearly this is superseded by Housing Delivery Targets. Spelthorne Borough Council has a target from the government to build 618 homes per year for the next 15 years which at present it is not meeting. Sited outside of the Green Belt, this means that the NPPF21 Presumption in Favour of sustainable development applies to the positive determination of the development proposals, in that planning permission should be approved, unless any adverse impacts significantly and demonstrably outweigh the benefits of the proposed development.
- 4.12 Policy HO1 (Providing for New Housing Development) states that the Council will ensure provision is made by encouraging housing development at brownfield locations, such as the site. The policy further states developments must ensure effective use is made of urban land for housing by applying Policy HO5 which promotes density of development and opposing proposals that would impede development of suitable sites for housing.
- 4.13 HO1 also notes that redevelopment, infill and conversion of existing dwellings and the change of use of existing buildings to housing are all acceptable.
- 4.14 Policy HO4 (Housing Size and Type) seeks to ensure that the size and type of housing reflects the needs of the community by requiring all new developments, including conversions, of four or more units to include at least 80% of their total as one or two-bedroom units; with which the development accords.

Affordable Housing

- 4.15 Within the overall total of housing provision, it is noted that the Council will require a mix of tenure, size and type to meet identified needs. As part of this, it is noted that the Council will seek up to 40% of the total housing provision as being affordable.
- 4.16 Aligned with this, Policy HO3 (Affordable Housing) states that the Council's target for affordable housing is 40% of all net additional housing.
- 4.17 The policy notes this will be achieved by having regard to the circumstances of each site, negotiating for a proportion of up to 50% of housing on sites to be affordable where the development comprises 15 or more dwellings (gross) or the site is 0.5 hectares or larger irrespective of the number of dwellings⁶.
- 4.18 The provision of affordable housing is 'viability' tested in those cases where full affordable housing provision cannot be met.
- 4.19 Work has been undertaken to assess the viability of providing affordable housing by BNP Paribas property consultants. The report notes that Spelthorne Borough Council, as applicant, is seeking to provide the proposed development as 100% intermediate affordable dwellings, to be marketed at a discounted rent level.
- 4.20 The viability assessment is prepared on the basis of a standard market sale scheme, as required by the local planning authority's guidance. BNP Paribas have however also set out the results of the proposed development on the basis of SBC's preferred tenure of Discount Market Rent (DMR).
- 4.21 The viability assessment concludes that it is not viable to provide any affordable housing, and therefore that the Applicant's provision of 100% intermediate housing in the form of Discounted Market Rent (DMR) is significantly higher than the viable level of affordable housing which could be realised.
- 4.22 It is expected that these conclusions will be independently audited by the Council as planning authority as part of the planning application process.

Transport

- 4.23 The Transport work undertaken by Markides notes that the provision of the Development Plan and Surrey Transport Plan 3 (LTP4), in combination, set objectives which include:
- Effective transport – to facilitate end-to-end journeys for residents, businesses and visitors by maintaining the road network, delivering public transport services and, where appropriate, providing transport enhancements;
 - Reliable transport – to improve journey time and reliability of travel in Surrey;
 - Safe transport – to improve road safety and the security of the travelling public;
 - Sustainable transport – to provide an integrated transport system that protects the environment, keeps people healthy and facilitates lower carbon transport choices.
- 4.24 The Transport Assessment notes that the site lies adjacent to existing areas of residential development and is in close proximity to a number of local amenities.
- 4.25 Key facilities along with distances and walking/cycling times from the proposed White House residential development site are noted as:

⁶ The Council has since noted that this should apply to all new housing development

Table 3.1 Local Facilities

	Facility	Location	Distance	Travel Time	
				Walk	Cycle
Leisure	Fordbridge Park	Kingston Road	300m	4 mins	1 min
	Spelthorne Community Tennis Ctr.	Kingston Road	350m	4 mins	1 min
	Middle Green Park	Ashford Road	850m	11 mins	3 mins
	Ashford Manor Golf Club	Fordbridge Rd.	750m	10 mins	3 mins
Education	Little Dreams Day Nursery	Ashford Road	20m	1 min	1 min
	Buckland Primary School	Berryscroft Rd.	1400m	17 mins	5 mins
	Matthew Arnold Secondary School	Kingston Road	1000m	13 mins	3 mins
Retail	Londis Convenience Store	Edinburgh Dr.	750m	8 mins	2 mins
	Post Office	Edinburgh Dr.	750m	8 mins	2 mins
	More Local Convenience Store	Edinburgh Dr.	750m	8 mins	2 mins
Health	Hive Pharmacy	Edinburgh Dr.	750m	8 mins	2 mins

- 4.26 The Assessment notes that there is good footway access to the site and uncontrolled crossing facilities (comprising drop kerbs, tactile paving and splitter islands) exist on the B377, Fordbridge Road and the eastern (A308) of the Fordbridge Roundabout. A controlled crossing facility is located on the western (A308 Staines Bypass) arm of the roundabout.
- 4.27 The Assessment identifies the nearest bus stops as being those located on Kingston Road, approximately 150m-200m from the site. Buses from these stops provide connections to Ashford and Staines-upon-Thames, as well as other local destinations, with Ashford Station located about 20 mins walk / 6 mins cycle away at a distance of about 1.6km.
- 4.28 The Assessment notes that Parking Standards within Spelthorne advise that any reductions against maximum provisions are assessed against distances from public transport nodes, frequency of services, the availability and quality of pedestrian routes and the range and quality of local facilities.
- 4.29 In considering the development, the Assessment considers that the proposal to provide 17 parking spaces (ie at 1:1) is in accordance with SCC's 'maximum standards'. Additionally, it is considered that the site is at a sustainable location, particularly in relation to its proximity to local bus stops, but also the availability of local facilities and train services within suitable walking/cycling distances is expected to reduce the need to own and use a car amongst residents.
- 4.30 Markides has also undertaken some analysis of car ownership for smaller sized flats in the local area (irrespective of tenure), to estimate car ownership for the development.
- 4.31 These ownership ratios are then applied to the proposed accommodation mix, with 1-3 room flats considered as representative of the 1 or 2 bedroom flats proposed, with open plan kitchen/dining/living areas.

Table 4.1 Census Car Ownership Levels

No. of rooms (unit size)	No. of Units	Car Ownership				Average car ownership /unit	No. of proposed units	Predicted parking demand
		0 cars	1 Car	2 Cars	3+ Cars			
1-3 rooms (2 beds with open plan living space)	281	76	150	51	4	0.94	17	16

4.32 Based on this analysis, the predicted demand is forecasted at 16, below the 17 proposed as part of the development.

4.33 Markides conclude that that the proposals for 17 spaces represents an appropriate balance, set against the likely demand and seeking to limit use / ownership, given the Council's declared Climate Emergency.

4.34 They further conclude that any additional vehicular movements from the development is not predicted to have significant impact on the highways network.

4.35 In terms of accidents in the vicinity, the Assessment confirms that there has been no accidents recorded since the opening of the Hostel.

4.36 The Transport Assessment also sets out a number of Travel Plan based initiatives, including the following information on the development's noticeboard:

- A map showing local facilities and public transport nodes, including Ashford Town Centre;
- Details of bus and train timetables; and
- Contact details of public transport operators and details of other sustainable transport-related contacts and initiatives.

4.37 The Assessment highlights the proximity of the site to a range of local facilities, as well as the opportunities for sustainable travel which exist in proximity to the site and which includes the provision of secure cycle parking on site as part of the development.

Sustainability

4.38 The work undertaken for the sustainability of the development as a whole responds to the existing Policies of the Core Strategy 2009 (under Policy CC1) and also considers the Emerging Local Plan 2022-2037.

4.39 In responding to these, as well as national policies, including those of the revised Part L Building Regulations which came into force during 2022, energy demand has been reduced using the following energy hierarchy steps, in line with the Emerging Plan.

1. Be Lean (Energy efficient passive design and active building systems)
2. Be Clean (on-site decentralised energy generation)
3. Be Green (the inclusion of renewable energy technologies).

4.40 The focus of the energy strategy for the development is on reducing greenhouse gas emissions and primary energy consumption from the proposed development, which has been achieved by adopting the following measures within the design:

1. High thermal performance of construction elements, including glazing

2. Low building air leakage rate (3m³/hr/m² at 50 Pa)
3. Natural Ventilation where possible
4. Variable speed fans and pumps
5. Low energy lighting
6. Automatic lighting control with occupancy controls
7. Exhaust Air Heat Pump (EAHP) heating
8. Solar PV microgeneration

4.41 The Development is anticipated to achieve CO₂ emissions well below the Building Regulations Part L (2013) baseline through passive design and energy efficiency measures, i.e., before including any Low or Zero Carbon (LZC) technologies.

4.42 Using SAP 10 carbon factors, the statement demonstrates that the Development will exceed the requirements of Building Regulations in terms of energy use and carbon emissions by achieving a 78% sitewide reduction in carbon emissions when compared to Building Regulations Part L 2021.

4.43 Furthermore, the statement demonstrates compliance with existing planning policy to provide at least 10% of the development's energy demand from on-site renewable energy sources by achieving a significant on-site renewable energy contribution / saving of 44%.

Air Quality

4.44 An Air Quality Assessment (AQA) has been undertaken as part of the development proposals.

4.45 This comprises a qualitative site suitability assessment has been having regard to Spelthorne Council's network of passive diffusion tubes and automatic monitors, alongside the Defra predicted background concentrations and LAEI predicted concentrations. NO₂, PM₁₀ and PM_{2.5} concentrations at the Proposed Development are considered to fall below Air Quality Objectives and as a consequence, it is concluded that the site is considered suitable for the proposed residential use.

4.46 Similarly, the AQA notes that traffic generated by the proposed development is anticipated to be below the criteria set in the Environmental Protection United Kingdom (EPUK) and Institute of Air Quality Management (IAQM) planning guidance and consequently the impact of additional traffic on local air quality is considered insignificant and a detailed assessment is not required.

4.47 Notwithstanding, the AQA notes that the energy strategy for the Proposed Development will be utilising zero emission technologies in the form of Air Source Heat Pumps (ASHP) and PV Cells. Therefore, there will not be an impact on air quality from combustion emissions from energy plant.

4.48 The impacts of construction work on dust soiling and ambient fine particulate matter concentrations have been assessed. This identifies a medium risk of dust soiling impacts and a medium risk of increases in particulate matter concentrations due to construction activities. However, this is concluded acceptable subject to dust mitigation measures being put in place prior to construction of the development.

Residential Amenity

4.49 Both daylight / sunlight and noise assessments have been undertaken to assess the impact of amenity both to and from the development.

- 4.50 The detailed assessment of the potential daylight and sunlight effects of the proposed development at White House, Ashford on the key neighbouring properties as well as the daylight and sunlight amenity provided within the proposed new dwellings concludes the position acceptable in daylight and sunlight terms.
- 4.51 For Daylight and sunlight impact to neighbouring properties, the results of the VSC (Vertical Sky Component) test have shown that all but two neighbouring bedroom windows in White House, Block 1 will retain good levels of daylight with the proposal in place, in excess of BRE targets (27% VSC or 0.8 times their former values). It is considered that retained VSCs remain in excess of 23% which should be considered acceptable. A further NSL (No Sky Line) test has shown that all but one neighbouring bedroom in 393 Ashford Road will retain good levels of daylight distribution. One room will retain 0.72 times its former value, clearly close to the 0.8 target and should be considered acceptable.
- 4.52 For sunlight, all relevant rooms for the proposed development retain good levels of sunlight, in excess of BRE targets. The assessment of daylight has been undertaken using the Illuminance and Daylight Factor tests as set out in the guidance. The results have shown that all rooms meet BRE targets. In terms of sunlight, using the Sunlight Exposure test set out within the guidance, results have shown that 82% of main living rooms achieve BRE compliance.
- 4.53 The Report concludes, based on the above, that the proposed development to be consistent with BRE guidance and relevant planning policy in terms of daylight and sunlight.
- 4.54 In terms of noise, the Acoustic Report, based upon acoustic surveys undertaken of the site and the surrounding area. This makes a number of recommendations on the ventilation and the proposed plant and machinery for the development to improves the noise resilience of the building.
- 4.55 This includes a recommended scheme of mitigation (in the form of glazing and ventilation acoustic performance requirements), based on maintaining internal target noise levels with closed windows.

5.0 Conclusions

- 5.1 This Planning Statement has been prepared by Lichfields on behalf of Spelthorne Borough Council.
- 5.2 It sets out a summary of the planning position, including planning history and a review of the existing and emerging development plan, in support of the submission of a planning application for full planning permission for residential proposals at the White House, Ashford Road / Kingston Road, Ashford TW15 5SE, (known as White House (Residential)).
- 5.3 The development proposals comprise 17 residential units, with associated car parking, landscaping and access arrangements.
- 5.4 The submission for full planning permission for the White House Residential scheme follows pre-application discussions, presentation to Ward and Local Members, and latterly a public exhibition held in June⁷.
- 5.5 The site is brownfield / previously developed land. Following discussions with the Council, as Planning Authority, the boundary of the site has been moved so that it wholly excludes the Green Belt to the rear of the site. Whilst there is a small element of Green Belt within the 'red line' site planning application area, this is part of the existing access, which will not be altered by the proposals and is de minimis in terms of site area.
- 5.6 The technical documents have been scoped with Spelthorne Borough Council, as Planning Authority, and test key parameters of the development, its location, and its response to key receptors and issues of material consideration on or surrounding the site.
- 5.7 A summary of some of these within this statement consider that the development can be considered favourably against the provisions of the development plan, having regard to material considerations.
- 5.8 It is our view that the development can be considered 'sustainable development' under the provisions of NPPF²¹, and that planning permission can and should be granted for the development.
- 5.9 If there are any comments or queries, or clarifications required on any of the points raised in these representations, then please do not hesitate to contact Ian Anderson at ian.anderson@lichfields.uk or 07947 362 618.

Lichfields

November 2022

⁷ The event was held across two days: Friday 10th June 2022 and Saturday 11th June 2022

EP11

Braintree District Monitoring Report 2018
Addendum to the Monitoring Report:

Subject:

Five Year Housing Supply 2018-2023



11 April 2019

From: [Carpenter, Kathy](#)
To: [Laura Dudley-Smith](#)
Subject: RE: Request for information forecast development Land south of The Limes Gosfield
Date: 04 December 2018 10:02:00

Many thanks for your help, I think I can take it from here.

Best wishes,

Kathy

From: Laura Dudley-Smith
Sent: 03 December 2018 17:35
To: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Cc: James Firth
Subject: RE: Request for information forecast development Land south of The Limes Gosfield

Dear Kathryn,

The land at Gosfield is no longer owned by Marden Homes Ltd. We are now acting on the site on behalf of it's new owner, Chelsteen Homes. The contact there is Bill Poulton.

A revised planning application has been submitted to BDC for consideration. There are no significant issues that have been identified however that should present delay to delivery should the revised application be determined favourably.

Please let me know if you would like us to complete a revised form in this regard.

Laura

Laura Dudley-Smith
Strutt & Parker

From: Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]
Sent: 30 November 2018 17:38
To: Laura Dudley-Smith
Subject: Request for information forecast development Land south of The Limes Gosfield
Importance: High

Dear Laura,

Please see the attached file. Braintree District Council needs to check information the anticipated timing of completions on the above site, as part of work on checking the deliverable housing land supply in the District. Our records show that you were the contact for the development; could you please advise on the site or provide contact details for someone who can confirm?

Kind regards,

Kathryn Carpenter
Senior Planning Officer

Please return forms by Friday 7th December 2018

Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development & Planning Manager
Organisation:	Bellway Homes Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 38 Land east of Sudbury Road Halstead
Planning application reference(s):	BTE/17/0705

Is the site:

Owned by Developer ☒

Site Actively
being marketed ☐

Sale to developer
under negotiation ☐

Site not actively
being marketed ☐

PART C Site Progress


Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	Full application submitted for 218 homes BTE/18/01749, agent jennifer.carroll@struttandparker.com

Site Progress cont.. HALSTEAD

Full/reserved-matters status: approved, applied for, when planned to be submitted	Submitted <i>FULL APPLICATION SUBMITTED</i>
Details of Discharge of conditions status: submitted	Submitted November 2018; Building Regs Initial Notice (NHBC) submitted
Information on Constraints: Actions needed before completions can be achieved	<i>PLANNING APPROVAL AND COMMENCEMENT OF BUILD.</i>
Access/transport:	<i>ACCESS POINTS AGREED AT OUTLINE APPROVAL</i>
Ground conditions/ contamination:	<i>FARM LAND NO CONTAMINATION EXPECTED.</i>
Drainage (SUDS, flood prevention etc):	<i>APPLICATION WITH FULL PLANNING SUBMISSION</i>
Land ownership:	<i>BELLWAY HOMES.</i>
Other constraints (describe), including market:	<i>N/A.</i>

Total/estimated total site capacity	205 <i>OUTLINE</i>
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	205
Forecast completions Year 1: April 2018/March 2019	<i>0</i>
Forecast completions Year 2: April 2019/March 2020	<i>20</i>
Forecast completions Year 3: April 2020/March 2021	<i>70</i>
Forecast completions Year 4: April 2021/March 2022	<i>70</i>
Forecast completions Year 5: April 2022/March 2023	<i>58</i>

218 FULL APPLICATION

Other developer/site promoter/landowner comments	
(Internal use)	Outline permission for 205 also included site for a care home; whereas this is omitted from the full application for 218 - i.e. supply may exceed the 205 indicated as at March 2018

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

If you have any other questions about the consultation please contact the Planning Policy Team by email PlanningPolicy@braintree.gov.uk or by phone on 01376 552525 and ask for Planning Policy.

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From: [Wilde, Mathew](#)
To: [Carpenter, Kathy](#)
Subject: FW: 18/60196/PREAPP Land north East of Inworth Road
Date: 05 February 2019 14:23:41
Attachments: [image001.gif](#)

FYI

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2512 | www.braintree.gov.uk | ✉ mawil@braintree.gov.uk

From: Catherine Williams **Sent:** 05 February 2019 2:21 PM

To: Wilde, Mathew <Mathew.Wilde@braintree.gov.uk>

Subject: RE: 18/60196/PREAPP Land north East of Inworth Road

Mathew,

In terms of start on site:

- Infrastructure to commence late summer 2019
- With an anticipated build rate of 50 per year we would expect to have 150 completions by April 2023.

Regards,

Catherine Williams BA(Hons) MA MRTPI
Associate Director
Planning

Savills, 33 Margaret Street, London, W1G 0JD
Tel

Email

Website : www.savills.co.uk



Before printing, think about the environment

From: Wilde, Mathew [<mailto:Mathew.Wilde@braintree.gov.uk>]

Sent: 28 January 2019 9:59 AM

To: Catherine Williams

Subject: 18/60196/PREAPP Land north East of Inworth Road

Hi Catherine,

Thank you for our meeting on Friday. I have asked Lee to go through the boundary treatment plan with me this week so I will provide comments on this shortly.

In terms of the coloured block plan, please may I have an electronic copy of this?

I have also been asked if I could get some confirmation in writing from you in respect to timescales for the REM submission? And when roughly will works commence?

Could you also please give an indication if possible please?:

- If the site will start to produce completions before April 2023
- View of expected development rates - how many of the 165 are expected to be completed by April 2023?

Many thanks in advance for your help.

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2512 | www.braintree.gov.uk | ✉ mawil@braintree.gov.uk

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Please return forms by Friday 7th December 2018

Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to **planningpolicy@braintree.gov.uk** or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Matthew Wood, agent Phase 2 Planning and Development
Position:	Principal Planner
Organisation:	CALA Homes (North Home Counties) Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Station Field, Land W of Kelvedon Station Station Rd (Monks Farm) Kelvedon
Planning application reference(s):	Site 041 BTE/17/0418

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes, subject to RM approval
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	RM to be submitted early 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	RM to be submitted early 2019
Details of Discharge of conditions status: submitted	Condition submissions to be made early 2019
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access approved at outline stage.
Ground conditions/ contamination:	Agricultural land.
Drainage (SUDS, flood prevention etc):	SUDS system to be included within Reserved Matters application.
Land ownership:	CALA Group
Other constraints (describe), including market:	

Total/estimated total site capacity	250
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	250
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	50
Forecast completions Year 3: April 2020/March 2021	50
Forecast completions Year 4: April 2021/March 2022	50
Forecast completions Year 5: April 2022/March 2023	50

Other developer/site promoter/landowner comments	
(Internal use)	As condition of the outline permission dated October 2017, reserved matters application for first phase must be submitted by October 2019 (i.e. within 2 years)

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

If you have any other questions about the consultation please contact the Planning Policy Team by email PlanningPolicy@braintree.gov.uk or by phone on 01376 552525 and ask for Planning Policy.

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From: [Heather Organ](#)
To: [Carpenter, Kathy](#)
Subject: RE: Development site at land at Ashen Road Ridgewell
Date: 13 March 2019 15:13:14
Attachments: [~WRD000.jpg](#)
[image001.png](#)

Dear Kathryn,

We intend to be in a position to submit an application for planning shortly - in late March or early April 2019. Assuming we are successful I would anticipate completion of the whole site in the first quarter of 2021 based on our clients current aspirations.

I am unable to provide the name of the developer at this time but I trust the above information answers your main queries.

Kind Regards,
Heather.

Heather Organ BSc Architecture

Heather



From: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Sent: 13 March 2019 11:51
To: Heather Organ <[REDACTED]>
Subject: Development site at land at Ashen Road Ridgewell
Importance: High

Dear Heather Organ,

We spoke on the telephone recently, when I was enquiring about whether this above site is coming forward for development in the next few years, as you acted as agent for a Mr J Williams in a 2018 pre application, following the sale of the site by the landowner to a developer. The site currently has the benefit of an extant outline permission and is shown as a draft allocation in the emerging Draft Braintree District Local Plan. You kindly provided me with a verbal response, confirming that the site is now owned by a developer, and that a detailed planning application is being drawn up for submission (in 2019?) following on from the pre-application consideration.

Could I please ask if you could provide this confirmation in writing for us – by e-mail response would be fine? If possible, as well as confirming whether the site is expected to start to produce completions by April 2023, any information would be helpful if available on expected estimated timescales for submission of the planning application, start on site, and expected number of dwellings by year –
April 2019/March 2020 (I assume that will be 0)

April 2020/March 2021
April 2021/March 2022, and
April 2022/March 2023.

If you are able to confirm the name of the developer that would also be helpful.

Kind regards,

Kathryn Carpenter

Senior Planning Officer

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2564 | www.braintree.gov.uk | ✉ kathy.carpenter@braintree.gov.uk

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Please return forms by Friday 7th December 2018

Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Stuart Williamson agent Amec Foster Wheeler
Position:	
Organisation:	The Hunt Property Trust
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Land rear of Halstead Road Earls Colne
Planning application reference(s):	BTE/15/1580

Is the site:

Owned by Developer ☐

Site Actively
being marketed ☐

Sale to developer
under negotiation ☒

Site not actively
being marketed ☐

PART C Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	JULY 2019
Details of Discharge of conditions status: submitted	NONE TO DATE
Information on Constraints: Actions needed before completions can be achieved	NONE BEYOND USUAL
Access/transport:	(Access Reserved ie approved)
Ground conditions/ contamination:	Further investigations per outline
Drainage (SUDS, flood prevention etc):	" " "
Land ownership:	-
Other constraints (describe), including market:	-

Total/estimated total site capacity	80
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	80
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	25
Forecast completions Year 3: April 2020/March 2021	55
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

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PlanningPolicy@braintree.gov.uk

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From: [Conan Farningham](#)
To: [Carpenter, Kathy](#)
Cc: [Havers, Timothy](#); [Banks, Natalie](#); [Alice Patchett](#)
Subject: Silver End/Conrad Rd
Date: 01 March 2019 11:00:51
Attachments: [image001.png](#)
[image002.jpg](#)

Morning,

I would advise the following for Conrad Road, Witham (Southfields):

- We have submitted the application and awaiting for further timescales etc
- Yes, this scheme along with Silver End are key to delivering our Homes England Programme and overall targets
- Completions are assumed as follows but these will likely change following appointment of a contractor and also the decision date:

April 2019/March 2020: 0
April 2020/March 2021: 21
April 2021/March 2022: 67
April 2022/March 2023: 36
April 2023/March 2024: 26

Please be advised that we are currently programming the S106 units to be delivered April 21/22 hence the spike in completions.

Regards,

Conan

Conan Farningham
Head of Land and Planning

Sanctuary Group

Office: 02088261598

Email:



From: Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]
Sent: 28 February 2019 15:44
To: Conan Farningham
Subject: RE: Silver End
Importance: High

Dear Conan – thank you very much for your prompt response. Could I please ask, are you able to provide me with the equivalent information in respect of Conrad Road Witham, which I believe you know as Southfields?

Kind regards,
Kathy Carpenter

Kathryn Carpenter
Senior Planning Officer
Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB
☎ 01376 552525 Ext. 2564 | www.braintree.gov.uk | ✉ kathy.carpenter@braintree.gov.uk

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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Stephen M Clark
Position:	Chief Executive
Organisation:	Churchmanor Estates plc
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 050 Land south of Maltings Lane Witham
Planning application reference(s):	BTE/12/1071

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input checked="" type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	See below

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	Need a mini Masterplan to deal with housing/neighbourhood shops and public open space

Total/estimated total site capacity	268
Dwellings built as at 31 March 2018	205
Outstanding capacity as at 31 March 2018	63
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	
Forecast completions Year 3: April 2020/March 2021	
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	Current discussions with LPA case officer Neil Jones to combine this application with the provision of Neighbourhood Shops
(Internal use)	Discussions with LPA taking place on proposed mixed use development on remaining, final phase of largely completed strategic site (Land south of Maltings Lane)

Return by Friday 7th December 2018 to:

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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Kevin Coleman, agent Phase 2 Planning & Development Ltd
Position:	Mersea Homes Ltd And Hills Residential Ltd
Organisation:	
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 52 Land West of Panfield Lane Braintree
Planning application reference(s):	BTE/15/1319

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input checked="" type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Without permission; adopted Local Plan Allocation, hybrid application for: 411 homes outline; plus 189 homes full
Update on Planning Status:	Planning application planned to be put before Planning Committee Spring 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Hybrid application submitted
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	

Total/estimated total site capacity	600
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	600
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	0
Forecast completions Year 3: April 2020/March 2021	25
Forecast completions Year 4: April 2021/March 2022	100
Forecast completions Year 5: April 2022/March 2023	100

Other developer/site promoter/landowner comments	Assumed programme is for infrastructure start on site before the end of 2019, residential development starting in 2020 on the hybrid/detailed element, with 25 completions second half of 2020, followed by approx. 100 per annum thereafter. Assuming of course that we actually get planning permission 1st half of 2019.
(Internal use)	

Return by Friday 7th December 2018 to:

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EP12A

SCHEMES WITH PLANNING CONSENT (UNIMPLEMENTED)

Site information												Anticipated time from permission to final completion			
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	Date of Planning permission	Weeks permission to final completion (average by size and type)	Months permission to final completion (average by size and type)	Anticipated completion date
21/01801	FUL	Sunbury Cross Ex Services Association Club	Crossways	Sunbury	TW16 7BB	SUNC	47	30	17	1	46	11/08/2022	161	37.01	01/09/2025
19/01069	FUL	Shepperton House, 2-4	Green Lane	Shepperton	TW17 8DN	SHET	13	13	0	0	13	17/10/2019	161	37.01	01/11/2022
22/01423	RVC	Staines Ex Servicemen Club Limited, 6	Laleham Road	Staines	TW18 2DX	RVLA	14	14	0	0	14	28/11/2022	161	37.01	01/12/2025
22/00591	FUL	Renshaw Industrial Estate	Mill Mead	Staines	TW18 4UQ	STNS	391	357	40	0	391	01/12/2022	172	39.54	01/03/2026
18/00995	PDO	25-27	Clarence Street	Staines	TW18 4SY	STNS	5	5	0	0	5	22/08/2022	161	37.01	01/09/2025
20/00559	FUL	96-98	High Street	Shepperton	TW17 9BB	SHET	5	5	0	0	5	05/08/2020	161	37.01	01/09/2023
20/01312	FUL	Acacia Lodge	Rookery Road	Staines	TW18 1BT	STNS	14	14	0	0	14	05/02/2021	161	37.01	01/03/2024
20/00990	FUL	59	Staines Road West	Sunbury	TW16 7AG	SUNC	8	8	0	0	8	29/04/2021	161	37.01	01/05/2024
21/00009	PDO	51-53	Church Street	Ashford	TW15 2TY	ASHT	8	8	0	0	8	26/04/2021	161	37.01	01/05/2024
20/01483	FUL	487-491	Staines Road West	Ashford	TW15 2AB	ASHE	11	11	0	3	8	12/08/2021	161	37.01	01/09/2024
21/01220	PDO	Lagna House, 18 - 3	London Road	Staines	TW18 4BP	STNS	26	26	0	0	26	19/09/2021	161	37.01	01/10/2024
21/01199	PDO	Elizabeth House, 56-60	London Road	Staines	TW18 4HB	STNS	20	20	0	0	20	09/09/2021	161	37.01	01/10/2024
21/01259	PDO	Atrium, 31 - 37	Church Road	Ashford	TW15 2UD	ASHT	20	20	0	0	20	24/09/2021	161	37.01	01/10/2024
21/01507	FUL	Vivienne House	Budebury Road	Staines	TW18 2BB	STNS	7	7	0	0	7	13/12/2021	161	37.01	01/01/2025
20/00802	FUL	100 R/O Tesco Super	Town Lane	Stanwell	TW15 3AA	ANSS	127	105	22	0	127	11/03/2022	172	39.54	01/06/2025
21/01742	FUL	Crownage Court, 99	Staines Road West	Sunbury	TW16 7AE	SUNC	14	14	0	0	14	03/03/2022	161	37.01	01/04/2025
22/00707	PDO	56	Kingston Road	Staines	TW18 4NL	STNS	14	14	0	0	14	04/08/2022	161	37.01	01/09/2025
21/01261	PDR	15	Station Road	Ashford	TW15 2UP	ASHT	5	5	0	0	5	25/07/2022	161	37.01	01/08/2025
21/01755	OUT	66-68	High Street	Staines	TW18 4DY	STNS	6	6	0	0	6	27/01/2022	161	37.01	01/02/2025
21/01750	FUL	The Old Fire Station	Market Square	Staines	TW18 4RH	STNS	5	5	0	0	5	28/07/2022	161	37.01	01/08/2025
21/01274	PDO	1	London Road	Staines	TW18 4AJ	STNS	77	77	0	0	77	23/09/2021	104	23.91	01/08/2023
21/01151	PDO	Birch House	Fairfield Avenue	Staines	TW18 4AB	STNS	25	25	0	0	25	02/09/2021	172	39.54	01/12/2024
21/000947	FUL	Cadline House	Drake Avenue	Staines	TW18 2AP	STNS	13	13	0	0	13	09/02/2023	161	37.01	01/03/2026

Total
Total minus 5% non-implementation rate

871

828

Sites subject to current planning applications

Site ID	Site Address	Units	Evidence of Delivery
ST3/004	34-36 (OAST House) /Car park, Kingston Road, Staines	184	<p>Site owned by Spelthorne Borough Council who will develop the site.</p> <p>Full planning application 23/00098/FUL submitted 26 January 2023. The site is a draft allocation site in the emerging Local Plan (eLP)</p> <p>Multiple pre-application discussions held regarding the site with redevelopment acceptable in principle. Pre application public consultation undertaken in June 2022.</p> <p>Pre-sale of completed 50,000sqft building to NHS, 4000sqft Ground floor workspace and Listed building conversion into arts/craft/cultural uses.</p> <p>Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by July 2026.</p>
SS1/002	Vacant Land Adjacent to The White House, Kingston Road, Ashford	17	<p>Site owned by Spelthorne Borough Council who will develop the site.</p> <p>Full planning application, reference 23/00058/FUL, submitted December 2022. The site is a draft allocation site in the emerging Local Plan (eLP).</p> <p>Pre-application advice sought in May 2022 and scheme was supported in principle. The site is currently vacant and cleared of all structures.</p> <p>The design has evolved following pre-application discussions with planning officers and local ward members. The proposals have also been subject to public consultation, including a 2-day public consultation event.</p> <p>Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by July 2026.</p>
Total sites subject to current planning applications:		201	

Prospective Development Sites

Sites included in the below schedule are within the urban area only. Sites within the Green Belt are excluded for the purposes of this exercise.

Site ID	Site Address	Units	Evidence of Delivery
AS1/003	Staines Fire Station, Ashford	50	<p>Thames Water in ownership of the site. Currently vacant, previously developed land and not in use following the development of new Fordbridge Fire Station elsewhere in the Borough. The site is a draft allocation site in the emerging Local Plan (eLP).</p> <p>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).</p> <p>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 consistent with the draft allocation and pdl status of the site.</p> <p>Surveys to support a planning application are being progressed with a geo-environmental survey undertaken and ecological surveys being scheduled with the aim of submitting a detailed planning application to Spelthorne Borough Council in the autumn of 2023 by Thames Water.</p> <p>Full Application expected September 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion by March 2027.</p>
AT3/007	Ashford Multi storey carpark, Church Road, Ashford	45	<p>Site owned by Spelthorne Borough Council who will develop the site.</p> <p>A full application is likely to be submitted by the end of March. Waiting for the reports to be finalised. The site is a draft allocation site in the emerging Local Plan (eLP).</p> <p>Pre application discussions held in October 2022. The design of the scheme has been informed by discussions with officers, with broad agreement reached in terms of the character of the area and privacy distances. The existing multi-storey carpark</p>

			<p>is previously developed land, vacant and no longer operational. The principle of development has been accepted consistent with the draft allocation and pdl status of the site.</p> <p>Full application expected before end of April 2023.</p> <p>Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by October 2026</p>
AT3/016	Land at Woodthorpe Road and Station Approach, Ashford	40	<p>Site owned by The Powerhouse and promoted by Clive Chapman Architects.</p> <p>A full planning application is due to be submitted in May 2023 for 40 residential units (1, 2 & 3 bedroom apartments plus wheelchair units) and commercial space.</p> <p>Current programme and proposal drawings provided to Council. Following reports underway inclusive of the following:</p> <ul style="list-style-type: none"> - Acoustic Report - Air Quality Assessment - Archaeological Statement - Contamination Assessment - Daylight/Sunlight Assessment - Drainage Strategy & SUDS - Energy Report (Residential & Commercial) - Fire Statement - Flood Risk Assessment & Sustainable Drainage Strategy - Landscaping Proposals & Planting Schedule - Planning Statement - Preliminary Ecological Appraisal - Transport Assessment - Viability Report - 3D renderings <p>Two pre-application meetings held and comments reflected in proposed scheme. Principle of development acceptable.</p> <p>Full application expected May 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion by November 2026.</p>

SE1/005	Benwell House, Green Street, Sunbury	35	<p>Site owned by Spelthorne Borough Council who will develop the site.</p> <p>Full planning application due to be submitted in April 2023. Principle of development confirmed as acceptable.</p> <p>Planning application 19/01211/FUL for 39 dwellings recommended for approval by officers but refused by planning committee by reason of loss of residential amenity, loss of TPO trees and impact on the character of the area. The new application will address previous design issues and reduces the overall number of units and scale of development.</p> <p>Full application expected by the end of April 2023. Delivery projections by Spelthorne Borough Council as planning authority and developer estimate completion by November 2026.</p>
SC1/004	Sunbury Fire Station, Staines Road West, Sunbury	12	<p>Surrey County Council are the landowner and applicant.</p> <p>In July 2022 the Surrey County Council Cabinet approved the allocation of capital funding for the development of detailed design and construction of the site to redevelop the former Sunbury Fire Station to include a community resource and 12 residential units. Initial site assessment work undertaken to support delivery in years 1-5.</p> <p>A full planning application is due to be submitted by the end of May 2023). Surrey County Council as landowner has arrangements in place to redevelop the site itself using contractors.</p> <p>Full application expected end of May 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion in May 2026.</p>
AT3/020	Fir Tree Place, Church Road, Ashford	8	<p>Site promoted by Stuart Henley and Partners on behalf of the landowner Safeland plc.</p> <p>Site assessment work has been completed and a full planning application is to be submitted by in April 2023.</p>

			<p>The Council previously refused a prior notification application for 18 units on site (21/01210/PCO) but confirmed that a reduction in residential units would be acceptable on site. A smaller scheme of 8 units was subsequently submitted in July 2022 (22/01022/FUL) but was withdrawn regarding character and appearance issues. The revised application will address these issues.</p> <p>Full application expected end of April 2023.</p> <p>Delivery projections by Spelthorne Borough Council estimate completion in August 2026.</p>
Total Prospective Development Sites		190	

