

Spelthorne Allocations DPD – Summary of Representations

Respondent	Doc Part	Part no	Allocation Site	Comment Reference	Type	Attend Exam	Summary of Representation
CPRE Surrey	DOC	All		S/DAII/00672/00001/001	SUPP	N	Strongly supports the DPD and consider it sound in all respects.
Highways Agency	DOC	All		S/DAII/00060/00002/001	SUPP	N	The level of traffic assessment within the Transport Statement is sufficient evaluation of the impact of development proposals on the strategic road network. From the point of view of the strategic road network there are no "showstoppers".
SEERA	DOC	All		S/DAII/00041/00002/001	SUPP	N	The submitted DPD is in general conformity with the adopted Regional Spatial Strategy (RPG9 as amended) and the emerging Regional Spatial Strategy (the draft South East Plan as submitted to the Government). Additional comments are intended to improve the documents but do not relate to the issue of general conformity or conflict with the opinion of general conformity.
Fairview New Homes Ltd	DOC	All		4.a,4.b/DAII/00682/00001/001	OBJ	Y	The DPD fails to have regard to the 2003 Household Projections. It fails to justify why such an approach has been taken and so few sites allocated, and needs to allocate more land for housing. Monitoring in subsequent DPD's is not the correct approach.
Fairview New Homes Ltd	DOC	All		6/DAII/00682/00001/002	OBJ	Y	Without proper justification, the allocation of employment sites for housing development in the Allocations DPD is inconsistent with Core Strategy Policy SP3.
Fairview New Homes Ltd	DOC	All		4.b/DAII/00682/00001/003	OBJ	Y	The Allocations DPD is deficient in that it relies too heavily on windfall provision. More allocations need to be made.
Mr Terence Tilby	DOC	All		4.b,7,9/DAII/00710/00001/001	OBJ	N	The document should be amended to include a review of the Green Belt and promote changes at certain locations to provide for a more sustainable pattern of development.
RSPB	DOC	All		4.a/DAII/00080/00002/001	OBJ	N	The DPD is supported by an Appropriate Assessment that does not comply with national planning policy and the Habitats Directive in that it does not consider in-combination effects of the plan with other plans and projects.
Shepperton Residents Association	DOC	All		2/DAII/00727/00001/001	OBJ	Y	Lack of adequate public consultation.
Mrs Caroline Nichols	DOC	All		4.a/HO1/00730/00002/001	OBJ	Y	Allocations document should identify specific sites for extra-care housing.

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Green Street Action Group	DOC		All	O/DAII/00353/00004/001	OBJ		Comments on consultation process.
Lower Sunbury Residents Association (LOSRA)	DOC		All	O/DAII/00303/00007/001	OBJ		Comments on consultation process.
Persimmon Homes	PARA	4.3		4,7,8,9/P4.3/00411/00002/001	OBJ	Y	Some allocations are inconsistent with PPS3 in that they are not immediately available for development at the time of adoption of the DPD. More sites should be allocated to exceed the target rate in the event that windfall or other allocated sites cannot be developed.
Persimmon Homes	PARA	4.4		4,7,8,9/P4.4/00411/00002/002	OBJ	Y	Excluding sites not compliant with PPS3 leaves a shortfall in the five year supply in relation to the South East Plan target.
Ms Judith Halford			A1	S/HO1/00702/00001/001	SUPP	N	Supports housing development of the site.
Surrey County Council			A1	S/HO1/00034/00002/001	SUPP	N	No objection in principle to the proposal, subject to appropriate sightlines. Possible footway widening required.
Miss Mary Cooksey			A1	7/HO1/00714/00001/001	OBJ	N	Paragraph 6.1 does not mention the three residential properties on the site.
Surrey County Council			A2	S/HO1/00034/00002/002	SUPP	N	No objection in principle to the site being accessed from Feltham Road, Coolgardie Road, or Poplar Road.
Persimmon Homes			A2	7/HO1/00411/00002/004	OBJ	Y	The site complies with national guidance but there are a number of obstacles to development. Alternatives have not been properly considered.
Mr Michael Gillies			A3	S/HO1/00715/00001/001	SUPP	N	Supports development of the site for housing. Detailed plans should ensure quality and density is consistent with the surrounding area, there should be no overlooking and no access from Junction Road.
Surrey County Council			A3	S/HO1/00034/00002/003	SUPP	N	No objection in principle to the site being accessed from Feltham Hill Road, Poplar Road or Junction Road.
Cllr Colin Strong			A3	7/HO1/00726/00002/001	OBJ	N	Any open space should be available to the general public.

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Persimmon Homes			A3	4/HO1/00411/00002/005	OBJ	Y	This is a long term site that cannot be included in the five year supply.
Telereal Ltd			A3	9/HO1/00264/00001/001	OBJ	N	Supports the allocation of the site for housing in the longer term but comprehensive development may not be achievable by 2023 due to fragmented ownership. The DPD should state: "Partial redevelopment of the site for housing would be supported providing it would not prejudice the existing Class B8 use on the remainder of the site or prejudice redevelopment on the remainder of the site at a later stage". It should be stated that continued use of part of the site for B8 use in the interim will be acceptable.
Mr John Carruthers			A3	O/HO1/00728/00002/001	OBJ	N	Nearby Post Office closed several years ago (comment made to the Sustainability Appraisal).
Surrey County Council			A4	S/HO1/00034/00002/004	SUPP	N	The principle of access should be determined by the Highways Agency for the A30 (London Road). No objection to the site being accessed via Harrow Road. An applicant would have to address sustainability concerns - bus stops are within 300m, but there are no local shops and the site is not in the urban area.
Sweetings Property Management			A4	S/HO1/00528/00001/001	SUPP	N	The clients who own the site would in principle be prepared to accept the proposals, provided there is no compulsory purchase of the land by Spelthorne Borough Council, and that the proposals are in the medium to long term, as the owners are quite happy with their investment at present in the various light industrial units.
Persimmon Homes			A4	4/HO1/00411/00002/006	OBJ	Y	The site is not a sustainable location due to inaccessibility and environmental concerns. Not available for inclusion in five year supply.
Mr John Carruthers			A4	O/HO1/00728/00002/002	OBJ	N	Concern about loss of employment and distance of site from local facilities. (Comments made to the Sustainability Appraisal).
Surrey County Council			A5	S/HO1/00034/00002/005	SUPP	N	No objection in principle, subject to achievable sightlines. Improvements to the footway will also probably be needed.

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Miss Nicol Capper			A5	7/HO1/00707/00001/001	OBJ	N	There should be no access through Albert Drive.
Mr Muhammad Rahman			A5	7/HO1/00705/00001/001	OBJ	N	There should be no access through Albert Drive.
Mr Peter Parker			A5	7/HO1/00708/00001/001	OBJ	N	There should be no access through Albert Drive.
Mrs Jane Edwards			A5	7/HO1/00706/00001/001	OBJ	N	There should be no access through Albert Drive.
Mrs Susan Walker			A5	7/HO1/00709/00001/001	OBJ	N	There should be no access through Albert Drive.
Mr John Carruthers			A5	O/HO1/00728/00002/003	OBJ	N	Concerned at loss of Builders Merchants. (Comment made to the Sustainability Appraisal).
Surrey County Council			A6	S/HO1/00034/00002/006	SUPP	N	No objection in principle.
Mr & Mrs SJ & BJ Turner			A6	7/HO1/00699/00001/001	OBJ	N	Re-iterate objections to the proposed development. Very concerned at the implications of this huge development for nearby residents on flooding grounds. Also strongly object to any further development on the Rodd Estate. Despite the amount of new development in the Borough, no improvements have been made to infrastructure.
Persimmon Homes South East			A6	7/HO1/00280/00001/001	OBJ	N	Welcome the allocation but recommend a series of amendments that expand the description of the site, increase the number of dwellings from 85 to 96 in view of the recent appeal decision, bring forward the timescale of development by one year to 2007-2010, add reference to a condition recommended by the Environment Agency, and change a cross reference to other policies.
Mr John Carruthers			A6	O/HO1/00728/00002/004	OBJ	N	Concern no alternative site for the existing employment use. (Comment made to the Sustainability Appraisal).
Surrey County Council			A7	S/HO1/00034/00002/007	SUPP	N	No objection in principle, subject to sightlines and improvements such as footway widening (document identifies the footway widening).

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Rugby Estates PLC			A7	S/HO1/00002/00001/001	SUPP	Y	Supports the allocation. In relation to the housing trajectory the site would take less than five years to complete. The requirement for a footway along Moor Lane needs to be clarified.
Persimmon Homes			A7	4,7,9/HO1/00411/00002/007	OBJ	Y	Not currently available and should not be included in the 5 year supply. Concerns over whether site is developable because of the need for a detailed flood risk assessment. Shape and size of site, together with impact on neighbouring properties limit development potential.
Mr John Carruthers			A7	O/HO1/00728/00002/005	OBJ	N	Concern at loss of Builders Merchants. (Comment made to the Sustainability Appraisal).
Surrey County Council			A8	S/HO1/00034/00002/008	SUPP	N	No objection in principle. Sightline improvements needed. Footway needed on site boundary, also possibly some form of crossing facility. Sustainability concerns - no local bus services, no local services, etc.
Elmbridge Borough Council			A8	4.b,4.c,7/HO1/00026/00002/001	OBJ	N	The allocation should be deleted. The development could result in flood risk and harm to the residents of the site and those adjoining on Wheatley's Eyot. The site is not in a sustainable location and would result in reliance on the private car for its residents to access services and facilities. There is potential conflict with draft South East Plan policies CC1 and CC2 regarding sustainable development and climate change. Allocating the site would not achieve the social or economic objectives of sustainability.
Mr & Mrs Keith Grant			A8	7/HO1/00703/00001/001	OBJ	N	The allocation should be deleted. There should be no building on the flood plain, road access is hazardous, the raised nature of the site causes concern over impact on adjoining properties and there is only an infrequent bus service. The site should be restored to its natural level.
Mr Jonathan Webster			A8	7/HO1/00701/00001/001	OBJ	Y	The allocation should be deleted. Development of the site contravenes the Environment Agency's stated policy that flood plains should be restored to their natural level. This artificially raised site poses a threat to the surrounding environment because it reduces the area of flood plain.

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Mrs Aileen Webster			A8	7/HO1/00713/00001/001	OBJ	N	The allocation should be deleted. Development of the site contravenes the Environment Agency's stated policy that flood plains should be restored to their natural level. This artificially raised site poses a threat to the surrounding environment because it reduces the area of flood plain.
Thames Overways Project (M Wakefield)			A8	4.a/HO1/00465/00001/001	OBJ	Y	A cycle/footbridge crossing from Sunbury to Wheatley's Eyot should be provided. This would enable a link to the south side of the river to be created via an upgraded walkway from the weir to the other island, which is already connected by a bridge.
Persimmon Homes			A8	4,7/HO1/00411/00002/003	OBJ	Y	The site is not in a sustainable location due to poor accessibility.
George Wimpey			A9	S/HO1/00688/00001/001	SUPP	N	Supports the allocation and considers it sound but seek changes to the text. A figure of 120-140 dwellings would more accurately reflect emerging local policy and PPS3 objectives. The text should clarify that the existing car park is surplus to requirements. The reference to the planning brief should be removed as it is understood that it will not proceed further.
LaSalle Investment Management			A9	7/HO1/00611/00003/001	OBJ	N	The wording should require the re-provision of existing parking allocated to Ashby House. Suggests amending paragraph 6.57 to include "retention of existing private car parking" as well as public car parking.
Staines Town Society			A9	7/HO1/00313/00002/001	OBJ	N	1. Concern that the scheme may exceed the stated approximate number of dwellings. 2. It may not be of the quality of the Courage office development in Bridge Street. 3. Concern about loss of much of the riverside path. 4. Public car parking element should be available in the evenings and weekends.
Surrey County Council			A10	S/HO1/00034/00002/009	SUPP	N	No objection in principle - it would be better off served from existing traffic controlled junctions. The County has already effectively accepted a reduced bus station, although a more efficient one. Would suggest that further improvements for non-car modes could be sought. The County Council understands that a car parking review has determined that extra capacity is currently available in Staines Town Centre. A Transportation Impact Assessment is required.

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SEERA			A10	8/HO1/00041/00002/002	OBJ	N	Reference is needed to Airtrack, which passes through the site and has implications for its development, including potential phasing.
Mr John Carruthers			A10	O/HO1/00728/00002/006	OBJ	N	Notes the proposal does not involve the loss of commerce or jobs. (Comment made to the Sustainability Appraisal).
Surrey County Council			A11	S/HO1/00034/00002/010	SUPP	N	No objection in principle. Principle of access should be determined by Highways Agency for the A30 (London Road). Pedestrian access only (except maintenance vehicles).
Mr John Carruthers			A11	O/HO1/00728/00002/007	OBJ	N	Concern the only access is onto the A30 (Comment made in relation to the Sustainability Appraisal).
Camberly Park Holdings Ltd	CHAP	6	Additional Site	7/C6/00725/00002/001	OBJ	N	An additional allocation is proposed for land adjoining Shepperton Station, Station Road, Shepperton to be developed for 6 x 1 bed plus 6 x 2 bed flats
SD Developments	CHAP	6	Additional Site	7,9/C6/00704/00002/001	OBJ	Y	An additional allocation is proposed for the Christ the King RC School at Falcon Drive, Stanwell, for residential development, either in the form of dwellings or as a care or nursing home. The site is surplus to requirements and is available. It is in a residential area, is fully sustainable, will add to housing supply and avoids loss of employment land.
Ashford Sports Club	CHAP	6	Additional Site	4,7,9/C6.00427/00002/001	OBJ	Y	Former Cricket Ground, Woodthorpe Road, Ashford. Propose that this Green Belt site be allocated for residential development. Exceptional circumstances are cited in that development will help fund improvements to the club's site at Short Lane, Stanwell.
CEMEX	CHAP	6	Additional Site	O/C6/00720/00002/001	OBJ	Y	Land at Vicarage Road/Groveley Road, Sunbury. Propose that this Green Belt site be allocated for residential development.
CEMEX	CHAP	6	Additional Site	O/C6/00720/00002/002	OBJ	Y	Land at Vicarage Farm, Halliford Road, Sunbury. Propose that this Green Belt site be allocated for residential development.
CEMEX	CHAP	6	Additional Site	O/C6/00720/00002/003	OBJ	Y	Land east of Stanwell Moor Road and north of Park Road, Stanwell. Propose that this Green Belt site be allocated for airport related use.

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Crane Road Properties	CHAP	6	Additional Site	4,7,9/C6/00734/00002/001	OBJ	Y	Land South of Bedfont Road, east of Long Lane, north of Short Lane and west of Crane Road, Stanwell. Propose that this Green Belt site be allocated principally for airport related development and an element of residential development to the rear of properties fronting Long Lane.
Europa Business Consultancy Ltd	CHAP	6	Additional Site	7,9/C6/00614/00002/001	OBJ	Y	Land South of Bedfont Road, east of Long Lane, north of Short Lane and west of Crane Road, Stanwell. Propose that this Green Belt site be allocated principally for airport related development and an element of residential development to the rear of properties fronting Long Lane.
Fairview New Homes Ltd	CHAP	6	Additional Site	4b,7,9/C6/00682/00001/004	OBJ	Y	Land west of Long Lane, Stanwell. Propose that this Green Belt site be allocated for residential development.
Network Rail	CHAP	6	Additional Site	O/C6/00534/00002/001	OBJ	N	Land South of Croysdale Avenue, Sunbury. Propose that this Green Belt site be allocated for development (no specific use specified).
Notcutts Ltd	CHAP	6	Additional Site	7/C6/00003/00001/001	OBJ	N	Notcutts Garden Centre, Staines Road, Laleham. Propose that this Green Belt site be allocated for residential development.
Persimmon Homes	CHAP	6	Additional Site	O/C6/00411/00002/008	OBJ	Y	Land at Stratton Road, Sunbury. Propose that this Green Belt site be allocated for housing, open space and/or educational facilities.