

**Spelthorne Borough Local Plan 2001
Saved Policies and Proposals
as at
28 September 2007**

Up-dated December 2009

**Planning and Housing Strategy
Spelthorne Borough Council
Council Offices
Knowle Green
Staines
TW18 1XB**



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1. Introduction

- 1.1 This document sets out policies from the Spelthorne Borough Local Plan 2001 that continue to be saved by virtue of a direction by the Secretary of State. It has been compiled to clarify the status of the saved Local Plan policies as at 17 December 2009 and to provide a convenient reference point for those policies which currently remain in force.

2. Background

- 2.1 Spelthorne Borough Council adopted the Spelthorne Borough Local Plan in April 2001. In December 2004 it adopted alterations to Policies H5 and H6.
- 2.2 The Planning and Compulsory Purchase Act 2004 introduced a new system of plan making called Local Development Frameworks. As part of the new system all existing Local Plans expired on 27 September 2007 unless the Secretary of State directed that specific policies or proposals should be saved beyond that date.
- 2.3 In March 2007 the Council made an application to the Secretary of State to save eight policies and five proposals in the Local Plan. This was confirmed by a direction issued by the Secretary of State on 21 September 2007. A copy of the direction, including a complete schedule of all saved policies and proposals, is given in Appendix A.
- 2.4 Following the adoption of the Council's Core Strategy and Policies Development Plan Document (DPD) on 26 February 2009, saved policies RU8 (Plotlands) and BE14 (Protected Urban Open Space) ceased to have effect from that date and have been replaced by policies EN2 and EN4 respectively.
- 2.5 The Allocations Development Plan Document was adopted by the Council on 17 December 2009 and the saved proposals, P7, P8, P11, P12 and P17, ceased to have effect from that date.

3. Saved Policies

- 3.1 The remaining six saved policies, set out in Appendix B, are extant and form part of the Development Plan for the Borough until such time that they are replaced by any new policies in an adopted DPD. The original supporting text to the saved policies, with original paragraph numbering, is included for information together with the relevant appendices from the Local Plan. However, only the text of the policy, identified in bold, and the notations or boundaries that apply (as shown on the adopted Proposals Map) are saved and have legal status as part of the Council's Development Plan.

APPENDIX A – Secretary of State’s Direction of 21 September 2007

Mr John Brooks
Assistant Head of Planning
Spelthorne Borough Council
Knowle Green
Staines TW18 1XB

Housing & Planning Directorate
Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882 255
Tel: 01483 882 266
Fax: 01483 882 489

e-mail: John.Cheston@gose.gsi.gov.uk

21 September 2007

Our Ref: 4/11/2

Your Ref:

Dear Mr Brooks

**PLANNING AND COMPULSORY PURCHASE ACT 2004
SPELTHORNE BOROUGH LOCAL PLAN 2001 SAVED POLICIES APPLICATION**

I am writing with reference to your application on behalf of Spelthorne Borough Council of 7 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Spelthorne Borough Local Plan.

The Secretary of State’s Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State’s assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State’s decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that the authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State’s reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs).

LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended
GB1	The protocol for handling proposals to save adopted plan policies states that the Government will have particular regard to policies on Green Belt general extent in structure plans and detailed boundaries in local plans/unitary development plans. The Council's submissions that this policy should be retained are accepted. It would be more appropriate to explore whether any review of the Green Belt boundary is needed through the local development framework process.	√	

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING
AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE SPELTHORNE BOROUGH LOCAL PLAN
ADOPTED APRIL 2001**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

21 September 2007

SCHEDULE

POLICIES CONTAINED IN THE SPELTHORNE BOROUGH LOCAL PLAN 2001

Policy Number	Policy Title/Purpose
GB1	Development proposals within the Green Belt
RU11	Nature Conservation and Ecology
RU14	Nature Conservation and Ecology
BE24	Archeology, Ancient Monuments and Historic Landscapes
BE25	Archeology, Ancient Monuments and Historic Landscapes
BE26	Archeology, Ancient Monuments and Historic Landscapes
RU8	Plotland Areas
BE14	Urban Open Space
P7	Housing Proposal – Land west of Village Hall, Park Road, Stanwell
P8	Housing Proposal – 582-604 London Road, Ashford
P11	Housing Proposal – Former Staines West Station Goods Yard and Timber Yard, Wraysbury Road, Staines
P12	Housing Proposal – Depot 28-44 Feltham Road, Ashford
P17	Land west of Elmsleigh Centre, Staines

APPENDIX B – Remaining Saved Local Plan Policies and Supporting Text

POLICY GB1 – Green Belt

“Development Proposals within the Green Belt

- 2.11 PPG2 advises that the construction of new buildings inside a Green Belt is inappropriate unless it is for agriculture, forestry, outdoor sport, outdoor recreation, cemeteries, limited extension, alteration or replacement of existing dwellings, or other uses of land which preserve the openness of the Green Belt. Where development contrary to Green Belt policy is approved there must be very special circumstances. PPG2 (para. 3.5) makes clear that in respect of outdoor sport, outdoor recreation, cemeteries and other uses which preserve the openness of the Green Belt, such facilities should be essential and be genuinely required and not conflict with the purposes of including land in the Green Belt. The guidance gives examples of such facilities including small changing rooms, unobtrusive spectator accommodation for outdoor sport and small stables for outdoor sport and outdoor recreation. In respect of limited extensions or alterations PPG2 (para. 3.6) makes clear such additions should not be disproportionate over and above the size of the original building and in the case of replacement dwellings the new dwelling is not inappropriate so long as it is not materially larger than the dwelling it replaces.
- 2.12 Where the re-use of buildings in the Green Belt is proposed PPG2 (para. 3.8) explains this is not inappropriate development providing:-
- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
 - (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);
 - (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
 - (d) the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials, though the use of equivalent natural materials that are not local should not be ruled out).
- 2.13 Engineering or other operations, including material changes in use, are inappropriate unless they maintain openness and do not conflict with the purposes of including land in the Green Belt (PPG2 para. 3.12).
- 2.14 Within the Green Belt in Spelthorne there is a limited amount of commercial and residential development, much of which existed prior to Green Belt designation. In seeking to prevent any inappropriate development within the Green Belt, the Council will strictly control the redevelopment or extension of any buildings within it. In addition, the Council will seek to ensure that the visual amenities of the Green Belt will not be injured by proposals for development within, or conspicuous from, the

Green Belt which, although not prejudicial to its main purpose, might be inappropriate by reason of siting, materials or design.

- 2.15 Within the Green Belt there is some existing development which would not be permitted today under current policy. From time to time there are proposals to redevelop such sites. Where such buildings and the associated activity might otherwise remain for the foreseeable future, there can be merit in redevelopment which enables the site to make a more significant contribution to Green Belt objectives. Such exceptional cases would constitute 'departures' from this plan but will be considered carefully where significant environmental benefits might accrue. Such applications would normally have to be referred to the Secretary of State. The above advice needs to be considered in conjunction with Policy GB4 which deals with the reuse of buildings in the Green Belt.
- 2.16 Having regard to the advice in PPG2 summarised in the preceding paragraphs the following policy toward development in the Green Belt will be applied.

POLICY GB1

The Green Belt shown on the Proposals Map will be permanent and within it development will not be permitted which would conflict with the purposes of the Green Belt and maintaining its openness. Subject to the above, development will not be permitted except for uses appropriate to the Green Belt, comprising:-

- (a) agriculture and forestry**
 - (b) essential facilities for outdoor sport and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it**
 - (c) limited extension, alteration or replacement of existing dwellings**
 - (d) appropriate re-use of buildings (see also Policy GB4)**
 - (e) appropriate engineering and other operations**
- 2.17 PPG2 states that Local Plans may identify major existing developed sites in the Green Belt. Where, on such identified sites, proposed development meets the criteria in the guidance, the construction of new buildings may not be inappropriate. The Council has considered all land in the Borough in the light of the PPG and concluded there are no sites within the Borough which should be designated in the Local Plan. The Inspector who conducted the Inquiry into objections to the Deposit Draft of this Plan also came to this conclusion.
- 2.18 Within the Borough's Green Belt, Thames Water has a substantial land holding and range of facilities related to the storage, transfer and treatment of drinking water. It has a major water treatment works at Ashford Common occupying a site of some 52.6 hectares. The works are one of four major strategic water works in the west of London. The Ashford Common Treatment Works are connected to the London Ring

Main and have an important role in providing approximately 590 mega-litres of drinking water per day for the capital and surrounding areas, including part of the Borough itself.

- 2.19 The water industry is subject to a variety of European Commission and National Statutory Regulations governing both standards of water purity and operation. The scale and nature of treatment facilities and connection to the supply and distribution system is such that relocation is not likely to be an option therefore new requirements must generally be met at existing sites in the form of infilling and alterations. A significant upgrade of facilities at Ashford was completed in 1994 to meet the requirements of the EC Drinking Water Directive. Advice to Local Authorities on the handling of proposals to meet this Directive was given in Circular 17/91 'Water Industry Investment - Planning Considerations'. It emphasised the importance of enabling water companies to meet tight deadlines; the need for them to carefully consider the design of buildings, other installations and their impact on the environment; and that local authorities should recognise their locational constraints.
- 2.20 Such development is normally inappropriate within Green Belts requiring very special circumstances to be demonstrated. However, the Council acknowledge the importance and fixed nature of Thames Water's facilities at Ashford Common Water Treatment Works, and the principle of special regard established in Circular 17/91 in respect of such undertakings, requires sympathetic and expeditious consideration to be given to proposals for their maintenance and improvement. The detail of specific proposals will be assessed against Policy BE35 having regard to the need to protect as far as possible the openness of the Green Belt".

POLICIES RU11 & RU14 – Sites of Nature Conservation Importance

- 3.41 “In addition to the statutorily designated areas there is a wide range of sites providing different types of habitat throughout the Borough, the importance of which is significant at a more local level. Surrey Wildlife Trust has worked with the County Council and this Authority on a detailed and systematic survey of all potentially important sites which are identified as 'Sites of Nature Conservation Importance' (SNCIs). Sites have been selected by the Surrey Nature Conservation Liaison Group using criteria which have been applied across the County to ensure a consistent approach. The selected sites are shown on the Proposals Map and are listed in Appendix 2 with a brief description of the site and the reason for selection. The Council will keep under review the selected sites and the need to identify additional sites and will consult Surrey Wildlife Trust on any proposals affecting an SNCI.
- 3.42 The selection of a site as an SNCI will not affect the status of any extant planning permission relating to the site. However by virtue of Section 54A of the Act the existence of an SNCI will be a material factor in the consideration of any new planning application affecting the site, any renewal of a previous unimplemented permission, or for an application to vary conditions on a planning permission.

POLICY RU11

The Borough Council will safeguard Sites of Nature Conservation Importance as shown on the Proposals Map and will only permit development proposals within these sites, where there will be no adverse effect, either directly or indirectly on their ecological interest, or where the requirements of Policy RU14 are met. The Council, in consultation with the Surrey Wildlife Trust, will keep under review the Sites of Nature Conservation Importance and will seek to protect such sites following their selection on a County-wide basis by the Surrey Nature Conservation Liaison Group”.

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- 3.45 “While the broad thrust of the Council's nature conservation policies is to protect and conserve existing wildlife habitats, there remain considerable opportunities to enhance existing sites and in some cases to create entirely new habitats especially on degraded land. Opportunities to create new habitats will often be linked with development proposals and the Council will, in appropriate cases seek such environmental improvements as part of the new development by way of a planning obligation to secure funding for long term management. However, the opportunities for environmental gains and the associated benefits for nature conservation can never justify a development that is otherwise unacceptable because of the adverse impact on an existing nature conservation resource. In cases when exceptional circumstances justify a development which would adversely affect a nature conservation site, it will be necessary to demonstrate that any harm has been kept to a minimum and that positive provision has been made to mitigate or compensate for any loss or damage, in nature conservation terms, by the creation or enhancement of alternative habitats and by the establishment of an appropriate monitoring scheme.

POLICY RU14

Where a development proposal would destroy or damage the nature conservation interest of a site, the applicant will be required to demonstrate that the benefits of the proposed development outweigh the decrease in the nature conservation value of the site, that any such decrease has been kept to a minimum, that mitigation or compensation to provide for species protection and/or habitat creation or enhancement has been made within the area, and that appropriate measures to monitor the effectiveness of the mitigation have been established”.

APPENDIX 2

SITES FOR NATURE CONSERVATION IMPORTANCE WITH SUMMARIES OF SITE DESCRIPTIONS AND REASONS FOR SELECTION

(SELECTED AT SNCLG MEETING – 31 JULY 1996 AND 13 SEPTEMBER 1996)

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
n1.	Moor Lane Nature Reserve, Moor Lane, Staines	4.53	182/1	TQ 024726	Wetland Nature Reserve with two mesotrophic lakes, important for wildfowl and a pond associated ditch. Each area contains floating, submerged and emergent aquatic vegetation. Willows and other broad leaved tree species surround the lakes.	Contains wetland habitats with a wide range of species including 3 County rarities of which one, Small Water Pepper has been identified as nationally scarce. Also site is close to several other large water bodies including 3 reservoirs to the north. Site supports a good range of odonata and commoner breeding and wintering wildfowl.
n2.	Wraysbury Reservoir	257.90	2329	TQ 025746	Reservoir with steeply sloping, terraced, improved grassland banks grazed by sheep. The main interest is in wintering wildfowl.	The large water body is important for Tufted Duck and Shoveler and is nationally important for Great Crested Grebes and Cormorants.
n3.	Wraysbury River west of Poyle Meadows, Horton Road, Poyle	1.24	3336	TQ 033750	This site is a natural river channel with good marginal vegetation along the western bank. The eastern bank of the river forms part of the flood meadow of Poyle Meadows and is included within the Staines Moor SSSI. This stretch of river is shown by the Environment Agency to be in the top 13% of UK watercourses due to its macroinvertebrate diversity. Other habitats include adjoining grassland part of which supports botanical interest.	The selected site only includes the river and an 8m buffer zone to the west. The river supports diverse macroinvertebrate fauna including a Red Data Book species, a riffle beetle (<i>Ouliminius major</i>). The bank supports Blue Water-Speedwell which is scarce in Surrey and Arrowhead which is also uncommon.

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
n4.	Land east of Poyle Meadows, Horton Road, Poyle	3.26	3337	TQ 035753	Wetland with pond and associated aquatic features and grassland with hedges and scrub communities.	Diversity of habitats including wetland which support species indicative of Thames Alluvial soils and includes a rare and declining rush, Common Clubrush. It also supports the nationally notable Roesel's Bush Cricket.
n5.	Greenhams Fishing Pond, Hithermoor, Leylands Lane, Stanwell Moor	0.38	4129	TQ 037751	Remnant of old gravel working now a fishing lake in the corner of a field used for grazing.	The lake and a 10 metre buffer strip contains two Nationally scarce water beetles typical of good fresh water habitats.
n6.	River Colne (from Airport Way to Staines Moor), Stanwell Moor	4.42	4132	TQ 038746	River Colne, a fast flowing river with good aquatic and marginal vegetation and areas of bare ground which are attractive to breeding birds.	The Environment Agency's data shows that this section of the river falls within the top 10% of EA's watercourses nationally due to its diverse macroinvertebrate fauna. The selected area includes the river and an 8m buffer corridor on either side.
n7.	Land east of Stanwell Moor Road, Stanwell (Stanwell II)	5.56	4092	TQ 048745	Mosaic of gravel pits and ditches supporting a range of marginal vegetation including fen.	Main interest lies in the relatively large area of fen vegetation (approximately 5 hectares) which is of County importance. Also important for other wetland habitats, such as reed beds which support Reed Bunting.
n8.	Princes Lake west of Clockhouse Lane, Ashford	43.81	3172	TQ 072725	Large body of standing water with bare ground, tall grass, scrub and dense willows. A large island in the centre of the lake provides a valuable refuge for nesting and rearing birds.	This wetland site supports large numbers of wintering wildfowl including Shoveler.

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
n9.	Land adjoining Shortwood Farm, Staines	1.56	4102	TQ 052717	Semi-improved, dry meadow with species indicative of unimproved Thames alluvial soil.	Remnant of a once much larger area of rare and declining habitat supporting species typical of unimproved Thames alluvial meadow including Meadow Barley, Yellow Oat Grass, Rough Hawkbit and Rough Hawks-beard.
n10.	Shortwood Common (part only adjoining SSSI)	5.25	4104	TQ 050717	Semi-improved, dry meadow with species indicative of unimproved Thames alluvial soil.	Remnant of an important alluvial grassland contiguous to Shortwood Common SSSI. Dry alluvial meadows are an important and declining habitat.
n11.	Land north of Birch Green, Staines (between by-pass and aqueduct)	5.47	4091	TQ 038721	Sheep-grazed, tussocky, wet grassland with ant hills, lying between the River Ash and a water channel. Areas of the river have diverse emergent flora.	This type of wetland grassland is uncommon and declining in the County.
n12.	Land west of Queen Mary Reservoir, Ashford Road, Laleham	36.45	4118	TQ 070700	A complex of lakes, scrub and grassland with ruderal communities, created by old gravel workings. There is a strip of woodland along the western side and the eastern boundary is the River Ash. The site provides important additional habitats to the adjacent Queen Mary Reservoir.	The wetland habitat supports a good variety of aquatic species. It is of County to regional ornithological importance, supporting Little Ringed Plover, Kingfisher, Water Rail and Smew in addition to a wide range of breeding and over-wintering populations.
n13.	Queen Mary Reservoir	320.42	4501	TQ 062696	Large body of open water, with tightly grazed slopes, willow scrub and some planted trees.	Interest lies in significant numbers of wildfowl and visiting seabirds. Nationally important for Great Crested Grebe, Cormorant, Gadwall and Shoveler.

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
n14.	Land east of Charlton Village (north of M3)	16.26	4056	TQ 088694	Eutrophic lakes with steep sides and surrounded by willows and other broad-leaved trees.	This wetland site is important for wintering wildfowl including Shoveler.
n15.	Lake at Nutty Lane, Shepperton	6.88	183	TQ 078684	Approximately 30 year old gravel working with mature willows and scrub around lake with a good marginal vegetation.	This wetland habitat supports a number of typical species of which one, Flat Stalked Pondweed is a County rarity.
n16.	Penton Hook Island, Thames Side, Laleham	4.22	651	TQ 043692	A large island in the River Thames. The peripheral vegetation is dominated by willows and the interior by elder and hawthorn thicket.	Contains a diversity of good wetland habitats with several notable species including Round Fruited Rush, a County rarity.
n17.	Land west of Littleton Lane, Shepperton	39.77	4055	TQ 056676	Two large lakes bordering the River Thames bisected by the M3 that are important for wintering wildfowl.	Good range of wetland habitats important for wintering wildfowl and 5 species found on the RSPB's Birds of Conservation Concern (1996) including Pochard, Herring Gull, Lapwing, Kingfisher and Goldfinch.
n18.	Littleton Lake Littleton Lane, Shepperton	44.28	185/1	TQ 064675	Large body of eutrophic water, now a sailing club, contiguous with site n19, Sheepwalk Lake reserve (SWT). Three small islands provide ideal sanctuaries for breeding birds.	Important wetland for both wintering and summer breeding birds. The bird interest comes from over 100 species recorded at the site, such as Great Crested Grebe, Coot, Little Ringed Plover, Common Tern, and Kingfisher, all of which breed regularly. Songbirds such as Wren, Garden Warbler and Willow Warbler use the mature banks and islands. In the winter months up to 2000 wildfowl such as Tufted Duck, Goldeneye, Smew, Gadwall, Teal and Widgeon use the area.

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
n19.	Sheep Walk Lake, Sheep Walk, Shepperton	16.73	185/2	TQ 067675	This Surrey Wildlife Trust Reserve is part of a complex of lakes, together with one large and two smaller lakes. The site has high bird interest, being important wetlands for both wintering and summer breeding birds. It is contiguous with Littleton Lake (n18).	Important wetland for both wintering and summer breeding birds. Nearly 300 terrestrial and aquatic plant species have been recorded including a County rarity and other notable species. The bird interest comes from over 100 species recorded at the site, such as Great Crested Grebe, Coot, Little Ringed Plover, Common Tern, and Kingfisher, all of which breed regularly. Songbirds such as Wren, Garden Warbler and Willow Warbler use the mature banks and islands. In the winter months up to 2000 wildfowl such as Tufted Duck, Goldeneye, Smew, Gadwall, Teal and Widgeon use the area.
n20.	Land east of Sheep Walk, Shepperton	14.50	3115	TQ 071670	Eutrophic lake with grass margins and numerous willows and other broad-leaved tree species which have been planted.	This wetland habitat has good bird diversity for wildfowl and also supports Herons, Little Terns, Little Ringed Plovers and Little Egrets.
n21.	Ferris Meadows, Ferry Lane, Shepperton	18.78	4119	TQ 076662	A lake created after gravel working now occupies this site. Several grassland habitats now surround the lake, including remnants of Thames alluvial grassland. Wetland communities fringing the River Thames are of importance.	This wetland habitat supports typical plants including, Fringed Water Lily, a County rarity. It also supports important numbers of wintering wildfowl and summer breeding birds.

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
n22.	Kempton Lake and Half Moon Covert, Staines Road East, Sunbury	16.93	4067	TQ 113707	Eutrophic lake with marginal vegetation in Kempton Racecourse and area of broad-leaved woodland.	The site is important for birds and includes a large Heronry. The lake and surrounding grassland support large numbers of wintering Teal.
n23.	Kempton Reservoir, Upper Sunbury Road, Sunbury	11.04	4089	TQ 122700	Reservoir surrounded by improved grassland, and to the south a small area of semi-natural woodland.	The site is important for birds including Herons and for wintering wildfowl including Teal, Snipe and Shovelers.
n24.	River Ash - upstream of Nutty Lane, Shepperton	0.41	183/1	TQ 080684	Short section of gently flowing river with overgrown river bank containing good marginal and aquatic vegetation.	The selected area includes the river and an 8m buffer corridor on either side. It falls within an area shown by the Environment Agency to be within the top 10% of UK watercourses for macroinvertebrate diversity. The site also supports a County rarity, Fringed Water Lily.
n25.	River Ash - Splash Meadow,, Old Charlton Road to Watersplash Farm, Fordbridge Road, Shepperton	4.31	4515 4130 4131	TQ 081682 TQ 085678 TQ 094677	River with good aquatic and marginal flora. the section from Gaston Bridge to Watersplash Farm is a good example of a "natural river channel" with a good pool and riffle system.	Included in the area shown by EA to fall in the top 10% of UK watercourses due to its macroinvertebrate diversity. The selected area includes the river and an 8m buffer corridor on either side supporting good wetland vegetation including a County rarity, Water Crowfoot.
n26.	River Thames - County boundary to Sunbury (boundary with LB Richmond)	188.7	4516 4046 4045 4048 4047 3315 3335 4023	TQ 030716 TQ 037704 TQ 049692 TQ 053676 TQ 064666 TQ 070660 TQ 092662 TQ 094665	The River Thames sites include the river (to the top of the bank) and semi-natural habitats associated with the towpath.	Selection of the entire length of the River Thames through Spelthorne is supported by English Nature and the Environment Agency who have confirmed that the Thames falls within the top 10% of UK waterways on the grounds of numbers of macroinvertebrate species present.

SITE REF	LOCATION	AREA (ha)	REC REF	GRID REF	SITE DESCRIPTION	REASON FOR SELECTION
						<p>The fringing habitats provide a corridor for species migration and act as a buffer zone to protect the riverine environment.</p> <p>The Thames provides an important highway for migratory fish as well as an important corridor for migratory birds.</p>

Note: *Definitions of the terms used in this schedule are included in the Glossary to the Plan*

POLICIES BE24 to BE26 – Archaeology and Ancient Monuments

- 4.73 “Spelthorne is situated entirely on various alluvial and gravel deposits associated with the Thames, whose river terraces were attractive to ancient settlements. This has resulted in an area rich in archaeological finds and with great potential for further discoveries. From the Neolithic period onwards, significant finds including small settlements have been found across a wide area of Spelthorne with many Roman remains found around the important Roman town of Staines. The Council will seek to protect this archaeological heritage. Government guidance contained in PPG16 paragraph 8 contains a presumption in favour of the preservation of nationally important remains, whether scheduled or not, and their settings, and paragraphs 15 and 16 note the need to protect other important sites identified in the development plan. On the basis of currently available information all Scheduled Ancient Monuments are worthy of preservation, their sites are shown on the Proposals Map. Close liaison will be maintained with the Environment Department of Surrey County Council which holds the archaeological Sites and Monuments Record and with the Surrey County Archaeological Unit which conducts archaeological investigation and research. Any new areas of archaeological importance identified through the national Monuments Protection Programme of English Heritage or local research will be added to the areas covered by the policies which follow. Where archaeological investigation is required in the context of a development proposal, the applicant will be asked to fund the work deemed necessary. Planning conditions or legal agreements will be used where appropriate to secure compliance with policies.
- 4.74 There are four Scheduled Ancient Monuments which are by definition of national importance within the Plan area (see Appendix 5) and which the Council will seek to preserve from any development adversely affecting site or setting. An application for Scheduled Monument Consent must be made to the Secretary of State for the Environment, Transport and the Regions for any proposal affecting these sites. In addition to the scheduled sites and monuments, two others of special local importance have been identified on the basis of current information from the County Sites and Monuments Record which should also be preserved (see Appendix 5). The Council will encourage as appropriate the management and interpretation of these sites and monuments to develop their educational and recreational potential. These sites are identified on the basis of currently available information, and during the currency of the plan, additional sites may be identified to be of national importance following archaeological evaluation, or reassessment of sites on the Sites and Monuments Record.

POLICY BE24

There will be a presumption against any development which would adversely affect a scheduled or other nationally important ancient monument or its setting. Development adversely affecting a site or monument of County archaeological importance will not normally be permitted.

- 4.75 In addition to the above sites and monuments, other areas exist where there is good evidence for the existence of archaeological remains based on previous finds, maps or aerial photographs. These individual sites and areas of high potential are shown on the Proposals Map and are listed in Appendix 5. Any development proposal affecting such an area should include an initial assessment by a qualified archaeologist of its archaeological potential and what, if any, further field evaluation is

required. An evaluation should assess the impact of the development upon the preservation of any archaeological remains. Where possible, remains should be left in situ. Proposals for development should wherever possible avoid damage to or disturbance of the archaeological remains. The Council will encourage the local display of archaeological finds, where appropriate, at the Spelthorne Museum or other suitable location. Developers are advised to refer to the British Archaeologists and Developers Code of Practice, and to Supplementary Planning Guidance produced by Surrey County Council entitled "Archaeology and Historic Landscapes" which gives a fuller explanation of Areas of High Archaeological Importance.

POLICY BE25

In considering proposals for development within areas of high archaeological potential, the Borough Council will:-

- (a) require an initial assessment of the archaeological value of the site to be submitted as part of any planning application**
- (b) expect the applicant to arrange an archaeological field evaluation to be carried out prior to the determination of the planning application, where, as a result of the initial assessment, important archaeological remains are considered to exist**
- (c) have a preference for preservation in situ, and in such circumstances will impose conditions or seek a legal agreement, where appropriate, to ensure that damage to the remains is minimal or will be avoided**
- (d) require by planning condition or seek a legal agreement to secure a full archaeological investigation and recording of the site and subsequent publication of results in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of the proposed development, where important archaeological remains are known or considered likely to exist but their preservation in situ is not justified.**

4.76 Work in recent years has resulted in sites of major archaeological importance being discovered in the course of gravel extraction, where no previous specific evidence existed for them. In view of Spelthorne's river gravel base, it is reasonable to assume that any large scale development is likely to affect features of archaeological interest and that discoveries could be made in any size of new development site. Any new development proposal for sites larger than 0.4 hectares and smaller sites where requested should include agreed arrangements for archaeological assessment or evaluation, and where appropriate investigation, and allow for future preservation of remains as deemed appropriate.

POLICY BE26

Outside the defined areas of high archaeological potential, the Borough Council will require an agreed scheme of archaeological assessment or evaluation appropriate for the site concerned to be submitted with any new development proposal for a site larger

than 0.4 ha, and for smaller sites if deemed necessary. Where evidence of significant archaeological remains is found then the requirements set out in policy BE25 will apply”.

APPENDIX 5

ARCHAEOLOGICAL SITES

Proposals	<u>Brief Description of Site</u>
<u>Map Ref</u>	

Scheduled Ancient Monuments

- | | |
|----|--|
| a1 | Caesar's Camp at Matthew Arnold School, Kingston Road, Staines; double rectangular enclosure of medieval date. SAM No 146. (SMR Ref. 0884) |
| a2 | Anglo-Saxon cemetery, west of Saxon County Primary School, Briar Road, Shepperton. SAM No 142, adjoining AHAP (a50) (SMR Ref. 2285) |
| a3 | Chertsey Bridge. SAM No 68. (SMR Ref. 2848) |
| a4 | Lord Knyvett's Schoolhouse, High Street, Stanwell. SAM No 147, within Stanwell AHAP (a9). (SMR Ref. 0147) |

Other Sites and Monuments of County Archaeological Importance

- | | |
|----|--|
| a5 | Site of London Stone with replica stone, Lammas Recreation Ground, Wraysbury Road, Staines. Original stone now in Old Town Hall building, Staines. (SMR Ref. 0766) |
| a6 | Site of 12th Century chapel north of Church Road, Ashford. Within Ashford AHAP. |

Sites and Areas of High Archaeological Potential

- | | |
|-----|--|
| a7 | Crop marks: rectangular enclosure and ring ditch, north-west of Thornbank Close, Stanwell Moor. (SMR Ref. 6012) |
| a8 | Crop marks: large ring ditch, south of Horton Road/west of Stanwell Moor Road. (SMR Ref. 0613) |
| a9 | Stanwell AHAP including:-
Crop marks: rectangular enclosure. (SMR Ref. 0628)
Earthwork: historic garden feature (previously scheduled as an ancient monument). (SMR Ref. 0646) |
| a10 | Crop marks: rectangular enclosures and ring ditches, east of Clare Road, Stanwell. (SMR Ref. 0621) |
| a11 | Enclosure, Corsair Close, Stanwell. (SMR Ref. 0642) |
| a12 | Crop marks: six ring ditches and traces of linear ditches, west of Cordelia Road, Stanwell. (SMR Ref. 0618) |
| a13 | Crop marks: two ring ditches (SMR Ref. 0619)
Earthwork and enclosure (SMR Ref. 0643), recreation ground north of Cranford Avenue, Stanwell. |
| a14 | Crop marks: ring ditches, east of Short Lane, Stanwell. (SMR Ref. 0616) |

Proposals
Map Ref

Brief Description of Site

- a15 Crop marks: ring ditch, west of Short Lane, Stanwell. (SMR Ref. 0617)
- a16 Crop marks: linear and ring ditches, Hithermoor. (SMR Ref. 0610)
- a17 Crop marks: linear ditches, Lower Mill Farm, Stanwell Moor. (SMR Ref. 0793)
- a18 Crop marks: ring ditches and sub-circular ditch (SMR Ref. 0611)
Bronze Age Settlement (SMR Ref. 0646)
Medieval buildings (SMR Ref. 2924), Hithermoor.
- a19 Neolithic site, Staines Moor. (SMR Ref 1995)
- a20 Crop marks: ring ditch, Staines Moor. (SMR Ref. 0608)
- a21 Crop marks: ring ditch, Staines Moor (SMR Ref. 0609)
- a22 Crop marks: ring ditch. (SMR Ref. 0606)
Crop marks: ring ditches (SMR Ref. 0607), Staines Moor.
- a23 Crop marks: rectangular ditched enclosure, Church Lammas, Wraysbury Road, Staines. (SMR Ref. 0605)
- a24 Staines AHAP including:-
possible Roman ditches and occupation site. (SMR Ref. 2914)
- a25 Neolithic site, Sydney Road/Kingston Road, Staines. (SMR Ref. 2913)
- a26 Crop marks: rectangular ditch system, south of London Road, Staines. (SMR Ref. 0614)
- a27 Linear earthwork, south of London Road, Staines. (SMR Ref. 0883)
- a28 Ashford AHAP
- a29 Bronze Age site, north of Reedsfield Road, Ashford. (SMR Ref. 0875)
- a30 Crop marks: rectangular ditches and ring ditch, Chatterern Hill, Ashford. (SMR Ref. 0885)
- a31 Possible Bronze Age cemetery, Feltham Road/Convent Road, Ashford. (SMR Ref. 2941)
- a32 Neolithic site, west of Groveley Road, Feltham Hill. (SMR Ref. 0874)
- a33 Bronze Age burials, Green Lane, Sunbury Common. (SMR Ref. 0877)
- a34 Crop marks: linear and ring ditches, south of Spelthorne Grove, Sunbury Common. (SMR Ref. 0891)
- a35 Crop marks: linear and ring ditches, east of Charlton Road, Charlton. (SMR Ref. 0890)
- a36 Bronze Age burials, Ashford Road, Littleton Common. (SMR Ref. 0876)
- a37 Crop marks: linear and ring ditches, east of Upper Halliford Road. (SMR. Ref 0892).

Proposals
Map Ref

Brief Description of Site

- a38 Crop marks: linear and ring ditches, west of Stratton Road, Sunbury. (SMR Ref. 0893)
- a39 Possible round barrow site, north of Rooksmead Road, Sunbury. (SMR Ref. 0229)
- a40 Crop marks: ring ditches, east of Upper Halliford Road. (SMR Ref. 8894)
- a41 Lower Sunbury AHAP, potential Medieval village centre.
- a42 Bronze Age burials (SMR Ref. 2446) and Medieval occupation site (SMR Ref. 2447), Kempton Park, Sunbury.
- a43 Crop marks: ring ditches, north of Fordbridge Road, Sunbury. (SMR Ref. 0880)
- a44 Crop marks: ring ditches, north of Fordbridge Road, Sunbury. (SMR Ref. 0895)
- a45 Probable Saxon barrows site, Walton Lane, Lower Halliford. (SMR Ref. 0558)
- a46 Roman-British site (SMR Ref. 2392) and possible Saxon fish weir site (SMR Ref. 1273), east of Ferry Lane, Shepperton.
- a47 Iron Age material (SMR Ref. 2849)
Bronze Age material (SMR Ref. 2850)
Neolithic material (SMR Ref. 2851)
Medieval and undated Material (SMR Ref. 2852), west of Ferry Lane, Shepperton
- a48 Shepperton AHAP including:-
possible Anglo-Saxon burial ground (SMR Ref. 0550)
St Nicholas' Church (Medieval base) (SMR Ref. 0551)
Ice House (SMR Ref. 1893)
Medieval manor house and possible moated site (SMR Ref. 2045)
- a49 Iron Age coin hoard and pottery, east of Sheep Walk, Shepperton. (SMR Ref. 0547)
- a50 Area of high archaeological potential adjoining SAM (a2) including:-
Iron Age occupation site. (SMR Ref. 2282)
Romano-British site. (SMR Ref. 2282)
Saxon settlement site. (SMR Ref. 2284)
Mesolithic site. (SMR Ref. 2858), west of Saxon County Primary School, Briar Road, Shepperton.
- a51 Possible Romano-British occupation site, south of Charlton Lane, Charlton. (SMR Ref. 0543)
- a52 Littleton AHAP including:-
Roman site. (SMR Ref. 2860)
Bronze Age burials. (SMR Ref. 2861)

Proposals **Brief Description of Site**
Map Ref

a53	Romano-British occupation site (SMR Ref. 0548) and Anglo-Saxon burial ground (SMR Ref. 0549) north of Chertsey Road, Shepperton.
a54	Laleham AHAP, potential Medieval village centre.
a55	Crop marks: ring ditches, east of Staines Road, Laleham. (SMR Ref. 0826)
a56	Crop marks: ring ditches, east of Northfield Road, Laleham. (SMR Ref. 0816)
a57	Crop marks: ring ditch, east of Worple Road, Staines. (SMR Ref. 0811)
a58	Potential Neolithic/Bronze Age finds, Penton Hook Island, Staines.
a59	Bronze Age site (found on and around Medieval SAM (a1)), Matthew Arnold School, Kingston Road, Staines. (SMR Ref. 0884)

NOTES:

1. SMR = Sites and Monuments Record SAM = Scheduled Ancient Movement
2. AHAP = Area of High Archaeological Potential
3. On occasions the same area may contain more than one of the above sites.
4. Churches and churchyards are included for their archaeological potential.
5. For Areas of High Archaeological Potential occurring in the historic centres of Staines, Ashford, Laleham, Littleton, Shepperton, Stanwell and Sunbury, refer also to the Proposals Map. These areas may include sites entered separately on the SMR and not noted separately above. This is particularly the case for Staines, where many individual sites have produced evidence for Mesolithic, Neolithic, Bronze Age, Iron Age, Romano-British, Saxon and medieval occupation.
6. Crop marks are sites identified from aerial photographs.
7. A number of sites have been included which may have been partly destroyed, for instance by gravel extraction. The extent of remaining archaeological interest will need to be checked carefully if development is proposed.