

Spelthorne New Local Plan 2028-2043

Regulation 22 Scoping Consultation Report

October 2026



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STRATEGY & INSIGHT**

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Executive Summary

Spelthorne Borough Council undertook a six-week Scoping Consultation between 22 June and 3 August 2026 as part of the preparation of the new Spelthorne Local Plan (2028-2043). The consultation formed part of the pre-commencement stage of the new plan-making system and sought views on the strategic matters that the Local Plan should address, the organisations the Council should engage with, and the proposed approach to future engagement and cooperation throughout plan preparation.

A total of 183 responses were received across a range of consultation channels, including online surveys, interactive mapping exercises and email submissions. Feedback was received on a broad spectrum of issues relating to housing, employment, infrastructure, transport, climate change, biodiversity, Green Belt, heritage and future growth across the Borough.

The consultation confirmed broad support for a plan-led approach to managing future growth and highlighted the importance of ensuring that decisions are informed by robust evidence, meaningful engagement and a clear understanding of local circumstances. Respondents consistently emphasised the need for future development to be supported by appropriate infrastructure whilst protecting the qualities that make Spelthorne an attractive place to live, work and visit.

Several key themes emerged throughout the consultation:

- Strong support for protecting Green Belt land, open spaces and the Borough's environmental assets.
- Significant concern regarding infrastructure capacity, particularly healthcare provision, education, transport and utility infrastructure.
- Broad support for regenerating brownfield and previously developed land before considering development of undeveloped sites.
- Recognition of the need to address housing affordability and provide homes for younger people, families and older residents.
- Strong support for measures that address climate change, improve resilience to flooding and support environmental sustainability.
- Widespread support for biodiversity enhancement, habitat creation, tree planting and improvements to green infrastructure networks.
- Continued support for investment in town centres, transport connectivity and community facilities.
- Strong desire to protect local character, heritage assets and the distinctive identity of the Borough's towns and villages.

This report summarises the consultation process, the responses received and how the Council has considered the issues raised. It also explains how the consultation will inform the preparation of the emerging Local Plan and the next steps in the plan-making process.

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1 Introduction

Purpose of the Scoping Consultation

- 1.1 The Scoping Consultation represented the first formal stage of engagement in the preparation of the new Spelthorne Local Plan (2028-2043). The consultation formed part of the pre-commencement stage of the new plan-making system and provided an opportunity for residents, businesses, landowners, developers, infrastructure providers, statutory consultees, community organisations and other stakeholders to help shape the direction of the emerging Local Plan.
- 1.2 The consultation sought views on:
 - the strategic matters the new Local Plan is expected to address;
 - the authorities, prescribed bodies and organisations that the Council should engage with during plan preparation;
 - how cooperation and engagement should be undertaken throughout the process;
 - how future consultation activities should be carried out; and
 - the priorities, challenges and opportunities that the Local Plan should help address.
- 1.3 Importantly, this consultation was not about selecting development sites or consulting on draft planning policies. Instead, it was intended to identify the key strategic issues facing the Borough and inform the evidence base that will underpin future stages of Local Plan preparation.
- 1.4 The consultation also provided an opportunity for stakeholders to suggest additional strategic matters, identify organisations that should be involved in future plan preparation and comment on the methods the Council intends to use to maintain cooperation and engage communities throughout the process.

Consultation Period

- 1.5 The Scoping Consultation was undertaken over a six-week period between 22 June 2026 and 3 August 2026. During this period, stakeholders were invited to comment on the [Strategic Cross Boundary Scoping Statement](#) and provide representations through a range of online and traditional engagement mechanisms. The Council accepted responses through:
 - an online consultation survey;
 - an interactive mapping exercise;
 - email submissions; and
 - written representations submitted by post.

- 1.6 Following the close of the consultation, all representations were reviewed and analysed in order to identify recurring themes, strategic issues and areas requiring further consideration through future evidence gathering and policy development.

Planning Context

- 1.7 The new Spelthorne Local Plan is being prepared as an Immediate Review of the adopted Local Plan 2024-2039/40. The review is required by the Inspector's Report and reflects changes introduced through the Government's new plan-making system and updates to national planning policy
- 1.8 The new plan-making system came into effect on 25 March 2026 and introduced a revised approach to preparing Local Plans. The system places greater emphasis on early evidence gathering, maintaining and demonstrating cooperation on strategic matters and progressing plans through a series of Gateway assessments before submission for examination.
- 1.9 Under the new system, local planning authorities are required to undertake a statutory Scoping Consultation before progressing to Gateway 1. This consultation therefore represents an important milestone in the preparation of the new Local Plan and provides an opportunity for communities and stakeholders to help shape the issues that the Plan will address.
- The Local Plan will ultimately provide the framework for managing growth and development across the Borough. It will guide decisions relating to housing, employment, infrastructure, environmental protection, town centres, transport and community facilities.

About this Report

- 1.10 This Consultation Summary Report provides a record of the Scoping Consultation and demonstrates how consultation responses have been considered by the Council. The report:
- explains how the consultation was undertaken;
 - summarises the responses received;
 - identifies the principal issues raised by respondents;
 - explains how the Council has considered those issues;
 - sets out the actions being taken as a result of the consultation; and
 - identifies the next stages of Local Plan preparation.
- 1.11 To provide a clear audit trail between the consultation and future plan preparation, the findings are organised around the thirteen strategic matters identified in the Strategic Cross Boundary Scoping Statement. This approach allows stakeholders to clearly see:
1. What the Council consulted on;

2. What respondents told us;
3. How the Council has considered the feedback; and
4. What actions will be taken as a result.

1.12 Together with the detailed schedule of representations contained within the appendices, this report forms a comprehensive record of the consultation undertaken and will contribute to the evidence base supporting the preparation of the new Spelthorne Local Plan.

2 Consultation Methodology

Consultation Approach

- 2.1 The Scoping Consultation was undertaken in accordance with Spelthorne Borough Council's Statement of Community Involvement (SCI), which establishes how residents, businesses, stakeholders and organisations are involved in the planning process. The consultation was designed to maximise participation and ensure that a wide range of views could be taken into account at the earliest stage of preparing the new Local Plan.
- 2.2 The consultation formed part of the statutory pre-commencement stage of the new plan-making system and accompanied publication of the [Strategic Cross Boundary Scoping Statement](#) Consultation June 2026. The purpose of the consultation was not to seek views on specific planning policies or proposed site allocations, but rather to identify the strategic issues, challenges and opportunities that the Local Plan should address, together with the organisations and stakeholders that the Council should engage with throughout plan preparation.
- 2.3 Recognising that different groups engage with planning consultations in different ways, the Council adopted a mixed-method approach combining digital engagement, direct stakeholder engagement and more traditional communication methods. This approach sought to ensure that the consultation was accessible, proportionate and inclusive, whilst encouraging participation from both technical stakeholders and the wider community.
- 2.4 The consultation also provided an opportunity for stakeholders to comment on the Council's proposed approach to maintaining cooperation on strategic matters, future engagement mechanisms and the organisations that should be involved in plan preparation. This reflected the increased emphasis within the new plan-making system on proactive engagement and cross-boundary cooperation.

Stakeholders Consulted

- 2.5 The Council sought to engage with a broad range of individuals, organisations and interest groups who may be affected by, or have an interest in, the preparation of the new Local Plan.

Residents and Local Communities

- 2.6 The consultation was open to all residents and communities across the Borough, including:
 - Residents of Spelthorne.
 - People who work within the Borough.
 - Visitors to the Borough.
 - Residents' associations.

- Community groups and voluntary organisations.
- Community Interest Companies.
- Young people and students.
- Neighbourhood and local interest groups.

Businesses and the Development Industry

- 2.7 The Council invited participation from organisations with an interest in future growth and development, including:

- Local businesses.
- Landowners.
- Developers.
- Housebuilders.
- Registered Providers.
- Commercial and employment land interests.
- Planning and property consultants.

Statutory Consultees and Infrastructure Providers

- 2.8 A wide range of statutory consultees and infrastructure providers were invited to participate, including but not limited to:

- Environment Agency.
- Historic England.
- Natural England.
- Sport England.
- Surrey County Council.
- Surrey Highways.
- Surrey Police.
- Surrey Heartlands Integrated Care Board.
- Utility providers.
- Infrastructure operators.
- Transport providers.

Elected Members and Internal Stakeholders

- 2.9 The Council also engaged directly with:

- Borough Councillors.
- Internal Council services.
- Strategic and operational Council teams.
- Officers involved in planning, infrastructure, environmental services and regeneration.

- 2.10 This broad engagement programme helped ensure that responses reflected a diverse range of local knowledge, professional expertise and community perspectives.

Consultation Material

- 2.11 The consultation was centred around the publication of the Strategic Cross Boundary Scoping Statement Consultation June 2026, which set out the strategic matters the Council considered relevant to the preparation of the new Local Plan and sought feedback on whether these issues were appropriate and comprehensive. The Scoping Statement explained:

- the purpose of the new Local Plan;
- the new national plan-making system;
- the Borough's planning context;
- the authorities and organisations that the Council proposed to engage with;
- the strategic cross-boundary matters requiring cooperation; and
- the proposed methods of engagement and cooperation.

- 2.12 The consultation specifically sought views on the thirteen strategic matters identified in the Scoping Statement:

Housing and Economic Development Needs

1. Meeting Housing Needs.
2. Meeting the Needs of Gypsies, Travellers and Travelling Showpeople.
3. Employment Land and Economic Growth.

Natural and Historic Environment

4. Flood Risk and Water Management.
5. Natural Environment and Biodiversity.
6. Historic Environment and Heritage Assets.
7. Climate Change Mitigation and Adaptation.

Infrastructure

8. Transport Infrastructure and Connectivity.
9. Social Infrastructure.
10. Utilities Infrastructure.

Spatial Planning and Land Use

11. Green Belt and Grey Belt Review.
12. Minerals and Waste.
13. Cross-Boundary Strategic Sites and Growth Locations.

- 2.13 The consultation material was made available online through the dedicated [Local Plan engagement hub](#) and was also made available in hard copy at libraries and

Council Offices to ensure accessibility for those wishing to review documents in person.

How Stakeholders Could Respond

- 2.14 The Council sought to make participation as accessible as possible by providing multiple methods through which comments could be submitted. Stakeholders could respond digitally, by email or through traditional written correspondence.

Online Consultation Survey

- 2.15 The principal consultation mechanism was an online survey available through the Spelthorne Local Plan Engagement Hub on the community engagement platform Commonplace. The survey was structured to allow respondents to comment on:

- the strategic matters identified within the Scoping Statement;
- organisations and stakeholders the Council should engage with;
- future engagement methods and consultation arrangements; and
- any other issues they considered relevant to the Local Plan.

The survey also provided opportunities for respondents to upload supporting documents and submit detailed written representations. We received 82 valid responses through this survey.

Interactive Mapping Exercise

- 2.16 An interactive mapping tool on the online Engagement Hub allowed respondents to identify specific locations throughout the Borough and provide comments regarding:

- opportunities for improvement;
- infrastructure issues;
- environmental concerns;
- development opportunities;
- valued places and spaces.

The mapping exercise generated 83 verified responses and provided valuable place-based insight into local issues and priorities

Email Submissions

- 2.17 Stakeholders could submit representations directly to the Strategic Planning Team via email, providing flexibility for organisations and individuals wishing to submit more detailed responses. 29 consultation responses were submitted via email.

Written Representations

- 2.18 Written representations were also accepted by post throughout the consultation period, ensuring participation opportunities remained available to those who preferred traditional methods of engagement. No written representations were received by post.

Promotion and Publicity

- 2.19 To ensure broad awareness of the consultation, the Council undertook a comprehensive programme of communication and publicity throughout the consultation period, including email notifications, social media posts, physical advertisements and news stories.

Local Plan Engagement Hub

- 2.20 A dedicated Local Plan Engagement Hub on Commonplace, an online community engagement platform, acted as the primary source of consultation information and included:

- consultation documents;
- surveys;
- interactive mapping tools;
- frequently asked questions;
- consultation updates and news stories.

Council Website

- 2.21 The consultation was promoted through the Council's website, including dedicated Local Plan webpages [New Local Plan | Spelthorne Borough Council](#) and news updates explaining the purpose of the consultation and how people could participate.

Direct Stakeholder Engagement

- 2.22 Direct email notifications were issued to:

- Councillors;
- statutory consultees;
- residents' associations;
- infrastructure providers;
- youth organisations and contacts;
- community organisations;

- housing associations and other stakeholders.

Social Media Campaign

- 2.23 The Council used a range of social media platforms to promote the consultation, including:
- Facebook;
 - Instagram;
 - LinkedIn;
 - X (formerly Twitter).

Posts were issued throughout the consultation period, including reminder messages and countdown posts encouraging participation before the consultation closed.

Printed and Physical Promotion

- 2.24 To complement digital engagement, consultation information was promoted through:
- posters;
 - public noticeboards;
 - libraries;
 - Council Offices;
 - community venues;
 - digital advertising screens within the Borough.

Workshops and Stakeholder Meetings

- 2.25 The Council also undertook targeted engagement through:
- Member workshops;
 - internal stakeholder workshops;
 - stakeholder meetings and discussions.
- 2.26 The use of multiple communication channels and engagement methods helped maximise awareness of the consultation and supported participation from a broad range of stakeholders, reflecting the Government's emphasis on inclusive and proactive engagement throughout the plan-making process.

3 Responses Received

Consultation Response Overview

- 3.1 The Scoping Consultation generated interest from residents, statutory consultees, infrastructure providers, landowners, developers, community groups and other stakeholders. A total of 183 responses were received during the consultation period through a combination of online surveys, interactive mapping responses and email submissions. Responses were received from both technical stakeholders and members of the public, providing a broad range of perspectives on the strategic issues facing the Borough.
- 3.2 The consultation sought feedback on the strategic matters identified within the Scoping Statement, the organisations that the Council should engage with throughout plan preparation and the proposed methods of engagement and cooperation. The responses received provided valuable insight into local priorities, concerns and aspirations and have helped to validate many of the issues already identified through the Council's evidence gathering programme.
- 3.3 Responses were received through three principal channels:
 - Formal representations submitted by email.
 - Responses submitted through the online consultation survey.
 - Responses submitted through the interactive mapping exercise.
- 3.4 The breadth of participation helped ensure that the consultation captured a wide variety of views, ranging from detailed technical responses submitted by statutory consultees through to place-based observations submitted by local residents.

Respondent Profile

- 3.5 Responses were received from a broad range of stakeholder groups representing different interests across the Borough. This diversity of respondents has provided valuable insight into both strategic planning issues and local community priorities.
- 3.6 The table below summarises the categories of respondents who participated in the consultation.

Respondent Type	Percentage of participating respondents*
Community Interest Groups	1%
Developers	11%
Infrastructure Providers	2%
Internal Consultees	8%
Landowners	2%
Residents	58%
Residents' Associations	4%
Statutory Consultees	14%

- 3.7 In addition to local residents, the consultation attracted participation from organisations with specialist interests in areas such as housing delivery, infrastructure provision, environmental protection, transport planning, healthcare, economic development and heritage. Statutory consultees and infrastructure providers submitted a number of detailed technical responses relating to strategic planning matters including transport infrastructure, flood risk, healthcare, education, biodiversity and cross-boundary cooperation.
- 3.8 The consultation also generated responses from developers and landowners, many of whom identified potential development opportunities, commented on future housing and employment needs and highlighted the importance of maintaining flexibility within the Local Plan to accommodate future growth.

Demographic Profile

- 3.9 Analysis of demographic responses indicates that views were received from a broad range of age groups. Whilst attitudes varied across age ranges, some common themes emerged, including support for protecting green spaces, improving infrastructure and ensuring future development is supported by adequate services and facilities.
- 3.10 Younger respondents tended to place greater emphasis on affordable housing, active travel and public transport improvements, whilst older respondents were generally more concerned about Green Belt protection, infrastructure capacity, flooding and the impacts of development on local character.
- 3.11 Despite these differences, there was considerable overlap across all age groups regarding the importance of protecting environmental assets, supporting local communities and ensuring that future growth is properly planned and managed.

Interactive Mapping Responses

- 3.12 Alongside the main consultation survey, the Council invited stakeholders to participate in an interactive mapping exercise. This allowed respondents to identify specific locations across the Borough and provide comments relating to opportunities, constraints, valued places and local issues.
- 3.13 The mapping exercise generated 83 verified responses, providing valuable place-based information that complemented the strategic feedback received through the main consultation survey.
- 3.14 The table below summarises responses submitted through the interactive map.

Representation Type	Percentage
Green Space	44%
Infrastructure	21%
Community	10%
Housing	8%
No Theme Selected	5%
Other Categories Combined	12%

- 3.15 Green space was by far the most frequently identified theme, accounting for almost half of all mapping responses. Many respondents used the mapping exercise to identify valued open spaces, parks, recreation grounds and environmental assets that they wished to see protected or enhanced.
- 3.16 Infrastructure was the second most common category and included comments relating to transport, healthcare, schools, community facilities, utilities and accessibility. Many of these responses highlighted concerns about existing infrastructure capacity or identified opportunities for future improvements.
- 3.17 A number of submissions also identified potential development opportunities, regeneration projects, community improvements and environmental enhancements. These included suggestions regarding brownfield redevelopment, improvements to riverfront areas, town centre enhancement schemes and additional recreational facilities.
- 3.18 The mapping exercise therefore provided a valuable spatial dimension to the consultation and highlighted places that hold particular importance for local communities.

Main Themes Raised

- 3.19 Analysis of all consultation responses identified several recurring themes that cut across multiple strategic matters. Whilst respondents expressed differing views

regarding the scale and location of future development, a number of issues were raised consistently throughout the consultation.

Protection of Green Spaces and the Environment (around 55 mentions)

- 3.20 The most frequently raised issue related to the protection of green spaces, parks, Green Belt land and the wider natural environment. Respondents consistently emphasised the importance of these assets in supporting biodiversity, recreation, health and wellbeing, local character and environmental resilience.

Infrastructure Capacity (around 35 mentions)

- 3.21 Concerns regarding healthcare, education, transport and community infrastructure featured prominently throughout the consultation. Many respondents expressed concern that existing services are already under pressure and that future growth should be accompanied by appropriate infrastructure investment.

Housing and Affordability (around 35 mentions)

- 3.22 Many respondents acknowledged the need to address housing affordability and provide homes suitable for younger people, families and older residents. At the same time, there was a strong desire to ensure that housing growth is carefully managed and supported by infrastructure.

Brownfield Regeneration (around 30 mentions)

- 3.23 A recurring theme throughout the consultation was support for prioritising previously developed land and underutilised urban sites before considering development of Green Belt land. Many respondents considered brownfield redevelopment to be the most appropriate means of accommodating future growth.

Climate Change and Flood Risk (around 20 mentions)

- 3.24 Respondents frequently referred to climate change, flood risk, carbon emissions and environmental sustainability. Strong support was expressed for measures that would improve resilience to climate change, reduce environmental impacts and strengthen biodiversity.

Transport and Connectivity (around 35 mentions)

- 3.25 Transport infrastructure was one of the most frequently discussed strategic issues. Key topics included congestion, public transport, active travel, parking provision and accessibility, with many respondents highlighting the need for infrastructure improvements to support future growth.

Heritage, Character and Design (around 15 mentions)

- 3.26 Many respondents expressed a desire to protect the distinctive character of the Borough's towns and villages, conserve heritage assets and ensure that future development achieves a high standard of design. There was widespread support for development that respects local identity and contributes positively to place-making.

Summary

- 3.27 Overall, the consultation demonstrated broad support for a Local Plan that balances the delivery of homes, jobs and infrastructure with the protection and enhancement of the Borough's environmental assets, town centres, heritage and communities. The responses received provide a strong foundation for the next stage of evidence gathering and policy development and have helped shape the issues explored in the following section of this report.
- 3.28 The responses summarised in this chapter provide an overview of the principal themes emerging from the consultation. A full schedule of all representations received, together with the Council's response and resulting action, is provided in Appendix A: Detailed Schedule of Representations.

4 Consultation Findings by Strategic Matter

Matter 1: Meeting Housing Needs

- 4.1 Housing was one of the most frequently discussed matters throughout the consultation. Respondents recognised the challenge of housing affordability within the Borough and highlighted the importance of ensuring that future housing delivery reflects local needs. Responses frequently emphasised affordable housing, family housing, housing for younger people and specialist accommodation for older residents. At the same time, concerns were raised regarding infrastructure capacity, development density and the impact of growth on local character and environmental quality.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should understand current and future housing requirements, including affordable housing and the needs of different groups within the community.	Many respondents supported additional affordable housing and recognised the need to address housing affordability. Others highlighted the importance of housing for younger people, families and older residents.	Affordable housing, housing affordability, housing mix, housing for older people, brownfield development and infrastructure capacity.	The Council recognises that housing affordability remains a significant issue and that future housing policies must be informed by robust evidence regarding housing need.	Completion of the Housing and Economic Development Needs Assessment (HEDNA), review of specialist housing needs, affordable housing evidence review and future housing policy development.

Matter 2: Meeting the Needs of Gypsies, Travellers and Travelling Showpeople

- 4.2 This matter generated relatively limited consultation feedback compared to other strategic matters. However, stakeholders generally supported the principle that accommodation needs should be identified through robust evidence and addressed through the Local Plan where a need is established.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should assess accommodation requirements for Gypsies, Travellers and Travelling Showpeople and consider any future provision requirements.	Limited direct representations were received on this matter. Responses generally supported a needs-based approach informed by evidence.	Accommodation needs, evidence gathering and future provision requirements.	National policy requires local authorities to understand accommodation needs and respond appropriately through plan-making.	Completion of the Gypsy and Traveller Accommodation Assessment (GTAA) and future policy development informed by its findings.

Matter 3: Employment Land and Economic Growth

- 4.3 Respondents generally supported measures to strengthen the Borough's economy and protect employment opportunities. Significant discussion centred around Heathrow Airport, economic growth, employment land and town centre regeneration. Many respondents highlighted the importance of supporting local businesses whilst ensuring that future growth is supported by adequate infrastructure.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should understand future employment land requirements, economic growth opportunities and relationships with Heathrow Airport and the wider economy.	Respondents supported employment growth, town centre regeneration and investment, whilst recognising the significance of Heathrow-related economic opportunities.	Employment land provision, Heathrow expansion, town centre regeneration, local business support and infrastructure requirements.	The Council recognises the need to maintain a strong economic base whilst supporting regeneration and investment across the Borough.	HEDNA employment assessment, Retail and Leisure Study and continued engagement regarding Heathrow-related growth.

Matter 4: Flood Risk and Water Management

- 4.4 Flood risk was one of the most consistently raised environmental concerns throughout the consultation. Respondents highlighted concerns relating to fluvial flooding, groundwater flooding, drainage capacity and climate resilience. Many stressed the need to avoid inappropriate development within areas at risk of flooding.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should consider flood risk, water management and the River Thames Scheme whilst ensuring future development remains safe and resilient.	Respondents highlighted flood risk as a significant local issue and supported stronger flood resilience measures.	Flood risk, groundwater flooding, drainage infrastructure, climate resilience and sustainable drainage systems.	The Council recognises flood risk as one of the Borough's most significant environmental constraints.	Updated flood risk evidence, continued collaboration with the Environment Agency and integration of climate resilience measures into plan preparation.

Matter 5: Natural Environment and Biodiversity

- 4.5 Protection and enhancement of the natural environment emerged as one of the strongest themes within the consultation. Respondents consistently emphasised the importance of green spaces, biodiversity, ecological networks, wildlife habitats and tree planting.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should support biodiversity, nature recovery, ecological connectivity and	Respondents strongly supported protecting and enhancing green spaces, habitats and biodiversity.	Biodiversity protection, habitat enhancement, ecological connectivity, green infrastructure and tree planting.	The Council recognises biodiversity recovery and nature-based solutions as central components of	Green Infrastructure Strategy, biodiversity evidence updates and future biodiversity policy development.

protection of designated environmental assets.			sustainable development.	
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Matter 6: Historic Environment and Heritage Assets

- 4.6 Respondents consistently highlighted the importance of local identity, heritage assets and the distinctive character of the Borough's towns and villages. Many supported heritage-led regeneration and emphasised that future development should respect local context and character

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should protect heritage assets, conservation areas and the wider historic environment whilst supporting sustainable growth.	Respondents highlighted the importance of conserving local character and ensuring high quality, context-sensitive design.	Heritage protection, conservation areas, local identity, character-led design and heritage-led regeneration.	The Council recognises the importance of heritage assets in maintaining local distinctiveness and creating high-quality places.	Continued heritage evidence gathering, heritage considerations in site assessment and future policy development informed by the Design Code.

Matter 7: Climate Change Mitigation and Adaptation

- 4.7 Climate change was a recurring theme throughout the consultation, with respondents highlighting the need to reduce carbon emissions, improve climate resilience and ensure that future growth supports wider environmental objectives. Many responses linked climate change with flood risk, biodiversity, active travel and sustainable design.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
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The Local Plan should address climate change mitigation and adaptation, including emissions reduction, energy resilience, sustainable transport and climate resilience.	Respondents strongly supported action on climate change and greater emphasis on sustainability within future development.	Renewable energy, sustainable construction, carbon reduction, climate resilience, air quality, active travel and environmental sustainability.	The Council recognises climate change as a core consideration that should influence future strategy, site selection and policy development.	Climate Change Study underway, implementation of the Climate Change SPD, integration of climate resilience measures and future climate-related policy development
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Matter 8: Transport Infrastructure and Connectivity

- 4.8 Transport infrastructure and connectivity were identified as key priorities throughout the consultation. Respondents highlighted the importance of improving public transport, active travel networks and wider transport infrastructure to support future growth, whilst addressing existing congestion and accessibility challenges. There was strong recognition of the need to align development with sustainable transport solutions, ensuring that growth is supported by appropriate infrastructure and improved connectivity across the borough and with surrounding areas.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should consider strategic transport infrastructure, rail services, highways, Heathrow connectivity and active travel.	Respondents supported improvements to public transport, walking and cycling infrastructure, whilst raising concerns about congestion and infrastructure capacity.	Highway congestion, rail services, active travel, public transport, parking provision, Heathrow connectivity and accessibility.	The Council recognises transport as a critical component of sustainable growth and understands the need to align transport investment with future development.	Updated transport evidence, Infrastructure Delivery Plan work, engagement with transport providers and future transport policy development

Matter 9: Social Infrastructure – Healthcare, Education and Community Facilities

- 4.9 The consultation highlighted widespread concern regarding the capacity of healthcare services, schools and community facilities to accommodate future growth. Respondents frequently emphasised that development should be accompanied by additional social infrastructure.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should consider healthcare, education, emergency services, community facilities and wider social infrastructure.	Respondents consistently highlighted concerns regarding healthcare provision, school capacity and community infrastructure.	GP provision, healthcare infrastructure, school places, recreation facilities, youth facilities and community buildings.	The Council recognises that future growth must be supported by appropriate social infrastructure and that infrastructure planning should occur alongside plan preparation.	Continued engagement with NHS organisations, education providers and infrastructure bodies through preparation of the Infrastructure Delivery Plan.

Matter 10: Utilities – Water Supply, Wastewater, Energy and Digital Infrastructure

- 4.10 Whilst less frequently discussed than housing or Green Belt matters, respondents and infrastructure providers highlighted the importance of ensuring that utility networks can support future growth. Concerns were raised regarding water infrastructure, energy supply and the cumulative impacts of development.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should consider utility infrastructure capacity and ensure that water, wastewater, energy	Respondents and infrastructure providers highlighted the importance of early infrastructure planning and ongoing	Water supply, sewerage infrastructure, electricity supply, energy resilience, renewable energy and digital connectivity.	The Council recognises that utilities are fundamental to the delivery of sustainable growth and must be	Continued engagement with utility providers, utilities assessment through the Infrastructure Delivery Plan and integration of

and digital networks can support future development.	engagement with utility providers.		considered through future evidence work.	infrastructure requirements into future site assessments.
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Matter 11: Utilities – Green Belt and Grey Belt Review

- 4.11 The Green Belt generated some of the strongest responses received during the consultation. Many residents strongly opposed Green Belt release and highlighted the importance of protecting open land, landscape character, biodiversity and recreation opportunities. Others argued that Grey Belt land may need to be considered if housing and employment needs cannot be met elsewhere.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should review Green Belt and Grey Belt issues and consider whether development needs can be accommodated without releasing Green Belt land.	Most residents supported Green Belt protection, whilst some landowners and developers supported the release of Grey Belt land where justified by evidence.	Green Belt protection, open space, urban sprawl, brownfield-first development, Grey Belt opportunities and site-specific objections.,	The Council acknowledges the strength of feeling expressed regarding Green Belt protection and recognises the importance of transparent and evidence-led decision making.	Updated Green Belt Assessment, Sustainability Appraisal, site assessment programme and testing of spatial strategy options.

Matter 12: Utilities – Minerals and Waste

- 4.12 This matter generated relatively few direct representations during the consultation. However, respondents generally recognised the need for ongoing coordination with Surrey County Council and the importance of ensuring consistency between local and county planning documents.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
Minerals and waste planning responsibilities primarily sit with Surrey County Council, but the Local Plan should remain aligned with county-level planning policies.	Limited comments were received, although respondents generally supported continued coordination and environmental safeguards.	Environmental impacts, safeguarding requirements and cross-boundary coordination.	The Council will continue working with Surrey County Council to ensure consistency between planning documents and infrastructure planning.	Ongoing engagement with Surrey County Council, monitoring of minerals and waste planning issues and review of safeguarding implications where necessary.

Matter 13: Cross-Boundary Strategic Sites and Growth Locations

- 4.13 Statutory consultees strongly supported the Council's proposed approach to cooperation and highlighted the importance of addressing issues that extend beyond administrative boundaries. Many responses referred to Heathrow Airport, transport infrastructure, housing, economic growth and Local Government Reorganisation.

What the Scoping Statement Said	What Respondents Told Us	Key Issues Raised	Council Consideration	Actions Arising
The Local Plan should consider strategic issues that extend beyond borough boundaries.	Respondents supported continued cross-boundary cooperation and highlighted the importance of strategic planning across authority boundaries.	Heathrow Airport, housing and employment growth, transport infrastructure, flood risk, infrastructure delivery and Local Government Reorganisation.	The Council recognises that many strategic issues cannot be addressed by Spelthorne alone and require ongoing collaboration with neighbouring authorities and key stakeholders.	Continued cross-boundary engagement, joint evidence gathering where appropriate, and consideration of strategic infrastructure, housing, economic and environmental issues through the Local Plan process.

5 Cross Cutting Themes

- 5.1 Although consultation responses covered a wide range of strategic matters, several common themes emerged consistently across respondent groups. These themes cut across multiple consultation topics and highlight the issues stakeholders consider most important to the Borough's future. They also provide important context for future evidence gathering strategy development and policy preparation.

Infrastructure

- 5.2 Perhaps the strongest and most consistent message arising from the consultation was the importance of ensuring that infrastructure is planned and delivered alongside future growth. Respondents repeatedly highlighted concerns regarding existing pressures on healthcare services, schools, transport infrastructure, utilities and community facilities. Many felt that infrastructure provision has not always kept pace with development and emphasised that future growth should only occur where supporting infrastructure can be delivered in a timely manner.
- 5.3 Healthcare capacity emerged as one of the most frequently raised infrastructure concerns. Respondents referred to pressures on GP services, hospitals and wider healthcare provision and questioned whether existing facilities could accommodate future population growth. Similar concerns were raised regarding school places, youth facilities and broader community infrastructure.
- 5.4 Transport infrastructure was also a significant area of concern. Respondents highlighted congestion, parking pressures, public transport provision and the need for improvements to walking and cycling networks. Many considered transport investment to be fundamental to supporting future development and improving connectivity between settlements, employment areas and key destinations.
- 5.5 The consultation therefore demonstrates a strong expectation that future growth should be accompanied by appropriate infrastructure investment and that infrastructure planning should be a central consideration throughout Local Plan preparation.

Green Belt and Open Space

- 5.6 The protection of Green Belt land and valued open spaces was one of the most prominent themes to emerge from the consultation. Respondents consistently highlighted the importance of Green Belt land in preventing urban sprawl, maintaining settlement separation, supporting biodiversity and preserving the Borough's identity and character.
- 5.7 Many respondents expressed strong opposition to the release of Green Belt land and identified specific locations that they considered should remain protected. Green

spaces were frequently described as important recreational assets that contribute towards health and wellbeing, environmental quality and community identity. The consultation also demonstrated the importance that local communities place on parks, recreation grounds, riverside spaces and accessible countryside.

- 5.8 Whilst some landowners and developers argued that Grey Belt land or lower-performing Green Belt land may need to be considered where development needs cannot be met elsewhere, the overwhelming message from local communities was that decisions relating to Green Belt release should only be made following robust evidence, transparent assessment and careful consideration of reasonable alternatives.
- 5.9 The consultation demonstrates that Green Belt and open space protection will remain a key consideration in the development of future spatial strategy options and site assessments.

Brownfield Before Greenfield

- 5.10 A recurring theme throughout the consultation was support for prioritising previously developed land and underutilised urban sites before considering development of undeveloped land. This theme was raised consistently across housing, Green Belt, regeneration and spatial strategy discussions.
- 5.11 Many respondents felt that vacant buildings, former employment sites, underused commercial premises and other brownfield opportunities should be maximised before consideration is given to Green Belt land. Respondents frequently cited the redevelopment of existing urban areas as a more sustainable approach to accommodating growth and viewed brownfield regeneration as an opportunity to improve environmental quality and support investment in communities.
- 5.12 Brownfield development was also commonly linked to wider aspirations regarding town centre regeneration, housing delivery and environmental protection. Respondents often considered brownfield regeneration and Green Belt protection to be complementary objectives that should both form part of the future Local Plan strategy.
- 5.13 The strength and consistency of this theme highlights the importance of ensuring that brownfield opportunities are fully explored and assessed through the Council's evidence base and site assessment process.

Climate Resilience and Environmental Quality

- 5.14 Climate change, environmental resilience and environmental quality featured prominently throughout the consultation. Respondents frequently referred to

climate change impacts, flood risk, biodiversity loss, air quality and the need to transition towards more sustainable patterns of development.

- 5.15 There was strong support for measures that would reduce carbon emissions, encourage renewable energy generation and improve resilience to future climate-related challenges. Many respondents also supported sustainable construction techniques, energy-efficient development and improved standards of environmental performance.
- 5.16 Flood risk emerged as one of the most significant environmental concerns, with respondents raising concerns regarding river flooding, groundwater flooding and drainage capacity. These concerns were often linked directly to climate change and future development pressures. Respondents consistently supported stronger climate adaptation measures and sustainable drainage solutions.
- 5.17 The consultation also demonstrated that environmental quality remains an important priority for local communities. Air quality, pollution, access to green space, river quality and environmental enhancement were commonly identified as issues that should be addressed through future planning policies.
- 5.18 Overall, respondents expressed a clear desire for the Local Plan to support growth that is environmentally responsible, resilient and capable of responding to future climate challenges.

Protecting Local Character

- 5.19 Throughout the consultation there was strong and consistent support for protecting the distinctive character of Spelthorne's towns, villages and neighbourhoods. Respondents frequently highlighted the importance of local identity, heritage assets, townscape quality and the overall character of places.
- 5.20 Many respondents expressed concern that inappropriate development, excessive building heights or poorly designed schemes could undermine the character of existing communities. Respondents consistently supported high-quality design and emphasised the importance of ensuring that future development responds positively to its surroundings.
- 5.21 Heritage assets, conservation areas and historic environments were frequently identified as important contributors to local distinctiveness. Respondents highlighted the need to protect and enhance these assets whilst also allowing communities to evolve and adapt to changing needs.
- 5.22 There was also widespread support for investment in public spaces, town centres and community facilities that strengthen local identity and create attractive places

for people to live, work and visit. This aligns closely with the objectives of the Council's recently adopted Design Code and wider place-making ambitions.

- 5.23 The consultation demonstrates that protecting local character is not simply about preserving the past, but about ensuring that future development contributes positively to the Borough's distinct identity and creates high-quality places that communities can be proud of.

6 How Consultation Feedback Will Inform the Local Plan

- 6.1 The Scoping Consultation represented the first stage in preparing the new Spelthorne Borough Council Local Plan and provided an opportunity for residents, businesses, landowners, developers, infrastructure providers, statutory consultees, community organisations and elected Members to identify the key issues, challenges and opportunities facing the Borough. The consultation has provided valuable insight into local priorities and has helped validate many of the issues already identified through the Council's evidence gathering programme.
- 6.2 The Council has carefully reviewed all comments received and considered how the issues raised should inform future evidence gathering, strategy development and policy preparation. Whilst the consultation did not seek views on specific policies or preferred development options, it has helped shape the scope of future work and identify areas that require particular attention as the Local Plan progresses.
- 6.3 Responses received through the consultation will continue to inform the preparation of the new Local Plan alongside technical evidence, national policy requirements and ongoing engagement with stakeholders and infrastructure providers.

Evidence Base Programme

- 6.4 A key objective of the Scoping Consultation was to help refine and inform the Council's evidence programme. The responses received broadly align with the evidence studies already underway and reinforce the need for robust evidence across a range of strategic matters. The Council is currently preparing or commissioning the following studies:

Evidence Study	Purpose	Anticipated Completion
Housing and Economic Development Needs Assessment	Housing and employment needs	Autumn 2026
Gypsy and Traveller Accommodation Assessment	Traveller accommodation needs	Autumn 2026
Open Space Assessment	Open space provision and requirements	Autumn 2026
Playing Pitch Strategy	Indoor and outdoor sports provision	Autumn 2026
Retail and Leisure Study	Retail, leisure and town centre needs	Autumn 2026

Green Belt Assessment	Green Belt and Grey Belt review	End 2026
Climate Change Study	Climate mitigation and adaptation	Spring 2027
Green Infrastructure Strategy	Green infrastructure and biodiversity opportunities	Spring 2027

Together, these studies will provide the evidence necessary to inform the future spatial strategy, site assessment process and policy framework for the Borough.

Housing, Communities and Future Growth

- 6.5 The consultation confirmed that housing affordability remains a significant concern for many residents. Respondents consistently highlighted the need for affordable housing, family housing and accommodation for younger people and older residents. At the same time, many emphasised that future growth should be balanced with environmental protection and infrastructure capacity.
- 6.6 In response, the Council will continue to prioritise evidence gathering relating to housing needs and future housing requirements. The findings of the HEDNA and related evidence studies will help inform decisions regarding housing numbers, housing mix, affordable housing provision and specialist housing requirements.
- 6.7 The consultation has also reinforced the importance of ensuring that housing growth is considered alongside infrastructure provision and environmental constraints when developing future spatial strategy options.

Green Belt, Spatial Strategy and Site Assessment

- 6.8 One of the clearest messages arising from the consultation was the importance respondents place on protecting Green Belt land and valued open spaces. Many residents expressed concern regarding the potential release of Green Belt land and highlighted the contribution these areas make towards local character, recreation, biodiversity and quality of life.
- 6.9 At the same time, a number of landowners and developers argued that Grey Belt land and other development opportunities should be assessed where necessary to accommodate housing and employment needs.
- 6.10 In response, the Council is progressing a comprehensive updated Green Belt Assessment and will undertake a transparent site assessment process. Future decisions regarding site allocations and growth options will be informed by evidence, Sustainability Appraisal and consultation feedback.

- 6.11 The consultation has therefore reinforced the importance of ensuring that future strategy options are evidence-led and that reasonable alternatives are properly considered and assessed.

Infrastructure Planning

- 6.12 Infrastructure emerged as the strongest cross-cutting theme throughout the consultation. Respondents consistently highlighted concerns regarding healthcare provision, schools, transport infrastructure, community facilities and utility networks. Many felt that infrastructure should be delivered alongside growth and should be a key consideration in determining where development takes place.
- 6.13 The Council recognises the importance of ensuring that future growth is supported by appropriate infrastructure and will continue to work closely with healthcare providers, education authorities, utility companies, transport operators and other infrastructure providers throughout the preparation of the Local Plan.
- 6.14 The Infrastructure Delivery Plan will play a key role in identifying future requirements, assessing infrastructure capacity and informing decisions regarding development strategy and site allocation.

Climate Change, Flood Risk and Environmental Resilience

- 6.15 The consultation demonstrated strong support for policies that address climate change, reduce carbon emissions and improve environmental resilience. Respondents consistently highlighted the need to address flooding, improve sustainability and strengthen biodiversity.
- 6.16 In response, the Council will continue to embed climate change considerations throughout plan preparation. The Climate Change Study, Green Infrastructure Strategy and flood risk evidence will help inform future policy requirements relating to sustainable development, resilience, energy efficiency and environmental enhancement.
- 6.17 The consultation has also reinforced the importance of integrating climate change, biodiversity and environmental quality considerations into site assessments and future growth options.

Place-Making, Heritage and Local Character

- 6.18 Respondents consistently emphasised the importance of protecting local character, heritage assets and the distinct identity of the Borough's towns and villages. Many highlighted concerns regarding inappropriate development, building heights and the need for high-quality design.
- 6.19 The Council recognises that good design, heritage conservation and strong place-making are essential components of sustainable development. The consultation

responses support the principles already established through the adopted Design Code SPD and reinforce the importance of a character-led approach to future development.

- 6.20 Future Local Plan policies will therefore build upon existing design guidance and seek to ensure that growth contributes positively to local identity and place quality.

Ongoing Stakeholder Engagement

- 6.21 The consultation also highlighted the importance of continuing engagement throughout the preparation of the Local Plan. Statutory consultees, infrastructure providers and neighbouring authorities emphasised the need for ongoing dialogue regarding strategic issues such as transport, flood risk, healthcare provision, economic growth and Heathrow-related matters.

- 6.22 The Council will continue to maintain and demonstrate cooperation in accordance with the new plan-making system through:

- ongoing engagement with statutory consultees;
- joint evidence preparation where appropriate;
- Statements of Common Ground;
- stakeholder workshops and technical meetings;
- future public consultation exercises; and
- continued dialogue with infrastructure providers and neighbouring authorities.

Conclusion

- 6.23 Overall, the consultation has confirmed broad support for a Local Plan that seeks to balance the delivery of homes, jobs and infrastructure with the protection and enhancement of the Borough's environmental assets, Green Belt land, heritage, open spaces and local character. The responses received have reinforced the importance of evidence-led decision making and highlighted a number of issues that will require particular attention as the Local Plan progresses.

- 6.24 The Council will continue to use consultation feedback alongside technical evidence and ongoing stakeholder engagement to develop the future spatial strategy, assess development options and prepare policies that address the needs, challenges and opportunities facing the Borough.

7 Key Messages from the Consultation

- 7.1 The Scoping Consultation has provided valuable insight into the issues that matter most to residents, businesses, landowners, developers, infrastructure providers, statutory consultees, community organisations and elected Members. Whilst opinions differed on some matters, several clear and consistent messages emerged throughout the consultation which should help shape the future direction of the new Local Plan.
- 7.2 The consultation demonstrated broad support for a plan-led approach to managing future growth, alongside a strong desire to ensure that future decisions are supported by robust evidence, effective engagement and a clear understanding of local circumstances. Respondents consistently sought a balance between accommodating future development needs and protecting the environmental, historic and community assets that contribute to the Borough's identity and quality of life. The principal messages emerging from the consultation are summarised below.

Housing Needs Must Be Balanced with Local Constraints

- 7.3 There was widespread recognition that the Borough faces significant housing challenges, particularly in relation to affordability and the ability of younger people, key workers and families to access suitable homes. Many respondents accepted that future housing delivery will be necessary and supported the provision of affordable housing and a wider range of housing types.
- 7.4 However, support for additional housing was frequently qualified by concerns relating to infrastructure capacity, environmental impacts, flooding, Green Belt protection and local character. Respondents consistently highlighted the importance of ensuring that housing growth occurs in sustainable locations and is supported by appropriate infrastructure and services.
- 7.5 The consultation therefore demonstrates the need for a balanced and evidence-led approach to future housing delivery, with housing needs considered alongside environmental, infrastructure and community considerations.

Strong Support for Protecting Green Belt and Valued Open Spaces

- 7.6 One of the strongest themes to emerge from the consultation was the importance that respondents place on protecting Green Belt land, open spaces and the Borough's wider environmental assets. Many respondents regarded the Green Belt as an essential part of the Borough's identity and highlighted its role in supporting

biodiversity, recreation, health and wellbeing, landscape character and the prevention of urban sprawl.

- 7.7 Alongside support for Green Belt protection, many respondents supported the redevelopment of previously developed land and brownfield opportunities. The consultation demonstrated a clear preference for making the most effective use of urban land before considering development of undeveloped locations.
- 7.8 The responses received reinforce the importance of ensuring that future decisions regarding spatial strategy and site selection are based on robust evidence and a transparent assessment process.

Infrastructure Must Be Delivered Alongside Growth

- 7.9 Concerns regarding infrastructure emerged consistently throughout the consultation and were raised in relation to healthcare, education, transport, utilities and community facilities. Many respondents expressed concern that existing infrastructure is already under pressure and that future development should only proceed where appropriate improvements can be secured.
- 7.10 Healthcare provision was one of the most frequently raised concerns, with respondents referring to pressure on GP surgeries and wider healthcare services. Similar concerns were raised regarding school places, transport infrastructure, community facilities and utilities.
- 7.11 This feedback reinforces the importance of infrastructure planning as a central component of Local Plan preparation and highlights the need for continued engagement with infrastructure providers and service delivery organisations.

Climate Change and Environmental Resilience are Major Priorities

- 7.12 The consultation highlighted strong concern regarding climate change, flood risk, carbon emissions and environmental resilience. Respondents consistently supported measures that would reduce emissions, improve sustainability and increase resilience to future climate-related challenges.
- 7.13 Many respondents linked climate change directly to flood risk, biodiversity, environmental quality and future development patterns. There was strong support for renewable energy generation, sustainable construction, active travel, energy efficiency and stronger environmental standards.
- 7.14 The consultation demonstrates that climate change should be considered as a cross-cutting issue influencing strategy development, site assessment and policy preparation throughout the Local Plan process.

Biodiversity and Green Infrastructure Should Play a Greater Role

- 7.15 Respondents consistently highlighted the importance of protecting and enhancing biodiversity across the Borough. There was strong support for creating wildlife habitats, improving ecological connectivity, increasing tree planting and strengthening green infrastructure networks.
- 7.16 Many respondents viewed biodiversity enhancement as an essential component of sustainable development and emphasised the importance of ensuring that future growth contributes positively to environmental quality rather than simply avoiding harm. Green spaces, parks, river corridors and ecological assets were frequently identified as key features that should be enhanced and protected.
- 7.17 This feedback supports a strategic approach to biodiversity and nature recovery and reinforces the importance of the Council's emerging Green Infrastructure Strategy.

Town Centres Continue to Play an Important Role

- 7.18 The consultation highlighted continuing support for investment and regeneration within the Borough's town centres. Respondents viewed centres such as Staines-upon-Thames, Ashford, Sunbury and Shepperton as important locations for employment, shopping, leisure, services and community activity.
- 7.19 Many respondents supported measures that would improve the quality of public spaces, attract investment, encourage a wider range of businesses and strengthen the vitality and viability of centres. There was particular support for improvements to the public realm, accessibility and community facilities.
- 7.20 The consultation indicates that town centre regeneration should continue to play an important role in delivering sustainable growth and supporting local communities.

Protecting Local Character and Heritage Remains Important

- 7.21 Respondents consistently highlighted the importance of protecting the distinctive character of the Borough's settlements and ensuring that future development respects local identity. Many emphasised the contribution made by heritage assets, conservation areas, landscape features and established communities to the overall character of the Borough.
- 7.22 There was widespread support for high-quality design and a strong expectation that future development should be attractive, well designed and responsive to its surroundings. Respondents frequently linked design quality with community identity, character and overall quality of life.

- 7.23 The consultation therefore reinforces the importance of the Council's Design Code and supports a character-led approach to future growth and regeneration.

Continued Cooperation and Partnership Working Will Be Essential

- 7.24 Statutory consultees, infrastructure providers and neighbouring authorities consistently emphasised the importance of continued engagement and cooperation on strategic planning matters. Many of the issues raised throughout the consultation, including transport infrastructure, healthcare provision, Heathrow Airport, flood risk, economic growth and environmental management, extend beyond the Borough's administrative boundaries.
- 7.25 The consultation demonstrated broad support for the Council's proposed approach to maintaining and demonstrating cooperation and highlighted the importance of continuing to work with neighbouring authorities, statutory bodies and infrastructure providers throughout the plan-making process.

Overall Conclusion

- 7.26 Overall, the consultation demonstrates broad support for a Local Plan that balances the delivery of homes, jobs and infrastructure with the protection and enhancement of the Borough's environmental assets, Green Belt land, heritage, open spaces and local character. The responses received reinforce the importance of evidence-led decision making, sustainable development and meaningful stakeholder engagement.
- 7.27 The consultation has also confirmed that many of the issues currently being explored through the Council's evidence programme are of significant importance to local communities and stakeholders. The findings of the consultation, alongside technical evidence and ongoing engagement, will help inform the development of the Borough's future vision, spatial strategy and planning policies.

8 Next Steps

- 8.1 The Scoping Consultation represents the first formal stage of engagement in the preparation of the new Spelthorne Borough Council Local Plan (2028-2043). The feedback received has provided valuable insight into the priorities, concerns and aspirations of local communities, businesses, landowners, developers, infrastructure providers, statutory consultees and other stakeholders. The consultation has also helped confirm many of the issues already identified through the Council's evidence gathering programme and has provided additional information that will inform future stages of plan preparation.
- 8.2 The Council will now move forward with the next stages of evidence gathering, strategy development and stakeholder engagement in accordance with the Local Plan timetable and the requirements of the new plan-making system. The findings of this consultation will continue to inform future decisions regarding the spatial strategy, infrastructure planning, site assessment and policy framework for the Borough.

Informing the Evidence Base

- 8.3 A key purpose of the Scoping Consultation was to help inform and refine the evidence base that will support the preparation of the new Local Plan. The responses received have reinforced the importance of understanding future housing needs, climate change implications, infrastructure requirements, environmental constraints and economic opportunities across the Borough.
- 8.4 Consultation responses will be considered alongside the findings of a number of evidence studies currently being undertaken by the Council. These studies will provide the robust and proportionate evidence required to support future strategy development and policy preparation. The current evidence programme includes:
- Housing and Economic Development Needs Assessment;
 - Gypsy and Traveller Accommodation Assessment;
 - Open Space Assessment;
 - Playing Pitch Strategy;
 - Retail and Leisure Study;
 - Green Belt Assessment;
 - Climate Change Study; and
 - Green Infrastructure Strategy.
- 8.5 These studies, together with the consultation responses received, will help ensure that future decisions are informed by a comprehensive understanding of local circumstances, future needs and strategic planning requirements.

Developing the Local Plan

- 8.6 Following completion of the Scoping Consultation, the Council will continue to develop the emerging Local Plan through a combination of evidence gathering, option testing and ongoing stakeholder engagement. This next phase of work will focus on identifying how the Borough's future development needs can be met whilst responding to the issues raised through the consultation. Key activities will include:
- completion of the current evidence programme;
 - review of consultation responses alongside technical evidence;
 - development of the Local Plan vision and objectives;
 - preparation and testing of spatial strategy options;
 - continued Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) work;
 - continued assessment of potential development opportunities and constraints;
 - preparation of emerging planning policies; and
 - ongoing engagement with statutory consultees, infrastructure providers and neighbouring authorities.
- 8.7 The Council will use the findings of the consultation and supporting evidence studies to identify potential approaches to accommodating future growth and addressing the Borough's strategic challenges. Future options will be tested through the Sustainability Appraisal process and assessed against environmental, social and economic objectives before preferred approaches are identified.

Future Consultation Opportunities

- 8.8 The Council is committed to maintaining meaningful engagement throughout the preparation of the Local Plan. The Scoping Consultation represents only the first stage in an ongoing programme of stakeholder and community engagement that will continue throughout plan preparation.
- 8.9 The next major opportunity for public involvement is expected to be consultation on the emerging Vision and Strategy for the Borough. This stage will enable residents, businesses and stakeholders to comment on the potential direction of the Local Plan before detailed policies and site allocations are developed. Further opportunities for engagement are expected to include:
- consultation on the Vision and Strategy;
 - consultation on emerging policy approaches;
 - consultation on site options and allocations;
 - consultation on the Proposed Local Plan;
 - targeted engagement with statutory consultees and infrastructure providers;
 - stakeholder workshops and technical discussions; and

- ongoing public engagement activities and consultation events.

8.10 The Council will continue to use a combination of digital engagement, direct stakeholder engagement and traditional consultation methods to maximise participation and ensure that communities have opportunities to influence future stages of plan preparation.

Indicative Timetable

8.11 The table below sets out the current indicative programme for the preparation of the new Local Plan.

Stage	Indicative Date
Completion of current evidence studies	Autumn 2026
Publication of Gateway 1 Self-Assessment	October 2026
Development of Vision, Objectives and Strategy Options	October 2026 to January 2027
SEA / SA Assessment Work	Autumn 2026 to Winter 2027
Consultation on Vision and Strategy Draft Plan	February to March 2027
Publication of Consultation Summary	Spring 2027
Draft Plan Preparation and Evidence Consolidation	Spring to End of 2027
SEA / SA Assessment of Draft Policies and Allocations	Spring to End of 2027
Gateway 2 Assessment	Late 2027/Early 2028
Committee Consideration of Proposed Plan	Spring 2028
Proposed Plan Consultation	Spring 2028
Gateway 3 Assessment	Summer 2028
Submission for Examination	Autumn 2028
Examination	2028
Adoption	Following Examination

The timetable will continue to be monitored and updated as required throughout the plan-making process to reflect progress, Gateway outcomes and any changes to national policy or legislative requirements.

9 Summary

- 9.1 The Scoping Consultation has provided an important foundation for the preparation of the new Spelthorne Borough Council Local Plan. The consultation has confirmed key priorities, identified local concerns and provided valuable insight into the aspirations of communities and stakeholders across the Borough.
- 9.2 The responses received demonstrate strong support for a Local Plan that balances the delivery of homes, jobs and infrastructure with the protection and enhancement of environmental assets, Green Belt land, biodiversity, heritage and local character. The consultation has also reinforced the importance of ensuring that future growth is supported by appropriate infrastructure and informed by robust evidence.
- 9.3 As preparation of the Local Plan progresses, the Council will continue to engage with residents, businesses, infrastructure providers, statutory consultees, neighbouring authorities and other stakeholders to ensure that the emerging Plan reflects the needs, opportunities and aspirations of the Borough. The feedback received through this Scoping Consultation will continue to play an important role in shaping the future vision, strategy and policies of the new Local Plan.

Appendix A - Detailed Schedule of Representations

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
Email responses to Planning Policy Inbox				
SC001	Community Campaigner	Advocates for stronger heritage conservation through demolition restrictions, traditional design, restoration support, and greater community involvement.	The Council recognises the importance of conserving and enhancing the historic environment, including heritage assets, local character and distinctiveness. Heritage matters are already identified as a strategic matter within the Scoping Statement and will continue to inform evidence gathering and policy development.	No change required. Heritage considerations will continue to be addressed through preparation of evidence and Local Plan policies.
SC002	Internal Consultee	Raises concerns about cross-boundary planning and environmental considerations arising from LGR, including the need for updated transport and air quality evidence and sustainable infrastructure planning.	The Council notes the comments regarding Local Government Reorganisation (LGR), transport, air quality and wider infrastructure planning. These matters are already identified within the strategic matters relating to transport infrastructure, climate change and cross-boundary planning.	Continue engagement with relevant authorities and infrastructure providers and reflect requirements within the evidence programme.
SC003	Community Interest Group	Requests to be included as a Stakeholder for the Local Plan.	The Council welcomes the request to be involved in the Local Plan process.	Add organisation to the consultation database and notify of future consultations.
SC004	Infrastructure Provider	Seeks protection of National Grid transmission assets and	The Council recognises the importance of safeguarding	Continue engagement with National Grid and consider infrastructure

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		access routes to support safe operation, maintenance, and possible future network expansion.	National Grid assets and maintaining access to strategic infrastructure corridors. Utility infrastructure is identified as a strategic matter in the Scoping Statement.	requirements through future evidence and policy development.
SC005	Statutory Consultee	Seeks robust heritage policies and evidence to conserve and enhance heritage assets, local character and the historic environment.	The Council agrees that the historic environment should be protected and enhanced. Historic Environment and Heritage Assets have been identified as a strategic matter requiring ongoing engagement.	No change required. Continue engagement with heritage stakeholders and develop supporting evidence.
SC006	Statutory Consultee	Requests developer contributions towards healthcare infrastructures with the consideration of cumulative growth impacts on health services. Also advocates for the inclusion of a health and wellbeing policy and provision for affordable housing for NHS staff.	The Council notes the comments relating to healthcare infrastructure, health outcomes and affordable housing. Social infrastructure and health provision have been identified as strategic matters within the Scoping Statement.	Engage with healthcare providers through preparation of the Infrastructure Delivery Plan and supporting evidence.
SC007	Resident	Formal objection to the development of Stratton Road, Sunbury Golf Course and Kempton Park due to pressures on infrastructure and concerns regarding the availability of open space and green belt land.	The Council notes the concerns regarding specific sites, infrastructure capacity, open space provision and Green Belt land. The purpose of the Scoping Consultation is not to determine whether sites should be allocated for development. These	Representation noted and will be considered in relation to future site assessment and policy development.

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
			matters will be considered through future evidence gathering and site assessment work.	
SC008	Infrastructure Provider	Requests ongoing stakeholder engagement to assess potential impacts on bus services and cross-boundary travel and seeks clearer wording to reflect that proposed active travel schemes are still being explored rather than progressing towards delivery.	The Council welcomes continued engagement regarding bus services, active travel and cross-boundary transport issues. Transport infrastructure and connectivity have been identified as strategic matters within the Scoping Statement.	Continue engagement with transport providers and review wording where necessary for future consultation documents.
SC009	Developer	Supports new settlements and higher density development to help meet housing needs, but raises concerns regarding deliverability, including the need for a realistic housing trajectory, a balanced mix of site sizes and types, and flexibility to account for delays in plan-making. Also highlights the importance of viable affordable housing requirements, proportionate climate change and heritage policies, support for sustainable transport	The Council notes the comments relating to housing delivery, viability, affordable housing, climate change, heritage considerations and infrastructure planning. These matters will be considered through updates to the evidence base and policy development process.	Matters to be considered through the Housing and Economic Development Needs Assessment (HEDNA), viability evidence and future policy formulation.

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		measures and alignment with national planning policy.		
SC010	Landowner	Highlights concern regarding increased development pressure on Spelthorne resulting from unmet housing needs in London and the potential expansion of Heathrow Airport, including the need for additional housing, employment land and provision for displaced commercial and industrial uses. Seeks greater engagement with developers and property agents in the plan-making process and emphasise the importance of planning for data centre development.	The Council acknowledges the potential implications of Heathrow expansion and wider strategic growth pressures. Employment growth, economic development, Heathrow-related matters and cross-boundary planning issues are identified within the Scoping Statement.	Continue engagement with relevant stakeholders and ensure evidence considers Heathrow-related growth scenarios where appropriate.
SC011	Statutory Consultee	Emphasise that Spelthorne should seek to meet its own development needs and support continued collaboration on Heathrow and other strategic issues. Recommend updating and expanding the list of stakeholders, particularly in relation to healthcare, nature recovery and energy planning. Raise concerns regarding	The Council welcomes the comments regarding housing needs, strategic planning geography, stakeholder engagement and Green Belt information. The comments will be considered as the Council refines its evidence base and supporting documents.	Review stakeholder lists and undertake factual corrections where required.

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		references to Strategic Housing Market Areas and identify an inconsistency in the reported proportion of the borough designated as Green Belt with different figures being used in the scoping report.		
SC012	Statutory Consultee	Sets out their expectations for the early stages of preparing new-style Local Plans through highlighting the active travel and public transport evidence required to support plan-making.	The Council welcomes the advice regarding active travel, public transport and transport evidence requirements.	The preparation of transport evidence will take account of the matters raised.
SC013	Developer	Emphasises the need to plan for growth in older persons housing, advocating for site allocations as opposed to overly prescriptive policies. Raise concerns about viability, arguing that specialist older persons housing should be assessed separately from mainstream housing and that affordable housing requirements may make such schemes undeliverable. Reduced or nil affordable housing requirements are recommended to support delivery.	The Council notes the need to consider specialist housing needs, including accommodation for older people. These issues will be assessed through the HEDNA.	Consider findings through the HEDNA and future policy development.

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC014	Statutory Consultee	No comments – wish to be notified on any future Local Plan consultations.	Noted.	Organisation to remain on the consultation database for future Local Plan consultations.
SC015	Landowner	Propose a site for inclusion within SBC's Call for Sites and advocate for a green belt boundary amendment. Request an enlargement of the Strategic Employment Area at Shepperton Studios.	The Council notes the site promotion and suggested Green Belt amendment. The Scoping Consultation is not assessing site allocations at this stage.	Submission to inform future site assessment and evidence work.
SC016	Residents Association	Strongly supports retaining the existing Green Belt designation of the Kempton Park estate and opposes any reclassification of land as Grey Belt. Express concern that development on Green Belt and open spaces would harm the character of Lower Sunbury and place further pressure on already constrained infrastructure.	The Council notes the comments relating to Green Belt protection, local character and infrastructure impacts. Green Belt and Grey Belt have been identified as strategic matters requiring further evidence and assessment.	Representation noted and to be considered through Green Belt evidence and future site assessments.
SC017	Developer	Emphasises that the Airport National Policy Statement, and any future Heathrow Expansion National Policy Statement, should be explicitly recognised in the Local Plan as the primary policy and decision-making framework for Heathrow expansion proposals. Welcomes continued	The Council welcomes continued engagement regarding Heathrow Airport and recognises the importance of associated strategic planning considerations.	Continue engagement through Heathrow-related forums and Local Plan preparation.

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		engagement with SBC throughout both the Local Plan and Heathrow DCO processes.		
SC018	Regional Park Authority	Supports the continued protection of the Colne Valley Regional Park and retention of the existing policy framework, highlighting its strategic role in green infrastructure, biodiversity, recreation, flood management and climate resilience. Oppose development within the Park and call for robust protection of designated environmental sites. Advocate for stronger climate change measures and improved access to green spaces.	The Council notes the support for protection of the Colne Valley Regional Park and the comments regarding biodiversity, climate resilience and green infrastructure. These matters are already reflected within identified strategic matters.	Continue engagement with environmental stakeholders and reflect matters through evidence and policy preparation.
SC019	Developer	Considers that previous evidence may have underestimated future employment and development needs due to the impacts of Brexit and Covid-19, and notes that Heathrow-related growth could increase long-term requirements. Emphasises that the Local Plan review should have a strong focus on maximising and supporting the	The Council acknowledges the comments regarding employment needs and Heathrow-related economic growth.	These issues will inform preparation of the HEDNA and future economic evidence.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		economic opportunities associated with Heathrow expansion and related development.		
SC020	Residents Association	Strongly objects to any development on the Stratton Road Horse Field, citing a petition which has attracted over 1500 objections. Key concerns relate to the loss of an important open space that contributes to community health, wellbeing and the character of the area. Raises concerns about increased traffic on unsuitable local roads, as well as additional pressure on already oversubscribed schools and healthcare facilities.	The Council notes the objections raised regarding Stratton Road and concerns relating to open space, infrastructure and traffic impacts.	Representation to be considered through future site assessment and evidence work.
SC021	Internal Consultee	Suggests that the Local Plan should strengthen engagement with registered providers, social landlords and developers to support housing delivery, and ensure housing needs assessments better reflect the boroughs ethnic and cultural diversity, particularly in relation to family housing requirements.	The Council welcomes the comments regarding housing delivery, partnership working and understanding local housing needs.	These matters will be considered through housing evidence and stakeholder engagement activities.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC022	Statutory Consultee	Identifies that the scoping statement does not recognise residential moorings and houseboats as a form of housing and suggests that it should. References that the scoping statement does not explicitly consider the impacts of cross-boundary commuting on climate change and air quality.	The Council notes the comments regarding residential moorings, housing need and cross-boundary environmental impacts.	Consider whether references to residential moorings and houseboats should be included in future evidence work and policy development.
SC023	Statutory Consultee	Raises that the Local Plan should include a clear policy requiring development to avoid any adverse impact on the operation, capability, training activities or assets of defence sites.	The Council notes the comments regarding safeguarding defence infrastructure and operational requirements.	Consider defence-related safeguarding requirements through policy development where appropriate.
SC024	Statutory Consultee	Supports collaborative working on cross-boundary and sub-regional transport improvements, particularly to enhance the frequency and reliability of the Hampton to Shepperton rail service and promote sustainable travel. Emphasises the importance of protecting Green Belt land, highlighting its role in preventing urban sprawl, preserving local character, and	The Council welcomes support for collaborative transport planning and the protection of Green Belt land. These matters are reflected within the identified strategic matters.	Continue engagement on transport and Green Belt matters through plan preparation.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		providing valuable recreational, environmental, health and wellbeing benefits.		
SC025	Statutory Consultee	Highlights uncertainties arising from LGR, particularly regarding cross-boundary school place provision, pupil movements and data sharing, recommending a cautious approach to assumptions about education capacity outside the borough. Stresses the importance of close collaboration on the Surrey SDS, alignment of evidence and timescales and effective data sharing arrangements. Recommends greater consideration of flooding, nature recovery, highway safety, parking standards, healthy placemaking and the health and wellbeing needs of children and young people.	The Council welcomes the detailed comments regarding education, strategic planning, flooding, healthy placemaking and infrastructure planning.	Comments will inform evidence preparation, stakeholder engagement and future policy development.
SC026	Statutory Consultee	Agree a list of strategic matters which require cross-boundary engagement.	The Council welcomes support for the proposed list of strategic matters requiring cooperation.	No change required.
SC027	Developer	Supports the allocation of four development sites, which they propose and argue that future growth should be focused in	The Council notes the support for site allocations, housing delivery and updated evidence. Site-specific matters will be	Representation to inform future evidence gathering and site assessment work.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		sustainable, well-connected locations, such as Shepperton and Stanwell. Considers that brownfield land and existing employment sites alone will not be sufficient to meet future housing and employment needs, and therefore supports the release of additional land, including Grey Belt sites. Emphasises the need for an updated Housing and Economic Development Needs Assessment and highlights the benefits of locating development in accessible areas to support active travel, health and wellbeing, and economic growth.	considered separately through the evidence base and assessment process.	
SC028	Statutory Consultee	Suggests a series of points relating to environmental matters to be included in the list of matters requiring ongoing cooperation	The Council welcomes the suggested additions relating to environmental matters and ongoing cooperation.	Review and consider inclusion of relevant environmental matters within future cooperation arrangements.
SC029	Statutory Consultee	Recognise the importance of continued joint working with SBC and the other authorities, which will form West Surrey, to consider how development needs will be met, alongside	The Council welcomes support for continued joint working on strategic cross-boundary planning matters.	

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		collaborating on other strategic issues.		
Commonplace Survey Responses				
SC030	Individual	Suggests public transport improvements, no new apartments, and improvements to parks.	The Council notes the comments regarding public transport improvements, parks and concerns about apartment development. These matters will be considered through evidence gathering and future policy development.	Consider through transport, open space and housing policy development.
SC031	Resident	Suggests opening up the riverfront and developing community sports fields.	The Council welcomes comments regarding improved riverfront access and community sports provision.	Consider through green infrastructure and community facilities evidence.
SC032	Resident	Against new development.	The Council notes the objection to further development. The scale and location of future growth will be informed by evidence and national policy requirements.	Representation noted and will inform plan preparation.
SC033	Resident	Suggests offering free parking and more affordable housing.	The Council notes the comments regarding affordable housing and parking provision.	Consider through housing and town centre policy development.
SC034	Resident	Recommends improving infrastructure, redeveloping existing buildings, more solar power and developing the riverside.	The Council welcomes suggestions regarding infrastructure, brownfield redevelopment, renewable energy and riverfront enhancements.	Consider through infrastructure, regeneration and climate evidence.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC035	Resident	Suggests developing the BP site, no greenbelt development and to create a Sunbury community centre.	The Council notes support for redevelopment of previously developed land and concerns regarding Green Belt development.	Consider through site assessment process and Green Belt evidence.
SC036	Resident	Suggests infrastructure improvements, more youth opportunities and Green Belt preservation. greenbelt	The Council notes the importance of infrastructure improvements, opportunities for young people and Green Belt protection.	Consider through infrastructure, community facilities and Green Belt evidence.
SC037	Resident	Recommends better housing and infrastructure improvements.	The Council notes the need for improved housing provision and supporting infrastructure.	Consider through housing and infrastructure evidence.
SC038	Resident	Against housing development and suggests infrastructure improvements.	The Council notes concerns regarding development and the need for infrastructure improvements.	Representation noted and will inform future policy considerations.
SC039	Resident	Suggests infrastructure and public transport improvements, and to limit residential height/density.	The Council welcomes comments regarding transport, infrastructure and development density.	Consider through transport, design and housing policy development.
SC040	Resident	Recommends improving Staines town centre and attracting businesses.	The Council notes support for town centre regeneration and economic development.	Consider through town centre and economic evidence.
SC041	Resident	Suggests developing brownfield sites.	The Council notes support for prioritising brownfield development.	Consider through site assessment and spatial strategy work.
SC042	Resident	Suggests more developments, using unused land, promotes their site	The Council notes support for development and the promotion of a specific site.	Site submission will be considered through future assessment work.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SCO43	Resident	Recommends more greenery/green space, more housing and is against flats.	The Council notes support for housing provision alongside protection and enhancement of green spaces.	Consider through housing and green infrastructure policies.
SCO44	Resident	Recommends more affordable housing, brownfield development and development near stations.	The Council notes support for affordable housing and development in sustainable locations.	Consider through housing and spatial strategy evidence.
SCO45	Resident	Recommends higher quality design for development, protecting green space and is against flats/HMOs.	The Council welcomes comments regarding design quality and protection of green spaces.	Consider through design and place-making policies.
SCO46	Resident	Suggests improving the town centre, more affordable housing, protecting the Green Belt, improving infrastructure and is against high rise.	The Council notes comments regarding affordable housing, infrastructure, Green Belt protection and building heights.	Consider through housing, infrastructure and design evidence.
SCO47	Resident	Suggests protecting green spaces, improving retail provision, improving traffic flow, more housing development and improved riverfront access.	The Council notes support for additional housing alongside protection of green spaces and improved riverfront access.	Consider through future policy development.
SCO48	Resident	Recommends S106s on new developments to improve the area and more greenery and SuDs, affordable housing, brownfield development and development, near transport links and regenerating Sunbury Cross.	The Council welcomes comments regarding infrastructure funding, sustainable drainage, affordable housing and town centre regeneration.	Consider through infrastructure planning and policy development.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC049	Statutory Consultee	SLP, Recommends delaying the Local Plan, as the SDS will supersede it.	The Council notes the comments regarding the relationship between the Local Plan and future strategic planning arrangements.	Continue to monitor emerging SDS and LGR arrangements.
SC050	Resident	Suggests improvements to the riverfront, infrastructure, green space and youth facilities more housing and improve, high-quality design, attracting businesses and is against high-rise.	The Council notes comments on riverfront improvements, housing, infrastructure and design quality.	Consider through regeneration, housing and infrastructure evidence.
SC051	Resident	Recommends developing the BP site, more variety of housing, improving infrastructure and no development on Green Belt.	The Council notes support for redevelopment of previously developed land and concerns regarding Green Belt release.	Consider through site assessment and Green Belt evidence.
SC052	Resident	Suggests more elderly accommodation and is against new development and cycle lanes and is for the Heathrow expansion.	The Council notes the comments regarding Heathrow expansion, older persons housing and transport infrastructure.	Consider through housing and strategic infrastructure evidence.
SC053	Resident	Suggests improving transport links, developing brownfield land and more renewable energy use.	The Council welcomes support for brownfield redevelopment, renewable energy and transport improvements.	Consider through climate, transport and land availability evidence.
SC054	Resident	Suggests improving infrastructure and is against development at Kempton Park.	The Council notes concerns regarding development at Kempton Park and infrastructure capacity.	Representation noted for future site assessment work.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC055	Resident	Recommends building near transport links, more social housing and not developing on Green Belt.	The Council notes support for affordable housing in accessible locations and protection of Green Belt land.	Consider through housing and spatial strategy evidence.
SC056	Resident	Recommends more open spaces and healthy living principles.	The Council welcomes comments regarding open space and healthy living.	Consider through health, wellbeing and green infrastructure policies.
SC057	Resident	Recommends not developing on Green Belt and improving infrastructure.	The Council notes concerns regarding Green Belt development and infrastructure capacity.	Consider through Green Belt evidence and infrastructure planning.
SC058	Resident	Recommends not developing on Green Belt and improving infrastructure.	The Council notes concerns regarding Green Belt development and infrastructure improvements.	Representation noted.
SC059	Resident	Suggests more housing and high density residential and affordable development, high-quality design, , attracting younger people to live in the area, more pedestrian access and improving transport links.	The Council welcomes comments regarding affordable housing, sustainable growth and transport improvements.	Consider through housing, design and transport policy development.
SC060	Resident	Recommends not developing on Green Belt and improving infrastructure.	The Council notes concerns regarding Green Belt development and supporting infrastructure.	Consider through future evidence and policy development.
SC061	Resident	Recommends no housing development and improving infrastructure.	The Council notes concerns regarding development and infrastructure capacity.	Representation noted and will inform plan preparation.
SC062	Resident	Suggests infrastructure improvements, reducing	The Council welcomes support for brownfield development,	Consider through climate and land use evidence.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		emissions, developing brownfield land and smaller housing developments.	emissions reduction and infrastructure improvements.	
SC063	Resident	Suggests improvements to infrastructure, a footbridge to Walton and nature reserve.	The Council notes comments regarding infrastructure improvements, sustainable travel and nature conservation.	Consider through transport and green infrastructure evidence.
SC064	Resident	Suggests improving infrastructure, having a variety of housing and building near transport links.	The Council notes support for a range of housing types in accessible locations alongside infrastructure improvements.	Consider through housing and infrastructure planning.
SC065	Non-statutory Consultee	Suggests improving transport links and maintaining green space.	The Council welcomes comments regarding sustainable transport and protection of green spaces.	Consider through transport and green infrastructure policies.
SC066	Resident	Opposes Green Belt development.	The Council notes the objection to Green Belt development.	Consider through Green Belt assessment work.
SC067	Internal Consultee	Suggests pedestrianisation of Ashford high street and improving high streets.	The Council welcomes suggestions regarding Ashford town centre and public realm improvements.	Consider through town centre regeneration work.
SC068	Resident	Suggests more affordable housing, against high rise development, opportunity to redevelop existing buildings, increase solar power and improve riverfront.	The Council notes comments regarding affordable housing, renewable energy and riverfront improvements.	Consider through housing, climate and regeneration policies.
SC069	Resident	Suggests improved community spaces, improved cycling access and avoid flood zones.	The Council welcomes comments regarding community	Consider through health, infrastructure and flood risk evidence.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
			spaces, cycling infrastructure and flood risk.	
SC070	Residents Association	Suggests developing brownfield land, improve infrastructure and increase renewable energy	The Council welcomes support for brownfield redevelopment, renewable energy and infrastructure investment.	Consider through future evidence and policy development.
SC071	Resident	Seeking protection of Green Belt and avoiding Kempton Park.	The Council notes concerns regarding development within the Green Belt and Kempton Park.	Representation noted for future assessment work.
SC072	Resident	Seeking protection of Green Belt and opposing development.	The Council notes the objection to Green Belt development and further growth.	Consider through Green Belt evidence.
SC073	Resident	Seeking protection of Green Belt, increase renewable energy and building with low carbon materials.	The Council welcomes comments regarding renewable energy and sustainable construction.	Consider through climate change and design policies.
SC074	Resident	Suggests building on Brownfield land, keeping green spaces, improved infrastructure, improved land management concerning contaminated land, improved blue infrastructure and to consult with police/crime bodies.	The Council welcomes comments regarding green infrastructure, brownfield development and environmental quality.	Consider through environmental and infrastructure evidence.
SC075	Developer	Suggests increased housing including affordable housing, development at Sunbury and in	The Council notes support for housing delivery, affordable	Consider through housing evidence and Green Belt assessment work.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		land identified as grey belt and redevelop employment areas.	housing and consideration of Grey Belt land.	
SC076	Resident	Suggests sustainable buildings, support active travel and increase social/affordable housing	The Council welcomes comments regarding sustainable development, active travel and affordable housing.	Consider through climate, transport and housing policy development.
SC077	Non-statutory Consultee	Need to prioritise healthy communities, promote active travel, add sport and recreation facilities to infrastructure and suggests adding Sport England to statutory consultee list.	The Council welcomes comments regarding healthy communities, active travel and sports provision.	Consider through health and infrastructure planning.
SC078	Internal Consultee	Highlighted transport links and community feel of the area.	The Council notes comments regarding transport connectivity and maintaining community identity.	Consider through transport and place-making policies.
SC079	Resident	Suggests development of brownfield land and land identified as grey belt and remove the VAT requirement on development.	The Council notes support for brownfield and Grey Belt development opportunities.	Consider through spatial strategy and Green Belt evidence.
SC080	Residents Association	Suggests development of brownfield land, preserve the Green Belt, tackle pollution, engage schools and to not develop land at Stratton Road.	The Council notes comments regarding Green Belt protection, environmental quality and Stratton Road.	Consider through Green Belt and site assessment work.
SC081	Developer	Noted site SN1/005 is allocated for residential development in the adopted Local Plan - requested change of use to	The Council notes the proposed alternative use for the site and the importance of Heathrow-related engagement.	Site proposal will be considered through future assessment and evidence work.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		airport related industrial/storage B2/B8, for the Authority to engage with Heathrow and other authorities and stakeholders.		
SC082	Resident	Suggests the inclusion of Ashford in Transport for London area, to direct development near prisons and M25, to redevelop existing buildings, increase solar power and improve green spaces.	The Council welcomes comments relating to transport connectivity, brownfield redevelopment and green space improvements.	Consider through transport and regeneration evidence.
SC083	Resident	Suggests more affordable housing for younger people/families, improve infrastructure, and to develop the Debenhams site.	The Council notes comments regarding affordable housing, infrastructure and redevelopment opportunities.	Consider through housing and regeneration policy development.
SC084	Resident	Need for more police/cctv, to redevelop existing buildings first, improve infrastructure, develop the BP site, increase housing, protect landmarks, increase trees/greenery, improve Laleham park and address pollution and noise.	The Council welcomes comments relating to infrastructure, environmental quality, community safety and housing provision.	Consider through infrastructure planning and policy development.
SC085	Resident	Suggests redevelopment of the Council Offices, more open spaces and improve infrastructure.	The Council notes suggestions regarding the reuse of existing buildings, open space and infrastructure improvements.	Consider through regeneration and infrastructure evidence.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC086	Resident	Need to improve disabled parking, improve infrastructure, and restrict buildings.	The Council notes comments regarding accessibility, infrastructure and building design.	Consider through accessibility and design policies.
SC087	Resident	Need to improve infrastructure, develop outside of Staines and consult with young people.	The Council welcomes comments regarding infrastructure and engagement with younger people.	Consider through future engagement and evidence work.
SC088	Statutory Consultee	Need to improve car parking by stations, develop site ST2/006 allocated in the adopted Local Plan, improve station access via Hitchcock and King site, improve step free access to platforms especially Sunbury if this area accommodates large development, develop near Shepperton station, improve bus routes/walking/cycling access to stations, need to consider how development affects safety risk of level crossings, possibility for Network Rail owned development sites near stations.	The Council welcomes the detailed comments regarding rail infrastructure, station accessibility and sustainable transport.	Continue engagement with Network Rail and relevant transport providers.
SC089	Developer	Suggests new employment development needed, considering industrial and logistics, development near transport links, develop land at	The Council notes comments regarding employment land, logistics development and consultation arrangements.	Consider through economic evidence and future consultation planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		Hanworth Road, Gateway Three inspector examination may be ambitious with 2 weeks allowed instead of 4-6 weeks.		
SC090	Environmental Organisation	Suggests increased broad canopy trees, more greenery, to integrate the Surrey/Greater London Local Nature Recovery Strategies, protect heritage trees with Tree Protection Orders and increase active travel routes.	The Council welcomes comments regarding biodiversity, tree planting and nature recovery.	Consider through biodiversity and green infrastructure policy development.
SC091	Resident	Suggests increased greenery/open space, opposes housing development and there is a need to reduce flood risks.	The Council notes concerns regarding housing growth, green space and flood risk.	Consider through flood risk and environmental evidence.
SC092	Developer	Suggests need for increased accessible housing, development Southwest of Shepperton, need for a mix of housing types and tenures, enhance nature conservation areas and a need for active travel and transport links.	The Council notes support for accessible housing, sustainable transport and nature conservation.	Consider through housing and environmental evidence.
SC093	Internal Consultee	Suggests the redevelopment of existing buildings, improve cycle lanes, decrease river pollution more trees and consult schools.	The Council welcomes comments regarding brownfield redevelopment, sustainable travel and environmental improvements.	Consider through regeneration and climate policies.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC094	Resident	Suggests need for increased active travel routes, supports residential development at Kempton Park, need to build near to and improve transport links, more trees, improve riverfront and encourage river transport	The Council notes comments regarding Kempton Park, active travel and river corridor improvements.	Consider through site assessment, transport and green infrastructure work.
SC095	Resident	Suggests there is a need for some development but no social housing or high-rise development, develop outside Staines and employment opportunities for young people.	The Council notes comments regarding housing provision, employment opportunities and development distribution.	Consider through housing and economic evidence.
SC096	Resident	Suggests redevelopment of derelict areas, manage traffic, improve town centres, need for affordable housing for young people, renewable power and water systems opportunities in homes and promote healthy lifestyles.	The Council welcomes comments regarding regeneration, affordable housing, infrastructure and sustainability.	Consider through future policy development.
SC097	Resident	Suggests development of a skate park at long lane park, no football clubs, develop brownfield land and increase social housing.	The Council notes site-specific suggestions and comments regarding housing provision.	Representation noted and will inform future site assessment work.
SC098	Resident	Suggests more trees and environmental policies, development at Ashford/Sunbury, use high-	The Council welcomes comments regarding design quality, environmental	Consider through design, infrastructure and environmental policies.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		quality design, improve infrastructure, protect environment, more pedestrian areas and provide more areas for young people.	improvements and community facilities.	
SC99	Resident	Suggests low rise development and more greenery, develop the Elmsleigh Centre and land designated as grey belt with a focus on family homes not flats.	The Council notes comments regarding development location, housing type and protection of green infrastructure.	Consider through spatial strategy and housing evidence.
SC100	Developer	Supports a broad range of development types, need for cross boundary cooperation with neighbouring councils, must meet housing need, consider whether the Local Plan policies are necessary and not repeating the NPPF, sustainable development, assess sustainability,	The Council notes the comments regarding housing delivery, sustainable development, cross-boundary cooperation and preparation of a proportionate Local Plan. The matters raised align with the objectives of the Scoping Statement and will be considered through the preparation of evidence and drafting of future policies.	Consider through preparation of the HEDNA, Sustainability Appraisal and future policy development.
SC101	Statutory Consultee	The Local Plan team has been made aware of the Department for Transport Circular 01/22, with any Strategic Road Network mitigations to be delivered by third parties, engage with National Highways during the plan making process.	The Council welcomes the advice regarding DfT Circular 01/22, engagement with National Highways and the delivery of mitigation measures associated with the Strategic Road Network.	Continue engagement with National Highways.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC102	Internal Consultee	Suggests retaining and improving green space and riverfront, do not develop in flood plains, reduce noise and pollution and improve infrastructure.	The Council welcomes comments regarding green infrastructure, riverfront enhancement, flood risk, environmental quality and infrastructure provision.	Consider through green infrastructure, flood risk and infrastructure planning.
SC103	Resident	Suggests fewer high-rise developments, more cafes, more cycle lanes, develop the Sunbury BP site and Kempton Park, consider office to residential conversions, protect the environment, prevent flood risks, increases in green spaces, pedestrianisation, education facilities and opportunities for young people.	The Council notes comments regarding development density, regeneration opportunities, sustainable transport, environmental protection, education provision and opportunities for young people. Site-specific matters will be considered through future assessment work.	Consider through site assessment, housing, transport, environmental and infrastructure evidence.
SC104	Resident	Support for elderly and young people, improve transport links to Heathrow, improve infrastructure, develop the BP site, increase social housing, more greenery and cycle lanes.	The Council welcomes comments regarding housing provision, infrastructure improvements, sustainable transport, and the needs of younger and older residents.	Consider through housing, transport and community infrastructure planning.
SC105	Developer	Suggests development of manor farm, developing in sustainable locations, employment development in areas with established transport links, with a diverse range of sites, protect habitats	The Council notes support for development in sustainable locations alongside protection of habitats and landscapes. The comments regarding Biodiversity Net Gain, active travel and	Consider through site assessment, environmental evidence and infrastructure planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		and landscape, support Biodiversity Net Gain, develop walking and cycling routes and improve infrastructure.	infrastructure provision are welcomed.	
SC106	Internal Consultee	Suggests consistent design, developing brownfield land, more social and affordable housing, improve transport links, a new 6th form facility, maintain walking/cycling routes and improve transport infrastructure.	The Council welcomes comments regarding design quality, affordable housing provision, sustainable transport and education infrastructure.	Consider through housing, design and infrastructure policy development.
SC107	Resident	Suggests improved access to river, development near transport links, raises issue of flood risk and groundwater and need to improve infrastructure.	The Council welcomes comments regarding river access, development in accessible locations, flood risk and infrastructure provision.	Consider through transport, flood risk and infrastructure evidence.
SC108	Resident	Suggests no new housing and to improve infrastructure.	The Council notes the objection to further housing development and the importance of infrastructure improvements. Future growth requirements will be informed by evidence and national planning policy.	Representation noted and will inform future plan preparation.
SC109	Internal Consultee	Need for high-quality design, improved infrastructure, green infrastructure, develop brownfield land not Green Belt, attract small businesses, improve borough safety and make use of riverfront.	The Council welcomes comments regarding design quality, infrastructure improvements, brownfield development, economic growth, community safety and improving access to the riverfront.	Consider through regeneration, design, economic and infrastructure evidence.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC110	Internal Consultee	Suggests redevelopment of existing areas, improve infrastructure, a mix of development types and more open space.	The Council supports the principle of regenerating existing urban areas, providing supporting infrastructure, delivering a range of development types and maintaining access to open space.	Consider through site assessment, housing, infrastructure and open space planning.
Commonplace Map Responses				
SC111		Kempton Park – The potential loss of green space and effects on infrastructure provision.	The Council notes concerns regarding the potential loss of green space and impacts on local infrastructure associated with development at Kempton Park.	Representation will inform future site assessment and infrastructure planning.
SC112		Kempton Park – Suggests a positive effect on public participation.	The Council welcomes comments regarding community engagement and public participation.	Consider through future consultation and engagement activities.
SC113		Long Lane Recreation Ground - Notes that the existing space is not underused.	The Council notes comments regarding the existing value and use of Long Lane Recreation Ground.	Consider through open space assessment and green infrastructure planning.
SC114		Waters Drive - Concerns over Fairfield Avenue as the access point to the estate.	The Council notes concerns regarding access arrangements and local highway impacts associated with Waters Drive.	Consider through future site assessment and transport evidence.
SC115		Vicarage Road Green Space - Suggests this should not be built on	The Council notes support for retaining Vicarage Road Green Space.	Consider through open space and green infrastructure evidence.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC116		North end of Clarendon Road - Suggests the need for tree planting.	The Council welcomes comments regarding additional tree planting and urban greening.	Consider through green infrastructure and biodiversity initiatives.
SC117		Ashford Town Centre – Highlights the need for Investment, particularly at Church Road.	The Council welcomes comments regarding investment and regeneration in Ashford Town Centre.	Consider through town centre regeneration and economic development work.
SC118		St Hilda's Church - Positive about the young church community being established.	The Council welcomes positive comments regarding community facilities and local community activity.	Representation noted.
SC119		Royal Hart pub premises - Suggests this should be developed into a community centre, including parking and outside green space.	The Council notes the suggestion for community use of the Royal Hart premises.	Consider through future site assessment and community infrastructure planning.
SC120		Richmond Road - Highlights there is not much space for development of new homes and negative view on high rise development.	The Council notes concerns regarding development capacity and building heights on Richmond Road.	Consider through site assessment and design policy development.
SC121		Green space east of Staines reservoirs by Tesco petrol station – Need to protect trees, keep litter bins and to keep regular care of the green space.	The Council welcomes support for protecting trees and maintaining green spaces.	Consider through green infrastructure and biodiversity policies.
SC122		Tesco and Ashford Hospital - Tesco and the hospital are both needed and ensure parking for any housing development as well as public transport.	The Council notes comments regarding the importance of existing services and the need for sustainable transport and parking provision.	Consider through infrastructure and transport planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC123		A30 - Potholes and state of road surface.	The Council notes concerns regarding highway maintenance and road conditions.	Comment noted and will be shared with the relevant authority where appropriate.
SC124		Chattern Hill Allotments – This is a green community space and good for environment.	The Council welcomes comments regarding the value of allotments and community green space.	Consider through open space and green infrastructure evidence.
SC125		Ashford station road and Woodthorpe road area – Notes the area is dirty and unkempt, which is not a good welcome to the Ashford area.	The Council notes comments regarding environmental quality and the appearance of the area.	Consider through place-making and regeneration initiatives.
SC126		Sunbury Cross town centre - Dominated by cars and urban environment, the centre needs substantial regeneration including pedestrian infrastructure and much more to support.	The Council welcomes suggestions regarding regeneration and improved pedestrian infrastructure at Sunbury Cross.	Consider through regeneration, transport and public realm planning.
SC127		Vicarage Road – There is a lack of trees, crossing points and speeding issues. Improvements needed to the public realm	The Council notes comments regarding public realm improvements, road safety and tree planting.	Consider through transport and place-making evidence.
SC128		Bridge Street Car Park – Previously proposed for development as a hotel and public space with shops/cafes.	The Council notes the suggested redevelopment opportunity and flood risk concerns associated with Bridge Street Car Park.	Consider through future site assessment and flood risk evidence.

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
		Concerns over groundwater and flooding		
SC129		BP Site - Use as housing after the BP site closes in 2028.	The Council notes the suggestion regarding future housing development at the BP Site.	Consider through future site assessment work.
SC130		Memorial Gardens - Keep this as green space with enhancement and consider a community garden use.	The Council welcomes support for retaining and enhancing Memorial Gardens.	Consider through green infrastructure and open space planning.
SC131		Gresham Road - Positive comments with a mix of owned/rented/affordable homes.	The Council welcomes positive comments regarding housing mix and community character.	Representation noted.
SC132		Stanwell High Street - Parking complaints and the effect on air quality.	The Council notes concerns regarding parking provision and air quality.	Consider through transport and environmental evidence.
SC133		Bedfont Road - Potholes and parking issues.	The Council notes concerns regarding road conditions and parking.	Comment noted and will be shared with relevant partners where appropriate.
SC134		Green corridor between Stanwell and Heathrow - Enhance the green space to create a buffer with Heathrow and improve biodiversity.	The Council welcomes support for strengthening green infrastructure and biodiversity.	Consider through biodiversity and green infrastructure planning.
SC135		Stanwell Recreation Ground - Opportunities to enhance existing green space. i.e. children's play area, padel courts and landscaping/trees.	The Council welcomes suggestions for improvements to recreation facilities and landscaping.	Consider through open space and recreation planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC136		Oaks Road Heathrow biodiversity site – Enhance the site with walking paths, seating, signage, wildlife pond/wetland area and biodiversity improvements.	The Council welcomes suggestions for biodiversity and public access enhancements.	Consider through biodiversity and green infrastructure policies.
SC137		Kempton Park - Objection to building housing. Improvements to infrastructure needed.	The Council notes objections to housing development at Kempton Park and concerns regarding infrastructure capacity.	Representation will inform future site assessment work.
SC138		Kempton Park - Objection to building housing.	The Council notes the objection to housing development at Kempton Park.	Representation will inform future site assessment work.
SC139		Memorial Gardens/riverside - Should build bars, cafes, restaurants and preserve some of the green space.	The Council welcomes suggestions regarding leisure uses and enhancement of the riverside environment.	Consider through regeneration and public realm planning.
SC140		Stratton Road Field – This should remain as green space, objection to building housing here.	The Council notes objections to development of Stratton Road Field and support for retention as open space.	Representation will inform future site assessment work.
SC141		Kempton Park - Objection to building housing.	The Council notes the objection to housing development at Kempton Park.	Representation will inform future site assessment work.
SC142		Sunbury Golf Course - Objection to building housing.	The Council notes the objection to housing development at Sunbury Golf Course.	Representation will inform future site assessment work.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC143		Kempton Park - Objection to building housing.	The Council notes the objection to housing development at Kempton Park.	Representation will inform future site assessment work.
SC144		Ashford multi storey car park - Noted this is closed and needs replacement.	The Council notes concerns regarding parking provision in Ashford.	Consider through town centre and infrastructure planning.
SC145		Kempton Park - Objection to building housing.	The Council notes the objection to housing development at Kempton Park.	Representation will inform future site assessment work.
SC146		Stanwell Moor Park - Improvements to children's play area need and, more wildflowers.	The Council welcomes suggestions for improvements to play facilities and biodiversity.	Consider through open space and recreation planning.
SC147		Grange Farm - Residential mobile homes within greenbelt.	The Council notes comments relating to residential mobile homes and Green Belt land.	Consider through future site assessment and policy development.
SC148		Field East of Bishop Wand - Residential development suggested in this location.	The Council notes support for residential development on land east of Bishop Wand.	Representation will inform future site assessment work.
SC149		Field East of Bishop Wand - Keep it as green space.	The Council notes support for retaining the field east of Bishop Wand as open land.	Representation will inform future site assessment work.
SC150		Sunbury Youth Centre - Make use of this space for the wider community.	The Council welcomes suggestions regarding wider community use of the Youth Centre.	Consider through community infrastructure planning.
SC151		Groveley Park (King George's Field) - Suggested for improvements.	The Council welcomes suggestions for improvements within Groveley Park.	Consider through parks and open space planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC152		Kennyngton Manor Park - Plant trees/hedgerows and improve Feltham Brook.	The Council welcomes comments regarding tree planting, habitat improvements and enhancement of Feltham Brook.	Consider through green infrastructure and biodiversity initiatives.
SC153		Beechwood Avenue - Resolve flooding issues.	The Council notes concerns regarding flooding issues.	Consider through flood risk evidence and infrastructure planning.
SC154		Feltham Brook - Needs maintenance.	The Council notes comments regarding maintenance of Feltham Brook.	Consider through environmental management and stakeholder engagement.
SC155		Land Adj to Penton Hook Farm - Detailed response submitted to the consultation.	The Council notes the detailed submission relating to land adjacent to Penton Hook Farm.	Submission will be assessed alongside supporting evidence through the plan-making process.
SC156		Sunbury Cross - Comments on the Design Code and improvements needed to infrastructure.	The Council welcomes comments regarding design quality and infrastructure improvements at Sunbury Cross.	Consider through design code preparation and regeneration planning.
SC157		Sunbury Cross Train Station - Improvements needed to platforms and accessibility.	The Council welcomes comments regarding station accessibility and rail infrastructure improvements.	Continue engagement with transport providers and infrastructure stakeholders.
SC158		Octavia Way – Improvements needed to building frontages and parking.	The Council welcomes suggestions regarding improvements to building frontages and parking provision.	Consider through town centre and public realm planning.
SC159		Memorial Gardens - Keep this area as it is.	The Council notes support for retaining Memorial Gardens in its current form.	Consider through open space planning.

APPENDIX A - DETAILED SCHEDULE OF REPRESENTATIONS

Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC160		Feltham Hill Road Recreation Ground - Positive comments received.	The Council welcomes positive comments regarding the recreation ground.	Representation noted.
SC161		Stratton Road Field - Objection to any development at this location.	The Council notes objections to development at Stratton Road Field.	Representation will inform future site assessment work.
SC162		Silver Sands Green Space - Importance of green space at this location.	The Council welcomes comments regarding the importance of Silver Sands Green Space.	Consider through green infrastructure evidence.
SC163		Bridge Street Car Park - Suggests more green space in this location.	The Council notes support for additional green space provision at Bridge Street Car Park.	Consider through future site assessment and public realm planning.
SC164		Memorial Gardens – Highlights the importance of green space.	The Council welcomes comments regarding the importance of Memorial Gardens.	Consider through open space planning.
SC165		Silvery Sands – Highlights the importance of green space.	The Council welcomes comments regarding the importance of Silver Sands.	Consider through open space planning.
SC166		Laleham Park – Highlights the importance of green space.	The Council welcomes comments regarding the importance of Laleham Park.	Consider through open space planning.
SC167		Lammas Recreation Ground - Highlights the importance of green space.	The Council welcomes comments regarding the importance of Lammas Recreation Ground.	Consider through open space planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC168		Land between Sheep Walk and Renfree Way – Suggests this is an underused space, improve the access and create a nature reserve.	The Council welcomes suggestions regarding habitat creation, improved access and nature conservation.	Consider through biodiversity and green infrastructure planning.
SC169		Staines Bus Station - In the perfect place	The Council notes support for the existing location of Staines Bus Station.	Representation noted.
SC170		Fordbridge Road – Suggests adding a footpath and cycle path.	The Council welcomes suggestions for improved walking and cycling infrastructure.	Consider through transport and active travel planning.
SC171		Lower Hampton Road – Highlights there is no footpath or cycle path in this location.	The Council notes comments regarding deficiencies in walking and cycling infrastructure.	Consider through active travel evidence and transport planning.
SC172		Sunbury Cross – Suggests this location is in need of major regeneration.	The Council welcomes comments supporting regeneration of Sunbury Cross.	Consider through regeneration and economic development planning.
SC173		A308 by reservoirs – Highlighted there is no footpath or cycle path.	The Council notes comments regarding walking and cycling connectivity.	Consider through active travel planning.
SC174		Sunbury Cross - Noise and pollution levels at this location need addressing.	The Council notes concerns regarding noise and pollution at Sunbury Cross.	Consider through environmental and transport evidence.
SC175		Sunbury Cross Shopping Centre – Suggests this location is in need of major regeneration.	The Council welcomes comments regarding regeneration opportunities at Sunbury Cross Shopping Centre.	Consider through regeneration planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC176		Green Street Sunbury – Suggests this location needs pedestrianisation and restrictions on parking during school drop off times.	The Council welcomes comments regarding pedestrianisation and road safety measures.	Consider through transport and public realm planning.
SC177		Sunbury Cross - Noise and pollution levels at this location need addressing.	The Council notes concerns regarding noise and pollution at Sunbury Cross.	Consider through environmental and transport evidence.
SC178		Sunbury Cross – Suggests improvements to road layout and pedestrian access.	The Council welcomes comments regarding road layout and pedestrian access improvements.	Consider through transport and public realm planning.
SC179		Green Street Sunbury – Suggests this location needs pedestrianisation and restrictions on parking during school drop off times.	The Council welcomes comments regarding pedestrianisation and traffic management measures.	Consider through transport and public realm planning.
SC180		Debenhams – Suggests conservation of building and converting to accommodation.	The Council welcomes suggestions regarding the retention and conversion of the Debenhams building.	Consider through future site assessment and regeneration planning.
SC181		Laleham Park – Suggests this location is in need of public toilets.	The Council notes comments regarding visitor facilities within Laleham Park.	Consider through open space and recreation planning.
SC182		Bridge Street Car Park – Highlighted as an opportunity for sports and recreation and cafes and bars along the river.	The Council welcomes suggestions regarding leisure, recreation and riverside uses at Bridge Street Car Park.	Consider through future site assessment and regeneration planning.

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Representation ID	Respondent	Issue Raised	Authority Response	Action/Outcome
SC183		Stratton Road Open Space – Suggests this is kept as green space.	The Council notes support for retaining Stratton Road Open Space as green space.	Representation will inform future site assessment work.