

**SPELTHORNE BOROUGH COUNCIL AND
SURREY COUNTY COUNCIL**



SPELTHORNE JOINT COMMITTEE

DATE: 20 MARCH 2017

LEAD OFFICER: JOHN BROOKS

SUBJECT: STAINES-UPON-THAMES TOWN CENTRE UPDATE

AREA(S) AFFECTED: ALL

SUMMARY OF ISSUE:

This information report responds to a request at the Committee's meeting on 23 January 2017 for an update on Staines-upon-Thames town centre.

1. INTRODUCTION AND BACKGROUND:

- 1.1 This short report provides a brief update on developments relating to Staines-upon-Thames town centre.
- 1.2 There are a number of sites which are at various stages of either being developed or coming forward for development. The key sites are:
 - **Bridge Street Car park site** – Planning permission was granted to Bellway Homes in March 2016. However, in December 2016 they pulled out from purchasing the site. Spelthorne Borough Council is in the process of considering the best way to develop this site.
 - **Former Majestic House site High Street – Charter Square** an outline planning permission was granted in 2011 for a mix of offices and residential use on this site and a new link road between Fairfield Avenue and Millmead. In June 2016 a revision to the approval was granted to enable a higher proportion of residential – 260 units. The first phase of the redevelopment comprising the residential element has now commenced. Timing of the second phase involving the office element is unknown.
 - **17-51 London Road – former British Gas (Centrica) site** – various previous permissions for a mix of commercial with some residential use. Current planning application for 253 residential units and 12,787 m² of offices submitted in July 2016. Application yet to be determined.

- **Elmsleigh Centre Phase 3** – (in the vicinity of the bus station). Application for 3991m² of additional retail space, 124 residential units and new bus station submitted in 2008. Approved subject to the signing of a legal agreement. Agreement never completed as this was contingent on a retail tenant to occupy the main part of the additional floor space. The scheme could still proceed.
- **Elmsleigh Phase 4** – land to the west of the Elmsleigh Centre up to Thames Street. Site allocated by the Borough Council in its Allocations DPD (Dec 2009) for comprehensive redevelopment to include at least 18,000m² of retail space, 65 flats, other non-retail uses and revised access and servicing arrangements. This is a long term proposal and the Borough Council is seeking to progress it.
- **90-106 High Street** (and on corner with Mustard Mill Road)– 1,435m² of retail and 155 bed hotel. Approved August 2016 and now under construction.
- **Steel Works and Builders Merchants, Gresham Road** – Site allocated by the Borough Council in its Allocations DPD for residential use for 100 flats. This is a long term proposal.

2. ANALYSIS:

2.1 Not applicable.

3. OPTIONS:

3.1 Not applicable

4. CONSULTATIONS:

4.1 Not applicable.

5. FINANCIAL IMPLICATIONS:

5.1 None arising from this information report.

6. WIDER IMPLICATIONS:

6.1 None arising from this information report

7. CONCLUSION AND RECOMMENDATIONS:

7.1 Members are asked to note the above information

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Background papers: None