Spelthorne Design Code- What's Changed

What's changed in this consultation draft?

During February 2025 we published a first draft of the Spelthorne Design Code for your feedback. This followed extensive work during 2024 with the community and other stakeholders to create a code that reflected how new development should be designed in the borough.

Your feedback, the responses of the Citizens Panel, and comments from a wide range of other stakeholders on that document has been reflected in this consultation draft.

The most important areas that have changed are:

- More certainty on permissible heights in Staines town centre
- Clarity on the role and nature of 'marker buildings' in the townscape
- Clearer presentation of information
- Revised guidance for suburban areas
- More information on landscape design
- More references to the importance and protection of Conservation Areas in the borough
- A unifying strategy and approach to Staines river front

More certainty on permissible heights in Staines town centre

We have extended the building heights restrictions to cover Staines village, and removed confusing references to 'marker buildings' on the heights plan. Additional protections (such as a design review panel with community representation) as well as requirements for setbacks on additional height have been added in these locations.

Clarity on the role and nature of 'marker buildings' in the townscape

We have removed the potentially confusing references to additional height that 'marker buildings' could have, and tightened the definition to reflect their role within the overall townscape of town centres.

Clearer presentation of information

The Design Code has been revised to be more readable, with information presented more clearly and the flow revised. We have also included checklists with page references for design requirements to make it easier to navigate and use.

Revised guidance for suburban areas

Requirements and codes for Suburban and Inner Suburban areas have been revised considerably to reflect typical development types seen in the borough.

More information on landscape design

Features for soft and hard landscape, as well as Sustainable Drainage Systems (SuDS) are now included for town centres and suburban development.

More references to the importance and protection of Conservation Areas in the borough

The borough's Conservation Areas have been added to maps of places, and their importance and protection in planning terms have been emphasised throughout.

A unifying strategy and approach to Staines river front

A new strategy diagram sets out a unified approach to the character and design approach along Staines river front, which is then expanded upon in later sections with examples and precedents from elsewhere.