



Elmbridge
Borough Council
... bridging the communities ...

Elmbridge Local Plan
Claygate
Settlement Investment
& Development Plan
Options Consultation

April 2013



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Summary

What is this consultation all about?

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that local plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of an area”

Paragraph 155- National Planning Policy Framework

There have been many changes to the planning system over recent years. The Government is now promoting the production of a Local Plan, a single document that deals with all matters relating to the management and planning of development. However, Local Authorities do have the option to develop their Local Plan through a series of separate related documents. Given that the Council’s Core Strategy is up to date, compatible with the Government’s planning framework¹ and has its own locally assessed housing requirement, continuing to develop the Local Plan as a portfolio of documents is the most sensible way forward. In completing our Local Plan portfolio we want to work closely with the community in order to reflect local needs and aspirations as far as possible, with the aim of providing clarity and certainty for those who wish to develop within the Borough. The delivery of our strategy will only be successful if we engage with all those who are affected by new development, infrastructure and services, and all those who provide it. The Council is committed to taking a strong leadership role, co-ordinating skills, resources and knowledge. We will adopt a proactive approach to the planning and management of development in order to ensure that the aims of the Core Strategy are delivered where, when and how we intend.

The aim of Settlement Investment and Development (ID) Plans is simply to plan for investment and development within local areas in partnership with the local community. Elmbridge has 8 distinct settlements, which have very different characters and communities. Recognising these differences, and working together, drawing on the opportunities that arise and addressing the challenges that new development may bring, is key to maintaining local choice, control and ownership. It is the Council’s view that to ‘do nothing’ and sit back and wait for development to happen is a poor way to plan for the future of the Borough. Settlement ‘ID’ Plans will make a significant contribution to the delivery and management of development that provides for the level of growth set out in the Core Strategy, supported by improved infrastructure and services.

1.[National Planning Policy Framework (NPPF)]

Settlement ID Plans identify;

- Open spaces that need to be protected and some earmarked for enhancement
- Employment land that should remain as such because of its strategic importance
- Schools and colleges where there are opportunities for expansion
- Key sites for the delivery of housing, commercial and community development
- Pitches for Gypsies and Travellers
- Infrastructure improvements and priorities

This document is for consultation purposes only. The Council has already directed a significant amount of resources into holding workshops with the local community, landowners, businesses and potential developers. They have provided useful forums to openly discuss needs, aspirations and intentions, but these were just the start of the process. The document presented here is for wider consultation. The aim is that the final version of the plans will truly reflect local aspirations, while acknowledging that landowners and developers are key to delivery.

How you can tell us your views

We are consulting on this document for a 6-week period between **8 April 2013 and 20 May 2013**. Please let us know what you like, what you don't like, and where improvements can be made. Changes are inevitable and we hope that consultation responses can add a greater element of local distinctiveness to each plan.

Within this period, planning officers will be visiting your local area, giving you more opportunity to provide input, and influence future development and infrastructure provision. Visit our web site to see when we will be in your area. We strongly encourage you to use our new on line consultation portal. This is easy to use and the most efficient way of dealing with comments. Log on to our website and, if you need help, just telephone the number below and we will be happy to assist.

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What are we planning to do next?

Once we have received your comments, we will give consideration to all of them and decide what changes should be made in order to better reflect the views of the community whilst being mindful that we do need to plan for growth and be realistic about delivery.

You will be able to see what difference your comments have made in the Consultation Statement which will set out how and why the comments made during the consultation have either been taken on board and influenced the final document, or have not been considered appropriate for inclusion. The Consultation Statement will be available on the Council's website.

If significant changes are considered necessary, either due to the nature of responses or the submission of new information, we will re-consult and everyone will have a further opportunity to comment. In the event that only minor changes are necessary, the plans will be submitted to the Secretary of State for examination by an independent inspector in the at the start of 2014. At this point, you still have an opportunity to comment on the plans if you so wish. However, it is hoped that by adopting a collaborative approach to drawing up these plans, they will benefit from a significant amount of support from the local community and objections will be kept to a minimum.

Stage in process	Date	Re-consultation necessary (alternative dates)
Publication	November 2013	Summer 2014
Publication for independent examination	December 2013	Autumn 2014
Adoption	Autumn 2014	End of 2014

Table of Contents

1 Introduction	1
The Planning Strategy for Elmbridge	1
Progress so far	1
Supporting new development that's right for local areas	3
Why is it good to have a plan?	4
What if you don't like the plan for your area?	4
What will Settlement ID Plans do?	5
Protecting land for existing uses	5
Promoting the right development in the right places	7
Investing in infrastructure	9
Local Plans for local communities	10
2 Claygate Investment and Development Plan	12
About the area	12
The Core Strategy	12
Purpose of this ID plan	13
What does the Claygate ID Plan propose?	14
What you have told us so far	15
3 Sites to be protected	18
Open Space	18
Potential Suitable Accessible Natural Greenspace	21
Strategic Employment Land	23
4 Potential development sites	25
Opportunity sites	27
5 Priorities for investment	33
Education	33
Transport and Highways improvements	34
Other infrastructure	34
Workshop feedback	35

1 Introduction

The Planning Strategy for Elmbridge

1.1 The Elmbridge Core Strategy, adopted in July 2011, sets the overarching strategy for the Borough. It adopts a local approach to the promotion of sustainable growth, directing the right sort of development to the right places, whilst protecting the environment and providing community infrastructure.

1.2 In considering the soundness of this planning strategy, the independent planning inspector wrote;

“In terms of housing, employment and other development, the plan provides for growth, reflecting the Government’s agenda, and generally it strikes the right balance between needs and demands”.

‘In its approach to the Green Belt the plan is also consistent with the Government’s Planning for growth agenda. This makes clear that wherever possible the answer to proposals should be yes, while ensuring the key sustainable development principles set out in national policy would not be compromised’

1.3 Since the adoption of the Core Strategy, the Government has published a new planning framework. The Council considers that its Core Strategy is compatible with this planning framework.²

1.4 However, the Core Strategy forms only part of the Elmbridge Local Plan and a commitment has been made to prepare further documents to direct and shape future growth. The diagram overleaf illustrates the family of documents that will make up the Council’s Local Plan and how they relate to each other.

Progress so far

1.5 In response to local concerns about the impact of new development on local character and infrastructure, the Council prioritised the production of two documents which were adopted in April 2012;

- Design and Character Supplementary Planning Document
- Developer Contributions Supplementary Planning Document.

1.6 In addition, a Community Infrastructure Levy Charging Schedule, the first in Surrey, which was adopted in April 2013³. This sets a charge of £125 per square metre for new residential development and £50 per square metre for retail development. The

2.[The compatibility checklist can be found at www.elmbridge.gov.uk/planning]



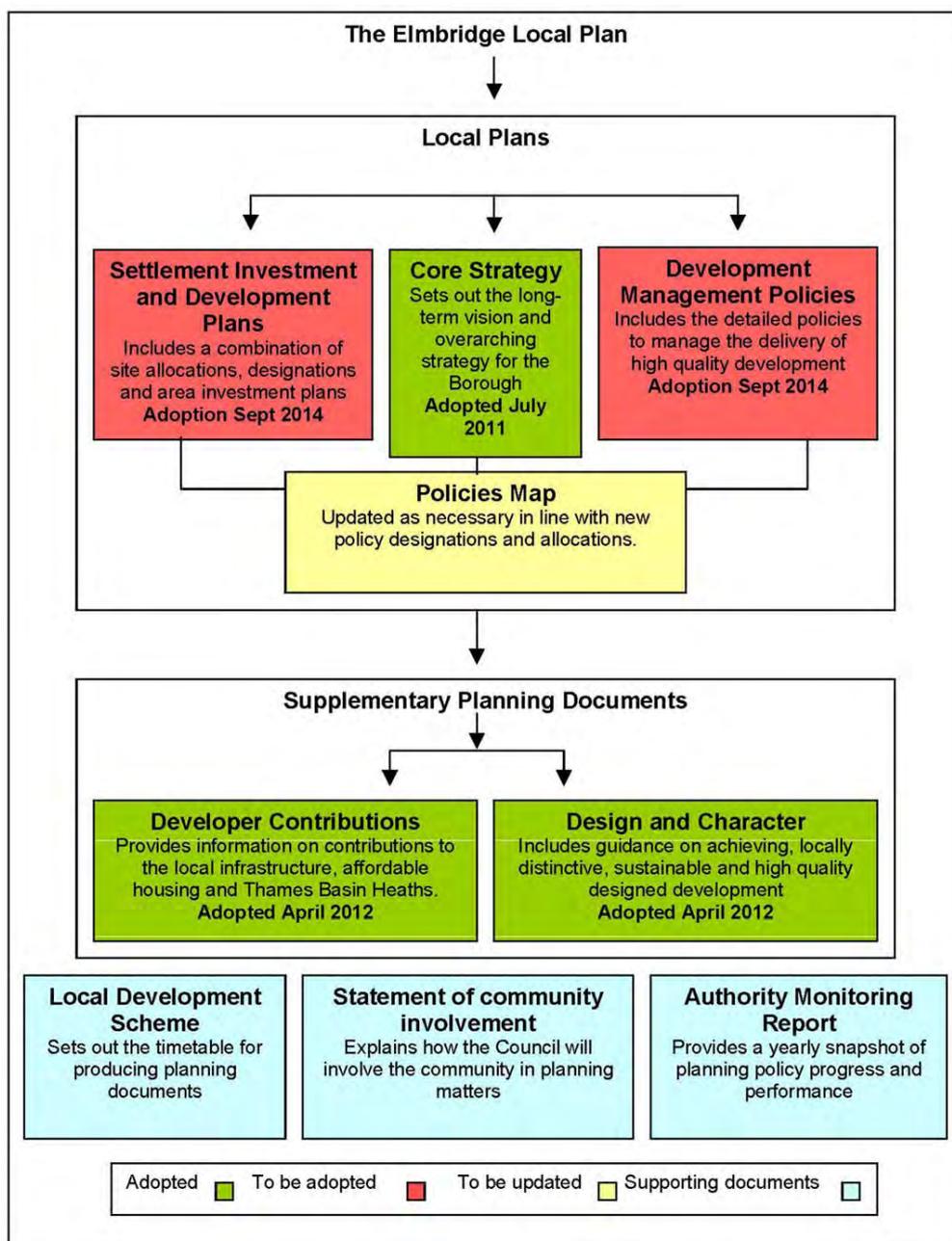
aim is to provide clarity about expectations prior to buying land, and ensure that new development contributes to the creation of an environment where growth is not stifled through lack of infrastructure and investment. It is estimated that this charge will raise in the region of £24 million over a 10 year period which will go towards funding a comprehensive package of infrastructure improvements across the Borough.

1.7 The Council is now producing the remaining documents that will complete its Local Plan;

- The Development Management Plan
- Settlement ID (Investment and Development) Plans

1.8 These two documents are being produced concurrently and are both subject to consultation now.

3.[CIL is a new levy that will be charged on new developments. The money raised can be pooled and used to fund infrastructure that the council and the local community wants - for example, new or safer road schemes, school expansion or improvements to leisure facilities. Further details of CIL including a summary can be found on the Communities and Local Government website and the Council's website www.elmbridge.gov.uk/planning]



Supporting new development that's right for local areas

1.9 The Council will adopt a positive approach to the consideration of development proposals. We will work with the local community as well as developers to find solutions, which means that appropriate sites will be allocated for development wherever possible, in order to provide a clear and coherent plan that improves the economic, social and environmental conditions of the Borough. Whilst promoting the right sort of development in the right places, we are committed to making sure that the

key sustainable development principles set out in the Government's planning framework are not compromised.

Why is it good to have a plan?

1.10 With or without a plan, development will happen anyway. Adopting a plan led approach allows the Council to take a strong leadership role that will steer development within the Borough, protecting valued open spaces, directing investment in improved infrastructure where it is needed most, and delivering development of a type and within locations that are considered to be most appropriate. Such an approach means that the Council has to make difficult decisions, but it allows us to manage and plan for development, taking account of the potential impact on local areas.

1.11 The Core Strategy commits to the delivery of approximately 3,375 new homes between 2011- 2026. This equates to 225 units each year. In the first 2 years, we anticipate that 550 units will have been completed , 100 above the requirement. Whilst this puts the Council in a strong position with regards to retaining decision making at a local level, this supply needs to continue, and in a manner that the Council chooses, rather than decisions being made by the Planning Inspectorate or the Secretary of State.

1.12 By taking a proactive approach the Council can plan ahead, ensuring that the right infrastructure comes forward at the right time. Only through the identification of where and how growth is likely to happen can effective infrastructure planning take place.

1.13 ID Plans, prepared for each of the 8 individual settlements within Elmbridge, will make a significant contribution to supporting the delivery and management of development that;

- Protects land from development where appropriate,
- Provides the required level of growth set out in the Core Strategy, and
- Improves infrastructure and services to support this growth.

1.14 Through encouraging the local community to take part in this process, it is hoped that these Settlement ID Plans, will reflect local opinion as far as possible. We will do all that we can to take on board your views but we are duty bound to plan within the context of the Government's wider growth agenda. We think our approach will achieve the best results for local communities, achieving the right blend of local knowledge and professional expertise. Nevertheless, there are alternatives.

What if you don't like the plan for your area?

1.15 Tell us. Nothing is set in stone but we do have to start somewhere, and if we don't ask we won't know. However, if you really want to take control and make the

decisions yourself, you can. Local communities do have the option of preparing their own neighbourhood plans. These can set planning policies to determine decisions on planning applications, but they do need to be prepared in the overall context of the Core Strategy and the Government's planning framework.

1.16 Importantly, neighbourhood plans cannot be used to restrict development. They can steer development and set out plans for more development than set out in the Core Strategy but not less.

1.17 Whilst there have been some expressions of interest by local community groups, no proposals for a neighbourhood plan have been progressed. This does remain an option should community groups decide they wish to prepare their own local neighbourhood plan for growth.

1.18 Another alternative is to sit back and wait for development to come, not knowing where, when or how much - a sure way to create uncertainty and 'lag' with regards to infrastructure provision. It is an alternative that avoids making difficult decisions but fails to plan properly for the future of our local areas. As a responsible Council, we will make the difficult decisions and plan for the future.

What will Settlement ID Plans do?

1.19 The Settlement ID Plans have 3 distinct roles;

- i. Protecting sites in their current use –these are **designated** to ensure that they are not lost to other uses.
- ii. Identifying key sites for new development – these are **allocated** and will act as a framework within which the Council can plan and manage growth in the future
- iii. Assessing infrastructure needs- these will need to be prioritised in line with the delivery of new development in an area, together with an assessment of its impact and the aspirations of the local community.

1.20 Each ID Plan will differ dependant on its local character, the capacity of existing infrastructure to accommodate growth and the opportunities available for new development and environmental enhancement.

Protecting land for existing uses

Open Spaces

1.21 Overall, open spaces within the urban area will be given greater protection than before through Development Management policy- DM5.⁴ This sets out that existing open spaces should not be built on unless:

4.[The Council's Draft Development Management is also being consulted on at the moment. Please visit our web site to take part in this consultation and consider the new policies we propose to protect our open spaces]

- “An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports or recreational provision the needs of which clearly outweigh the loss”.

1.22 In addition the Government’s planning framework⁵ sets out an additional protection that can be given to green spaces of particular importance to local communities. These can be designated as ‘Local Green Space’ and will benefit from the same level of protection as Green Belt. However, in considering the designation of Local Green Space, the framework states that:

“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land”

1.23 As open space is afforded a higher level of protection than has previously been the case it is considered that the existing Strategic Open Urban Land designation is no longer relevant.

Employment land

1.24 In line with Core Strategy policy CS23 Employment Land Provision, the designation of Strategic Employment Land will seek to ensure an adequate, yet flexible, supply of employment land. In considering the designation of sites, paragraph 22 of the National Planning Policy Framework needs to be taken into account;

“Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. When there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to

5.[Paragraphs 76, 77 and 78 of the National Planning Policy Framework]

market signals and the relative need for different land uses to support sustainable communities”

1.25 The Council regularly monitors the demand for employment floorspace as well as employment land projections for the Borough. The need for certain types of employment land is changing. Currently, there is a high level of vacant office floorspace and the need for industrial land is declining. However, we need to take a long-term view of what we may need in the future and balance this against the need for other uses, specifically the continual demand for housing and in particular affordable housing.

1.26 Careful consideration will need to be given to designating areas as Strategic Employment Land. The balance needs to be struck between maintaining a sufficient supply that addresses employment growth projections, whilst ensuring that there is a degree of flexibility when considering the future use of other employment sites. Core Strategy policy CS23 Employment Land Provision will ensure that sites will continue to be protected and redevelopment only supported where it can be shown that its employment use is redundant and that its change of use will benefit the community.

1.27 Given the above, it is proposed that the number of sites currently designated as Strategic Employment Land is reduced. Those that are proposed to retain a designation are considered to be significant to the delivery of economic growth, not only within the Borough, but also across the wider M3 Local Economic Partnership (LEP) area. Factors such as the current use, future demand, levels of employment, size and sub regional impact have been assessed in the consideration of strategic designation.

7

Gypsy and Traveller sites

1.28 Whilst the number of pitches to be provided for Gypsies and Travellers is significantly lower than the Borough’s overall housing need, suitable sites are often difficult to deliver. The ID Plans propose new sites to address the additional need, but this assumes that existing provision is not lost to alternative uses. As such existing, permanent and legal Gypsy and Traveller sites, as well as Travelling Showpeople sites, have been designated for continued protection.

Promoting the right development in the right places

1.29 Through ID Plans, the Council is encouraging the most effective use of land through promoting development on allocated sites and improvements to open spaces. Uses vary but include;

- Housing
- New Gypsy and Traveller pitches.
- Mixed use sites in town centres
- Community, social and education provision

- Major open space improvements to provide alternative visitor destinations for people who would otherwise visit the Thames Basin Heaths, an area protected for its high ecological value.

1.30 Local character, design and density are key factors that need to be taken into account when considering the acceptability of any new development, regardless of its use. The Council already has policies in place that aim to make the most effective use of land whilst delivering high quality design that takes account of the different roles and character of different areas across the Borough⁶.

How do we judge what is the best use of a site?

1.31 It's not easy and there are often competing uses for a site that we need to consider. The allocation process has been developed to ensure that only reasonable alternatives for development will go through to the consultation stage. Reasonable alternatives will be judged against the following criteria which essentially act as a 'sift'.

1.32 The assessment process has been divided into a number of stages (Figure 1).



Figure 1: Proposed Allocations – Assessment process

- **Stage A** – Initial Assessment – this eliminates sites that are not in line with the Council's Core Strategy or are considered too small for inclusion.
- **Stage B** – Deliverability Assessment – eliminates any sites that are not genuinely developable and available to be delivered.
- **Stage C** – Detailed Assessment – assesses the social, economic and environmental effects of the proposed development (incorporating Sustainability Appraisal)

Further details can be found at www.elmbridge.gov.uk/planning

1.33 In addition, where a site has been discussed at the local workshops, the level of community support has been taken into account. In most cases this has influenced

6.[Policy CS17 - Local Character, Density and Design. Elmbridge Core Strategy, July 2011. Design and Character Supplementary Planning Document. Elmbridge Local Plan, April 2012. Core planning principles, paragraph 17, National Planning Policy Framework, March 2012]

whether a site has been put forward as an 'opportunity site' or an 'other possible site' for consultation purposes.

1.34 The intention is not to allocate all sites that could potentially be developed over the lifetime of the plan. This would be impossible and an approach riddled with uncertainty. Only key sites, of particular significance to the area will be allocated. The ID Plans present a range of site for consultation. The threshold for inclusion differs between areas, the minimum being 6 units.

1.35 It is inevitable that some sites will fall out, and others come forward during the lifetime of the plan. The Council's Strategic Housing and Employment Land Availability Assessment therefore continues to be an important document. Through rigorous monitoring and annual review of this land availability assessment, the Council will always have up to date evidence of potential future land supply in order to ensure the delivery of our overall housing target, and potential capacity for employment floorspace.

Do we really have room for more development?

1.36 Yes we do. The Strategic Housing and Employment Land Availability Assessment provides a key tool to assess potential capacity for all sites above 6 units. This is updated annually. It is designed to reflect, and take account of, the turnover and 'churn' of sites in the Borough and provide an up to date picture on potential capacity. Importantly, it does not allocate sites for development but acts as a guide to whether housing requirements are likely to be met. The Strategic Housing and Employment Land Availability Assessment will continue to play an important role in providing a flexible and up to date response to potential housing capacity but it does not represent Council policy nor does it reflect any views of the local community.

Is an allocation the same as planning permission?

1.37 No it's not. An allocation in a Settlement ID Plan provides much greater certainty as to the future development of a site. These sites are all subject to public consultation, sustainability appraisal, viability assessment and ultimately, agreement by the Council. An allocation does not grant planning permission. However, it does show that the Council agrees with the general principle of development but all proposals will still be subject to detailed consideration against relevant planning policies should an application be submitted.

Investing in infrastructure

1.38 New development will inevitably put increasing pressure on existing infrastructure, so we have made sure that new development 'pays its way' through the Community Infrastructure Levy.

1.39 Investment in infrastructure will be dependent on;

- Existing commitments by service providers (such as Surrey County Council, Network Rail etc),
- The level of growth within an area and the consequent impact on infrastructure
- Priorities identified by the local community.

1.40 The Council has recently appointed an Infrastructure Delivery Officer who will be responsible for ensuring the timely delivery of infrastructure and producing a transparent spending programme that prioritises the money that will be raised through the Community Infrastructure Levy. A key objective of the post is to work closely with other delivery agencies, co-ordinating spend with other spending programmes, including existing funds already collected from developments, and other available finance such as the New Homes Bonus⁷

1.41 Where improvements can be identified, such as the potential expansion of a school, then these have been included for consultation. However, in many cases it will not be possible to identify the specific improvement in infrastructure. In these cases, the matter to be dealt with has been identified generically eg. Improvements to tackle congestion, improvements to open spaces etc. Schemes will then be drawn up as and when sufficient finances become available. Local people will be asked to assist in setting spending priorities.

1.42 This Settlement ID Plan sets out a range of potential improvements that could be made within the area. Many of the infrastructure needs for the Borough have already been identified in the Council's Infrastructure Delivery Plan, prepared in support of the Core Strategy and subsequently updated for the preparation of the Community Infrastructure Levy. In addition suggestions put forward in the local workshops have also been included as appropriate.

Local Plans for local communities

1.43 Investment and Development Plans have been produced for the 8 individual settlements identified within the Core Strategy. They all follow a standard format for initial consultation with local communities and others that have interests within the Borough. They are based on information that the Council believes to be correct, but inevitably this will change as a consequence of consultation and, of course, the passage of time. If the information is wrong-please tell us! It is hoped that, through engaging local communities, each ID Plan will develop in a locally distinctive way that reflects the wishes of the community. As such, we encourage you to become involved in the development of these plans.

⁷.<https://www.gov.uk/government/publications/new-homes-bonus-final-scheme-design--2>]

These Settlement ID Plans are exactly what they say they are-
Initial drafts for public consultation.

It is for you to tell us your views so that we can shape them into the documents that you would choose in order to plan and manage development within your local area.

No decisions have been made at this stage. Consider the options. Are there any others?

1.44 In doing so, choices must be made within the wider context set out in this introduction. They must accord with national planning policy and help to deliver the overall strategy for the Borough set out in the Core Strategy. Meeting our housing objectives is key to the Council maintaining local control over decision making. As such, the anticipated level of new housing to be provided within each settlement area is reproduced for convenience below.

Settlement	Anticipated housing distribution
Walton	675-725
Weybridge	625-675
Hersham	350-400
East and West Molesey	475-525
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	375-425
Esher	250-300
Cobham, Oxshott, Stoke D'Abernon and Downside	575-625
Claygate	50-100

1.45 Whilst delivery may be higher in some areas and lower in others, overall delivery must at least meet the minimum overall housing target of 3,375 set out in the Core Strategy. Given the market attractiveness of the Borough, coupled with the Council's commitment to retain local control and adopt a sensible approach to planning for sustainable growth, it is considered that this target will be achieved, and potentially exceeded, without resulting in unacceptable consequences on the local environment or the economic health of the Borough.

The following sections of this Settlement ID Plan sets out the initial draft plans for consultation for your local area.

We would like to hear your views.

2 Claygate Investment and Development Plan

About the area

2.1 Claygate is a small suburban village with only 2,577 dwellings⁸ and a population of nearly 7,000⁹. It is surrounded by Green Belt that gives a distinct character to the village. The area is predominately residential with two retail areas. One focused around the village green on the High Street and Church Road and the other at the Parade, the main shopping area adjacent to the station. There is also one small area currently designated as Strategic Employment Land at Claygate House, Littleworth Lane.

2.2 Housing is largely semi detached or detached with less than 20% of all dwellings being flats or terraces. This makes the area popular with families as well as commuters due to the excellent access to London via the train station, which is the only station in the Borough that is located at the heart of the settlement's town or village centre.

2.3 The shops located around The Parade and Hare Lane offer a thriving retail centre (48 units with 58.5% classified as retail) that remains well used by local people and which benefit from the location of the station. This has led to low vacancy levels in the centre (1% of floorspace) despite the economic conditions nationally¹⁰.

2.4 There are a number of community services in the area including a primary school, village hall, community centre and youth club. Open space provision at the Recreation Ground and Claygate Common offers informal leisure opportunities within or close to the urban area.

Development in the area has been predominantly residential. Between 2006 and 2012 a total of 81 new dwellings have been built, around 3% of the total development in the Borough. Nearly two thirds of these were houses with 2, 3 and 4 bedroom units being delivered in more or less equal proportions. The average density of new housing developments was only 12 dwellings per hectare¹¹.

The Core Strategy

2.5 The Core Strategy¹² provides the overarching context for the future development of the Borough. Policy CS11 sets out a specific strategy for Claygate to 2026 and the Settlement Investment and Development Schedules contained in Appendix 2 of the

8.[Dwellings by Council Tax Band (VOA)]

9.[Resident Population Estimates 2010 (ONS)]

10.[Elmbridge Town and Village Centre Audit (2012) - www.elmbridge.gov.uk/planning]

11.[Authority's Monitoring Report (2012) - www.elmbridge.gov.uk/planning]

12.[Core Strategy – www.elmbridge.gov.uk/planning]

Core Strategy provide an outline of the delivery of development and investment expected within the settlement area. In summary the Core Strategy sets out:

- An anticipated level of housing provision in the area to be between 50 and 100 units between 2011 and 2026.
- No capacity to deliver any additional employment floorspace.
- No growth in retail floorspace within the village centre
- 1 form of entry at primary school level in the area, depending on provision within Esher.
- A commitment to address parking issues through a local parking strategy and a local management plan.
- Platform extensions at the station.
- Improvements to local bridleways.

2.6 The Core Strategy makes it clear that the delivery of development and infrastructure will change over time. Up-to-date information will be included within the Council’s Infrastructure Delivery Plan, Authority’s Monitoring Report and Strategic Housing and Employment Land Availability Assessment¹³

2.7 The following table shows the settlement’s housing delivery¹⁴

Housing delivery		Dwellings
Anticipated level of housing delivery in plan period (2011 to 2026)		50-100
Minus:		69
Dwellings built in 2011/12	5	
Dwellings under construction in 2011/12	4	
Dwellings with permission not yet implemented in 2011/12	20	
Estimated number of dwellings on small sites from 2015 to 2026	20	
Estimated remaining housing to be delivered on larger sites from 2012 - 2026		0-30

Purpose of this ID plan

2.8 The purpose of this ID Plan is to support the delivery of the Council’s Core Strategy by:

- Allocating key sites with potential for development in order to deliver the requirement set out within the Core Strategy and enable the continued protection of the Borough’s Green Belt and urban open spaces. In the case of Claygate, this only includes housing/mixed use development.
- Designating open space within the urban area for continued protection.

13.[www.elmbridge.gov.uk/planning/policy/evidencebase.htm]

14.[Figures taken from the Strategic Housing and Employment Land Availability Assessment 2012]

- Designating potential Suitable Accessible Natural Greenspace to support the ongoing protection of the Thames Basin Heaths Special Protection Area.
- Reviewing the designation of Strategic Employment Land.
- Identifying priorities for future investment in infrastructure e.g. schools, transport, highways etc.

What does the Claygate ID Plan propose?

2.9 The ID Plan for Claygate includes the following proposals for consultation:

- 3 sites that may have potential to be allocated for development.
- 3 areas of open space in the urban area for designation as well as 1 area of Local Green Space.
- 1 site as a potential Suitable Accessible Natural Greenspace.
- Priorities for investment in other forms of infrastructure including schools, transport and highways.

2.10 The map below gives an overview of the potential development sites to be allocated and potential Suitable Accessible Natural Greenspace and open spaces to be designated. Sections 3-5 set out these in further detail.



Key

- Opportunity Sites
- Settlement Boundary
- Borough Boundary
- Green Belt
- Potential Suitable Accessible Natural Green Space
- Open Space
- Local Green Space
- Town, District, Local Centre

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What you have told us so far

2.11 In August 2012 we held a 'Managing Development' workshop at the Claygate Centre. This was a key part of our early engagement to inform the preparation of the ID Plan for Claygate. The workshop was attended by a wide range of organisations and individuals including representatives from the local community, landowners, agents etc. This provided an excellent forum for discussion and debate and highlighted areas of both agreement and disagreement between those attending.

2.12 This was the first stage of engagement in the preparation of the ID Plan and provides a snapshot of views from those people who attended the workshop. It does not represent views across the whole community but provides a starting point for the preparation of the Plan and future engagement.

2.13 The key issues discussed at this workshop included¹⁵

Sites to be protected

- Green Belt should be protected.
- Maintain existing protection of the recreation ground.
- Open spaces at Meadow Road and The Roundway should be protected.
- Claygate House remains important locally as it generates footfall for the village centre supporting future viability.
- British Heart Foundation could have a Strategic Employment Land designation placed on it.
- The number of estate agents is undermining retail mix in The Parade.
- Car parks at Hare Lane and Torrington Lodge should be designated as Community Assets.

Potential development sites

- Hare Lane and the Station car park were identified as having some potential to be considered for redevelopment.
- The Telephone Exchange was widely recognised as the largest potential development site. Suggested uses included residential and education.
- If Capelfield GP Surgery were to be relocated then that land could be utilised for residential development.
- The British Legion site (and adjoining car park) was seen as possibly having some potential for residential development.
- Wingham Court Care Centre was identified, however, it was recognised that redevelopment of this site was limited by its location in the Green Belt.
- The potential to intensify pitches at Woodstock Lane Gypsy and Traveller site was discussed.¹⁶

Priorities for investment

- The need for a secondary school.
- Better maintenance of existing highways.
- Improve highways to ensure greater safety for cyclists.
- Mitigate impacts of traffic created by schools on Milbourne Lane.
- Improve public access to the swimming pool at Claygate Primary School.

15.[A detailed summary of the workshops can be found at -www.elmbridge.gov.uk/planning/policy/mdw.htm]

16.[See Thames Ditton, Long Ditton, Hinchley Wood and Weston Green ID plan]

- Recognised the need for improved facilities for children and teenagers, however, this would require careful siting to avoid negative impacts on local amenity.
- Potential site for new allotment at Vale Road and Telegraph Lane.
- Increase the number of doctors.

2.14 Further reference to issues discussed at the workshop is made throughout the Plan.

3 Sites to be protected

3.1 In order to deliver the overarching strategy for Claygate as set out in the Core Strategy this section sets out those sites that could be designated for continued protection in their existing use.

3.2 Included within this section are those areas of open space that are considered important for the long-term sustainability of the settlement area and the Borough as a whole and which will be protected from development. Further details of proposed designations can be found below and are indicated on the map in [Claygate - Appendix 1](#)

3.3 All sites have been through a rigorous assessment process incorporating the requirements of Sustainability Appraisal/Strategic Environmental Assessment in order to determine the appropriateness of their designation. Details can be found in the Site Assessment Methodology documents¹⁷

Open Space

3.4 Policy DM5 – Open Space and Views of the Development Management Plan sets out the policies for the management of open spaces. The current Strategic Open Urban Land designation in the Replacement Elmbridge Borough Local Plan 2000 is not considered to be required any longer given the high level of protection given to open space in the Government’s planning framework¹⁸. The Council has identified the following options for the designation of open space and selected a Preferred Option.

Option A – Designate all existing open space as ‘open space in the urban area’
Option B – Designate some existing open space as ‘open space in the urban area’ and designate those sites important to the local community as ‘Local Green Space’

Preferred Option: Designate some existing open space as ‘open space in the urban area’ and designate those sites important to the local community as Local Green Space

Commentary: The preferred option will ensure that areas of open space that are important to the local community are designated and receive a greater level of protection than other areas of urban open space

3.5 The Council welcomes comments on the options and Preferred Option proposed which has been used in identifying the following open space designations:

17.[Site Assessment Methodology documents – www.elmbridge.gov.uk/planning]

18.[National Planning Policy Framework – www.communities.gov.uk]

Open space in the urban area

3.6 All open spaces identified on the map in [Claygate - Appendix 1](#) and noted below will be considered as open space and the criteria in Policy DM5 of the Development Management Plan will apply. This policy provides a higher level of protection than the existing Strategic Open Urban Land designation and will apply to all those open spaces within the urban area shown below. It outlines that all existing open space should not be built on unless it can be shown they are surplus to requirements; the loss would be replaced by open space of equivalent quality and quantity; or the development is for an alternative sports and recreation use, the needs for which clearly outweighs the loss¹⁹.

Open space in the urban area²⁰

Open space name	Size (ha)	Existing designation
The Roundway	0.35	NONE
Claygate Primary School	1.52	NONE
Torrington Close Tennis Club	0.58	NONE

Open space name	CS14-Green Infrastructure
Framework paragraphs	73-78
Development Management Plan	DM5-Open space and views
Other documents or guidance	Green Space, Sport & Recreation Study 2006

Local Green Space

3.7 There is the opportunity for some sites to be designated as Local Green Space. These sites must be of significant local importance and meet the criteria set out in the Government's planning framework²¹ (see Section 1).

3.8 It clearly states that a Local Green Space designation will not be appropriate for most green areas and this will be an important consideration in the designation of such sites. A number of sites were put forward at the community workshop and these are set out below and indicated on the map in [Claygate - Appendix 1](#). Should you wish to suggest a site for designation as a Local Green Space it is important that you consider the criteria mentioned in Section 1 and include reasons as to why it is important to the local community. Once designated these sites will have a level of protection equivalent to the Green Belt as set out in Policy DM5 – Open Space and Views of the Development Management Plan.

19.[Paragraph 74 of the National Planning Policy Framework – www.communities.gov.uk]

20.[Open spaces as identified in the Green Space, Sports and Recreation Study (March 2006) – www.elmbridge.gov.uk/planning]

21.[Paragraph 77 of the National Planning Policy Framework – www.communities.gov.uk]

Local Green Space

Open space name	Size (ha)	Existing designation
Claygate Recreation Ground	3.7	SOUL

Core Strategy links	CS14-Green Infrastructure
Framework paragraphs	73-78
Development Management Plan	DM5-Open space and views
Other documents or guidance	Green Space, Sport & Recreation Study 2006

Potential Suitable Accessible Natural Greenspace

3.9 Suitable Accessible Natural Greenspace is open space that is needed in order to ensure the continued protection of the Thames Basin Heaths Special Protection Area from increased recreational activity e.g. walking, dog walking etc as a result of additional residential development. Subject to enhancement works to increase their capacity for recreation, Suitable Accessible Natural Greenspace is designed to act as an alternative to visiting the Special Protection Area. In considering the need to ensure the protection of the Special Protection Area in the future, the Council has identified the following options and selected a Preferred Option.

Option A – Designate suitable areas as ‘potential’ Suitable Accessible Natural Greenspace in order to ensure the protection of the Special Protection Area in the long-term and/or offer a shared resource with adjoining boroughs ²²

Option B – Fully designate suitable areas as Suitable Accessible Natural Greenspace

Option C – Do not designate suitable areas as ‘potential’ Suitable Accessible Natural Greenspace or as a full Suitable Accessible Natural Greenspace as we have sufficient for the plan period and beyond.

Preferred Option: Designate suitable areas as ‘potential’ Suitable Accessible Natural Greenspace in order to ensure the protection of the Special Protection Area in the long-term and/or offer a shared resource with adjoining boroughs.

Commentary: The preferred option will ensure that areas of open space that have the potential to become Suitable Accessible Natural Greenspace are protected from any works or development that might compromise this. This will ensure that sufficient Suitable Accessible Natural Greenspace is available in the long term to ensure the ongoing protection of the Special Protection Area and/or offer a shared resource.

3.10 Whilst Elmbridge currently has sufficient Suitable Accessible Natural Greenspace available at Brooklands Community Park and Esher Common to support future development it is considered important to identify other potential Suitable Accessible Natural Greenspace that can provide ongoing certainty in the long-term or act as a shared resource with adjoining boroughs.

3.11 Natural England set out strict criteria for the designation of Suitable Accessible Natural Greenspace and these have been used to assess all natural/semi-natural open spaces over 12ha in the Borough to determine their suitability for designation. Given that the need for Suitable Accessible Natural Greenspace at present is relatively low and taking account of the work involved in fully designating one, the designation offers the opportunity to identify their potential future use as Suitable Accessible Natural

22.[Thames Basin Heaths Special Protection Area Delivery Framework, February 2009 – www.surreyheath.gov.uk]

Greenspace and protect them from any works or development that may compromise this. Potential Suitable Accessible Natural Greenspace will be managed in accordance with Policy DM6 – Nature Conservation and Biodiversity of the Development Management Plan. Should the Preferred Option be taken forward the following area would be designated as potential Suitable Accessible Natural Greenspace. This is also indicated on the map in [Claygate - Appendix 1](#). Comments are welcomed on the overarching approach to designating potential Suitable Accessible Natural Greenspace and the proposed sites.

Potential Suitable Accessible Natural Greenspace

Ref	Name	Area (ha)	Existing Designation
SANG/CLA1	Claygate Common	14.34	Green Belt, Local Nature Reserve, Biodiversity Opportunity Area

3.12 Claygate Common is a large area (approx 14ha) of semi-natural greenspace close to the urban areas Esher and Claygate. It is within the Green Belt and designated as a Local Nature Reserve and Biodiversity Opportunity Area. The site is a mixture of woodland and grassland. There is a small car park and multiple pedestrian access points from adjoining residential areas. It is currently accessible to the public but is underused. The fact that the Council owns the site and the relatively low levels of current use means it offers significant potential for enhancement to attract users subject to improvements.

3.13 For this reason it is considered that the site has significant potential to function as a Suitable Accessible Natural Greenspace to help mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area.

Core Strategy links	CS14-Green Infrastructure, CS13-Thames Basin Special Protection Area
Framework paragraphs	109 - 125
Development Management Plan	DM6 – Nature Conservation and Biodiversity
Other documents or guidance	Natural England Suitable Accessible Natural Greenspace designation criteria, Thames Basin Heaths Joint Delivery Framework

Strategic Employment Land

3.14 The Government's planning framework highlights the importance of taking a flexible approach to the management of employment land including the need to avoid the long-term protection of sites where there is no reasonable prospect of a site being used for that purpose²³. It also states that land allocations should be regularly reviewed. This section therefore seeks to review the Strategic Employment Land designation included within the Replacement Elmbridge Local Plan 2000 and the Core Strategy (Policy CS23 – Employment Land). Employment land not designated as strategic will continue to be protected under Policy CS23 unless redevelopment for other purposes provides wider benefits to the community.

3.15 All sites outside of town centres and included in the Employment Land Review²⁴ were assessed for their potential to be designated as Strategic Employment Land. Full details of this assessment, including how we define 'strategic', are included within the Site Assessment Methodology documents. The Council has identified the following options for the designation of Strategic Employment Land and selected a Preferred Option.

Option A – Designate Strategic Employment Land based on the criteria set out in the Site Assessment Methodology documents

Option B – Designate Strategic Employment Land based on alternative criteria

Preferred Option: Designate Strategic Employment Land based on the criteria set out in the Site Assessment Methodology documents

Commentary: The preferred option will ensure a flexible approach to the management of employment land protecting them where necessary but avoiding the long-term protection of sites where this can be justified and in the event that there is no reasonable prospect of a site being used for that purpose.

3.16 The Council welcomes comments on the options and Preferred Option proposed which has been used in identifying key areas to be designated as Strategic Employment Land.

3.17 At present, only the office at Claygate House, Littleworth Lane is designated as Strategic Employment Land. Whilst this site continues to be an important employment site and supports trade within the village centre, the size of the site means that it is not considered to be a 'strategic' site that requires long term protection. As such it is proposed that the Strategic Employment Land designation be removed. This is in accordance with the Government's approach ensuring flexibility and avoiding long-term

23.[Paragraphs 21 and 22 of the National Planning Policy Framework – www.communities.gov.uk]

24.[Employment Land Review & Addendums – www.elmbridge.gov.uk]

protection. The Core Strategy’s policy CS23 on Employment Land Provision also states that employment sites for employment uses will be retained unless redevelopment for other purposes provides wider public benefits. There are no sites in Claygate proposed to be designated as Strategic Employment Land, however, any changes to existing designations are shown below

Strategic Employment Land

Ref	Name	Area (ha)	Existing Designation	Proposed designation
EMP/CLA1	Claygate House	1.49	Strategic Employment Land	Remove Strategic Employment Land designation

Core Strategy links	CS23-Employment land provision
Framework paragraphs	18-22
Development Management Plan	DM10-Employment
Other documents or guidance	Employment Land Review, Town Centre Audit

4 Potential development sites

4.1 This section sets out those sites that could potentially be allocated for development.

4.2 All sites have been through a rigorous assessment process, incorporating the requirements of Strategic Environmental Assessment/Sustainability Appraisal²⁵. Details can be found in the Site Assessment Methodology documents. Reasonable alternatives for the development of sites have been considered where possible.

4.3 For some of the sites below we have outlined what we consider to be the preferred option based on our assessments of the options and taking into account community comments so far. However, for others we are seeking your opinion on the different options proposed. For these sites no preferred option has been selected. Potential development sites have been subdivided into 3 categories that reflect their current status:

- **Opportunity sites** – these sites have been promoted by their agents or owners for allocation within the ID Plan or where the Council considers there is reasonable certainty that the site will come forward for the nature of development proposed. Reasonable alternatives for the development of these sites have been considered where possible.
- **Other possible sites** – other sites that may have potential for development but where further work is being undertaken to determine whether there is support for these sites to be allocated. Whilst other sites contained in the Strategic Housing and Employment Land Availability Assessment may come forward, some people favour the flexibility offered by the Strategic Housing and Employment Land Availability Assessment in the consideration of future development potential. Reasonable alternatives for the development of these sites have been considered where possible.
- **Sites with planning permission not yet implemented** - those sites with an existing unimplemented planning permission that will be allocated for development as set out in the approved application. This is factual information and therefore not subject to consultation. Reasonable alternatives for the development of these sites have therefore not been considered.

Opportunity sites

BT Telephone Exchange
Torrington Lodge Car Park
Hare Lane Car Park

25.[Further detail of the assessment process is set out in the Introduction to the ID Plans and the Site Assessment Methodology documents -www.elmbridge.gov.uk/planning/policy/IDPlans.htm]



4.4 Further details of the sites are included below with detailed site schedules below and indicated on the map included in [Claygate - Appendix 1](#). A number of other sites were discussed at the community workshop. This included both the Station car park and Wingham Court Care centre. These sites have not been taken forward at this stage, as there has been no recent correspondence to suggest that they are available for development.

Opportunity sites

BT Telephone Exchange, Hare Lane

Site Ref	Address	
DEV/CLA2	BT Telephone Exchange, Hare Lane	
Settlement area	Existing use	Site area (ha)
Claygate	Telephone Exchange	0.72
Planning constraints	Ownership	Delivery
Adjacent to Green Belt	Private	6-10 years
Description		
<p>The site includes the two-storey (commercial scale) telephone exchange building and hardstanding for car parking. It is located near Claygate Local Centre and adjacent to the railway line and the Green Belt. There are residential properties immediately to the north of the site. The existing access is onto Hare Lane. To the east of the site is a footpath/roadway to the rear of Claygate train station, which is on a higher ground level than the site.</p>		
Background		
<p>The site has been put forward by British Telecommunications for inclusion within the Strategic Housing and Employment Land Availability Assessment.</p>		
		
Options		
<p>Option A – Allocate for development with the potential to deliver up to 50 dwellings Option B – Allocate site for mixed-use development including housing and space to facilitate the relocation of the doctors surgery Option C – Do not allocate (as existing)</p>		
Preferred option		
<p>Allocate site for development with the potential to deliver up to 50 dwellings</p>		
Comments		

Changes within telecommunications means that some exchanges are surplus to requirements and as such offer important development opportunities. The preferred option for this site is for redevelopment to residential use. Another potential option considered was redevelopment for a mixed-use development to facilitate the relocation and expansion of the doctor's surgery. This was not considered appropriate as there is still some uncertainty around the deliverability of such an option.

Development considerations

- Potential to deliver up to 20 affordable units (in accordance with Core Strategy Policy CS21)
- Access to and from Hare Lane
- Appropriate landscaping to edges of site that adjoin the Green Belt
- Incorporate significant proportion of 1 and 2 bedroom flats
- On-site amenity space, if appropriate

What you have told us so far

This site was widely recognised as the largest potential development site in the settlement area. Alternative suggestions for the development of the site included a new school. However, it is not considered to be an appropriate site for a new school by the County Council and the scale of growth in the Claygate area would not support a new secondary school and as such would not be deliverable. There is no interest from other organisations to utilise the site for a school. It was also suggested that a comprehensive development with the adjoining farmland and Loseberry House be considered. However, this is located within the Green Belt and would be contrary to national and local policy.

Torrington Lodge Car Park, Torrington Close

Site Ref	Address	
DEV/CLA7	Torrington Lodge Car Park, Torrington Close	
Settlement area	Existing use	Site area (ha)
Claygate	Car park	0.4 (0.14)
Planning constraints	Ownership	Delivery
Local Centre	Public - Elmbridge Borough Council	6-10 years
Description		
<p>The car park is located off Torrington Close to the rear of the local shops on Hare Lane and within the boundary of Claygate Local Centre. Mixed-use 2-3 storey development borders the site to the west with 2 storey terraced properties to the north and 2 storey large detached properties to the east and south.</p>		
Background		
<p>The site is identified as a medium term priority within the Council's Parking Plan to review its potential for full or partial disposal.</p>		
		
Options		
<p>Option A – Allocate part of the car park (0.14) for development with the potential to deliver up to 6 dwellings</p> <p>Option B – Allocate all of car park (0.4) for development with the potential to deliver up to 16 dwellings</p> <p>Option C – Allocate for a mixed use retail/ residential development retaining some parking</p> <p>Option D – Do not allocate (as existing)</p>		
Preferred option		
<p>At this stage we have not identified a Preferred Option and would like your views on the most appropriate way to develop this site.</p>		
Comments		

As the Parking Plan indicates weekday peak hour occupancy is only 13% the car park is not operating at capacity and a release/partial release could be supported, taking account of the impact on public parking provision if Hare Lane car park were also considered for redevelopment. The site would be suitable for a housing or a mixed-use development. It is located in a highly sustainable location to the rear of the local shops and approximately 250m from Claygate Station. The site would be suitable for either flats or houses depending on whether a wholly housing or mixed-use scheme is taken forward but should be no more than 3 storeys. Undercroft car parking could be considered.

What you have told us so far

This site was discussed as a potential site for development at the community workshop. However, some felt that it should be designated as a Community Asset and should be retained as a car park and the potential for free parking should be explored.

Hare Lane Car Park

Site Ref	Address	
DEV/CLA8	Hare Lane Car Park, Hare Lane	
Settlement area	Existing use	Site area (ha)
Claygate	Public car park	0.2 (0.15)
Planning constraints	Ownership	Delivery
Adjacent to Conservation Area	Public - Elmbridge Borough Council	6-10 years
Description		
<p>The car park is located off Hare Lane to the rear of the local shopping parade on the High Street and in front of the ex-British Legion building. A number of residential properties surround the site to the north, east and west. The site is just outside the Conservation Area boundary, which runs along its eastern boundary</p>		
Background		
<p>The site is identified as a medium term priority within the Council's Parking Plan to review its potential for full or partial disposal.</p>		
Options		
<p>Option A – Allocate car park (0.15ha) for development with potential to deliver up to 7 dwellings</p> <p>Option B – Allocate car park and ex-British Legion building (0.2ha) for mixed-use development with re-provision of a community use, some car parking and housing.</p> <p>Option C – Do not allocate (as existing)</p>		
Preferred option		
<p>At this stage we have not identified a Preferred Option and would like your views on the most appropriate way to develop this site.</p>		
Comments		
<p>The Council's Parking Plan indicates weekday peak hour occupancy is only 26%. Provided that there is sufficient parking in the local area to support the local shopping</p>		

parade, taking account of the impact on public parking provision if Torrington Lodge car park were also considered for redevelopment, and subject to agreement with the owners of the ex-British Legion building the site could be released for development. The site is located in a sustainable location in walking distance to shops, services, a bus route and rail station into London. It is situated on the boundary of a Conservation Area but otherwise there are no constraints. The site would be suitable for either housing or flats and undercroft car parking could be considered. A terrace of 2 bed units would be in keeping with the surrounding area. Should it be possible to consider the whole site for release, any development would need to be properly assessed to establish redundancy or alternative provision or otherwise suitability for an alternative social and community use. The re-provision of a community building alongside the provision of housing and some parking would need to be explored fully.

What you have told us so far

This site was discussed as a potential site for development at the community workshop. However, some felt that it should be designated as a Community Asset and should be retained as a car park.

5 Priorities for investment

5.1 Outlined below are the priorities for investment in infrastructure within the settlement area to address the increasing population resulting from further development. Whilst these were originally outlined in the Core Strategy (see Section 1) it was acknowledged that these will change over time and this section provides an update to this. Any improvements made will depend on the resources available to deliver these improvements. Set out below are the priorities for improvement that will provide a framework for allocating a range of funds aimed at addressing the impacts of new development such as the Community Infrastructure Levy and the New Homes Bonus. This information will continue to be reviewed and updated regularly through the Infrastructure Delivery Plan to prioritise spend.

Education

5.2 Education provision for Claygate is assessed by Surrey County Council alongside Esher due to their proximity. Therefore any growth in demand from either area could be supported by an expansion in either Claygate or Esher. Alternatively, schools in nearby areas may be able to support demand from the Esher and Claygate area. It is expected that the demand for school places in the area will increase due to both new development and changing demographics in the Borough. Over the next ten years 1 form of entry is required at primary level across the two settlements and 5 forms of entry at secondary school level across the whole Borough. Working with Surrey County Council, we have explored a number of options as to where investment could take place in schools in order to meet the growing need for school places.

5.3 Our preferred option is to identify those educational establishments where there is capacity for permanent expansion to accommodate an increase in pupil numbers as 'Education Opportunity Areas'. This will ensure that such sites are safeguarded to ensure that sufficient land is available to accommodate future need. Assessments of capacity are based on the findings of the Education Provision Assessment²⁶ that was prepared in partnership with Surrey County Council or on additional evidence provided. **The aim of this Settlement ID Plan is to only identify where there is physical capacity for expansion. It is the responsibility of Surrey County Council and local schools to agree the nature of provision (such as the balance between infant, junior and primary schools) and whether that provision addresses other factors such the preferences expressed by parents and the geographic spread of demand across an area.**

²⁶. [Education Provision Assessment – www.elmbridge.gov.uk/planning]

Option A – Allocate existing school sites ²⁷ for potential expansion to accommodate an increase in pupil numbers

Option B – Do not allocate existing school sites for expansion

Preferred Option: Allocate existing school sites for potential expansion to accommodate an increase in pupil numbers

Commentary: The preferred option will ensure that the school sites identified are safeguarded for education expansion to ensure that sufficient land is available to accommodate future need.

5.4 Whilst initial work undertaken as part of the Education Provision Assessment identified some limited capacity for expansion at Claygate Primary School, further work by the County Council has revealed that expansion is unlikely to be possible here. Whilst there is some physical capacity there are concerns over the accessibility of this site and its strategic location. However, due to its proximity, education provision for Claygate is also considered alongside Thames Ditton, Long Ditton, Hinchley Wood and Weston Green and Esher, with capacity of all the schools in these areas being assessed when deciding how additional demand can be accommodated. The potential for schools to expand in these areas are outlined in the relevant ID Plan²⁸.

Transport and Highways improvements

5.5 The level of development within Claygate is unlikely to have a significant impact on highways and transport provision. However, this does not mean that there are no existing congestion problems resulting from the more general increases in car journeys and the traffic this generates. Priorities for improvement that were raised at the community workshop include:

- Reduce congestion associated with school drop off and collection on Milbourne Lane
- Improve safety for cyclists on Hare Lane
- Potential to improve the junction outside the Swan Pub, Hare Lane

Other infrastructure

5.6 There are some other infrastructure priorities that were set out within the Core Strategy that are still relevant and these are set out below:

- Bridleway – Common Lane to A3 Bridge and Lower Wood Road to A3 underpass

²⁷. [Including sites formerly in education use]

²⁸. [See Thames Ditton, Long Ditton, Hinchley Wood and Weston Green and Esher ID Plans]

Workshop feedback

5.7 Discussions at the workshop also raised a number of other areas where it was considered important to focus future investment

- Provision of a secondary school (discussed as part of the potential options for the redevelopment of the Telephone Exchange, see DEV/CLA2)
- More GPs
- Facility for teenagers e.g. skate park or BMX track
- Improved public access to swimming pool at Claygate Primary School
- Potential sites for allotments along Vale Road and Telegraph Lane