



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

Elmbridge Local Plan
East & West Molesey
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 framework ¹, 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 att 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

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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]



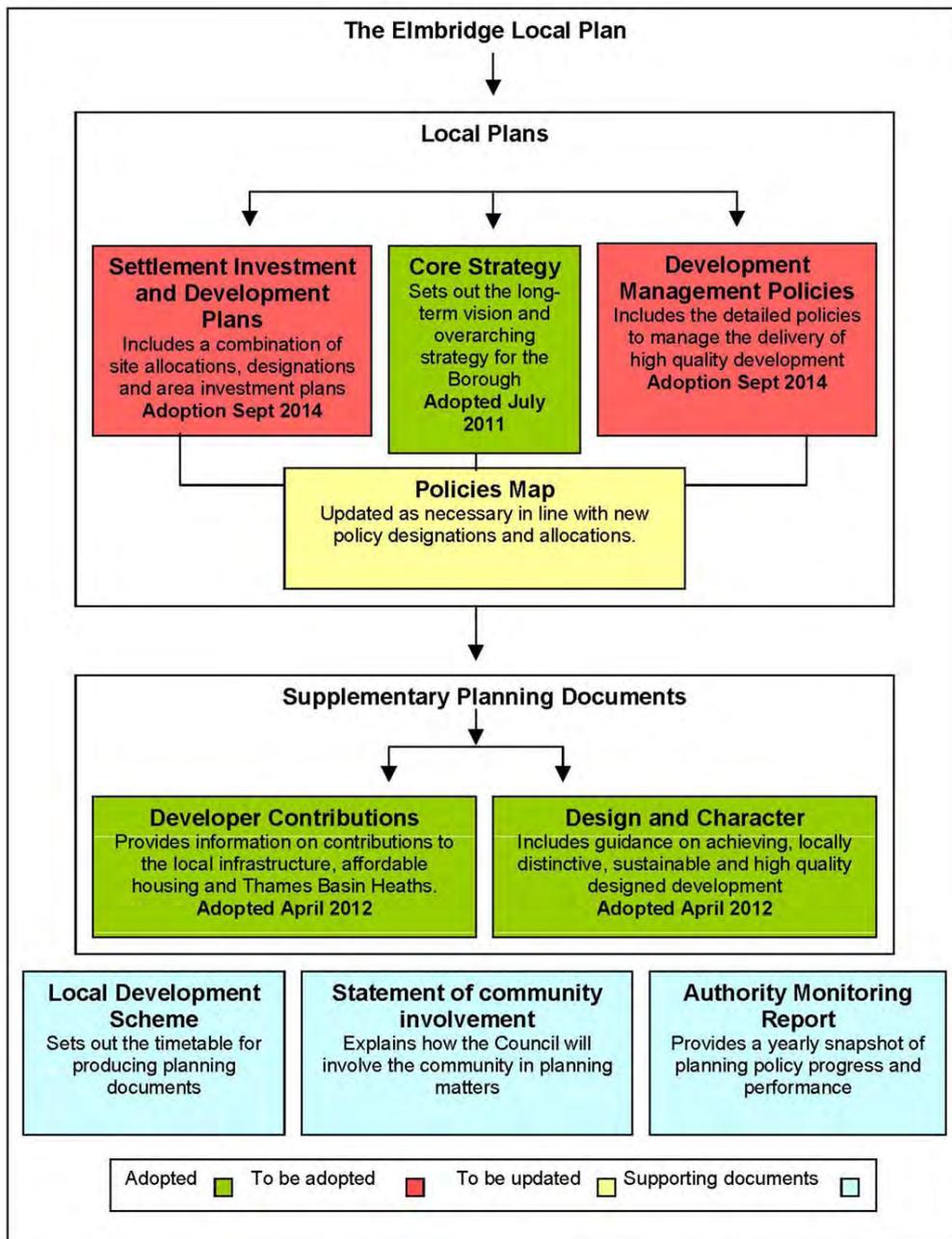
aim is to provide clarity about expectations prior to buying land, and ensure that new development contributes to the creation of an environment where growth is not stifled through lack of infrastructure and investment. It is estimated that this charge will raise in the region of £24 million over a 10 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[\[https://www.gov.uk/government/publications/new-homes-bonus-final-scheme-design--2\]](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 East and West Molesey Development Plan

About the area

2.1 The settlement area of East and West Molesey is in the northeast of the Borough bordering the London Boroughs of Richmond and Kingston, which lie on the opposite side of the River Thames. Its role within the settlement hierarchy is as a suburban settlement area, and whilst it is primarily residential in character there are two substantial areas currently designated as Strategic Employment Land – Molesey Industrial Estate and Imber Court Trading Estate both of which support a range of light industrial, storage, distribution and service industries.

2.2 The general character of the residential area is varied, ranging from predominantly Victorian houses in the east to 1960s housing in the west. In total there are 5355 dwellings⁸ and a population approaching 13,000⁹. A particular feature of the area is the amount of social housing and ex-local authority owned properties in West Molesey. This area has significantly higher proportions of social housing than other parts of the Borough containing 18% of all social housing in Elmbridge¹⁰.

2.3 The settlement has 5 individual shopping areas each with distinctly different roles with regards to the nature of the shops and services they provide. These include a District Centre at East Molesey, a Local Centre at Bridge Road and small parades/ local shops at West Molesey, Central Avenue and Pool Road. East Molesey District Centre supports a good range of shops and services (88 units), 48% in retail use. 4% of floorspace is vacant¹¹ Hampton Court Palace is located opposite Bridge Road Local Centre and has a significant influence on the character and mix of uses in this area.

2.4 The area is almost entirely surrounded by water with the River Thames to the north, River Ember to the east, and a series of reservoirs and gravel pits to the west and south. Bridges over the River Thames and Ember form key gateways to the area.

2.5 It contains a number of important open spaces such as Hurst Park, the largest park in the Borough. These are considered to be a vital part of the urban area providing green space in what is a relatively densely developed area.

2.6 Between 2006 and 2011 190 new dwellings were delivered in the settlement area, of which 26 (14%) were delivered in either a town or village centre. 69% of all dwellings built were flats with 31% houses. The majority of dwellings were 1 or 2 bedroom units (70%) and the average densities of completed dwellings during this period was 50 dwellings per hectare¹²

8.[Dwelling stock by Council Tax Band (VOA)]

9.[Resident Population Estimates 2010 (ONS)]

10.[Based on the 2001 census and includes both social rented and shared ownership tenures. Figures will be updated when 2011 census data becomes available]

11.[Elmbridge Town and Village Centre Audit (2012)]

The Core Strategy

2.7 The Core Strategy provides the overarching context for the future development of the Borough. Policy CS7 sets out a specific strategy for East and West Molesey to 2026 and the Settlement Investment and Development Schedules contained in Appendix 2 of the 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 between 475 and 525 units between 2011 and 2026.
- The potential for an additional 11,000 sqm of floorspace on vacant land in Molesey Industrial Estate.
- Capacity to deliver 2000 sqm of additional office floorspace.
- 1 to 2 additional forms of entry at primary school level.
- A commitment to consider parking issues through a local parking strategy and a local management plan.
- Enhancements to play equipment in local open spaces.

2.8 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.

The following table shows the settlement's housing delivery¹⁴:

Housing delivery		Dwellings
Anticipated level of housing delivery in plan period (2011 to 2026)		475-525
Minus:		
Dwellings built in 2011/12	54	278
Dwellings under construction in 2011/12	6	
Dwellings with permission not yet implemented in 2011/12	138	
Estimated number of dwellings on small sites from 2015 to 2026	80	
Estimated remaining housing to be delivered on larger sites from 2012 to 2026		239-289

Purpose of this ID plan

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

12.[Authority's Monitoring Report 2012]

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

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

- Allocating key sites with potential for development in the urban area 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. This includes employment land, housing, mixed use and gypsy and traveller pitches.
- Designating open space within the urban area for continued protection.
- Reviewing the designation of Strategic Employment Land.
- Identifying priorities for future investment in infrastructure e.g. schools, transport, highways etc.

What does the East and West Molesey ID Plan propose?

2.10 The ID Plan for East and West Molesey includes the following proposals for consultation:

- 8 sites that may have potential to be allocated for development.
- 26 areas of urban open space for designation as well as 4 areas of Local Green Space
- Strategic Employment Land at Molesey Industrial Estate for long-term protection and removal of this designation at Imber Court.
- 3 school sites where there is potential for future expansion to accommodate an increase in pupil numbers including options to deliver a new school.
- Priorities for investment in other forms on infrastructure including schools, transport, highways etc.

2.11 The map below gives an overview of the potential development sites to be allocated and open spaces and Strategic Employment Land to be designated. Sections 3-5 set out these in further detail.



Key			
	Opportunity Sites		Green Belt
	Other Possible Sites		Open Space
	Site with Planning Permission		Local Green Space
	Education Opportunity Area		Strategic Employment Land
	Linked Sites		Town, District, Local Centre
	Settlement Boundary		Open Water
	Borough Boundary		

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What you have told us so far

2.12 In August 2012 we held a ‘Managing Development’ workshop at Mole Hall, West Molesey. This was a key part of our early engagement to inform the preparation of the ID Plan for East and West Molesey. 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.

2.13 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.

2.14 The key issues discussed at the workshop included¹⁵ :

Sites to be protected:

- The importance of retaining green spaces due to the relatively high densities found in the area. In particular open spaces with an existing designation should continue to be protected.
- Maintaining existing Strategic Employment Land at Molesey Industrial Estate was considered to be important.
- Some suggested the protection of the Former Sewage Works¹⁶ site as an open space or including it within the Green Belt. The site is currently allocated for residential development.

Potential development sites:

- Many of those attending expressed concern that Molesey had been over developed in the past and cannot take much more development.
- The potential redevelopment of Imber Court Trading Estate was discussed - there was a mixed response with regard to maintaining Imber Court Trading Estate as Strategic Employment Land. Some felt it would be appropriate to redevelop the site for housing should the site be brought forward.
- Residential development on the former John Nightingale School site was discussed. There was a mixed response from those attending which reflected concerns that the majority of people had regarding further residential development in the area. Other proposals for the site included a new green space or an education use, either primary or secondary.
- Some considered the former Molesey Sewage Works site to be suitable for residential development or Gypsy and Traveller pitches.

Priorities for investment

- The potential for developing some community assets, such as Mole Hall, for housing was raised but it was stressed that the Council would need to ensure that there are still sufficient high quality community spaces within the area.
- It was considered that there was a need for increases in school places with some of those attending proposing that a secondary school in Molesey.
- The impact of development on congestion in the area was a concern and the need to improve road safety and support other modes of transport such as cycling, walking and public transport was raised.

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

16.[This site is in Walton settlement area]



2.15 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 East and West Molesey 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 and employment land 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 redevelopment for another use. Further details of proposed designations can be found below and are indicated on the map in [East and West Molesey - Appendix 1](#).

3.3 All sites have been subject to 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

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 that other areas of urban open space.

3.4 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]

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

Open space in the urban area

3.5 All open spaces identified on the map in [East and West Molesey - 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
Kings Chase	0.03	NONE
St Peter's Church	0.12	NONE
Odard Road	0.21	NONE
Tonbridge Road	0.21	NONE
Palmers Grove	0.23	NONE
St Mary's Church	0.24	NONE
Pool Road	0.31	NONE
Graburn Recreation Ground	0.34	NONE
Mountwood	0.34	NONE
Hurst Park Primary School playing field	0.45	NONE
Brende Gardens	0.54	NONE
The Forum	0.56	SOUL
Hurst Road Allotments	0.6	NONE
Parkway	0.6	NONE
St Albans Catholic Primary School playing field	0.61	NONE
Ray Road Allotments	1.01	NONE
St Pauls Primary School playing fields	1.14	NONE
Weldon Drive	1.2	NONE
Molesey Football Ground	1.64	NONE
West Molesey Recreation Ground	2.11	NONE
West Molesey Cemetery	2.71	NONE
Pavilion Sports Club	2.87	NONE
Beauchamp Road Allotments	2.91	NONE
Chandlers Field School playing fields	3.03	NONE

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/]

Hampton Court Way Allotments & sports field	14.37	SOUL
Hurst Meadows & Hurst Park open space	26.38	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	

Local Green Space

3.6 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).

3.7 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 [East and West Molesey - 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.

Local Green Space

Open space name	Size (ha)	Existing designation
Cigarette Island	2.03	SOUL
Molesey Hurst Recreation Ground	5.16	SOUL
Grovelands Recreation Ground	2.25	SOUL
Walton Rd opposite Police station	0.29	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	

Strategic Employment Land

3.8 The Government's planning framework highlights the importance of taking a flexible approach to the management of employment land including the need to avoid

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

the long-term protection of sites where there is no reasonable prospect of a site being used for that purpose²². 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).

3.9 All sites outside of town centres and included in the Employment Land Review²³ 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.

3.10 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.

3.11 We are proposing to maintain Molesey Industrial Estate as Strategic Employment Land. This is a large area of employment land within the Borough containing mainly warehousing and industrial uses for which there is ongoing demand. Despite the need to improve the quality of the environment within the estate, it is still considered to be of strategic importance. The size of the site in particular means it has the potential to accommodate an increase in warehousing to meet expected demand and indeed there is an outstanding planning permission for the redevelopment of some plots for industrial and warehousing uses. In addition, by securing this site as employment land in the future it ensures a locally important source of employment for the Borough is maintained. Although a number of plots within the estate have been put forward by the owners as potential sites for housing the majority of these are located in the centre of the site and it is considered that releasing them for housing would result in a somewhat fragmented pattern of development.

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

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

3.12 However, it is proposed to make a minor amendment to the boundary of the Strategic Employment Land removing the building currently used as a snooker hall on the junction between Molesey Avenue and Walton Road. This alteration will allow for greater flexibility for the redevelopment and improvement of this small site without compromising the strategic nature of the estate as a whole.

3.13 The Council is proposing to remove the Strategic Employment Land designation from Imber Court Trading Estate due to its size, the level of employment on the site, the limitations of the site’s location and its limited function in relation to other employment sites within the Borough. Further information on this site is set out in schedule DEV/EWM14 in Section 3. Sites to be designated as Strategic Employment Land are shown below and on the map in [East and West Molesey - Appendix 1](#). Any changes to existing designation are indicated below.

Strategic Employment Land

Ref	Name	Area (ha)	Existing Designation	Proposed designation
EMP/EWM1	Molesey Industrial Estate	14.96	Strategic Employment Land	Retain Strategic Employment Land designation with amended boundary
EMP/EWM2	Imber Court Trading Estate, Orchard Lane	3.08	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 be potentially allocated for development.

4.2 All sites have been through a rigorous assessment process, incorporating the requirements of Strategic Environmental Assessment/Sustainability Appraisal. Details can be found in the Site Assessment Methodology documents²⁴. Reasonable alternatives for the development of sites have been considered.

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 are sites that 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** – these are 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 have therefore not been considered.

Opportunity sites

Imber Court Trading Estate, Orchard Lane

Mole Hall, Bishop Fox Way

Radnor House and Molesey Centre for the Community, Hansler Grove

Other possible sites

24.[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]

Hurst Park Primary School, Hurst Road

Sites with planning permission not yet implemented

Hampton Court Station and the Jolly Boatman, Hampton Court Way

The Surveyor, Island Farm Road

Land at Molesey Football Club

30-32 Central Avenue

4.4 At the workshop the potential redevelopment of the Pavilion Sports and Fitness Club was discussed. However, there continue to be uncertainties regarding the current planning application for this and as such it has not been included at this stage. Other sites discussed at the workshop but not taken forward included Tescos on Walton Road, Hurst Park garages and Graburn Way open space. The development of these sites was not considered to be either reasonable or deliverable. Further details of the sites included can be found below within the detailed site schedules. They are also indicated on the map included in [East and West Molesey - Appendix 1](#).

Opportunity sites

Imber Court Trading Estate

Site Ref	Address	
DEV/EWM14	Imber Court Trading Estate, Orchard Lane	
Settlement area	Existing use	Site area (ha)
East and West Molesey	Industrial estate with a range of general industrial and storage (B2/B8) uses	2.88
Planning constraints	Ownership	Delivery
Flood Zone 2; currently Strategic Employment Land; adjacent to Green Belt	Private	1-5 years

Description

The site currently has 7 units (178,872sq ft) in use as industrial and warehousing/storage. Green Belt surrounds the site to the east, west and south. Imber Court Sports Ground adjoins the site to the east (within the Green Belt) with residential dwellings to the north. It is located approximately 800m from East Molesey District Centre. The River Ember passes close to the western boundary and a very small part of the site falls within flood zone 2. It is currently designated as Strategic Employment Land.

Background

The site has been put forward through the 'Call for Sites' process by White Young Green on behalf of the owners, Wates Developments. The submission includes detailed evidence to support the proposed allocation of the site for between 80-100 dwellings.



Options

Option A – Allocate for development with the potential to deliver up to 80-100 dwellings

Option B – Allocate for a mixed-use development with the potential to deliver up to 50 dwellings with the remainder of the site retained as commercial

Option C – Do not allocate

Preferred option

At this stage we have not identified a Preferred Option and would like your views on the most appropriate development of this site

Comments

Imber Court Trading Estate is no longer considered to be a strategic location for employment land being located adjacent to residential uses and with relatively poor access to road networks and other local services (see Section 2, ref EMP/EWM2)

Even without the Strategic Employment Land designation any loss of employment land would need to be fully justified in accordance with Core Strategy policy CS23 Employment Land Provision. The owners of the site have confirmed in their submission through the Call for Sites process that 50% of the units continue to remain unlet even following a reduction of the starting rent of these units to £3 per square foot.

Subject to policy CS23 and a sequential test for flooding this site would be considered suitable for housing or a mixed-use scheme. Any development would need to be sensitive to the adjoining Green Belt land and achieve a density of at least 30 dwellings per hectare.

What you have told us so far

Whilst some felt that this was an attractive employment site, there was general recognition that its location is better suited to residential uses and that there are other sites within the Borough more suitable for employment uses. There is some support from local residents for releasing this site for housing as it will address problems with HGV traffic and offer an opportunity to improve the environmental quality of the local area. Some considered it should be allocated for a new secondary school. This has not been included as an option as there is capacity for expansion at existing secondary school sites in the Borough and therefore the County are not looking to provide an additional secondary school.

Mole Hall, Bishop Fox Way

Site Ref	Address	
DEV/EWM8	Mole Hall, Bishop Fox Way	
Settlement area	Existing use	Site area (ha)
East and West Molesey	Community hall with car park	0.37
Planning constraints	Ownership	Delivery
Flood Zone 2	Public - Elmbridge Borough Council	6-10 years
Description		
<p>The site includes the two-storey community building (part of first floor within roofspace) and extensive hardstanding for car parking. It is on the edge of the Bishop Fox Way housing estate within a predominantly residential area. The site is in a reasonably sustainable location within walking distance of West Molesey shops and facilities, 1.5km from East Molesey District Centre, and bus routes to Walton Road. The land is designated as flood zone 2.</p>		
Background		
<p>The site is included within the Strategic Housing and Employment Land Availability Assessment and is considered to have potential for development</p>		
Options		
<p>Option A – Allocate for a mixed use development with the potential to deliver up to 18 dwellings including the re-provision of the community use on-site</p> <p>Option B – Allocate for development with the potential to deliver up to 30 units including the re-provision of the community use on site</p> <p>Option C – Allocate for development with the potential to deliver up to 7 Gypsy and Traveller pitches with a community use either being provided off-site or demonstrated as surplus.</p> <p>Option D – Allocate for development with the potential to deliver up to 27 dwellings with a community use either being provided off-site or demonstrated as surplus.</p> <p>Option E – Retain the whole site in a community use (as existing)</p>		

Preferred option

At this stage we have not identified a Preferred Option and would like your views on the most appropriate way to develop this site.

Comments

The site is considered to be appropriate for a mixed-use, housing or a gypsy and traveller site. If the site is developed wholly for housing or as a gypsy and traveller site the previous community use would need to be properly assessed to establish redundancy or alternative provision or otherwise suitability for an alternative social and community use. Appropriate mitigation to address flood risk would also be required. Option B has the potential to deliver sheltered accommodation which is considered to be the same use as all other residential development. Off site provision of community floorspace could be achieved through improvements at Molesey Centre for the Community at Hansler Grove (DEV/EWM16).

What you have told us so far

This site was not discussed at the community workshop.

Radnor House and Molesey Centre for the Community

Site Ref	Address	
DEV/EWM16	Radnor House and Molesey Centre for the Community, Hansler Grove	
Settlement area	Existing use	Site area (ha)
East and West Molesey	Sheltered housing and a community centre	0.5 (0.3+0.2)
Planning constraints	Ownership	Delivery
Flood zone 2 / Area of High Archaeological Potential; adjacent to Conservation Area.	Public - Elmbridge Borough Council / Paragon Community Housing Group	6-10 years
Description		
<p>Radnor House is a 2-storey block of sheltered flats built in the 1970s with Molesey Centre for the Community located to the rear, accessed from School Road. They are located just outside East Molesey District Centre boundary and the Conservation Area. The site is within flood zone 2 and an area of High Archaeological Potential. Surrounding properties are predominantly two/three storey detached residential dwellings with some mixed use with retail on the ground floor on the opposite side of Walton Road.</p>		
Background		
<p>Radnor House is owned by Paragon Community Housing Group and Molesey Centre for the Community is owned by Elmbridge Borough Council. The potential development opportunity at Radnor House and the location of the community centre means it is sensible to consider the future of the two sites together with a view to making the best use of land and public money through comprehensive redevelopment of the both sites.</p>		
Options		

Option A – Allocate for development with the potential to deliver up to 12 dwellings including re-provision of the community use on-site

Option B – Allocate for development with the potential to deliver up to 20 dwellings with a community use either being provided off-site or demonstrated as surplus

Option C – Allocate Radnor House only for development with the potential to deliver up to 12 dwellings

Option D – Do not allocate (as existing)

Preferred option

At this stage we have not identified a Preferred Option and would like your views on the most appropriate way to develop this site.

Comments

The site is considered to be appropriate for housing and could be developed either wholly for housing or as mixed-use development retaining a community facility on-site. If the site is developed wholly for housing the redundancy of previous community use would need to be established or an alternative social and community use identified. Flooding issues would need to be addressed. Any scheme would need to take account of its location in an Area of High Archaeological Potential and the nearby Conservation Area and listed buildings fronting onto Walton Road. Development here would also offer an opportunity to resolve access issues to the community centre from School Road. Off site provision of community floorspace could be achieved through improvements at Mole Hall, Bishop Fox Way (DEV/EWM8).

What you have told us so far

Many felt that Radnor House was considered to be suitable for housing development at the community workshop.

Other Possible Sites

Hurst Park Primary School, Hurst Road

Ref	Size (ha)	Current use	Planning constraints
DEV/EWM3	1.21	Primary School	Partially within Flood Zone 2

The site is owned by Surrey County Council and recent discussions have raised the possibility redeveloping this site for housing through provision of a new school on the former John Nightingale site (DEV/EWM11).

Commentary

Any redevelopment of this could only happen if sufficient places were provided in a new school on the Former John Nightingale School site and provision at Hurst Park is no longer required. At present there is an under provision of school places in the settlement area. To address this shortfall the County are proposing to develop the former John Nightingale School site, which has been vacant for some time, and could deliver a 2 form of entry Primary School. Should such a development happen there is the possibility that existing provision at Hurst Park School will no longer be required enabling its redevelopment in order to offset the costs of delivering a new school. With public finances being restricted it is important to consider all possible sources of funding. If sufficient finances are not available from existing funding streams housing development will be required on one of these sites to deliver the proposed improvements to school provision. In addition, any development should help to address housing need in the local area and deliver affordable housing. Whilst recent Government announcements have identified new capital funds for schools there is insufficient information as to how this will be allocated across the country.

Sites with Planning Permission

4.5 The following sites have an existing planning permission and will be allocated for development as set out in the approved application. These can be viewed online at – www.elmbridge.gov.uk/planning

Sites with planning permission not yet implemented

Ref	Application No.	Site address	Current use	Proposal
DEV/EWM1	2008/1600	Hampton Court Station and the Jolly Boatman, Hampton Court Way, East Molesey	Station plus vacant land	66 dwellings, retail and commercial space (603sqm), 46 bedroom hotel, 61 bedroom care home, refurbished railway station, new transport interchange and public open space.
DEV/EWM18	2011/7242	The Surveyor, Island Farm Road, West Molesey	Public house	20 flats
DEV/EWM19	2011/7916	Land at Molesey Football Club	Part of football pitch	20 units including 12 semi-detached houses, 4 terraced houses and 4 flats
DEV/EMW23	2009/1091	30-32 Central Avenue, West Molesey	Industrial units (3,643 sqm)	12 light industrial units (4,163 sqm) 9 with first floor offices

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 new development. Whilst these were originally outlined in the Core Strategy (see Section 1) it was acknowledged that these may 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 It is expected that demand for school places in East and West Molesey will increase due to both new development and the changing demographics in the Borough. Over the next ten years between one and two additional forms of entry will be required at primary level in the settlement area and 5 forms of entry at secondary level across the whole Borough. Working with Surrey County Council, we have identified a number of options as to where investment could take place in schools in East and West Molesey 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 Assessment²⁵ 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.**

Option A – Allocate existing school sites ²⁶ for potential expansion to accommodate an increase in pupil numbers

Option B – Do not allocate existing schools for expansion

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

26.[Includes sites formerly in education use]

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

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

5.4 There is potential to deliver an increase in school places by providing a new larger school on the site of the former John Nightingale School. Alongside this option, further expansion is also possible at two other school sites within the area.

5.5 As there are no secondary schools in this area the table below outlines those primary, infant and junior schools where there is potential capacity for expansion. It does not indicate the potential decision that will be made by Surrey County Council. In addition to capacity the County Council will take into account the preferences expressed by parents. Whilst the need for a secondary school was mentioned in the workshops there is sufficient capacity on existing secondary sites in the Borough to meet future demand and as such no interest from the County Council to deliver a new secondary school in this area.

Potential education opportunity areas

Ref	School	Size (ha)	Capacity
DEV/EWM11	Former John Nightingale School	1.81	Delivery of a new 2 form of entry primary school. Also see Hurst Park Primary School (Section 3, DEV/EWM3)
DEV/EWM4	Chandlers Field Primary School	4.57	Potential capacity to expand.
DEV/EWM7	St Albans Catholic Primary School	1.23	Potential to expand, however, this should be considered as the final option due to the confined nature of the site.

Transport and Highways improvements

5.6 Transport studies commissioned by the Council have shown that there are a number of areas that should be the focus of future investment in order to manage congestion by offering sustainable alternatives, improvements to junctions and traffic/parking management. Options put forward by the County Council and the community as having potential to alleviate the impacts of congestion are:

- Support improvements to road safety specifically around schools
- Improvements to cycle and pedestrian routes throughout the area
- Junction improvements around Hampton Court Station (some improvements will occur if the Jolly Boatman application is implemented – 2008/1600)
- Introduce a programme of parking controls

Other infrastructure

5.7 There are a number of other infrastructure priorities that were set out within the Core Strategy that are still relevant and these are set out below:

- A commitment to consider parking issues through a local parking strategy and a local management plan
- Enhancements to play equipment in local open spaces

Workshop feedback

5.8 Discussions at the workshop raised a number of additional areas where it was considered important to focus future investment.

- Schools including a secondary school
- Flood protection
- Healthcare facilities
- Improve public transport, in particular increasing integration between bus and rail networks
- Provision of new River Thames pedestrian/cycle crossings and improved cycle access along river
- Bicycle parking facilities
- Partial pedestrianisation of Bridge Road from Palace Road to Riverbank roundabout