



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

Elmbridge Local Plan
Walton
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 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 |

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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]



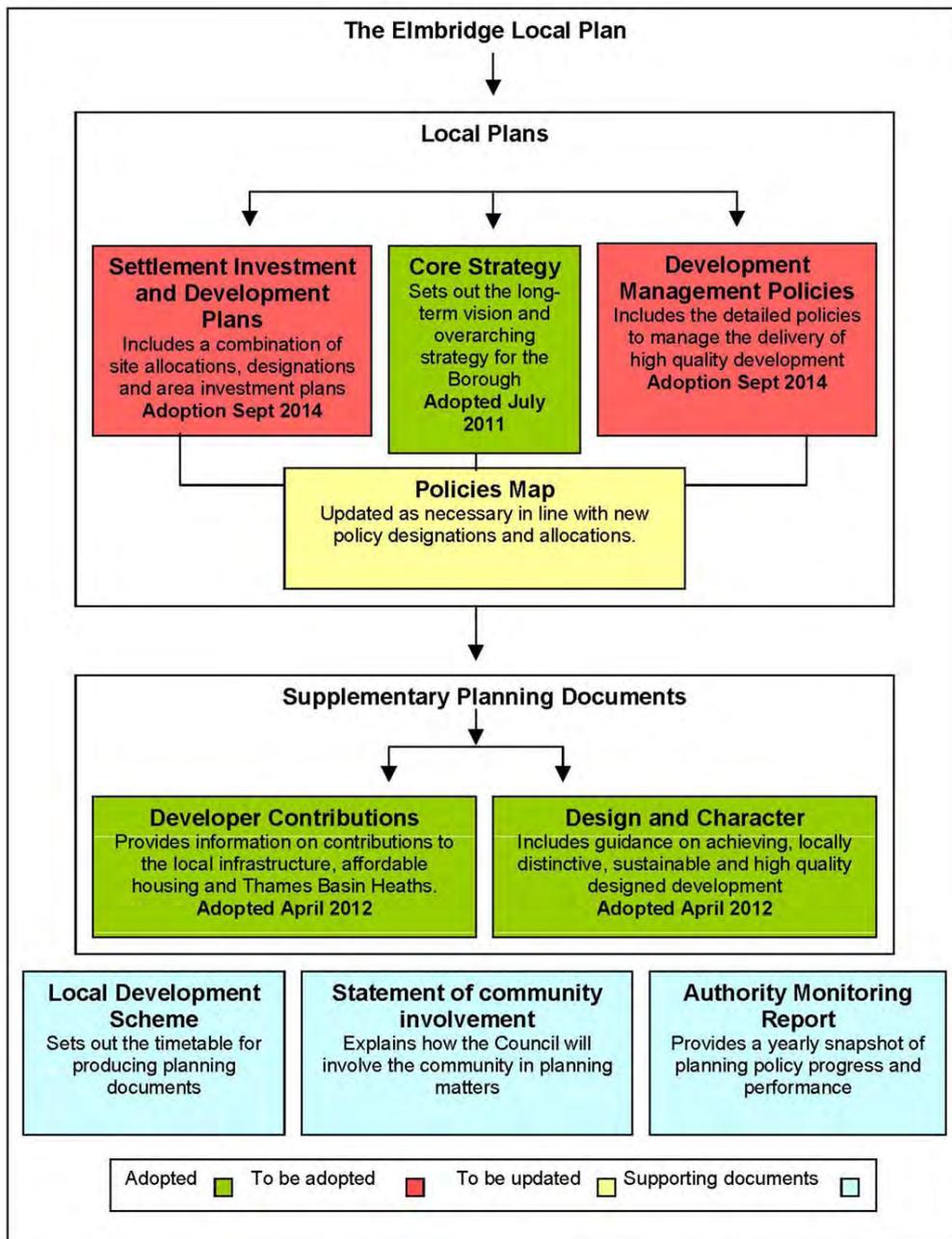
aim is to provide clarity about expectations prior to buying land, and ensure that new development contributes to the creation of an environment where growth is not stifled through lack of infrastructure and investment. It is estimated that this charge will raise in the region of £24 million over a 10 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 Walton on Thames Investment and Development Plan

About the area

2.1 Walton-on-Thames is the largest settlement in Elmbridge with nearly 12,000 dwellings⁸ and a population of approximately 24,000⁹. The settlement is in the northwest of the Borough with the River Thames forming the eastern border. It has one of the two bridges crossing the River Thames into the Borough and is a key crossing point for traffic travelling to and from the M3 to the north. Walton town centre is the largest centre in the Borough and one that has grown in recent years, primarily through the development of The Heart, a comprehensive mixed-use town centre scheme. It has also recently benefited from a major environmental improvement scheme - 'Soul to the Street'¹⁰. In addition to Walton Town Centre, there are local centres at Walton Halfway, located close to Walton Station and at Terrace Road to the north of Walton Town Centre.

2.2 The character of the area is predominantly residential. There is a mix of densities including some areas of higher density development as well as pockets of lower density throughout the settlement area. Open spaces within the urban area are limited. However, Green Belt to the north and west of the settlement and the River Thames on the eastern boundary offer valuable opportunities for informal recreation. A key asset in the settlement is the Xcel leisure centre, the Borough's only publicly owned leisure centre, which offers a range of sports and recreation activities including a swimming pool and climbing wall. Permission has recently been granted for a new stadium and associated football pitches on the Green Belt land next to the leisure centre.

2.3 Being the largest settlement area in the Borough, Walton has seen a significant amount of development, particularly in the town centre. The development of The Heart delivered an increase in retail floorspace and 379 flats. Since 2006 there have been 659 dwellings built in the Walton area, 30% of the total number of dwellings built in the Borough during this period. 82% of units delivered in 2006-11 were flats reflecting the significant proportion of development delivered in Walton Town Centre (64%). The average density of development between 2006-11 was 50 dwellings per hectare with the majority being 1 bedroom (39%) and 2 bedroom (44%) units¹¹.

2.4 There are two key commercial areas in Walton: Hershams Trading Estate on the edge of the settlement adjoining Hershams, which offers a range of accommodation for storage and industrial uses and Walton Court (former Birdseye Headquarters), a vacant

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

9.[Resident Population Estimates 2010 (ONS)]

10.[www.elmbridge.gov.uk/planning]

11.[Authority's Monitoring Report 2012]

office block located close to Walton Station. Both areas are currently designated as Strategic Employment Land.

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 Walton on Thmaes 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 to be between 675 and 725 units between 2011 and 2026.
- Capacity within the town centre to deliver 20,000 sqm of additional office floorspace depending on future demand.
- 2 to 3 additional forms of entry at primary school level in the area.
- A commitment to address parking issues through a local parking strategy and a local management plan.
- Additional GP capacity may be required to support growing population.
- Improved and accessible open space at Waterside Drive.
- Improvements to station access.

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.

The following table shows the settlement's housing delivery¹⁴

| Housing delivery | | Dwellings |
|---|-----|----------------|
| Anticipated level of housing delivery in plan period (2011 to 2026) | | 675-725 |
| Minus: | | 495 |
| Dwellings built in 2011/12 | 59 | |
| Dwellings under construction in 2011/12 | 62 | |
| Dwellings with permission not yet implemented in 2011/12 | 224 | |
| Estimated number of dwellings on small sites from 2015 to 2026 | 150 | |
| Estimated remaining housing to be delivered on larger sites from 2012 to 2026 | | 180-230 |

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

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

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

Purpose of this ID plan

2.7 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. This includes employment land, housing, mixed use and Gypsy and Traveller pitches.
- Designating open space within the urban area for continued protection.
- Designating potential Suitable Accessible Natural Greenspaces at Molesey Heath to support the ongoing protection of the Thames Basin Heaths Special Protection Area.
- Designating existing permanent and authorised Gypsy and Traveller sites
- Reviewing the designation of Strategic Employment Land.
- Identifying priorities for future investment in infrastructure e.g. schools, transport, highways etc.

What does the Walton on Thames ID Plan propose?

2.8 The ID Plan for Walton on Thames includes the following proposals for consultation:

- 16 sites that may have potential to be allocated for development.
- 24 areas of open space in the urban area for designation as well as 3 areas of Local Green Space.
- 1 potential site for Suitable Accessible Natural Greenspace for protection
- 1 area of Strategic Employment Land for long-term protection at Hersham Trading Estate and remove of the designation at Walton Court.
- 3 education sites where there is potential for future expansion to accommodate an increase in pupil numbers.
- 1 existing permanent and authorised Gypsy and Traveller sites for protection
- Priorities for investment in other forms of infrastructure including schools, transport and highways etc.

2.9 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 | | Potential Suitable Accessible Natural Green Space |
| | Other Possible Sites | | Green Belt |
| | Sites with Planning Permission | | Open Space |
| | Existing Gypsy & Traveller Site | | 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

2.10 In September 2012 we held a ‘Managing Development’ workshop at Walton Community Centre. This was a key part of our early engagement to inform the preparation of the ID Plan for Walton. 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.

2.11 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.

2.12 The key issues discussed at this workshop included¹⁵

Sites to be protected

- Walton Court could be released as Strategic Employment Land but Hershams Trading Estate at Lyon Road should maintain its strategic designation.
- Potential to relax the protection of primary shopping frontages in retail centres to include doctors or dentists.
- All land currently designated as Strategic Open Urban Land is considered to be important and should be retained.
- The stadium site at Stompond Lane was considered worthy of a strategic designation due to its contribution to the surrounding area. Other areas such as allotments were also considered as appropriate for protection.

Potential development sites

- The high proportion of flats being built and the limited provision of smaller family housing was highlighted. However, there was recognition that flats did meet the needs of younger people.
- Potential development of Brassey House, Walton Court, 1-5 Terrace Road and Walton Police Station was considered appropriate.
- Potential for Walton Court to be considered for development as a hotel.
- Potential sites for Gypsy and Traveller pitches at Field Common or at Rydens. However, some felt there were no opportunities in the settlement area.
- A proposal was put forward to continue with the community use at the Police Station and link it to an expansion of Ashley Primary School.

Priorities for investment

- The main priorities for investment were considered to be healthcare, transport, schools and improving access to the Green Belt.
- Specific transport issues raised included improvements to facilities for cyclists and pedestrians, the need to develop freight partnerships to address the issues of HGV traffic, parking and access between the town centre and the station.
- More resources could be directed towards the new community hub at the old Walton Library.
- Better provision of public toilets.
- Effective management of the growth in the night time economy to ensure safety.

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



2.13 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 Walton on Thames 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 [Walton - 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 documents¹⁶

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 framework¹⁷. 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 demonstrably special 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:

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

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

Open space in the urban area

3.6 All open spaces identified on the map in [Walton - 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 loss¹⁸.

Open space in the urban area¹⁹

| Open space name | Size (ha) | Existing designation |
|------------------------------------|-----------|----------------------|
| Walton Memorial Garden | 0.03 | NONE |
| Edgehill Court play area | 0.04 | NONE |
| Cromwell Road play area | 0.06 | NONE |
| Kings Close | 0.14 | NONE |
| Kenilworth Drive | 0.23 | NONE |
| Kirby Way | 0.24 | NONE |
| Severn Drive | 0.36 | NONE |
| Copenhagen Way | 0.37 | NONE |
| St John's Drive | 0.37 | NONE |
| Bishops Hill | 0.45 | NONE |
| Trafalgar Drive | 0.46 | NONE |
| St Mary's Churchyard | 0.49 | NONE |
| Viner Drive | 0.55 | NONE |
| Grovelands School | 0.70 | NONE |
| Walton Cemetery | 0.92 | NONE |
| Thamesmead Recreation Ground | 1.29 | NONE |
| Shaw Drive | 1.93 | NONE |
| George Froude Park | 2.00 | NONE |
| Walton Oak Primary School | 2.64 | NONE |
| Ashley Park Crescent Sports Ground | 2.65 | NONE |
| Stompond Lane Sports Ground | 2.95 | NONE |
| Ashley Park | 3.58 | NONE |
| Severn Drive Allotment | 4.97 | NONE |

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

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

| | | |
|---|------|------|
| Elm Grove Recreation Ground including play area, allotments and tennis courts | 5.53 | NONE |
|---|------|------|

| | |
|------------------------------------|--|
| 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

3.7 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 framework²⁰ (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 [Walton - 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 |
|-------------------------------|-----------|----------------------|
| Sandy Lane | 0.23 | SOUL |
| Halfway Green | 0.4 | SOUL |
| Walton-on-Thames Cricket Club | 2.09 | 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

²⁰[Paragraph 77 of the National Planning Policy Framework – www.communities.gov.uk]

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

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 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 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 [Walton - Appendix 1](#). Comments are welcomed on the

overarching approach to designating potential Suitable Accessible Natural Greenspace and the proposed sites.

3.12 Molesey Heath is a large area of semi-natural greenspace within the Green Belt close to the urban areas of Walton-on-Thames and Molesey. It is located close to a number of reservoirs and is designated as a Site of Nature Conservation Importance and Biodiversity Opportunity Area. It also lies within a Minerals Safeguarding Area 14 ha of land to the east (see map [Walton - Appendix 1](#)) is owned by the Council and comprise mainly open grassland with undulating topography. The area is currently accessible to the public but has significant capacity to take more visitors. The fact that the site is within public ownership and the relatively low levels of current use mean it offers significant potential for enhancement to attract users.

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 additional visitors arising from new residential development on the Thames Basin Heaths Special Protection Area. Whilst the site is identified as a Minerals Safeguarding Area, it is not the Council’s intention to extract minerals and the Suitable Accessible Natural Greenspace will be maintained in perpetuity. Its relationship to the potential development site at the former Molesey Sewage Works (DEV/WAL1) to the north should be carefully considered.

Potential Suitable Accessible Natural Greenspace

| Ref | Name | Area (ha) | Existing Designation |
|-----------|---------------|-----------|---|
| SANG/WAL1 | Molesey Heath | 14 | Site of Nature Conservation Importance; Biodiversity Opportunity Area; Green Belt; Minerals Safeguarding 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 purpose²¹. 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 Review²² 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.

23

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 The Council's proposes to allocate Hersham Trading Estate, Lyon Road as Strategic Employment Land and remove the Strategic Employment Land designation at Walton Court, Station Avenue. As set out earlier Walton Court is no longer considered of strategic importance within the Borough and as such should have the designation removed. The site has also been put forward by the owners for potential development (see DEV/WAL37) in the future and removing the designation would fit with the Government's planning framework which seeks to avoid the long-term protection of sites where there is no reasonable prospect of a site being used for that purpose. However, Hersham Trading Estate continues to provide an important source of employment and services within the Borough as well as offering scope for future improvements that could intensify the uses on that site and deliver increases in employment growth. It was also identified at both the Walton and Hersham community

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

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

workshops as being important locally and as such should keep its strategic designation. Sites to be designated as Strategic Employment Land are shown on the map in [Walton - Appendix 1](#). Any changes to existing designations are indicated below.

Strategic Employment Land

| Ref | Site address | Site size (ha) | Existing Designation | Proposed designation |
|----------|------------------------|----------------|---------------------------|--|
| EMP/WAL1 | Hersham Trading Estate | 7.16 | Strategic Employment Land | Strategic Employment Land designation |
| EMPWAL2 | Walton Court | 3.96 | 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 |

Existing Gypsy and Traveller sites

3.18 The Government’s planning framework makes it clear that local authorities must set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople and identify and update annually a supply of specific deliverable sites, sufficient to provide five years’ worth of sites and developable sites or broad locations for growth for years 6-10 and, where possible 11-15. Between 2012 and 2027 there is a need for 36 Gypsy and Traveller pitches across the Borough with 24 required in the first 5 years (2012-2017) to address the backlog of need.

3.19 In finding suitable sites for Gypsy and Traveller pitches it is important to consider any existing sites and whether they need to be protected in their existing use. The following options have been considered for those existing sites where there is no capacity for intensification/ expansion of provision.

- Option A – Designate existing permanent and authorised sites to protect them in their current use.
- Option B – Do not designate existing permanent and authorised sites to protect them in their current use (as existing)
- Option C – Designate existing permanent/authorised and temporary authorised sites for protection in their current use

Preferred Option: Designate existing permanent and authorised sites to protect them in their current use.

Commentary: The preferred option will ensure that permanent sites are protected in their current use as Gypsy and Traveller sites. Temporary sites only have permission due to a lack of a 5 year land supply at that time. As the Council will have a 5 year land supply in the future, the renewal of temporary permission will not be required.

3.20 There is one private site providing 1 pitch in the Walton area at 74 Hurtwood Road. There is no capacity for expansion on this site and, therefore, it is proposed to designate it as Gypsy and Traveller sites to protect it in its current use.

| Ref | Site address | Site size (ha) | Existing Designation |
|--------|--------------------------------|----------------|----------------------|
| GTWAL1 | Willow Trees, 74 Hurtwood Road | 0.03 | None |

| | |
|------------------------------------|--|
| Core Strategy links | CS22 – Gypsies, Travellers and Travelling Showpeople |
| Framework paragraphs | Planning policy for traveller sites |
| Development Management Plan | N/A |
| Other documents or guidance | Traveller Accommodation Assessment 2012 |

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 Appraisal²³. 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

Land at former Molesey Sewage Works
Walton Police Station, New Zealand Avenue
Courtlands, Manor Road,
1 to 5, Terrace Road

23.[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]

Brassey House, New Zealand Avenue
Crown House, High Street
Ansell Hall, Oakbank Avenue
Stompond Lane Sports Ground
Elm Grove, Hershams Road
Walton Court, Station Avenue

Other possible sites

4 to 16 Oatlands Drive
Drewitts Court Car Park

Sites with planning permission not yet implemented

Churchfield Industrial estate
18b Church Street
57-61 High Street
Land Adjacent Xcel Leisure Complex

4.4 Further details of the sites are included below with detailed site schedules below and indicated on the map included in [Walton - 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

Land at former Molesey Sewage Works, Approach Road

| Site Ref | | Address | |
|---|--|--|----------------|
| DEV/WAL1 | | Land at former Molesey Sewage Works, Approach Road | |
| Settlement area | | Existing use | Site area (ha) |
| Walton on Thames | | Open space | 3.2 (2.24) |
| Planning constraints | | Ownership | Delivery |
| Adjacent to Green Belt, Biodiversity Opportunity Area and Local Nature Reserve; partially within Flood Zone 2; Site of Nature Conservation Importance | | Private | 6-10 years |
| Description | | | |
| <p>The site consists of mature trees at the boundaries and is mainly grassland. There are allotment gardens to the north of the site and Molesey Pony Farm to the east. Green Belt surrounds the east, west and south boundaries of the site. Terraced housing lies to the northwest at Island Farm Road, Approach Road and Fleetside.</p> | | | |
| Background | | | |
| <p>This site is included in Policy HSG4 as a Major Allocated Housing Site in the Replacement Elmbridge Borough Local Plan 2000. Discussions have taken place regarding an affordable housing scheme and the site remains available for development. It is included in the Strategic Housing and Employment Land Availability Assessment</p> | |  | |
| Options | | | |
| <p>Option A – Remove allocation and maintain the site as open space Option B – Maintain existing Local Plan allocation with the potential to deliver up to 95 dwellings</p> | | | |

Option C – Allocate as a mixed use development with the potential to deliver up to 60 dwellings and 15 Gypsy and Traveller pitches

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 former sewage works was originally allocated for residential development in the Elmbridge Local Plan (2000). Since this allocation the site has remained undeveloped due to the costs of decontamination from its former use as a sewage works. During this time the site has become a well-used green area popular with local people. The options for this site therefore provide the opportunity to maintain the existing allocation for housing development, a mixed-use scheme incorporating housing and the provision of Gypsy and Traveller pitches and removing the allocation and maintaining the site as open space.

The site is adjacent to other housing development and would be suitable for a residential or mixed-use scheme. However, in order to progress any development on this site a full investigation and assessment of potential ground contamination is required. In addition, the site is located in Flood Zone 2, which will require mitigation. The partial element of the site that falls within Flood Zone 3 should not include housing or Gypsy and Traveller pitches. Any development will require sensitive layout, design and landscape so that it does not appear detrimental to the openness of the adjoining Green Belt land. It should also take account of its status as a Site of Nature Conservation Importance and Local Nature Reserve that includes a valuable grassland habitat important for bird and plant species.

The proposed developable area would only be the eastern part of the site with the western part being maintained as open grassland. This would help to address flood risk issues as well as provide an appropriate boundary with the adjoining Green Belt land, Site of Nature Conservation Importance and Local Nature Reserve. It would also be important to ensure the site integrates seamlessly with the surrounding area and any scheme should improve links to the surrounding Molesey Heath which has been identified as a potential Suitable Accessible Natural Greenspace, including the provision of a car park, access improvements, environmental enhancements to support an improved grassland habitat and potentially an 'interpretation centre'.

Following review of this site by the Development Market Panel, the developable area was reduced to Flood Zone 2 only (2.24 ha) but the density was increased from 30dph to 43 dph to maintain capacity. Due to the constraints on site that still require rectifying, it is considered that any development is unlikely to be delivered before 11 years.

What you have told us so far

There were mixed views in relation to the development of this site. Some supported development for housing subject to ensuring an appropriate boundary with the adjoining Green Belt land. It was felt that this could be achieved by developing only part of the site. Some considered it appropriate for use as a Gypsy and Traveller site. Others felt that the existing allocation should be removed for it to be maintained as open space and even returned to the Green Belt.

Walton Police Station, New Zealand Avenue

| Site Ref | Address | |
|---|---|----------------|
| DEV/WAL8 | Walton Police Station, New Zealand Avenue | |
| Settlement area | Existing use | Site area (ha) |
| Walton on Thames | Community use - Police Station | 0.16 |
| Planning constraints | Ownership | Delivery |
| Town Centre, Secondary Shopping Frontage | Public – Surrey Police | 1-5 years |
| Description | | |
| <p>The site comprises the two-storey (domestic scale) police station building and hardstanding within the Walton Town Centre boundary. Access is from the frontage onto New Zealand Avenue, which is a classified A road (A244). The area is predominantly commercial in character but includes residential property beyond the southern boundary (Ashley Park Crescent) and flatted developments above ground floor commercial premises, such as The Heart opposite and Auckland House to the east. The grounds of Ashley Primary School share part of the eastern boundary and to the west is the Telephone Exchange building. The site falls within a Secondary Shopping Frontage.</p> | | |
| Background | | |
| <p>Surrey Police promoted this site through the Strategic Housing and Employment Land Availability Assessment as part of the rationalisation of police stations across the County.</p> | | |
| Options | | |
| <p>Option A – Allocate for development with the potential to deliver up to 32 dwellings. Option B – Allocate for a mixed-use development with a community use on the ground floor and the potential to deliver up to 24 dwellings.</p> | | |

Option C – Allocate for a mixed-use development with an appropriate town centre use on the ground floor and the potential to deliver 24 dwellings.

Option D – Do not allocate (as existing)

Preferred option

Allocate for a mixed-use development with either a community or an appropriate town centre use on the ground floor and with the potential to deliver up to 24 dwellings.

Comments

The site is considered to be appropriate for a mixed-use development given its location within the town centre and the mix of residential, office and retail uses along New Zealand Avenue. Given the site's location within a highly sustainable area with good transport links, a high density can be applied. A figure of 150dph is considered reasonable in view of the location and the prevailing density of nearby residential development at The Heart and Auckland House. It may have been beneficial to develop the site together with the adjacent Telephone Exchange building but the agents acting for British Telecom have confirmed that this facility will not be disposed of in the near future. The Development Market Panel has questioned whether a retail element would need to be introduced within any new building. Falling within a 'secondary frontage', a mixed-use building or an element of appropriate use on the ground floor to maintain an active frontage would be desirable. Consideration would need to be given to an alternative community use prior to disposal, particularly given that there is a need for improvements to GP services in the Walton area.

Development considerations

- Designed to ensure that it does not preclude development of the Telephone Exchange in the future
- Adequate parking arrangements
- With the potential to deliver up to 12 affordable units, in line with Core Strategy policy CS21 Affordable Housing
- Provision of community use or an appropriate town centre use on ground floor

What you have told us so far

Some considered that flats were not acceptable on this site given the anti-social behaviour that occurred following recent flatted development in the town centre. A proposal was put forward to continue with the community use on the site and link it to an expansion of Ashley Primary School. However, Ashley Primary School already has capacity for expansion on its existing site and capacity also exists at other sites within Walton and Hersham and so this has not been considered as an option.

Courtlands, Manor Road

| Site Ref | | Address | |
|---|--|------------------------|----------------|
| DEV/WAL7 | | Courtlands, Manor Road | |
| Settlement area | | Existing use | Site area (ha) |
| Walton on Thames | | Residential - flats | 0.29 |
| Planning constraints | | Ownership | Delivery |
| Area of High Archaeological Potential; adjacent to Locally Listed Building | | Private | 1-5 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>A site comprising a four-storey block of 16 flats with communal garden and garage block. It is located within an Area of High Archaeological Potential and adjacent to the Town Centre boundary. Beyond the north east boundary of the site is the locally listed Methodist Church and the south east boundary abuts the former Courts building, which is a retail unit fronting Terrace</p> | | | |
| <p>Road. The other properties adjoining the site are a single dwelling and the Walton Conservative Club. Manor Road is predominantly residential and this is the last property in the road before it meets the more commercial Terrace Road/Church Street junction.</p> | | | |
| Options | | | |
| <p>Option A – Allocate for development with the potential to deliver up to 32 units Option B – Allocate for comprehensive mixed-use development alongside 1-5 Terrace Road (WAL9) maintaining an appropriate town centre use at ground floor level Option C – Do not allocate (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 would be suitable for a high-density residential or mixed-use development (alongside 1-5 Terrace Road) recognising its position on the edge of the town centre and with good access to shops, facilities and public transport. Key considerations for any development will ensuring sufficient parking as the surrounding roads already have high levels of street parking. Design would need to take account of the adjoining listed church. Whilst the Council would support a comprehensive approach to the development of this site with the neighbouring site (ref: DEV/WAL9, Option B) past discussions between the respective owners have indicated there is no appetite for such a scheme.

What you have told us so far

This site was discussed at the workshop and the lack of parking and concerns around access were raised as potential issues especially if the neighbouring site (DEV/WAL9) were to be developed. It was suggested that the site, as with DEV/WAL9, may be more appropriate for retirement accommodation due to its proximity to the town centre. Options A or B would not preclude a scheme comprising retirement accommodation.

1-5 Terrace Road

| Site Ref | Address | |
|--|------------------|----------------|
| DEV/WAL9 | 1-5 Terrace Road | |
| Settlement area | Existing use | Site area (ha) |
| Walton on Thames | Retail | 0.12 |
| Planning constraints | Ownership | Delivery |
| Town Centre, Secondary Shopping Frontage; adjacent to Locally Listed Building. | Private | 1-5 years |

Description

The site comprises a large warehouse-style building, which is currently a retail unit. The site has a small amount of parking to the front of the store. It is located on a main road next to the Walton on Thames Methodist church and within the Walton-Town-Centre boundary. The residential character of nearby dwellings comprises four-storey apartments and two-storey houses. The area is largely mixed-use with retail, employment and residential elements.

Background

A planning application for a four-storey building comprising 42 residential units, retail units at ground floor and basement car park following demolition of the existing building (2008/0134) was refused on grounds of the scale and design of the building adjacent to the locally listed church, which would detract from the existing street scene. The subsequent appeal was dismissed on grounds of the building causing harm to the street scene, lack of on-site amenity space and lack of servicing arrangements for the retail element of the proposal. Pre-application discussions have taken place regarding the development of the site for a hotel with retail provision on the ground floor.



Options

Option A – Allocate for a mixed-use development with the potential to deliver up to 36 dwellings with an appropriate town centre use on the ground floor.

Option B – Allocate for a hotel with an appropriate town centre use on the ground floor

Option C – Allocate for comprehensive mixed-use development alongside Courtlands maintaining an appropriate town centre use at ground floor level (DEV/WAL7)

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 lies within the Town Centre and in close proximity to a range of services, facilities and amenities. It would provide a potentially sustainable location for a mixed-use development. It is located within a retail frontage and so an appropriate ground floor town centre use would need to be retained.

All options would meet an identified development need as outlined in the Core Strategy. Should a mixed-use retail/residential scheme be taken forward, the reasons for refusal and dismissal at the previous appeal will need to be addressed. The Appeal Inspector suggested the removal of six units would mitigate the mass and bulk of the previously proposed buildings. A revised scheme with fewer units, more informal play space and a better service arrangement could result in a feasible development scheme. There could also be an opportunity to redevelop neighbouring Courtlands (DEV/WAL7) in conjunction with this site although it is recognised that past discussions have revealed that there is no interest in pursuing this. Although the Development Market Panel suggests that removal of the commercial element on the ground floor could produce a higher residential yield, the site occupies a defined retail frontage and so an appropriate town centre use would need to be retained. Any scheme would need to take account of the impact of the adjacent listed building and local landmark. In particular this will affect the building line to ensure that views of this building are maintained from the Conservation Area.

A key consideration for any development on this site would be the need to consider parking and highways impacts, given the existing constraints within this area. The potential for the site to be developed for retirement accommodation is noted, however, this could form part of Option A or C as housing and retirement accommodation fall under the same use class.

What you have told us so far

Proposal for a hotel on this site was discussed and the lack of parking raised as a potential issue. It was suggested that the site may be more appropriate for retirement accommodation due to its proximity to the town centre. Options A or C would not preclude a scheme comprising retirement accommodation.

Brassey House, New Zealand Ave

| Site Ref | Address | |
|---|---|----------------|
| DEV/WAL21 | Brassey House, New Zealand Avenue | |
| Settlement area | Existing use | Site area (ha) |
| Walton on Thames | Offices with retail on the ground floor | 0.18 |
| Planning constraints | Ownership | Delivery |
| Town Centre; Secondary Shopping Frontage | Private | 1-5 years |
| Description | | |
| <p>This site is located along the northern side of New Zealand Avenue, within Walton Town Centre. The site currently comprises retail at ground floor level, with two floors of offices above. The site adjoins The Heart mixed-use development scheme to the west and abuts, but falls outside, an Area of High Archaeological Potential to the east.</p> | | |
| Background | | |
| <p>A pre-application enquiry was submitted in February 2012 to replace the existing structure with a four or five storey building comprising retail on the ground floor and a mix of 1, 2 and 3 bed units above and also to the rear of the site. The site has subsequently been promoted for inclusion in the 2012 Strategic Housing and Employment Land Availability Assessment for 43 units.</p> | | |
| Options | | |
| <p>Option A – Allocate for mixed-use development with the potential to deliver up to 40 dwellings with an appropriate town centre use on the ground floor.</p> <p>Option B – Do not allocate (as existing)</p> | | |
| Preferred option | | |
| <p>Allocate for mixed-use development with the potential to deliver up to 40 dwellings with an appropriate town centre use on the ground floor.</p> | | |
| Comments | | |

The site is considered very sustainable in planning terms. It is located within Walton Town Centre on a designated secondary shopping frontage and the retention of a street level presence that offers a direct service to the public will be required. Whilst there would be a loss of office floorspace in the upper levels there is significant amounts of vacant office space within Walton Town Centre and evidence indicates that there is more than enough vacant space to accommodate future demand.

A mixed-use development such as this would follow the pattern of development that has occurred previously with more residential uses occurring within town centres. Such development is sustainable and ensures that local town centres have both a daytime and evening economy improving their vitality and long-term viability.

The site's location, and proximity to The Heart redevelopment suggests that a high-density mixed-use scheme incorporating residential development would be acceptable in principle on this site.

Development Considerations

- Retention of a town centre use on ground floor
- Consider the retention of the historic façade or replacement with a high quality design
- Potential to deliver up to 16 affordable units, in accordance with Core Strategy policy CS21 on Affordable Housing
- Opportunities for providing some parking within any redevelopment

What you have told us so far

This site was considered to be acceptable for housing subject to the retention of the historic façade.

Crown House, High Street

| Site Ref | | Address | |
|--|--|--|----------------|
| DEV/WAL22 | | Crown House, High Street | |
| Settlement area | | Existing use | Site area (ha) |
| Walton on Thames | | Offices with retail on the ground floor | 0.09 |
| Planning constraints | | Ownership | Delivery |
| Town Centre; Primary Shopping Frontage; Area of High Archaeological Potential; Conservation Area; | | Private | 1-5 years |
| Description | | | |
| <p>This site is located at the junction of High Street and Church Street in Walton Town Centre. The site currently comprises a mix of retail units with offices above, which front the High Street, and a rear car park also providing service access. The site abuts the Walton Conservation Area to the immediate north and sits within an Area of High Archaeological Potential. It occupies a prominent corner at the top of the High Street and as such, functions as an important gateway to Walton Town Centre.</p> | | | |
| Background | | | |
| <p>Informal pre-application discussions took place in January 2012 exploring options to redevelop the site for a mixed use of retail and residential. The site has been included in the Strategic Housing and Employment Land Availability Assessment.</p> | |  | |
| Options | | | |
| <p>Option A – Allocate for mixed-use development with the potential to deliver up to 14 dwellings with an appropriate town centre use on the ground floor.</p> <p>Option B – Do not allocate (as existing)</p> | | | |
| Preferred option | | | |

Allocate for mixed-use development with the potential to deliver up to 14 dwellings with an appropriate town centre use on the ground floor.

Comments

The site is considered very sustainable in planning terms, located within Walton Town Centre. It sits within a designated Primary Shopping Frontage and a town centre use will therefore have to be retained in any proposal. Whilst there would be a loss of office floorspace in the upper levels there are significant amounts of vacant office space within Walton Town Centre and up to date evidence indicates that there is more than enough vacant space to accommodate future demand.

A mixed-use development would make the best use of land in this sustainable town centre location. The site's location and proximity to The Heart suggests a high-density flatted scheme of up to 14 dwellings with a town centre use on the ground floor could be delivered on this site.

Development Considerations

- Retention of a town centre use on ground floor
- Potential to deliver up to 6 affordable units, in accordance with Core Strategy policy CS21 Affordable Housing
- Sensitive to Conservation Area
- High quality design having regard to site's prominent corner position and relationship with The Heart
- 3 or more storeys, subject to design
- Retention of space at rear for servicing, turning and parking (if necessary)

What you have told us so far

This site was not discussed at the community workshop.

Ansell Hall, Oakbank Avenue

| Site Ref | Address | |
|--|---|----------------|
| DEV/WAL23 | Ansell Hall, Oakbank Avenue | |
| Settlement area | Existing use | Site area (ha) |
| Walton on Thames | Community hall | 0.1 |
| Planning constraints | Ownership | Delivery |
| Flood Zone 2 | Public – Elmbridge Borough Council | 1-5 years |
| Description | | |
| <p>This site is located north of Field Common farm within the defined residential estate of Oakbank Avenue in Fieldcommon. The site currently comprises a community hall, which is bounded to the west by three small retail units and to the north, south and east by residential properties.</p> | | |
| Background | | |
| <p>A number of pre-planning meetings have taken place between the Council and Paragon Housing Association regarding the redevelopment of this site, to provide a new community hall and affordable housing. This site potentially represents an additional phase of a larger scheme currently being developed in the surrounding area comprising 8 houses and 58 flats (2010/0830). The potential to redevelop the shops opposite the Hall as part of the larger scheme is also being explored, but for the purpose of this assessment these units have been excluded from the defined site boundary. The site has been included in the Strategic Housing and Employment Land Availability Assessment.</p> |  | |
| Options | | |
| <p>Option A – Allocate as a mixed use development with the potential to deliver up to 10 dwellings alongside the re-provision of an improved community hall</p> <p>Option B – Allocate for development with the potential to deliver up to 13 dwellings</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

Located in a predominantly residential area, the site is considered suitable for housing or a mixed-use scheme. Any loss of the community hall will be resisted under policy CS16, unless appropriate justification is provided. The potential for redeveloping the shops opposite to provide a comprehensive scheme should be explored as part of any proposal.

Design implications will be important to achieving an appropriate housing level on this site. In particular, the scale of any proposal should be sensitive to existing properties in the area. The southwestern half of the site is located within Flood Zone 2 and appropriate mitigation will be required.

What you have told us so far

This site was not discussed at the community workshop.

Sports Ground, Stompond Lane

| Site Ref | Address | |
|---|--|----------------|
| DEV/WAL35 | Sports Ground, Stompond Lane | |
| Settlement area | Existing use | Site area (ha) |
| Walton on Thames | Sports ground and ancillary buildings | 3.22 |
| Planning constraints | Ownership | Delivery |
| Open space | Public – Elmbridge Borough Council | 1-5 years |
| Description | | |
| <p>The site is located on Stompond Lane, set back from the main A244 to the rear of Walton Tennis Club and an area of public open space. The stadium and other ancillary buildings on the site are in need of significant investment. Ashley Park, a low-density private housing estate, lies to the south and west of the site with higher density residential areas located to the north and east. The site is in a highly sustainable location within a 10-minute walk of Walton Town Centre to the north, and The Halfway Local Centre and Walton Station to the south. It also has good access to the principal road network and a number of key bus routes.</p> | | |
| Background | | |
| <p>The lease of the stadium to Walton and Hersham football club has ended and outline planning permission has been granted for a new, improved stadium at Waterside Drive, next to the Xcel Leisure Centre as part of a proposal for a ground share with Walton Casuals Football Club. The Council could use the capital raised from the development of Stompond Lane to create the Sports Hub at Waterside Drive comprising spectator facilities for the football and athletics clubs (See DEV/WAL30).</p> |  | |
| Options | | |
| <p>Option A – Allocate for a mixed use development including a mix of housing, commercial and community uses (including expanded open space)</p> <p>Option B – Maintain as a sports stadium and do not allocate for an alternative use (as existing)</p> | | |
| Preferred option | | |

Allocate for a mixed-use development including a mix of housing, commercial and community uses (including expanded open space)

Comments

Option A was recommended by the Stompond Lane Sports Ground Member Task Group and was considered by the Cabinet and Council in February 2013.

The site is in a highly sustainable location between the town centre and train station and would be suitable for either a mixed-use residential/ commercial/ community development or for a wholly residential scheme. A key consideration in any redevelopment would be the need to ensure that the football and athletics facilities are provided elsewhere to a better standard as set out in the Government's planning framework²⁴. This could be achieved through the development of an improved stadium facility on a site adjacent to the Xcel Leisure Centre at Waterside Drive serving the two football clubs and the athletics club, for which planning permission has already been granted.

Given the limited amount of funding available to local government at present and in the absence of any on-site development, any investment to comprehensively refurbish the existing stadium at Stompond Lane would be very difficult to secure to bring it up to an acceptable standard for players/users and spectators.

The use of capital receipts resulting from the redevelopment of Stompond Lane to create a new stadium at Waterside Drive represents an effective and innovative use of land and scarce public resources that delivers benefits to the community. Legal covenants affecting the site restrict the level of residential development to levels below current minimums expected for the effective use of land. As these covenants limit what that can be realistically achieved should the stadium be replaced, a higher density option was not considered to be deliverable and has not been put forward as an option.

Development Considerations

- Provision of affordable housing in accordance with Core Strategy Policy CS21.
- Adequate parking arrangements
- Ensure appropriate access on to Stompond Lane and Hersham Road
- High quality public open spaces
- Development should not compromise the use of the existing tennis courts
- Protection of mature trees and the tree belt surrounding the site

What you have told us so far

In the community workshop some felt that the site should be protected as open space, however, most groups did not discuss the site.

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

Elm Grove, Hershham Road

| Site Ref | Address | |
|------------------------------|---|----------------|
| DEV/WAL36 | Elm Grove, Hershham Road | |
| Settlement area | Existing use | Site area (ha) |
| Walton on Thames | Community Centre and other Council services | 1.03 |
| Planning constraints | Ownership | Delivery |
| Town Centre; Listed Building | Public – Elmbridge Borough Council | 1-5 years |

Description

The site is located in a highly sustainable location within the Walton Town Centre boundary with excellent access to Walton Station and a number of key bus routes. The site contains a Grade II listed building as well as ancillary buildings to the side and rear of the site. These buildings are currently used for a number of community uses including a Youth Centre, Citizens Advice Bureau and Stagecoach Theatre School. It lies near Walton Cinema and opposite the old Walton Library building. To the rear is Elm Grove Recreation Ground and residential properties lie to the south. Directly in front of the building is an open green area.

Background

This site is considered to have potential for development.



Options

Option A – Allocate part of the site (0.7ha) for mixed use development to include re-provision of community uses and residential provision, maintaining the green area fronting onto Hershham Road

Option B – Allocate part of the site (0.7ha) for a mixed use development to include offices and residential provision maintaining the green area fronting onto Hersham Road

Option C – 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

This is a highly sustainable site. The town centre location allows for a wide range of development options including the potential to deliver a mix of uses such as residential, offices, retail or community uses. Any development that could lead to the loss of community facilities would need to show that these are surplus to requirements, that alternative provision has been made elsewhere or re-provided within the scheme. Whilst further research is needed in this area the new library, community hub at the old Walton Library (which will house the Citizens Advice Bureau, Police and other community support services) and the improvements made to Walton Playhouse have improved community facilities in the area considerably. Key to any development of this site will be the Grade II listed building, including the setting of that building and the maintenance of green space fronting onto Hersham Road.

What you have told us so far

This site was not discussed at the community workshop.

Walton Court, Station Avenue

| Site Ref | Address | |
|--|----------------------------------|----------------|
| DEV/WAL37 | Walton Court, Station Avenue | |
| Settlement area | Existing use | Site area (ha) |
| Walton on Thames | Vacant headquarters office block | 2.73 |
| Planning constraints | Ownership | Delivery |
| Currently Strategic Employment Land; Tree Preservation Orders; Listed Building | Private | 1-5 years |

Description

Walton Court, formerly the headquarters office for BirdsEye, is a Grade II listed building located on Station Avenue. The site is in a highly sustainable location just outside the Walton Halfway local centre and next to Walton Station. To the south of the site lies the railway with a residential development to the north and a mix of office, residential and retail uses to the west within the local centre. The site is currently designated as Strategic Employment Land although it is proposed to remove this (see Section 2, ref EMP/WAL2).

Background

Planning permission was granted for a 3-storey annex extension with glazed link, basement parking, infill extension including re-cladding and refurbishment in 2011 (2011/8392). Walton Court was identified during the community workshops because of its long-term (5-year) vacancy. The sites owners have been contacted and the potential for redevelopment discussed.



Options

- Option A** – Allocate for a change of use with the potential to deliver up to 180 dwellings
- Option B** – Allocate for a change of use with the potential to deliver up to 150 dwellings
- Option C** – Allocate for a development of a hotel

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 in a sustainable location close to the station and shops and services at Walton Halfway. The building has been vacant since 2007 and despite consistent marketing by the current owners they have been unable to find a tenant. Economic projections and evidence on vacancy across the Borough shows that whilst demand for offices is expected to increase it is unlikely that the existing vacant space across the Borough will be filled by 2026. In addition the nature of the office market suggests that large headquarters offices are no longer required by large corporations who are increasingly relocating closer to central London, leaving sites such as Walton Court redundant.

The site would be appropriate for a change of use to residential development or a hotel and would help to safeguard the future of this listed building. The amount of development would depend on whether additional development can be provided around the main building in a way that enhances its setting.

What you have told us so far

It was generally accepted that the Strategic Employment Land designation at Walton Court (ex BirdsEye offices) could be removed and acknowledgement that it needs to be put into active use. Some considered possible conversion to residential whilst others favoured redevelopment. The appropriateness of its listed status was queried. It was also considered that this site would be appropriate for a hotel.

Other possible sites

4 to 16 Oatlands Drive

| Ref | Size (ha) | Current Use | Planning Constraints |
|---|-----------|-------------|--|
| DEV/WAL14 | 1.05 | Residential | Thames Policy Area; Partially within Flood Zone 2; Tree Preservation Orders; Area of High Archaeological Potential |
| <p>An application in 2007 to redevelop 4 to 16 Oatlands Drive was refused and dismissed on appeal. However, pre-application discussions have since taken place for an alternative development indicating the possibility of development on this site in future.</p> | | | |
| <p>Commentary</p> <p>The site consists of a series of dwellings on generous plots close to the town centre. It lies within an Area of High Archaeological Potential and has a blanket Tree Preservation Order which would require mitigation. The north western flank of the site is within flood zones 2 and 3. Surrounding development is of both flats and houses of between 2 and 3 storeys. It is therefore felt appropriate that such a site would be able to deliver development at or in excess of the 30 dwellings per hectare minimum density. The site is included in the Strategic Housing and Employment Land Availability Assessment for 36 dwellings.</p> | | | |

Drewitts Court Car Park

| Ref | Size (ha) | Current Use | Planning Constraints |
|---|-----------|-------------|--|
| DEV/WAL40 | 0.56 | Car Park | Town centre; Conservation Area; Secondary Shopping Frontage; Area of High Archaeological Potential |
| <p>The Council's Parking Plan²⁵ indicates that The Heart Car Park is under utilised and it is expected that use of that car park will increase. Once this has been achieved it may be possible to review potential for full or partial disposal of this site.</p> | | | |
| <p>Commentary</p> <p>A split-level public car park serving Walton Town Centre. The site is accessed from Hepworth Way, within the Town Centre boundary, and Bridge Street. There is an access ramp leading from the surface car park to the further parking area on the roof of several buildings on Bridge Street, which have retail units on the ground floor. Whilst it would be possible to develop the surface car park, the demolition of the access ramp would render the roof top car park unusable. Therefore any development would need to be comprehensive, including both surface and roof top car parks. There is also potential to redevelop the existing offices and retail units on this site to create a more suitable development. Development potential of the roof top car park and buildings below would be dependent on the intentions of the multiple owners of these buildings. Agreement from all parties would be required prior to any allocation. Any scheme</p> | | | |

²⁵. [www.elmbridge.gov.uk]

would need to take account of the Conservation Area and Area of High Archaeological Potential.

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

Sites with planning permission not yet implemented

| Ref | Application No. | Site address | Current use | Proposal |
|-----------|------------------------|---|---|--|
| DEV/WAL24 | 2007/1085 | Churchfield Industrial estate | Office | 58 flats |
| DEV/WAL27 | 2010/0342 | 18b Church Street | Private members club | 19 flats and re-provision of the community hall |
| DEV/WAL28 | 2008/0661 2011/8091 | 57-61 High Street (Dairy Crest) | Former Dairy | 9 flats above commercial property and 5 terraced houses 14 flats, retail showroom and storage/distribution unit |
| DEV/WAL30 | 2012/1185 | Land adjacent Xcel Leisure Complex, Waterside Drive | Open land including football ground and associated outbuildings | New football pitches and athletics stadium with spectator seating, changing facilities, storage/function club rooms, floodlighting, car park and access road |
| DEV/WAL39 | 2012/2369 | Land to rear of PGS Court, Halfway Green | Vacant office building and car park | Three storey office building (1,869sqm) |

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 It is expected that demand for school places in Walton will increase due to both new development and the changing demographics in the Borough. Over the next ten years between 2 and 3 additional forms of entry at primary level are required in the Walton and Hersham area and 5 forms of entry at secondary level across the whole Borough.

5.3 Surrey County Council has identified and begun to implement the education strategy for the Walton and Hersham areas (for the purposes of education planning these two areas are combined). Since the publication of the Core Strategy, Ashley Primary School has increased its capacity from a one form of entry intake to a two form of entry school. In addition, it is proposed to convert Grovelands Infant School to an all-through primary school from 2014 alongside re-organisation and expansion at Burhill Infant School and Bell Farm Primary School in the adjoining settlement of Hersham. These proposals are set out on Surrey County Council's website and can be viewed in the relevant ID Plan²⁶In addition to this, further expansion in Walton and Hersham may be required to meet the future need as set out in the Core Strategy. Working with Surrey County Council, we have identified a number options as to where investment could potentially take place in schools in Walton in order to meet the growing need for school places.

5.4 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 Assessment²⁷ that was prepared in partnership with Surrey County Council or on additional evidence provided.

26.[www.surreycc.gov.uk and Hersham ID Plan].

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

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 schools for potential expansion to accommodate an increase in pupil numbers

Option B – Do not allocate existing schools for expansion

Preferred Option: Allocate existing schools 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.

5.5 The table below outlines those 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.

| Ref | School | Size (ha) | Capacity (see paragraph 4.3) |
|--------------|---|-----------|--|
| DEV/ WAL2 | Ashley Church of England Primary School | 2.68 | Potential capacity to expand |
| DEV/ WAL3 | Grovelands Infant School | 1.85 | Due to become an all through primary school with 2 forms of entry by 2014. |
| DEV/ WAL4 | Walton Oak Primary School | 3.61 | Potential capacity to expand |

Transport and Highways improvements

5.6 Transport studies have shown that there are likely to be increases in congestion and subsequent delays across the area. The area around Walton station and the A244 corridor (including Walton Town Centre) have been identified by Surrey County Council as routes that would benefit from improvements. Both these areas are key congestion points within the Borough and improvements are required to reduce the impacts of new development on the overall level of congestion. The suggested improvements for these areas include:

- Junction improvements on the A244 to reduce excessive delays.
- Improvements to bus services and routes to reduce delays.
- Improvements to assist pedestrian and cycle movements in the town centre and the A244.
- Improve cycle parking at the station.
- Improvements in cycle and pedestrian routes to and from the station.
- Improved information for public transport users to support integration between transport modes.

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:

- Additional GP capacity may be required to support a growing population.
- Improvements to station access.
- Address parking issues through a local parking strategy and local management plan.

Workshop feedback

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

- Healthcare including dentists – suggest possibility of healthcare hub at either Stompond Lane or Walton Police Station.
- Improve and provide cycle lane along River Thames towpath.
- Improve pedestrian and cycle access between the station and town centre.
- Work with Surrey to develop freight partnerships and re-route HGVs.
- Schools – significant number of people commuting from outside settlement. Walton Oak or Grovelands Infant could be expanded.
- Improving access and use of the Green Belt for recreation.
- Further investment in new community hub and art centre at the old library.
- Better provision of public toilets.
- Management of night time activities.
- Increase in town centre parking spaces and give consideration to provision of parking for employees working in the town centre.