



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

Elmbridge Local Plan
Weybridge
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 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]



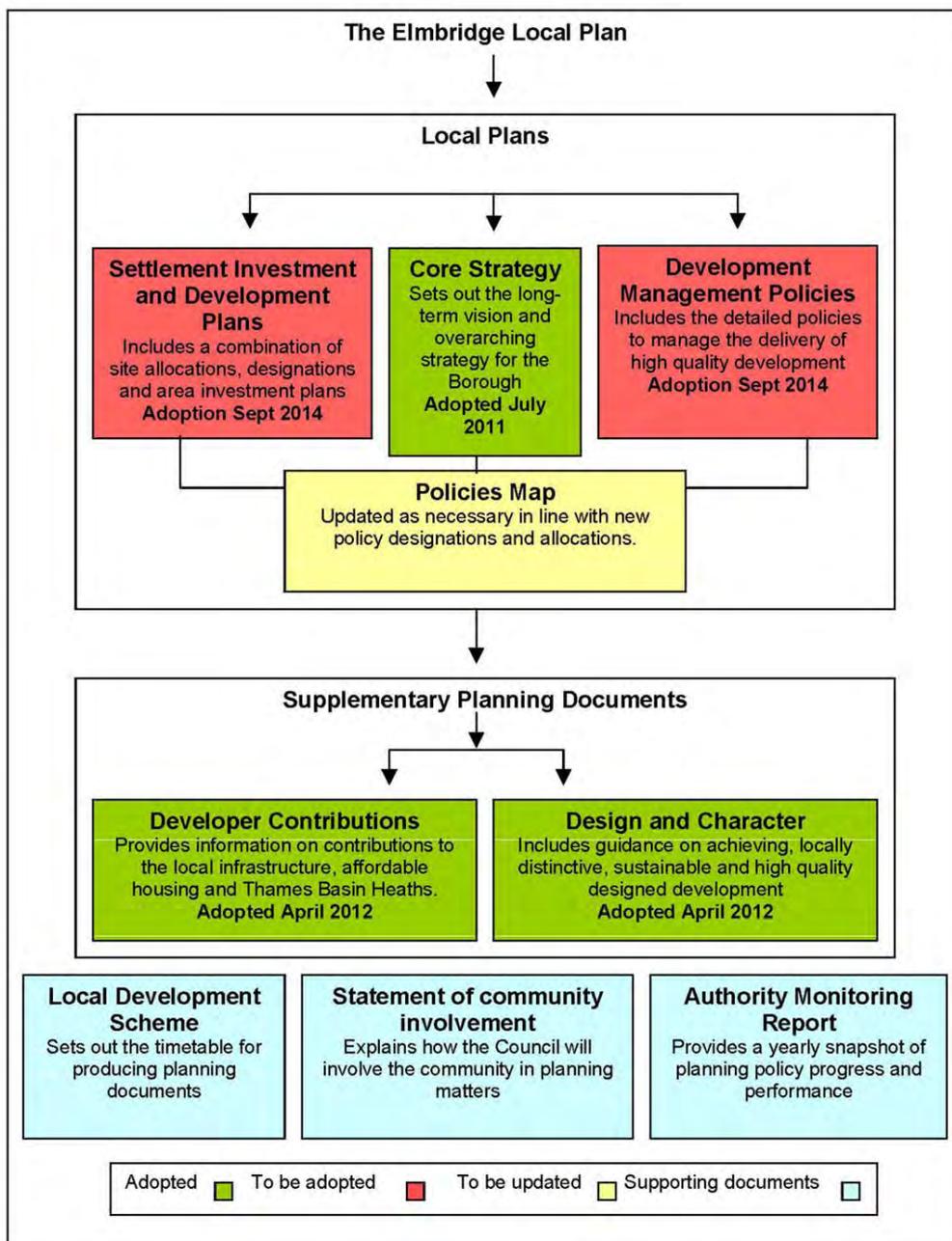
aim is to provide clarity about expectations prior to buying land, and ensure that new development contributes to the creation of an environment where growth is not stifled through lack of infrastructure and investment. It is estimated that this charge will raise in the region of £24 million over a 10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

About the area

2.1 Weybridge is located in the west of the Borough, at the confluence of the River Thames and Wey Navigation. It adjoins the Boroughs of Runnymede, Spelthorne and Woking. The rivers and surrounding Green Belt provide an important recreational resource as well as urban open spaces such as Churchfields Recreation Ground. It is the second largest of the Borough's settlements with 9,892 dwellings⁸ supporting a population of approximately 21,000⁹. Alongside the residential neighbourhoods, the settlement also contains the majority of the Borough's commercial floorspace. Brooklands and Wintersells Road Industrial Parks and 'The Heights' business park to the south of the settlement area are strategic areas for employment uses and contain over 267,000 sqm¹⁰ of offices, industrial and warehousing floorspace. The businesses in this area provide jobs not only for the residents of Elmbridge but also for those living in adjacent boroughs and beyond. The area also has a large outof-town retail park, two large hotels and two popular visitor attractions: Mercedes Benz World and Brooklands Museum.

2.2 There are three key retail centres. Weybridge District Centre is the second largest centre in the Borough, supporting 162 units with 38% classified as shops. It is characterised by a lower proportion of convenience shops than would be expected for its size (around 4% of all retail floor space¹¹) with a significant number of cafes, restaurants and estate agents in primary shopping frontages. 11% of floorspace is vacant, 10% of which is offices. Queens Road local centre has a number of thriving bars and restaurants, boutique shops and galleries as well as important convenience units including a Tesco Express. The businesses are predominantly small, independent retailers. There are 51 units of which 34% are classified as shops and only 5.5% of floorspace is vacant. Oatlands Village local centre is much smaller than both the other areas, supporting 24 units, and provides a range of independent retailers although the convenience offer is limited. 5% of floorspace is vacant.

2.3 The high quality environment, good services, excellent schools and its frequent rail services to London and the rest of Surrey make Weybridge a very attractive place to live. This means that house prices in the area are high and there is significant pressure on development land.

2.4 Between 2006 and 2011 416 new dwellings have been built in Weybridge. The majority of these have been flats (63%) comprising mainly 2 bedrooms (42% of all

8.[Dwellings by Council Tax Band (VOA) (2011)]

9.[Resident Population Estimates 2010 (ONS)]

10.[Commercial and Industrial Floor space and Rateable Value Statistics Communities and Local Government (2009)]

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

units). Four or more bedroom houses comprised 23% of all units with only 10% being 3 bedroom units. The average density of development sites was 81 dwellings per hectare¹².

2.5 There has been some expansion in office development with over 11,000 sqm of office floor space being built at Brooklands adjacent to Mercedes Benz World as well as a 120 bedroom hotel.

2.6 The area contains one of the Borough's 4 secondary schools, Heathside, and Brooklands College, a higher education establishment.

The Core Strategy

2.7 The Core Strategy¹³ provides the overarching context for the future development of the Borough. Policy CS4 sets out a specific strategy for Weybridge 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 625 to 675 units between 2011 and 2026.
- Potential to deliver 18,000 sqm of office floorspace within the town centre and the Heights. Improvements to Wintersells Road Industrial Park and Brooklands Industrial Park could deliver 3000 sqm of warehousing and distribution floorspace.
- No identified need for additional retail floorspace but Weybridge district centre could support an increase in convenience floorspace.
- 2 forms of entry at primary school level needed in the area.
- A commitment to address parking issues through a local parking strategy and a local management plan.
- Platform extension at the station and potential improvements to car parking.
- Improvements to local bridleways.
- Improvements to Brooklands College, depending on the availability of funding.
- Implementation of the Lower Thames Strategy would require the widening of the Desborough Cut.

2.8 The Core Strategy makes it clear that the delivery of development and infrastructure will change over time. Up-to-date information will be included within the Council's Infrastructure Delivery Plan, Authority's Monitoring Report and Strategic Housing and Employment Land Availability Assessment¹⁴.

2.9 The following table shows the settlement's housing delivery¹⁵

12.[Authority's Monitoring Report (2012)]

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

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

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

Housing delivery		Dwellings
Anticipated level of housing delivery in plan period (2011 to 2026)		625-675
Minus:		
Dwellings built in 2011/12	40	231-281
Dwellings under construction in 2011/12	29	
Dwellings with permission not yet implemented in 2011/12	162	
Estimated number of dwellings on small sites from 2015 to 2026	210	
Estimated remaining housing to be delivered on larger sites from 2012 to 2026		184-234

Purpose of this ID plan

2.10 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 the urban area in order to deliver the requirement set out within the Core Strategy and enable the continued protection of the Borough's Green Belt and urban open spaces. This includes retail, housing and mixed use developments.
- Designating open space within the urban area for continued protection.
- Designating potential Suitable Accessible Natural Greenspaces to support the ongoing protection of the Thames Basin Heaths Special Protection Area.
- Reviewing the designation of Strategic Employment Land.
- Identifying priorities for future investment in infrastructure e.g. schools, transport, highways etc.

What does the Weybridge ID Plan propose?

2.11 This ID Plan for Weybridge includes the following proposals for consultation:

- 8 sites that may have potential to be allocated for development.
- Proposes 17 areas of open space in the urban area for designation as well as 6 areas of Local Green Space.
- 1 potential site for Suitable Accessible Natural Greenspace.
- 3 areas of Strategic Employment Land in the Brooklands area for long-term protection and removal of designation at GlaxoSmithKline.
- 4 education sites where there is potential for future expansion to accommodate an increase in pupil numbers including options to deliver replace an existing college.
- Priorities for investment in other forms on infrastructure including schools, transport and highways etc.

2.12 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.



What you have told us so far

2.13 In September 2012 we held a 'Managing Development' workshop at Weybridge Centre for the Community. This was a key part of our early engagement to inform the preparation of the ID Plan for Weybridge. The workshop was attended by a

wide range of organisations and individuals (see figure 1 and 2) 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.

2.14 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.

2.15 The key issues discussed at the workshop included. ¹⁶

Sites to be protected

- All existing designations on open spaces should be maintained.
- Brooklands, Wintersells Road and the Heights are important and should be maintained as Strategic Employment Land.
- GlaxoSmithKline not considered as strategically important and could have Strategic Employment Land designation removed.

Potential development sites

- Number of town centre sites identified as having potential for redevelopment. Sites such as Weybridge Library, the Telephone Exchange and land within the surrounds of Weybridge Hospital, were considered to have potential to support mixed use development.
- Churchfields car park was considered important but the potential for development over the car park retaining the existing use was put forward.
- A major issue considered was the potential for the redevelopment of the Brooklands College/ Heathside Secondary School/ Weybridge Station area and the possibility that this could be supported by enabling residential development. Any redevelopment would need to address traffic issues and station access.
- Concerns raised regarding the development of the Focus site for a supermarket due to the scale of the proposed building and the impact on traffic generation.
- The potential of converting empty offices to residential use along Monument Hill and Queens Road was raised.
- No Gypsy and Traveller sites were identified in the urban area although land in the Green Belt adjacent to Weybridge Health Club and Weybridge Station were suggested as sites that could be explored.

Priorities for investment

- Important to keep smaller infant schools and concerns that expansion elsewhere could threaten their viability.

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

- Heathside School should be considered for expansion especially in conjunction with any redevelopment of Brooklands College.
- Improvements in infrastructure to support walking, cycling and public transport were considered to be very important.
- Leisure facilities generally considered to be good for younger people but could be improved for older people – such as the provision of outdoor gyms.
- Traffic management and public realm improvements to the town centre were suggested as potential areas for investment. In particular measures that limited HGV traffic.
- Provision of improved library through redevelopment including enabling residential or commercial development.
- Improvements to Desborough Island to support better management and access.

2.16 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 Weybridge 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 [Weybridge - Appendix 1](#).

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

Open Space

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

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

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

Commentary: The preferred option will ensure that areas of open space that are 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:

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

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

Open space in the urban area

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

Open space in the urban area²⁰

Open space name	Size (ha)	Existing designation
Finnart Close	0.04	NONE
Meadowsleigh Close Play Area	0.05	NONE
Oatlands Avenue (to the north and south of Cleves School)	0.51	NONE
Firlands	0.21	NONE
Seagrave Close	0.26	NONE
Foxholes	0.28	NONE
St Charles Borrromeo primary School	0.28	NONE
The Dell, Lonsdale Road	0.31	NONE
Brackley	0.33	NONE
Manby Lodge County Primary School	0.39	NONE
Brooklands Road	0.5	NONE
Christ the Prince of Peace Church	0.72	NONE
Old Avenue	0.73	NONE
Caesars Camp	0.81	NONE
St James' Primary School	1.43	NONE
Cricket green	2.03	NONE
St Georges Hill Tennis Club	5.03	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

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

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

Local Green Space

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

3.8 It clearly states that a Local Green Space designation will not be appropriate for most green areas and this will be an important consideration in the designation of such sites. A number of sites were put forward at the community workshop and these are set out below and indicated on the map in [Weybridge - 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
Churchfield Road, Allotments, Sports Ground, play area	7.45	SOUL
Cleves School	3.57	SOUL
Monument Green	0.22	NONE
Cricket Way Open Space & play area	0.2	NONE
Rossllyn Park open space	0.57	NONE
Templemere	1.13	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

Potential Suitable Accessible Natural Greenspace

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

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

the protection of the Special Protection Area in the future, the Council has identified the following options and selected a Preferred Option

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

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

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

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

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

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

3.11 Natural England set out strict criteria for the designation of Suitable Accessible Natural Greenspace and these have been used to assess all natural/semi-natural open spaces over 12ha in the Borough to determine their suitability for designation. Given that the need for Suitable Accessible Natural Greenspace at present is relatively low and taking account of the work involved in fully designating one, the designation offers the opportunity to identify their potential future use as Suitable Accessible Natural 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 [Weybridge - Appendix 1](#). Comments are welcomed on the

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

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

Potential Suitable Accessible Natural Greenspace

Ref	Name	Area (ha)	Existing Designation
SANG/ WEY2	Desborough Island	20	Green Belt, Site of Nature Conservation Importance, Flood Zone, Strategic View, Biodiversity Opportunity Area, Minerals Safeguarding Area

3.12 Desborough Island is a large area of semi-natural greenspace close to the urban areas of Walton-on-Thames and Weybridge. The Council and Surrey County Council (Point Meadow to the north west) own the 20 ha making up the western half of Desborough Island (as shown on the map in [Weybridge - Appendix 1](#)), comprising a mainly open habitat of natural meadowland with hedgerows, located on the River Thames. It is currently accessible to the public but is relatively underused. The site is located within the Green Belt and designated as a Site of Nature Conservation Importance and Biodiversity Opportunity Area. 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 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.

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

Strategic Employment Land

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

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

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

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

Option B – Designate Strategic Employment Land based on alternative criteria

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

Assessment Methodology documents

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

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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 Weybridge has the highest amount of employment floorspace in the Borough, principally centred around the Brooklands area in the south of the settlement area. This contains both high quality office floor space in the Heights but also two industrial areas, Brooklands and Wintersells Road, which contain a mix of manufacturing and distribution activities. These areas are currently designated as Strategic Employment Land as well as the Research and Development facility close to Weybridge Station currently occupied by GlaxoSmithKline.

3.18 It is proposed to maintain the existing Strategic Employment Land designation and boundaries at the Heights, Brooklands Industrial Park and Wintersells Road

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

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

Industrial Park. These sites are large and strategically important sites not only for Elmbridge but for also for neighbouring boroughs from which the majority of those employed in these areas reside. They provide scope for businesses to expand and offer the potential for greater clustering of mutually supportive industries or sectors.

3.19 It is proposed to remove the Strategic Employment Land designation at the GlaxoSmithKline facility (ref: DEV/WEY27). This facility sits separately from Brooklands and is situated in a residential area which limits its potential for expansion or intensification. Coupled with the size of the site and low demand for offices across the Borough it is no longer considered to be a strategic site. The site has also been put forward by the owners for potential housing development (see DEV/WEY27) 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.

3.20 Sites to be designated as Strategic Employment Land are shown below and on the map in [Weybridge - Appendix 1](#). Any changes to existing designations are indicated below.

Strategic Employment Land

Ref	Site address	Site size (ha)	Existing Designation	Proposed designation
EMP/WEY1	Glaxosmithkline	2.59	Strategic Employment Land	Remove Strategic Employment Land and allocate for housing (see Section 3 – WEY27)
EMP/WEY2	The Heights	27.77	Strategic Employment Land	Maintain Strategic Employment Land
EMP/WEY3	Brooklands Industrial Park	30.9	Strategic Employment Land	Maintain Strategic Employment Land
EMP/WEY4	Wintersells Road Industrial Park	5.38	Strategic Employment Land	Maintain Strategic Employment Land

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

4 Potential development sites

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

4.2 All sites have been through a rigorous assessment process, incorporating the requirements of Strategic Environmental Assessment/Sustainability Appraisal ²⁵ Details can be found in the Site Assessment Methodology documents. Reasonable alternatives for the development of sites have been considered where possible.

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

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

Opportunity sites

BT Telephone Exchange, Heath Road
Former Focus DIY, Monument Hill
GlaxoSmithKline, St Georges Avenue
Weybridge Library, Church Street

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



Other Possible sites

10 Church Street and land to rear of 1 to 18 Church Street
Caradon House, 24 Queens Road
40 to 44 Queens Road

4.4 Further details of the sites are included below with detailed site schedules below and indicated on the map included in [Weybridge - Appendix 1](#).

Opportunity sites

BT Telephone Exchange, Heath Road

Site Ref	Address	
DEV/WEY11	BT Telephone Exchange, Heath Road	
Settlement area	Existing use	Site area ha
Weybridge	Telephone Exchange	0.47
Planning constraints	Ownership	Delivery
District Centre; adjacent to Conservation Area, Listed Building and Key Landmark	Private	1-5 years

Description

The site includes the three-storey telephone exchange building and hardstanding for car parking. It is located within the Weybridge District Centre boundary and adjacent to the Weybridge Conservation Area boundary and a Grade II listed building (4/4a Heath Road). Although it is sited in a predominantly commercial area, there are residential properties beyond the western boundary of the site (Fortescue Road). The existing access is onto Heath Road (B374), although there could be potential for alternative or additional access via Fortescue Road.

Background

The telecoms agent acting for the site has confirmed that there is potential for the site to be disposed of. It has been included within the Strategic Housing and Employment Land Availability Assessment.



Options

Option A – Allocate for development with the potential to deliver up to 30 dwellings

Option B – Allocate for mixed-use development with the potential to deliver up to 20 dwellings with an appropriate town centre use on the ground floor

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

Whilst the site is still in use providing office space on a short-term lease and as a telephone exchange, the changing nature of telecommunications means that the site has the potential to come forward for redevelopment during the course of the plan. The site is set within a highly sustainable edge of centre location within walking distance of Weybridge Station. It is located within Weybridge Town Centre although not within a designated retail frontage and so could be suitable for a mixed-use or residential development.

Any scheme would need to respect the character of the adjacent Conservation Area and be no more than 3 storeys. Consideration will also need to be given to the need for a small part of the site to be available for any equipment associated with the exchange that requires retention in this location. There may be benefits of creating alternative or additional access from Fortescue Road.

What you have told us so far

Whilst the site is not on a designated retail frontage it is within the town centre boundary and as such people felt it appropriate to consider a mixed-use scheme on the site possibility comprising a gym or library. Some also felt it appropriate for a scheme to include offices.

Former Focus DIY, Little Garth, Park House and No 31-33 Monument Hill

Site Ref	Address	
DEV/WEY10	Former Focus DIY (A), No 31-33 Monument Hill (B) and Little Garth (C), Park House	
Settlement area	Existing use	Site area ha
Weybridge	Vacant retail – DIY store/ offices	1.1
Planning constraints	Ownership	Delivery
District Centre; Area of High Archaeological Potential; Strategic View	Private	1-5 years
Description		
<p>The site consists of three separate plots of land located on the edge of Weybridge District Centre and within a secondary shopping frontage. It is bounded by commercial/ office uses on Monument Hill, residential uses a bowling green. The site comprises a large vacant building formerly occupied by Focus DIY and three smaller buildings in office use – Little Garth on Baker Street to the south, as well as Park House and No 31-33 Monument Hill to the north. All three sites are in the same ownership and have therefore been included in the same schedule.</p>		
Background		
<p>A planning application across all three sites for a new food store (6,396sqm) (to replace the former Focus DIY store of 2,227sqm) with undercroft parking (2,227sqm) was refused in 2012. Reasons for refusal comprised: size, mass and bulk out of character and detracts from appearance of conservation area; the loss of an important street tree; and inadequate parking arrangements. Each site is within the same ownership.</p>		
		
Options		
<p>Option A – Allocate for supermarket of approximately 3,000 to 4,000 sqm Option B - Allocate for supermarket of approximately 5,000 sqm</p>		

Option C - Allocate for a mixed-use scheme to include both town centre uses and residential development.

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

Town centres are ideal locations for supermarkets and follow the principles of the sequential test within the Government’s planning framework and Core Strategy policy CS18 – Town Centres. It would provide additional choice within the town centre by offering a wider range of town centre convenience shopping. The site is in a town centre location and within an area where a mixed-use scheme would be preferable. The size of the supermarket would be dictated by the nature of the mix proposed.

The 2012 Town and Village Centres Audit states that Weybridge is not particularly well served by convenience goods provision relative to the scale of the centre, with only 4% (3,097 sq.m) of the 73,486 sq.m of floor space within the centre being convenience floor space. Any revised proposal would need to address the reasons for refusal in the previous application.

What you have told us so far

Some considered that there was no need for an additional supermarket whilst others expressed concern regarding the scale of the development.

Weybridge Library, Church Street

Site Ref		Address	
DEV/WEY31		Weybridge Library, Church Street	
Settlement area		Existing use	Site area ha
Weybridge		Library and community space	0.14
Planning constraints		Ownership	Delivery
District Centre; Conservation Area; Strategic View; Area of High Archaeological Potential; Adjacent to Listed Building and Key Landmark		Public – Surrey County Council	1-5 years
Description			
<p>The site is located within Weybridge District Centre and is surrounded by a mix of uses including retail, offices and residential. To the rear of the site is a public car park. It lies just outside the Primary Shopping Frontage to the east and within the Conservation Area boundary and Area of High Archaeological Potential. The key landmark and listed building of the Church of St James is just to the west and The Rectory, a listed building, immediately adjoins the site.</p>			
Background			
<p>Pre-application discussions have been held in 2012 to explore the possibility of a mixed-use scheme including the re-provision of the library and community space (formerly the Elmbridge Museum) enabled by residential development above.</p>			
Options			
<p>Option A - Allocate for a mixed development with the potential to deliver up to 10 dwellings with a library and community space on the ground floor.</p> <p>Option B – Do not allocate (as existing)</p>			

Preferred option

Allocate for a mixed-use development with the potential to deliver up to 10 dwellings and a new library and community space

Comments

The site is in a highly sustainable location at the centre of Weybridge District Centre and suitable for a mixed use development. It is important that the library and associated community space are re-provided within the scheme given its location, offering the opportunity for linked trips. The design of the scheme will need to take account of its location within a Conservation Area and the setting of the adjoining listed church of St James and The Rectory. Whilst outside of the Primary Shopping Frontage its location within the town centre and the need to re-provide the library means it would be appropriate to maintain an active ground floor use.

Development considerations

- Traditional or modern design to enhance the Conservation Area and setting of the adjoining listed building
- No more than 3 storeys
- Re-provision of the library and community space
- Retention of trees to the front of the development
- Improvement of footpath linking the car park to the High Street and relationship with car park to the rear
- Potential to deliver up to 5 affordable units, in accordance with Core Strategy Policy CS21

What you have told us so far

Most considered this site to be suitable for mixed-use development – a similar concept to the Walton Library and possibility of taking on a ‘hub’ role akin to that proposed for the old Walton Library. The possibility of including a small, low cost gym facility for the community was raised although this is unlikely to be feasible alongside the re-provision of the library and community space.

GlaxoSmithKline, St Georges Avenue

Site Ref	Address	
DEV/WEY27	GlaxosmithKline, St Georges Avenue	
Settlement area	Existing use	Site area ha
Weybridge	Research and Development	2.6
Planning constraints	Ownership	Delivery
Currently Strategic Employment Land; Thames Basin Heaths zone	Private	11-15 years
Description		
<p>The site is located to the south of the railway line close to Weybridge Station. It is bounded to the north, east and south by residential properties and to the west a Site of Nature Conservation Importance within the Green Belt. The site is currently designated as Strategic Employment Land although it is proposed to remove this designation (see Section 2, ref EMP/WEY1)</p>		
Background		
<p>The site has been promoted through the Call for Sites process. Whilst the site is currently fully operational, the nature of pharmaceutical research and development means that Glaxosmithkline undertake regular reviews of its portfolio and they have confirmed that there may be interest in developing the site in the longer-term.</p>		
Options		
<p>Option A – Allocate for development with the potential to deliver up to 78 dwellings Option B – Do not allocate (as existing)</p>		
Preferred option		
<p>Allocate for development with the potential to deliver up to 78 dwellings</p>		
Comments		

The site is a relatively small area of Strategic Employment Land adjoining a predominantly residential area. Whilst it is currently in active use as a research and development facility the owners have indicated that it may become available in the longer-term. Economic projections and evidence on office vacancy across the Borough shows that whilst demand for offices is expected to increase in the longer-term it is unlikely that the existing vacant space will be filled by 2026. This is a purpose built research and development operation for GlaxoSmithKline and occupation or redevelopment for a future occupier for office use is not considered likely, given the nature of the site and the availability of alternative floorspace across the Borough.

Given its location, the site would be suitable for housing and it is considered appropriate to allocate the site for residential development.

Development considerations

- Potential to deliver up to 31 affordable units, in accordance with Core Strategy Policy CS21: Affordable Housing
- Mix of 2 and 3-bedroom houses and flats
- Suitable access for new development and to serve existing properties that use 'The Heath'. Any access would need to ensure limited impact on Weybridge Heath
- Development sympathetic to the adjoining common land of Weybridge Heath

What you have told us so far

At the local workshop, it was considered that the site could be appropriate for a mix of residential and office development or solely residential.

Other possible sites

Caradon House, 24 Queens Road

Ref	Size (ha)	Current Use	Planning Constraints
DEV/ WEY12	0.37	Caradon House, 24 Queens Road	Tree Preservation Orders; Local Centre; adjacent to Listed Building; Thames Basin Heaths zone
Pre application discussions have taken place in 2007 regarding the possibility of a change of use to residential. The site is included in the Strategic Housing and Employment Land Availability Assessment for 56 dwellings			
<p>Commentary</p> <p>The site lies on the opposite side of the road to the Queens Road local shops within the boundary of the local centre. It is in a relatively sustainable location in close proximity to a range of services and the station. A mixed use or wholly residential development could be appropriate. Tree Preservation Orders are located in the front of the site and these should be taken into account in any redevelopment as well as any potential impact on the adjacent Grade II listed Church. Given that the site lies within 5km of the Thames Basin Heaths Special Protection Area, appropriate mitigation would be required should residential development be proposed</p>			

10 Church Street and land to the rear of 1 to 18 Church Street

Ref	Size (ha)	Current Use	Planning Constraints
DEV/ WEY7	0.76	10 Church Street and land to the rear of 1 to 18 Church Street	District centre; Area of High Archaeological Potential; Primary Retail Frontage, adjacent to Conservation Area
Pre application discussions have taken place in 2006 regarding the possibility of a redevelopment to residential. The site is included in the Strategic Housing and Employment Land Availability Assessment for 34 dwellings.			
<p>Commentary</p> <p>The site has the potential to intensify the existing retail and residential use providing a more comprehensive development solution that delivers an increase in residential development in a sustainable location.</p>			

40-44, Queens Road

Ref	Size (ha)	Current Use	Planning Constraints
DEV/ WEY13	0.49	40-44 Queens Road	Thames Basin Heaths Zone C; Tree Preservation Orders
The site contains three buildings each containing flats or maisonettes within separate curtilages. Each building is situated in large substantial grounds. Along the frontage, the site contains a heavy screen of large mature trees.			

**Commentary**

The site is located in a road that has been subject to large flatted development schemes in the past. Densities of up to 100dph have been achieved in the area. It is located 500m from the local centre at Queens Road and 1.2km from the train station making it a sustainable location for development. Given that there are 12 units on site, mutual agreement would need to be reached if a redevelopment was to go ahead.

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 Weybridge will increase due to both new development and the changing demographics in the Borough. Over the next ten years up to two additional forms of entry will be required at primary level and 5 forms of entry at secondary level across the whole Borough. Working with Surrey County Council, we have identified a number of options as to where investment could take place in schools in Weybridge in order to meet the growing need for school places.

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

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

Option B – Do not allocate existing school sites for expansion

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

27.[Including sites formerly in education use]

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

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

5.4 As well as primary school provision, Weybridge also contains Heathside Secondary School and Brooklands College, which offer further education from the age of 16. There is limited potential to expand Heathside School to meet the growth in demand for secondary schools across Elmbridge. However, there is potential as part of a comprehensive redevelopment of both Heathside School and Brooklands College to deliver increased educational capacity and improved facilities.

5.5 The table below outlines those schools where there is potential capacity for expansion.

Potential education opportunity areas

Ref	School	Size (ha)	Capacity (see paragraph 4.3)
DEV/WEY1	Manby Lodge Infant School	0.64	Potential to expand limited by site constraints
DEV/WEY2	Oatlands Infant School	0.59 (0.99)	Potential to expand limited by site constraints
DEV/WEY3	Cleves Junior School	4.7	Potential to expand
DEV/WEY32	Brooklands College	27	The college secured funding from the Learning and Skills Council to redevelop its sites in Ashford and Weybridge. Planning permission was granted in 2008 for demolition and replacement of college buildings, refurbishment and remodelling of the tower building, parking etc (2008/1003). Learning Skills Council funding has since been withdrawn. The future development of Brooklands College/ Heathside Secondary School/ Weybridge Station area was raised at the community workshop. The potential for shared facilities with Heathside School should be considered in order to achieve the best possible solution, value for money and facilitating expansion across the college and Heathside school sites.

DEV/ WEY33	Heathside Secondary School	6.43	Potential to expand if considered as a comprehensive development alongside Brooklands College. This would also be dependant on securing alternative access arrangements, which will be necessary to overcome existing planning conditions, which limit pupil numbers on the site.
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Transport and Highways improvements

5.6 Transport studies commissioned by the Council have shown that there are a number of areas that should be the focus of future investment in order to manage congestion by offering sustainable alternatives, improvements to junctions and traffic/parking management. There are two key areas in Weybridge. Firstly it is expected that the High Street and Heath Road in the northern sector of the settlement area will see increases in congestion. This route includes access between the town centre and the station and as such is important that this route remains as clear and safe as possible. Secondly the A245 corridor between the A3 and West Byfleet has also been identified as congestion hotspot with delays and unreliability expected to increase. Improvements to this route will need to be examined in totality including those stretches through Cobham and into Woking recognising that potential solutions may lie outside of the Weybridge, or Elmbridge, area.

Other infrastructure

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

- A commitment to address parking issues through a local parking strategy and a local management plan.
- Platform extension at the station and potential improvements to car parking.
- Improvements to local bridleways.
- Implementation of the Lower Thames Strategy would require the widening of the Desborough Cut.

Workshop feedback

5.8 Key improvements that have been put forward at the community workshops include:

- Improvements to cycle and pedestrian access between the town centre and station.
- Improvements to the street scene at Baker Street, including some pedestrianisation.

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- Provide improved cycle and pedestrian routes between The Station and The Heights/ Brooklands.
 - Improve safety and traffic flows at the Heath Road/Station Approach junction.
 - Cycle lanes on Oatlands Drive.
 - Limiting access of HGVs to town centre
 - Improve cycle parking capacity at the station.
 - Improvements to drainage to address surface water flooding
 - Increase frequency of public transport between town centre/ Station/ Brooklands.
 - The potential for improvements to A3 junction at Painshill to reduce excessive delays.
 - Improved junction layouts to assist pedestrian and cycle movements.
 - Better information and signage in the Town Centre