
Shaping Elmbridge

A New Local Plan



Frequently Asked Questions –

Land north of A309 and east and west of Woodstock Lane North, Long Ditton (Local Area 58)

Is the area is being allocated as a 2000 home Council estate?

No. Should the area be allocated for development, it is likely to be substantially smaller and would need to be a mix of small and medium housing for sale and rent.

Will the removal of Green Belt status see the total loss of open public spaces in this area?

No. Surbiton hockey club, the cricket club, cemetery, allotments and Stokes Field Nature Local Nature Reserve will be maintained. They remain vital community assets and important open spaces required to support the community.

Will any future development require major new access roads through communities?

Until details of the availability of land for development within the area come forward the required access points will not be known.

Will the pressure on existing infrastructure such as schools and GP surgeries be unsustainable?

Any additional pressure on schools and healthcare services will be assessed with the appropriate agencies. Any increase in service provision required as a result of an increase in new homes will be delivered as part of the development. One of the advantages of larger developments is that infrastructure such as schools can be delivered on site where necessary.

How will the additional pressure on roads be managed?

The impacts on the road network will be modelled as part of the next stage of preparing the Local Plan. This will assess the impacts of any development proposed and the improvements that may be required to mitigate these impacts.

Why has the Local Area been identified as ‘weakly’ performing in Green Belt terms?

The Local Area is enclosed within the existing built up area, with the Kingston Bypass (A309) forming a strong boundary to the south, severing it from the wider Green Belt. It makes only a very limited contribution to the overall gap between Long Ditton (part of the Greater London built up area) and Claygate, with little risk that development would cause visual or physical coalescence. While a significant proportion

of the parcel remains open, the sense of rurality is reduced by a number of built developments and areas of managed land, with little connectivity to the wider countryside.

Won't the development of the parcel add to the sprawl of London?

The Local Area is already enclosed by the large built up area along its northern, eastern and western edges and has weak links to the wider Green Belt to the south. The A309 forms a strong, durable southern boundary meaning that there is little risk that development would cause visual or physical coalescence with the wider Green Belt.