Important Notice- Disclaimer

In relation to the information contained within this report, and any other report relating to the findings of the Elmbridge Strategic Housing & Employment Land Availability Assessment (SHELAA), the Council makes the following disclaimer without prejudice:

- The 2012 SHELAA forms part of the evidence base for the preparation of Local Plan Documents, which make up the Elmbridge Local Plan. It represents a ‘snapshot’ in time and draws on housing information contained within earlier SHLAAAs (May 2008 and September 2009, July 2010, August 2011).

- The SHELAA is an evidence base document that only identifies sites that may have future development potential. It does not allocate sites to be developed for housing and employment. The Core Strategy does not include individual site allocations. Sites will only be allocated, following full public consultation, in the Settlement ‘ID’ (Investment and Development) Plan, which is programmed for adoption in 2014.

- The identification of opportunity sites featured in the SHELAA does not imply the Council will grant planning permission for development on these sites. The opportunity site schedules in the SHELAA have not been considered by Council members, nor do they take account of local opinion. All proposals will be considered against the appropriate national, and local planning policies and any other material considerations that may apply.

- The inclusion of potential housing and employment sites within the study does not preclude them from being developed for other purposes.

- The information detailed in the opportunity site assessment forms and accompanying ordnance survey maps is based on the information that was available at the time the study was carried out. There may be some omissions and/or factual inaccuracies, which the Council does not take liability for. It is therefore important to note that any future proposals will continue to be assessed on their own merits at the time of the planning application rather than on the information contained within the assessment.

- The purpose of this report is to give a broad indication of the sites with development potential. It is impossible to identify all sites that may be delivered.

- The study has a base date of April 2012 and the findings are a brief assessment of the situation at that time. Information will change over time. For that reason, the SHELAA will be subject to annual review, providing a key monitoring document with regards to the delivery of housing and employment across the Borough, and performance against anticipated delivery.
Acknowledgements

Elmbridge Council wishes to thank the following members of the Development Market Panel for their continued assistance and valuable input into the SHELAA review process:

Ian Camplin & Bob Shattock – Savills Estate Agents
Jeremy Barkway – Southern Housing Group
Richard Catling – Catling & Co Estate Agents
Steve Coggins – A2 Dominion Group
Richard Eshelby – Latchmere Properties
Adam Hesse – Aston Mead Estate Agents
Ashley Kensington – Berkeley Group
Chris Marchant – Paragon Community Housing Group
Dominick Veasey – Broadway Malyan

Keeping the SHELAA up to date

It is important that this document provides up to date information on the potential future housing and employment land capacity in the Borough in order to promote sustainable development and support the most effective use of Brownfield land within settlement boundaries. If you have an interest in land over 0.2 hectares or which is capable of accommodating six or more dwellings anywhere in the Borough that has not been considered in any previous assessments, please contact the Planning Policy Team on 01372 474787 or send an email to tplan@elmbridge.gov.uk

The Council would also be interested to hear from you if you have information to suggest that any of the opportunity sites within this document are no longer deliverable or if there are any inaccuracies within the site schedules.

Produced by Planning Services: August 2012
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<td></td>
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<td>6. Identified Opportunity Sites</td>
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Produced by Planning Services: August 2012
Executive Summary

The Government’s National Planning Policy Framework (NPPF) published in March 2012 affirms the importance of taking an evidenced-based approach to the proper planning and sustainable development of areas. Each local planning authority is responsible for ensuring that local plans are based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. One of the key goals of the Government is to increase economic growth and planning can contribute to this, by ensuring that sufficient land of the right type is available in the right places at the right time to foster business innovation and competition. To facilitate this, the NPPF emphasises that assessments of strategies for housing and employment land should be integrated, and take full account of relevant market and economic signals. In summary, the function of the Strategic Housing & Employment Land Availability Assessment (SHELAA) is to examine the potential of such land within the Borough, and how it addresses local needs and associated targets. This evidence will subsequently inform decisions on the appropriate use of such land for development purposes in the Borough.

A SHELAA can only provide a ‘snapshot’ in time and is subject to constant change as units are completed, planning permissions are granted and new sites with development potential are identified. Given that housing and employment land supply are such important issues in Elmbridge, regular monitoring is imperative to predict supply as accurately as possible and, if necessary, implement contingency plans, which are set out in the Core Strategy, without delay. As such, the Council is committed to updating the SHELAA on an annual basis and at time periods that coordinate with the Authority’s Monitoring Report, in order to provide consistency between documents and make efficient use of resources.

The issue of housing land supply has been considered previously under the annual review of the Strategic Housing Land Availability Assessment (SHLAA). The housing element of this assessment builds on the experiences of previous SHLAs and examines potential housing capacity in the context of two independent, but interrelated issues, namely:

- An assessment of the Borough’s rolling supply of potentially deliverable sites over a 15 year period, and;
- How the Borough is performing in meeting its Core Strategy housing target.

In the consideration of such, it should be noted that, the current monitoring year excluded, there are 13 years remaining in the Core Strategy plan period to 2026. The assessment of identifiable capacity over a 15 year period runs until 2028. A clear distinction is made between these timescales in the figures set out in this document.

The Council’s Employment Land Review 2008 assesses the quantity, quality and suitability of employment land in the Borough. In 2011 the Council produced an addendum to this study, which reassessed projections and demand for employment floorspace, taking account of the economic downturn. This has resulted in a significant reduction in demand for B1 and B2 floorspace. The inclusion of employment land within this assessment relates to new identifiable capacity only, and although this extends to a small number of sites only, it reflects the reluctance in the market to bring forward land for employment uses at this period in time.
The key findings of the 2012 SHELAA are outlined as follows:

**Housing**

**Housing Delivery (April 2006 – March 2012)**

1. Over the past 6 years (2006-2012), a total of 2,355 units have been completed, (393 pa average).

**Housing Delivery (April 2011 – 2012)**

2. 300 units were delivered in 2011–12.

**Estimated Housing Delivery (April 2012 - 2013)**

3. 252 units are currently under construction. It is considered that this is a reasonable estimate for housing completions by March 2013.

**Housing Requirement (April 2012 – March 2026)**

4. 3,075 units (220 pa average) need to be delivered if minimum housing requirements set out within the Core Strategy are to be achieved. Taking account of anticipated completions in 2012/13 (252 units), the annual target would be further adjusted to 217 units per annum, with a 2,823 adjusted residual target.

**5 year housing land supply (April 2013 – March 2018)**

5. Based on the adjusted housing requirement set out above, 1,085 units would need to be delivered to satisfy the Borough’s 5 year housing land supply. The 855 units with planning permissions yet to be implemented, added to potential opportunity sites that could be delivered in the next 5 years results in a total of 1,541 units. Whilst it should be recognised that not all of these sites will come forward for a variety of reasons, this equates to 7.1 years supply or an additional allowance of 42%. These figures do not take account of unidentified windfall that is likely to occur. In the National Planning Policy Framework, Local Planning Authorities are required to show that they have a 5 years supply plus an additional 5% capacity and current figures indicate that the Borough would comfortably exceed this total requirement by over 37%.

**10 year housing land supply (April 2013 – March 2022)**

6. 2170 units would be needed to satisfy the Borough’s 10 year housing requirement set within the Core Strategy. Combining the number of unimplemented planning permissions and identified opportunity sites, there is housing potential for the delivery of 2,153 units on identified sites. It is estimated that an additional 120 units per annum will come through from unidentified windfall in years 2018-2026. The equivalent of five years windfall supply, added to the identified sites total takes total capacity within the 10-year period to 2,753 units. This represents 12.6 years supply.

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1 To ensure choice and competition in the market – paragraph 47 of the NPPF
11-15 year housing land supply

7. Due to a variety of reasons, some sites are unlikely to come forward within the first 10 years of the plan period. A total of 276 units are estimated currently to have potential to come forward between 2023 – 2028, not taking account of small site windfall.

Small site windfall allowance

8. The National Planning Policy Framework allows Local Planning Authorities to make an allowance for windfall sites in their five-year supply where there is compelling evidence that such sites have consistently become available locally. The issue of including unidentified windfall within the Elmbridge Housing Supply was explored at the Core Strategy examination, and was considered justified by genuine local circumstances. Further information on this can be found in Section 4. It is estimated that an additional 1,152 units may come forward over the next 15 years through small site windfall (960 units over the plan period). The identified windfall component has not been included in the 5 year housing land supply figures, as it is considered that the unimplemented permissions element of this supply already includes an adequate small site quota for years 1-5. The windfall allowance figures are based on an assessment of historical completions, current supply and future small site provision. These figures will be kept under review to ensure it is a realistic estimate of future supply.

Currently Excluded Sites

9. **Strategic Employment Locations (SELs) – not included.** Employment sites that have been put forward for potential housing could deliver approximately 235 units. These sites are currently protected for employment purposes, and therefore their potential housing contribution has not been included in the overall figures. It is important that we maintain a sufficient supply of employment land of the right type, in the right places in order to support economic growth. In the coming months, the Council will be producing its Settlement ‘ID’ (Investment and Development) Plans for the Borough, which will include a broader assessment of the need to retain employment and allocate housing land. It is only at this point that the designation of SEL will be reviewed.

10. **Whiteley Village, Hersham – not included.** A conservation area appraisal and management plan has been produced by the Whiteley Village Trust, Elmbridge Council and English Heritage. This appraisal is nearing completion and once endorsed by the Council, will inform the consideration of any new development proposed. Proposals for 52 units have been taken through formal planning stages in recent years. It is envisaged that additional proposals will come forward, however, in the absence of clear information on these at this stage, no additional identified opportunity has been included within this document. The figures identified for the Hersham settlement area are therefore considered conservative.
Rejected Sites

11. **Land within the Green Belt – not included.** Green Belt sites that have been identified by developers and landowners, and also lie within the broad locations identified by Baker Associates, have the capacity to deliver approximately 4,847 units. The Council’s strategy to accommodate housing development within the urban area continues to be robust and as such, all sites put forward within the Green Belt have been rejected. There is no reliance on Green Belt sites to meet housing requirements within the plan period.

Contingency measures

12. In the event that housing is not delivered as predicted, contingency plans have been put in place within the Core Strategy. This includes a variety of measures, but does not include a review of the Green Belt.

Housing Distributions

13. Housing distributions at settlement level will continue to be monitored in order to ensure that the scale of development is appropriate to the nature of the settlement and that appropriate infrastructure is provided to support new development that occurs. Currently, evidence indicates that the anticipated delivery of housing will be broadly in line with estimates. As outlined in the Core Strategy Housing Land Supply table (page ix), estimated potential in all settlement areas continues to exceed minimum figures for each indicative settlement distribution range.

**Supporting Material:**

The map on page vi gives a broad indication of the potential housing distribution across the Borough (excluding small site windfalls).

The Housing Land Supply table (2012 – 28) offers a summary of housing potential within the various settlements across the Borough over a 15 year period.

The 5 Year Housing Land Supply table illustrates that the Borough has sufficient capacity to meet and exceed its 5 year requirement (+5%), as required by the NPPF.

The Core Strategy Housing Land Supply Table 2011 – 2026 offers a summary of housing potential relative to the Core Strategy minimum target over the plan period 2011-2026.

Housing Trajectory

14. The housing trajectory indicates past delivery rates, and future expectations based on current available evidence. It spans the time period 2002 – 2026, and presents the following information;

- Annualised completion rates (including current monitoring year)
- Annualised averaged residual housing requirements to meet the Core Strategy Housing requirement
2012 Housing Conclusions

Based on current information, and taking account of the local market knowledge provided by the Development Market Panel, the evidence base shows:

- There is sufficient land within the urban areas to satisfy and potentially exceed the housing requirements set out by the Core Strategy (3,375 units).
- The Borough has a 5 year housing land supply of identified sites with no reliance on small site windfalls. This supply also exceeds the additional allowance of 5% referred to in the NPPF, to ensure choice and competition in the market.
- The Borough has a 10 year housing land supply of identified sites, with a minor reliance on windfall (0.8%).
- The nature of housing development in the Borough is such that small sites play a significant role in total supply. It is anticipated that approximately 1,152 units could come forward from small sites over the next 15 years. This equates to approximately 96 units per annum.
- There is no necessity to implement contingency measures, as set out in CS29 of the Core Strategy.

### Housing Summary 2012²

<table>
<thead>
<tr>
<th>Source</th>
<th>Completed/potential units 2011-2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units completed 2011-12</td>
<td>300</td>
</tr>
<tr>
<td>Units under construction</td>
<td>252</td>
</tr>
<tr>
<td>Other sites for which planning permission has been granted (01/04/2011)</td>
<td>855</td>
</tr>
<tr>
<td>Opportunity sites</td>
<td>1,464</td>
</tr>
<tr>
<td>Small site windfall</td>
<td>960</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,831</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source</th>
<th>Completed/potential units 2011-2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opportunity sites</td>
<td>+110</td>
</tr>
<tr>
<td>Small site windfall</td>
<td>+192</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,133</strong></td>
</tr>
</tbody>
</table>

² The summary outlines total potential capacity identified in the 2012 SHELAA over a 15 year period (2011-2028), as well as total potential capacity over the Core Strategy plan period to 2026.
## Potential Housing Distribution

<table>
<thead>
<tr>
<th>Settlement Areas</th>
<th>Completed sites – April 2011-March 2012</th>
<th>Under construction at April 2012 (1)</th>
<th>Planning permissions not yet implemented at April 2012 (2)</th>
<th>SHLAA Opportunity Sites</th>
<th>Small Sites Windfall allocation</th>
<th>Estimated Potential 2012-2028</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current year</td>
<td>1-5 years</td>
<td>1-5 years</td>
<td>6-10 years</td>
<td>11-15 years</td>
<td>Deliverable during 2015-2028</td>
</tr>
<tr>
<td>Walton</td>
<td>59</td>
<td>62</td>
<td>224</td>
<td>169</td>
<td>71</td>
<td>37</td>
</tr>
<tr>
<td>Weybridge</td>
<td>40</td>
<td>29</td>
<td>162</td>
<td>69</td>
<td>102</td>
<td>27</td>
</tr>
<tr>
<td>Hersham</td>
<td>25</td>
<td>13</td>
<td>149</td>
<td>34</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>East and West Molesey</td>
<td>54</td>
<td>6</td>
<td>138</td>
<td>118</td>
<td>45</td>
<td>116</td>
</tr>
<tr>
<td>Thames Ditton, Long Ditton, Hinchley Wood and Weston Green</td>
<td>44</td>
<td>67</td>
<td>55</td>
<td>79</td>
<td>92</td>
<td>60</td>
</tr>
<tr>
<td>Esher</td>
<td>41</td>
<td>46</td>
<td>38</td>
<td>118</td>
<td>65</td>
<td>0</td>
</tr>
<tr>
<td>Cobham and Oxshott</td>
<td>32</td>
<td>25</td>
<td>69</td>
<td>91</td>
<td>187</td>
<td>36</td>
</tr>
<tr>
<td>Claygate</td>
<td>5</td>
<td>4</td>
<td>20</td>
<td>8</td>
<td>50</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>300</td>
<td>252</td>
<td>855</td>
<td>686</td>
<td>612</td>
<td>276</td>
</tr>
</tbody>
</table>

1) Sites under construction that deliver a net yield.
2) Includes outline permissions. Content also adjusted to remove expired planning permissions.
5-Year Housing Land Supply

Identifiable Capacity (Net Units)  5-Year Requirement  5-Year (+5%)

Current Monitoring Year (estimated completions – 252 units)
1-5 Year Identified Supply (annualised – 308 per annum)
5-Year Requirement (annualised – 217 per annum)
5-Year (+5% - annualised – 228 per annum)
## Potential Housing Distribution

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Walton</td>
<td>59</td>
<td>62</td>
<td>224</td>
<td>169</td>
<td>71</td>
<td>22</td>
<td>150</td>
<td>698</td>
</tr>
<tr>
<td>Weybridge</td>
<td>40</td>
<td>29</td>
<td>162</td>
<td>69</td>
<td>102</td>
<td>16</td>
<td>210</td>
<td>588</td>
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<tr>
<td>Hersham</td>
<td>25</td>
<td>13</td>
<td>149</td>
<td>34</td>
<td>0</td>
<td>0</td>
<td>100</td>
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<tr>
<td>East and West Molesey</td>
<td>54</td>
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<td>138</td>
<td>118</td>
<td>45</td>
<td>70</td>
<td>80</td>
<td>457</td>
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<td>Thames Ditton, Long Ditton, Hinchley Wood and Weston Green</td>
<td>44</td>
<td>67</td>
<td>55</td>
<td>79</td>
<td>92</td>
<td>36</td>
<td>90</td>
<td>419</td>
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<tr>
<td>Esher</td>
<td>41</td>
<td>46</td>
<td>38</td>
<td>118</td>
<td>65</td>
<td>0</td>
<td>80</td>
<td>347</td>
</tr>
<tr>
<td>Cobham and Oxshott</td>
<td>32</td>
<td>25</td>
<td>69</td>
<td>91</td>
<td>187</td>
<td>22</td>
<td>210</td>
<td>604</td>
</tr>
<tr>
<td>Claygate</td>
<td>5</td>
<td>4</td>
<td>20</td>
<td>8</td>
<td>50</td>
<td>0</td>
<td>40</td>
<td>122</td>
</tr>
<tr>
<td>Total</td>
<td>300</td>
<td>252</td>
<td>855</td>
<td>686</td>
<td>612</td>
<td>166</td>
<td>960</td>
<td>3531 (+15%)&lt;sup&gt;1&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

**Note:** This table examines identifiable housing capacity relative to the settlement distribution ranges set out in the adopted Core Strategy. Capacity figures relating to opportunity sites in years 11-13 and the small site windfall allocation have been adjusted to align potential delivery in the 2012 SHLAA with the plan period 2011-2026.

<sup>1</sup> Total estimated potential expressed against the total residual Core Strategy requirement, 2013-2026
Rationalised Trajectory 2002-2026

- **Net Units**
- **Core Strategy Target**

**Graph Details:**
- **Completed Net Units**
- **Current Monitoring Year (estimated completions)**
- **1-5 Year Rationalised Supply**
- **6-13 Year Rationalised Supply (includes 120 net units of windfall per annum)**

**Timeline:**
- 2002
- 2003/04
- 2004/05
- 2005/06
- 2006/07
- 2007/08
- 2008/09
- 2009/10
- 2010/11
- 2011/12
- 2012/13
- 2013/14
- 2014/15
- 2015/16
- 2016/17
- 2017/18
- 2018/19
- 2019/20
- 2020/21
- 2021/22
- 2022/23
- 2023/24
- 2024/25
- 2025/26

**Legend:**
- **Net Units**
- **Core Strategy Target**

**Note:**
- The graph illustrates the trajectory of completed net units over the years from 2002 to 2026, showing the completed net units, current monitoring year completions, and rationalized supply in different time frames.
Employment

Employment Land Demand (2011-2026)

15. The 2011 Addendum to the Employment Land Review amended projected levels of employment floorspace demand in the Borough. Drawing on Experian data from 2010, it indicated the following:
   • A significant reduction in demand for B1 office, which fell from 66,000m² to 28,000m²;
   • A minor increase in demand for B2 Industrial (-8,000 to -4,000m²);
   • An increase in demand for B8 floorspace, which increased from 11,000m² to 17,000m².

Vacancy Adjusted Demand

16. The above forecasts do not take account of existing vacancy across the ‘B’ use classes, which totalled 78,840m² in 2011.

17. Adjusted for recorded vacancy and the requirement to maintain a ‘frictional’ vacancy rate i.e. retain some vacancy to enable property markets to remain ‘fluid’ should any sudden upsurge occur, the adjusted demand for employment floorspace to 2026 is as follows:
   • B1 (-16,819m²)
   • B2 (2,649m²)
   • B8 (22,280m²)

Projected Demand for Employment Land to 2026

18. Expressed in per hectare land requirements, the employment land demand projection for each ‘B’ use class is B1 (-1.1ha), B2 (0.71ha) and B8 (4.4ha).

Employment Land Delivery (2010-2012)

19. 2,818m² of B1, -171m² of B2 and 321m² of B8 has been completed since 2010.

Employment Land Under Construction (at April 2012)

20. There is currently 12,497m² of B1 floorspace under construction, with no recorded B2 or B8 under construction.

Unimplemented Permissions for Employment Land (at April 2012)

21. There is currently -3,425m² of B1, 550m² of B2 and 42m² of B8 unimplemented in active planning permissions.

Employment Land Supply (at April 2012)

22. No employment sites were promoted through the 2012 SHELAA call for sites exercise, reflecting the reluctance to bring forward such land for development in the current economic climate. The Council has identified three sites with development potential for employment. These opportunity sites added to
floorspace under construction and from unimplemented permissions, results in the following estimated capacity figures, relative to projected demand:

### 2012 Employment Land Supply Overview

<table>
<thead>
<tr>
<th>Employment Use Class</th>
<th>Under Construction at April 2012 (m²)</th>
<th>Planning permissions not yet implemented at April 2012 (m²)</th>
<th>SHELAA Identified Employment Opportunity Sites (m²)</th>
<th>Total Estimated Capacity (ha)</th>
<th>Projected Demand 2012 ELR Addendum (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>12,497</td>
<td>-3,425</td>
<td>9,750</td>
<td>1.8</td>
<td>-1.1</td>
</tr>
<tr>
<td>B2</td>
<td>0</td>
<td>550</td>
<td>8,527</td>
<td>0.9</td>
<td>0.71</td>
</tr>
<tr>
<td>B8</td>
<td>-285</td>
<td>42</td>
<td>11,297</td>
<td>1.1</td>
<td>4.4</td>
</tr>
</tbody>
</table>

### 2012 Employment Conclusions

Based on current information, and taking account of the local market knowledge provided by the Development Market Panel, the evidence base shows:

- Based on projections derived from 2010 Experian data, there is currently a capacity shortfall for B8 employment land over the plan period. Given that the Experian data projects demand to 2026, this is not considered an issue at this time.
- It has been suggested by market professionals that actual demand for B2 and B8 floorspace may be less than quantified in 2010, owing to the influence of more optimistic growth projections at that time. Recent development activity suggests this may be the case.
- To better investigate this, the Council intends to undertake another update of figures set out in the Employment Land Review in the coming months. This update will include a reassessment of demand for such floorspace, taking account of economic factors and also resurvey employment floorspace vacancy rates across the Borough.
Part 1

1.0 Introduction

1.1 Strategic Housing and Employment Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land to meet identified needs within the Borough. These assessments are required by national planning policy, as set out in the National Planning Policy Framework (NPPF), which emphasises that the review of land available for economic development and housing should be undertaken at the same time to aid an integrated approach to delivering sustainable growth.

1.2 The assessment is an important evidence source to inform plan making, but does not in itself determine whether a site should be allocated for development. This assessment is particularly relevant in the plan making process particularly with regard to the content of the Core Strategy. It identifies:

- The recent distribution and supply of housing development
- The choices available to meet the requirement for more housing and employment land development, which provide the basis for infrastructure planning and helping to shape places in the future; and
- Whether action would need to be taken to ensure sites will become deliverable (including infrastructure investment) or, through monitoring and managing supply, whether contingency plans to ensure the delivery of sufficient housing need to be put into action.

2.0 Keeping the Assessment up to date.

2.1 The NPPF sets out that the supply of specific deliverable sites to provide a five year supply of housing should be updated on an annual basis, alongside related research on the existing and future supply of land available for economic development. In line with national policy, the Council will continue to foster an integrated approach to the development of its evidence base by reviewing this document annually.

2.2 The issue of housing land supply has been examined previously through four previous publications of the Strategic Housing Land Availability Assessment. The methodology used in these publications has evolved in recent years, taking account of changes in national policy, as well as the introduction of new measures to improve the document in terms of its accuracy and accessibility. The contents of the SHLAA was subject to detailed scrutiny at the Core Strategy Examination in Public in 2011, and the document was proven to be a fit for purpose, flexible and credible basis for policy development and anticipated housing delivery overall. In finding the Core Strategy ‘sound’, the Planning Inspector made the following observations about the SHLAA:

- The methodology used in the SHLAA is robust;
- The input of the Housing Market Partnership Panel (HMPP) provides reasonable confidence in the appraisal assumptions about development densities and the appraisal of other relevant factors, including market considerations;
The approach taken to windfall development is fully justified by genuine, local circumstances;
The identification of additional capacity in urban areas, other than that required to specifically meet the locally set housing targets, reduces the reliance on particular sites and risks associated with changing market conditions. This provides important flexibility to preserve the overall strategy of delivering development within urban areas over the plan period.

2.3 Having regard to these comments, the methodology has been adopted and rolled forward accordingly for the housing land supply element of this assessment.

2.4 The Council’s Employment Land Review 2008 assesses the quantity, quality and suitability of employment land in the Borough. The approach taken follows best practice guidance on the assessment of such land, as set out in Government guidance and this methodology has also been rolled forward for the employment land supply element of this assessment.

3.0 The Elmbridge Development Market Partnership Panel

3.1 The NPPF advocates working in partnership with key stakeholders to ensure a robust approach to assessing sites with development potential. Practice guidance issued by DCLG recommends that housing market partnerships, comprising house builders and local property agents, be used to provide expertise and knowledge on the deliverability and developability of sites, and how market conditions may affect economic viability. The Elmbridge housing market partnership panel (HMPP) was set up in 2009 to provide input into the SHLAA process and the panel has continued to contribute positively to subsequent reviews, providing advice on the suitability, availability and deliverability of new opportunity sites that have come forward. In light of the Council’s new requirement to consider employment land alongside housing land, panel membership was expanded this year to include additional specialised expertise in relation to economic development.

3.2 The Development Market Panel met formally on the 3 July to discuss issues arising from panel members feedback on new opportunity sites; to discuss the impacts of CS21, the Council’s affordable housing policy and the Council’s Preliminary Draft Charging Schedule, on development viability in the Borough; and the input of the group in terms of the forthcoming Settlement Investment and Development ‘ID’ Plans.

Development Market Assessment

Housing Market Assessment

3.3 In general, panel members have reported a greater level of activity in the housing market, when compared with the previous year. That said, consensus among the panel is that while the number of transactions has increased, the increase in value has been modest over the last 12 months, about 1% in the Outer Metropolitan Area, compared with about 2.3% in the

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3 Employment Land Reviews: Guidance Note, ODPM 2004

Produced by Planning Services: August 2012
London Region. This point is reflected in average house prices⁵ in the Borough (January-March 2012), which are down on this period from last year. Consistent with historic patterns, it is the South East that is leading the recovery, albeit at a slow pace.

3.4 Mortgage availability remains a constraining influence in the Borough particularly for first time buyers. As expressed in previous market assessments, panel members believe that the cost of borrowing in no way reflects the current base rate of 0.5%, which continues to be held by the Bank of England. While Elmbridge remains a sought after location to reside, the cost of borrowing, coupled with the requirement for larger ‘up-front’ deposits and the increasing cost of stamp duty, has affected the viability of moving house. In the development market, difficulties around ‘phasing’, particularly in bringing flatted schemes forward were highlighted. One local estate agent pointed out that few residential development funders will consider financing flatted developments, making high value housing schemes the only option in the local private market.

3.5 Following on from sentiments expressed in last year’s assessment, a number of panel members continue to have concerns over the Council’s new affordable housing policy⁶. Some panel members believe that the policy is directly affecting the availability of land for development, as margins between any Residual Development Value and the Existing Use Value are eroded by greater financial contributions. One panel member stressed that the ‘on-site’ affordable requirement for schemes of 5+ units has had a significant impact on bringing schemes of between 5-14 units forward and has precipitated developer decisions in “looking elsewhere” in Surrey to develop housing. Another panel member believes that the policy needs time to “bed-in” and that it could deliver on its aspirations in time. He emphasised that the policy does apply “where viable” and that some positive marketing on the flexibility of the policy could be worthwhile. In response, the Council has reiterated that the policy approach taken has been subject to extensive viability testing and independent examination. The Council have promised to keep this matter under review and undertake more detailed analysis on the performance of CS21 in the near future.

3.6 In terms of affordable housing provision, the Registered Providers (RPs) have also outlined that the current market is presenting challenges to delivery in Elmbridge. Approaches from developers seeking to bring schemes forward for 5+ units has been slow in the last year. Last years government changes to the funding and delivery of affordable housing are continuing to necessitate renegotiations to deliver on schemes. In the short to medium term, it is felt that the financial contributions being sought on sites of between 1-4 units will have the positive effect of bolstering affordable delivery on the ground.

Employment Market Assessment

3.7 The Borough of Elmbridge is located in the South West Quadrant of the M25 office market, which has experienced tough market conditions since the economic downturn in 2008. Office rental sales have fallen progressively in recent years. Tentative signs of market recovery in late 2011 have been


⁶ See CS21 Affordable Housing

Produced by Planning Services: August 2012
tempered with economic conditions nationally and prospective impacts of a ‘double-dip’ recession. Latest figures published by commercial property specialists Knight Frank indicate that the market remains subdued, with market take up in the M25 area 25% below the 10-year quarterly average in quarter 1 of 2012.

3.8 According to one panel member, commercial occupiers have adopted an ‘aggressive’ negotiating stance on rents in the south east and this has precipitated the establishment of a new benchmark low for rents. In oversupplied areas, competition has inevitably placed an emphasis on the quality of available floorspace. The overall message in that “good buildings in good locations are letting”. Within Elmbridge, lower take up in office sectors, including communications, banking, financial services and business services, are still in consolidation mode. This has resulted in varying degrees of office vacancy in town centre locations. 15.5% of all B1 office floorspace within town and village centres in the Borough is currently vacant. The levels of vacancy in Walton and Weybridge exceed the Borough average at 18% and 27% respectively.

3.9 Identified demand for employment floorspace set out in the Council’s 2012 addendum to the Employment Land Review draws on Experian data from 2010. These figures reflect growth expectations at that time. It is recognised that the Bank of England has cut growth forecasts since then and it has been suggested that actual demand for floorspace, particularly B2 and B8, is likely to be less than that quantified in 2010. Acknowledging this, the Council intends to revisit these calculations for the 2013 SHELAA.

4.0 Housing

Small site ‘windfall’ allowance.

4.1 The inclusion of a windfall allowance within housing numbers has been a source of almost constant debate since the need for SHLAA was introduced in 2006. Local Authority approaches to windfall have evolved since then and the justification in principle for including some element of windfalls in the housing supply has been reviewed in each update of the Elmbridge SHLAA prepared over the last four years.

4.2 In particular, the 2010 SHLAA considered the issue of windfall development in the Borough in great detail, examining historical figures and emerging trends as a basis for future projections and pursuing a scenario based approach to risk assessment to justify a realistic small site windfall estimate. This assessment and its conclusions were endorsed by the Planning Inspector at the Core Strategy examination, where the following was noted:

- Overall, it was considered that there was a sound evidence-based foundation for the calculation of the windfall allowance;
- The inspector considered that the windfall calculation erred on the side of caution;
- The plan’s allowance for small sites windfall was deemed to be fully justified by genuine, local circumstances, whereby, “it would significantly

7 2012 Town and Village Centre Audit
8 <6 net units

Produced by Planning Services: August 2012
under-estimate the urban potential of the Borough if the contribution from small unidentified sites is not taken into account”.

- The justification in principle for including windfalls in the housing supply was aided by the settlement-based assessment adopted, which in the absence of being able to identify all future sites gives a realistic indication of the broad areas which will deliver the small sites allowance.

4.3 The Council is committed to monitoring its approach to windfall development on an ongoing basis in order that it continues to be robust. For the purpose of the 2012 SHELAA, the Council has considered its approach against the NPPF and believes it be consistent with national policy. Paragraph 48 of the NPPF states that there is scope for Local Planning Authorities to make an allowance for windfall sites in their five-year housing land supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. While the Council, and the planning inspectorate, feel that such an approach would be justifiable in Elmbridge, there is currently no reliance on this element of supply in the first five years and it has therefore not been included. This matter will be kept under review.

Past Completions

- 659 units have been completed on small sites since 2006 (28% of total delivery), equating to an average annual rate of 110 per annum. In 2010/11, 127 units or 42% of total delivery (300 units) came forward from small site developments.

4.4 However, past completions alone do not provide a robust indicator of projected delivery, as they do not take account of potential future land supply. In order to take a cautious approach to the likely contribution of small scale unidentified sites over the plan period, future supply over the next 4 years has also been examined based on sites under construction, unimplemented planning permissions.

Future completions

- 81 units on small sites are under construction as at 1 April 2011 (equivalent of 32% of total units under construction).
- Projecting forward, there is currently a pipeline of 216 planning permissions on small sites that can be implemented over the next 3 years.
- Using the above figures to calculate an annual average, this results in a small scale windfall allowance of 96 units

<table>
<thead>
<tr>
<th>SHLAA small site completions/ commitments/ planning permissions⁹</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed small sites (&lt;6) 2006-2011</td>
<td>659</td>
</tr>
<tr>
<td>Under Construction small sites</td>
<td>81</td>
</tr>
<tr>
<td>Small sites not yet implemented</td>
<td>216</td>
</tr>
<tr>
<td>Total</td>
<td>956</td>
</tr>
<tr>
<td>Average per annum (divide by 10 years)</td>
<td>96</td>
</tr>
</tbody>
</table>

⁹ These figures do not take account of larger urban sites (6 units and above) with potential for housing development that are expected to come forward within the plan period but have yet to be identified.

Produced by Planning Services: August 2012
4.5 Introducing a future projection to the small site windfall estimate, which takes account of sites under construction and unimplemented planning permissions, results in a 10% reduction when compared with past trends alone.

4.6 In the previous two years, a 22% reduction was applied to the small site ‘windfall’ allowance to take account of the potential impact of changes to PPS3 relating to development on garden land. Historically this type of development has been controlled by saved policies HSG16 and HSG18 of the Replacement Elmbridge Borough Local Plan 2000, and following the review of this issue, it has been determined that the amendments to PPS3 have not materially changed the Council’s approach to garden land development. It is therefore considered that the continued application of this reduction would represent an overly cautious approach to anticipating future supply.

<table>
<thead>
<tr>
<th>Settlement Areas</th>
<th>Distribution of small site developments (less than 6 units)</th>
<th>10 Yr Supply - CS Period</th>
<th>12 Yr Supply - HSL 15 Year Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walton</td>
<td>145 (15pa)</td>
<td>150</td>
<td>180</td>
</tr>
<tr>
<td>Weybridge</td>
<td>209 (21pa)</td>
<td>210</td>
<td>252</td>
</tr>
<tr>
<td>Hersham</td>
<td>98 (10pa)</td>
<td>100</td>
<td>120</td>
</tr>
<tr>
<td>East and West Molesey</td>
<td>82 (8pa)</td>
<td>80</td>
<td>96</td>
</tr>
<tr>
<td>Thames Ditton, Long Ditton, Hinchley Wood and Weston Green</td>
<td>92 (9pa)</td>
<td>90</td>
<td>108</td>
</tr>
<tr>
<td>Esher</td>
<td>81 (8pa)</td>
<td>80</td>
<td>96</td>
</tr>
<tr>
<td>Cobham and Oxshott</td>
<td>209 (21pa)</td>
<td>210</td>
<td>252</td>
</tr>
<tr>
<td>Claygate</td>
<td>40 (4pa)</td>
<td>40</td>
<td>48</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>956 (96pa)</strong></td>
<td><strong>960</strong></td>
<td><strong>1152</strong></td>
</tr>
</tbody>
</table>

**Anticipated unidentified small site development**

4.6 The provision of 96 units per annum has been assumed to take place over the 10-year period, resulting in a contribution from unidentified small sites of 960 units. However, there is no reliance on this source of supply in the first 5 years of the plan. This has only been applied to years 6-13, resulting in an annual estimate of 121 units per annum from this source.
## Potential Housing Distribution

<table>
<thead>
<tr>
<th>Settlement Areas</th>
<th>Completed sites – April 2011-March 2012</th>
<th>Under construction at April 2012 (1)</th>
<th>Planning permissions not yet implemented at April 2012 (2)</th>
<th>SHLAA Opportunity Sites</th>
<th>Small Sites Windfall allocation</th>
<th>Estimated Potential 2012-2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walton</td>
<td>59</td>
<td>62</td>
<td>224</td>
<td>169</td>
<td>71</td>
<td>37</td>
</tr>
<tr>
<td>Weybridge</td>
<td>40</td>
<td>29</td>
<td>162</td>
<td>69</td>
<td>102</td>
<td>27</td>
</tr>
<tr>
<td>Hersham</td>
<td>25</td>
<td>13</td>
<td>149</td>
<td>34</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>East and West Molesey</td>
<td>54</td>
<td>6</td>
<td>138</td>
<td>118</td>
<td>45</td>
<td>116</td>
</tr>
<tr>
<td>Thames Ditton, Long Ditton, Hinchley Wood and Weston Green</td>
<td>44</td>
<td>67</td>
<td>55</td>
<td>79</td>
<td>92</td>
<td>60</td>
</tr>
<tr>
<td>Esher</td>
<td>41</td>
<td>46</td>
<td>38</td>
<td>118</td>
<td>65</td>
<td>0</td>
</tr>
<tr>
<td>Cobham and Oxshott</td>
<td>32</td>
<td>25</td>
<td>69</td>
<td>91</td>
<td>187</td>
<td>36</td>
</tr>
<tr>
<td>Claygate</td>
<td>5</td>
<td>4</td>
<td>20</td>
<td>8</td>
<td>50</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>300</strong></td>
<td><strong>252</strong></td>
<td><strong>855</strong></td>
<td><strong>686</strong></td>
<td><strong>612</strong></td>
<td><strong>276</strong></td>
</tr>
</tbody>
</table>

1) Sites under construction that deliver a net yield.
2) Includes outline permissions. Content also adjusted to remove expired planning permissions.
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Walton</td>
<td>59</td>
<td>62</td>
<td>224</td>
<td>169</td>
<td>71</td>
<td>22</td>
<td>150</td>
</tr>
<tr>
<td>Weybridge</td>
<td>40</td>
<td>29</td>
<td>162</td>
<td>69</td>
<td>102</td>
<td>16</td>
<td>210</td>
</tr>
<tr>
<td>Hersham</td>
<td>25</td>
<td>13</td>
<td>149</td>
<td>34</td>
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<td>65</td>
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<td>50</td>
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</tr>
<tr>
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<td><strong>855</strong></td>
<td><strong>686</strong></td>
<td><strong>612</strong></td>
<td><strong>166</strong></td>
<td><strong>960</strong></td>
</tr>
</tbody>
</table>

Note: This table examines identifiable housing capacity relative to the settlement distribution ranges set out in the adopted Core Strategy. Capacity figures relating to opportunity sites in years 11-13 and the small site windfall allocation have been adjusted to align potential delivery in the 2012 SHELAA with the plan period 2011-2026.

1) Total estimated potential expressed against the total residual Core Strategy requirement, 2013-2026

Produced by Planning Services: August 2012
5.0 Employment

5.1 The employment section of the 2012 SHELAA focuses on identifiable capacity only, in so far as it relates to the demand for employment floorspace in the Borough. This section therefore draws on the analysis of different variables, which are set out in greater detail in the Council’s Employment Land Review (ELR) and subsequent 2011 addendum.

5.2 The Council’s ELR assesses the quantity, quality and suitability of employment land in the Borough, following best practice guidance\(^\text{10}\) and this methodology has been rolled forward for the employment land supply element of this assessment.

Employment Land Demand

5.3 In 2011 the Council produced an addendum to the 2008 ELR, which reassessed projections and demand for employment floorspace, taking account of the economic downturn. The 2008 ELR projected employment growth at 12,300 jobs between 2006-2020. The 2011 revised figures, derived from Experian data, placed planned job growth at approximately 6,500 jobs in the period to 2026. This significant reduction in figures was largely attributed to reduced demand for communications, banking, and financial services, the primary occupiers of office space within the Borough, which have been most effected by the recession.

5.4 The above revisions resulted in amended forecast figures in the levels of employment floorspace demand, which are set out as follows:

<table>
<thead>
<tr>
<th>Type of development</th>
<th>Demand for additional floorspace 2008 ELR (m²)</th>
<th>Recession adjusted demand (m²)</th>
<th>Change (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 Office</td>
<td>66,000</td>
<td>28,000</td>
<td>-38,000</td>
</tr>
<tr>
<td>B2 Industrial</td>
<td>-8,000</td>
<td>-4,000</td>
<td>4,000</td>
</tr>
<tr>
<td>B8 Warehousing and Distribution</td>
<td>11,000</td>
<td>17,000</td>
<td>6,000</td>
</tr>
</tbody>
</table>

5.5 Importantly, these forecasts have not been adjusted to take account of the amount of vacant floorspace within the Borough and therefore represents the additional growth that would be required if there were full occupation of employment floorspace within the Borough.

Vacancy Rates

5.6 To accurately identify the 'absolute' demand for employment floorspace, it is therefore necessary to quantify the levels of existing vacancy across the Borough. Latest research set out in the 2011 addendum identified a total of 78,840m² of vacant floorspace across the B use classes, broken down by B1 (59,569m²), B2 (5,351m²) and B8 (13,920m²).

\(^{10}\) Employment Land Reviews: Guidance Note, 2004
5.7 A “frictional vacancy” rate for premises is considered necessary to enable property markets to operate efficiently. Providing a level of additional floorspace, which exceeds identified demand, ensures the market remains ‘fluid’ to meeting any sudden upsurge in demand for such floorspace. For offices, a 5% vacancy rate is considered necessary, whilst an 8% vacancy level for industrial and warehousing floorspace is required to ensure these markets operate more effectively\(^{11}\).

5.8 The following table quantifies the residual floorspace requirement to 2026 across the different employment use classes, by adjusting total or identified demand to take account of existing and frictional vacancy requirements.

**Vacancy adjusted demand for employment floorspace to 2026**

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Existing Floorspace</th>
<th>Identified Demand</th>
<th>Projected Floorspace Need 2011</th>
<th>Existing vacancy</th>
<th>Frictional vacancy rates</th>
<th>Vacancy adjusted for frictional requirement</th>
<th>Residual floorspace requirements to 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>267,000</td>
<td>28,000</td>
<td>295,000</td>
<td>59,569</td>
<td>5%</td>
<td>44,819</td>
<td>-16,819</td>
</tr>
<tr>
<td>B2</td>
<td>154,000</td>
<td>-4,000</td>
<td>150,000</td>
<td>5,351</td>
<td>8%</td>
<td>-6,649</td>
<td>2,649</td>
</tr>
<tr>
<td>B8</td>
<td>223,000</td>
<td>17,000</td>
<td>240,000</td>
<td>13,920</td>
<td>8%</td>
<td>-5,280</td>
<td>22,280</td>
</tr>
</tbody>
</table>

5.9 To quantify the need for land in the future, it is necessary to convert floorspace figures into per hectare land requirements. This is done through the application of plots ratios, which takes a standardised approach to the proportional footprint and height of buildings on B1, B2 and B8 sites. The table below sets out the amount of land required to meet the demand for employment floorspace in the Borough. The demand for B1 employment land is expressed as a minus figure, as there is more vacant floorspace in the Borough than envisaged demand.

**Projected demand for employment land to 2026**

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Plot ratio</th>
<th>Employment land demand projection (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>1.5</td>
<td>-1.1</td>
</tr>
<tr>
<td>B2</td>
<td>0.4</td>
<td>0.71</td>
</tr>
<tr>
<td>B8</td>
<td>0.5</td>
<td>4.4</td>
</tr>
</tbody>
</table>

**Recent Development Activity**

5.10 The Experian data used in the above calculations has a base date of 2010. As detailed in the Market Assessment section of this document (see Section 3), it has been suggested that actual demand for B2 and B8 floorspace may be less than quantified in 2010, owing to the influence of more optimistic growth projections at that time. The above assessment of demand should, therefore, be analysed in the context of development activity in the Borough in the intervening years since then. Since 2010, there has been a recorded loss in B1 and B2 floorspace to other uses. The provision of recorded B8 floorspace (321m2) has also been relatively minor.

\(^{11}\) See 2008 Employment Land Review for further details.
### Completed Employment Floorpsace (net m²) 2010-12

<table>
<thead>
<tr>
<th>Year</th>
<th>B1</th>
<th>B2</th>
<th>B8</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011-12</td>
<td>-1,036</td>
<td>279</td>
<td>-129</td>
</tr>
<tr>
<td>2010-11</td>
<td>-1,782</td>
<td>-450</td>
<td>450</td>
</tr>
<tr>
<td>Total</td>
<td>-2,818</td>
<td>-171</td>
<td>321</td>
</tr>
</tbody>
</table>

5.11 The potential supply pipeline of employment floorspace, namely that under construction and with unimplemented permissions, also indicates inactivity in providing new B2 and B8 floorspace in the Borough. There are currently no schemes containing additional B2 or B8 floorspace under construction and no guarantees that those with planning permission will come forward. The 12,497m² of B1 currently under construction, largely consists of two schemes, over 11,000m² at Brooklands Drive, Weybridge and over 2,000m² at 42-50 High Street, Esher. This overcompensates for a net loss in B1 floorspace under construction elsewhere.

### Under Construction/Unimplemented Planning Permissions (net m²)

<table>
<thead>
<tr>
<th></th>
<th>B1</th>
<th>B2</th>
<th>B8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Construction</td>
<td>12,497</td>
<td>0</td>
<td>-285</td>
</tr>
<tr>
<td>Unimplemented Permissions</td>
<td>-3,425</td>
<td>550</td>
<td>42</td>
</tr>
</tbody>
</table>

5.12 The above figures suggest that market conditions may be having a greater constraining influence on both the demand and delivery of B2 and B8 employment land than previously envisaged. To better investigate this, the Council intends to undertake another update of figures set out in the Employment Land Review in the coming months. This update will include a reassessment of demand for such floorspace, taking account of economic factors and also resurvey employment floorspace vacancy rates across the Borough.

### Elmbridge and the Enterprise M3 LEP

5.13 The future demand for employment sites in Elmbridge is closely linked to the Borough’s proximity to and relationship with other sub-regional centres. Elmbridge forms part of the Enterprise M3 LEP, which covers the wider M3 corridor from the New Forest in the South West to Staines in the North East, and includes major centres such as Andover, Winchester, Basingstoke, Woking and Guildford. The NPPF emphasises the importance of assessing the qualitative need for land or floorspace, alongside the quantitative and the Council is committed to working alongside the Enterprise M3 LEP to gauge such requirements. The LEP is currently undertaking a commercial property market demand, supply and site assessment study, with a view to producing a robust commercial property evidence base for the area. It is envisaged that this research will go some way to defining the Borough’s strategic economic role relative to other centres in the M3 LEP, creating a better understanding of employment needs within the markets operating in and across the wider area. It is hoped that dialogue with the LEP regarding the project will also provide important insight on the prospective impacts of changing work practices on the nature and location of development in Elmbridge. This study is due for publication in December 2012 and its findings will be considered alongside the planned addendum of the Council’s ELR and the next review of the SHELAA.
Employment Land Supply

No employment sites were promoted through the 2012 SHELAA call for sites exercise, reflecting the reluctance to bring forward such sites in the current economic climate. The Council has identified three sites with development potential for employment, which are set out in detail in Section 6. The identified cumulative capacity of these three sites is 2.08ha. These schedules do not assume flexibility between different employment uses, the potential suitability of which would be assessed in greater detail on a site by site basis, should a development proposal come forward. The Employment Land Supply Overview table sets total identifiable capacity against the projected demand for employment floorspace to 2026 identified above. Based on potential delivery across the different use classes, there is currently a likely capacity shortfall for B8 employment land for this period. Given that the Experian data projects demand to 2026, this is not considered an issue at this time. This issue will however, be revisited through the planned update of ELR figures and through subsequent reviews of the SHELAA.

2012 Employment Land Supply Overview

<table>
<thead>
<tr>
<th>Employment Use Class</th>
<th>Under Construction at April 2012 (m²)</th>
<th>Planning permissions not yet implemented at April 2012 (m²)</th>
<th>SHELAA Identified Employment Opportunity Sites (m²)</th>
<th>Total Estimated Capacity (ha)</th>
<th>Projected Demand 2012 ELR Addendum (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>12,497</td>
<td>-3,425</td>
<td>9,750</td>
<td>1.8</td>
<td>-1.1</td>
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<tr>
<td>B2</td>
<td>0</td>
<td>550</td>
<td>8,527</td>
<td>0.9</td>
<td>0.71</td>
</tr>
<tr>
<td>B8</td>
<td>-285</td>
<td>42</td>
<td>11,297</td>
<td>1.1</td>
<td>4.4</td>
</tr>
</tbody>
</table>

12 Capacity is derived from the application of B1 and B2 plot ratios – see 2008 ELR, page 98
13 The assessment assumes that HER1E and MOL1E could be brought forward for either B2 or B8

Produced by Planning Services: August 2012
Part 2

6.0 Identified Opportunity Sites
6.1 Identified Housing Opportunity Sites
## Walton-on-Thames Housing Potential Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed Developments (2011-2012)</td>
<td>59</td>
</tr>
<tr>
<td>Planning Permission not yet implemented (2009 – 2012)</td>
<td>224</td>
</tr>
<tr>
<td>Opportunity Sites</td>
<td>277</td>
</tr>
<tr>
<td>Windfall</td>
<td>180</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>802</strong></td>
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</table>

### Opportunity Sites:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAL1</td>
<td>Annetts Yard, Annetts Road</td>
<td>8</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WAL2</td>
<td>50-62 Carlton Road</td>
<td>6</td>
<td>6</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WAL4</td>
<td>Courtlands, Manor Road</td>
<td>16</td>
<td>16</td>
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<td>0</td>
</tr>
<tr>
<td>WAL5</td>
<td>Walton Police Station, New Zealand Avenue</td>
<td>24</td>
<td>24</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WAL7</td>
<td>1-5 Terrace Road</td>
<td>36</td>
<td>36</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WAL8</td>
<td>174 Rivendell Court, Terrace Road</td>
<td>12</td>
<td>12</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WAL9</td>
<td>61 Ashley Road</td>
<td>12</td>
<td>0</td>
<td>12</td>
<td>0</td>
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<tr>
<td>WAL10</td>
<td>71 Ashley Road</td>
<td>9</td>
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<td>9</td>
<td>0</td>
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<tr>
<td>WAL12</td>
<td>Land at Mellor Close</td>
<td>6</td>
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<tr>
<td>WAL13</td>
<td>4 - 16 Oatlands Drive</td>
<td>29</td>
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<td>WAL14</td>
<td>Land at Rydens Road</td>
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<tr>
<td>WAL15</td>
<td>Silvertree Garage, Station Avenue</td>
<td>28</td>
<td>0</td>
<td>0</td>
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<td>WAL16</td>
<td>16 - 18 Hersham Road</td>
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<tr>
<td>WAL17</td>
<td>Brassey House, New Zealand Avenue</td>
<td>43</td>
<td>43</td>
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<td>0</td>
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<tr>
<td>WAL18</td>
<td>Crown House, High Street</td>
<td>14</td>
<td>14</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WAL19</td>
<td>Ansell Hall, Oakbank Avenue</td>
<td>10</td>
<td>10</td>
<td>0</td>
<td>0</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>277</strong></td>
<td><strong>169</strong></td>
<td><strong>71</strong></td>
<td><strong>37</strong></td>
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</table>

Produced by Planning Services: August 2012
<table>
<thead>
<tr>
<th><strong>Site Ref</strong></th>
<th><strong>Address</strong></th>
<th><strong>Settlement</strong></th>
<th><strong>Size (ha)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>WAL1</td>
<td>Annetts Yard, Annett Road</td>
<td>Walton on Thames</td>
<td>0.11</td>
</tr>
</tbody>
</table>

**Description**

Annett Road is a cul-de-sac off the A3050, Terrace Road. Located 150m from the town centre, the site is a mix of light industrial uses (car-repair & MOT) (Use Classes B1 & B2). The surrounding area is predominantly residential. Annett Road comprises late Victorian/Edwardian terraced, semi-detached & detached properties, all two-storey, in traditional design and materials. Bishops Hill to the rear of the site is a late 20th Century redevelopment.

**Background**

There have been pre-application enquiries in 2007 and 2008 for 10 flats.

**Suitability**

Loss of employment land will need to be taken into account. However, as the site is in a wholly residential area, a housing development would be acceptable in principle. Capacity of the site may be constrained by access issues but this is a highly sustainable location for residential development. Following review by the Housing Market Partnership Panel, the anticipated yield has been reduced from 10 units to 8 to take account of the constraints of the site.

**Availability**

The developer has confirmed that the owner is interested in development.

**Deliverable**

Due to the site’s suitability and availability, it is likely that housing could be delivered in the next 5 years if the loss of employment land is considered to be acceptable.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tr>
<td>6</td>
<td>4</td>
<td>3</td>
<td>8</td>
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</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>8</td>
<td>73</td>
</tr>
</tbody>
</table>
Site Ref | Address | Settlement | Size (ha)
--- | --- | --- | ---
REV15 (WAL2) | 50-62 Carlton Road | Walton on Thames | 0.09

**Description**
The site consists of back gardens to residential properties, accessed via driveways to garage blocks. The surrounding area is characterised by inter/post war housing plus newer backland dwellings at Fox Grove adjacent to the site. Early 20th Century cottages are visible on Florence Road to the south.

**Background**
Pre application enquiries were submitted in 2009 and 2011 exploring the possibility of development of this site. Outline planning permission has been granted nearby at land rear of 14-18 Carlton Road for 4 two-storey semi-detached properties and a two-storey detached building comprising two maisonettes (2009/0263) and an alternative scheme for a total of 7 houses (2010/0449).

**Suitability**
There are two TPOs on site that will have to be carefully considered when planning the layout of the development. As the site lies within Flood Zone 2, appropriate mitigation will be required. The site is reasonably sustainable, located 260m from a parade of shops at Terrace Road and some 600m from Walton town and village centre, which provides a range of services, transport links and employment opportunities.

**Availability**
The developer has confirmed that the owners are still interested in development in the next 15 years.

**Deliverable**
Due to the suitability of the site and confirmed availability it is likely that this development could come forward in a 5-year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tbody>
<tr>
<td>5</td>
<td>4</td>
<td>3</td>
<td>6</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>6</td>
<td>67</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2012
**Description**

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 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.

**Background**

Pre-application discussions were held in 2007 with the managing agent for the building to investigate the site’s development potential. The agent also explored the possibility of developing the site together with the adjacent former Courts building but its owners were not interested. The application for redeveloping the Courts building to form a new ground floor retail unit with 42 flats above was refused and the appeal dismissed (2008/0134) due to the negative relationship with the locally listed church and the street scene, highway issues and lack of on-site amenity space. More recent discussions in March 2010 confirm that there is still interest from the freeholders in developing the Courtlands site.

**Suitability**

The site is considered to be suitable for housing and is located in a highly sustainable area, with good access to shops, facilities and public transport. The site could be developed in two ways: either including the demolition of the existing building or retaining it and constructing an additional building in the grounds. Doubling the number of units on the site would give a density of 110dph, including the existing flats, which are split level and fairly large internally. Such a density would not be unreasonable in a highly sustainable location adjoining a town centre boundary. The density of the proposed former Courts development was 350dph, which was not objected to in principle during consideration of the application or appeal.

**Availability**

The managing agent acting for the freehold company confirms that the site is available and being actively pursued for a development scheme within a 5 year period.

**Deliverable**

Due to the site’s suitability and availability, it is likely that a housing scheme could come forward within five years.
Site Ref | Address | Settlement | Size (ha)
---|---|---|---
2010/10 (WAL5) | Walton Police Station, New Zealand Avenue | Walton on Thames | 0.16

**Description**
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.

**Background**
There is no relevant planning history relating to housing development on this site.

**Suitability**
The site is considered to be appropriate for housing, particularly in view of the adjoining residential properties within Ashley Park Crescent at the rear. 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 Housing Market Partnership 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.

**Availability**
The Surrey Police Authority are reviewing Elmbridge police stations and any potential for surplus sites will be decided following a full public consultation exercise. On this basis, the SPA has confirmed that certain sites can be included in the SHLAA in accordance with the approach taken by other local authorities.

**Deliverable**
Due to the site’s suitability and potential availability, it is likely that a housing scheme could come forward within five years. The Housing Market Partnership Panel has queried whether this timescale is realistic but it reflects the phasing suggested by the Surrey Police Authority.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tr>
<td>8</td>
<td>6</td>
<td>5</td>
<td>24</td>
<td>0</td>
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</tr>
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</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>24</td>
<td>150</td>
</tr>
</tbody>
</table>
### Site Ref | Address | Settlement | Size (ha)
--- | --- | --- | ---
ELM796 (WAL7) | 1-5 Terrace Road | Walton | 0.12

#### Description
The site comprises a large warehouse-style building, which is currently a retail unit known as ‘P & Q Home Stores’ on the ground and first floor levels. The site 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 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.

#### Suitability
The site lies within the urban area, in the town and village centre in close proximity to a range of services, facilities and amenities. It would provide a potentially sustainable location for residential development. It is located within a retail frontage and so a shop element would need to be retained on the ground floor. Reasons for refusal and dismissal at 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 for residential development as well. Although the Housing Market Partnership 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.

#### Availability
The owner has signed the ownership declaration and put forward the application for a high-density residential development.

#### Deliverable
Due to the site’s suitability and availability and its recent planning history, the possibility of an appropriate housing development could be achieved in the next 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
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<tr>
<td>6</td>
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<td>4</td>
<td>36</td>
<td>0</td>
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<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>36</td>
<td>300</td>
</tr>
</tbody>
</table>

**Produced by Planning Services: August 2012**
Site Ref | Address | Settlement | Size (ha)
--- | --- | --- | ---
REV02 (WAL8) | 174 Rivendell Court, Terrace Road | Walton on Thames | 0.09

**Description**
The site is rectangular in shape with the narrow side fronting Terrace Road, a classified A road. To the southwest is Grovelands School, to the northeast are residential dwellings and to the north on the opposite side of Terrace Road are farmland and allotment gardens. The site comprises a two-storey office building with rear parking space.

**Background**
A pre application enquiry was submitted in 2007 for possible redevelopment of the site. A further pre application was submitted in late 2009 for a residential scheme of 12 units but it was invalid.

**Suitability**
The site is considered suitable for housing development, as it is located in a residential road. It is sustainable, located some 500m from the Terrace Road local centre. There are no physical constraints on site that would affect development but the loss of employment land will need to be resolved. In the 2009 SHLAA, the yield achievable on this site was estimated at 9 residential units. Although the Housing Market Partnership Panel suggests reducing the yield to 6 units, the submission of a pre application enquiry for 12 units indicates that the previous yield should be increased.

**Availability**
The developer has confirmed that the owner is interested in developing the site for a housing scheme in the next 15 years.

**Deliverable**
Due to the site’s suitability and availability, it is likely that a housing scheme could be delivered in the next 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>4</td>
<td>3</td>
<td>12</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Density
---|---|---
12 | 12 | 133

Produced by Planning Services: August 2012
**Site Ref** | **Address** | **Settlement** | **Size (ha)**
--- | --- | --- | ---
ELM748 (WAL9) | 61 Ashley Road | Walton on Thames | 0.43

**Description**
The site consists of a large detached dwelling and garden. It is a wider than average plot, which is screened to all boundaries with some mature trees. This is a predominately low-density residential area but there are more intensive apartment developments further south on Ashley Road.

**Background**
There is no relevant planning history on this site. A previous application at 65 Ashley Road (2005/1489) for six flats was allowed at appeal and achieved a density of 36 dph.

**Suitability**
Located in a residential area, the site would be suitable for residential development. With a wider plot this site could achieve two detached buildings that comprise flats to respect the layout and form of this residential road.

**Availability**
The owner of the site has confirmed that the site could be redeveloped in the next 15 years.

**Deliverable**
Due to the suitability and availability of the site, it is likely that this development could be achieved in 6-10 years. As there is no pre application enquiry or formal planning application it would be premature to expect this development to be achieved in the next 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
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<td>13</td>
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<td>12</td>
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<tr>
<td>12</td>
<td>13</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2012
**Site Ref** | **Address** | **Settlement** | **Size (ha)**
--- | --- | --- | ---
ELM860 (WAL10) | 71 Ashley Road | Walton on Thames | 0.28

**Description**
A large detached dwelling with large front and rear gardens. The site is set back from the road with mature trees and hedges surrounding the property. Ashley Road is generally characterised by large dwellings in generous gardens/grounds but many have since been sub-divided or redeveloped into flats.

**Background**
Application 2006/1361 for 10 x 2 bed flats was recommended for approval but subsequently refused. It then went to appeal but was dismissed. This was mainly on the grounds of the effect the proposed development would have on the character and appearance of the area, and on the living conditions of adjoining occupiers with particular reference to privacy. There were also concerns over the design.

**Suitability**
There are two TPOs to the rear of the site that are unlikely to be affected by development. The site lies within the urban area and is 450m from the rail station and 800m from a town and village centre. It would provide a potentially sustainable location for residential development. Although the Housing Market Partnership Panel has suggested increasing the yield to 12, the planning history for this site is considered to warrant maintaining the figure at 9 dwellings.

**Availability**
A letter has been sent to the agent of this site in order to confirm ownership interest. There has not been a reply, but in light of past pre application discussions and submitted planning applications this site could be available for redevelopment in the future.

**Deliverable**
Due to the suitability and probable availability of this site (in light of the submitted planning application), it is likely that a flatted development could be delivered within a 10-year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tr>
<td>14</td>
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<td>0</td>
<td>9</td>
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<table>
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<th></th>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
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<td>10</td>
<td>35</td>
<td></td>
</tr>
</tbody>
</table>
Site Ref | Address | Settlement | Size (ha)
---|---|---|---
ELM883 (WAL12) | Land at Mellor Close | Walton on Thames | 0.20

**Description**
The site comprises a row of garages and four terraced houses in the far corner of a larger residential development, known as the Fieldcommon estate, which was constructed in the 1970s for social housing. Although many of the properties are now within private ownership, a large proportion is within the control of Elmbridge Housing Trust.

**Background**
Pre application discussions have taken place in 2007 regarding the demolition of the four dwellings and the replacement of 11 or 14 one-bedroom flats and two bedroom houses. There were layout concerns but no objection to density. Since these discussions permission has been granted for a 60dph development at Oakbank Avenue within this estate.

**Suitability**
The site lies in the urban area and due to the residential character of this area, a higher density-housing scheme would be appropriate here. A very small part of the site falls within Flood Zone 2, which can be mitigated accordingly. There is a limited range of services here as the community centre and parade of shops are boarded up. However, together with the regeneration of Oakbank Avenue, there are plans to improve services and facilities in this area.

**Availability**
A letter has been sent to the agent of this site in order to confirm ownership interest. There has not been a reply, but in light of past pre application discussions this site could be available for redevelopment in the future.

**Deliverable**
Due to the suitability and possible availability of this site, it is likely that a flatted development could be delivered in 6-10 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>8</td>
<td>6</td>
<td>0</td>
<td>6</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Density
---|---|---
6 | 10 | 50
Site Ref | Address | Settlement | Size (ha) |
--- | --- | --- | --- |
ELM816 (WAL13) | 4-16 Oatlands Drive | Walton on Thames | 1.05 |

**Description**

This site comprises a series of bungalows and houses along the main road to the junction of Bridge Street. The site is set back from the road by front gardens and parking areas. The area is characterized by traditional houses, and there is no visible modern development at this end of the road.

**Background**

An application in 2007 sought to redevelop 4-18 Oatlands Drive for 50 dwellings, including houses and flats (2007/0841). This was refused and was later dismissed at appeal due to impact on the street scene and loss of trees. The Inspector concluded that “It is common ground that the proposed density of 43.8 dwellings per hectare is in principle acceptable in this location, but this remains dependent upon bringing forward an acceptable scheme that does not result in harm to local character”. Pre application discussions have since taken place in 2008 to explore an alternative scheme for the same site.

**Suitability**

The site lies within the urban area, in a residential road and in close proximity to a range of services. It would provide a potentially sustainable location for residential development. The site lies in an Area of High Archaeological importance and has a blanket TPO, which will require mitigation when considering development. A lower density than the application proposal has been applied in order to take account of the trees on site. The northwestern flank of the site is within flood zones 3 and 2.

**Availability**

A letter has been sent out to the agent to enquire whether or not the owners are interested in development. There has been no reply to this, but the fact that pre application discussions and planning applications have been submitted means that there is a possibility that the site could be available for development.

**Deliverable**

Given the site’s constraints, it is unlikely that this development will come forward in the first five years. There is interest in development due to the recent planning application, however further confirmation of all owners’ agreement is still required. As the Appeal Inspector commented, the site could deliver a medium density development consisting of 2, 3 and 4 bed semis and terraced housing within mainly two-storey properties, provided that it takes account of the character of the surrounding development.

<table>
<thead>
<tr>
<th>Density</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tr>
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</tr>
<tr>
<td>30dph</td>
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<tr>
<td>Net yield</td>
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<tr>
<td>Gross yield</td>
<td>0</td>
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</tr>
<tr>
<td>Density</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2012
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFS10</td>
<td>Land adjacent to 151 Rydens Road</td>
<td>Walton on Thames</td>
<td>0.3</td>
</tr>
<tr>
<td>(WAL14)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Description**

The site contains rear gardens and vacant land adjacent to reservoir banking. The character of the area is mainly residential with a mix of 1930s two storey dwellings, bungalows and three-storey flatted development further along to the south west.

**Background**

Full application submitted for 14 flats (2011/0798), but withdrawn prior to determination.

**Suitability**

Residential development would be suitable here and would continue the layout of the road. There are some physical constraints that will require addressing. Part of site lies within Flood Zone 3 and 2 and will require mitigation. The site is also surrounded by the Green Belt and thus a sensitively designed scheme will be required. Although there is access from Rydens Road, consideration needs to be given to highway safety. The site is located in a residential area within walking distance to schools and public transport.

**Availability**

The site has been promoted by the owners in the 2009 request for sites, demonstrating that the site is available for development.

**Deliverable**

Due to the site’s suitability and availability is it likely that this development could come forward within a 10-year period.
Description
The site comprises hardstanding and a detached building, formerly a car showroom with parking. The surrounding land use is mixed, including a public house/hotel, train station, taxi rank, small shops adjacent to the station, residential properties and commercial buildings. There is a mixture of housing types in the area, from modern flats to traditional housing. It is predominantly three-storey at this end of the road.

Background
Pre application discussions have taken place with regard to the possibility of a housing scheme on site in 2008. There have also been two applications in 2008 and 2009 with regard to a change of use from car showroom to a place of worship, which has since been approved.

Suitability
The site is highly sustainable, located opposite a rail station and in walking distance to shops, leisure and employment uses. Due to the mix of housing, a flatted development would be most appropriate in this location. There are no identified constraints affecting development on this site.

Availability
Even though there is a recent permission for a place of worship to be built on site, the owner has confirmed an interest in the redeveloping of the site for housing in the next 15 years.

Deliverable
Due to the site’s suitability and availability and the fact that it is currently vacant, it is likely a housing scheme could be delivered in the next 15 years.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REV04</td>
<td>Silvertree Garage, Station Avenue</td>
<td>Walton on Thames</td>
<td>0.17</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2012
The site comprises two detached houses located in a predominantly residential road. Dwellings vary considerably in this area, such as the smaller terraced houses within Alexandra Close to the south and flatted schemes at Blatchford Court and Rylton House to the north. The site lies just beyond the Walton town centre boundary and is within walking distance of Walton train station, bus routes and other local facilities. There is one TPO tree at the front of the site.

There is no relevant planning history relating to housing development on this site.

The site is considered to be appropriate for housing. It is located in a highly sustainable location within an established residential area and a flatted scheme could be considered appropriate for this location with a density similar to Rylton House (78 dph) and Blatchford Court (57 dph) further towards the town centre. The TPO tree would need to be taken account of in any new development.

The site has been identified after a larger site, including 12, 14 & 20 Hersham Road, did not return favourable responses as to whether there was interest in developing the site. The owners of this smaller site have confirmed that they would be interested in developing the land.

Due to the site’s suitability and availability, it was estimated originally that a housing scheme could come forward within 6-10 years. Following review by the Housing Market Partnership Panel, the phasing of the potential development has been moved to the 11-15 year period to take account of the current existing land values that may discourage a housing scheme coming forward in the short-term.
Site Address: 16 & 18 Hersham Road, Walton on Thames

Scale: 1:2000
Date: April 2010

Produced by Planning Services: August 2012
## Description

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.

## Background

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 SHELAA for 43 units.

## Suitability

The site is situated within one of the Borough’s most dense and urban areas and is considered very sustainable in planning terms. The site sits within a designated secondary shopping frontage and the retention of a street level presence that offers a direct service to the public will be required. The loss of office floorspace in the upper levels would also have to be justified, by meeting requirements set out in Core Strategy policy CS23. The sites 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.

## Availability

The site has been the subject of recent pre-application discussions and agents acting on behalf of the owners have confirmed its availability for redevelopment.

## Deliverable

The site has been formally promoted for inclusion in the 2012 SHELAA and it is likely that a scheme could be delivered in the next 5 years.

### Table

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAL17</td>
<td>Brassey House, New Zealand Avenue</td>
<td>Walton</td>
<td>0.18</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tr>
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<td>6</td>
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<td>43</td>
<td>238</td>
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</table>

Produced by Planning Services: August 2012
Site Ref | Address | Settlement | Size
---|---|---|---
WAL18 | Crown House | Walton | 0.09

**Description**
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 services access. The site abuts the Walton Conservation Area to the immediate north and sits within an area of high archaeological potential. The site occupies a prominent corner at the top of the high street and as such, functions as an important gateway to Walton Town Centre, which has benefited from recent improvements through the ‘Soul to the Street’ project.

**Background**
Informal pre-application discussions were held with officers of the Council in January 2012 exploring options to redevelop the site for a mixed use of retail and residential.

**Suitability**
The site is considered very sustainable in planning terms. It sits within a designated primary shopping frontage and the retail element will therefore have to be retained in any proposal. The loss of office floorspace in the upper levels would also have to be justified, by meeting requirements set out in Core Strategy policy CS23. The site’s proximity to a conservation area will require some sensitivity in terms of design. The architectural style of the existing building is considered to be of poor quality and an improved design reflecting the site’s prominent corner position and relationship with ‘The Heart’, which sits adjacent, would also be a key consideration. The site’s location and proximity to ‘The Heart’ suggests a high-density flatted scheme of approximately 14 units could be delivered on this site.

**Availability**
Pre-application discussions suggest that this site could be available for redevelopment in the near future.

**Deliverable**
Due to the site’s suitability in principle and potential availability in the near future, it is likely that a scheme could be delivered in the next 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
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<td>5</td>
<td>4</td>
<td>3</td>
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</tbody>
</table>

Net yield | Gross yield | Density
14 | 14 | 155

Produced by Planning Services: August 2012
### Description
This site is located north of Field Common farm within the defined residential estate of Oakbank Avenue. 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.

### Background
A number of pre-planning meetings have taken place between the Council’s Assets Management Team, Planning Services 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 adjoining shops 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.

### Suitability
Located in a predominantly residential area, the site is considered suitable for housing. Any loss of the community hall will be resisted under policy CS16, unless appropriate justification is provided. 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.

### Availability
The Council owns the site and is currently exploring the possibility of redeveloping the community hall and providing 10 residential units.

### Deliverable
Given the potential suitability and availability of this site, it is considered likely that a scheme could come forward in the medium term.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size</th>
</tr>
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<tbody>
<tr>
<td>WAL19</td>
<td>Ansell Hall, Oakbank Avenue</td>
<td>Walton</td>
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<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>10</td>
<td>100</td>
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</tbody>
</table>

Produced by Planning Services: August 2012
Weybridge Housing Potential Summary

| Completed Developments (2011 – 2012) | 40 |
| Under Construction (2007 - 2012)    | 29 |
| Planning Permission not yet implemented (2009 - 2012) | 162 |
| Opportunity Sites                   | 198 |
| Windfall                             | 252 |
| **Total**                            | **681** |

Opportunity Sites:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>WYE2</td>
<td>10 and land rear of 1 - 18 Church Street</td>
<td>18</td>
<td>18</td>
<td>0</td>
<td>0</td>
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<tr>
<td>WYE3</td>
<td>BT Telephone Exchange, Heath Road</td>
<td>33</td>
<td>33</td>
<td>0</td>
<td>0</td>
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<tr>
<td>WYE7</td>
<td>6 Castle Road</td>
<td>6</td>
<td>0</td>
<td>6</td>
<td>0</td>
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<td>WYE8</td>
<td>Malabar and Charters Egerton Road</td>
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<td>WYE12</td>
<td>24 Queens Road</td>
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<tr>
<td>WYE13</td>
<td>40-44 Queens Road</td>
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<tr>
<td>WYE14</td>
<td>Heatherfield Cottage, Queens Road</td>
<td>7</td>
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<tr>
<td>WYE15</td>
<td>16 &amp; 18 Castle Road</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>WYE16</td>
<td>17 &amp; 19 Castle Road</td>
<td>11</td>
<td>0</td>
<td>0</td>
<td>11</td>
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<td>WYE18</td>
<td>157-159 Queens Road</td>
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<td>WYE20</td>
<td>17 - 19 Church Street</td>
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<td>0</td>
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<td>WYE21</td>
<td>22 Hanger Hill</td>
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<tr>
<td>WYE22</td>
<td>Portmore Dental Practice</td>
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<td>6</td>
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<td><strong>Total</strong></td>
<td><strong>198</strong></td>
<td><strong>69</strong></td>
<td><strong>102</strong></td>
<td><strong>27</strong></td>
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</table>

Produced by Planning Services: August 2012
Description
This site comprises a mixture of uses with many buildings consisting of shops with flats above. Several ‘to let’ signs are visible, with some units looking vacant/unused. The site is located within a defined town centre, Area of High Archaeological Potential and designated retail frontage. The site resides within an urban location and is a mixture of two and three storey buildings consisting of a variety of uses from residential to commercial and community uses. The units vary in design with no single style of building. Currently the site is completely developed with no amenity space or landscaped elements within the proposed area. This site is located north west of Weybridge Conservation Area, which focuses on St James Church and the surrounding listed buildings in Church Street, extending to the Quadrant in Heath Road.

Background
There have been pre-application discussions on the site in 2006 for residential development.

Suitability
The site resides within an urban area of mixed uses and designs, uses range from residential, commercial, retail and community. The area is within the designated Weybridge Town Centre, and is of urban character. Church Street is a predominant shopping area and access to services and amenities is good. The site is within a heavily developed area with access to the frontage and to the rear of the site available. There are no specific constraints that would constrain development. The site area is previously developed and is on a level and even gradient. A shopping frontage would need to be retained at ground floor level along Church Street.

Availability
The agent of the above pre application has indicated that the owner is still interested in developing the site for residential use.

Deliverable
Due to the site’s suitability and availability, it is likely that this development could come forward in the next 5 years.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELM811</td>
<td>10 and Land to Rear of 1-18 Church Street</td>
<td>Weybridge</td>
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</table>

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
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<tr>
<td>24</td>
<td>20</td>
<td>15</td>
<td>18</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Density
18        | 34          | 70

Produced by Planning Services: August 2012
Site Address: 10 and Land rear of 1-18 Church Street, Weybridge

Scale: 1:1250

Date: April 2010

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Emsbury Borough Council, KT19 8DL

@ Emsbury Borough Council - Commercial, 2009

Digitally Mapped © Ordnance Survey (2009)

Produced by Planning Services: August 2012
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/13 (WEY3)</td>
<td>BT Telephone Exchange, Heath Road</td>
<td>Weybridge</td>
<td>0.47</td>
</tr>
</tbody>
</table>

**Description**

The site includes the three-storey telephone exchange building and hardstanding for car parking. It is located within the Weybridge Town Centre boundary and adjacent to the Weybridge Conservation Area boundary. 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. Beyond the southeast boundary of the site is a Grade II Listed Building (4/4a Heath Road), which is in use as offices.

**Background**

There is no relevant planning history relating to housing development on this site.

**Suitability**

The site is considered to be appropriate for housing. It is located in a highly sustainable location, within a town centre, easy walking distance of Weybridge train station and other public transport facilities. As such, a density of 70dph would be reasonable for such a location, whilst taking account of the need to respect the character of the adjoining Conservation Area.

**Availability**

The telecoms agent acting for the site has confirmed that there is potential for the site to be disposed of and can therefore be included within the SHLAA within the 1-5 year phasing period. There may need to be potential for a small part of the site to be available for any equipment that requires retention at this location, possibly the size of a small electricity substation.

**Deliverable**

Due to the site’s suitability and availability, it is likely that a housing scheme can be delivered within 5 years. The Housing Market Partnership Panel has queried whether this timescale is realistic but this is the phasing suggested by the telecoms agent.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
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<tbody>
<tr>
<td>24</td>
<td>19</td>
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<table>
<thead>
<tr>
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<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>33</td>
<td>70</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2012
Description
The site comprises a substantial detached house on a corner plot within a residential road. There are flats and higher density developments within this road and at the corner of Oatlands Drive, such as Castle Mews, Glenlion Court and Hanover Walk, and on Oatlands Chase, including the recently constructed development of ten flats at 20 Oatlands Chase on the corner with Castle Road. There are no trees within the site that are the subject of preservation orders.

Background
There is no relevant planning history relating to housing development on this site.

Suitability
The site is considered to be appropriate for housing. It is in a reasonably sustainable location within an established residential area. Given the density of newer housing developments in and around Castle Road, such as on the corner with Oatlands Chase where a flatted scheme with a density of 74dph was approved, a density of 54dph would be appropriate here in order to take account of the lower density character of Castle Road compared to parts of Oatlands Chase.

Availability
The site was identified after a larger site, including 8, 10 & 12 Castle Road, did not return a favourable response to enquiries as to whether the site is available for development. The owners of this smaller site have confirmed that they would be interested in developing the land.

Deliverable
Due to the site’s suitability and availability, it is likely that a housing scheme could come forward within 6-10 years. It is acknowledged, as reiterated by the Housing Market Partnership Panel, that the site has a high existing land value. However, given that the site comprises only one existing dwelling and in view of the numerous flatted developments constructed in Oatlands Chase, it is likely that a scheme could come forward within the suggested phasing.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
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</tr>
</thead>
<tbody>
<tr>
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<table>
<thead>
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<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<table>
<thead>
<tr>
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<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>7</td>
<td>54</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2012
**Description**

Two large detached dwellings located on the corner of Egerton Road and Cavendish Road. Egerton Road contains a mixture of large flatted developments, cul de sac developments, large detached dwellings in substantial grounds and some terraced housing.

**Background**

A pre application enquiry was submitted in 2007 exploring the possibility of development.

**Suitability**

Due to the mixed residential character of this road, a flatted development would not be out of keeping with the character of the area. The site is located some 300m from the village centre and is some 900m from Weybridge Rail Station. There are no specific constraints that could hinder development on this site. The neighbouring development at Cavendish Court achieves a density of 48dph. A similar development would not be out of character with the area.

**Availability**

A letter was sent to the developers to enquire whether the owners were still interested in development. There has been no reply to state that the site is unavailable.

**Deliverable**

Due to the need for availability confirmation from two owners, it is more likely that this particular scheme could be delivered in a 6-10 year period.
Site Ref | Address | Settlement | Size (ha)   
----------|---------|------------|------------
ELM816 (WEY12) | Caradon PLC, 24 Queens Road | Weybridge | 0.37

**Description**

This site contains a 2/3 storey office block with associated car park and is located within the town and village centre of Queens Road.

**Background**

Pre application discussions have taken place in 2007 regarding the possibility of a change of use to residential. The loss of employment use requires further consideration.

**Suitability**

The site does not fall within the retail frontage of Queens Road. Therefore, it may be appropriate to consider a residential or mixed use development retaining some employment use on site. The site lies within the urban area and in close proximity to a range of services. It would provide a potentially sustainable location for residential development. There are TPOs to the front of the site but this should not impact on the overall redevelopment of the site. The location of the site within the SPA zone does not preclude the site from development provided there is appropriate mitigation.

**Availability**

A letter has been sent to the agent of this site in order to confirm ownership interest. There has not been a reply, but in light of past pre application discussions and the fact that the building is still partially vacant this site could be available for redevelopment in the future.

**Deliverable**

Due to the suitability and possible availability of this site, it is likely that a mixed-use scheme could be delivered in a 6-10 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>15</td>
<td>11</td>
<td>0</td>
<td>19</td>
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</tr>
<tr>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
<td>19</td>
<td>19</td>
<td>50</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2012
### Site Ref
REV40 (WEY13)

### Address
40-44 Queens Road

### Settlement
Weybridge

### Size (ha)
0.76

### Description
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.

### Background
There is no planning history regarding a development on the whole site. 100dph was achieved at 159a, 159b and 160 Queens Road for a mix of 14 two-storey houses and 12 flats, which was allowed at appeal. Most of the other recent redevelopments in this section of Queens Road have achieved densities of between 60dph and 100dph.

### Suitability
The site is located in a road that has been subject to large flatted development schemes in the past, thus is suitable for housing development. It is located 500m to the village centre (Queens Road) and 1.2km from train station making it a sustainable location for development. The site is subject to TPOs at the frontage and rear of the boundaries. These will require retention and protection in any future development scheme. The site falls within Zone C of the Thames Basin Heath Special Protection area, but this should not present a constraint to development as the Council has adopted an interim mitigation strategy to alleviate any potential harm.

### Availability
One owner was contacted but no reply was received. However, this section of Queens Road has been redeveloped extensively and these are some of the last remaining original buildings in the road.

### Deliverable
Even though the site is considered suitable, mutual ownership agreement still requires confirming and thus the likelihood of this development being delivered is considered during a 6-10 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
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<td>38</td>
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<table>
<thead>
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<th>Density</th>
</tr>
</thead>
<tbody>
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<tr>
<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>ELM814</td>
<td>Heatherfield Cottage, Queens Road</td>
<td>Weybridge</td>
</tr>
</tbody>
</table>

**Description**

A cottage with narrow access off Queens Road. There is a large garden to front and rear and the site abuts the Green Belt.

**Background**

There have been pre-application discussions in 2006 for residential development. There was no objection in principle to flats being developed on the site.

**Suitability**

The site lies within the urban area in a predominantly residential area. It is located some 800m from Queens Road shopping parade and is 200m from a school. It would provide a potentially sustainable location for residential development with no identified constraints.

**Availability**

A letter has been sent out to the agent to enquire whether or not the owner is interested in development. There has been no reply to this, but the fact that pre application discussions have taken place means that there is a possibility that the site could be available for development.

**Deliverable**

Even though the owner has not confirmed an interest in development this year, pre applications discussions have taken place in the past indicating an interest in redevelopment. A housing scheme would be suitable here but would probably come forward, once ownership agreement has been established, in 6-10 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>8</td>
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<td></td>
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<td>Gross yield</td>
<td>Density</td>
</tr>
<tr>
<td>7</td>
<td>8</td>
<td>40</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
Site Address: Heatherfield Cottage, Queens Road, Weybridge

Scale: 1:2000

Date: April 2010

Copyright Notes:

Produced by Planning Services: August 2012
The site comprises two substantial detached houses within a residential road. There are flats and higher density developments within this road and at the corner of Oatlands Drive, such as Castle Mews, Glenlion Court and Hanover Walk. There are no trees within the site that are the subject of preservation orders. Although the buildings are attractive, character homes, they are not statutorily or locally listed and the road is not within a conservation area.

There is no relevant planning history relating to housing development on this site.

The site is considered to be appropriate for housing. It is located in a reasonably sustainable and established residential area. Given the density of newer housing developments in and around Castle Road, a density of just over 30dph would be appropriate in order to respect the character of the area.

The site was identified after a larger site, including 14 & 20 Castle Road, did not return a favourable response to enquiries as to whether the site is available for development. The owners of this smaller site have confirmed that they would be interested in developing the land.

Due to the site’s suitability and availability, it was estimated originally that a housing scheme could come forward within 6-10 years. Following review by the Housing Market Partnership Panel, the phasing of the potential development has been moved to the 11-15 year period to take account of the current existing land values that may discourage a housing scheme from coming forward in the short-term.
### Description
The site comprises two substantial detached houses within a residential road. It forms a corner plot, with the access to Castle Green abutting the rear boundary. There are flats and higher density developments within this road and at the corner of Oatlands Drive, such as Castle Mews, Glenlion Court and Hanover Walk. There is a tree just beyond the site boundary that is the subject of a preservation order.

### Background
There is no relevant planning history relating to housing development on this site.

### Suitability
The site is considered to be appropriate for housing. It is located in a reasonably sustainable established residential area. This site is less constrained than other plots on the road and therefore has more development potential as it has two frontages and is only bordered on one side by another residential property. As such, and given the density of newer housing developments in and around Castle Road, a density of 40dph would be appropriate in order to respect the character of the area.

### Availability
The site was identified after a larger site, including 21 Castle Road, did not return a favourable response to enquiries as to whether the site is available for development. The owners of this smaller site have confirmed that they would be interested in developing the land.

### Deliverable
Due to the site’s suitability and availability, it was estimated originally that a housing scheme could come forward within 6-10 years. Following review by the Housing Market Partnership Panel, the phasing of the potential development has been moved to the 11-15 year period to take account of the current existing land values that may discourage a housing scheme from coming forward in the short-term.

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
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<td>11</td>
<td>13</td>
<td>40</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<td>0</td>
<td>0</td>
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</table>

Produced by Planning Services: August 2012
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
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</thead>
<tbody>
<tr>
<td>REV18 (WEY18)</td>
<td>157-159 Queens Road</td>
<td>Weybridge</td>
<td>0.16</td>
</tr>
</tbody>
</table>

**Description**

Two large detached dwellings located in substantial grounds fronting Queens Road, a classified A road and backing onto Netherby Park, a residential road.

**Background**

Although there has been a recent planning application for a dwelling at the rear of 159 Queens Road, this has not yet been implemented. In 2005, a planning application for a row of 5 terraces properties was refused. The site has been subject to pre application discussions in 2006. 100dph was achieved at neighbouring 159a, 159b and 160 for a mix of 14 two-storey houses and 12 flats, which was allowed at appeal.

**Suitability**

The site is located in a predominantly residential area and so a housing scheme would be most appropriate for this site. Located on Queens Road, this site is highly accessible by car and within walking distance to a local village centre. The site falls within Zone C of the Thames Basin Heath Special Protection Area, but this should not present a constraint to development as the Council has adopted an interim mitigation strategy to alleviate any potential harm. Following review by the Housing Market Partnership Panel, it would appear the site at the rear has now been sold to form a separate development site and therefore could be implemented shortly.

**Availability**

A letter was sent to the developer to confirm whether or not the site owners were still interested in development. There has been no reply to state that the site is unavailable.

**Deliverable**

Due to the pre application enquiries, it is likely that a housing development could be deliverable in an 11-15 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
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<tbody>
<tr>
<td>8</td>
<td>6</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
</tbody>
</table>

Net yield 10  Gross yield 12  Density 75

Produced by Planning Services: August 2012
This wedge-shaped site is located at the rear of 17-19 Church Street in Weybridge Town Centre. The southwestern boundary fronts onto the council-owned public car park to the rear of Weybridge Library. The site sits adjacent to the Weybridge Conservation area and within an Area of High Archaeological Potential.

A pre application enquiry was submitted in January 2011 exploring the possibility of developing a three storey detached building containing six one bedroom flats. This proposal was subject to a full planning application in April 2011, which was subsequently invalidated by the case officer on the grounds that the location plan did not include any land that would facilitate a means of access into the site.

Pre application discussions established that the principle of development would be acceptable on this site. The sites location in the town centre makes it sustainable. Of concern is the issue of site vehicular access from Churchfield Road, which does not form land under the control of the site owners. Careful consideration would need to be given to the design of any building due to its location adjacent to the Weybridge Conservation area. There are also a number of trees currently softening the car-park/ flank elevation of KBC House to the east and landscaping will need to be incorporated into the scheme to soften its visual impact. Detailed discussions will also be required with an archaeologist at Surrey County Council and the Council’s Asset Management Division regarding the access issue identified above.

Subject to the site access issue outlined above, the applicants have confirmed that the site is available for development.

Due to the sites suitability in principle and recent engagement in the planning system, it is likely that a scheme could be delivered in the next 5 years.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>WEY21</td>
<td>22 Hanger Hill</td>
<td>Weybridge</td>
<td>0.23</td>
</tr>
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</table>

**Description**
A residential care home with rear garden located at the junction of Princes Road on Hanger Hill. The site sits opposite Weybridge cricket green and is close to local services in the town centre. The railway station and several bus routes are also in close proximity.

**Background**
A pre application enquiry was submitted in January 2011 for 5 houses. The planning officer advised that there would be potential for higher density flats, given the sustainable location of the site. A full application for 6 dwellings (2011/6470) was refused by the Council and is subsequently at appeal.

**Suitability**
The site is within a wholly residential area, where there is a mix of dwelling types including flats. As such, there could be potential for a scheme of flats within a building designed to look like a detached house. Given that the site is currently a care home, demonstration that the existing facilities are genuinely redundant and/or alternative provision of equivalent community benefit will need to be considered. While it is felt that a flatted scheme of approximately 14 units could be achieved, the yield set out reflects the developer’s intentions to pursue a lower density housing development.

**Availability**
Subject to the meeting the requirements of saved Core Strategy Policy CS16 regarding community facilities, the site has been confirmed as available for residential development.

**Deliverable**
Due to the sites suitability and availability, it is likely that a scheme could be delivered in the next five years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
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<td>12</td>
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<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>6</td>
<td>26</td>
</tr>
</tbody>
</table>
Site Ref Address Settlement Size
WEY22 Portmore Dental Practice, Balfour Road Weybridge 0.08

**Description**
This site is located on the west side of the junction of Balfour Road and Devonshire Road, just outside but adjacent to Weybridge Town Centre. The site currently comprises a vacant dental practice and an adjacent 22 space private car park to the north of the building, accessed off Devonshire Road.

**Background**
This site has been subject to two applications in recent years, both for change of use from the Dental Surgery to 5 flats and the provision of a new detached two-storey building containing 8 further flats. The first application was refused on the grounds of being overly dominant, adversely impacting the Conservation Area, the amenities of adjacent residential properties and the street scene. A revised scheme was recommended for approval by officers, but was subsequently dismissed at appeal on the grounds of being overly dominant and providing poor outlook for prospective occupants.

**Suitability**
In principle, this site is considered suitable for residential development. The loss of the community facility has been adequately addressed through the planning application process. The site is very sustainable, situated next to Weybridge Town Centre, in what is primarily a residential area. Although unlisted, the existing building has been identified as a heritage asset within Weybridge Conservation Area and proposals to retain and refurbish the structure will be welcomed. Notwithstanding the latest appeal decision, a high density scheme may still be appropriate on this site, subject to improved design considerations relating to height and scale. The potential yield of the site has been reduced from 13 to 6 to take account of comments made by the inspector in the latest appeal decision, and also input provided by the Development Market Panel.

**Availability**
The landowners have signed Certificate A and confirmed ownership agreement in the recent application.

**Deliverable**
Due to the site’s suitability in principle and recent progress in the planning system, it is likely that a scheme could be delivered in the next 5 years.

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
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Produced by Planning Services: August 2012
## Hersham Housing Potential Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
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<tbody>
<tr>
<td>Completed Developments (2011 - 2012)</td>
<td>25</td>
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<tr>
<td>Planning Permission not yet implemented (2009 – 2012)</td>
<td>149</td>
</tr>
<tr>
<td>Opportunity Sites</td>
<td>34</td>
</tr>
<tr>
<td>Windfall</td>
<td>120</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>341</strong></td>
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### Opportunity Sites:

<table>
<thead>
<tr>
<th>Site Ref 2010</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>HER3</td>
<td>Riverdene Industrial Estate Molesey Road</td>
<td>20</td>
<td>20</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HER7</td>
<td>Surrey House, Pleasant Place</td>
<td>6</td>
<td>6</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HER8</td>
<td>British Legion, 6 Heathfield Road</td>
<td>8</td>
<td>8</td>
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<td><strong>Total</strong></td>
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<td><strong>34</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
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</table>

Produced by Planning Services: August 2011
**Description**

An industrial estate located just outside Hersham village centre. The site is designated as Strategic Employment Land and contains a variety of buildings, in use as B1 or B2. The north of the site is bordered primarily by commercial uses but is otherwise bordered by residential properties.

**Background**

Pre-application discussions have taken place in 2007 and 2008 to explore the possibility of redeveloping the site for employment and housing purposes, retaining the amount of employment floorspace and developing an area of the site adjacent to the existing dwellings on Mole Road for housing purposes.

**Suitability**

The site is highly sustainable in such close proximity to Hersham village centre and within walking distance of Walton and Hersham train stations and local bus routes. The development of Strategic Employment Land for mixed-use purposes would need to be carefully considered, in conjunction with the Employment Land Review. A housing site, which could include flats, continuing the pattern of development on Mole Road could enhance the residential amenity of this area. The whole site has been included here for ease of reference but the site area to be considered for housing purposes is approximately 0.2 ha.

**Availability**

The pre-application discussions and the positive response from the agents to the Call For Sites request in 2009 confirm that interest in a redevelopment scheme remains.

**Deliverable**

Due to the site’s suitability and availability, it is likely that a housing scheme could come forward within five years.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HER3</td>
<td>Riverdene Industrial Estate, Molesey Road</td>
<td>Hersham</td>
<td>0.95 (0.2)</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
This site is located southeast of Hersham Village Green, within the defined district centre and Hersham Conservation Area. The site comprises offices within Surrey House and the recently developed Lorien House on the southern part of the site, which contains 5 residential apartments. The offices at Surrey House have been extended in a piecemeal fashion over the years. Surrey House itself is a wholly two-storey building, along with the neighbouring buildings to the north (Ember House and 5 The Green).

A pre application enquiry was submitted in March 2012 to extend Surrey House along the northern boundary to the rear to provide six apartments. The proposal sought to retain the office use on the site frontage and provide a higher density mixed-use scheme.

The overall principle of development was established on this site at the pre application stage. Subject to appropriate design considerations, a higher density scheme would be acceptable under Council policy in this district centre location. The views of the site from the Green will be an important factor in the determination of any potential impact on the Conservation Area. Established building heights in the immediate area range between two and two-and-a-half storeys and given that Surrey House is readily visible from the wider views across the Green, any proposal should be compatible in terms of scale and design.

This site has been subject to recent pre-application discussions and therefore is considered to be available for redevelopment.

Due to the site’s suitability in principle and availability, it is likely that a scheme could be delivered in the next 5 years.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>HER8</td>
<td>British Legion, 6 Heatherfield Road</td>
<td>Hersham</td>
<td>0.16</td>
</tr>
</tbody>
</table>

**Description**

This community site is located northeast of Hersham Town Centre, at the junction of Heatherfield Road and Newlands Close. The site is surrounded on all sides by housing and sits adjacent to Green Belt land in the northern corner.

**Background**

A pre-application enquiry was submitted in January 2012 for 8 dwellings, parking, landscaping and amenity space.

**Suitability**

In principle, this site is considered suitable for housing development assuming that the loss of the existing community facility can be demonstrated, in line with policy CS16. There are a number of mature trees on the site, which would need to be considered during the design process. The somewhat sensitive setting of the site, which is surrounded by residential properties on all sides, means that any workable design will also have to address required separation distances and prospective impacts on adjoining residential amenity. The entirety of the site is located in Flood Zone 2 and the appropriate mitigation of such will be required.

**Availability**

Recent pre-application discussions confirm that the site is being actively investigated for redevelopment purposes.

**Deliverable**

Due to the site’s suitability in principle and potential availability for development, it is likely that a scheme could be delivered in the next 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<td>8</td>
<td>6</td>
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</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>8</td>
<td>50</td>
</tr>
</tbody>
</table>
### East and West Molesey Housing Potential Summary

| Completed Developments (2011 – 2012) | 54 |
| Under Construction (2007 - 2012) | 6 |
| Planning Permission not yet implemented (2009 - 2012) | 138 |
| Opportunity Sites | 279 |
| Windfall | 96 |
| **Total** | **573** |

### Opportunity Sites:

<table>
<thead>
<tr>
<th>Site Ref 2010</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOL1</td>
<td>Mole Hall Bishop Fox Way</td>
<td>18</td>
<td>18</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MOL2</td>
<td>Land Adjacent to Pavilion Sports and fitness Hurst Lane</td>
<td>76</td>
<td>76</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MOL5</td>
<td>The Old Mill Queens Reach</td>
<td>11</td>
<td>11</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MOL6</td>
<td>Former John Nightingale, Hurst Road</td>
<td>45</td>
<td>0</td>
<td>45</td>
<td>0</td>
</tr>
<tr>
<td>MOL7</td>
<td>Molesey Sewage works, Approach Rd</td>
<td>96</td>
<td>0</td>
<td>0</td>
<td>96</td>
</tr>
<tr>
<td>MOL8</td>
<td>Joseph Palmer Centre 319a Walton Road</td>
<td>20</td>
<td>0</td>
<td>0</td>
<td>20</td>
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<tr>
<td>MOL9</td>
<td>Genesis House, 143 Molesey Avenue</td>
<td>13</td>
<td>13</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>279</strong></td>
<td><strong>118</strong></td>
<td><strong>45</strong></td>
<td><strong>116</strong></td>
</tr>
<tr>
<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
<td>Size (ha)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>------------------------</td>
<td>------------</td>
<td>-----------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010/01 (MOL1)</td>
<td>Mole Hall, Bishop Fox Way</td>
<td>West Molesey</td>
<td>0.37</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Description**

The site includes the two-storey community building (part of first floor within roofspace) and extensive hardstanding for car parking. It is on the edge of the Bishop Fox Way housing estate within a predominantly residential area. The site is within walking distance of East/West Molesey shops, facilities and bus routes on Walton Road. The land is designated as Flood Zone 2.

**Background**

There is no relevant planning history relating to housing development on this site.

**Suitability**

The site is considered to be appropriate for housing, retaining a community facility within a mixed-use building(s) or by using the land more efficiently. Otherwise, alternative provision would need to be considered. The site is located within a reasonably sustainable location. Flooding issues would need to be addressed. A density of 50dph would be reasonable for such a location, which would take account of the fairly dense character of the adjacent Bishop Fox Way estate. The estimated yield is on the basis of re-provision of the community use on-site, likely to be in the form of flats above a community building.

**Availability**

The Council owns the site and has been giving consideration to full or partial disposal, potentially with re-provision of a community facility on site.

**Deliverable**

Due to the site’s suitability and availability, it is likely that a scheme could come forward in 1 to 5 years time.

<table>
<thead>
<tr>
<th></th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>50dph</td>
<td>18</td>
<td>0</td>
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<tr>
<td>40dph</td>
<td>15</td>
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<td>30dph</td>
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<td>0</td>
</tr>
<tr>
<td>18</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>18</td>
<td>50</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
Site Ref | Address | Settlement | Size (ha)
--- | --- | --- | ---
ELM730 (MOL2) | Land Adjacent to the Pavilion Sports and Fitness Club | East Molesey | 1.82

Description
This site comprises a piece of land that lies south of the Pavilion Sports and Fitness Club. It is fenced off from the main sports ground and is somewhat overgrown. To the north east of the site lie a number of tennis courts, which are located adjacent to a clubhouse; the other part comprises manicured lawn. The site itself contains a boundary of trees to the south. There is a row of detached houses behind this as well as school grounds that abut the east boundary.

Background
The site is subject to a S.106 obligation, which was entered into when the land to the north of the sports club was developed to form the Kings Chase scheme. The agreement precludes residential development on the remainder of the club grounds so that they are retained for recreational purposes. Previously, there have been pre-application discussions for 84 units on the site, subject to the variation or discharge of the S.106 obligation. An application for 76 dwellings (2010/2618) was refused at sub committee, contrary to officer recommendation and was subsequently dismissed at appeal. The Applicant’s are currently seeking judicial review of the Planning Inspectorate’s decision.

Suitability
The site lies within the urban area and in close proximity to a range of services. It would provide a potentially sustainable location for residential development. The site is within Flood Zone 2. If mitigation were to occur to remove this risk, the existing recreational facilities could potentially still be safeguarded while some of site could still be made available for residential development. A mix of flats and houses would be suitable. Consideration could be given to varying the S.106 obligation if the issue of the loss of open space were overcome. Following review by the Housing Market Partnership Panel, the initial yield of 30 was increased to 84 in line with the pre-application enquiry. This figure has been revised down to 76 units taking account of the recent planning application.

Availability
Promoted by Derek Horne and Associates on behalf of Pavilion Sports and Fitness Club. It is known that the current site owner is seeking to redevelop the identified site for housing.

Deliverable
Due to the site’s suitability and availability, it is likely that it could come forward within a 5-year timeframe, so long as the flooding issues can be mitigated and recreational facilities are safeguarded.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>90</td>
<td>73</td>
<td>55</td>
<td>76</td>
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<tr>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
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<td></td>
</tr>
<tr>
<td>76</td>
<td>76</td>
<td>42</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
**Description**

A site comprising a locally listed mill building, currently in use as offices, with car parking located within a residential estate. The surrounding 75 flats were constructed in the late 1980s as part of the redevelopment of this site. To the east of the site is a petrol station and beyond the flats known as Waterside to the south lies the River Mole. This is a highly sustainable site, just outside the East Molesey (Bridge Road) village centre and within easy walking distance of Hampton Court train station and local bus routes.

**Background**

In 2009, pre-application discussions were held to consider the conversion of the mill building to six flats together with the construction of a new companion building adjacent to it, also containing six flats. An application was submitted on this basis (2011/0068) but was refused at sub committee, and subsequently at appeal on design grounds.

**Suitability**

Subject to issues on siting, outlook and design being resolved, there is potential for the site to be developed for housing. Although evidence of unsuccessful marketing of the mill building for office use was supplied with the pre-application enquiry documents, the loss of employment land would need to be assessed formally. The impact on the locally listed mill building also needs addressing. The density of the Queens Reach development is around 70dph but that includes the mill building and its curtilage. With that element excluded, the density rises to nearly 80dph. Given the policy encouragement to develop non-residential sites at higher densities in the vicinity of town and village centres, a density of 100dph is considered appropriate. The majority of the site lies within Flood Zone 2, which requires mitigation.

**Availability**

The pre-application enquiries and subsequent planning application confirm that the site is available.

**Deliverable**

Due to the progress of the scheme through the planning system together with the site’s suitability and availability, it is likely that a housing scheme could come forward within five years.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/22</td>
<td>The Old Mill, Queens Reach</td>
<td>East Molesey</td>
<td>0.11</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>11</td>
<td>100</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
**Description**

The site is currently vacant having previously been occupied by a school and its grounds. The site is located alongside the main road and sits adjacent to residential properties that are mainly terraced dwellings. Opposite to the north lies a reservoir and sand and gravel extraction works, which is located in the Green Belt. The whole site lies within Flood Zone 2. The site is generally level with areas of hardstanding and scrubland throughout. Access is currently taken from Hurst Road, though an additional access from Lytcott Drive is available.

**Background**

There is no relevant planning history relating to housing development on this site.

**Suitability**

Subject to a sequential test for flooding, the site is appropriate for housing, though the previous community use (school) would need to be properly assessed to establish redundancy or alternative provision or otherwise suitability for an alternative social and community use. Given the need to increase education provision across the borough, the Council has taken a conservative estimate of the land that may potentially come forward for housing development. As such, only part of the original site (0.81 ha) is being considered in order to leave sufficient land for a one form of entry primary school should Surrey County Council require additional education facilities. As the site’s immediate borders are all residential, housing would be an appropriate use. The site is not close to any town or village centre and public transport would need to be improved.

**Availability**

Surrey County Council, the landowners, have promoted this for housing development in 2007, 2009 and 2011. It is clear that there is strong interest in developing this site for housing.

**Deliverable**

Due to the site’s suitability and availability, it is likely that a housing development could be delivered on this site. However, the site is unlikely to be delivered in the next five years as the matter of re-providing a school or alternatively providing a community facility will require resolving.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELM745 (MOL6)</td>
<td>Former John Nightingale School, Hurst Road</td>
<td>West Molesey</td>
<td>1.81 (0.81)</td>
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</table>

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>40.5</td>
<td>32</td>
<td>24</td>
<td>0</td>
<td>45</td>
<td>0</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>45</td>
<td>55.5</td>
</tr>
</tbody>
</table>
Site Ref | Address | Settlement | Size (ha)  
--- | --- | --- | ---  
ALL01 (MOL7) | Land at the Former Molesey Sewage Works, Approach Road | West Molesey | 3.2 (2.24)  

**Description**

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 is evident in Island Farm Road, Approach Road and Fleetside, all located to the northwest of the site.

**Background**

This site is included in Policy HSG4 as a Major Allocated Housing Site in the Replacement Elmbridge Borough Local Plan 2000. Whilst there have been no planning applications submitted for a housing development, discussions have taken place regarding an affordable housing scheme.

**Suitability**

The site is adjacent to other high-density housing development and would be suitable for a residential scheme. However, a full investigation and assessment of potential ground contamination is required in order to progress development. In addition to that, 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 development. Any housing development will require sensitive layout and design so that it does not appear detrimental to the openness of the adjoining Green Belt land. Following review of this site by the Housing Market Partnership Panel, the developable area has been reduced to Flood Zone 2 only (2.24 ha) but the density has been increased from 30dph to 43 dph to maintain the capacity of 96 units.

**Availability**

The Council owns the site and is in discussion with a potential developer regarding its future.

**Deliverable**

Due to the constraints on site that still require rectifying, this development is unlikely to be delivered before 11 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tbody>
<tr>
<td>160</td>
<td>128</td>
<td>96</td>
<td>0</td>
<td>0</td>
<td>96</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Density  
--- | --- | ---  
96 | 96 | 43
Description
This site contains two buildings with associated parking area, currently in use as the Joseph Palmer Centre, which is the social services department for the Surrey County Council, the Surrey Oaklands NHS Trust and Henrietta’s Playgroup. The site is centrally located within West Molesey and surrounded by existing residential properties and the cemetery is to the rear. There is also an Area of High Archaeological Potential adjacent.

Background
No relevant planning history.

Suitability
The site is located within a mix of residential, retail and small-scale employment. The development here would result in the loss of community facilities but this could be re-provided in the scheme or off site. Development would also have to have regard to the adjacent Area of High Archaeological Potential. The site lies within the urban area with schools and recreational services in close proximity. Access to a town and village is some 1km. It would provide a potentially sustainable location for residential development.

Availability
Surrey County Council have no immediate plans to release the land for redevelopment, but have requested that it should be included in the SHLAA document.

Deliverable
Surrey County Council has requested that this site should be allocated a timescale of at least 10 years before it is released.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELM882</td>
<td>Joseph Palmer Centre, 319a Walton Road</td>
<td>West Molesey</td>
<td>0.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tr>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
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<tr>
<td>20</td>
<td>20</td>
<td>40</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site Ref | Address | Settlement | Size (ha)
---|---|---|---
MOL9 | Genesis House, 143 Molesey Avenue | West Molesey | 0.17

**Description**
The site is situated on the South East corner of Molesey Road and Molesey Avenue, at the Western edge of the Molesey Industrial Estate. The existing building is 3 storeys in height and occupies a set back position from the North and East boundaries, accommodating a servicing road. The industrial estate extends to the east and south of the site, punctuated by 4 two storey semi-detached houses fronting Molesey Road. To the immediate north are a number of 1930’s houses and to the West of Molesey Road is Green Belt land containing the Queen Elizabeth 2, the Knight and Bessborough reservoirs.

**Background**
The site has had a chequered employment history since the mid 1980’s, which has included the sub-letting of different sections of the building to various short tenancies. More recently, Walton Snooker Club occupied the 1st floor, until the club’s closure in 2008. The majority of the site is now vacant. The site has been subject to recent pre planning enquiries for mixed-use development for approximately 840sqm of flexible commercial space and 13 residential units.

**Suitability**
As the site is situated on Strategic Employment Land, material reasons for non-employment use will have to be demonstrated. While the majority of the site is unaffected by flood designations, small parcels on the fringe of the site’s perimeter fall within Flood Zones 3 and 2. This will need to be addressed through appropriate design and/or mitigation measures. In the event that these matters can be addressed, the principle of residential development would be acceptable.

**Availability**
Recent pre application discussions confirm that the site is available.

**Deliverable**
Due to the site’s potential suitability and availability, a housing scheme could be delivered within the next 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>7</td>
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<td>13</td>
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<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>13</td>
<td>76</td>
</tr>
</tbody>
</table>
The Dittons (Including Hinchley Wood & Weston Green) Housing Potential
Summary

| Completed Developments (2011 - 2012) | 44 |
| Planning Permission not yet implemented (2009 – 2012) | 55 |
| Opportunity Sites                   | 231 |
| Windfall                             | 108 |
| **Total**                            | 505 |

### Opportunity Sites:

<table>
<thead>
<tr>
<th>Site Ref 2010</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>DHW2</td>
<td>5 Hinchley Way</td>
<td>9</td>
<td>9</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>DHW4</td>
<td>Telephone Exchange, Portsmouth Road</td>
<td>36</td>
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<td>36</td>
<td>0</td>
</tr>
<tr>
<td>DHW7</td>
<td>British Legion Betts Way</td>
<td>16</td>
<td>0</td>
<td>16</td>
<td>0</td>
</tr>
<tr>
<td>DHW8</td>
<td>29,31 and 33 Couchmore Avenue</td>
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<td>9</td>
<td>0</td>
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<tr>
<td>DHW9</td>
<td>40 Lovelace Road</td>
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<td>0</td>
</tr>
<tr>
<td>DHW10</td>
<td>15 Portsmouth Road</td>
<td>11</td>
<td>0</td>
<td>11</td>
<td>0</td>
</tr>
<tr>
<td>DHW11</td>
<td>Herons Pond, Portsmouth Road</td>
<td>7</td>
<td>0</td>
<td>7</td>
<td>0</td>
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<tr>
<td>DHW12</td>
<td>Builders Yard, Station Approach</td>
<td>60</td>
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<td>0</td>
<td>60</td>
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<tr>
<td>DHW16</td>
<td>Land rear of 74 - 128 Speer Road</td>
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<tr>
<td>DHW18</td>
<td>Unit 1 Hampton Court Estate, Summer Road</td>
<td>50</td>
<td>50</td>
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<td>0</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>231</strong></td>
<td><strong>79</strong></td>
<td><strong>92</strong></td>
<td><strong>60</strong></td>
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</tbody>
</table>

Produced by Planning Services: August 2011
Description
The site contains a substantial detached two-storey building situated to the front of the site adjacent to Hinchley Way. The site is opposite the Kingston bypass to the south. The building on the site has a floor area of 390m², and its most recent use was for a private pre-prep school since the late 1940s. The building has been vacant since the school closed in July 2006 and remains boarded up. A tennis court exists to the rear of the site and a strip of land closest to the eastern boundary has been laid to hardstanding. Partial screening of the site is provided by mature trees on the west, east and north boundaries.

Background
This site has been subject to three pre application enquires and four planning applications seeking permission to demolish the existing building and rebuild a housing scheme of five/four pairs of semi-detached houses. The most recent planning application for 4 pairs of semi-detached houses (2008/1892) was refused on grounds that: “The proposal fails to demonstrate that the premises are genuinely redundant for community use and accordingly the principle of the loss of a community facility cannot be supported. The proposal will result in a cramped overdevelopment of the site, out of keeping with the character of the surrounding area by reason of substandard garden depths and amenity space provision”.

Suitability
Provided the applicants can demonstrate that the premises are genuinely redundant for community use, this site could be suitable for a housing scheme as the road is predominantly residential in use. Within 100m of a school, direct access to the A309 and 600m from Hinchley Wood train station and a parade of shops, this is a sustainable location for housing. There are no other constraints on the site. Although the Housing Market Partnership suggested reducing the yield, to do so would bring the density below 30dph and a higher density should be achievable in this location. A flatted scheme may be more appropriate than houses in order to achieve a suitable layout.

Availability
The landowners have signed certificate A and confirmed ownership agreement in the last 2008 application and thus it is clear that the site is available for development.

Deliverable
Due to the site’s progress in the planning system, the suitability and confirmed availability, it is likely that a housing scheme could be delivered. If the applicants can demonstrate that the premises are genuinely redundant for community use there is no reason why this cannot be delivered in a period of 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>12</td>
<td>9</td>
<td>9</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield 9, Gross yield 9, Density 30

Produced by Planning Services: August 2011
Site Ref | Address | Settlement | Size (ha)
---------|---------|------------|---------
REV42 (DHW4) | Telephone Exchange, Portsmouth Road | Thames Ditton | 0.9

**Description**
The site contains a substantially vacant telephone exchange building and is located on the north side of Portsmouth Road, a classified A road.

**Background**
There is no planning history relating to a residential development on site. Neighbouring ‘Royal Thames House’ (a previous employment site diagonally opposite) has been demolished and permission granted for 9 terraced houses, achieving a density of 39dph.

**Suitability**
The site is located close to residential properties to the east and south of the site, with more employment land to the north, and so a residential development would be suitable in this mixed-use location. Situated on the Portsmouth Road, the local road network is good, there are buses into Kingston, access to a sports ground 60m away, 200m to a school and health centre, 750m from Thames Ditton village centre and a little over 1200m from Thames Ditton train station. This makes the site relatively sustainable. The site is abutting Green Belt land to the west and so careful consideration on design is required. Noise pollution from the rail line will need to be addressed in any development.

**Availability**
Conversations with the agent acting on behalf of the owner confirm that the site is available.

**Deliverable**
A suitable residential scheme could be delivered in a 10 year time period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<td>45</td>
<td>36</td>
<td>27</td>
<td>0</td>
<td>36</td>
<td>0</td>
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</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>36</td>
<td>40</td>
</tr>
</tbody>
</table>
**Site Ref** | **Address** | **Settlement** | **Size (ha)**
--- | --- | --- | ---
2010/21 (DHW7) | British Legion, Betts Way | Long Ditton | 0.2

### Description
A site comprising the British Legion building and hardstanding, surrounded by Green Belt to the south and west. To the east and north, the site adjoins residential properties, plus there is a small community building on the Green Belt land owned by Elmbridge Council on the opposite side of the road. The location is reasonably sustainable, with access to local facilities. The site is predominantly residential in character and there are examples of higher density housing, such as the sheltered accommodation at Clayton House, nearby.

### Background
Pre-application discussions have been held between the Council, the British Legion and planning officers to investigate the possibility of relocating the British Legion onto Council-owned land opposite, where there is an existing building. The site could then be developed for housing with a community use on the ground floor if necessary.

### Suitability
The site is considered suitable for housing as it is located in a residential, sustainable area. The design would need to be sensitive to the adjacent Green Belt and adjoining residential properties.

### Availability
Recent pre-application discussions (2009 and 2010) confirm that the site is being actively investigated for redevelopment purposes.

### Deliverable
If an agreement can be reached with the British Legion, the site could be delivered within 1-5 years. However, following review by the Housing Market Partnership Panel, the phasing has been moved to 6-10 years as a more realistic estimation of the deliverability, given that agreement has not yet been reached with the British Legion.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>8</td>
<td>6</td>
<td>0</td>
<td>16</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>16</td>
<td>80</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
This site comprises the curtilage of three dwellings on the east side of Couchmore Avenue, backing on to the railway line. The dwellings are pre-war two-storey houses and a bungalow with deep gardens that have a mature, well-treed appearance. The appearance of these dwellings is also characteristic of the surrounding residential area. Whilst there are a limited number of more modern houses, the older detached and semi-detached two-storey houses dominate. This estate of houses lies between Portsmouth Road, the Kingston By-Pass and the railway. A public footpath, to the south of the adjoining house No 35 Couchmore Avenue, crosses the railway by way of a footbridge, separating the recent development of former Government Buildings from a sports ground before again crossing the railway to link up with Manor Road North.

The site has been subject to many pre applications enquires and planning applications since 2005. The most recent planning application 2007/1590 for 12 two-storey dwellings (6 detached and 3 pairs of semi-detached) with associated car parking, access and landscaping following demolition of existing dwellings was refused “by reason of its poor design, bulk and proportions, its garden depths and substandard amenity space provision [which] would appear overly prominent and detrimental to the street scene of Couchmore Avenue and would detract from the amenities of future occupants. It would result in overlooking and loss of privacy thereby detracting from the residential amenity of the occupants of 27 Couchmore Avenue”. It was later dismissed at appeal on the grounds of the overlooking but not the impact on street scene. A pre application enquiry was submitted in April 2010 exploring an alternative scheme.

The principle of a housing scheme containing 12 dwellings has been accepted by the Council and an Appeal Inspector. The site lies within Flood Zone 3 and thus will require significant mitigation to prevent a flood risk but this was addressed in previously submitted applications. The site contains a area TPO and so will require an arboricultural assessment and full protection. The site is located within 500m of Hinchley Wood train station and a parade of shops offering a range of services and amenities. Located in a predominantly residential area, this development is considered suitable and sustainable for a higher yielding housing development than currently exists.

Recent pre application discussions confirm that the site is available.

Although continued availability has yet to be confirmed but due to the site’s suitability, possible availability and progress in the planning system, it is likely that the overlooking issues can be resolved by sensitive design and thus a housing scheme could be delivered in a 10-year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tbody>
<tr>
<td>23</td>
<td>18</td>
<td>14</td>
<td>0</td>
<td>9</td>
<td>0</td>
</tr>
<tr>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
<td>9</td>
<td>12</td>
<td>26</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
The site comprises a single large dwelling and associated grounds. Whilst flats are to be found in this area, most come from conversion of the larger detached dwellings set in large spacious settings. This has established a character in the area.

Background
There have been pre application discussions in 2005 and 2006 regarding the possibility of 14 flats following demolition of the existing building.

Suitability
There are a number of TPOs at the front and rear of the site, but this should not impact on a building if the footprint is located central to the site. The site is located in walking distance from a range of services and key transport links in Surbiton town centre. It would provide a sustainable location for residential development.

Availability
A letter has been sent to the agent of this site in order to confirm ownership interest. There has not been a reply, but in light of past pre application discussions this site could be available for redevelopment in the future.

Deliverable
Due to the suitability and possible availability of this site, it is likely that a flatted development could be delivered in 6-10 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>6</td>
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<td>0</td>
<td>13</td>
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</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>14</td>
<td>100</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
Description
This site contains a large detached dwelling with a wide frontage and rear garden depth of 60m. There is a mixture of housing types in the area, mainly detached but some comprise flats and maisonettes. Commercial activity is present in the road.

Background
There have been two pre applications enquiries in 2006 and 2007 exploring the possibility of a high-density flatted development on site.

Suitability
Due to the mixed residential nature of the road, a flatted development would be appropriate here. The site is considered to be sustainable with bus routes into Kingston a large shopping centre, employment and transport hub. The site falls within Flood Zone 2 and thus appropriate mitigation will be required.

Availability
The owner of the site has confirmed an interest in developing the site in the next 15 years.

Deliverable
Due to the site’s suitability and availability, a housing scheme could be delivered in the next 10 years.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REV03</td>
<td>15 Portsmouth Road</td>
<td>Thames Ditton</td>
<td>0.11</td>
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</table>

Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELM836</td>
<td>Herons Pond, Portsmouth Road</td>
<td>Thames Ditton</td>
<td>0.09</td>
</tr>
</tbody>
</table>

**Description**
The site comprises a single large dwelling and associated grounds, opposite existing public open space.

**Background**
There have been previous pre application discussions in 2006 regarding a development for 12 flats.

**Suitability**
The site is located within Giggs Hill Green Conservation Area. There are only a handful of buildings around the Green recognised as being of special architectural or historic interest, but some of the remainder form interesting groups of a similar architectural scale. It is this sense of scale that merits conserving in the light of any further development or redevelopment. The site lies within Flood Zone 2 which needs to be mitigated. The site is in the urban area and in close proximity to a range of services. It would provide a potentially sustainable location for residential development.

**Availability**
A letter has been sent to the agent of this site in order to confirm ownership interest. There has not been a reply, but in light of past pre application discussions this site could be available for redevelopment in the future.

**Deliverable**
Any redevelopment would have to take account of the architectural sensitivity of this area. Due to the suitability and possible availability of this site, a well designed development with a lower density than previously proposed could be delivered in 6-10 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
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<tr>
<td>5</td>
<td>4</td>
<td>3</td>
<td>0</td>
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</tbody>
</table>

Net yield: 7
Gross yield: 8
Density: 89

Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REV41</td>
<td>Builders Yard, Station Approach</td>
<td>Hinchley Wood</td>
<td>0.6</td>
</tr>
</tbody>
</table>

**Description**

The site contains a well-established local build centre and tool hire business. A large proportion of the site contains open storage for the building materials and loading/parking area.

**Background**

There has been no planning history with regard to the possibility of a housing development on this site.

**Suitability**

This site is highly sustainable being located just a few metres from Hinchley Wood train station and the village with its parade of essential shops and services. The site is located at the rear of a row of semi-detached, detached and terraced houses on Manor Road North and flats at Gibson Court. Thus, the site is suitable for a high-density residential development. There are no immediate constraints to development. However, consideration to noise pollution from the railway line will need to be factored into any development.

**Availability**

A letter was sent to the Build Centre to confirm whether or not the site owners were interested in development. There has been no reply to state that the site is unavailable.

**Deliverable**

The build centre may require relocating for a residential scheme to be delivered on site. For this reason it is unlikely that development will occur before 11 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
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<td>Gross yield</td>
<td>Density</td>
</tr>
<tr>
<td>60</td>
<td>60</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
**Description**

This irregular shaped site is located in the northern corner of the Old Paulines sports grounds, where the land narrows to the junction of Speer Road and Summer Road. The western half of the site consists of vacant land, which currently provides rear access to properties 74 to 128 Spear Road. There is a single dilapidated one storey structure to the south of the site. The eastern half of the site is amenity space for the surrounding sports fields. The residential properties to the west fronting Speer Road are maisonettes. The residential area adjoining the site to the east and northeast is characterised by two storey semi-detached dwellings.

**Background**

There is no previous planning history for housing development on this site.

**Suitability**

A key policy consideration is the loss of playing fields under Local Plan saved policy LER3. Alternative provision of equivalent community benefit will have to be made, or where the pitches are retained, any development will have to contribute to their enhancement as a community facility. The entirety of the site is situated within flood zone 2, while a section of the northeast corner of the site is within flood zone 3 and flood related issues will have to be mitigated accordingly, in consultation with the Environment Agency. Vehicular access to the site is proposed via an opening off Speer Road. Informal discussions with Surrey County Council Highways Department suggest that this would be satisfactory. There are a number of Tree Preservation Orders on site and these will require detailed consideration in the landscaping of any scheme. In general, given the sites shape and sensitive location, appropriate design will be paramount to the successful delivery of any residential scheme. The promoter of the site has suggested a possible scheme of 25 terraced houses. Given the constraints identified above and the sites proximity to maisonettes along Speer Road, a flatted development may, in principle, be more suitable at this location.

**Availability**

The site has been promoted on behalf of the landowners, who indicate that it could be available for development within the next 5 years.

**Deliverable**

Due to its potential suitability and availability, it is likely that a development could be delivered within 5 years.
Description
This existing employment site forms a linear plot between the railway line and Hampton Court Station immediately to the east and Hampton Court Way immediately to the west. The northern boundary of the site extends to the River Ember and the southern boundary forms the existing vehicular and pedestrian entrance from Summer Road. To the opposite side of the railway line is Ditton Field, which extends down to the River Thames and is a designated area of Strategic Open Urban Land as set out in the Local Plan. The existing commercial buildings on site extend to one and two storeys.

Background
A pre application enquiry was submitted in March 2011 for the demolition of the existing commercial buildings and the redevelopment of the site to provide a 90 bedroom hotel and 85 residential apartments. A total of 120 parking spaces were also proposed for both uses.

Suitability
Located near Hampton Court Station and Bridge Road local centre, this site is very sustainable and is considered to be suitable in principle for housing. Full justification for any proposed change of use from employment land to residential accommodation would be required. The height of any proposed scheme would be an important issues in this location. The existing one and two storey buildings on site are screened from views along Hampton Court Way by existing trees between the highway and the western edge of the site, however, buildings of four and five storeys may result in a visually dominant form of development when viewed from the River Thames and surroundings, as well as Hampton Court Way. The location of the application site between the railway line and Hampton Court Way could result in potential noise impacts on residential accommodation, which would need to be mitigated accordingly. The site is located within Flood Zone 2 and would need to be mitigated accordingly. Given site constraints, the provision of quality amenity space for prospective residents would also be a material planning consideration.

Availability
Agents acting on behalf of the landowners have confirmed an interest in developing the site, with the potential to include housing.

Deliverable
Due to the site’s suitability in principle and the expressed interest in development, it is likely that a scheme could be delivered in the next 5 years. The potential yield of the site has been reduced to 50 net units to take account of potential height restrictions in the area.
## Esher Housing Potential Summary

| Completed Developments (2011 – 2012) | 41 |
| Under Construction (2007 - 2012)    | 46 |
| Planning Permission not yet implemented (2009 - 2012) | 38 |
| Opportunity Sites                    | 183 |
| Windfall                             | 96 |
| **Total**                            | **404** |

### Opportunity Sites:

<table>
<thead>
<tr>
<th>Site Ref 2010</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESH3</td>
<td>Land rear of 34 High Street</td>
<td>8</td>
<td>8</td>
<td>0</td>
<td>0</td>
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<tr>
<td>ESH4</td>
<td>85 High Street</td>
<td>6</td>
<td>6</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ESH5</td>
<td>Esher Police Station, 113 High Street</td>
<td>21</td>
<td>21</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ESH6</td>
<td>Ditton Lea Portsmouth Road</td>
<td>13</td>
<td>13</td>
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<td>0</td>
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<tr>
<td>ESH9</td>
<td>7 Esher Park Avenue</td>
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<td>ESH10</td>
<td>17 Milbourne Lane</td>
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<td>0</td>
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<tr>
<td>ESH12</td>
<td>River Mole Business Park</td>
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<td>30</td>
<td>0</td>
</tr>
<tr>
<td>ESH13</td>
<td>Units A &amp; B, Sandown Industrial Estate</td>
<td>70</td>
<td>70</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>183</strong></td>
<td><strong>118</strong></td>
<td><strong>65</strong></td>
<td><strong>0</strong></td>
</tr>
<tr>
<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
<td>Size (ha)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>------------------------------</td>
<td>------------</td>
<td>-----------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REV28 (ESH3)</td>
<td>Land rear of 34 High Street</td>
<td>Esher</td>
<td>0.07</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Description**

A site located on the south side of Esher Green (A244), between 34 High Street, Esher and No. 15 Esher Green. At present it is a car park with 30 parking spaces, which are all leased to local businesses. The adjacent 15 Esher Green and the attached Adult Education Centre (old school) are locally listed buildings.

**Background**

A planning application in 2008 (2008/1938) was submitted for a three-storey block containing 8 flats on first and second floors and a commercial unit (32sqm) and parking facilities on ground floor. This was refused: “Due to the design, scale and siting of the side elevation as viewed from 15 Esher Green, the development would appear oppressive and overbearing to the detriment of the living conditions of the neighbouring residents. Additionally, the side facing windows in the west elevation at first and second floor level would result in substantial overlooking, detrimental to the amenity of the neighbouring residential dwelling”. Revised application 2009/0859 for a three storey building incorporating 8 flats on first and second floors and commercial unit (23sqm), bicycle enclosure and parking facilities on ground floor was withdrawn prior to determination.

**Suitability**

No objection was raised to the principle of development as the proposal makes efficient use of previously developed land in line with PPS3. A density of 114 dph was also considered appropriate given the flatted nature of the scheme and the town centre location. A mixed use of a commercial unit on the ground floor and residential above is deemed acceptable in this town centre location. The fact that the scheme is located at the back of Esher town centre makes it a highly sustainable site with access to amenities, employment, retail and transport links. The site is adjacent to the Esher Conservation Area, the edge of which is marked by the northwest boundary of the site. The site is within an Area of High Archaeological Potential. These will need to be factored into any future development.

**Availability**

The landowners have signed certificate A and confirmed ownership agreement in the latest application.

**Deliverable**

Due to the site’s suitability, confirmed availability and progress in the planning system, a mixed-use development could be achieved on site in the next 5 years as the design issues can be rectified.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tr>
<td>4</td>
<td>3</td>
<td>2</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Density
8         | 8           | 114
**Site Ref** | **Address** | **Settlement** | **Size (ha)**
--- | --- | --- | ---
REV16 (ESH4) | 85 High Street | Esher | 0.06

**Description**
The site is situated within the town centre and Conservation Area of Esher, located to the south of Esher High Street. The site currently contains a listed building, which is occupied by ABC Music, and a flat roof single-storey extension to the rear, which is currently used as a storage facility. Parking is provided for the staff at the rear. To the east of the site, at 81 High Street, a two-storey rear extension currently being used for offices can be found whilst to the rear there is a car park, used in connection with the Waitrose supermarket to the west. Access to the site is gained to the rear, through the car park, although access is also gained from the north by the means of an underpass, which runs alongside 83 High Street.

**Background**
In 2008 an outline application was submitted for a detached two-storey building with additional rooms in the roof space comprising 6 flats following demolition of existing single storey extension (2008/2551). This was refused on grounds that “the proposed development would be disproportionate in size to that of the Listed Building and would have a detrimental impact on its setting. Also due to the lack of information submitted with the application, is unable to make an informed judgement as to whether the proposal would have a detrimental impact of the Conservation Area”.

**Suitability**
The site is suitable for residential and was not refused for this reason but further work is required on its design so that it does not have a harmful impact on the Listed Building or Conservation Area. Located in Esher town centre, the site is highly sustainable and close to transport links, employment opportunities and retail services.

**Availability**
The owner signed an ownership declaration when submitting the 2008 application and thus has confirmed an interest in development.

**Deliverable**
Due to the suitability of the site, confirmed availability and progress in the planning system, it is likely that this development could come forward in a 5-year period

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
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<tr>
<td>3</td>
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<td></td>
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<td>Density</td>
</tr>
<tr>
<td>6</td>
<td>6</td>
<td>100</td>
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Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/11</td>
<td>Esher Police Station, 113 High Street</td>
<td>Esher</td>
<td>0.21</td>
</tr>
</tbody>
</table>

**Description**

The site includes the two/three storey police station building and hardstanding for car parking. It is located within the Esher Town Centre boundary and opposite the Esher Conservation Area boundary. Although it is sited in a predominantly commercial area, with Waitrose supermarket and car park to the north, there are residential properties beyond the side and rear boundaries of the site within Belvedere Close, Hillfield Court and the adjacent property at 115 High Street, which is also locally listed. The existing access is onto High Street/Portsmouth Road (A307). The site slopes downwards in a south east/north west direction towards the road, hence the existing building occupies a relatively elevated position.

**Background**

There is no relevant planning history relating to housing development on this site.

**Suitability**

The site is considered to be appropriate for housing should it not be appropriate for an alternative social/community use. It is located in a highly sustainable location, within a town centre. Following review by the Housing Market Partnership Panel, a density of 100dph is considered to be reasonable for such a location. The topography of the site and the character of the adjoining Conservation Area and the locally listed building would need to be taken account of.

**Availability**

The Surrey Police Authority are reviewing Elmbridge police stations and any potential for surplus sites will be decided following a full public consultation exercise. On this basis, the SPA has confirmed that certain sites can be included in the SHLAA in accordance with the approach taken by other local authorities.

**Deliverable**

Due to the site’s suitability and availability, it is likely that a housing scheme could come forward within five years. The Housing Market Partnership Panel has queried whether this timescale is realistic but this reflects the phasing suggested by the Police Authority.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
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<tbody>
<tr>
<td>11</td>
<td>8</td>
<td>6</td>
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</tr>
</tbody>
</table>

Net yield 21
Gross yield 21
Density 100

Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REV12</td>
<td>Ditton Lea, Portsmouth Road</td>
<td>Esher</td>
<td>0.35</td>
</tr>
</tbody>
</table>

**Description**

A two-storey Georgian style house on the northern side of Portsmouth Road, a classified A road. The character of the surrounding area is mainly residential with some neighbouring cottages with Grade II listed building status. Sandown Park racecourse is to the rear of the site and Littleworth Common on the opposite side of Portsmouth Road.

**Background**

A pre application enquiry was submitted in 2008 regarding possible redevelopment of the site. Proposals for 14 houses (2011/0843), and 13 houses and 1 flat (2011/6282) were refused and dismissed at appeal on design and layout grounds, and the need to make infrastructure and service contributions to meet needs generated by the development. An application for 13 houses (2011/6426) was also considered and refused by officers, prior to receipt of the above appeal decisions.

**Suitability**

The site is located in a residential area and thus it would be most appropriate for housing. It is highly sustainable within walking distance to Esher train station and Esher town and village centre. An area to the rear of the garden is located in Flood Zone 2, although the footprint of a proposed building is unlikely to encroach this far. Additionally, consideration needs to be given to the impact of development on the neighbouring Grade II Listed cottages.

**Availability**

The developer has confirmed that the owners of the site are still interested in developing the site for housing.

**Deliverable**

Due to the suitability of the site and confirmed availability it is likely that this development could come forward in a 5-year period. Notwithstanding the above appeal decisions, it is felt that a scheme for about 13 units could be delivered on this site, subject to appropriate design considerations.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>14</td>
<td>11</td>
<td>13</td>
<td>0</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>14</td>
<td>40</td>
</tr>
</tbody>
</table>
Site Address: Ditton Lea, Portsmouth Road, Esher

Scale: 1:2000

Date: April 2010

Copyright Notes: Green Copyright (C) 2011

Produced by Planning Services: August 2011
**Site Ref** | **Address** | **Settlement** | **Size (ha)**
--- | --- | --- | ---
REV19 (ESH9) | 7 Esher Park Avenue | Esher | 0.5

**Description**
A large single detached dwelling located in a private road at the rear of the Civic Centre and Esher High Street.

**Background**
In 2006, a pre application enquiry was submitted. The adjoining property has been redeveloped recently to form 10 flats at a density of 33 dph. There are other flatted developments in the road including Carrington Place, which achieves a density of 72 dph.

**Suitability**
The site is located in a predominantly residential road with a mixture of flats and detached houses. It is highly sustainable within walking distance of Esher town centre with access to a range of services, amenities, and employment and transport links. There are no identified constraints to development on this site. Although the Housing Market Partnership Panel suggests reducing the yield slightly by two units, the location of the site and the yield achieved on nearby sites would support maintaining the figure.

**Availability**
A letter was sent to the developer to confirm whether or not the site owners were still interested in development. There has been no reply to state that the site is unavailable.

**Deliverable**
Continued availability has yet to be confirmed but due to the site’s suitability, pre application enquiry and developments recently taken place within the area, it is considered that a housing development could be deliverable in a 6-10 year period.

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>25</td>
<td>50</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
### Description
The site is located on the corner of Lynne Walk, a cul-de-sac of detached post war houses set back from the road, and Milbourne Lane, a distributor road characterised by a mixture of larger detached houses, some of which are converted into flats, terraced and semi-detached dwellings. The site is currently occupied by a detached two-storey building with rooms in the roof subdivided into three flats. A detached single storey garage building is located on the corner of the site.

### Background
There have been two planning applications in 2007 for the possibility of 12 flats and 9 flats on site. Both applications were refused on the harm to the character of the area and an absence of contributions to infrastructure. The principle of a high-density flatted development in this location was accepted.

### Suitability
Located in a predominantly residential area, the site is considered suitable for housing. It is sustainable with two schools within close proximity of the site. Although the site is located just over 800m from Esher Town Centre, there is a bus service passing on Milbourne Lane, which travels into Esher, Claygate, Surbiton and Kingston. There are no other constraints on the site that could hinder development. Following review by the Housing Market Partnership Panel, the yield has been increased to reflect local market knowledge.

### Availability
A letter was sent to the developer to confirm whether or not the site owners were still interested in development. There has been no reply to state that the site is unavailable.

### Deliverable
Although continued availability has yet to be confirmed, due to the site’s suitability and progress in the planning system it is likely that a housing development could be deliverable in a 6-10 year period provided a more appropriately designed scheme can be achieved.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>6</td>
<td>4</td>
<td>0</td>
<td>11</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
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<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
</tr>
<tr>
<td>----------</td>
<td>--------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>ESH12</td>
<td>River Mole Business Park</td>
<td>Esher</td>
</tr>
</tbody>
</table>

**Description**

The River Mole Business Park is situated north of Mill Road, adjacent to Sandown Industrial Park to the southwest and the residential area of Joseph Locke Way to the southeast.

**Background**

There is no previous planning history for housing development on this site. The Council owns this site and informal discussions have taken place regarding a potential affordable housing scheme.

**Suitability**

The site is adjacent to other high-density housing development and would be suitable for a residential scheme. Although designated as employment land, there are ongoing issues regarding the access of Heavy Goods Vehicles, which have to travel through nearby residential areas. Despite this, genuine redundancy of employment use would have to be proven. Any housing development will require sensitive layout and design so that it does not appear detrimental to the openness of the adjoining Green Belt land. Average densities in Joseph Locke Way range between 50-60dph and the estimated site potential of 30 units reflects this.

**Availability**

The Council owns the site and is currently exploring the possibility of future residential development.

**Deliverable**

Given the potential suitability and availability of this site for housing, it is considered likely that a scheme could come forward in the medium term.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
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<tr>
<td>27</td>
<td>21</td>
<td>16</td>
<td>0</td>
<td>30</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>30</td>
<td>56</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
Site Address: River Mole Business Park

Scale: 1:2000

Date: April 2011

Produced by Planning Services: August 2011
Description
This site is located at the end of Mill Road on the most western side of Sandown Industrial Estate. It is bounded by the River Mole to the west, industrial buildings to the east and residential development further beyond that. The site currently contains a long rectangular shaped industrial building, which is subdivided into two units. A small part on the fringes of the site falls within Flood Zone 2 and Zone 3B (Functional Floodplain).

Background
A pre-application enquiry was submitted in February 2012 exploring the possibility of developing the land for alternative uses, including housing.

Suitability
Although currently in use as employment land, this site is considered to be suitable in principle for residential development. The expansion of the existing site for employment purposes is potentially constrained by the structure and design of the existing building, as well as access restrictions in the area, however, any loss of the employment use would still require robust justification. Any housing development will require sensitive layout and design so that it does not impact environmentally on the adjoining Green Belt. The potential impacts of flood risk would have to be mitigated accordingly. Average housing densities in the adjacent residential areas range between 50-60dph and the estimated site potential of 70 units reflects this.

Availability
Agents acting on behalf of the landowner have confirmed their interest in redeveloping the site for an alternative use.

Deliverable
Due to the site’s suitability in principle and expressed interest in development, it is likely that a scheme could be delivered in the next 5 years.

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>70</td>
<td>70</td>
<td>55</td>
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<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>55</td>
<td>40</td>
<td>70</td>
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</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
### Cobham Housing Potential Summary

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Completed Developments (2011 - 2012)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Planning Permission not yet implemented (2009 – 2012)</strong></td>
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<td></td>
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<tr>
<td><strong>Opportunity Sites</strong></td>
<td></td>
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<td></td>
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<tr>
<td><strong>Windfall</strong></td>
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<td><strong>Total</strong></td>
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<table>
<thead>
<tr>
<th>Site Ref 2011</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>COB3</td>
<td>1-7 Holly Parade &amp; 22a/22b High St</td>
<td>23</td>
<td>23</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>COB5</td>
<td>Vermont Exchange Portsmouth Road</td>
<td>62</td>
<td>62</td>
<td>0</td>
<td>0</td>
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<tr>
<td>COB6</td>
<td>Wedge of Land at rear of 71-64 Burleigh Park</td>
<td>14</td>
<td>0</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>COB7</td>
<td>Land Adjoining Danes Hill Farm House, Leatherhead Road</td>
<td>45</td>
<td>0</td>
<td>45</td>
<td>0</td>
</tr>
<tr>
<td>COB8</td>
<td>Munro House, Portsmouth Road</td>
<td>50</td>
<td>0</td>
<td>50</td>
<td>0</td>
</tr>
<tr>
<td>COB9</td>
<td>Land Along A3 adjacent to Sainsbury's Car Park</td>
<td>70</td>
<td>0</td>
<td>70</td>
<td>0</td>
</tr>
<tr>
<td>COB10</td>
<td>20 Stoke Road</td>
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<td>8</td>
<td>0</td>
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<tr>
<td>COB11</td>
<td>Merrileas, Leatherhead Road</td>
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<td>0</td>
<td>0</td>
<td>36</td>
</tr>
<tr>
<td>COB12</td>
<td>Land rear of 26 - 38a High Street</td>
<td>6</td>
<td>6</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>314</td>
<td>91</td>
<td>187</td>
<td>36</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFS04 (COB3)</td>
<td>1-7 Holly Parade &amp; 22a/22b High Street</td>
<td>Cobham</td>
<td>0.2</td>
</tr>
</tbody>
</table>

**Description**
A site within a town centre location with retail development and offices/flats above on the High Street frontage and a level parking area at the rear. The site backs onto residential terrace properties with town centre uses surrounding all other boundaries.

**Background**
No planning history involving this site, but submitted applications on adjoining site 26-38a High Street for 11 dwellings.

**Suitability**
The site is suitable for a mixed-use scheme. Within the town centre, retail or other commercial uses are considered appropriate and as the key developable part of the site is behind existing shops it may be preferable to restrict residential development to upper floors to create appropriate amenity. The location is highly sustainable with a range of services and amenities located in the town centre. Located in an Area of High Archaeological Potential, this will require further investigation. Although the Housing Market Partnership Panel suggests that the site could accommodate a higher yield, the estimate has been reached in view of the number of existing flats to be deducted and the current two-storey height of the buildings.

**Availability**
This site has been promoted at the 2009 request for sites and is available for development.

**Deliverable**
Due to the site’s suitability and availability, it is likely that development could be delivered within 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>8</td>
<td>6</td>
<td>23</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
</tr>
<tr>
<td>23</td>
<td>30</td>
<td>150</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site Address: 1-7 Holly Parade and 22a/22b High Street, Cobham

Scale: 1:2000

Date: April 2010

Produced by Planning Services: August 2011
### Description

The site includes a Grade II listed building, currently in use as a restaurant; Cobham Lodge hotel; and extensive car parking. The site area also includes 46a Portsmouth Road, which is a single storey building in retail use. The main building fronts the roundabout and there are vehicular accesses from Portsmouth Road (A307) and Between Streets (A245), although the latter appears to be a service road only. The site is located within walking distance of Cobham town centre. There are various types of residential and commercial property in the vicinity, including flats and houses to the south (formerly the Territorial Army premises), flats at Fieldgate Court to the west, a mixture of flats, houses and businesses to the north, and shops with flats above plus a large area of Strategic Employment Land to the east.

### Background

The site has been the subject of much pre-application discussion in the past, most recently in 2009 a variety of schemes including residential redevelopment of part of the car park.

### Suitability

The site is considered to be appropriate for housing. It is located in a reasonably sustainable location where there are other residential properties, such as the flats at Fieldgate Court (formerly a car showroom) also fronting the roundabout, and the small cottages either side. There is potential to develop part of the car park in isolation or to include conversion of the exchange building into flats. The Grade II listed building would need to be taken account of in any future scheme, together with retaining sufficient parking for the development and the hotel. As a residential development of a non-residential site in the vicinity of a town centre, and taking into account the density of the flats at Fieldgate Court (95dph), a density of 60dph was originally considered appropriate. Following review by the Housing Market Partnership Panel, the density has now been increased but the phasing remains the same in view of the recent pre-application enquiries.

### Availability

The site has been the subject of recent pre-application discussions and therefore is considered to be available for redevelopment.

### Deliverable

Due to the site’s suitability and availability, it is likely that a housing scheme could come forward in 0 to 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
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<tbody>
<tr>
<td>35</td>
<td>28</td>
<td>21</td>
<td>62</td>
<td>0</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>62</td>
<td>62</td>
<td>90</td>
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</tbody>
</table>

Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELM799 (COB6)</td>
<td>Wedge of Land at rear of 71-64 Burleigh Park</td>
<td>Cobham</td>
<td>0.46</td>
</tr>
</tbody>
</table>

**Description**

The proposed site is a roughly rectangular strip of land situated between Burleigh Park to the west and Sandy Lane to the east. The site is currently covered by dense and mature woodland of which a large number of trees are subject to preservation orders. Currently there is no built development on site. To the north and south of the site are detached residential dwellings of two-storey height and all of similar design and age, constructed as part of an estate development. A footpath traverses the site to the northern edge of the site.

**Background**

In 2007, a pre application enquiry for development at this site was received. There was no objection to housing development in principle, however there are constraints to overcome.

**Suitability**

The site is subject to various TPOs at the north boundary, however, this may not prevent development with a sensitive layout of housing. The location of the site within the Thames Basin Heath SPA zone does not preclude development provided there is appropriate mitigation. There is no town and village centre in close proximity, but given the residential character of the area, the locality is considered appropriate for low-density family housing.

**Availability**

The agent that had pursued this site in 2007 with a pre application enquiry has confirmed that the owner is still interested in development.

**Deliverable**

Due to the suitability and availability of the site, it is likely that a development could be delivered in the next 6-10 years. A low density has been assumed due to the character of the residential area in Burleigh Park.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
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</tr>
<tr>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>14</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Description
The site comprises a large area of playing field and car parking associated with Danes Hill School. The site is on a slight gradient dropping away to the south. To the east, north and south are large detached residential properties set within substantial garden areas. The site is currently used as a car park and recreational sports area for the school, which is to the west of the site. The prevailing character of the area is of a suburban and somewhat semi rural village setting. There are trees and woods in close proximity and Green Belt further to the west of the site.

Background
No relevant planning history concerning housing on this site.

Suitability
Predominantly due to the make up of the area the site is suited for a housing development of mixed unit sizes and tenure. The residential nature of the area would make this form of development the most appropriate. There are no constraints on the site that need to be overcome. The sports ground could be re-provided on the adjoining Green Belt site next to the school. The site is situated 250m from Oxshott village centre. Following a review by the Housing Market Partnership Panel, the yield has been reduced from 55 units to reflect the lower density character of the area.

Availability
The land is owned by The Crown Estate, and has been promoted by Cluttons in 2007 on their behalf.

Deliverable
There is still agreement to be made with Danes Hill School and the re-provision of the sports ground to be explored, therefore the scheme may take 6-10 years to be delivered.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELM726</td>
<td>Land Adjoining Danes Hill</td>
<td>Oxshott</td>
<td>1.39</td>
</tr>
<tr>
<td>(COB7)</td>
<td>Farm House</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
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<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
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<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>RFS11 (COB8)</td>
<td>Munro House, Portsmouth Road</td>
<td>Cobham</td>
</tr>
</tbody>
</table>

**Description**

The site includes Munro House, an office building and open land north of the site abutting Portsmouth Road, a classified A road. The open part of the site to the north is designated Strategic Open Urban Land (SOUL).

**Background**

There is no relevant planning history on this site.

**Suitability**

A housing scheme would be suitable here as part of a mixed use development, should office/employment floorspace need to be retained, as the surrounding roads are mainly residential. However, the site itself is not considered to be highly sustainable, as it is some distance from Cobham town centre. There are good road network links to Esher and Cobham and good access to the A3 and M25. The developable area of the site has been reduced to exclude the SOUL, leaving 1.37 ha, and a relatively low density has been applied. Any loss of or impact upon the SOUL would need to justified, as would any loss of employment floorspace. The site falls within Zone C of the Thames Basin Heath Special Protection Area, but this should not be a constraint to development as the Council has adopted an interim mitigation strategy to alleviate any potential harm. Following review by the Housing Market Partnership Panel, the estimated yield has been increased from 35 to 50.

**Availability**

The site has been promoted by the freehold owners via an agent in the 2007 and 2009 request for sites, demonstrating that the site is available.

**Deliverable**

Due to the site’s constraints in respect of SOUL and employment land, it is likely that this development could come forward within a 6-10 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
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<td>50</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Density |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>50</td>
<td>36</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>RFS01 (COB9)</td>
<td>Land along A3 adjacent to Sainsbury’s Car Park</td>
<td>Cobham</td>
</tr>
</tbody>
</table>

**Description**
A largely level vacant site between a housing development/supermarket car park and the A3. The site is currently a grassed field. To the south lie the Sainsbury’s supermarket and car park and a residential housing estate of two-storey terraced properties. To the north is the A3, which rises on an embankment above the site level and, beyond that, open agricultural Green Belt.

**Background**
No previous planning history

**Suitability**
The site would only be suitable for residential development if an appropriate noise mitigation scheme could be designed. Such attenuation would have consequent impact on the visual quality of the area. However, the site is well related to the existing settlement and local centre of Cobham and is in close proximity to a range of services.

**Availability**
The site has been promoted in the 2009 and 2011 requests for sites and thus is available for development.

**Deliverable**
Once the noise mitigation has been designed, it is likely that due to the suitability and availability of the site, development could occur in a 6-10 year period.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>66</td>
<td>53</td>
<td>40</td>
<td>0</td>
<td>70</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
</tr>
<tr>
<td>Site Address</td>
<td>Land along A3 adjacent to Sainsbury's car park</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>-----------------------------------------------</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scale</th>
<th>1:2800</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>April 2010</td>
</tr>
</tbody>
</table>
A detached house on a deep plot with large trees. The surrounding area is solely residential with detached houses on the northern and western boundaries. To the eastern and southern boundaries forming the entrance to Pendenza is a recent development of flats and houses. The area has long been characterised by a semi-rural feel of large plots. However in more recent history including the Pendenza development, high density development and flats have been introduced into the area.

In 2004, there were two submitted applications for a housing development of 11 flats on site. These applications were refused by reason of the development’s scale, massing and bulk, combined with its footprint and siting within the plot, which would result in a cramped and prominent form of development that would detract from the character of the area and the amenities of the locality. A later application in 2007 for 9 flats was dismissed at appeal only due to the potential implications of the Thames Basin Heath, which can now be overcome since the adoption of an interim mitigation strategy.

The site is located 650m from Cobham & Stoke D’Abernon train station and within cycling distance from Cobham High Street and shops at Station Road, Stoke D’Abernon. The petrol station on Stoke Road provides some retail for everyday essentials. Therefore, the site is considered sustainable. Located in a predominately residential area and adjacent to a high density housing development makes the site suitable for a housing scheme. There are a number of TPOs on site that will need to be factored into any development. The site falls within Zone C of the Thames Basin Heath Special Protection Area, but this should not present a constraint to development as the Council has adopted an interim mitigation strategy to alleviate any potential harm.

The developer has confirmed that the owner is still interested in developing the site for housing.

Due to the site’s suitability and availability, it is likely that a housing scheme can be delivered on site within 6-10 years.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REV07</td>
<td>20 Stoke Road</td>
<td>Cobham</td>
<td>0.21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net yield</td>
<td>8</td>
<td>9</td>
<td></td>
<td>0</td>
<td>8</td>
<td>0</td>
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<tr>
<td>Gross yield</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Density</td>
<td></td>
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<td></td>
<td></td>
<td>43</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
<td>Size (ha)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>--------------------------------</td>
<td>------------</td>
<td>-----------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALL02 (COB11)</td>
<td>Land at Merrileas, Leatherhead Road</td>
<td>Oxshott</td>
<td>1.8</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Description**

The site comprises substantial grounds with vast wooded areas lying to the south west of a large single detached dwelling. To the east lies Green Belt and the north contains a series of large houses located in a cul de sac backing on from tightly located large detached dwellings along the Leatherhead Road.

**Background**

This site is included in Policy HSG4 as a Major Allocated Housing Site in the Replacement Elmbridge Borough Local Plan 2000. However, there have been no planning applications for a housing development. The site is within 200m of Willoughby's Nurseries, a housing scheme of 38 units developed at a density of 33dph.

**Suitability**

The site is located 600m from Oxshott village centre and is some 300m from a school. Located in a predominantly residential area, it is considered suitable for housing development. Any housing development will require sensitive layout and design so that it takes account of the mature trees on the site and does not appear detrimental to the openness of the adjoining Green Belt land. Following review by the Housing Market Partnership Panel, the yield has been lowered from the previous SHLAA to take account of the extensive tree coverage of the site, which limits its development potential.

**Availability**

It is likely that given the site’s status as an allocated site, it could be available for development within the next 15 years. However, there has been no contact from the current owners of the site. Enquiries to ascertain whether there is interest from the owner in developing whole site, including the dwelling (excluded from the site area), have not been fruitful so the site boundary remains unchanged.

**Deliverable**

Due to the site suitability and status as an allocated site, a housing development of 20dph could be achievable in an 11-15 year period once ownership confirmation has been resolved.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>90</td>
<td>72</td>
<td>54</td>
<td>0</td>
<td>0</td>
<td>36</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>36</td>
<td>20</td>
</tr>
</tbody>
</table>

Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>COB12</td>
<td>Land rear of 26-38a High Street</td>
<td>Cobham</td>
<td>0.12</td>
</tr>
</tbody>
</table>

**Description**
A stretch of land that runs parallel to the High Street behind numbers 26-38a, within the town centre of Cobham. At present, the site accommodates an L-shaped row of garages and some outbuildings to the north of the site. Access to the site is to the northeast via the High Street and the south via Church Street.

**Background**
The site has been subject to a number of pre application enquiries over the last few years, most recently in May 2010, when a proposal was put forward for five 1-bed flats and four 2-bed flats. A full application for 6 flats was made in February 2012, which was refused at Sub Committee. This application is subject to an ongoing appeal.

**Suitability**
The residential development of this site within Cobham Town Centre for one and two bedroom flats is acceptable in principle provided a number of issues can be addressed. Key design considerations include the need to create an attractive environment with some level of communal or private amenity space, and the need to respect the privacy of adjacent occupants, particularly those residing within the existing flats above the shop units fronting the High Street. The site is partly within the Cobham Riverhill Conservation Area, but initial comments from the Council’s conservation advisor indicate that the removal of the existing garages and outbuildings for residential development would be welcomed. The site is also within an Area of High Archaeological Potential and the scope of applicable works will have to be established.

**Availability**
The landowners have signed Certificate A and confirmed ownership agreement in the recent planning application and thus it is clear that the site is available for development.

**Deliverable**
Due to the site’s suitability and confirmed availability, it is clear that a flatted development can be achieved on site in the next 5 years.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>5</td>
<td>4</td>
<td>6</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Density
6         | 6           | 50
Claygate Housing Potential Summary

| Completed Developments (2011 - 2012) | 5       |
| Planning Permission not yet implemented (2009 – 2012) | 20      |
| Opportunity Sites                      | 58      |
| Windfall                               | 48      |
| **Total**                              | **135** |

<table>
<thead>
<tr>
<th>Site Ref 2010</th>
<th>Address</th>
<th>Overall net Yield</th>
<th>1 - 5 Years</th>
<th>6 - 10 Years</th>
<th>11 - 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLA1</td>
<td>BT Telephone Exchange, Hare Lane</td>
<td>50</td>
<td>0</td>
<td>50</td>
<td>0</td>
</tr>
<tr>
<td>CLA2</td>
<td>102 Hare Lane</td>
<td>8</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>58</strong></td>
<td><strong>8</strong></td>
<td><strong>50</strong></td>
<td><strong>0</strong></td>
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</table>

Produced by Planning Services: August 2011
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/12</td>
<td>BT Telephone Exchange, Hare Lane</td>
<td>Claygate</td>
<td>0.72</td>
</tr>
</tbody>
</table>

**Description**

The site includes the two-storey telephone exchange building and hardstanding for car parking. It is located near the Claygate Village Centre boundary and adjacent to the railway line and the Green Belt. There are residential properties immediately to the north of the site. The existing access is onto Hare Lane. To the east of the site is a footpath/roadway to the rear of Claygate train station, which is on a higher ground level than the site.

**Background**

There is no relevant planning history relating to housing development on this site.

**Suitability**

The site is considered to be appropriate for housing. It is located in a highly sustainable location, adjacent to Claygate train station and within easy walking distance of the Village Centre. As such, a density of 70dph would be reasonable for such a location. Consideration would need to be given to mitigating the noise impact from the railway, which would not be insurmountable given the differing ground levels and the separation from the site afforded by the access to the station, and the creation of a more suitable access onto Hare Lane to improve visibility.

**Availability**

The telecoms agent acting for the site has confirmed that there is potential for the site to be disposed of and can therefore be included within the SHLAA within the 1-5 year phasing period.

**Deliverable**

The Housing Market Partnership Panel has queried whether the 1-5 year timescale for delivery is realistic, and the phasing has been moved to reflect these comments. Due to the site’s suitability and availability, it is likely that a housing scheme can be delivered within 6-10 years.
Site Ref | Address | Settlement | Size
---|---|---|---
CLA2 | 102 Hare Lane | Claygate | 0.22

**Description**

This site is located to the east side of Hare Lane, just outside the defined village boundary of Claygate. The site is currently occupied by a detached single storey bungalow with rooms in the roof space and also comprises a number of large single storey outbuildings and an area of hard standing to the centre of the site.

**Background**

A pre application enquiry was submitted in April 2010 for 13 No. 2 bedroom flats in a single block. This proposal was subject to a full planning application in November 2010 (2010/1943) which was refused at sub committee on the grounds of poor design, excessive scale, massing and height, and impact on adjoining residential amenity. This application was dismissed on appeal.

The applicants subsequently submitted a new application for 11 net units, which was also dismissed at appeal on design grounds.

**Suitability**

The overall principle of development was established on this site at the pre application stage. Subject to design considerations such as the elevation treatment and the potential for screening to neighbouring properties, higher density development may be appropriate. The site is very sustainable, situated adjacent to a bus stop, within 30m of a village centre and within 150m of a train station. There is currently a preserved horse chestnut tree to the north of the site. In consideration of the recent application, the Council’s Tree Officer confirmed that the tree is in a spiral of decline but tree replanting may have to be factored into any future development. The topography of the site is stepped from southwest to northwest with a fall in levels of approximately 2.5m and detailed consideration should be given to this in the design of any scheme.

**Availability**

The landowners have signed Certificate A and confirmed ownership agreement in the recent application.

**Deliverable**

Due to the site’s suitability in principle and recent progress in the planning system, it is likely that a scheme could be delivered in the next 5 years. The potential yield of the site has been reduced from 11 to 8 units, to take account of comments expressed in the latest appeal decision.

<table>
<thead>
<tr>
<th>50dph</th>
<th>40dph</th>
<th>30dph</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>9</td>
<td>7</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Net yield</td>
<td>Gross yield</td>
<td>Density</td>
<td>8</td>
<td>9</td>
<td>41</td>
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</tbody>
</table>

Produced by Planning Services: August 2011
6.2 Identified Opportunity Employment Sites

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Overall Net Yield</th>
<th>1 – 5 years</th>
<th>6 – 10 years</th>
<th>11 – 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>WLEY1E</td>
<td>The Heights, Weybridge</td>
<td>9,750m²</td>
<td>0</td>
<td>9750m²</td>
<td>0</td>
</tr>
<tr>
<td>HER1E</td>
<td>Hersham Trading Estate</td>
<td>600m²</td>
<td>0</td>
<td>600m² (1)</td>
<td>0</td>
</tr>
<tr>
<td>MOL1E</td>
<td>Molesey Industrial Estate</td>
<td>7,927m²</td>
<td>0</td>
<td>7,927m² (1)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>18,277m²</strong></td>
<td><strong>0</strong></td>
<td><strong>18,277 m²</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

1) Based on potential B2 occupancy
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>WYE1E</td>
<td>The Heights</td>
<td>Weybridge</td>
<td>0.65</td>
</tr>
</tbody>
</table>

**Description**

This site is located on the eastern side of the Heights, Brooklands, between Sony’s European headquarters and Procter and Gamble. It currently comprises a large area of undeveloped land. All existing employment uses in The Heights are B1 office.

**Background**

Investigated as part of the Council’s Employment Land Review, this parcel of land was identified as a potential developable area within the Heights.

**Suitability**

The site is bounded immediately to the south by a car park which serves the Sony offices, to the east by a small greenspace area which abuts the boundary of the Heights development, and to the west by a large pond area, set within more greenspace. The northern boundary of the site runs parallel to a service road for the Procter and Gamble offices, which may provide the most likely means of formal access to the subject site, in the event of its development. In terms of the wider context, the site is one of the most sustainable locations in the Borough in terms of transport accessibility. It is located just a few minutes from junctions 10 and 11 of the M25 and the A3. The site is approximately 1 mile from Weybridge Railway station, which provides a 35 minutes service to and from London approximately 4/5 times an hour. The Heights also lies close to the Brooklands Retail Park. Furthermore, there is an established market for high quality offices for multinational companies in Elmbridge, within which the Heights is a desirable location. Overall, it is considered that the site is a sustainable location for expansion of B1 offices, with a capacity to deliver an estimated potential of 9750m² of floorspace.

**Availability**

The capacity for expansion was identified in the Council’s Employment Land Review. No formal approach has been made to the Council yet for redevelopment.

**Deliverable**

Due to the site’s suitability in principle and potential availability, an office development may come forward in the next 10 years.

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>1.5</th>
<th>2</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6500 m²</td>
<td>9750 m²</td>
<td>1300 m²</td>
<td>0</td>
<td>9750 m²</td>
<td>0</td>
</tr>
<tr>
<td>Net yield</td>
<td>Gross yield</td>
<td>Plot Ratio</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>9750 m²</td>
<td>9750 m²</td>
<td>1.5</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Site Ref</td>
<td>Address</td>
<td>Settlement</td>
<td>Size</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>---------</td>
<td>--------------------</td>
<td>------------</td>
<td>------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HER1E</td>
<td>Hersham Trading Estate</td>
<td>Hersham</td>
<td>0.48</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Description**

These employment sites are located north of Hersham train station, within Hersham Trading Estate, allocated Strategic Employment Land. Existing employment uses in the trading estate include B1/B2/B8 and Sui Generis.

**Background**

Investigated as part of the Council’s Employment Land Review, these parcels of land were identified as potential developable areas within the trading estate.

**Suitability**

The northern parcel of land (0.28ha) comprises a mixture of derelict buildings and poor quality Sui Generis buildings, typically single storey, as well as an expansive area of open courtyard. This site is bounded on all sides by industrial buildings, accessible via an access road, which serves the northern half of the estate, which is known as North Weylands. The second parcel of land (0.20ha) is located in the southwestern side of the site and currently comprises a parking facility for the MOT centre, which adjoins the site to the south, and a separate tyre traders business to the north. No buildings occupy this site. The site abuts a designated waste site to the east and is served by the main access road to the trading estate, Lyon Road.

In terms of the wider context, these sites are considered sustainable in terms of public and private transport accessibility. Hersham station is situated immediately south of the trading estate, providing services to and from London 4/5 times per hour. The A3 is approximately 2.5 miles from the site, providing subsequent access to the M25. Road access for HGVs is considered acceptable. Overall, it is considered that these sites are a sustainable location for expansion of B2 or B8 uses, with a capacity to deliver an estimated potential of approximately 1,920m² (B2) or 2,400m² (B8) of floorspace, dependent on the adopted use. While the presence of existing buildings on one of the parcels of land will lower the overall net yield, this would potentially be compensated for by a marked improvement in the quality of the replacement floorspace.

**Availability**

The capacity for expansion was identified in the Council’s Employment Land Review. No formal approach has been made to the Council yet for redevelopment.

**Deliverable**

Due to the site’s suitability in principle and potential availability, a development for B2 or B8 may come forward in the next 10 years.

<table>
<thead>
<tr>
<th>0.3</th>
<th>0.4</th>
<th>0.5</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,444²</td>
<td>1,920m²</td>
<td>2,400m²</td>
<td>0</td>
<td>1,920m²</td>
<td>0</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Net yield</th>
<th>Gross yield</th>
<th>Plot Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>600m²</td>
<td>1920m²</td>
<td>0.4¹</td>
</tr>
</tbody>
</table>

¹ Based on a plot ratio of 0.40 for industrial (B2) floorspace in Elmbridge, as identified in the Council’s Employment Land Review.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Address</th>
<th>Settlement</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOL1E</td>
<td>Molesey Industrial Estate</td>
<td>Molesey</td>
<td>2.29</td>
</tr>
</tbody>
</table>

**Description**

These employment sites are located in the southern section of the Molesey Industrial Estate, allocated Strategic Employment Land (SEL). Existing employment uses in the trading estate include B1/B2/B8.

**Background**

Investigated as part of the Council’s Employment Land Review, these parcels of land were identified as potential developable areas within the trading estate.

**Suitability**

The eastern parcel of land (0.86ha) comprises two and three storey derelict buildings. The forecourt of the northern buildings is currently being used as a makeshift hand car wash. This site occupies a prominent location at the junction of Pool Road and Central Avenue, with access off the latter. It is bounded to the north, east and west by employment uses. The parcel of land to the northeast (0.61ha) comprises a large vacant plot with no buildings and a two-storey structure to the south, the ground floor of which is occupied by a bathroom and kitchens supplier. Access to this site is also off Central Avenue. The remaining parcel (0.21ha) is located off Pool Road and comprises two small two-storey structures, which are currently occupied by a vehicle rental company, which has parked vehicles in the adjoining forecourt to the west.

In terms of the wider context, these sites are considered sustainable in terms of private transport accessibility. The A3 is approximately 3 miles from the trading estate, with access to the M3 3.5 miles away. There are some limitations in terms of HGV access from the east because of narrow roads, but the principle means of access is to the west. The trading estate is served by a public bus service, which runs on an hourly basis. Overall, it is considered that these sites are a sustainable location for expansion of B2 or B8 uses, with a capacity to deliver an estimated potential of between 9,160m² (B2) and 11,450m² (B8) of floorspace, dependent on the adopted use.

**Availability**

The capacity for expansion was identified in the Council's Employment Land Review. No formal approach has been made to the Council yet for redevelopment.

**Deliverable**

Due to the site's suitability in principle and potential availability, a development for B2 or B8 may come forward in the next 10 years.

<table>
<thead>
<tr>
<th>0.3</th>
<th>0.4</th>
<th>0.5</th>
<th>1-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.870²</td>
<td>9,160m²</td>
<td>11,450m²</td>
<td>0</td>
<td>9,160m²</td>
<td>0</td>
</tr>
</tbody>
</table>

Net yield | Gross yield | Plot Ratio
---|---|---
7,927m² | 9,160m² | 0.4¹

Note: based on potential B2 occupancy

¹ Based on a plot ratio of 0.40 for industrial (B2) floorspace in Elmbridge, as identified in the Council’s Employment Land Review
Site Address: Molesey Industrial Estate

Scale: 1:1961

Date: May 2012