

Explanatory Note on the sites included in Appendix A of the Council's Air Quality Assessment – Phase 2

At the Stage 1 Examination hearing session for the Elmbridge Local Plan, held on 28 February 2024, the Inspector requested the Council prepare a note detailing any differences between the sites included in Appendix A of the Council's Air Quality Assessment – Phase 2 [ENV003] and the site allocations in the submitted Local Plan.

The following tables (tables 1 and 2) set out the corresponding Local Plan site allocation reference for each of the sites listed in Appendix A of ENV003. A separate table is provided for housing sites and employment/retail/community floorspace sites in order to identify and calculate any difference in the quantum of development assumed in Appendix A of ENV003 and the Local Plan.

Red text has been used to highlight where a site that is present in Appendix A of ENV003 was not included in the Local Plan site allocations, with blue text highlighting the opposite.

Table 1 – Comparison of sites listed in Appendix A of ENV003 and the submitted Local Plan that are allocated for housing

Site Ref. in Appx A of ENV003	LP Site Allocation Ref.	Address	Units quoted in ENV003	Units quoted in LP Site Allocation	Difference
US155	CL3	Garages to the rear of Holroyd Road, Claygate	3	3	0
US156	CL2	Garages to the rear of Foxwarren, Claygate	5	5	0
US6	CL6	Crown House, Church Road, Claygate	12	12	0
US2	CL4	Hare Lane Car Park, Hare Lane, Claygate	7	7	0
US3	CL1	Torrington Lodge Car Park, Hare Lane, Claygate	8	8	0
US169	CL7	Claygate Station Car park, The Parade, Claygate	15	15	0
US174	N/A	Claygate Village Youth Club, Elm Road, Claygate	6	0	-6
US175	CL5	Claygate Centre, Elm Road, Claygate	14	14	0
US177	N/A	Claygate Lawn Tennis Club, Torrington Close, Claygate	24	0	-24
US159	COS4	Garages to the rear of 6-24 Lockhart Road, Cobham	4	4	0

US160	COS11	Garages at Bennett Close, Cobham	3	4	1
US162	COS3	Site B Garages at Wyndham Avenue, Cobham	4	4	0
US163	N/A	Site C Garages at Wyndham Avenue, Cobham	3	0	-3
US164	COS16	Cobham Health Centre and Garages off Tartar Road, Cobham	11	11	0
US92	WEY33	Glaxo SmithKline St George's Avenue, Weybridge	100	100	0
US7	COS31	20 Stoke Road, Cobham	9	8	-1
US84	WOT16	Elm Grove, 1 Hershams Road, Walton-on-Thames	70	70	0
US183	COS33	BMW Cobham 18-22 Portsmouth Road, Cobham	27	27	0
US187	COS15	87 Portsmouth Road, Cobham	10	10	0
US188	COS27	97 Portsmouth Road, Cobham	21	21	0
US189	COS28	101 Portsmouth Road, Cobham	7	7	0
US190	COS22	270 Portsmouth Road, Cobham	10	10	0
US191	COS18	73 Between Streets, Cobham	40	40	0
US194	COS29	Protech House Copse Road, Cobham	28	28	0
US83	N/A	Homebase New Zealand Avenue, Walton-on-Thames	200	0	-200
US201	COS26	Tiltwood Care Home, Hogshill Lane, Cobham	88	24	-64
US214	COS24	Waitrose 16-18 Between Streets, Cobham	20	20	0
US215	COS30	38 Copse Road, Cobham	7	7	0
US217	COS23	68 Between Streets and 7-11 White Lion Gate, Cobham	11	6	-5
US218	COS21	Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road, Cobham	14	14	0

US221	COS25	Garages and parking to the rear of Cobham Gate, Cobham	8	8	0
US72	WOT34	Courtlands & 1-5 Terrace Road, Walton-on-Thames	78	63	-15
US50	N/A	Royal Cambridge Home, 82-84 Hurst Road, East Molesey	62	0	-62
US134	ESH4	Hanover Cottage, 6 Claremont Lane Esher	13	12	-1
US146	ESH5	35 New Road, Esher	6	5	-1
US157	ESH12	Garages at Farm Road, Esher	3	3	0
US481	ESH6	6 Bracondale and 43 Claremont Lane, Esher	18	16	-2
US475	ESH7	Willow House, Mairfair House and Amberhurst 4B Claremont Lane, Esher	60	57	-3
US47	N/A	Hampton Court Station & Jolly Boatman, Hampton Court Way, East Molesey	97	0	-97
US462	D6	Sundial House, The Molesey Venture, Orchard Lane, East Molesey	77	61	-16
US27	ESH20	81 High Street, Esher	8	8	0
US32	ESH18	Windsor House 34-40 (inc. car park), High Street Esher	8	8	0
US435	H12	Car Park next to Waterloo Court Mayfield Road, Walton-on-Thames	62	62	0
US274	ESH14	Two Furlongs and Wren House, Portsmouth Road, Esher	10	10	0
US282	ESH13	42 New Road, Esher	7	6	-1
US286	ESH8	Highwaymans Cottage Car Park, Portsmouth Road, Esher	9	9	0
US407	WEY37	Foxholes estate, Foxholes, Weybridge	150	78	-72

US288	ESH19	Hawkshill Place Portsmouth Road, Esher	15	12	-3
US395	WEY5	Weybridge Hospital and car park 22 Church Street, Weybridge	60	30	-30
US40	H6	Hersham Day Centre & Village Hall, 7 Queens Road ,Hersham	15	15	0
US45	H5	Car park to the south of Mayfield Road, Hersham	9	9	0
US374	H15	Hersham Library Molesey Road Hersham	13	13	0
US375	H9	Volkswagen Ltd Esher Road, Hersham	27	27	0
US39	ESH15	Units A & B Sandown Industrial Estate, Mill Road, Esher	40	40	0
US378	H13	All Saints Catholic Church hall, Queens Road, Hersham	8	8	0
US379	H3	Waitrose car park, New Berry Lane, Hersham	30	200	170
US380	H7	EBC car park, New Berry Lane, Hersham	7	7	0
US389	H8	Hersham sports and social club 128 Hersham Road ,Hersham	8	8	0
US390	H10	The Royal George, 130-132 Hersham Road, Hersham	15	15	0
US44	N/A	Claremont House 34-38 Molesey Road, Hersham	6	0	-6
US441	H1	63 Queens Road Hersham, Walton- on-Thames	5	5	0
US186	COS35	78 Portsmouth Road,Cobham	30	30	0
US158	D11	Garages to the rear of Blair Avenue, Esher	3	4	1
US38	ESH17	Units C & D Sandown Industrial Estate, Mill Road, Esher	60	60	0
US226	D12	Sandpiper, Newlands Avenue, Thames Ditton	30	21	-9

US265	D25	5A-6A Station Road, Esher	5	5	0
US443	D7	47 Portsmouth Road, Thames Ditton	25	25	0
US18	D14	British Legion, Betts Way, Long Ditton	9	9	0
US230	D2	Car Park south of Southbank, Thorokill Road, Thames Ditton	7	7	0
US232	D17	Nuffield Health Sports Club, Simpson Way, Thames Ditton	16	16	0
US233	D21	Nuffield Health Car Park, Simpson Way, Thames Ditton	10	10	0
US245	D1	Brook House and Thames Honda, Portsmouth Road, Thames Ditton	30	8	-22
US260	D22	46 St Marys Road, Long Ditton	6	5	-1
US376	H11	Trinity Hall and 63-67 Molesey Road, Hersham	48	47	-1
US370	WOT35	The Health Centre, Rodney Road, Walton-on-Thames	36	36	0
US498	MOL8	7 Seymour Close and Land to rear of 103-113 Seymour Close, East Molesey	6	5	-1
US356	WOT31	Station Avenue Car Park, Station Avenue, Walton-on-Thames	50	50	0
US296	MOL19	5 Matham Road, East Molesey	24	23	-1
US299	MOL4	East Molesey Car Park, Walton Road, East Molesey	23	23	0
US302	MOL14	43 Palace Road, East Molesey	19	18	-1
US306	MOL18	Molesey Clinic and Library, Walton Road, East Molesey	10	10	0
US315	MOL13	Parking / garages at Grove Court Walton Road, East Molesey	7	7	0
US317	MOL16	Tesco Metro parking south of store, Walton	11	11	0

		Road, East Molesey			
US318	MOL10	Vine Medical Centre, 69 Pemberton Road, East Molesey	7	7	0
US319	MOL15	Pavilion Sports Club car park, Hurst Lane, East Molesey	9	9	0
US456	MOL11	Molesey Community Hospital, High Street Molesey	70	70	0
US355	N/A	Walton Audi, 1 Station Avenue Walton-on-Thames	100	0	-100
US151	MOL5	Garages to the rear of Belvedere Gardens, West Molesey	4	4	0
US152	MOL6	Garages to the rear of Island Farm Road, West Molesey	4	4	0
US153	MOL9	11 to 27 Down Street, West Molesey	16	7	-9
US56	MOL20	Joseph Palmer Centre, 319a Walton Road, West Molesey	60	60	0
US308	N/A	Former Hurst Park Primary School, 357 Hurst Road, West Molesey	77	0	-77
US309	MOL17	Water Works south of Hurst Road, West Molesey	14	14	0
US312	MOL12	Henrietta Parker Centre, Ray Road West Molesey	13	13	0
US117	WEY2	9 and rear of 11 and 13 Hall Place Drive, Weybridge	8	7	-1
US406	WEY28	179 Queens Road, Weybridge	10	9	-1
US350	WOT2	Leylands House, Molesey Road, Walton-on-Thames	56	56	0
US348	WOT18	Cornerstone Church, 38 Station Avenue, Walton-on-Thames	30	30	0
US410	WEY27	Oatlands car park, Oatlands Drive Weybridge	8	8	0

US429	WEY20	Garages at Brockley Combe, Weybridge	7	7	0
US460	COS13	1, 3 and 5 Goldrings Road, Oxshott Leatherhead	35	32	-3
US467	COS20	Ambleside, 3 The Spinney ,Queens Drive Oxshott	9	8	-1
US474	N/A	Greenways and Bluebell Lodge, 46 Copsem Lane, Esher	22	0	-22
US121	COS34	Oxshott Medical Practice and Village Centre Hall, Holtwood Road Oxshott	10	10	0
US165	COS5	Garages at Waverley Road, Oxshott	6	6	0
US33	ESH16	River Mole Business Park, Mill Road, Esher	200	200	0
US327	WOT36	Bridge Motor Works, New Zealand Avenue and Playhouse, Hurst Grove, Walton-on-Thames	55	35	-20
US326	WOT4	13-19a High Street, Walton-on-Thames	25	71	46
US324	WOT33	Manor Road Car Park, Manor Road, Walton-on-Thames	31	31	0
US287	ESH22	15 Clare Hill, Esher	56	55	-1
US283	ESH3	1 to 5 Millbourne Lane, Esher	28	25	-3
US339	WOT7	Walton Park Car Park, Walton Park, Walton-on-Thames	17	17	0
US237	D16	Ashley Road Car Park, Ashley Road, Thames Ditton	14	14	0
US248	D20	School Bungalow, Mercer Close ,Thames Ditton	10	10	0
US250	D24	Community centres at the junction of Mercer Close and Watts Road, Thames Ditton	29	29	0
US280	ESH23	St Andrews and Hillbrow House ,Portsmouth Road, Esher	30	30	0

US271	D18	118-120 Bridge Road, East Molesey	6	6	0
US272	D19	Industrial units at 67 Summer Road, East Molesey	12	12	0
US77	N/A	Annetts Yard, 1-3 Annett Road, Walton-on-Thames	10	0	-10
US279	ESH1	Esher Place, 30 Esher Place, Avenue Esher	25	22	-3
US276	ESH9	Café Rouge, Portsmouth Road, Esher	20	20	0
US269	N/A	Units 1-2 Hampton Court, Summer Road, Thames Ditton	60	0	-60
US357	WOT17	Rylton House, Hersham Road, Walton-on-Thames	26	8	-18
US66	N/A	7-9 Ashley Road, Walton-on-Thames	14	0	-14
US79	WOT25	Regnolruf Court, Church Street, Walton-on-Thames	33	7	-26
US464	WOT5	63-69 High Street, Walton-on-Thames	29	28	-1
US254	D3	4-6 Manor Road South and 4 Greenways, Hinchely Wood	35	33	-2
US251	D23	Old Pauline Sports Ground Car Park, St Nicholas Road, Thames Ditton	35	35	0
US321	WOT30	Case House, 85-89 High Street, Walton-on-Thames	28	28	0
US323	WOT15	Bradshaw House, Bishops Hill and Walton Centre for the Community, Manor Road Walton-on-Thames	49	18	-31
US24	D15	Flats 9-41 and Garages on Longmead Road, Thames Ditton	55	37	-18
US325	WOT27	Garages to the rear of 8 Sidney Road, Walton-on-Thames	8	8	0
US328	N/A	Walton Lodge, Bridge Street, Walton-on-Thames	18	0	-18
US386	N/A	145-149 and rear access of 151-157	18	0	-18

		Hersham Road, Hersham			
US112	WOT14	20 Sandy Lane, Walton-on-Thames	8	7	-1
US195	COS14	Cobham Village Hall and Centre for the Community, Lushington Drive, Cobham	37	37	0
US168	WOT10	Garages at Sunnyside, Walton- on-Thames	4	4	0
US471	WOT12	147 Sidney Road, Walton-on-Thames	9	8	-1
US331	WOT22	Land to the rear of 60-70 Sandy Lane, Walton-on-Thames	8	8	0
US360	WOT19	Walton Comrades Club, 7 Franklyn Road, Walton-on- Thames	16	16	0
US361	WOT9	Garages adjacent to 1 Tumbling Bay, Walton-on-Thames	2	2	0
US363	WOT23	Unit Rear of and 12-14 Sandy Lane, Walton-on-Thames	11	9	-2
US487	WOT8	16-18 Sandy Lane, Walton-on-Thames	9	7	-2
US166	WOT6	Garages to the rear of 17-27 Field Common Lane, Walton-on-Thames	3	3	0
US354	WOT20	P G S Court, Halfway Green, Walton-on-Thames	23	23	0
US193	COS12	Glenhelm and 160 Anyard Road, Copse Road Cobham	35	34	-1
US59	WOT13	Halfway Car Park, Hersham Road Hersham	8	8	0
US335	WOT29	Garages at Home Farm Gardens, Walton-on-Thames	6	6	0
US346	WOT28	Garages at Collingwood Place, Walton-on-Thames	9	9	0
US178	COS32	Sainsbury's car park, Bridge Way, Cobham	58	58	0
US351	WOT37	Land north of Mellor Close, Walton-on-Thames	5	5	0
US352	WOT21	Fire/Ambulance station, Hersham Road, Walton-on- Thames	21	21	0

US353	WOT26	Fernleigh Day Centre, Fernleigh Close, Walton-on-Thames	19	19	0
US135	WOT1	12 to 16a High Street Walton-on-Thames	26	24	-2
US366	WOT24	Garages off Copenhagen Way, Walton-on-Thames	7	7	0
US372	WOT32	1 Cleveland Close Walton-on-Thames	8	8	0
US127	ESH2	30 Copsem Lane, Esher	22	21	-1
US94	WEY12	Locke King House, 2 Balfour Road ,Weybridge	12	12	0
US470	WEY7	Oak House, 19 Queens Road, Weybridge	10	10	0
US107	WEY31	Weybridge Delivery Office / Retail unit, Elmgrove Road, Weybridge	5	5	0
US108	WEY16	Weybridge Library, Church Street, Weybridge	30	30	0
US125	WEY32	Baker Street car park, Baker Street ,Weybridge	7	7	0
US391	WEY34	Woodlawn Hanger Hill and 2 Churchfields Avenue, Weybridge	13	11	-2
US393	WEY25	The Old Warehouse, 37A Church Street Weybridge	5	5	0
US394	WEY30	NHS North West, 58 Church Street, Weybridge	19	19	0
US396	N/A	Idis House, Churchfield Road, Weybridge	22	0	-22
US397	WEY15	Floors above Waitrose, 62 High Street Weybridge	9	9	0
US398	WEY36	1 to 8 Dovecote Close, Weybridge	15	7	-8
US411	WEY13	York Road car park, York Road, Weybridge	8	8	0
US416	WEY8	Garages to the west of 17 Grenside Road, Weybridge	5	5	0
US417	WEY17	Garages to the rear of Broadwater	20	20	0

		House, Grenside Road ,Weybridge			
US419	WEY21	35-47 Monument Hill, Weybridge	25	20	-5
US420	WEY18	59-65 Baker Street, Weybridge	14	14	0
US421	WEY24	181 Oatlands Drive, Weybridge	12	12	0
US424	WEY23	Weybridge Bowling Club, 19 Springfield Lane, Weybridge	11	11	0
US116	N/A	Molesey Football and Social Club and 22-29 and 30-33 Grange Close and 412 Walton Road West Molesey	50	0	-50
US469	WEY9	Heath Lodge St Georges Avenue, Weybridge	16	6	-10
US402	WEY29	1 Prince's Road, Weybridge	19	19	0
US403	WEY14	HFMC House, New Road and 51 Prince's Road, Weybridge	6	6	0
US404	WEY22	2 to 8 Prince's Road, Weybridge	10	10	0
US431	WEY19	Shell Petrol Filling Station, 95 Brooklands Road, Weybridge	5	5	0
US482	WEY3	24-26 Church Street, Weybridge	15	15	0
US489	H2	19 Old Esher Road, Hersham	6	5	-1
US492	COS1	Cedar House Mill Road, Cobham	7	7	0
US493	COS17	Selden Cottage and Ronmar Leatherhead Road,Oxshott	20	18	-2
US495	D9	Corner Cottage, Portsmouth Road, Thames Ditton	6	5	-1
US496	WEY4	Quadrant Court Yard, Quadrant Way, Weybridge	15	15	0
US497	COS2	Cedar Road Car Park, Cedar Road, Cobham	5	5	0
US503	D5	89-90 Woodfield Road, Thames Ditton	9	7	-2
US504	N/A	9 Esher Road,Hersham	5	0	-5

US505	WEY1	75 Oatlands Drive, Weybridge	10	9	-1
US506	D4	Land to the rear of 5 Hinchley Way, Esher	6	6	0
US507	MOL2	133-135 Walton Road, East Molesey	9	8	-1
US509	MOL1	2 Beauchamp Road, East Molesey	10	9	-1
US511	N/A	8 to 14 Oatlands Drive, Walton-on-Thames	30	0	-30
US516	D10	Bransby Lodge, St Leonards Road, Thames Ditton	6	5	-1
US517	H4	Park House, Pratts Lane, Hersham	9	5	-4
US518	D13	Thames Ditton Centre for the Community, Mercer Close, Thames Ditton	18	18	0
US519	ESH21	Esher Public Library and land adjoining Church Street, Esher	15	15	0
US520	WEY6	Weybridge Centre for the Community, Churchfield Place, Weybridge	8	8	0
N/A	COS6	40 Fairmile Lane, Cobham, KT11 2DQ	0	13	13
N/A	COS7	4 Fernhill, Oxshott, KT22 0JH	0	5	5
N/A	COS8	52 Fairmile Lane, Cobham, KT11 2DF	0	7	7
N/A	COS9	Pineview, Fairmile Park Road, Cobham, Kt11 2PG	0	6	6
N/A	COS10	Garage block, Middleton Road, Downside	0	3	3
N/A	D8	Torrington, 18-20 St Mary's Road, Long Ditton	0	9	9
N/A	ESH10	40 New Road, Esher, KT10 9NU	0	6	6
N/A	ESH11	45 More Lane, Esher, KT10 8AP	0	25	25
N/A	ESH24	Civic Centre, High Street, Esher	0	400	400
N/A	MOL 3	Garage block west of 14 and north of 15 Brende	0	4	4

		Gardens, West Molesey			
N/A	WOT3	Garages to the rear of 84-92 and 94-96 Rodney Road, Walton-on-Thames	0	4	4
N/A	WOT11	The Playhouse, Hurst Grove, Walton-on-Thames	0	20	20
N/A	WEY11	9 Cricket Way, Weybridge.	0	5	5
Total			4642	3599	-536

Table 2 – Comparison of sites listed in Appendix A of ENV003 and the submitted Local Plan that are allocated for employment, retail or community use floorspace

Site Ref. in Appx A of ENV003	LP Site Allocation Ref.	Address	Floorspace quoted in ENV003 (sq. m)	Floorspace quoted in LP Site Allocation (sq. m)	Difference (sq. m)
US43	H14	Hersham Place Technology Park, Molesey Road, Hersham	4350	4350	0
US124	COS19	St Andrew's Church Oakshade Road, Oxshott	127	127	0
US110	WEY26	The Heights, Weybridge	9500	9500	0
US121	COS34	Oxshott Medical Practice and Village Centre Hall, Holtwood Road	1395	1395	0
US276	ESH9	Cafe Rouge, Portsmouth Road, Esher, KT10 9AD	711	711	0
US269	N/A	Units 1-2 Hampton Court Summer Road Thames Ditton	318	0	-318
US464	WOT5	63-69 High Street Walton-on-Thames	366	366	0
US386	N/A	145-149 and rear access of 151-157 Hersham Road Hersham	200	0	-200
US135	WOT1	12-16a High Street, Walton-on-Thames, KT12 1DA	388	388	0
US93	WEY35	Horizon Business Park, Brooklands Road, Weybridge	6000	6000	0
US32	ESH18	Windsor House, 34-40 High Street. Esher	0	600	600

US326	WOT4	9-21a High Street, Walton on Thames	0	942	942
N/A	WEY10	8 Sopwith Drive, Brooklands Industrial Park	0	1404	1404
Total			23,355	24,379	2,428

Tables 1 and 2 show that there was 536 less homes and 2,428 sq. m more employment/retail/community use floorspace proposed in the Local Plan than included within Appendix A of ENV003.

The Council consulted WSP who prepared the Council's Transport Assessment [INF001] on the impact of the changes to the sites and distribution of development highlighted in the tables above. WSP considered that the changes would not have a significant impact on the findings of the transport assessment as the changes are of a relatively small scale. As such, it wasn't considered necessary to rerun the transport modelling and update the assessment.

CERC who prepared ENV003 have advised that the air quality impacts calculated in ENV003 are likely to continue to be robust over the Borough as a whole and if the traffic impact of the changes to the sites and distribution of development is considered to be insignificant, then it is likely that the resulting air quality impact is also insignificant. However, they would have to rerun the air quality modelling to know for certain.