



Elmbridge Local Plan Examination

Stage 2 Matters Statement

Matter 9 – Site Allocations

Andrew Black Consulting on behalf of Esher
Rugby Club

April 2024

Project	Esher Rugby Club
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Local Authority	Elmbridge Borough Council
Client	Esher Rugby Club

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Introduction

- 1.1 This Matters Statement has been prepared by Andrew Black Consulting on behalf of Esher Rugby Club for Stage 2 of the Local Plan Examination.
- 1.2 Esher Rugby Club is a central feature of the local community within Elmbridge and has long term aspirations to grow as a community-based club as it reaches its centenary year in 2023.
- 1.3 The club has been in discussions with the council for over 15 years on its aspirations for the existing site. The club has engaged with the council and community, at considerable expense, over a number of years to illustrate how the club could grow and evolve sustainably in order to meet the long term needs of the club, its players, its supporters and the wider community in addition to unlocking a highly appropriate area of land for housing growth in order to fund the plans for the club.
- 1.4 It is with considerable disappointment that the submitted local plan does nothing whatsoever to recognise or support the aspirations of Esher Rugby Club, and indeed other sports clubs within the borough.
- 1.5 As part of the regulation 19 representations, detailed analysis of each of the proposed allocations was undertaken by Romans Leaders Group who are leading property agents in the local area. As part of these matters statements this evidence has been updated and is appended to this Matter 9 statement.
- 1.6 Each of the Matters raised by the Inspector in document ID-005 (Schedule of Matters, Issues and Questions for Stage 2 of the Examination) are set out within this statement.
- 1.7 Regard has been had to document ID-004 (Guidance Note for People Participating in the Stage 2 Examination).



Issue 14: Are the proposed site allocations selected using an appropriate methodology based on a proportionate evidence base? Are they justified and effective? Will the allocations address the land use requirements across the Plan period?

8.1 The Council have advised that site allocations ESH15, WOT2 and H8 be deleted from the Plan – what is the justification for this?

8.1.1 This is for the council to respond on however site ESH15 was in commercial use and WOT2 had a recent planning refusal.

8.1.2 ESH17 is also part of the Sandown Industrial Park, although is not under the control of the council. If ESH15 is being removed then it is unclear why ESH17 is not also being removed.

8.2 Have the individual site allocations been chosen according to a robust site selection methodology?

8.2.1 Unusually there is no single Site Selection Topic Paper as a key part of the evidence base, as is usual with other local plan examinations. There is reference on the site selection process within the Land Availability Assessment 2022 (HOU002); Topic Paper 1 – How the Spatial Strategy was Formed – June 2022 (TOP001) and the Sustainability Appraisal June 2022 (CD002). However, there is a distinct lack of coherent approach to site allocation methodology which would give the inspector comfort that no stone has been left unturned in the way in which the council is seeking to meet housing need in full.

8.2.2 It is notable that of the individual site selections no less than 12 sites are public car parks owned by Elmbridge Council themselves. The list set out below demonstrates a loss of 868 spaces if all sites were totally redeveloped with no reprovision. Even if there were some reprovision it is likely to have a negative impact on availability of parking for local residents when accessing vital services. The parking capacity for each car park has been taken directly from the council website.

Site ref	Site Name	Dwellings	Number of existing car parking spaces
CL1	Torrington Lodge Car Park	8	90
CL4	Hare Lane Car Park, Hare Lane, Claygate	7	43
COS2	Cedar Road Car Park, Cedar Road, Cobham	5	15
ESH24	Civic Centre, High Street, Esher	400	157
D16	Ashely Road Car Park, Thames Ditton	14	53
WOT13	Halfway Car Park, Hershams Road, Walton on Thames	8	74
WOT31	Station Avenue Car Park, Station Avenue, Walton on Thames	50	255
WOT33	Manor Road Car Park, Manor Road, Walton on Thames	31	26
WEY13	York Road Car Park, Weybridge	8	43
WEY27	Oatlands Car Park, Oatlands Drive, Weybridge	8	57
WEY32	Baker Street Car Park, Weybridge	7	55
Total		546	868



8.3 Are the site allocations justified and do they reflect the outcomes of the SA and testing of reasonable alternatives through the site selection methodology?

- 8.3.1 Concerns around the SA and testing of reasonable alternatives were raised as part of our Matter 1 submission. These concerns apply equally to the site selection process and methodology. It is abundantly clear that key information was not available to decision makers at the most relevant time of selecting a spatial strategy or selecting the sites which may come forward. Notably that the SA objective on Heritage and Economic Growth were not considered when the council was deciding between option 4a, 5a or 6. Given the fundamental nature of these SA objectives it is not considered that the approach taken was robust.
- 8.3.2 There are some significant economic impacts as a result of the allocation of the sites as set out including the loss of employment space and parking for residents to access services. There are several allocations which either contain heritage assets or would directly affect ones in close proximity. No assessment of the impacts of such allocations were addressed within the SA leading to fundamental concerns on soundness.
- 8.3.3 Part of the evidence base for the plan is the Economic Strategy for Elmbridge (2019-2023) (ref ECO004). This sets out how well the borough performs against other boroughs in the Local Economic Partnership but also sets out a number of challenges which business told the council they face in the borough which are as follows:
- Lack of stock available in town centre locations, due mainly to the impact of permitted development rights
 - Lack of car parking
 - General lack of development sites for offices
 - Congestion both at a local and wider level – notably the M25 / M3 / A3
 - Existing employment areas are largely at capacity
 - An undersupply of both office and industrial space
 - Housing prices a disincentive and barrier to attracting young professionals
- 8.3.4 It is abundantly clear the proposed spatial strategy would lead to a significant worsening of these factors. These are matters which should have been taken into account during the SA process and the consideration of reasonable alternatives and were clearly not. The reduction in commercial floorspace will also lead to a loss of rates and rental income on the sites as a result of the proposed development and will lead to sub optimal economic outcomes for the council.



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8.4 The Environment Agency have specific concerns regarding 31 housing sites and 4 proposed employment sites which are located within flood zones 3 and are these sites deliverable?

8.4.1 This is a matter for the council to respond on and is dependent on the outcome of the updated Strategic Flood Risk Assessment being carried out by the council. Further submissions may be made once this information is available.

8.5 Paragraph 9.1 of the Plan refers to the site allocations providing for a range of uses to support the vision and principles of the Plan, allocating land for ‘housing, employment, retail, community uses and infrastructure’. Could the Council set out clearly on a table which allocations are relevant to the provision of retail, community uses and infrastructure.

8.5.1 This is a matter for the council to respond on.

8.6 Chapter 9 of the Plan lists the site allocations and cross references to the Land Availability Assessment (LAA). However, this document does not form part of the submitted Plan. As drafted, the Plan is not effective as it fails to contain policies that are clearly written and unambiguous. As a result, it is not evident how a decision maker should react to development proposals (Paragraph 16 (d) of the Framework). How does the Council propose to address this?

8.6.1 This is a matter for the council to respond on but the thrust of the question from the inspector is agreed.

8.7 There appears to be a direct contradiction between policy HOU2 – optimisation of sites and what the site allocations actually seek to achieve. Notwithstanding the fact that none of the site allocations contain any detailed information concerning development constraints/ density levels etc (there is merely a cross reference to the LLA document) a number of the sites which would meet part 2a in terms of the locational characteristics, however the proposed density within the LAA is at 30dpa (low density as defined within the Urban Capacity Study). Some examples of this approach relate to the following sites (this list is not exhaustive) : US230 (D2) , US395 (WEY5), US2 (CL4), US175 (CL5). Please could the Council explain the reasoning for this?

8.7.1 The fact that the site allocations within the plan are nothing more than a list of LAA sites is highly concerning. There are no details on how the sites would be developed or respond to the individual constraints of the site. This is clearly a matter for the council to update on but much of the concern stems from the highly ambiguous nature of the allocations. If the council is fixed on attempting to justify a ‘brownfield only’ approach, then the onus is on them to demonstrate that delivery of the sites would not contradict with specific policies within the proposed development plan.



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8.8 In terms of the sites which are identified as contributing towards housing supply during years 1-5 of the Plan period, are the sites available now, are they achievable with a realistic prospect of housing being delivered within five years? If this is not the case, is the allocation justified?

8.8.1 Under paragraph 69 of the NPPF, sites identified in the first five years of the plan must be deliverable. The glossary of the framework sets out a definition of deliverable as sites which are *available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*

8.8.2 There are several sites within the plan which are identified as contributing to supply in the first five years. Work undertaken by Romans (as appended with this matters statement) identifies significant concerns on deliverability of these sites within the early part of the plan period as required. These sites are set out in the table below with commentary provided against each.

8.8.3 Of the total 1,053 dwellings from sites in the first five years of the plan, only 511 are considered as passing the tests of deliverability, with 493 requiring much further information from the council and 49 being totally unsuitable due to significant constraints.

Site ref	LAA ref	Site Name	Dwellings	Comments
CL1	US3	Torrington Lodge Car Park	8	Loss of established car park which would undermine local economy
CL2	US156	Garages to rear of Foxwarren, Claygate	5	Loss of residential garages – requires availability to be confirmed
CL3	US155	Garages to rear of Holroyd, Claygate	3	Garages to residential homes with a number of TPOs on the site
COS1	US492	Cedar House, Mill Road, Cobham	7	Planning previously granted
COS2	US497	Cedar Road Car Park, Cedar Road, Cobham	5	Within 400m of SPA
COS3	US162	Site B Garages at Wyndham Avenue, Cobham	4	Loss of residential garages – requires availability to be confirmed
COS4	US159	Garages to the rear of 6-24 Lockhart Road, Cobham	4	Within 400m of SPA
COS5	US165	Garages at Waverley Road, Oxshott	6	Site in Flood Zone 2, Planning Previously Refused
COS6	US472	40 Fairmile Lane, Cobham	13	Planning previously refused for 18 flats
COS7	US521	4 Fernhill, Oxshott	5	Planning previously granted
COS8	US522	52 Fairmile Lane, Cobham	7	Availability unknown – not promoted by landholder
COS9	US523	Pineview, Fairmile Park Road, Cobham	6	Availability unknown
COS10	US530	Garage block, Middleton Road, Downside	3	Planning previously granted
D1	US245	Brook House, Portsmouth Road, Thames Ditton	8	Considered available
D2	US230	Car Park south of Southbank, Thorkhill Road, Thames Ditton	7	Loss of car park used for residential permit parking.
D3	US254	4-6 Manor Road South and 4 Greenways, Hinchley Wood	33	Previous planning refusals
D4	US506	Land to the rear of 5 Hinchley Way, Esher	6	Planning previously granted
D5	US503	89-90 Woodfield Road, Thames Ditton	7	Previous planning refusals
D6	US462	Sundial House, The Molesey Venture, Orchard Lane, East Molesey	61	Closure of care home required
D7	US443	47 Portsmouth Road, Thames Ditton	25	Previous planning refusals
D8	US524	Torrington, 18-20 St Mary's Road, Long Ditton	9	Considered available



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D9	US495	Corner Cottage, Portsmouth Road	5	Previous planning refusals
D10	US516	Bransby Lodge, St Leonard's Road, Thames Ditton	5	Previous planning refusals
D11	US158	Garages to the rear of Blair Avenue, Weston Green	4	Planning previously granted
ESH1	US279	Esher Place, 30 Esher Place Avenue, Esher	22	Previous planning refusals
ESH2	US127	30 Copsem Lane, Esher	21	Considered available
ESH3	US283	1-5 Millbourne Lane, Esher	25	Availability unknown
ESH4	US134	Hanover Cottage 6 Claremont Lane Esher	12	Previous planning refusals
ESH5	US146	35 New Road, Esher	5	Planning previously granted
ESH6	US481	6 Bracondale and 43 Claremont Lane	16	Availability unknown
ESH7	US475	Willow House, Mayfair House and Amberhurst, Claremont Lane, Esher	57	Considered available
ESH8	US286	Highwaymans Cottage Car Park, Portsmouth Road, Esher	9	Loss of car park
ESH9	US276	Cafe Rouge, Portsmouth Road, Esher	20	Considered available
ESH10	US526	40 New Road, Esher	6	Considered available
ESH11	US278	45 More Lane, Esher	25	Planning previously granted
H1	US441	63 Queens Road, Hersham	5	Previous planning refusals, loss of community space
H2	US489	19 Old Esher Road, Hersham	5	Considered available
H3	US379	Hersham Shopping Centre, Molesey Road, Hersham	200	Current planning application is for 109
H4	US517	Park House, Pratts Lane, Hersham	5	Previous planning refusals
MOL1	US509	2 Beauchamp Road, East Molesey	9	Previous planning refusals
MOL2	US507	133-135 Walton Road, East Molesey	8	Planning previously granted
MOL3	US529	Garage block west of 14 and north of 15 Brende Gardens, West Molesey	4	Considered available
MOL4	US529	East Molesey Car Park, Walton Road, East Molesey	23	Loss of established car park which would undermine local economy
MOL5	US151	Garages to the rear of Belvedere Gardens, West Molesey	4	Planning previously granted
MOL6	US152	Garages to the rear of Island Farm Road, West Molesey	4	Considered available
WOT1	US135	12-16a High Street, Walton-on-Thames	24	Previous planning refusals
WOT2	US350	Leylands House, Molesey Road, Walton-on-Thames	56	Considered available
WOT3	US528	Garages to the rear of 84-92 and 94-96 Rodney Road, Walton-on-Thames	4	TPOs on site and difficult access
WOT4	US326	9-21a High Street, Walton-on-Thames	71	Planning previously granted
WOT5	US464	63-69 High Street, Walton-on-Thames	28	Considered available
WOT6	US166	Garages to rear of 17-27 Field Common Lane, Walton on Thames	3	Considered available
WOT7	US339	Walton Park Car Park, Walton Park	17	Loss of established car park which would undermine local economy
WOT8	US487	16-18 Sandy Lane	7	Planning previously granted
WOT9	US361	Garages adjacent to 1 Tumbling Bay Walton-On- Thames	2	Loss of residential garages – requires availability to be confirmed
WEY1	US505	75 Oatlands Drive, Weybridge, KT13 9LN	9	Considered available
WEY2	US117	9 and rear of 11 and 13 Hall Place Drive	7	Considered available
WEY3	US482	24-26 Church Street, Weybridge	15	TPOs and Conservation Area
WEY4	US496	Quadrant Courtyard, Weybridge	15	Loss of employment
WEY5	US395	Weybridge Hospital and car park, 22 Church Street Weybridge	30	Reprovision of hospital and car parking required
WEY6	US520	Weybridge Centre for the Community, Churchfield Place, Weybridge	8	Loss of community centre
WEY7	US470	Oak House, 19 Queens Road, Weybridge	10	Planning previously granted
WEY8	US416	Garages to the west of 17 Greenside Road Weybridge KT13 8PY	5	Considered available
WEY9	US469	Heath Lodge, St Georges Avenue	6	Planning previously granted
WEY11	US527	9 Cricket Way, Weybridge	5	Considered available



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8.9 In terms of the sites which are identified as contributing towards housing supply during years 6-15 of the Plan period, is there a reasonable prospect that the site will be available and could be viably developed at the point envisaged?

8.9.1 Paragraph 69 of the NPPF sets out that local plans should identify *specific, developable sites or broad locations for growth* for years 6-10 and where possible years 11-15 of the plan period.

8.9.2 The NPPF sets out a clear definition of ‘developable’ within the glossary which states that *to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.*

Site ref	LAA ref	Site Name	Dwellings	Comments
CL4	US2	Hare Lane Car Park, Hare Lane, Clay Gate	7	Loss of car park
CL5	US175	Claygate Centre, Elm Road, Claygate	14	Considered developable
COS11	US160	Garages at Bennett Close, Cobham	4	Loss of residential garages
COS12	US193	Glenelm and 160 Anyard Roads, Cobham	34	Considered developable
COS13	US460	1,3 and 5 Goldrings Road, Oxshott	32	Very high existing use value. Existing TPOs
COS14	US195	Cobham Village Hall and Centre for the Community, Lushington Drive, Cobham	37	Loss of community use
COS15	US187	87 Portsmouth Road, Cobham	10	Considered developable
COS17	US493	Selden Cottage and Ronmar, Leatherhead Road	18	Planning approved, Considered developable (unclear why it is not in years 1-5)
COS18	US191	73 Between Streets, Cobham	40	Loss of children's homes
D12	US226	Sandpiper, Newlands Avenue, Thames Ditton	21	Access issues
D13	US518	Thames Ditton Centre for the Community, Thames Ditton	18	Loss of community space
ESH12	US157	Garages at Farm Road, Esher	3	Loss of residential garages
ESH13	US282	42 New Road, Esher	6	Considered developable
ESH14	US274	Two Furlongs and Wren House, Portsmouth Road, Esher	10	Buildings relatively new, no indication of why redevelopment would be likely
ESH15	US39	Unit A & B Sandown Industrial Park, Esher	40	Loss of employment requires further justification
ESH16	US33	River Mole Business Park, Mill Road, Esher	200	Loss of employment requires further justification
ESH17	US38	Units C and D, Sandown Industrial Park, Mill Road, Esher	60	Loss of employment requires further justification
ESH18	US32	Windsor Houses, 34-40 High Street	8	Dependent on lease breakclauses in 6-10 year period
ESH19	US288	Hawkshill Place, Portsmouth Road, Esher	12	Unclear on how development would be viable
ESH20	US27	81 High Street, Esher	8	Grade II listed building
ESH21	US519	Esher Library and land adjoining, Church Street, Esher	15	Loss of library not considered
H5	US45	Car park to the south of Mayfield Road, Hersham	9	Loss of car park
H6	US40	Hersham Day Centre and Village Hall, Queens Road, Hersham	15	Planning for commercial uses so unclear on suitability for residential use
H7	US380	New Berry Lane Car Park, Hersham	7	Loss of car park
MOL8	US498	7 Seymour Close and Land to rear of 103-113 Seymour Close, East Molesey	5	Considered developable

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MOL9	US153	11-27 Down Street, West Molesey	7	Currently block of apartments – unclear on how redevelopment would occur
MOL10	US318	Vine Medical Centre, 69 Pemberton Road, East Molesey	7	Loss of medical centre to be considered
MOL11	US456	Molesey Hospital, High Street	70	Loss of hospital uses to be considered
WOT11	US532	The Playhouse, Hurst Grove, Walton on Thames	20	Considered developable
WOT12	US471	147 Sidney Road	8	Considered developable
WOT13	US59	Halfway Car Park, Hershams Road	8	Loss of car park
WOT14	US112	20 Sandy Lane, Walton on Thames	7	Considered developable
WOT16	US84	Elm Grove, 1 Hershams Road, Walton on Thames	70	Loss of community use, previous planning refusal
WEY12	US94	Locke King House, 2 Balfour Road	12	Recent planning approval for commercial use, listed building
WEY13	US411	York Road Car Park, Weybridge	8	Loss of car park
WEY14	US403	HFMC House, New Road, Weybridge	6	Considered developable
WEY15	US397	Floors above Waitrose, 62 High Street, Weybridge	9	Considered developable
WEY16	US108	Weybridge Library, Church Street, Weybridge	30	Loss of library requires consideration

8.9.3 Of the 895 dwellings identified in years 6-10, only 149 are considered to be on sites which are clearly deliverable and justified. 80 dwellings are on sites which considered to have absolute constraints which would mean they are never likely to align with the definition of deliverability, and 666 dwellings are on sites where further justification is required for them to be confirmed as deliverable.

Site ref	LAA ref	Site Name	Dwellings	Comments
CL6	US6	Crown House, Church Road, Claygate	12	Considered developable
CL7	US169	Claygate Station Car Park, The Parade	15	Loss of station car park
COS20	US467	Ambleside, 3 The Spinney, Queens Drive	8	Considered developable
COS21	US218	Coveham House, Downside Bridge Road and Royal British Legion, Cobham	14	Not considered viable for development
COS22	US190	Shell Fairmile, 270 Portsmouth Road, Cobham	10	Not considered viable for development
COS23	US217	68 Between Streets and 711 White Lion Gate, Cobham	6	Well established housing estate, unclear on how 6 units would be delivered
COS24	US214	Above Waitrose, 16-18 Between Streets, Cobham	20	Existing established retail – unclear on how units would be delivered above store
COS25	US221	Garages and parking to the rear of Cobham Gate, Cobham	8	Loss of residential garages
COS27	US188	Ford Garage, 97 Portsmouth Road, Cobham	21	Considered developable
COS28	US189	Premier Service Station, 101 Portsmouth Road, Cobham	7	Considered developable
COS29	US195	Protech House, Copse Road, Cobham	28	Loss of employment requires further justification
COS30	US215	38 Copse Road, Cobham	7	Unclear on availability / access
COS31	US7	20 Stoke Road, Cobham	8	Considered developable
COS32	US178	Sainsbury's car park, Bridge Way, Cobham	58	Loss of supermarket car park. No confirmation of availability from landowners
COS33	US183	BMW Cobham, 18-22 Portsmouth Road, Cobham	27	Loss of employment. No confirmation of availability from landowners. Proximity to heritage assets
COS34	US121	Oxshott Medical Practice and Village Centre Hall, Holtwood Road	10	Loss of medical facilities
COS35	US186	78 Portsmouth Road, Cobham	30	Considered developable
D14	US18	British Legion, Betts Way, Long Ditton	9	Partially within green belt. Loss of community facilities



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D15	US24	Flats 9-41 and Garages on Longmead Road, Thames Ditton	37	Decanting of existing residents required.
D16	US237	Ashley Road Car Park, Thames Ditton	14	Loss of car parking. Further justification required
D17	US271	Nuffield Health Club, Simpson Road, Long Ditton	16	Listed Building. Loss of healthclub / leisure / employment use
D18	US271	118-120 Bridge Road, East Molesey	6	Considered developable
D19	US272	Industrial Units at 67 Summer Road, East Molesey	12	Loss of employment requires further justification
D20	US248	School Bungalow, Mercer Close, Thames Ditton	10	Not considered available
D21	US233	Nuffield Health Car Park, Simpson Way, Long Ditton	10	Car park in use for health club. Surrounded by listed buildings
DS22	US260	46 St Marys Road, Long Ditton	5	Not considered available
DS23	US251	Old Pauline Sports Ground Car Park	35	Car Park, Flooding, Conservation Area, Sports Use
DS24	US250	Community Centre at the junction of Mercer Close and Road	29	Loss of community
DS25	US265	51-6a Station Road, Esher	5	Recent approval for storage use
ESH22	US287	15 Clare Hill, Esher	55	Not considered available. Likely viability issues
ESH23	US280	St Andrews and Hillbrow House, Portsmouth Road, Esher	30	Loss of employment requires further justification
ESH24	US531	Civic Centre, High Street, Esher	400	Grade II listed building within curtilage. Loss of employment. Relocation of police.
H8	US389	Hersham Sports and Social Club, 128 Hersham Road, Hersham	8	Loss of community use
H9	US375	Volkswagen Ltd, Esher Road, Hersham	27	Loss of employment requires further justification
H10	US390	The Royal George, 130-132 Hersham Road, Hersham	15	Considered developable
H11	US376	Trinity Hall and 63-67 Molesey Road, Hersham	47	Considered developable
H12	US435	Car Park next to Waterloo Court	62	Existing station car park
H13	US378	All Saints Catholic Church Hall, Queens Road, Hersham	8	Loss of community use
H15	US43	Hersham Library, Molesey Road, Hersham	13	Loss of community use
MOL12	US312	Henrietta Parker Centre, Ray Road, West Molesey	13	Loss of adult learning centre
MOL13	US315	Parking/garages at Grove Court, Walton, East Molesey	7	Loss of residential garages
MOL14	US302	43 Palace Road, East Molesey	18	Not considered available
MOL15	US319	Pavilion Sports Club Car Park, Hurst Lane, East Molesey	9	Loss of car park / community use
MOL16	US317	Tesco Metro Car Park, Walton Road, East Molesey	11	Loss of car park for retail store
MOL17	US309	Water Works South of Hurst Road, West Molesey	14	Not considered available
MOL18	US306	Molesey Clinic and Library, Walton Road, West Molesey	10	Loss of health centre and library requires justification
MOL19	US296	5 Matham Road, East Molesey	23	Not considered available
WOT17	US357	Rylton House, Hersham Road, Walton on Thames	8	Not considered available
WOT18	US348	Cornerstone Church, 38 Station Avenue, Walton on Thames	30	Loss of community use
WOT19	US360	Walton Comrades Club, 7 Franklyn Road, Walton on Thames	16	Considered developable
WOT20	US354	PGS Court, Halfway Green. Walton on Thames	23	Considered developable
WOT21	US352	Fire/Ambulance Station, Hersham Road, Walton on Thames	21	Loss of fire station / ambulance station – would require reprovision
WOT22	US331	Land to rear of 60-70 Sandy Lane, Walton on Thames	8	Considered developable



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WOT23	US363	Unit rear of 12-14 Sandy Lane, Walton on Thames	9	Considered developable
WOT24	US366	Garages off Copenhagen Way, Walton on Thames	7	Loss of garages and TPO trees
WOT25	US79	Regnolruf Court, Church Street, Walton on Thames	7	Not considered available. Existing listed building
WOT26	US353	Fernleigh Day Centre, Fernleigh Close, Walton on Thames	19	Loss of day care centre
WOT27	US325	Garages to the rear of 8 Sidney Road, Walton Road, Walton on Thames	8	Not considered available, loss of residential garages
WOT28	US346	Garages to rear of 8 Sidney Road, Walton on Thames	8	Not considered available, loss of residential garages
WOT29	US335	Garages at Home Farm Gardens, Walton on Thames	6	Not considered available, loss of residential garages
WOT31	US356	Station Avenue Car Park, Station Avenue, Walton on Thames	50	Loss of station car park
WOT32	US372	1 Cleveland Close, Walton on Thames	8	Considered developable
WOT33	US324	Manor Road Car Park, Manor Road, Walton on Thames	31	Loss of car park
WOT34	US72	Courtyards and 1-5 Terrace Road, Walton on Thames	63	Considered developable
WOT35	US370	The Health Centre, Rodney Road	36	Loss of health centre / medical use
WOT36	US327	Bridge Motor Works, New Zealand Avenue, Walton on Thames	35	Considered developable
WOT37	US351	35-38 and land north of Mellor Close, Walton on Thames	5	Considered developable
WEY17	US417	Garages to rear of Broadwater House, Grenside Road, Weybridge	20	Loss of residential garages, difficult access
WEY18	US420	59-65 Baker Street, Weybridge	14	Considered developable
WEY19	US431	Shell Petrol Filling Station, 95 Brooklands Road, Weybridge	5	Not considered available. Unlikely to be viable for 5 dwellings
WEY20	US429	Garages at Brockley Combe, Weybridge	7	Loss of residential garages
WEY21	US419	25-47 Monument Hill, Weybridge	20	Flood risk and TPOs on site
WEY22	US404	208 Princes Road, Weybridge	10	Not considered available
WEY23	US424	Weybridge Bowling Club, 19 Springfield Lane, Weybridge	11	Considered developable
WEY24	US421	181 Oatlands Drive, Weybridge	12	Not considered available
WEY25	US393	The Old Warehouse, 37a Church Street, Weybridge	5	Not considered available
WEY27	US410	Oatlands Car Park, Oatland Drive, Weybridge	8	Loss of car park
WEY28	US406	179 Queen Road, Weybridge	9	Recent planning for changes to office space
WEY29	US402	1 Princes Road, Weybridge	19	Considered developable
WEY30	US394	NHS North West, 58 Church Street, Weybridge	19	Not considered available
WEY31	US107	Weybridge Delivery Office	5	Not considered available
WEY32	US125	Baker Street Car Park, Weybridge	7	Loss of car park
WEY33	US92	GlaxoSmithKline, St Georges Avenue	100	Considered developable
WEY34	US391	Woodlawn, Hanger Hill and 2 Churchfields Avenue	11	Not considered available
WEY36	US398	1-8 Dovecote Close, Weybridge	7	Loss of existing housing on site
WEY37	US407	Foxholes, Weybridge	78	Not considered available

8.9.4 Of the 2012 dwellings on sites within the 11-15 category, only 465 dwellings are on sites which are considered clearly deliverable. 348 dwellings are on sites which have absolutely constraints and are unlikely to ever be classed as deliverable. A further 1,199 are on sites where deliverability is unclear and where it is considered that further justification is required.



8.10 The Land Availability Assessment 2022 (HOU002) states that in terms of assessing availability, a site is considered to be available when based on the best information available, there is confidence that there are no legal or ownership problems and that the land is controlled by a developer/ landowner who has expressed an interest in developing the site. Notwithstanding this text, A number of allocations within the LLA state that the ‘landowner has not confirmed the site is available’. In addition, a number of representors have also made the case that particular site allocations are not available or there has been no response. These are summarised below. If this is the case, how is it possible for these sites to meet the tests required in terms of the Framework and the definition of developable – a reasonable prospect that they will be available.

8.10.1 This is a matter for the council to confirm. The table appended to our representations by Leaders Romans Group shows sites which they themselves have been trying to engage with landholders on without success, or even where landowners have told them directly that they will not be disposing of the sites in question. Given this position it is very unclear how many of the sites being suggested for allocation would pass the tests of availability.

8.11 A large number of the proposed site allocations include car parks, some of which are within district centres or close to transport interchanges (see Inspectors Initial letter ID-001). A significant number of concerns have been raised by representors regarding the impact of the removal of these car parks on the centres/ transport interchange effected. There is no reference made to the closure of these car parks within the Transport Assessment May 2021 (INF001). The Urban Capacity Study, April 2018 (HOU012) refers to an ongoing assessment of car park utilisation and different modes of provision over time.

8.12 Is there any further work which has been undertaken since 2018 in relation to these car park sites?

8.12.1 As established, there a high number of council owned car parks being proposed for allocation. It is unclear on whether this would result in the total loss of all spaces but even with some re-provision there would still be a significant reduction in capacity in some of areas that are in highest demand for parking.

8.12.2 In terms of the station car parks, it is unclear if any analysis of existing usage has been made or even if any engagement with Network Rail, who own these assets, has taken place. Station Car Parks also serve a dual purpose of providing access, storage and welfare in the event of significant construction or maintenance work to existing rail infrastructure. They also serve as a key asset in the event of an emergency on the railway. It is unclear if either of these factors have been considered.

8.13 Please could the Council explain what assessment has been undertaken in relation to the:

- **Total number of car parking spaces to be lost;**



- Evidence in relation to use and capacity work undertaken (with relevant surveys of usage if available);
- The impact that the loss of the car park would have on the centre and/or transport interchange effected and an explanation as to how this has been assessed;
- Does the Plan need to be explicit about which allocations require the reprovision/relocation of car parking spaces and if so how is this to be addressed?
- The Transport Assessment May 2021 (INF001) states that 21% of people use the train to travel to work which is well above the Surrey average. For the sites located next to train stations, (WOT7, WOT31 and CL7) is there any assessment of what percentage of people use the car to travel to the train station?. What alternative modes of transport are put forward by the Plan to encourage more sustainable modes of transport? Are these sites justified?

8.13.1 This is a matter for the council to respond on, but this information is considered vital in assessing whether the proposed allocations are sound and would pass the tests as set out in the framework.

8.14 A significant number of allocations would necessitate the removal of the existing community service provided on the site as defined within the glossary of the Plan. These are: CL5, COS14, COS16, D24, ESH21, H6, ESH24, H8, H13, H15, MOL12, MOL18, WOT11, WOT15, WOT18, WOT19, WOT26, WOT35, WEY5, WEY6, WEY16. Several representations have expressed concern regarding the loss of these services. Please could the Council confirm the following:

- To what extent has the replacement of the existing community service been taken into account in terms of the viability work and site capacity work undertaken to date and the typologies used?
- Is it the intention that the existing community floorspace should be provided on the sites in all of these cases? If so should this be reflected in the policy wording?
- If replacement community floorspace is to be provided, is it to be of the same size and quality as the existing use (noting the representation from Surrey County Council that the planned level of growth will necessitate an increase in the size of these services) ? If so should this also be reflected in the policy wording?
- The representation from Surrey County Council states that there will be a requirement to maintain the library service provision in Esher, Hersham, Molesley and Weybridge throughout the duration of the works. Should this requirement be reflected through the site allocation?

8.14.1 This is a key area of concern. There are numerous proposed allocations of sites which are currently in sole community use. The allocations are very unclear on how / if the community uses will be re-provided on site. Even if they are to be re-provided then there should be consideration of how such a use would practically exist alongside new residential homes without impact on amenity of residents or the users of the community services.



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8.14.2 It is considered that the information requested is necessary in order for the proposed allocations of community uses to be considered sound by the inspector.

8.15 Several of the site allocations cover garages and hardstanding. To what extent have the Council considered the displacement of these parking areas and the impact that this may/may not have on the existing community? As with the car parking site allocations above, could the Council set out the total number of garages/car parking areas to be lost over the Plan period.

8.15.1 The tables as set out within this matters statement indicate several sites which are currently in use as private garages. The extent of the ownership and availability of these garages is unclear. It also unclear how many of the garages are still in use for private parking.

8.15.2 It is agreed that the council should set out the usage of these garages and confirm their availability as required against the tests in the framework.

8.16 From the LAA, it is evident that in relation to a number of the site allocation proposed, the Plan envisages the retention of the existing building on the site (COS1, MOL19, ESH20, ESH1, H11, D16, WOT16). Is this correct? If so to what extent has this been taken into account in the viability and capacity work undertaken to date?

8.16.1 This is a matter for the council to respond on but the viability of retaining buildings and capacity of sites is consideration in the test of soundness for the individual allocations.

8.17 Which, if any, of the sites require a 10m buffer zone next to the river and has this been taken into account in terms of the capacity figures provided? Should this be reflected as a development constraint within the site allocation?

8.17.1 Again, this is a matter for the council to respond to but the requirement for a buffer zone would be a significant constraint which will need to be considered in assessing the capacity of individual sites.

8.18 Are there any other proposed site allocations which are affected by heritage impacts? How have these been assessed? (Noting the Heritage impact Assessment 2023 Methodology only refers to the report considering LAA sites from 2022)

8.18.1 Yes, there are several sites which either contain heritage assets or are direct constrained by proximity to them. The timing of the Heritage Impact Assessment Methodology being produced after the LAA sites report should be noted by the inspector.

8.18.2 It is not considered that the council has adequately considered the heritage impacts of several of the proposed allocations and this is something which requires much closer scrutiny.



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Questions in relation to individual sites:

COS1

8.19 Should this site refer to the conversion of the existing building on the basis of the conclusions drawn within the Heritage Impact Assessment?

8.19.1 This is a matter for the council to respond to.

COS5

8.20 Has this site been the subject of a planning appeal and are there any implications for the delivery of the site in years 1-5 of the Plan period?

8.20.1 Yes, there is reference to a previous appeal being dismissed for the creation of four flats so it is unclear how the council can justify the allocation of the site for 6 dwellings.

COS6

8.21 Is the suggested capacity for the site justified by the evidence base?

8.21.1 A previous application for 18 units was refused on this site due to overdevelopment. It is difficult to see how a reduced capacity would work without further due diligence being undertaken on the site.

D7

8.22 Is the allocated use justified (note the landowners representation that it is not available for residential use)

8.22.1 Planning was refused on this site previously for an Aldi Store.

8.22.2 Given that the landowners have said that the site is not available for residential use then the site allocation should be deleted.

8.23 Is the allocation of this site in conflict with policy ECO1?

8.23.1 Yes, as with the allocation of other sites in employment use, the loss of the site to a wholly residential use would conflict with policy ECO1 which seeks to support the local economy.

H1

8.24 Has residential development here recently been refused at appeal? If so what are the implications of this on the deliverability of the site during years 1-5 of the Plan period?

8.24.1 Planning was refused in 2019 on the grounds of loss of community use. Given no application are imminent then the deliverability of this site in years 1-5 is considered unlikely.

H3



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8.25 What is the evidence to support the delivery of this site within years 1-5 of the Plan period?

8.25.1 A Hybrid Planning Application was submitted in February 2024 for the redevelopment of the site and the provision of 109 residential dwellings alongside other uses. The allocation of the site for 200 units in the plan therefore needs revision.

8.25.2 Given the implementation of this application would involve the closure or reconfiguration of the existing Waitrose store it is very unclear on how the site would be delivered in years 1-5 of the plan.

8.26 On what basis does the reference to 200 units represent a realistic number of units to be delivered during years 1-5 of the Plan period?

8.26.1 As above the recent planning application suggests a much lower capacity on the site.

8.27 Given the existing use of the site and policy ECO3, would a mixed use allocation be more appropriate?

8.27.1 Yes, this would reflect the recent application submitted on the site.

H10

8.28 It is evident from the representations that this building has been recently refitted - on what basis has it been concluded that there is a reasonable prospect that this site would be developable?

8.28.1 It is agreed that the building has recently been refurbished. There is not considered to be a reasonable prospect of the site being developed on this basis.

H11

8.29 Is there a sewage pumping station located on this site, if so does this impact on the net developable area and is this reflected in the allocation as drafted? Does this site include a heritage asset and does the capacity for the site take this into account?

8.29.1 The matter of the sewage pumping station is a matter for the council to respond on.

8.29.2 The Barley Mow Public House is a grade II listed building and has not been taken into account in the calculation of the capacity of this site.

ESH10

8.30 Is the allocation of the site for 6 houses justified on the basis of the evidence presented? In what way does this capacity take into account the existing site constraints?



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8.30.1 It is unclear how the capacity of the site for 6 houses has been derived. The council should demonstrate how this has been arrived at.

ESH16

8.31 Is the site currently occupied?

8.31.1 The site appears occupied, and availability / leases have not been confirmed by the council.

8.32 How much employment floorspace would be lost as a result of this allocation and what is the justification for the loss given the Plans approach to employment floorspace overall?

8.32.1 It is unclear from the allocation how much would be lost in terms of employment. There is no indication of how residential development could be accommodated alongside employment floorspace in this location and what the strategy is in this regard.

8.33 The LAA suggests that the existing employment floorspace could be relocated to an existing strategic employment land (SEL) area – is this a site requirement and if so should it be reflected in the policy? Does the viability evidence support this approach? How would this relocation to existing SEL impact on the overall employment land requirements to 2039?

8.33.1 This is a matter for the council to respond on.

WEY26

8.34 Representations have raised concerns that this site is located within flood zone 3. Does the 9500sqm allocation take the relevant flood risk issues into account and in what way has this influenced the amount of new floorspace which could be delivered on the site?

8.34.1 As with other sites, flood risk has not been adequately considered in the selection of this site by the council. This would have a significant impact on the soundness of the proposed allocation.

WEY13

8.35 In light of the representation which objects to the loss of the car park as it is used by a local sports club, is this allocation justified?

8.35.1 As with other sites, the loss of the car park is a significant impact which has not been taken into account by the council.

8.36 Is there an issue in terms of rights of way to access the property at the rear of the site and how would this be addressed?

8.36.1 This is a matter for the council to respond on.



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WEY33

8.37 Is the site capacity as indicated on the LAA justified and should this be reflected in the policy?

8.37.1 This is a matter for the council to respond on. The site is considered deliverable as GSK/Haleon have indicated their intention to vacate the site but the capacity for 100 dwellings is unclear.

D3

8.38 Has this site been the subject of a planning appeal and are there any implications for the delivery of the site in years 1-5 of the Plan period?

8.38.1 There is evidence of previous planning refusals on this site. The council should set out the implications for delivery in the early part of the plan period.

8.39 Is the capacity justified?

8.39.1 The capacity would be significantly higher than that in the immediate surrounding area and requires further justification from the council.

D13

8.40 Has this site been the subject of a planning appeal and are there any implications for the delivery of the site in years 1-5 of the Plan period?

8.40.1 There is evidence of previous planning refusals and an appeal on this site. The council should set out the implications for delivery in the early part of the plan period.

D23

8.41 There is an objection from Sport England to loss of this site and the potential for conflict locating residential development in close proximity to the existing Sports Ground – would this allocation result in a conflict with paragraph 99 of the Framework?

8.41.1 Yes, it is considered there are significant consequences and implications of allocating this site for development which have not been taken into account by the council.

WOT11

8.42 Would this proposal result in the loss of the existing community use on the site? If so does this present a justified approach in light of policy INF2?

8.42.1 Yes, as with other allocations there is a loss of existing community facilities. It is not considered that the council has considered mitigation or adequate justification as part of the allocation of this site.

WEY16



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8.43 Is there a current planning permission for this site and does it include residential use?

8.43.1 There is no indication of current permission. This site is also within a conservation area and its loss as a 20th century building of merit has not been considered by the council.

WOT25, ESH1, WEY19

8.44 To what extent has the location of veteran trees been taken into account in bringing these sites forward and the indicative residential capacity set out within the Plan?

8.44.1 There is no indication that the council has considered any impact on existing trees as part of the nominal capacity for the site.

ESH24

8.45 This represents the largest site allocation for residential use within the Plan. As currently drafted, the proposal would conflict with policy ECO1 which seeks to protect existing employment uses. How does this allocation represent a justified approach? To what extent has the capacity work undertaken been influenced by the location of Sandown House?

8.45.1 There are no details on how the capacity has been calculated or the approach to the existing uses on the site. There is a significant car park on the site (which serves the high street, bowls clubs, library and King Georges Hall) and it is unclear on how much of this area would be required.

8.45.2 It is highly surprising to see so little information for such a significant site which the council is very reliant on for housing provision.

WOT21 and WOT26

8.46 Are these sites developable in light of the representations received?

8.46.1 WOT21 is the existing Fire / Ambulance Station and no information is set out in regards to their reprovision.

8.46.2 WOT26 would involve the loss of the existing day centre, and this has not been fully considered as part of the allocation.

MOL19, ESH20, ESH1, H11, D16, D17

8.47 Is the capacity indicated within the LAA based on the conversion of the existing buildings?

8.47.1 This is a matter for the council to respond on but the capacity of these sites, and whether it is based on the conversion of the existing buildings, is unclear.



Appendix 1 – Leaders Romans Group Site Analysis

Site Appraisal Summary (March 2024)
Eimbridge Borough



Key	Developable / Deliverable
	Constraints to Delivery / Development
	Not Deliverable / Developable

Site Reference	Site Address	Town	Ownership	Size (ha)	Existing Use (Planning)	Capacity (LPA)	Timeframes (LPA)	Commercial issues	Capacity (LRG)	Timeframes (LRG)	Likelihood of delivering housing	Commentary
CU1/053	Torrington Lodge Car Park, Hare Lane, Claygate panellist	Claygate	Elmbridge Borough Council	0.35	Other	8	1-5 years	Established car park.	8	11-15 years	Questionable	Loss of established public car park which would undermine the local economy. Development would likely require a replacement car park to be found.
CU2/05156	Garages to the rear of Foxwarren, Claygate	Claygate	Paragon Asara Housing Limited (HA)	0.12	Resi	5	1-5 years	Residential properties garages	0		Questionable	Loss of residential garages.
CU3/05175	Garages to the rear of Holroyd Road, Claygate	Claygate	Paragon Asara Housing Limited (HA)	0.08	Resi	3	1-5 years	Residential properties garages	3	11-15 years	Questionable	Garages to residential homes, a number of TPOs within site suggest that redevelopment would be challenging.
CU4/05175	Hare Lane Car Park, Hare Lane, Claygate	Claygate	Elmbridge Borough Council	0.16	Other	7	6-10 years	Established car park	2	11-15 years	Questionable	Loss of car park for karate club could result in closure of an established club.
CU5/05175	Claygate Centre, Elm Road, Claygate, KT10 0EH	Claygate	Elmbridge Borough Council	0.28	Other	14	6-10 years	Community centre for elderly	14	11-15 years	Realistic	New development would require provision of commercial space
CU6/056	Crown House, Church Road, Claygate, KT10 0BF	Claygate	British Heart Foundation	0.21	Office	12	11-15 years	Office for Charity	14	1-5 years	Realistic	Planning pending to convert office to 14 flats - 2023
CU7/054	Claygate Station Car Park, The Parade	Claygate	Network Rail Infrastructure	0.4	Other	15	11-15 years	Station car park	0		Unrealistic	Station car park. Potentially contaminated land.
COS1/US492	Cedar House, Mill Road, Cobham, KT11 3AL	Cobham, Oxshott and Stoke D'Aberno	The National Trust	0.27	Other	7	1-5 years	Loss of Listed building	3	1-5 years	Realistic	National Trust property, planning to convert to 3 dwellings. Building is Listed.
US10/0515	Cedar Road Car Park, Cedar Road, Cobham, KT11 2AA	Cobham, Oxshott and Stoke D'Aberno	Elmbridge Borough Council	0.05	Other	5	1-5 years	Loss of public car park	4	11-15 years	Unrealistic	Car park will need to be relocated. Within 400m of Thames Basin Heath SPA
COS3/US162	Site B Garages at Wyndham Avenue, Cobham	Cobham, Oxshott and Stoke D'Aberno	Paragon Asara Housing Limited (HA)	0.06	Other	4	1-5 years	Residential properties garages	1	1-5 years	Questionable	No planning - no response
US10/0515	Garages to the rear of 6-24 Lockhart Road, Cobham	Cobham, Oxshott and Stoke D'Aberno	Paragon Asara Housing Limited (HA)	0.1	Other	0	1-5 years	Residential properties garages	2	1-5 years	Unrealistic	Within 400m of Thames Basin Heath SPA.
US10/0515	Garages at Waverley Road, Oxshott	Cobham, Oxshott and Stoke D'Aberno	Paragon Asara Housing Limited (HA)	0.08	Other	4	1-5 years	Residential properties garages	0		Unrealistic	Planning refused. Site in Flood Zone 2, and 5-7km of protected area
COS6/US472	40 Fairmile Lane, Cobham, KT11 2DQ	Cobham, Oxshott and Stoke D'Aberno	Private Ownership	0.19	Resi	13	1-5 years	Residential Property	13	11-15 years	Questionable	Planning refused for 2 apartment blocks comprising 18 flats - 2023
COS7/US21	4 Fernhill, Oxshott, KT22 0JH	Cobham, Oxshott and Stoke D'Aberno	Ameo Fernhill LTD	0.13	Resi	5	1-5 years	Residential Property	4	1-5 years	Realistic	Planning granted for 2 pairs of semi detached units.
COS8/US21	52 Fairmile Lane, Cobham, KT11 2DF	Cobham, Oxshott and Stoke D'Aberno	Private Ownership	0.28	Resi	7	1-5 years	Residential Property	0	11-15 years	Questionable	No planning, landowner did not promote site so unknown availability
COS9/US21	Pineview, Fairmile Park Road, Cobham, KT11 2PG	Cobham, Oxshott and Stoke D'Aberno	Sequia Residents Company Limited	0.24	Resi	6	1-5 years	Residential Property	0		Questionable	No planning 2024.
COS10/US30	Garage block, Middleton Road, Downside	Cobham, Oxshott and Stoke D'Aberno	Paragon Asara Housing Limited (HA)	0.04	Other	3	1-5 years	Residential properties garages	3	1-5 years	Realistic	Planning approved for 3 Residential units.
CU11/US160	Garages at Bennett Close, Cobham	Cobham, Oxshott and Stoke D'Aberno	Paragon Asara Housing Limited (HA)	0.06	Other	4	6-10 years	Residential properties garages	4	6-10 years	Questionable	Loss of residential garages.
COS12/US193	Glenelm and 160 Anyard Roads, Cobham, KT11 2LH	Cobham, Oxshott and Stoke D'Aberno	Multiple Ownerships	0.16	Mixed use	34	6-10 years	N/A - Resi homes	26	1-5 years	Realistic	Planning currently pending for 26 residential units.
US14/US193	1, 3 and 5 Goldrings Road, Oxshott, Leatherhead, KT22 0QP	Cobham, Oxshott and Stoke D'Aberno	Multiple Private Ownership	0.9	Resi	32	6-10 years	Property values high.	0		Unrealistic	High existing use value - unlikely to be viable. TPOs
COS14/US193	Cobham Village Hall and Centre for the Community, Lushington Drive, Cobham, KT11 2LU	Cobham, Oxshott and Stoke D'Aberno	Elmbridge Borough Council	0.83	Mixed use	37	6-10 years	Loss of community hall	37	11-15 years	Unrealistic	If developed would require the provision of alternative community uses
COS15/US187	87 Portsmouth Road, Cobham, KT11 1JH	Cobham, Oxshott and Stoke D'Aberno	Sorbon Estates Limited	0.12	Retail	10	6-10 years	Owned by Developer	10	6-10 years	Realistic	The site is owned by Shanly Homes.
COS16/US164	Cobham Health Centre and Garages off Tartar Road	Cobham, Oxshott and Stoke D'Aberno	Multiple Ownership	0.9	Mixed use	11	6-10 years	Loss of Health Centre	5	11-15 years	Realistic	The site is joint ventured by NHS and AH
COS17/US493	Selden Cottage and Ronmar, Leatherhead Road, KT22 0EX	Cobham, Oxshott and Stoke D'Aberno	Private Ownership	0.5	Resi	18	6-10 years	Existing use value high	4	1-5 years	Realistic	Planning approved 2023.
US18/US193	73 Between Streets, Cobham, KT11 1AA	Cobham, Oxshott and Stoke D'Aberno	County Council of Surrey	0.68	Resi	40	6-10 years	Loss of children's home	40	11-15 years	Unrealistic	Unless another Children's home is provided this site is unlikely to be developed
US19/US193	St Andrew's Church, Oakshade Road, Oxshott, KT22 0LE	Cobham, Oxshott and Stoke D'Aberno	Diocese of Guildford	0.39	Other	0	11-15 years	Loss of Church	0		Unrealistic	Established place of worship - locally listed.
COS20/US467	Ambleside, 3 The Spinney, Queens Drive, KT22 0PL	Cobham, Oxshott and Stoke D'Aberno	Private Ownership	0.43	Resi	8	11-15 years	N/A - Resi homes	2	1-5 years	Realistic	Planning approved for 2 detached units.
US21/US193	Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road, Cobham	Cobham, Oxshott and Stoke D'Aberno	Bonny Ltd and Elmbridge Council	0.26	Mixed use	14	11-15 years	Loss of office space	0		Unrealistic	Owners have confirmed site is unavailable for development.
US24/US493	Shell Fairmile, 270 Portsmouth Road, Cobham KT11 1HU	Cobham, Oxshott and Stoke D'Aberno	Shell UK Limited	0.14	Retail	10	11-15 years	Loss of petrol Station	0		Unrealistic	No response from the owners to LPA. Questionable availability. Established well used petrol station.
COS21/US212	68 Between Streets and 7-11 White Lion Gate, Cobham	Cobham, Oxshott and Stoke D'Aberno	Army & White Lion	0.15	Mixed use	6	11-15 years	Loss of military facility	0		Questionable	No response from the owners to LPA. Questionable availability. Well established housing estate and apartments.
COS24/US214	Above Waitrose, 16-18 Between Streets, Cobham KT11 1AF	Cobham, Oxshott and Stoke D'Aberno	Walbrook Properties	0.67	Retail	20	11-15 years	Temp loss of business	0	11-15 years	Questionable	Construction issues - established existing supermarket.
COS25/US221	Garages and parking to the rear of Cobham Gate, Cobham	Cobham, Oxshott and Stoke D'Aberno	Chobham Gate Management company	0.11	Mixed use	8	11-15 years	Loss of Garages & Carpark	8	11-15 years	Questionable	Loss of garages and car parking spaces.
US26/US193	Tilwood Care Home, Hoghill Lane, Cobham, KT11 2AQ	Cobham, Oxshott and Stoke D'Aberno	Surrey County Council	0.58	Resi	24	11-15 years	Loss of Care home	0		Unrealistic	Loss of a 64 bedroom care home. A new development would have to take into account TPOs and flood risk mitigation. Impact on viability.
COS27/US184	Ford Garage, 97 Portsmouth Road, Cobham, KT11 1JJ	Cobham, Oxshott and Stoke D'Aberno	Private Ownership	0.3	Retail	21	11-15 years	Loss of Car Garage	21	11-15 years	Realistic	Availability confirmed by land owner - no planning.
COS28/US184	Premier Service Station, 101 Portsmouth Road, Cobham, KT11 1JN	Cobham, Oxshott and Stoke D'Aberno	Stone Lodge Limited	0.1	Retail	7	11-15 years	Loss of service station	7	11-15 years	Realistic	No response from the owners to LPA. Questionable availability
COS29/US194	Protech House, Copse Road, Cobham KT11 2TW	Cobham, Oxshott and Stoke D'Aberno	Joseph Clarke & Sons	0.4	Retail	28	11-15 years	Loss of Aston Martin service	28	11-15 years	Questionable	No response from the owners to LPA. Questionable availability
COS30/US215	38 Copse Road, Cobham, KT11 2TW	Cobham, Oxshott and Stoke D'Aberno	Richard Stewart Williams LTD	0.13	Mixed use	7	11-15 years	Loss of Car parking	7	11-15 years	Questionable	No response from the owners to LPA. Questionable availability
COS31/US1	20 Stoke Road, Cobham	Cobham, Oxshott and Stoke D'Aberno	Private Ownership	0.18	Resi	8	11-15 years	N/A - Resi homes	8	11-15 years	Realistic	Owners have confirmed that it is available.
US32/US193	Sainsbury's car park, Bridge Way, Cobham, KT11 1HW	Cobham, Oxshott and Stoke D'Aberno	Sainsbury Procco Limited	1.03	Retail	58	11-15 years	Loss of car park for supermarket	0		Unrealistic	Loss of supermarket car park - owners contacted in 2018 and 2020 but no response has been given to LPA. Contaminated ground.
US33/US193	BMW Cobham, 18-22 Portsmouth Road, Cobham	Cobham, Oxshott and Stoke D'Aberno	Marshall Wall Property Holdings	0.47	Retail	27	11-15 years	Loss of MOT centre and car showrooms	0		Unrealistic	No response from the owners to LPA. Questionable availability. Grade II Listed building within curtilage. Recent planning for MOT centre
COS34/US121	Oxshott Medical Practice and Village Centre Hall, Hollywood Road	Cobham, Oxshott and Stoke D'Aberno	The Crown	0.81	Mixed use	10	11-15 years	Loss of medical centre	10	11-15 years	Questionable	No relevant planning made.
COS35/US184	78 Portsmouth Road, Cobham	Cobham, Oxshott and Stoke D'Aberno	KT Property Nominees	0.6	Office	30	11-15 years	Loss of office space	30	6-10 years	Questionable	Site currently on market.
US36/US179	Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ	Esher	Unite The Union Trustee	2.8	Mixed use	22	1-5 years	Grade 2 listed building	3	1-5 years	Questionable	Planning appeal dismissed - option with developer Birchwood Homes LTD.
US37/US177	30 Copse Lane, Esher, KT10 9HE	Esher	Sigurd Property Management Limited	0.55	Resi	21	1-5 years	N/A - Resi homes	18	1-5 years	Realistic	Owned by developer. Planning refused for 31 flats due to scale and site constraints.
US38/US183	1-5 Millbourne Lane, Esher, KT10 9DU	Esher	Private Ownership	0.36	Resi	25	1-5 years	Depends on house values	0	6-10 years	Questionable	No planning - large homes - unviable.
US39/US114	Hanover Cottage 6 Claremont Lane Esher KT10 9DW	Esher	Elmbridge Borough Council & Private Ownership	0.31	Resi	12	1-5 years	Planning Refused.	5	11-15 years	Questionable	Council Ransom site - appeal dismissed for 9 houses and 4 flats in 2018.
US40/US145	35 New Road, Esher, KT10 9DW	Esher	Private Ownership	0.19	Resi	5	1-5 years	Planning Pending	4	1-5 years	Realistic	Planning approved for 4 semis 2024. Owned by developer - Jet Developments.
US41/US491	6 Bracondale and 43 Claremont Lane, KT10 9EN	Esher	HA & Private Ownership	0.22	Mixed use	16	1-5 years	Loss of Affordable housing	10	11-15 years	Questionable	Depends on lease schedule
US42/US175	Willow House, Mayfair House and Amberhurst, Claremont Lane, Esher, KT10 9DW	Esher	Multiple Private Ownership	0.5	Resi	57	1-5 years	Existing use values	25	1-5 years	Realistic	Unclear availability but could be viable as an apartment scheme
US43/US216	Highwayman's Cottage Car Park, Portsmouth Road, Esher	Esher	Elmbridge Borough Council	0.18	Other	9	1-5 years	Loss of Car park	0		Unrealistic	Car park would need to be relocated.
US44/US216	Cafe Rouge, Portsmouth Road, Esher, KT10 9AD	Esher	Maxima Properties Limited	0.17	Retail	28	1-5 years	Loss of Business	28	1-5 years	Realistic	Planning pending for 28 units and commercial space
US45/US276	40 New Road, Esher, KT10 9NU	Esher	Runnymede Homes Limited	0.29	Resi	6	1-5 years	N/A - Resi homes	6	1-5 years	Realistic	Planning pending 2024 for 6 units - Owned by developer.
US46/US276	45 More Lane, Esher, KT10 8AP	Esher	Maynecol Services Limited	0.27	Resi	25	1-5 years	Planning approved	25	1-5 years	Realistic	Planning approved in 2023. Owned by developer.
US47/US157	Garages at Farm Road, Esher, KT10 8AX	Esher	Paragon Asara Housing Limited (HA)	0.1	Resi	3	6-10 years	Loss of residential garages	3	11-15 years	Questionable	Loss of garages likely to be resisted as in active use.
US48/US160	42 New Road Esher KT10 9NU	Esher	Private Ownership	0.23	Resi	6	6-10 years	Loss of resi property	6	6-10 years	Realistic	Land is likely to be available. Trees on site may impact capacity.
US49/US276	Two Furlongs and Wren House, Portsmouth Road, Esher, KT10 9AA	Esher	TV Properties & Private ownership	0.21	Office	10	6-10 years	Loss of office space	10	11-15 years	Questionable	No planning - building fairly new.
US50/US193	Unit A & B Sandown Industrial Park, Esher, KT10 8BL	Esher	Elmbridge Borough Council	1.33	Retail	40	6-10 years	Loss of retail & employment	40	6-10 years	Questionable	Depends on justification of loss of employment. Established employment area and appears occupied.
US51/US193	River Mole Business Park, Mill Road, Esher, KT10 8BJ	Esher	Elmbridge Borough Council	2.1	Retail	200	6-10 years	Loss of retail & employment	200	6-10 years	Questionable	Depends on justification of loss of employment. Established employment area and appears occupied.
US52/US193	Units C and D, Sandown Industrial Park, Mill Road, Esher	Esher	Miscombe Limited	1.27	Retail	60	6-10 years	Loss of retail & employment	60	6-10 years	Questionable	Depends on justification of loss of employment. Established employment area and appears occupied.
US53/US193	Windsor Houses 34-40 High Street	Esher	Peer Esher Limited	0.14	Mixed use	8	6-10 years	Loss of retail & employment	8	6-10 years	Questionable	Depends on lease schedules. Town centre location.
US54/US288	Hawkhill Place Portsmouth Road Esher KT10 9HY	Esher	Private Ownership	0.61	Resi	12	6-10 years	Loss of housing		11-15 years	Unrealistic	Unviable.
US55/US14	81 High Street, Esher, KT10 9QA	Esher	Elmbridge Borough Council	0.1	Other	8	6-10 years	Listed building			Unrealistic	Grade 2 listed. Commercial tenant in occupation.
US56/US19	Esher Library and land adjoining, Church Street, Esher, KT10 9NS	Esher	Elmbridge Borough Council	1.27	Retail	15	6-10 years	Library & Car park	15	11-15 years	Questionable	Re-provision of the library elsewhere will be needed.
US57/US187	15 Clare Hill Esher KT10 9NB	Esher	Liberty worldwide Investment & Private owner	1.35	Resi	55	11-15 years	Loss of manor	0		Questionable	No response in 2018 or 2020 to LPA. Potential viability issues.
US58/US180	St Andrews and Hillbrow House, Portsmouth Road, Esher, KT10 9SA	Esher	Kerr Partnership LLP	0.28	Office	30	11-15 years	Loss of employment		11-15 years	Questionable	If employment loss is acceptable. Occupied.
US59/US14	Civic Centre, High Street, Esher	Esher	Elmbridge Borough Council	2.71	Office	400	11-15 years	Significant Employment loss	0		Questionable	Potentially contaminated land. Grade II listed building within curtilage. Employment loss.
US60/US145	63 Queens Road, Hershams, KT12 5LA	Hershams	Private Ownership	0.05	Mixed use	5	1-5 years	N/A - Redundant building.	0	1-5 years	Questionable	Planning refused in 2019 - loss of community space.
US61/US180	19 Old Esher Road, Hershams, KT12 4LA	Hershams	Walbury Estates	0.06	Resi	5	1-5 years	N/A - Resi homes	1	1-5 years	Realistic	Planning refused for 2 dwellings in 2023
US62/US179	Hershams Shopping Centre, Molesey Road, Hershams	Hershams	Centrica Common Investment Fund Limited	0.58	Other	200	1-5 years	Loss of car park for supermarket	200	1-5 years	Questionable	Would require temporary closure of waitrose. Owners confirmed availability in 2022.
US63/US179	Park House, Pratts Lane, Hershams, KT12 4RR	Hershams	Private Ownership	0.05	Resi	5	1-5 years	Questionable Viability.	0	1-5 years	Questionable	Planning refused in 2021 for 5 units, there is existing flats already.
US64/US145	Car park to the south of Mayfield Road, Hershams	Hershams	Elmbridge Borough Council	0.4	Other	9	6-10 years	Loss of public car park	9	11-15 years	Questionable	Relocation of car park required.
US65/US140	Hershams Day Centre and Village Hall, Queens Road, Hershams, KT12- 5LU	Hershams	Elmbridge Borough Council	0.39	Mixed use	15	6-10 years	Loss of Day centre & Village hall		11-15 years	Unrealistic	Planning for commercial uses - 2023.
US66/US180	New Berry Lane car park, Hershams	Hershams	Elmbridge Borough Council	0.11	Other	7	6-10 years	Loss of Car Park	7	11-15 years	Questionable	Relocation of car park required.
US67/US180	Hershams sports and social club 128 Hershams Road Hershams KT12 5QL	Hershams	Hershams Comrades Social Club Limited	0.12	Retail	8	11-15 years	Loss of Social Club		11-15 years	Questionable	Loss of community use
US68/US175	Volkswagen Ltd Esher Road Hershams KT12 4JY	Hershams	Royal & Sun Alliance Insurance PLC	0.46	Retail	27	11-15 years	Loss of VW Garage	27	11-15 years	Questionable	Landowner confirmed site will be available. Appears logical redevelopment opportunity. Viability?
US69/US180	The Royal George 130-132 Hershams Road Hershams KT12 5QJ	Hershams	Multiple Private Ownership	0.12	Mixed use	15	11-15 years	Loss of Garages & Carpark	1	1-5 years	Realistic	Planning approved for 1 dwelling - 2023.
US70/US175	Trinity Hall and 63-67 Molesey Road, Hershams	Hershams	Elmbridge Borough Council	1.1	Mixed use	47	11-15 years	Loss of employment	47	11-15 years	Realistic	Landowner happy to develop
US71/US180	Car Park next to Waterloo Court	Hershams	Private Ownership	0.63	Other	62	11-15 years					

W13/05178	All Saints Catholic Church hall Queens Road Hershams KT12 5LU	Hershams	The Arundel and Brighton Roman Catholic Diocesan Corporation LTD	0.08	Mixed use	8	11-15 years	Loss of community hall	8	11-15 years	Questionable	Loss of community use
W13/05179	Hershams Technology Park (Air Products)	Hershams	APCI & Air Products Limited	4.1	Office	4	11-15 years	Employment site	4	11-15 years	Unrealistic	New development will be for employment uses
W13/05174	Hershams Library, Molesey Road, Hershams, KT12 4RF	Hershams	Elmbridge & Surrey Council	0.15	Other	13	11-15 years	Loss of library	13	11-15 years	Questionable	Relocation of library necessary
W13/05180	2 Beauchamp Road, East Molesey, KT8 0PA	Molesey	Waldon Properties Limited	0.24	Resi	9	1-5 years	Loss of Resi	4	1-5 years	Questionable	Owned by developer - planning permission dismissed at appeal for 10 flats.
W13/05181	133-135 Walton Road, East Molesey, KT8 0DT	Molesey	Private Ownership	0.11	Mixed use	8	1-5 years	Loss of retail & employment	1	1-5 years	Realistic	Planning approved for 1 dwelling.
W13/05182	Garage block west of 14 and north of 15 Brende Gardens, West Molesey	Molesey	Paragon Asara Housing Limited (HA)	0.06	Other	4	1-5 years	Loss of residential garages	2	1-5 years	Realistic	Planning pending for 2 units.
W13/05189	East Molesey Car Park, Walton Road, East Molesey	Molesey	Elmbridge Borough Council	0.4	Other	23	1-5 years	Loss of public Car Park	23	11-15 years	Questionable	Removing car park would impact performance of district centre.
W13/05191	Garages to the rear of Belvedere Gardens, West Molesey	Molesey	Paragon Asara Housing Limited (HA)	0.09	Other	4	1-5 years	Loss of residential garages	4	1-5 years	Realistic	Affordable housing scheme - approved in 2023.
W13/05192	Garages to the rear of Island Farm Road, West Molesey	Molesey	Paragon Asara Housing Limited (HA)	0.1	Other	4	1-5 years	Loss of residential garages	4	1-5 years	Realistic	Affordable housing scheme - Planning pending.
W13/05193	7 Seymour Close and Land to rear of 103-113 Seymour Close, East Molesey, KT8 0JY	Molesey	Multiple Private Ownership	0.24	Resi	5	6-10 years	N/A - resi homes	3	6-10 years	Realistic	Notice served on tenants - Planning refused twice.
W13/05194	11-27 Down Street, West Molesey, KT8 2TG	Molesey	Paragon Asara Housing Limited (HA)	0.2	Resi	7	6-10 years	Relocation of residence necessary	7	11-15 years	Questionable	Currently a block of flats, temporary relocation of residents whilst development occurs
W13/05195	Vine Medical Centre 69 Pemberton Road East Molesey KT8 9LJ	Molesey	Private Ownership	0.1	Mixed use	7	6-10 years	Closure of medical centre	2	11-15 years	Questionable	Mixed use development necessary.
W13/05196	Molesey Hospital, High Street, KT8 2LU	Molesey	NHS Property Services Limited	0.73	Other	70	6-10 years	Closure of hospital	70	11-15 years	Questionable	Temporary closure of the hospital, a new scheme would need to include mixed uses for hospital uses.
W13/05197	Henrietta Parker Centre, Ray Road, West Molesey	Molesey	Surrey County Council	0.51	Mixed use	13	11-15 years	Closure of adult learning centre	13	11-15 years	Questionable	Redevelopment would require mixed use.
W13/05198	Parking garages at Grove Court Walton Road East Molesey KT8 0DG	Molesey	Private Ownership	0.11	Other	7	11-15 years	Loss of residential garages	5	11-15 years	Questionable	No response from landowner.
W13/05199	43 Palace Road East Molesey KT8 9DN	Molesey	Private Ownership	0.27	Resi	18	11-15 years	Large manor house	18	11-15 years	Questionable	No response from landowners 2018 or 2020.
W13/05200	Pavilion Sports Club car park Hurst Lane East Molesey KT8 9DX	Molesey	Sports Leisure Promotions Limited	0.34	Other	9	11-15 years	Loss of car park to sport centre	0	11-15 years	Questionable	No response from landowner since 2018. Loss of Car park.
W13/05201	Tesco Metro car park, Walton Road, East Molesey	Molesey	Tesco Stores Limited	0.21	Retail	11	11-15 years	Loss of car parking	0	11-15 years	Questionable	No response - Car park for store.
W13/05202	Water Works south of Hurst Road, West Molesey	Molesey	Thames Water Utilities	0.31	Other	14	11-15 years	N/A - redundant building.	14	11-15 years	Questionable	No response from landowners
W13/05203	Molesey Clinic and library, Walton Road, West Molesey, KT8 2HZ	Molesey	Surrey County Council	0.14	Mixed use	10	11-15 years	Loss of library/ health centre	10	11-15 years	Questionable	Loss of health centre and library. Needs justification.
W13/05204	5 Matham Road East Molesey KT8 0SX	Molesey	Private Ownership	0.41	Resi	23	11-15 years	Loss of resi	0	11-15 years	Unrealistic	No response in 2018 or 2020. Property is listed. Potential viability issues.
W13/05205	Joseph Palmer Centre, 319a Walton Road	Molesey	Surrey County Council	0.5	Mixed use	60	11-15 years	Loss of community services	60	11-15 years	Questionable	Loss of services would need to be justified.
W13/05206	Brook House, Portsmouth Road, Thames Ditton, KT7 0EG	Thames Ditton, Long Ditton, Hinchley	Polar Motor Company & Urban Redevelopment Investment limited	0.39	Retail	8	1-5 years	Loss of Ford and Honda garage	8	11-15 years	Questionable	Brook House owners confirmed available in 2020. Honda hasn't responded to the LPA - questionable delivery.
W13/05207	Car Park south of Southbank, Thorhill Road, Thames Ditton	Thames Ditton, Long Ditton, Hinchley	Elmbridge Borough Council	0.23	Other	7	1-5 years	Loss of public car park	7	1-5 years	Questionable	Loss of a public car park. Used for residential permit parking
W13/05208	4-6 Manor Road South and 4 Greenways, Hinchley Wood	Thames Ditton, Long Ditton, Hinchley	Multiple Company Ownership	0.27	Mixed use	33	1-5 years	N/A - Resi homes	2	1-5 years	Questionable	Refused planning for care home, planning refused for 2 semis.
W13/05209	Land to the rear of 5 Hinchley Way, Esher, KT10 0BD	Thames Ditton, Long Ditton, Hinchley	Borne Developments Limited	0.19	Other	6	1-5 years	N/A - Resi homes	6	1-5 years	Realistic	Appeal permitted for 6 units.
W13/05210	89-90 Woodfield Road, Thames Ditton, KT7 0DS	Thames Ditton, Long Ditton, Hinchley	Multiple Private Ownership	0.07	Resi	7	1-5 years	Not viable	0	11-15 years	Questionable	Planning refused in 2023 for 5 flats.
W13/05211	Sundial House, The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN	Thames Ditton, Long Ditton, Hinchley	The Sons of Divine Providence	0.62	Mixed use	61	1-5 years	N/A - closure of care home	61	11-15 years	Questionable	Would have to relocate care home residents.
W13/05212	47 Portsmouth Road, Thames Ditton, KT7 0TA	Thames Ditton, Long Ditton, Hinchley	Citilient CPF Nominees LTD	0.36	Retail	25	1-5 years	Loss of Commercial Space	0	11-15 years	Questionable	Planning permission pending for new commercial space - Aldi store - refused in 2022.
W13/05213	Torrington, 18-20 St Mary's Road, Long Ditton	Thames Ditton, Long Ditton, Hinchley	Thames Upon Thames Churches Housing Association LTD	0.28	Resi	9	1-5 years	Loss of housing	11	6-10 years	Realistic	Planning pending for 11 units.
W13/05214	Corner Cottage, Portsmouth Road, KT7 0TQ	Thames Ditton, Long Ditton, Hinchley	Private Ownership	0.09	Resi	5	1-5 years	N/A - Resi homes	2	1-5 years	Questionable	Planning refused in 2020.
W13/05215	Bransby Lodge, St Leonard's Road, Thames Ditton	Thames Ditton, Long Ditton, Hinchley	Private Ownership	0.18	Resi	5	1-5 years	N/A - Resi homes	2	1-5 years	Questionable	Planning refused in 2023 - scale of development needs to be in keeping.
W13/05216	Garages to the rear of Blair Avenue, Weston Green	Thames Ditton, Long Ditton, Hinchley	Paragon Asara Housing Limited (HA)	0.11	Other	4	1-5 years	Loss of residential garages	2	1-5 years	Realistic	Planning approved for 2 semis 2023.
W13/05217	Sandpiper, Newlands Avenue, Thames Ditton, KT7 0HF	Thames Ditton, Long Ditton, Hinchley	Multiple Private Ownership	0.53	Resi	21	6-10 years	Loss of resi house & gardens	21	6-10 years	Questionable	Access would need to be overcome for a development of this size.
W13/05218	Thames Ditton Centre for the Community, Mercer Close, Thames Ditton, KT7 0BS	Thames Ditton, Long Ditton, Hinchley	Elmbridge Borough Council	0.17	Mixed use	18	6-10 years	Loss of community centre	18	11-15 years	Questionable	No planning applications submitted. - loss of community space.
W13/05219	British Legion, Betts Way, Long Ditton, KT6 5HT	Thames Ditton, Long Ditton, Hinchley	Royal British Legion	0.17	Mixed use	9	11-15 years	Loss of club house	9	11-15 years	Unrealistic	Within Green Belt - no planning. Access issues on Betts Way
W13/05220	Flats 9-41 and Garages on Longmead Road, Thames Ditton, KT7 0JF	Thames Ditton, Long Ditton, Hinchley	Paragon Asara Housing Limited (HA)	0.56	Resi	37	11-15 years	Have to relocate residence	37	11-15 years	Questionable	Re-location of residents and questionable whether this site could deliver additional dwellings given the garages in use and the proximity to the railway line.
W13/05221	Ashley Road Car Park, Thames Ditton	Thames Ditton, Long Ditton, Hinchley	Elmbridge Borough Council	0.21	Other	14	11-15 years	Loss of public car park	14	11-15 years	Questionable	Site is used for parking, has a medium surface water flooding.
W13/05222	Nuffield Health Club, Simpson Way, Long Ditton	Thames Ditton, Long Ditton, Hinchley	Kennett Properties	0.66	Retail	16	11-15 years	Loss of hospital	0	11-15 years	Questionable	Loss of hospital in listed building.
W13/05223	118-120 Bridge Road East Molesey KT8 9HW	Thames Ditton, Long Ditton, Hinchley	Normic Developments company limited	0.08	Retail	6	11-15 years	Loss of car garage	6	11-15 years	Realistic	Owned by developer. No planning.
W13/05224	Industrial units at 67 Sumner Road East Molesey KT8 9LX	Thames Ditton, Long Ditton, Hinchley	Private Ownership	0.17	Other	12	11-15 years	Loss of warehouses	12	11-15 years	Questionable	Loss of employment space
W13/05225	School Bungalow, Mercer Close, Thames Ditton, KT7 0BS	Thames Ditton, Long Ditton, Hinchley	Elmbridge Borough Council, The Ember Learning Trust and Busy Bee Day	0.2	Other	10	11-15 years	Unavailable	0	11-15 years	Questionable	Owners confirmed in 2020 no immediate plan to redevelop.
W13/05226	Nuffield Health car park, Simpson Way, Long Ditton	Thames Ditton, Long Ditton, Hinchley	Kennett Properties	0.32	Other	10	11-15 years	Loss of Carpark	10	11-15 years	Questionable	Car park is in established use and serves the health facility.
W13/05227	46 St Marys Road, Long Ditton, KT6 5EY	Thames Ditton, Long Ditton, Hinchley	Private Ownership	0.25	Resi	5	11-15 years	N/A - Resi homes	3	11-15 years	Questionable	Spoke with Landowner - no immediate plans.
W13/05228	Old Pauline Sports Ground Car Park	Thames Ditton, Long Ditton, Hinchley	OPC Trustee Company limited	0.85	Mixed use	35	11-15 years	Lots of constraints	0	11-15 years	Unrealistic	Site has a number of constraints (flooding, M3 contaminated land, TPOs and adjoins TD Conservation area). Loss of sports pitches.
W13/05229	Community centres at the junction of Mercer Close and Watts Road, Thames Ditton	Thames Ditton, Long Ditton, Hinchley	Elmbridge Borough Council & Private Ownership	0.29	Mixed use	29	11-15 years	Loss of community centre	29	11-15 years	Questionable	Relocation of community centre and car park, owners no response.
W13/05230	5A-6A Station Road, Esher, KT10 8DY	Thames Ditton, Long Ditton, Hinchley	About Building Supplies	0.09	Other	5	11-15 years	Loss of timber yard	5	11-15 years	Questionable	Planning approved in 2023 for storage room.
W13/05231	12-16a High Street, Walton-on-Thames, KT12 1DA	Walton-on-Thames	The Institution of Mechanical Engineers	0.08	Mixed use	24	1-5 years	Loss of retail & employment	10	1-5 years	Questionable	Refused in 2023 - loss of residential space.
W13/05232	Leylands House, Molesey Road, Walton-on-Thames	Walton-on-Thames	Multiple Private Ownership	0.31	Retail	56	1-5 years	Loss of retail.	35	1-5 years	Realistic	Planning refused in 2022 for 42 flats and commercial space.
W13/05233	Garages to the rear of 84-92 and 94-96 Rodney Road, Walton-on-Thames	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.1	Other	4	1-5 years	Loss of resi garages	0	11-15 years	Unrealistic	Tpo's and challenging access.
W13/05234	9-21a High Street, Walton-on-Thames	Walton-on-Thames	Zahawi & Zahawi LTD	0.13	Mixed use	71	1-5 years	Loss of employment	61	1-5 years	Realistic	Planning approved for 61 units in 2024.
W13/05235	63-69 High Street, Walton-on-Thames, KT12 1DJ	Walton-on-Thames	Traseco Estates Limited, Osaka Ventures Limited & 2 Private Ownerships	0.13	Mixed use	28	1-5 years	Loss of employment	28	6-10 years	Realistic	No relevant planning made.
W13/05236	Garages to the rear of 17-27 Field Common Lane Walton-On-Thames KT12 3QH	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.08	Other	3	1-5 years	Loss of residential garages	3	1-5 years	Realistic	Planning is currently pending 2023 for 3 units.
W13/05237	Walton Car Park, Walton Park, KT12 3ET	Walton-on-Thames	Elmbridge Borough Council	0.34	Other	17	1-5 years	Loss of car park	17	1-5 years	Questionable	Car park will need to be relocated - No planning in 2024.
W13/05238	16-18 Sandy Lane, KT10 9PG	Walton-on-Thames	Banstead Development Limited	0.11	Resi	7	1-5 years	N/A - Resi homes	5	1-5 years	Realistic	Planning permitted for 5 units in 2022.
W13/05239	Garages adjacent to 1 Tumbling Bay Walton-On-Thames	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.05	Other	2	1-5 years	Loss of residential garages	2	6-10 years	Questionable	No planning applications submitted.
W13/05240	Garages at Sunnyside, Walton-on-Thames	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.13	Other	4	6-10 years	Loss of residential garages	4	1-5 years	Realistic	Planning pending for 4 units 2022 - owned by HA.
W13/05241	The Playhouse, Hurst Grove, Walton-on-Thames	Walton-on-Thames	Elmbridge Borough Council	0.21	Mixed use	20	6-10 years	N/A - relocation of playhouse	20	6-10 years	Realistic	Council owned - tenant has been relocated. Development opportunity.
W13/05242	147 Sidney Road, KT12 3SA	Walton-on-Thames	Private Ownership	0.1	Resi	8	6-10 years	N/A - Resi homes	8	6-10 years	Realistic	No relevant planning made.
W13/05243	Halfway Car Park, Hershams Road, Walton-on-Thames	Walton-on-Thames	Elmbridge Borough Council	0.23	Other	8	6-10 years	Loss of public Car park	8	11-15 years	Questionable	Car park needs to be relocated to see this scheme come forward.
W13/05244	20 Sandy Lane, Walton-on-Thames, KT12 2EQ	Walton-on-Thames	Private Ownership	0.1	Resi	7	6-10 years	N/A - Resi homes	7	6-10 years	Realistic	Development opportunity. No current planning.
W13/05245	Bradshaw House Bishops Hill and Walton Centre for the Community, Manor Road, Walton-On-Thames KT12 2PB	Walton-on-Thames	Elmbridge Borough Council & Paragon HA	0.47	Mixed use	18	6-10 years	Loss of wellbeing centre.	18	6-10 years	Questionable	Questionable viability and loss of wellbeing centre.
W13/05246	Elm Grove, 1 Hershams Road, Walton-on-Thames, KT12 1LH	Walton-on-Thames	Elmbridge Borough Council	1	Mixed use	70	6-10 years	Listed buildings	50	6-10 years	Questionable	site has constraints and loss of community services - refused change of use in 2018.
W13/05247	Ryton House, Hershams Road, Walton-On-Thames	Walton-on-Thames	Dancraat LTD & Private Ownership	0.23	Resi	8	11-15 years	Loss of 18 flats	8	11-15 years	Questionable	Site unavailable.
W13/05248	Cornerstone Church, 38 Station Avenue, Walton-On-Thames, KT12 1NU	Walton-on-Thames	Cornerstone Ministers	0.17	Mixed use	30	11-15 years	Loss of community facilities	30	11-15 years	Questionable	Relocation of community services required prior to development
W13/05249	Walton Comrades Club 7 Franklin Road Walton-On-Thames KT12 2LF	Walton-on-Thames	Private Ownership	0.14	Mixed use	16	11-15 years	Loss of community centre	16	11-15 years	Realistic	Appears to be a vacant building - logical site
W13/05250	P.G.S Court, Halfway Green, Walton-on-Thames, KT12 1FJ	Walton-on-Thames	Aberdeen City Council	0.67	Mixed use	23	11-15 years	Loss of employment land	23	11-15 years	Realistic	Considered developable
W13/05251	Fire and Ambulance station Hershams Road Walton-On-Thames KT12 1RZ	Walton-on-Thames	Surrey County Council	0.52	Mixed use	21	11-15 years	Loss of fire station.	0	11-15 years	Questionable	Loss of Fire Station - owners indicated no plans to redevelop.
W13/05252	Land to the rear of 60-70 Sandy Lane, Walton-on-Thames	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.16	Other	8	11-15 years	Loss of residential car parking	8	11-15 years	Realistic	Owned by HA.
W13/05253	Unit Rear of and 12-14 Sandy Lane Walton-On-Thames KT12 2EQ	Walton-on-Thames	Private Ownership	0.11	Resi	9	11-15 years	N/A - resi homes	9	6-10 years	Realistic	Development opportunity.
W13/05254	Garages off Copenhagen Way, Walton-on-Thames	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.14	Other	7	11-15 years	Loss of Garages & Carpark	7	11-15 years	Questionable	Trees are TPO and loss of resi garages.
W13/05255	Reynolds Court, Church Street, Walton-on-Thames, KT12 2QJ	Walton-on-Thames	Metropolitan Properties Co	0.23	Resi	7	11-15 years	Loss of flats	0	11-15 years	Unrealistic	No response from landowners. Listed building
W13/05256	Fernleigh Day Centre Fernleigh Close Walton-On-Thames KT12 1RD	Walton-on-Thames	Surrey County Council	0.61	Mixed use	19	11-15 years	Loss of community service centre	19	11-15 years	Questionable	Site is unconstrained but established day centre.
W13/05257	Garages to the rear of 8 Sidney Road, Walton-on-Thames	Walton-on-Thames	PHOENIX LIFE LIMITED	0.07	Other	8	11-15 years	Loss of residential garages	0	11-15 years	Unrealistic	No response from landowners
W13/05258	Garages at Collingwood Place, Walton-on-Thames	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.19	Other	9	11-15 years	Loss of residential garages	9	11-15 years	Questionable	Good site, no response from landowners.
W13/05259	Garages at Home Farm Gardens, Walton-on-Thames	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.11	Other	6	11-15 years	Loss of residential garages	6	11-15 years	Questionable	Good site, no response from landowners.
W13/05260	Case House 85-89 High Street Walton On Thames KT12 1DZ	Walton-on-Thames	Paragon Asara Housing Limited (HA)	0.32	Mixed use	28	11-15 years	Loss of office space	28	11-15 years	Questionable	Loss of employment space, PA not sure if they want to sell. Adjoins listed building.
W13/05261	Station Avenue Car Park, Station Avenue, Walton-on-Thames	Walton-on-Thames	Elmbridge Borough Council	0.59	Other	50	11-15 years	Loss of public car park	50	11-15 years	Questionable	Loss of station car park
W13/05262	1 Cleveland Close Walton-On-Thames KT12 1RB	Walton-on-Thames	M.W.									

WEY23/05474	Weybridge Bowling Club 19 Springfield Lane Weybridge KT13 8AW	Weybridge	Private Ownership	0.21	Other	11	11-15 years	Loss of Bowls Club	30	1-5 years	Realistic	Planning submitted for 30 units 2022.
WEY23/05475	181 Otlands Drive, Weybridge KT13 9DJ	Weybridge	Devonshire Metro limited	0.17	Mixed use	12	11-15 years	Loss of Petrol station	0		Unrealistic	No response from landowner to LPA
WEY23/05476	The Old Warehouse, 37A Church Street, Weybridge KT13 8DG	Weybridge	Multiple Ownerships	0.08	Mixed use	5	11-15 years	Loss of employment	0		Unrealistic	No response from landowner to LPA
WEY26/05110	The Heights, Weybridge	Weybridge	Multiple Businesses	20	Office		11-15 years	Loss of major employment	20	11-15 years	Questionable	Application refused to convert to Residential in 2022.
WEY27/05410	Otlands car park, Otlands Drive, Weybridge	Weybridge	Elmbridge Borough Council	0.16	Other	8	11-15 years	Loss of car park	8	11-15 years	Questionable	Car park will need to be relocated
WEY27/05411	179 Queens Road Weybridge KT13 0AH	Weybridge	Newship Group Limited	0.41	Rea	9	11-15 years	N/A - Loss of office space	1	11-15 years	Unrealistic	No response from landowner, planning to continue use as office in 2018. Side storey extension in 2019.
WEY29/05401	1 Princes Road Weybridge KT13 9TU	Weybridge	Elmbridge Borough Council	0.27	Office	19	11-15 years	Loss of office space	19	11-15 years	Realistic	Landowner confirmed availability in 2018
WEY30/05394	NHS North West, 58 Church Street, Weybridge KT13 8DP	Weybridge	BNP Paribas Depositary Services	0.26	Office	19	11-15 years	Loss of office space	19	11-15 years	Questionable	All landowners have not stated availability.
WEY30/05395	Weybridge Delivery Office, Elm Grove Road	Weybridge	Royal Mail Group Limited	0.09	Other	5	11-15 years	Loss of Royal Mail space	0		Unrealistic	No response from landowner to LPA
WEY32/05125	Baker Street car park, Weybridge	Weybridge	Elmbridge Borough Council	0.12	Other	7	11-15 years	Loss of public car park	7	11-15 years	Questionable	Relocation of car park needed.
WEY33/0597	GlaxoSmithKline, St. Georges Avenue	Weybridge	GlaxoSmithKline Consumer Healthcare Trading LTD	2.58	Office	100	11-15 years	Loss of major employment space	100	11-15 years	Realistic	Promoted in 2016 by a developer. GSK recently announced plans for a new HQ nearby, likely building will become vacant.
WEY34/05391	Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge, KT13 9XU	Weybridge	Multiple Private Ownership	0.48	Rea	11	11-15 years	Landowners unsure	11	11-15 years	Questionable	Landowners haven't responded to LPA
WEY35/0591	Horizon Business Village, Brooklands Road, Weybridge, KT13 0TJ	Weybridge	Dawnmills Properties Limited & City Square Limited	1.9	Office		11-15 years	Loss of office space		11-15 years	Questionable	Site is suitable for commercial developments
WEY36/05406	1-8 Davecote Close, Weybridge, KT13 8PW	Weybridge	Multiple Private Ownerships	0.47	Rea	7	11-15 years	Loss of homes	0		Unrealistic	Loss of existing housing
WEY36/05407	Foxholes, Weybridge KT13 0BN	Weybridge	Paragon Asara Housing Limited (HA)	4.1	Rea	78	11-15 years	Loss of many affordable homes	0		Unrealistic	No response from landowners to LPA