

# Welcome



Northumberland  
Estates




**Welcome to  
the drop-in  
event for the  
Weylands Estate,  
organised by  
Northumberland  
Estates.**

Here you will find information on the changes made to the current planning application for the transformation of the current estate from a collection of waste, plant and storage areas into a thriving, 21st century mixed-use estate for people to work and live sustainably

In July 2022 Northumberland Estates held a consultation event to showcase our emerging vision for the transformation of the Estate. A planning application was submitted in November 2022, and changes have been made to both the layout and a proposed package of off-site highway improvements. This event updates residents on the proposals and changes we have made since submission.

There are members of the project team here today, so if you have any questions, please don't hesitate to ask. They will be happy to help.



 CALL US: 0800 689 5209

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# About Us



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Centuries of history provide the foundations of Northumberland Estates, which invests in the long-term.

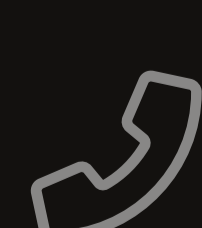
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We are a privately owned family business that take decisions based on a long-term view and are committed to responsible stewardship of all our properties, respecting the environment and bringing positive change to local communities.

As a privately-owned, family-run business we can have a focus on quality and sustainability in a way that others arguably cannot. Our heritage and legacy have established our remit and they are both of great importance and value to us.

As owners of the Weylands Treatment Works site, it is our aspiration to deliver wider long-term social, and environmental benefits for local residents.



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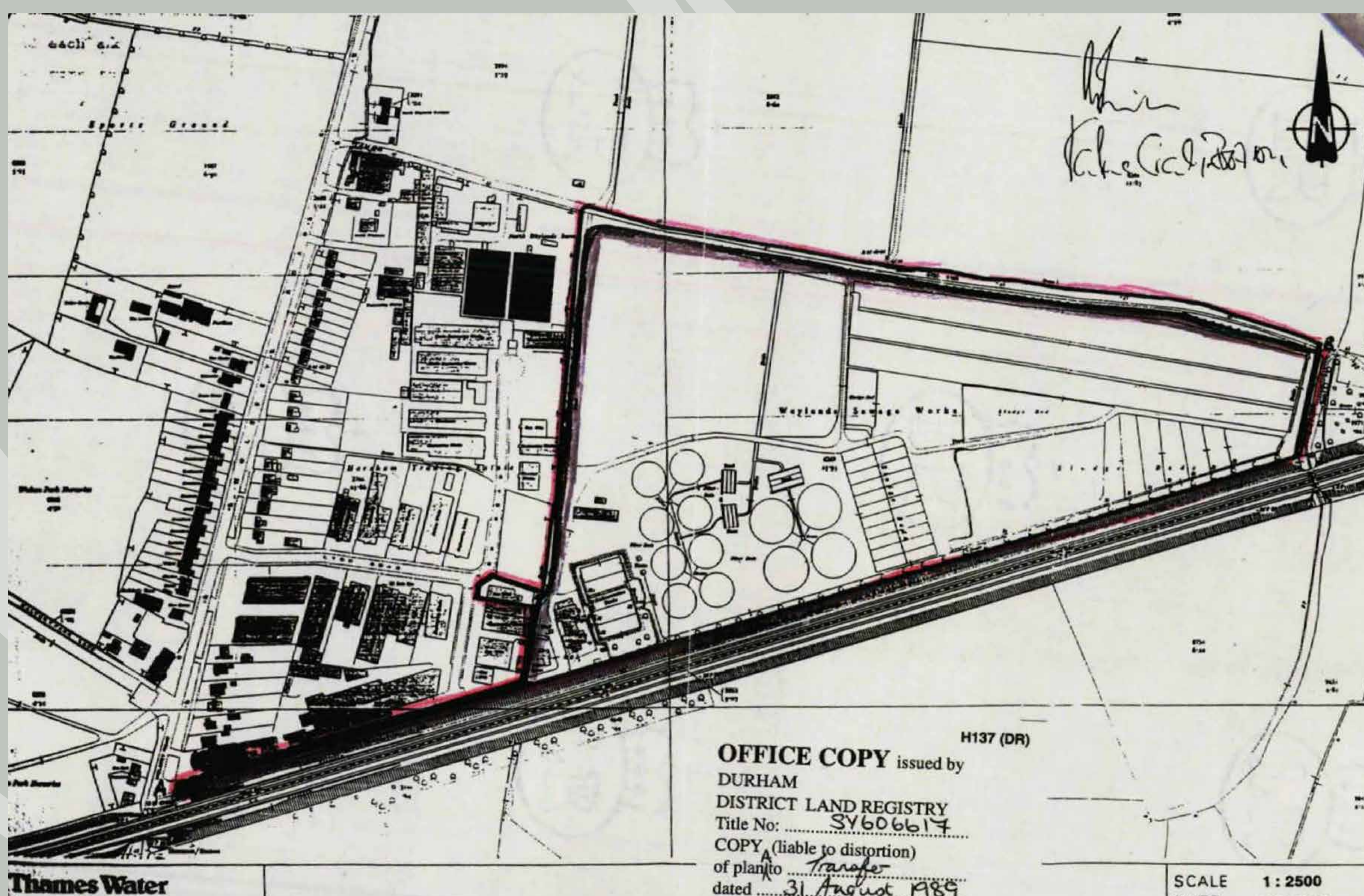
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# History of the site



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Weylands Treatment Works was acquired by Northumberland Estates in 2020. Before this, the site sporadically evolved from a Sewerage Treatment Works into a collection of paddocks, yards and spaces accommodating a variety of businesses, including waste recycling.

The site has been the subject of previous planning applications in 2013 and 2015 - they were nothing to do with Northumberland Estates. These applications reflected the site's allocation in the Surrey Waste Plan and included an anaerobic digestion facility, as well as several other waste processing and recycling facilities.

## A potted history

**1910s** a building identified as the Weylands Sewage Works has been constructed in the southwest corner of the site.

**1930s** the sewage works has been expanded eastwards with large cylindrical filter beds.

**1950s** the sewage works has been further expanded east and northwards with large sludge beds occupying the central and eastern sections of the site.

**1950s** a chemical works and two engineering works have been constructed in the eastern area of the site.

**1990s** the sewage works is disused and an electrical substation is adjacent to the southern and southeast of the site.

**2008** the site is identified for the expansion of waste in the Surrey Waste Plan

**2013** planning application was submitted for a development that included an anaerobic digestion facility, as well as several other waste processing and recycling facilities.

**2015** a second planning application was submitted for a development that included an anaerobic digestion facility, as well as several other waste processing and recycling facilities.

**2020** the site is again identified in the updated Surrey Waste Plan for waste safeguarding and expansion.



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# The site today




**The site is used for a variety of waste and non-waste uses, including construction and demolition waste recycling, skip hire, metal recycling, scaffolding yards and open storage.**

The site operates outside of the planning system and is not subject to a suite of environmental conditions and limitations. The existing activities on-site also generate a significant amount of dust, particularly in dry conditions. There are no limits on HGV trips or the volumes of waste processed. We are aware of the issues that concern residents about this use and previous proposals, and we have used these to inform the current proposals.

Notwithstanding the site's status as previously developed land and its site allocation for waste safeguarding and expansion in the adopted Surrey Waste Plan and both the adopted and emerging Elmbridge Local Plans, the site lies within the Green Belt.



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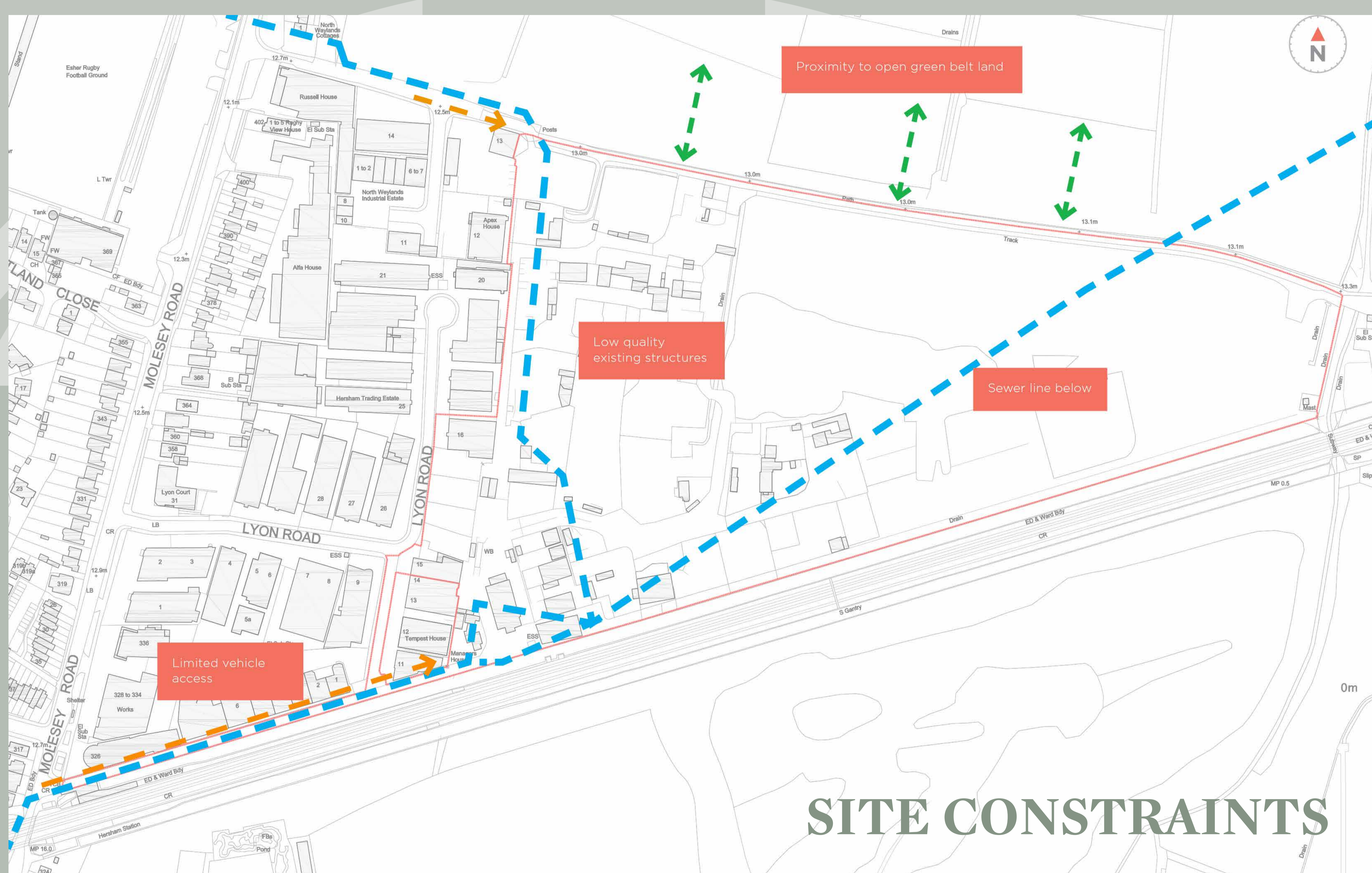
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# Understanding The Site

As you can see from the diagram below, we have carefully considered the site to understand its key features: its strengths and opportunities and its weaknesses and constraints.

We have also carried out engagement with stakeholders and the wider community to help inform our planning application.



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**Although the site is safeguarded and allocated for waste in the Surrey Waste Plan and Elmbridge Local Plan; we have deviated away from that Waste allocation and believe our vision better serves the community.**

Instead we propose to bring together local priorities with the Development Plan position through a mixed-use development, which we feel would better serve the community and deliver broader and wider economic, social and environmental benefits to the area.

Our proposals are underpinned by five priorities:

1. To comprehensively redevelop an existing sprawling waste site into a modern, adaptable, and highly sustainable business estate.
2. To enhance Weylands as a valuable business destination and place to work.
3. To **reduce** HGV traffic movements to and from the site and a move away from skips and waste lorries towards conventional goods vehicles.
4. To restore the eastern end of the site to Green Belt land of high environmental and biodiversity value.
5. To achieve an exemplar low carbon Masterplan that positively responds to the Climate Emergency declared by Elmbridge Borough Council in July 2019



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# Changes to the Planning Application



**Following our public consultation event in July 2022, Northumberland Estates revised the proposals in light of the comments received which we found to be both helpful and constructive.**

In November 2022 our planning application was submitted to Elmbridge Borough Council. The application proposes to completely replace the mish-mash of waste and commercial operations, buildings and structures with high quality, well-designed commercial buildings together with up to 40 affordable homes.

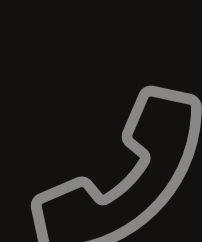
It was proposed to develop this through a phased masterplan with sustainability and placemaking underpinning every element. This would result in a transformational change to every aspect of the Estate, for the benefit of residents and occupiers alike.

**The principal change since submission of the application has been to amend the vehicular access location to the affordable housing area from the western edge of the affordable housing area to the eastern edge of the affordable housing area.**

The principle of creating a separate housing zone in the corner of the site, reusing existing buildings and creating homes with excellent access to public transport, shops and jobs and a walking route to the countryside was too good an opportunity to miss. When coupled with the unmet need for affordable homes – and waiting lists – we believe it to be entirely appropriate to deliver on this element of the proposals.

Surrey County Council Highways objected to the vehicles associated with the affordable housing crossing the proposed cycling and pedestrian greenway and requested that the affordable housing traffic be served from the main access into the site. This amendment has been duly made.

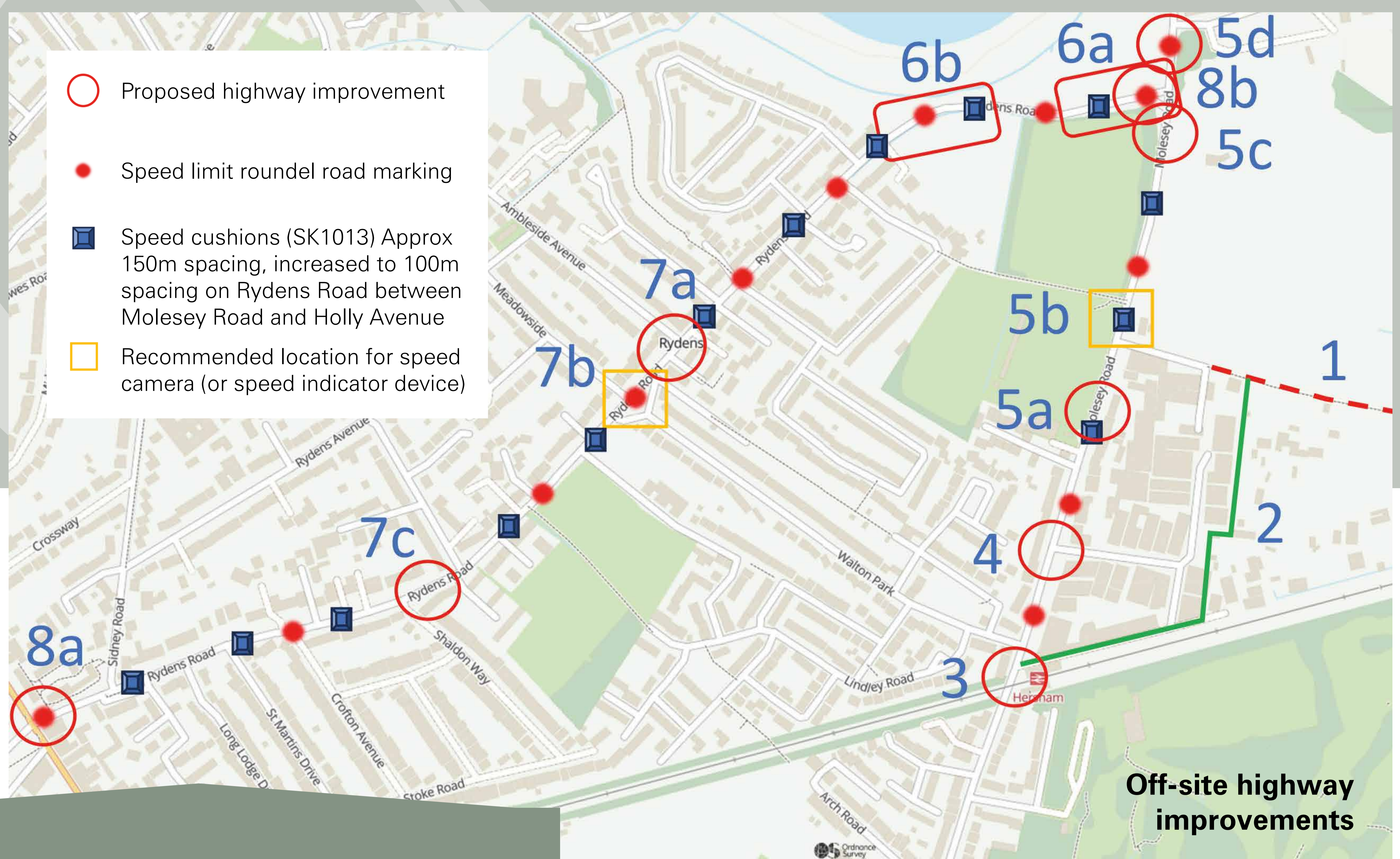


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# Changes to highway improvements package



## Changes from the submitted planning application

- |   |  |
|---|--|
| 1. Bridleway enhancements                                   | 6a. Rydens Rd localised carriageway widening (SK05)                      |
| 2. New Quietway   | 6b. Rydens Rd localised carriageway widening (SK05)                      |
| 3. New Toucan crossing and station area improvements        | 7a. Mini roundabout (SK1006-A and road narrowing/ped crossing (SK1023-A) |
| 4. Lyon Road improvements (incl ped refuge) (SK1018/SK1019) | 7b. Recommended speed camera location                                    |
| 5a. 5a. Bus stop improvements (incl ped crossing)           | 7c. Road narrowing/ped crossing (SK1022-A)                               |
| 5b. Recommended speed camera location                       | 8a. 20mph gateway  |
| 5c. New pedestrian refuge (SK1005-D)                        | 8b. 20mph gateway (SK1005-D)   |
| 5d. 30mph gateway (SK1005-D)                                |  |

**Northumberland Estates has been working closely with Surrey County Council Highways to refine the package of highway improvements proposed with the application and this has resulted in a number of changes to the suite of improvements proposed.**

The original planning application included a package of off-site transport improvements but these have been improved and extended in consultation with Surrey County Council.

In tandem with our commitment to reduce HGV movements – and to deliver a move away from Skips and waste lorries to conventional goods vehicles, we have worked hard to develop the latest package of highway improvements.

Our goal has been to improve safety, lessen the impact on residents and improve the quality of pedestrian and cyclist infrastructure. A number of the improvements proposed can only be secured through the redevelopment of Weylands.



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## **Our focus is to bring about a reduction in HGV traffic movements to and from the site and a move away from skips and waste lorries towards smaller vans.**

Following extensive discussions with Surrey County Council, they have made clear their preference for Lyon Road to be the only vehicle route into the site. The former access next to Hersham Railway Station will not be reopened to vehicles.

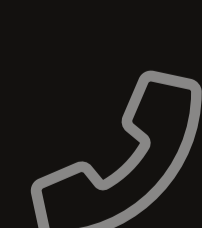
It is proposed that there will be one access into the site from Lyon Road. This will now serve the commercial uses and provide access into the proposed new affordable homes. The former access next to Hersham Railway Station will be re-designed as a landscaped shared pedestrian / cycleway. This access will form part of a longer route to be delivered through the site, linking up existing pedestrian and cycle routes from the River Mole and Lower Green, past Hersham station, through Rydens and onwards to Walton-on-Thames.

Our transport studies have evaluated:

- Site access.
- The junction of Rydens Road / Molesey Road.
- The junction of Lyon Road / Molesey Road.
- The signal controlled one-way shuttle beneath the railway.

Our studies also include a range of proposed improvements around Hersham Station including improved cycle parking, enhanced landscaping and a new controlled pedestrian crossing over Molesey Road.



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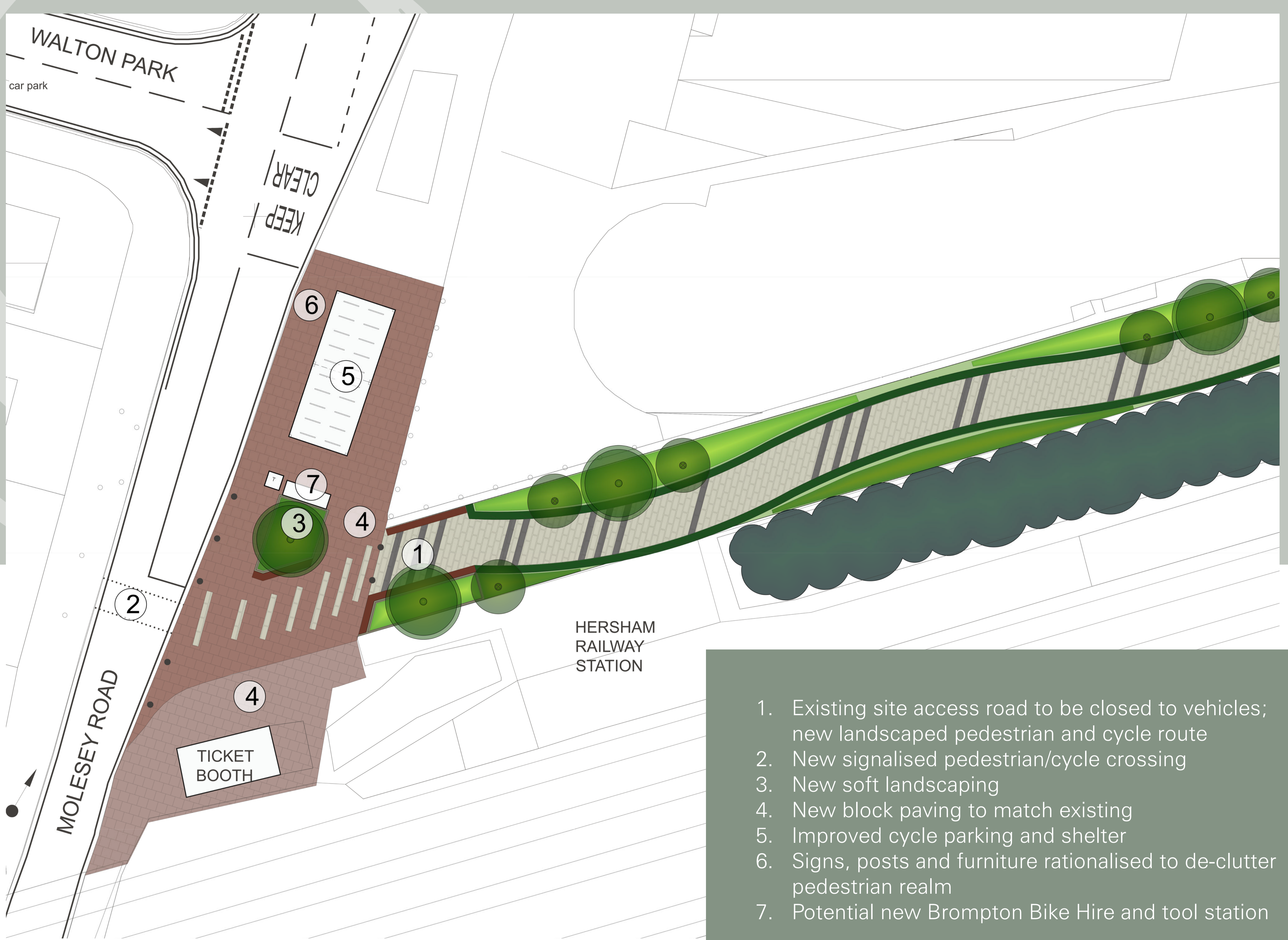
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# Pedestrian & Cycling Improvements



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**By delivering a landscaped pedestrian / cycleway through the site to Hershams Railway Station we believe we will be significantly improving the local infrastructure for pedestrians and cyclists.**

The decision to not utilise the access next to Hershams Railway Station for traffic on the Weylands Estate will make the area around the station safer for pedestrians and cyclists.

The proposed pedestrian/cycle route through the Weylands Estate will also open access

to the River Mole and wider countryside beyond it.

Through discussion with Surrey County Council Highways during the planning application, the greenway has been enhanced by removing vehicles accessing the affordable housing area.



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# Net Zero Carbon & Sustainability



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**We're committed to delivering a sustainable development which will tackle the key environmental challenges through low carbon design, renewable energy, and enhanced biodiversity.**

**Below are some of the steps we're taking to make our development cleaner, greener and more sustainable:**

## **Net Zero Carbon**

Target Net Zero Carbon operationally on all buildings.

## **BREEAM**

Targeting BREEAM Outstanding.

## **Solar PV Panels**

Solar PV panels on the roof of the buildings to help generate energy for the site.

## **Heat pumps**

Introduce heat pumps to supply heating and hot water.

## **Rainwater harvesting**

Consider greywater recycling / rainwater harvesting to minimise consumption.

## **Improved habitats**

Habitats and landscapes will be improved, increasing net biodiversity.

## **Tree planting**

We are planting a significant number of new trees.

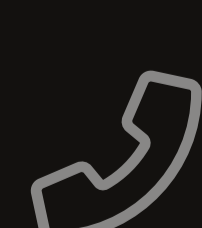
## **Nature rich planting**

Replacing concrete and tarmac with soft biodiverse planting and new habitats for insects, birds and other wildlife.

## **Procurement**

A commitment to Local employment, labour and training – including investment in apprenticeship opportunities.



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**Enhancing the landscape in the area is important to those who will call the new development home, our neighbours and for the environment.**

Ecology is critical to the future of the site. We are fully committed to net biodiversity gain. That is to say, we'll make sure that the site is better off ecologically once the development has taken place than it is at the moment.

The landscape masterplan focuses on creating a series of new green links. These links will serve as movement routes for pedestrians and cyclists, as well as providing habitat and wildlife links.

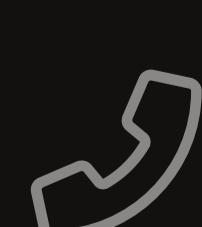
A large nature conservation area is proposed within the east of the Site. This area will serve to store and manage surface water run-off and will also provide a

new habitat for ecological and wildlife benefits. It is envisaged that this area will be formed around a lake, with the banks and sides of the lake planted with emergent and marginal plants, such as reeds. The banks will also be sown with wet wildflower meadow seeds, to provide nectar for birds and insects.

Two viewing mounds are proposed to be created to allow people to look out over the nature conservation area and lake. These mounds will incorporate thicket and tree planting along the slopes, as well as areas of long and short grass.

The proposed residential area will be surrounded by shared garden areas, which will offer a range of recreation areas and spaces including community growing spaces and a children's play area. We are also planning a landscape bund with woodland and wildflower planting to separate the residential and employment areas.



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## Waste reduction & change to WEEE

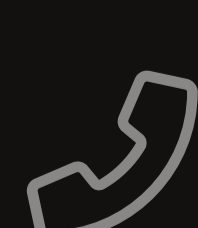
We are aware that the existing uses on site, including open waste processing and recycling, have generated concerns and complaints from local residents

While the site is allocated in the Surrey County Council Waste Plan, we are seeking to challenge that designation and limit recycling to purely **indoor** (within buildings) for the recycling of small electronic devices, like mobile phones and laptops.

While our proposal to reduce waste and recycling did present a policy problem for both Surrey County Council, they have confirmed that as the proposals include an electronic waste recycling (in suitable purpose-built modern buildings), they do not object to the proposals.

A study has estimated that the world's discarded electronic, in 2021 alone, weighed 57 million tonnes. There now needs to be a global effort to recycle that waste rather than mining the Earth for precious metals. Please scan this QR code to find out more about the pressing need to recycle our small electronic devices.



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# Consultee Responses to our Application



**As part of the application process we are required to engage with statutory bodies about the proposals. We are proposing to change the designation and operations of the site from 'unlimited and unregulated' to carefully managed, modern, clean and green employment space.**

Consultee	Topic	Summary	Position Taken
Surrey County Council	Highways	Sought changes to package of off-site highway proposals and objected to affordable housing vehicles accessing the proposed greenway	Initial objection
Surrey County Council	Waste Policy	Planning conditions for securing WEEE recycling provision and energy efficiency	No objection
Surrey Police	Layout and Design	Highlighted relevant policies in Elmbridge Local Plan and NPPF.	No objection
Surrey Wildlife Trust	Ecology	SWT requested further presence/absence reptile surveys be undertaken to help them provide an evidence-based response to the Council. SWT updated their response to advise the Council "has been provided with a good evidence-base that reptiles are likely absent from the application site".	No objection
Surrey County Council and Lead Local Flood Authority	Drainage and Water Quality	Conditions proposed.	No objection
SCC Historic Environment Planning	Archaeology	Conditions proposed.	No objection
Surrey Bat Group	Ecology	Initially requested further surveys, which were carried out. Surrey Bat Group confirmed the surveys were conducted in accordance with current best practice.	No objection
Environment Agency		Conditions proposed.	No objection
Environmental Health	Pollution	Conditions proposed.	No objection
Surrey County Council	Minerals and Waste Planning	Conditions proposed.	No objection
Environmental Health	Contaminated Land	Recommendations made.	No objection



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# Visualisations



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# Feedback & Next Steps

**Thank you**  
for taking the time to  
attend our drop-in event  
today. We hope you  
found it useful.


We are aware that there have been significant objections to this application from within the local community. Largely these relate to transport and traffic concerns. There are also a number of objectors who would rather this site was simply not in operation.

As outlined above, this site holds a protected use and historically has been allowed to grow and develop to the current 'largely unregulated' operation. It remains in the Surrey County Council Waste Plan and Elmbridge Local Plan as a site for waste and recycling – it is only through development that this can change.

We are proposing to reduce HGV movements, reduce dust, noise and provide significant highway improvements including a pedestrian crossing at Molesey Road and both a speed reduction and traffic calming on Rydens Road.

Should you require any more information or wish to talk to one of the team please get in touch:

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**Thank you for  
visiting us today.**

## What happens next?


### Spring 2024

Planning application determination expected by Elmbridge Borough Council Planning Committee

### January 2025

Planned start on site



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