

Comments on the Local Development Framework, Core Strategy – 5th August 2009

Green Belt - conflicting wording throughout parts of the document I have had to look at: P16, 4 Elmbridge.4.3 'Green Belt will continue to be preserved and enhanced'. P27, CPA1 'The Council will protect the Green Belt and resist inappropriate development'. P136. CPA30 1. Green Belt - resisting inappropriate development within it'. P135 'Green belt, promoting its use as a multifunctional resource'. P14, 4.8 'Downside will experience little change' (What about the Motorway Service area? Does this suggest Green Belt is not free from risk of development?

SOUL, Strategic Open Urban Land - P135. CPA30 - 2. SOUL 'Safeguarding the existing network... In exceptional circumstances a limited loss of open space may acceptable where' recreational function and character of the sight and public access to it can be enhanced, through the development of part of the site; development provides an opportunity to exchange the use of one site for another and it can be clearly demonstrated that facilities of a higher standard are being provided in at least an equally convenient and accessible location to serve the same community'. How protected will existing SOUL land be?

SPA – Special Protection Area – P87 – 6.96, P88, CPA18. This protocol which is effective up to 5KM from a SPA area is still operational, and should continue to have significant effect on some proposed development areas in Weybridge. Would this mean even higher density in other parts?

Health In Walton CPA8 – P50 – With an increase of 800 units of accommodation, and resultant increase in population the suggestion is that an extra GP's surgery will be required in Walton. No mention of that requirement for Weybridge which is to have 900 units (over 10% more) – with the resultant additional population. (Already doctors' appointment can take several days if not longer to secure in Weybridge). Will the doctors' and other health provisions be able to cope in Weybridge?

Education – P55 Schools – an extra 4 forms of entry at primary school level anticipated for Weybridge – ie 120 extra primary age children – in Walton on Thames requirement for only 1 – 2 extra forms have been identified. For the whole of Elmbridge, P21, the anticipated extra provision is 11 primary schools – Weybridge is to have approximately 44% of the total – why. Is this necessary and can Weybridge cope with the traffic/pupil movement anticipated? In secondary education although under the Elmbridge requirement is anticipated to be for 6 forms of entry, as far as I can see, none of these will be in Weybridge (ie Heathside). This will mean that pupils will have to travel to other parts of the borough leading to increased – traffic/pupil movement.

Housing The extra dwellings proposed for Weybridge is 53 pa, (approx 900 units) whilst Walton on Thames is only 47 pa.(approx 800 units). Weybridge population is given as 21,222 (Walton 24,296), and town centre of Weybridge is 39,980square metres (Walton 52,660sm). Will the much smaller area of town space in Weybridge be able to cope with such population increase? The statements say that Weybridge is already congested.

Car Management – P.55 – Extra car parking at Weybridge station – where, and this conflicts with policy to discourage car use – Can roads around station, already very congested with traffic from M25, A3 and Brooklands Business and distribution park along B374 cope with this increased encouragement for cars to visit station? P19, 4.20 This item states that people travel long distances out of the Borough to their jobs – what is not mentioned that people travel long distances into the Borough too, especially relevant to Weybridge. House prices exclude some people from living nearer. Will this change with more anticipated businesses and employment proposed, or will it make Weybridge even more congested?

Footpaths, bridleways and green lanes There has been no mention of these, and encouraging their use for small journeys around areas – ie to station, shops, etc., -except a few lines P137, 6 – referring to 'existing rights of way network'.

Hotels and visitor accommodation P18, 4.14 – ‘Appropriate locations for any further planned hotels needed would be in larger centres of Walton and Weybridge’. There is already a large hotel being built at Brooklands, adjacent to Mercedes Benz World, due completion 2010. How much more do we need?

Infrastructure, Flooding, Climate Change, Carbon Footprint Many references to improved infrastructure, but nothing appears to be very definite – P138 –‘Improved water resource and flood management and sustainable design’; P135, ‘2005 – Infrastructure to support new developments’; ‘2006 – Infrastructure contributions’. P56 – Implementation of River Wey Flood Risk Management Strategy by 2011’. What does this mean, and who will implement ‘it’? How will flood plains be protected (Radio 4, 19.6.09, Today stated that according to government research ‘S.E.England has highest number of properties under significant flood risk’). I can see no reference to the Environment Agency or to Water Companies as consultees. P19, 4.19 Impact on the planet ‘significant reduction in the energy we use at home, at work and when we need to travel’. How will ‘they’ implement this reduction in energy use? Pie in the sky!

Local government (not mentioned in my papers, but may be discussed elsewhere) – Extra population, traffic, planning, health requirements, care provision, etc., etc., will create extra work for borough – will the council officers be able to cope with this considerable increase, or will it mean a larger staff requirement?