



## Updated Planning Panel Response to “The Elmbridge Core Strategy” August 2009

### CPA1 Green Infrastructure

**Preferred Approach Response** Support, but see proviso below.

#### Have you any comments about this approach?

But we are against the release of any Green Belt land for housing development

### CPA2 Design Quality and Local Distinctiveness

**Preferred Approach Response** Support

### CPA4 Infrastructure

**Preferred Approach Response** Support

#### Have you any comments about this approach?

Support, but effective inter-authority procedures must be established, where necessary, to ensure that infrastructure and services are provided in full measure and in good time. We note that water supply and sewage are not mentioned in the list. These should be added.

### CPA6 Housing Supply and Location

**Preferred Approach Response** Object

#### Have you any comments about this approach?

We object to the imposed housing allocations imposed on Elmbridge by the SE Plan and to the higher targets (see housing trajectory) in the first few years - which happen to be during a period of economic recession! These higher targets, coupled with the present significantly lower level of development activity could trigger a review of available land and lead ultimately to the release of Green belt land for development, which we are strongly against. We object to the imposed formula as it is highly likely to be invoked during the current recession

### CPA7 Housing Distribution

**Preferred Approach Response** Object

#### Have you any comments about this approach?

We object to the high housing allocation to Weybridge, which is the highest in Elmbridge. The justification for this has not been explained satisfactorily. Several review sites in the 2009 SHLAA are questionable in relation to deliverability. Planning applications have decreased significantly in the last year due to the recession.

### CPA9 Weybridge

**Preferred Approach Response** Mainly Object

#### Have you any comments about this approach?

**Housing; Object** to any imposed housing allocations, particularly to the allocation to Weybridge and adopting large targets in the first few years during a recession.

**Employment: Object** - no suitable sites in Weybridge town where such development would not adversely affect the character of the area. Brooklands is currently fully developed except for planning permissions already given.

**Retail: Comment** -there are only limited sites available

**Schools: Support** – We support the provision for 4 extra forms at primary level, but this would not be sensible without a corresponding increase in capacity at secondary level. The existing local shortage of secondary school capacity mean that more children will have to travel further in future. There should also be a plan to provide a satisfactory access to Heathside School

**Health Services: Object** – We note that it is proposed that an extra GP practice should be established in Walton to cope with the growth in population (extra 800 dwellings) whereas for Weybridge, with a potentially larger increase in population (extra 900 dwellings) there is no such proposal. We appreciate that this is not an EBC decision, but should it not be questioned?

**Parking: Object** – Planning permissions already granted have put the parking situation into crisis. There is no suitable land in Weybridge town for new surface car parks.

**Brooklands College: Support** improvements to education facilities

**River Wey: Support** – Flood Risk Management Strategy

### CPA17 River Thames and its Tributaries

**Preferred Approach Response** Support

#### Have you any comments about this approach?

Particularly support paragraph 6.2 regarding Broadwater Farm and Thames floodplain as providing important strategic views and landmarks, which should be protected under this policy

However, we object to this Green Belt site being identified in the 2008 SHLAA as having building potential.



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### **CPA18 Thames Basin Heaths**

**Preferred Approach Response** Support

### **CPA19 Town Centre uses**

**Preferred Approach Response** Support

### **CPA21 Affordable Housing**

**Preferred Approach Response** We support the Council's aim to deliver at least 1,550 additional affordable homes in Elmbridge

#### **Have you any comments about this approach?**

We believe it is unlikely that a corresponding level of delivery of affordable homes can be achieved in Weybridge. The rules, as defined, cannot possibly deliver an overall 40% level of affordable homes, when the majority of sites, i.e those for less than 15 dwellings, are only required to deliver 30% or less!. It seems that any shortfall in provision of affordable homes would be made up by applying a 50% quota to Greenfield sites. We object to the use of any Greenfield land in order to meet housing quotas. On all sites with 5 or more dwellings, the provision on site of the requisite level of affordable housing should be a firm requirement, with no exceptions.

### **CPA25 Hotels and Tourism**

**Preferred Approach Response** Object

#### **Have you any comments about this approach?**

There are no suitable sites in Weybridge town centre where a hotel would not adversely affect the character of the area.

### **CPA26 Design and Character**

**Preferred Approach Response** Support

#### **Have you any comments about this approach?**

We are particularly concerned about the lack of progress that has been made in dealing with existing requests for additional Conservation Areas in Weybridge. We are also concerned that the Council has not included in the Core Strategy policies for establishing new Conservation Areas and covering possible extensions to existing areas.

### **CPA28 Flooding**

**Preferred Approach Response - Object**

#### **Have you any comments about this approach?**

**Object** to point 2 of the policy: This policy should apply to all development, from driveways/patios to permitted and controlled development in **all** flood zones. In all cases we suggest that it should be mandatory to obtain reports from the Environmental Agency.

**Object** to point 4: Policy should apply to all development including extensions and permitted development and not be limited by "a certain threshold (100m<sup>2</sup> or one or more dwellings)"

### **CPA29 Sustainable Construction, Renewable Energy and Energy Conservation**

**Preferred Approach Response** Support

#### **Have you any comments about this approach?**

SUPPORT but we believe the policy should specifically include water harvesting, storage, disposal and all other aspects of SUDs for all new buildings and extensions.

### **CPA30 Green Infrastructure Assets**

**Preferred Approach Response** Support

#### **Have you any comments about this approach?**

We believe that the policy should specifically list all Green Infrastructure Assets including Strategic Open Urban Land.



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This response was prepared by the 3 Joint Chairman of the Weybridge Society Planning Panel:-

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