
Elmbridge Settlement Assessment

August 2020



Elmbridge
Borough Council
... bridging the communities ...



Contents

1. Introduction	3
Purpose	3
Background.....	3
Borough overview	4
Structure	5
Disclaimer	5
2. Policy Context.....	6
National Planning Policy Framework	6
Existing Local Policy	7
Future Policy and the Elmbridge Local Plan	7
3. Approach	9
Introduction	9
Settlement Overview.....	9
Economic.....	9
Social.....	10
Environment.....	13
Conclusion of each Settlement	13
4. Settlement Assessment	14
Walton-on-Thames Settlement Assessment.....	14
Weybridge Settlement Assessment	36
Hersham Settlement Assessment.....	61
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green Settlement Assessment	79
Esher Settlement Assessment.....	99
Cobham, Stoke D’Abernon and Oxshott Settlement Assessment	118
Claygate Settlement Assessment	138
East and West Molesey	155
5. Conclusion	176
SWOT Analysis.....	177
6. Appendix 1 – Key for maps.....	179

1. Introduction

Purpose

- 1.1 This Settlement Assessment examines the economic, social and environment role of each of the eight settlement areas in Elmbridge. The purpose of the Settlement Assessment is to help understand each settlement's current sustainability and potential for future development. They form a key part of the Local Plan evidence base and will help to formulate policy and guide site allocation work.

Background

- 1.2 In the National Planning Policy Framework (February 2019) the Government states in paragraph 15 that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area.

- 1.3 In 2009, a Settlement Strategy was produced which provided evidence for the 2011 Core Strategy (Spatial Strategy Policy CS1). Based on this evidence, the policy set out broad categories for the eight settlements of Elmbridge as detailed here:

- Main settlement areas: Walton-on-Thames and Weybridge has been identified as the most sustainable locations within Elmbridge. They provide a broad range of uses and services, as well as opportunities to accommodate new development.
- Suburban settlement areas: Esher, Hersham, East and West Molesey, Hinchley Wood and the Dittons are primarily residential in character and provide a more limited range of uses and services. These areas not as sustainable as Walton and Weybridge, but nevertheless have the capacity to accommodate new development in a sustainable manner.
- Service centre and rural fringe area: Cobham, Oxshott, Stoke D'Abernon and Downside. Although the four settlements located within this area are distinctively different, they are intrinsically linked to Cobham with regards to service provision. The majority of new development within this area will be directed towards Cobham and its immediate environs as this is the most sustainable location.
- Suburban village: Claygate functions as a large village rather than a suburban area. Given the nature of the area, it offers very limited development opportunities.

- 1.4 The Core Strategy 2011 has been successful in delivering sustainable

development. that has affected the sustainability of the above settlements. The new Local Plan approach endeavours to maintain development growth in the existing settlement areas and optimising the efficient use of the land. However, new development at the expense to changes of use for example could lead to the loss of key facilities and services.

- 1.5 In order to ensure that the evidence base is up to date and continues to support policy, it is considered necessary to reassess the evidence and look in greater detail at the above settlement's individual economic, social and environmental characteristics. This work forms part of the wider Local Plan evidence base review and will help inform any future plans ensuring development is delivered in the most sustainable location and in a way that seeks to improve the overall sustainability of that area.

Borough overview

- 1.6 Elmbridge is a Surrey borough located in the prosperous South East region, approximately 17 miles south west of central London. Located almost entirely within the M25 motorway, the River Thames forms the northern boundary of the borough separating Elmbridge from the London Borough of Richmond-upon-Thames. To the east is the Royal Borough of Kingston-upon-Thames. The remainder of the borough's boundary is shared with the Surrey boroughs of Guildford, Runnymede, Spelthorne and Working and Mole Valley.
- 1.7 Covering just over 9,634 hectares (37.2 square miles), Elmbridge is home to approximately 137,000 residents¹ living across the vibrant towns of Walton-on-Thames and Weybridge; the suburban settlements of Esher, Hersham, East and West Molesey, Hinchley Wood and the Dittons; the rural fringe area of Cobham, Oxshott and Stoke D'Abernon; and the suburban village of Claygate.
- 1.8 Elmbridge settlements are surround by the Metropolitan Green Belt which covers 57% of the land in the borough and, in part, contributes to the area's high-quality environment alongside land designated as public open space. The Green Belt straddles the boundaries of several adjoining boroughs. Within the Green Belt lies the Thames Basin Heaths Special Protection Area (SPA) which all host boroughs have committed to protect and deliver a strategic package of measures to mitigate the potential adverse effects of new development on the SPA in order to protect its ecological integrity.
- 1.9 Elmbridge benefits from good road and rail accessibility to central London via the M25 and A3 and is situated within easy reach of both Heathrow and Gatwick airports. The M3 is located to the north west of the borough. Coupled with good passenger rail links to central London, the borough's transportation network has proved attractive to a wide variety of individuals and businesses. Thus, the local economy is comparatively strong, and unemployment is low. Commuting still plays a significant part for much of the workforce, with both

¹ Office of National Statistics - <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/componentsofchangebirthsdeathsandmigrationforregionsandlocalauthoritiesinenglandtable5>

radial and orbital journeys into London and around the region.

- 1.10 In September 2019 Elmbridge had the 9th highest median house price in England, with eight higher Local Authority areas all being in London. The average cost of a home in Elmbridge in September 2019 was £581,000. This is 10.3 times the median rate of residents' income of £32,043. The median workplace-based earnings for Elmbridge residents is the 14th highest when compared to all other areas in England. Affordability is therefore a significant issue in the borough, and this is reflected in the local housing need².

Structure

- 1.11 This document brings with an outline of national and local policy including a section on the review of the evidence base. The next chapter sets out the approach explaining clearly the structure and content of each assessment. This is then followed by the eight detailed assessments and finishes with the conclusion and borough wide SWOT analysis.

Disclaimer

- 1.12 Please note that all information contained in the settlement assessments is correct at August 2020. Facilities, shops and services do change and this needs to be taken into account when reading this assessment.
- 1.13 The assessments are based on data provided by the Office of National Statistics from Census 2011 and more recent data sets where indicated. There is scope for this assessment to be updated in line with Census 2021 data as of when this becomes available. Other data that informs this study is supplied by evidence base documents that have their independent data collection date. Any evidence base document used in this assessment will be sign posted. The recommendations of this assessment were assembled by officers illustrating professional judgment of the available data and evidence.

² Housing Delivery Test Action Plan 2020

2. Policy Context

National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) was published in February 2019 and it sets out the Government's planning policies for England and how these need to be applied. It stresses the need for the planning system to provide sustainable development and defines 'sustainability' as performing towards three different objectives in paragraph 8:

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environment objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.2 These three objectives need to be taken into account when considering the sustainability of Elmbridge's settlements. It is important that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).

2.3 There is no specific guidance from the Planning Practice Guidance (PPG) as to how to assess the sustainability of an area. However, the NPPF does provide some key issues that need to be addressed. It states in paragraph 15 of the NPPF the following:

'The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing need and other economic, social and environmental priorities; and a platform for local people to shape their surroundings'.

Existing Local Policy

- 2.4 The Elmbridge Core Strategy (adopted in July 2011) is the main document in the council's Local Plan and is based upon a thorough consideration of the social, economic and environmental characteristics that relate to Elmbridge. The Spatial Strategy (Policy CS1) sets out the eight main settlement areas as highlighted in paragraph 1.3 of this document.
- 2.5 The Development Management Plan (adopted in April 2015) sets out a series of details policies assisting in the determination of planning applications. It focuses on a more site level scale and does not specifically look into the wider spatial setting.

Future Policy and the Elmbridge Local Plan

- 1.1 The council is currently preparing its Local Plan covering the 8 main settlement areas within the borough:
- Claygate
 - Cobham, Oxshott, Stoke D'Abernon & Downside
 - East & West Molesey
 - Esher
 - Hersham
 - Thames Ditton, Long Ditton, Hinchley Wood & Weston Green
 - Weybridge
 - Walton-on-Thames
- 2.6 As part of the Local Plan preparation the council is reviewing the evidence base focusing on a number of key documents including the Settlement Assessment. The council is under delivering on its housing targets and the council will need to amend the housing target in a new Local Plan that will likely impact the shape of the borough's existing settlement areas.

Design and Character Supplementary Planning Document (SPD)

- 2.7 The Design and Character Supplementary Planning Document (SPD) (adopted 2012) provides design guidance for all new development in the borough. The main design guidance document is accompanied by eight companion guides, which assess each of the settlement's sub-areas design characteristics providing links to the main document when required. The purpose of this SPD is to help secure the delivery of distinctive, high quality development across the borough.
- 2.8 The existing Design and Character SPD (2012) will be updated for the new Local Plan and will provide greater clarity on the design approach required for each area of the borough. Ensuring high quality design and efficient use of the land.

Developer Contributions Supplementary Planning Document (SPD)

- 2.9 The Developer Contributions SPD (adopted in April 2012) and Community Infrastructure Charging Schedule (February 2013) set out the contributions required from new development towards infrastructure, affordable housing and Thames Basin Heaths mitigation through the use of both planning obligations and the Community Infrastructure Levy (CIL). In July 2020 both the Developer Contributions SPD and Community Infrastructure Charging Schedule were updated to be consistent with market trends. Both of these documents will be updated further as part of the preparation for the Local Plan.

3. Approach

Introduction

- 3.1 This chapter explains the structure and content of each settlement assessment and presents the sources of information used to examine each of the sustainability elements (the social, economic and environmental sections).
- 3.2 Each settlement assessment aims to provide the reader with a comprehensive account of the current economic, social and environmental function of each area. These provide a written analysis with regard to the sustainability of each of the settlements and include main tables of facts when required. Although these do not refer to the infrastructure delivery plan, they do highlight areas that will need investment or improvement to ensure the future sustainability of the area and borough. The content and sections

Settlement Overview

- 3.3 Each assessment begins with a borough map with the settlement being assessed clearly outline and shaded. This not only highlights the settlement's location in the borough but also explains its physical relationship to settlements within the authority and neighbouring authorities just beyond the borough boundary if applicable. A table of main facts then follows and sets out important statistics such as settlement's population, area of the settlement in hectares, number of households, dominate housing types and densities of people per hectare. Elmbridge, Surrey and National averages are also provided to understand whether any of these percentages differ greatly to the County or National position. It then features a written overview which is a short description highlighting the settlement's key economic, social and environmental characteristics.
- 3.4 Every settlement assessment contains a detailed map highlighting the key economic, social and environmental features. The map also includes major transport routes, train stations and bus services. This can be referred to when reading through the whole assessment and is particularly useful to understand where the key community facilities and services are located. Information obtained for this map comes from a range of sources, which are set out each sustainability section discussed below. The full key for these maps is presented in Appendix 1.

Economic

- 3.5 The assessment considers the economic function of the area and presents a table which sets out key information on the settlement's large employers, retail centres, retail facilities, office accommodation and industrial units. The figures presented for this table have been taken from the Elmbridge Retail Centre Review 2020.

3.6 It then provides a written analysis of the role and function of the settlement's retail centres, office accommodation and industrial sites if applicable. There is also a section on tourism which highlights whether the settlement has tourist attractions and hotel accommodation.

- Elmbridge Retail Centres Boundary Review 2020
- Local Market Appraisal 2020
- Elmbridge Commercial Property Market Study 2014
- Planning applications – including any new or loss of office accommodation, large retail development/ schemes or hotel accommodation
- Elmbridge Monitoring Information on Prior Notification Applications – Office to Residential
- Google and GIS maps – Search location of hotels / tourist attractions

Social

3.7 The next section is much larger and provides information about the existing population and levels of community wellbeing, health and social exclusion. It also sets out the population's employment and skills levels, as well as access to housing, facilities and services and travel and transport provision.

Population and Community Wellbeing

3.8 This section presents the age structure of the population in a table. The percentages for each age group in each ward are provided and a settlement average is given where there is more than one ward. An Elmbridge, Surrey and National average is also supplied to help highlight any unusual age group percentage in the settlement. The percentages featured in this table are taken from Surrey I data 2016.

3.9 A written analysis on age structure then follows and pulls out any unusually high or low percentages across the settlements. It also uses other data sources such as Census 2011 data on household composition in order to confirm any high or low age structure percentages and how this affects households and potential need for specialist / specific services and facilities. Census 2011 data on economic activity data is also used when confirming high numbers of older people with the percentages of people retired in the settlement (economically inactive). This analysis provides an understanding of the people who live in the settlement and helps to inform service and facility requirements and where they should be concentrated.

3.10 A section on health and social exclusion follows and presents factual information about the population's health issues including the long-term sick. Child poverty is also discussed as well as education attainment and qualifications. Any pockets of deprivation in the settlement become evident from this data.

3.11 Information for this section has been taken from:

- ONS data
- Surrey-I data
- GPs services – NHS Choices

Employment and skills

3.12 This section studies the population's employment status and skills in the settlement. A table includes percentages of population economically active, inactive, employed and unemployed. These percentages were sourced from the ONS Census 2011 data on economic activity. The terms used are defined as follows:

- Economically active
- Economically inactive

3.13 The percentage of the population claiming job seekers allowance is also presented in the table and has been sought from the Surrey I 2016. This originates from the ONS and is updated on a monthly basis.

3.14 The table of main facts on economic activity is then followed by a written analysis of the population's employment percentages and unemployment figures including those claiming working age benefits. Information about the population's occupations, industries of work and qualifications is also considered. This provides a good indication as to whether people living in the settlement are working locally or outward commuting for employment opportunities. For this, method of travel to work data from Census 2011 is also used.

3.15 Information for this section has been taken from:

- Local Market Appraisal 2020
- Authorities Monitoring Report 2019-20
- ONS data Census 2011
- Surrey-I data

Housing

3.16 Housing supply and accessibility is next to be considered in each settlement area. This section takes account of the most common housing type, average house prices and rental values from 2020 using information from Zoopla. Current property values that were available at the time are then provided and compared with average local workers pay scales. The amount of affordable housing being granted is also discussed as well as the most common property tenure. The borough's previous social housing estates are noted as well as any established Gypsy and traveler accommodation within the settlement.

3.17 Information for this section has been taken from:

- Housing Delivery Test Action Plan 2020
- Authorities Monitoring Report 2019-20
- Gypsy and Traveller Assessment 2020
- ONS data Census 2011
- Zoopla - <https://www.zoopla.co.uk/>

Facilities and services

3.18 The next section covers the settlement's facilities and services. A table sets out all the educational institutes from primary to secondary schools within each settlement. The forms of entry are included in the analysis, but bulge classes are not discussed as these provide for a temporary spike in demand. Higher education institutes are also provided where relevant. Library, health, facilities, food / leisure, post / fuel, social activities and green spaces are also detailed. The quantity of each facility in each ward of the settlement is presented where appropriate. The following text then discusses the facilities in greater detail. This section also looks at the settlement's accessibility to neighbouring facilities and services within the borough and in other local authorities. The data for the table and discussion comes from the following sources:

- Google maps – search services
- Elmbridge Green and Blue Infrastructure study 2020
- Authorities Monitoring Report 2019-20
- Surrey County Council – School Organisation Plan 2018-2027
- Surrey County Council Libraries at www.surreycc.gov.uk/people-and-community/libraries
- NHS Choices 'Service near you – GPs, NHS Dentists, Hospitals' <http://www.nhs.uk/Service-Search>

Travel and transport

3.19 The travel and transport section present the settlement's major roads, rail services and bus services in a table. These are shown in the various wards where appropriate. The written analysis looks at the car ownership percentages per household, the use of the car in the settlement as well as roads suffering congestion at peak times. Method of travel to work data confirms whether the car is being used for commuting to and from work. Main road and strategic road network accessibility is also discussed. The same written analysis is provided for the settlement's rail and bus services. Method of travel to work is used to help identify whether people are choosing public transport in order to access work. The information for this section has been taken from:

- Surrey County Council – Roads and transport www.surreycc.gov.uk/roads-and-transport/buses-and-trains/bus-timetables/
- Rail services www.nationalrail.co.uk/stations_destinations/default.aspx
- Google maps and Mapstack – major roads and bus routes

Environment

3.20 The settlement's environmental features are also presented in the analysis. Again, these have been divided into wards where necessary. The natural environmental features of the settlement are then discussed in the written analysis. Any watercourses in the settlement are identified and information is provided on flood zones and flood alert areas. A section on pollution is also included and highlights whether there are any Air Quality Management Area (AQMA) plans present in the settlement. The last section of analysis relates to the settlement's historic environments and highlights the settlement's heritage assets. The information for this section has been taken from:

- Mapstack – Absolute Constraints and environmental designations
- Annual Monitoring Report 2019-20
- Elmbridge Strategic Flood Risk Assessment 2019
- Elmbridge Green and Blue Infrastructure study 2020
- Surrey Mineral Plan Core Strategy and Development Plan 2011
- Elmbridge Air Quality Monitoring
www.elmbridge.gov.uk/envhealth/pollution/airqualitymonitoring.htm

Conclusion of each Settlement

3.21 A written conclusion highlights the settlement's main economic, social and/ or environmental strengths. It then discusses the issues that need to be addressed in order to ensure the settlement's future sustainability. Finally, the settlement assessment includes a SWOT analysis matrix which provides a clear understanding of the settlement's strengths, weaknesses, opportunities and threats.

4. Settlement Assessment

Walton-on-Thames Settlement Assessment



Figure 1 – Settlement of Walton-on-Thames

Settlement Overview

Table 1 – Settlement ward overview (Surrey I 2016)

	Walton Central	Walton North	Walton South	Walton Average	Elmbridge Average	Surrey Average	National Average
Number of people / ha ³	40.26	21.45	27.09	29.6	14.37	7.16	4.30

Table 2 – Settlement overview (Census 2011)

Total = 10,562 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi-detached	Whole house or bungalow: Terrace	Flat, maisonette or apartment: Purpose-built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	2,408	2,888	2,005	2,875	250	136	6
Predominant Housing Type %	22.8%	27.3%	19%	27.2%	2.4%	1.3%	0.1%

- 4.1 Located to the north of the borough on the banks of the River Thames, Walton-on-Thames is some 966 ha in size. With 25,435 people, it is the largest settlement in the terms of population. It also has the highest density of people at 29.60 people / ha when averaged across the three wards. These wards are Walton Central, Walton North and Walton South. This settlement coalesces with Weybridge to the east and Hersham to the south. Spelthorne Borough Council is located to the north of the settlement on the adjacent site of the River Thames. Access between the two boroughs is provided by the Walton Bridge which is an important gateway into the settlement.
- 4.2 Currently, Walton-on-Thames is the only settlement in Elmbridge with a town centre. This was regenerated in 2004/5 with the construction of 'The Heart' shopping centre. Not only did this attract popular High Street retailers not previously represented in Walton, but it also provided 379 residential units, a library and a range of restaurants and cafes. The redevelopment of the town centre has created a vibrant shopping and leisure area that people visit in the day and evening, which contributes to a strong local economy. High Street

³ Surrey I data – Area and population density (2016)

improvements have also taken place, which all help with the town centre's vibrancy and popularity. However, in recent years there has been a decline in retail activity which has increased vacancy rates in Walton town centre (this is later explained in the economic section of Walton's settlement assessment). There are more local shopping centres at Halfway and Terrace Road. Both centres offer a range of shops to cater for more day-to-day needs. Although bus services are good in Walton, the train station is located outside the town centre near Walton Halfway local centre.

- 4.3 The urban area is located to the west of the settlement and contains a mix of housing types from high density flatted development in the town centre to larger detached houses in Walton South. Previous social housing estates are located in Walton Ambleside (St John's) and Walton North (Vicarage Fields and Field Common) but are now a mix of property tenure.
- 4.4 Green Belt land is located to the north east of the settlement and include three large reservoirs. As well as this land, there are many important open spaces and sports facilities. The borough's leisure centre Xcel is located east of the town centre and north of the settlement providing a comprehensive range of indoor and outdoor sports facilities. As well as a number of schools and GPs, the area has its own community hospital, fire station and ambulance station.
- 4.5 Walton-on-Thames has a rich historic environment and contains two conservation areas Walton Church Street / Bridge Street and Walton Riverside.

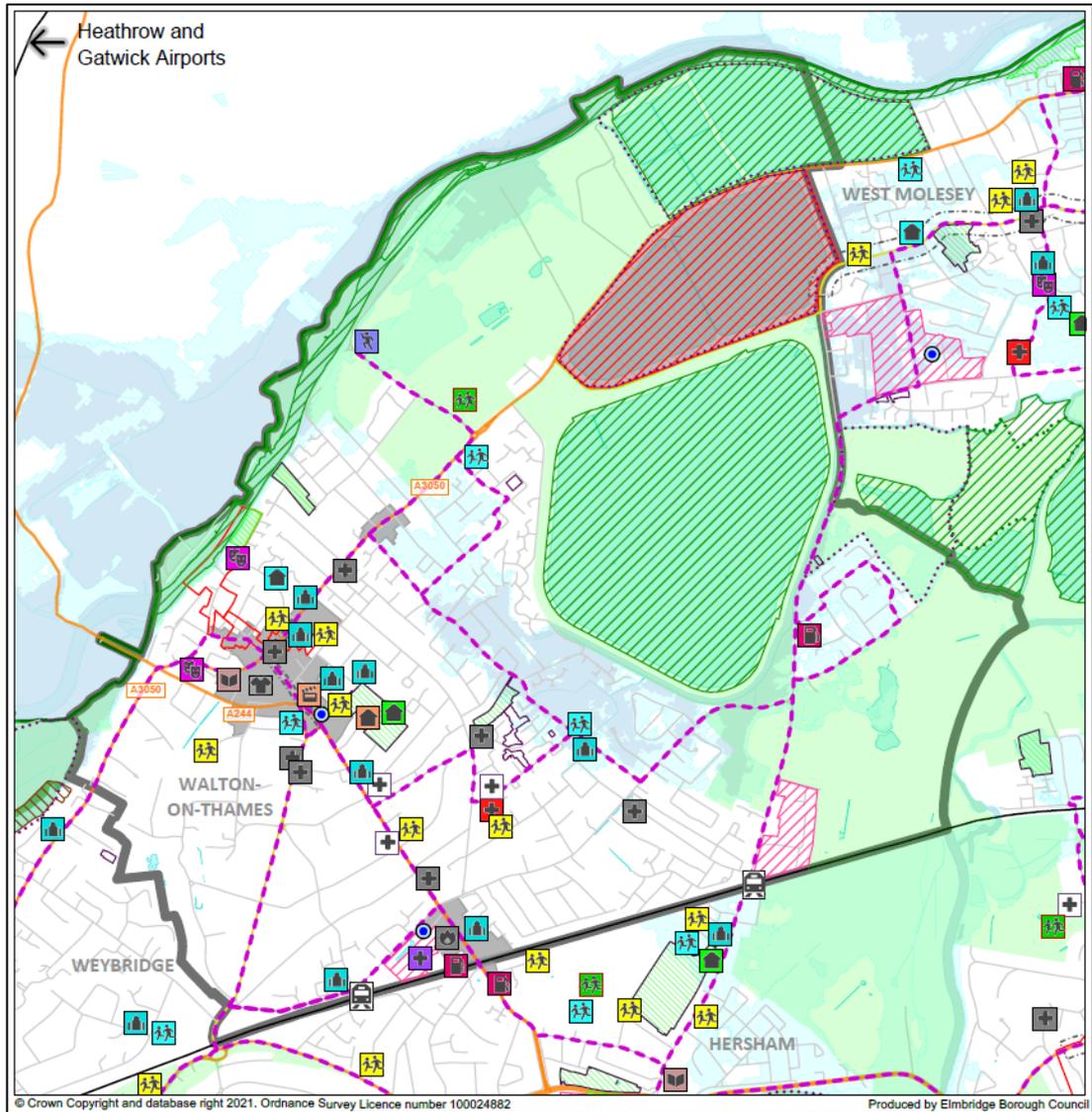


Figure 2 – Walton-on-Thames and its services

Economic

Table 3 – Economy context from the Retail Centres Boundary Review 2020

		Walton Central	Walton North	Walton South
Large Employers	Companies employment +50 employees	Hershams Trading Estate, 22 Lyon Road	Paragon, Case House and Sainsbury's Superstore	Kia, KBC Technologies, Station Avenue, Hershams Road
Retail Centres		Walton Town centre	Terrace Road local centre	Halfway local centre

Retail Facilities	Retail Floor Space (A1-5)	186 units	25 units	29 units
	Vacant	18 units	1 unit	0 units
Non-residential	D1 and D2	15 units	0 units	3 units
	Vacant	0 units	0 units	0 units
Office Accommodation	B1	19 units	1 unit	5 units
	Vacant	1 unit	0 units	1 unit
Industrial Units	B2 – General industry	0 units	0 units	3 units
	Vacant	0 units	0 units	0 units
	B8 – Storage or Distribution	4 units	0 units	1 unit
	Vacant	2 units	0 units	0 units
All other uses	Sui Generis	10 units	3 units	8 units
	Vacant	0 units	0 units	0 units

- 4.6 Walton-on-Thames has a strong economic function to its redeveloped town centre, local shopping parades, Strategic Employment Land and industrial areas. Walton has a great economic role because of larger scale economic uses operating in the area, as well as the settlement have reasonable transport accessibility.

Walton Town Centre

- 4.7 Currently, the borough's only town centre is located in the Walton Central. Its redevelopment in 2005 has attracted popular high street retailers to the area and now offers a good comparison-shopping experience. Whilst still a small shopping centre in contrast to neighbouring Kingston or Guildford, it does offer local people a good range of convenience and comparison goods preventing the requirement for them to travel further to shop. As well as a shopping destination, the cafes and restaurants provide a thriving daytime and evening economy, which again serves local residents but also attracts people from neighbouring areas such as Hersham and Molesey. The improved environment and retail have created a thriving town that contributes to the local economy. However, in recent years there has been a decline to retail shopping due to changing market trends such as online shopping and this has resulted in 21 vacant units in the town centre.

Halfway Local Centre

- 4.8 Walton's train station is not located in the town centre but is situated in the Walton South ward and lies close to Halfway local centre. This is the second largest local centre in the borough behind Weybridge Queens Road and it is located half a mile from the town centre. Halfway contains a reasonable range of small convenience stores predominantly occupied by local independent

retailers. Although it lacks an anchor food store, it does have a supermarket express convenience store, a bakery and a butcher. The centre contains a number of comparison units, with a concentration of household hardware and interior goods. It also contains a number of other facilities not located in other local centres, such as fire and ambulance depots, car dealerships and associated service centres. The recently implemented Walton Court mixed use scheme ([2017/0928](#)) will likely contribute to further improvements to this local centre in the future.

Terrace Road Local Centre

- 4.9 Terrace Road is the settlement's second local centre and is located a quarter of a mile to the north east of the town centre in Walton North ward. The key role of Terrace Road is for convenience shopping for the immediate community. The centre contains a Cooperative food store and 25 retail units with A1-5 uses with a range of comparison goods. Enterprise House (44-46 Terrace Road) provide a range of offices and workshops units housing over 60 companies. Vacancy rates are low with one retail unit being vacant. Office space is now diminished in Halfway local centre because of office space conversion to residential use (see paragraph 4.10)⁴. Although, there are bus routes to the local centre, it caters mainly for local people in the adjoining residential areas.

Office Accommodation

- 4.10 In 2013 there was a change in the use class order which allowed office units to be converted to residential use. This brought an influx of prior notification applications and a significant loss in office space in Walton. The designated Strategic Employment Land at Walton Court has been implemented for a mixed-use scheme after several unsuccessful attempts to refurbish the building. Walton is regarded as being more affordable and attractive to smaller locally based business with modern standalone office buildings on the edge of town centres. However, the impact of residential conversion is limiting the stock available and pushing up rents with a need for future flexible tenure space for smaller businesses.

Hersham Trading Estate

- 4.11 Hersham Trading Estate (Lyon Road / Weylands) is located in Walton South ward and is designated as Strategic Employment Land. It is located less than a mile to local services and other business occupiers at the Halfway and is immediately adjacent to Hersham station. However, access to the strategic road network is fairly poor as it is not located on a major road and is some distance from the A3 and M25. The estate comprises a mixed office, industrial and warehouse area (B1, B2 and B8). It is surrounded by a variety of uses, including some residential, an aggregate depot and open land. There are some vacancies, particularly amongst the poorer quality buildings but otherwise these industrial units are well used and do provide local jobs⁵.

⁴ 2013/4646 – Geneva Digital Ltd, Geneva House, 130 terrace Road

⁵ Local Market Appraisal 2020

Social

Population and Community Wellbeing

Table 4 – Population by age ONS Census 2011⁶ and Surrey-I 2018

Age Structure	WOT 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	20.8	21.4	19.3	18.9	22.3	19.7	19.2
Age 16-64	65.4	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	14	16.5	17.2	16.4	18.3	18.9	18.2

4.12 In contrast will all the other settlements in Elmbridge, Walton-on-Thames is the only settlement that is higher than the borough average of residents aged 16-64 with 65.4%. This could be due to the variety of housing available in these wards. For example, the most dominant housing type in Walton is a whole house, bungalow or semi-detached house with 27.3% and marginally equal to that is block of flats or maisonettes with 27.2%.

4.13 Percentages are also low albeit higher than the Surrey and National averages for 0-15-year olds. This is likely due to the lack of family homes and the dominance of flatted developments and also the result of high house prices this will be discussed later in paragraph 4.19-20.

Health and Social Exclusion

Table 5 – Ratio of patients to GPs by settlement area⁷

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Fort House Surgery	4.6	14	25,435	1,817
The Yellow Practice	2	-	-	-
Dr Sammy Morcos	2	-	-	-
The Red Practice	4.4	-	-	-

⁶ No recent data of population by structure for Wards.

⁷ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

Ashley medical Practice	1	-	-	-
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Table 6 – Residents health per settlement Census 2011

	All categories: Long term health problem or disability	Very good health	Good health	Fair health	Bad health	Very bad health
Area	Number	%	%	%	%	%
England	53,012,456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
Walton	24,137	52.8	33.4	10.3	2.7	0.9

4.14 Within the settlement of Walton, there is a community hospital and five GP surgeries. Across the five GP surgeries there are 14 GPs that are responsible for 1817 people each in the settlement. In table 5 and 6 there is a differentiation between the number of residents in Walton this is because of timing and collection of data. However, it is clear from the table 6 from the Census 2011 data that health in Walton is reasonably good health. However, the standard of 'very good health' is slightly lower than the Elmbridge average but higher than the county and national average. Individuals with very bad health is higher than the Surrey and Elmbridge average. This is likely to be down to the slight deficiency in accessibility to health care as there are higher proportion of GPs per residents than other settlements in the borough.

4.15 Child poverty is also an underlying issue in the borough and Walton experiences the highest rates with 530 households (9.7%) that experience child poverty. This may be a factor as to why there are high levels of bad health compared to other settlements as access and affordability is low.

Table 7 – Child poverty in out of work benefit households⁸

⁸ Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

Area	Households	%
England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5
Walton	530	9.7

- 4.16 The percentage of all residents above 16 years old that achieve level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy) was 37.1% of the settlement population. This is 10% higher than the national average. Furthermore, Walton presents very few residents with no qualifications at 15.2% which is lower than the national average. These statistics demonstrate accessibility and opportunities to good education in the community.

Table 8 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
Walton	19209	15.2	12.8	14.6	11.9	37.1	5.8	27.3	2.8

Employment and skills

Table 9 – Employment activity (ONS Census 2011) and population claiming job seekers allowance (Surrey I – Benefit Claims 2016)

	WOT Average %	EBC Average %	Surrey Average %	National Average %
% Population economically active ⁹	76.45	73.4	-	-
% Population economically inactive ¹⁰	23.75	26.6	30.1	26.4
% Population who are economically active and employed	70.7	68.4	67.7	62.1
% Population who are economically active but unemployed	3.15	2.7	2.8	4.4
% Population claiming job seekers allowance (Q4 2016) ¹¹	5.47	9.85	0.84	-

4.17 The average percentage of people in Walton who consider themselves economically active is at 76.45% which is higher than the Elmbridge average 73.4%. This may be due to the high percentages of working aged adults in the age structure table. Employment inactivity is also low in Walton at 23.75% but this also refers to residents who are not seeking employment or are retired. Unemployment is low when compared against the National average, however, it is higher than the Elmbridge and Surrey average.

4.18 Although the job seekers allowance settlement of average is higher than the Surrey average this is because it is calculated against the borough average. Of the 320 residents applying for job seekers allowance 70 residents are located in the settlement of Walton. Certain locations of the borough have limited public transport and are located far away from Walton train station, making accessibility to the wider job market more difficult. However, as an average there is high percentage of the settlement that is employed and not unemployed.

Housing

⁹ The percentage of the population aged 16-74 that is either employed or actively seeking employment

¹⁰ The percentage of the population aged 16-74 that are not in employment but do not meet the criteria of unemployed. This can include the retired, students, people looking after home/family/or people who are disabled/long term sick and other.

¹¹ Surrey I 2016 – Benefit claimants

Table 10 – Property Prices Surrey-I 2015¹² and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	WOT 2020	EBC 2020	Surrey 2020	National 2020
Property price average	694,116	464,195	272,141	622,913	850,496	604,307	331,434

Table 11 – Rental prices Settlement Assessment 2015¹³ and Zoopla 2020

	WOT 2015	EBC 2015	WOT 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	3481	3313	2425	4581	1170	1988

4.19 The average house price paid for in Walton in 2020 is £622,913. This is a significant increase from the previous settlement assessment which recorded house prices in Walton at £513,083. The average rent per month has also increased. These figures can be skewed as it is taken as an average across the wards in the settlement and also does not consider the difference in the type of housing (for example detached, semidetached, terraced or flats).

4.20 With local workers' salaries at an average of £32,043 per year or £2670 per month, it would still cost 19 times a local salary for the price of an average property in Walton¹⁴. Average rentals are still beyond the reach of those employed in the area. When considering the Walton average cost of housing against the Elmbridge average of £581,000 in the Housing Delivery Test Action Plan 2020 the ration of housing prices to workplace earnings is significantly larger in Walton.

Facilities and services

Table 12 – Settlement facilities and services

	Walton Central	Walton North	Walton South
Primary Schools	1 Primary School	2 Primary School	0
Secondary Schools	0	1 Secondary School	0
Other Schools	4 pre-schools	0	2 Preparatory Schools
Library	1	0	0
Higher Education	0	0	0
Doctors Surgery	1	3	2
Dentist	4	1	2

¹² No house price data per settlement in 2015

¹³ Data from Zoopla in the Settlement Assessment 2015

¹⁴ Housing Delivery Test Action Plan 2020

Pharmacy	2	1	0
Community Hospital	0	0	1
Petrol Station	0	0	2
Post Office	1	0	1
Bank and Building society	5	0	0
Supermarket	1	0	2
Public House/ Bar	3	0	1
Restaurant/café and Takeaway ¹⁵	31	5	11
Cinema	1	0	0
Leisure centre	0	1	0
Public Parks	2	2	0
Community/Village Hall	0	2	0
Youth Centre	1	0	0
Places of Worship	5	0	3

- 4.21 There are three primary schools in Walton. One is in Walton Central called Ashley Church of England primary school and the other two are located in Walton North and is called Grovelands primary school which is a two-form entry school and also Walton Oak Primary School. There is also a new secondary school called Heathside Free School at Waterside Drive which has been permissioned in July 2020 (reference: 2019/2157) for 900 pupils aged 11-16 years. There are two further independent preparatory schools in Walton South called Westward School and Danefield Manor School.
- 4.22 The School Organisation Plan 2018¹⁶ indicates that there if there is future redevelopment of the borough this would impact on demand for school places. However, it is difficult to calculate the demand for school places against pupil movement through higher schools and inward migration. This is expected in ten-year times to plateau providing a surplus of school places.
- 4.23 There are bus routes to further school places at Esher High School and Rydens School which lies to the south of Walton in the Hersham Village settlement. There are also state and independent schools in Spelthorne and Runnymede Boroughs in pupils in Walton can access. There are Thamesmead State Secondary School in Shepperton, St George's College Independent School in Addlestone and Halliford Independent School in Shepperton.
- 4.24 Walton Central contains the majority of facilities because it is where Walton town centre is located. This is the biggest retail centre in the borough and it contains a post office, five banks, one supermarket and various public houses

¹⁵ Retail Centres Review 2020

¹⁶ Surrey County Council School Organisation Plan January 2018 - https://www.surreycc.gov.uk/data/assets/pdf_file/0006/26169/School-Organisation-Plan-2018-2027.pdf

and restaurants. The redevelopment at 'The Heart' also includes a new library which is open six days a week. The town centre also has a small cinema, and this, along with the new restaurants allows residents access to a local evening out.

- 4.25 There is good shopping, recreational and leisure facilities in the settlement of Walton but it is located equal distances to two larger shopping and entertainment centres outside the borough. Kingston town centre is located seven miles from Walton and can be accessed in 20 minutes by car and train via Surbiton or by a number of bus services that travel to Kingston. Located to the north west is Staines-Upon-Thames town centre and a retail park is also located some seven miles away offering a range of shops and facilities. Guildford town is also accessible via a direct train route or approximately 30 minutes travelling on the A3 via car. St Peter's Hospital is the closest NHS hospital and is located in the borough of Runnymede some twenty minutes away via car and 40 minutes via bus.
- 4.26 There are two local centres at Terrace Road and Halfway provide immediate communities with convenience shops in which meet day-to-day needs. There are two petrol stations in Walton South.
- 4.27 The settlement's community hospital is located in Walton South ward and specialises in diagnostic and screening services and houses its own GP. There are two pharmacies in Walton Central and Walton North. NHS dental surgeries and GPs are available in every ward. Overall the ratio of GPs compared to the population is 1 per 1,817 people which is significantly increased from 1 per 1,149 people since the previous settlement assessment in 2015.
- 4.28 Walton North contains the Xcel leisure centre as well as Thamesmead open space. It is also located next to the River Thames allowing residents to access the riverside for walks and other activities. Walton Central ward includes the settlement's recreation ground and Riverhouse Gardens. The ward contains the settlements community day centre and public hall which host a range of activities and facilities for all sectors of the community. There is also a youth centre present in Walton Central which helps provide a focus for the high levels of teenagers within the settlement.
- 4.29 The Green and Blue Infrastructure study (2020) examined the settlement's existing green and blue infrastructure at a strategic level. The study is important to ensure understanding of this important resources and how the borough can address changing needs. The amount of children's play provision is 0.59 sqm per child which is below the quantitative standard of 0.76 sqm of formal play provision per child and there is access deficiency to the south of the area. The assessment recommends additional provision of one local playable space (south of the settlement) to redress the access deficiency.
- 4.30 In terms of public parks there are two small areas of deficiency in the north and the south of the settlement but there are is above the quantitative standard of 0.9 ha of public parkland per 1000 population. While the majority of natural

green spaces are located to the north, the area benefits from a number of smaller urban green spaces and convenient access to the Thames Path National Trail.

Travel and Transport

Table 13 – Transport Accessibility

	Walton Central	Walton North	Walton South
Major Roads	A244 (New Zealand Avenue) A3050 (Church Street) B365 (Ashley Road)	A3050 (Terrace Road) B369 (Walton Road)	A244 (Hersham Road) B365 (Ashley Road)
Rail Services			Trains to London Waterloo and Guildford

Bus services across Walton	<p>400-Stanwell Moor, Staines, Ashford Hospital, Ashford, Charlton, Shepperton and Walton.</p> <p>458-Staines, Laleham, Shepperton, Walton, Hersham, Esher, Dittons and Kingston.</p> <p>461- Staines, Chertsey, St Peter's Hospital, Ottershaw, Addlestone, Weybridge, Walton, West Molesey, Hampton Court and Kingston</p> <p>514- Weybridge, Addlestone, New Haw, Byfleet, Hersham, Field Common Estate, Molesey, Thames Ditton, Surbiton and Kingston</p> <p>555- Heathrow Airport, Hatton Cross, Heathrow Terminal 4, Stanwell, Ashford, Sunbury, Shepperton and Walton</p> <p>564- Whiteley Village, Hersham, Ambleside Avenue, Walton, Vicarage Fields Estate and Xcel Leisure Centre</p> <p>663- Walton, Hersham, and Esher High School</p> <p>814- Field Common, West Molesey, Beauchamp Road, East Molesey, Esher High School</p>
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4.31 Car ownership is high across the settlement with 86.9% of households with a car or van available. A number of main roads run through the settlement such as A3050 and A244. These intersect at the town centre which does cause

road congestion at peak times throughout the week and weekend. Walton Bridge is the settlement's key gateway and provides access to and from Spelthorne borough and the M3. This allows access to the M25 and wider transport infrastructure including the airport at Heathrow and Gatwick.

- 4.32 Walton's train station is located at the very south of the settlement in the Walton South ward. This station is on the boundary of Walton and Hersham and therefore is more accessible to those immediate communities who can walk to the station. The train station provides regular rail service to London and Guildford.
- 4.33 Bus services are good in the settlement of Walton with six services running. These services provide access to local destinations such as Walton train station, Esher High Secondary School and the Xcel Leisure Centre. These bus services also operate outside the borough providing important routes to St Peter's Hospital, Ashford Hospital, Heathrow Airport and Kingston town centre.
- 4.34 The percentage of residents in Walton using public transport is 2% on buses and 18% travelling on the train. In Walton 58% travel using van or car which is the highest percentage in the borough. This demonstrates the likelihood of residents travelling large distances by car on average 13.8 kilometres to get to work as it is an easier and efficient means of travelling.

Table 14 – Household vehicle ownership ONS Census 2011

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
Walton	10056	100	1321	13.1	4583	45	3211	32.3	682	7	259	2.6

Table 15 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibus or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
Walton	17535	7	1	18	2	0	1	58	3	4	7	0

Table 16 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,526	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
Walton	12,751	1,561	1,873	2,374	1,729	2,120	301	109	161	1,421	1,102	142,070.7	13.8

Environment

Table 17 - Environmental Features

Feature	Walton Central	Walton North	Walton South
Site of Nature Conservation Importance (SNCI)	0	Queen Elizabeth II Reservoir 139.2ha Part of Molesey Reservoir 40.5ha	0
Local Nature Reserve	0	0	0
Green Belt	15ha	420.7ha	99ha
Biodiversity Action Plan Habitats	0	0	0
Biodiversity Opportunity Area (BOA)	6.4ha	397ha	110ha
Conservation Area	Walton Riverside and Bridge Street/ Church Street	-	-
Mineral Safeguarding Area	0	120ha	13ha
Air Quality Management Area (AQMA)	1.69ha	1ha	0
Site of Special Scientific Interest (SSSI)	0	Knight and Bessborough Reservoirs 62.95ha	0
RAMSAR	0	Knight and Bessborough Reservoirs 62.95ha	0
Special Protection Area	0	Knight and Bessborough Reservoirs 62.95ha	0
SANG site	0	0	0
Registered Town and Village Greens and Commons	0	0	0.44ha
Park or Garden of Specific Interest	0	0	0
Flood Zones	2, 3 and 3b	2, 3 and 3b	2 and 3
Ancient Woodland	0	0	0
Ancient and Veteran Trees	0	0	0
Lowland Fens	0	0	0

Natural Environment

- 4.35 The environment features in Walton-on-Thames are quite different from the settlement to the south of the borough. The urban area dominates the western side of the settlement with small areas of green space in the form of sports grounds, recreation fields, allotment gardens and parks. Located to the north east and situated within the Green Belt are a number of reservoirs. The Queen Elizabeth II Reservoir is the largest and cuts the community of Fieldcommon off from the rest of Walton North. The Knight and Bessborough reservoirs, located to the north, have a RAMSAR designation which its wetlands are of international importance. They are also a Site of Special Scientific Interest (SSSI). Most of Walton North is located in Green Belt due to the geographical extent of the reservoirs and River Thames. Designated a BOA and includes a local nature reserve to the east, these reservoirs and water bodies have significant conservation value.
- 4.36 There are two separate areas to the north east and south east of Walton North ward that is designated a mineral safeguarding site in the Surrey Minerals Plan Core Strategy Development and Plan 2011. Minerals safeguarding areas have been defined for resources of concreting aggregate, soft sand, silica sand, brick clay and fullers earth. The mineral planning authority (Surrey County Council) will seek to prevent sterilisation of these resources by other development.
- 4.37 The River Thames features in both Walton North and Walton Central and is located at the northern boundary dividing Walton from the neighbouring Surrey borough of Spelthorne. The riverside is a Site of Nature Conservation Importance (SNCI) and has an attractive landscape setting. It falls within the Thames Policy area which is a designation that highlights the importance of the River Thames as one of the greatest natural and man-made cultural assets of Elmbridge. It seeks to ensure all new riverside development covers aspects from its design, siting and character due to its accessibility and environmental impact.

Pollution

- 4.38 Walton's town centre features a road intersection where the A3050 meets the A244. This creates traffic congestion in the High Street and Church Street areas. These roads have been designated by Walton's only AQMA due to the levels of nitrogen dioxide in the air. Traffic dominates Walton Central due to these classified A roads but also due to the gateway into the borough over the River Thames at Walton Bridge. Although, Walton Bridge was built in 2013, this has not alleviated road congestion and traffic volumes are still high which contribute to air pollution.
- 4.39 At 58%, the use of the car is recognised as the main method to get to work for local people and is similar to the Surrey average of 59%. However, statistics show that people are choosing more sustainable commuting methods. For example, 20% of residents are using public transport, 4% travel by bicycle and

7% by walking. This may indicate that most of the traffic is caused by people travelling through or to Walton town centre from other destinations.

Historic Environment

- 4.40 The settlement's historic built environment is located in the Walton Central ward within the town centre and contains the following two conservation areas: Walton Riverside and Walton Church Street / Bridge Street which include various buildings of historic interest. There is a large area (13.8ha) of high archaeological potential located through the town centre covering all the High Street, Bridge Street, some of Hepworth Way and Hershams Road. There are no ancient scheduled monuments in the settlement.

Conclusion

- 4.41 Walton-on-Thames has a strong economy providing jobs and services for local people in its recently regenerated town centre. The Heart development has provided environmental improvement, greater shopping facilities and more housing for people in Walton. However, there are signs of decline in Walton town centre with increased vacancy rates of retail units in the town centre. The settlement is located strategically with the borough's key gateway on the west with the newly built Walton Bridge. This allows people access to the M3 and M25. This part of the borough has seen new developments such as the Xcel leisure centre which provide excellent sporting and recreational facilities. Walton has a higher density of 29.6 people per hectare and this is almost double that of the Elmbridge average with a greater quantity of social housing, flats and smaller family homes. Although largely urban in character, the River Thames and reservoirs provide a rich natural environment. The town centre also contains much of the settlement's historic buildings and conservation areas.
- 4.42 The settlement of Walton has a good mix of housing, as a high percentage of residents who are in employment and also high in level 4 qualifications indicating that the area is affluent. However, the settlement experiences the highest unemployment rate in the borough and also the highest rate of child poverty indicating some deprivation. Health provision is also reasonable despite the ratio of GP to residents rising since the last assessment in 2015. A lack of formal child's play space has been identified and more school places are required in Walton to provide education to high percentages of child population. The assessment has highlighted good bus services and a community that is transitioning to more sustainable uses of transport.
- 4.43 The settlement has relatively good transport links which does help to reduce car use. However, the car use is high because most of the settlement is isolated from the use of a train station which is to the south of Walton. As a result, this will increase air pollution. Issues of air quality, along with flood risk will need to be addressed when considering future development in the settlement.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Vibrant town centre with good convenience and comparison shopping • Higher density housing in town centre • Better mix of housing across the settlement • Local employment opportunities within the town centre • High quality nature conservation and historic environments • High percentage of adult population better mix of people across the age structure • Good healthcare provision and community hospital • New leisure centre offering a range of sports and recreation opportunities • New secondary school in the settlement will provide 900 places for 11-18-year old's. 	<ul style="list-style-type: none"> • Poor accessibility in Walton North to health services • Poor accessibility in Walton North and Central to a train station • Traffic congestion and pollution in Walton Central • Lack of secondary school places across the settlement • Not enough affordable and low-cost housing in the settlement • Highest rate of unemployment in the borough • Highest rate of child poverty • Deficient formal child play space, access deficiency to public parks in north and south and quality issues in existing parks
Opportunities	Threats
<ul style="list-style-type: none"> • Improve services for children ages 11-18 including the creation of new school • Health care provision in Walton North • Specialist work on improving disadvantaged communities' lives • Provide more lost cost and affordable family homes • Provision of a new park and children's formal play space to the south of the Walton • Improvements to existing natural green spaces to provide local parks • Targeted minor improvement to four local parks. 	<ul style="list-style-type: none"> • Continuing social exclusion of disadvantaged communities • No improvement to air quality with increase in car usage • Lack of secondary school places could push families out of the area • Lack of affordable housing and family homes could prevent families from settling • Lack of public park, deficient formal child play space and poor quality of existing parks could impact on community well-being

Weybridge Settlement Assessment

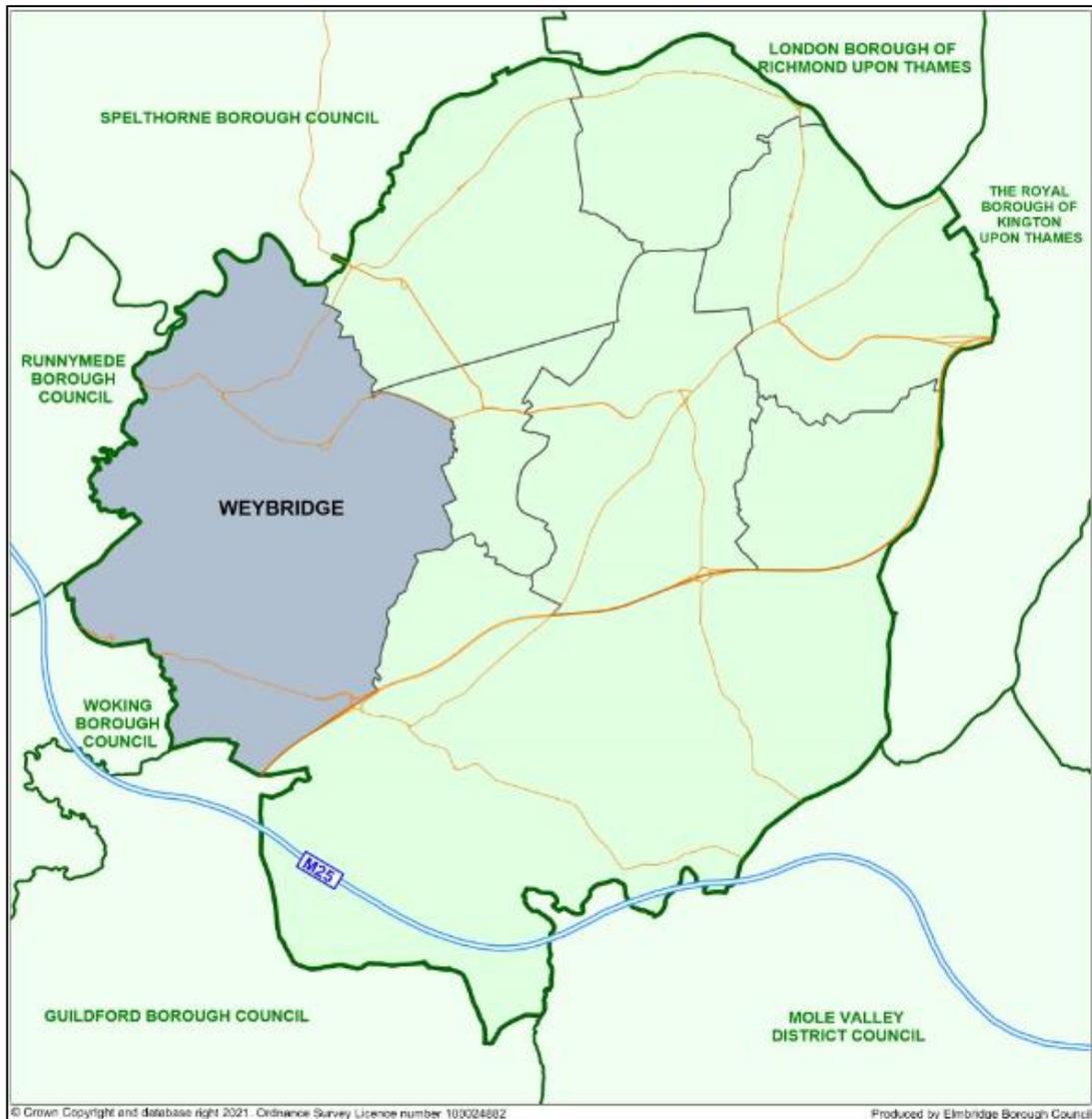


Figure 3 – Settlement of Weybridge

Settlement Overview

Table 18 – Settlement overview

	Oatlands and Burwood Park	St George's Hill	Weybridge Riverside	Weybridge Average	Elmbridge Average	Surrey Average	National Average
Number of	21.77	6.65	19.61	16.01	14.37	7.16	4.30

people / ha ¹⁷							
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Table 19 – Settlement overview (Census 2011)

Total = 9,892 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi- detached	Whole house or bungalow: Terraced	Flat, maisonette or apartment: Purpose -built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	3,186	1,489	1,830	2,858	332	206	3
Predominant Housing Type %	32.2%	15.1%	18.5%	28.9%	3.4%	2.1%	0%

- 4.44 Weybridge is located to the far west of the borough and borders the Surrey boroughs of Spelthorne, Runnymede and Woking. It is bounded to the north by the River Thames and meets the River Wey located on the western boundary. Weybridge coalesces with Walton-on-Thames to the north and Byfleet to the south west. It contains three wards (Weybridge Riverside, Oatlands Park and St George’s Hill) and is 1,580 hectares in size. With 24,607 residents it has the third highest population in Elmbridge with a density averaging at 16.01 people per hectare across the three wards. There are 9,904 households and a mix of dwelling types from large detached dwellings to flatted development (table 19).
- 4.45 To east in the St George’s Hill ward located within the Green Belt, Whiteley Village provides an exclusive settlement for elderly people. Conceived by the philanthropist, William Whiteley in 1907, it provides a self-contained village with a shop, post office, library and village hall. The village and its surrounding open space is designation as an Conservation Area and whilst it has significant historic relevance, it is also a ‘living village’ where services, facilities and accommodation have been significantly improved over recent years.
- 4.46 Whilst predominately residential in use Weybridge does have the strongest economic role of all eight settlements due to the presence of Business Park and Industrial Estate at Brooklands. This area is the borough’s principal strategic employment land and is located at the former racetrack and airfield, Brooklands. Part of the site contains ‘The Heights’ Business Park, which is a prestigious commercial office development accommodating the UK

¹⁷ Surrey I data – Area and population density (2016)

headquarters of several international companies. Its economic success can be attributed to its strategic location close to the M25 and train station allowing fast access to London. However, the settlement's district centre is located to the north of this area and some distance from the train station. Despite this, it is the second largest retail centre in the borough and contains a range of convenience stores. Community facilities such as a library, community hospital and large public park draw people to the area. It is supported by two local centres, Queens Road and Oatlands, which provide day to day conveniences for nearby local communities.

- 4.47 Weybridge comprises well-established residential suburbs and has a number of diverse residential areas including the exclusive private estate of St George's Hill with its large spacious plots and individually designed houses. There are a number of gated residential roads in Weybridge but there are also pockets of ex-local authority and smaller span housing built in the 1960s. Victorian / Edwardian properties immediately surround the district centre and smaller cottages are common on roads near the river. More modest properties of varying age feature in and around the Oatlands Park area. In the last two decades, a large housing estate was built at Brooklands and new waterside townhouses and flats were built on at Whittets Ait.
- 4.48 Large areas of green space are located to the far north and south of the settlement. There is good access to the Wey Navigation and the River Thames which offer significant leisure and recreational uses. Greens are an important characteristic of the area and Monument Green; Heath Road Green and the Cricket Green are all key focal points for local residents. The settlement also contains the historic Oatlands Palace and Park and conservation area at the Wey Navigation, Brooklands, Monument Hill and Weybridge town centre.

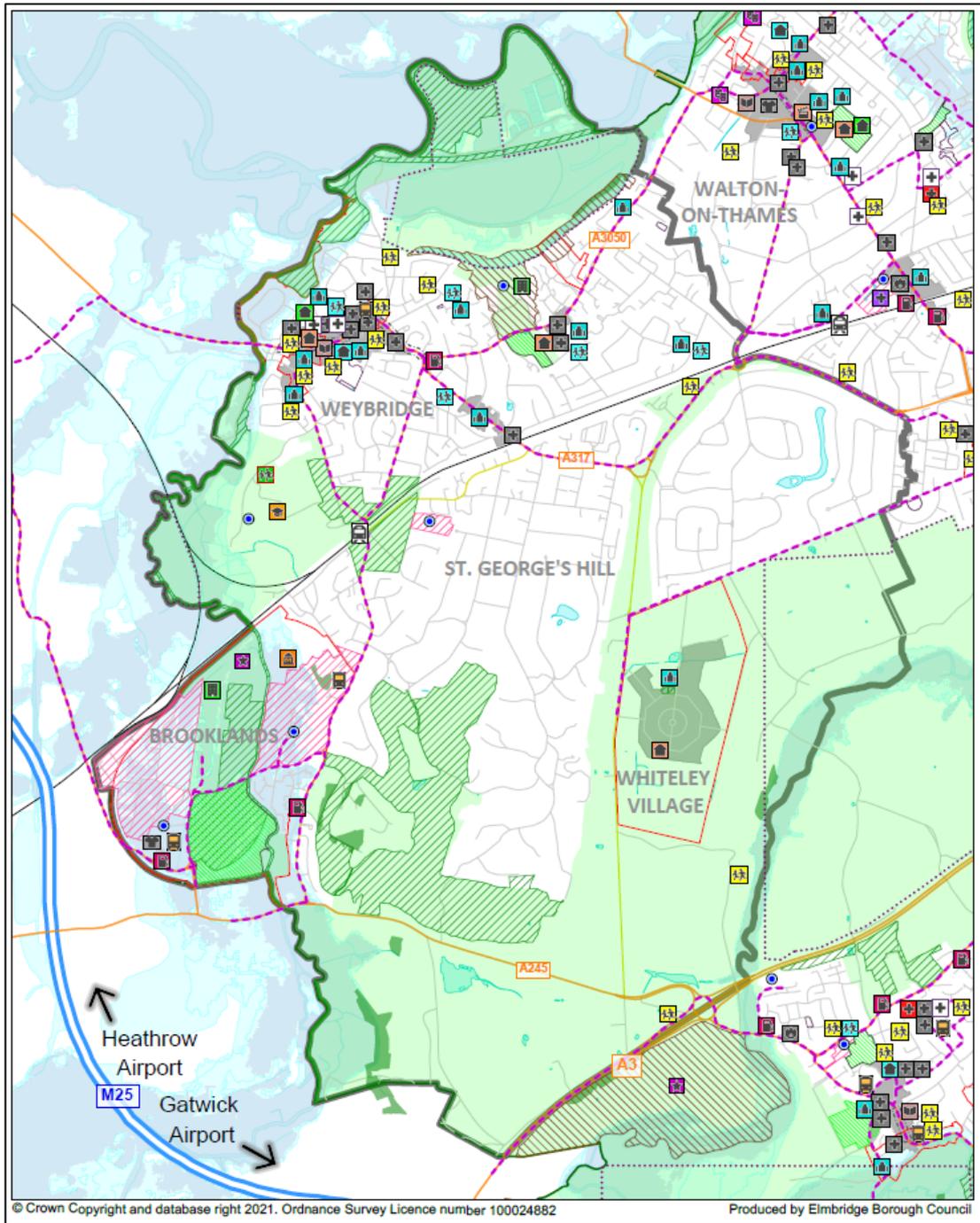


Figure 4 - Weybridge and its services

Economic

Table 20 – Economy context from the Retail Centres Boundary Review 2020

		Weybridge Riverside	Oatlands Park	St George's Hill

Large Employers	Companies employment +50 employees	Brooklands College	Oatlands Park Hotel	Tesco, M&S, Mercedes BenZ, Brooklands
Retail Centres	-	Weybridge district centre	Oatlands village local centre	Queens Road local centre
Retail Facilities	Retail Floor Space (A1-5)	148 units	26 units	38 units
	Vacant	13 units	0 units	5 unit
Non-residential	D1 and D2	19 unit	1 unit	5 units
	Vacant	1 unit	0 units	0 units
Office Accommodation	B1	23 units	0 units	15 unit
	Vacant	4 units	0 units	1 unit
Industrial Units	B2 – General industry	0 units	0 units	Brooklands Industrial Estate
	Vacant	0 units	0 units	-
	B8 – Storage or Distribution	0 units	0 units	Brooklands Industrial Estate
	Vacant	0 units	0 units	-
All other uses	Sui Generis	7 units	1 unit	6 units
	Vacant	2 units	0 units	0 units

4.49 The settlement of Weybridge has a strong economic function in comparison to all the other areas of Elmbridge. This strength can be attributed to its large district centre and local centre, high grade office accommodation located across Weybridge and its large retail, business and industrial park at Brooklands. The area has good transport links to the strategic road network (M25) and has attracted large international companies (including Sony, Proctor and Gamble and Mercedes Benz). Set out below is a description of the key economic drivers in the settlement.

Weybridge district centre

4.50 Weybridge district centre is the second largest shopping centre in Elmbridge. It is situated on a fairly wide curved street pattern with mostly two and three storey buildings. The district centre was not well served by convenience goods provision, but it now has an anchor store with Waitrose. Morrisons on Monument Hill which was built in 2013 offers a more affordable grocery shop in the district centre and has improved the convenience shopping in Weybridge. There are a number of national comparison retailers, the range of which is limited mainly to clothing shops. Weybridge contains a significant

concentration of bars and restaurants, which aid the centre's night-time economy but there is a lack of commercial leisure and recreational facilities.¹⁸

- 4.51 Accessibility to the district centre is good for the immediate community many of which are within walking distance to the shops. The settlement's main bus services are located in the High Street and provide accessibility within and outside the borough. There is a large public car park behind the library front of Churchfield recreation ground and another public car park on Baker Street allow for parking to the east of the shopping area. The two main supermarkets, Waitrose and Morrisons, also have customer car parking facilities allowing people to drive to shop for groceries.

Queens Road local centre

- 4.52 Queens Road lies less than half a mile to the south-east of Weybridge district centre. Surrounded by housing and Green Belt beyond, Queens Road have an easily defined catchment area to which this centre provides the nearest shopping provision. A linear centre, the retail units are located on the northern side of Queens Road and at the junction with York Road. The southern side is occupied by a range of offices and non-residential institutions.
- 4.53 The centre contains an important number of convenience units, anchored by a Tesco Express. This provides the top-up shopping requirements for the local catchment area. Queens Road also contains 38 units of A1 retail units which are considered relative to the scale and function of the centre¹⁹. These businesses are small independent retailers, with a notable absence of key national comparison retailers. Other facilities include a number of restaurants and a range of community facilities including a church and a dental practice. The centre does not contain any entertainment and leisure facilities, which is generally typical of centres of this size in the borough.
- 4.54 Pedestrian access is good for the immediate community and parking spaces are available mainly on the street outside the shops or in the small public car park off York Road.

Oatlands Village local centre

- 4.55 Oatlands Village is located just over half a mile to the east of Weybridge and is surround by housing on three sides. It is a linear centre, located along Oatlands Drive, on which the main shopping frontage is located. Served principally by two infrequent bus services, public transport access is not particularly strong. Pedestrian and car access is good, with the main car parking provision located on the southern side of Oatlands Drive. The centre does not have an easily defined catchment area as the surrounding housing spreads uninterrupted to the centres of Weybridge and Walton.
- 4.56 The centre contains a reasonable number and range of small independent comparison retailers, relative to the size and function of the centre (see table

¹⁸ Retail Centres Review 2020

¹⁹ Retail Centre Review 2020

20). The convenience offer in the area is limited, with a newsagents and butchers providing mainly for day-to-day needs. The majority of bulk food shopping takes place in the adjoining larger centres of Weybridge and Walton. The centre also contains a few restaurants and a pub, but beyond these, does not provide any additional leisure and recreational facilities.

Brooklands Retail Park

- 4.57 As well as the above district and local centres, Weybridge also has an out of town shopping areas located at Brooklands. It contains a Tesco Extra Superstore (open 24 hours on weekdays) and a Lidl food store. On the other side is the Paddocks Retail Park with Argos Extra and Currys. Although there is a bus service available, this Retail Park was originally designed with car use in mind. It is strategically located off the M25, offers good access and supplies large parking areas directly outside the store.

Office accommodation

- 4.58 Weybridge district centre provide a range of office accommodation. It comprises standalone office buildings such as Idis House but is mainly made up of office accommodation above ground floor retail units. As stated in the Retail Centre Review 2020 study, vacancy rates are relatively low with four units. This is the highest rate of vacant office units in the borough; however, these are above retail units and provide basic accommodation. Office accommodation with modern quality are located outside of retail centres at The Heights are well occupied. Occupiers of office units in the retail centres are mainly small businesses with a predominance of professional service firms²⁰.
- 4.59 In addition to the district centre there is another concentration of offices at the Queens Road local centre. Clive House, Caradon House and 1 Princes Rpad are the three standalone office buildings located there. Clive House has been subject to active planning applications to seek to change the office use to residential use. Both Clive House and Caradon House are divided into small office suites and 1 Princes Drive is let to a single occupier.

Out of town locations

- 4.60 Designated Strategic Employment Land, GlaxoSmithKline (GSK) is located outside the district centre and located some 600m from Queens Road local centre. It is large purpose build office primarily focused upon research and development. The office is surrounded by residential dwellings to its north, east and south and Green Belt land to the west. It is remote from local services and other business occupiers but is 250m from Weybridge train station. There is reasonable access to the strategic road network via the B372 and then on to the M25.

²⁰ Elmbridge Commercial Property Market Study, 2014.

- 4.61 Another out of town office area located in Brooklands is the Horizon Business Village. This provides a good quality modern business park of 16 medium sized 2/3 storey office suites. These self-contained office buildings are arranged around an attractive landscaped central courtyard. This site is located close to the M25 and provides good access and parking facilities on site. Again, it is located two miles from the district centre, which means there is limited access to local services. However, the new community bus service (see paragraph 4.245) stops near the site and the train station is located less than a mile away. Although, located close to the M25 and public transport, the office development is standalone and does not fall within Strategic Employment Land Designation.
- 4.62 Velocity House is a five-storey office building which was built in 2012. It is located at Brooklands adjacent to Mercedes Benz World and Brooklands Industrial Estate. The surrounding area is a mixed commercial and residential area. As with Brooklands, the area provides good access for cars and is well connected with the strategic road network with limited access to local services and public transport due to its out of town location. Occupiers at Velocity House include Cargill (a US multinational company), LG Electronics and ISS.
- 4.63 Although these office developments are located strategically, neighbouring authorities bordering Weybridge are also building prestigious office space to maximise their prime location adjacent to the M25. In particular, Addlestone which is located to the west of Weybridge in the borough of Runnymede has recently completed business parks at Aviator Park and Bourne Business Park. Other main office centres in the area are in Leatherhead to the south, Chertsey, Staines and Egham to the north, Kingston to the east and Woking and Guildford to the south west.

Industrial

- 4.64 Brooklands Industrial Estate is a strategic sub regional industrial and distribution warehouse estate with national as well as more local occupiers. Brooklands is the borough's largest industrial estate comprising a range of B2 and B8 industrial accommodation. It comprises two main industrial areas – Brooklands and Wintersells Road. Brooklands provides a mix of large distribution warehouses, including the largest distribution warehouse in the area (27,780 sqm which was vacated by Tesco in 2014 and is now occupied by Amazon), and medium sized industrial units.
- 4.65 Wintersells Road is located to the west and is a smaller, more traditional mixed industrial area. The surrounding area is a mixed commercial and residential area. The area provides good access for HGVs and is well connected to the strategic road network. There is limited access to local services and public transport. Brooklands Industrial Estate is of strategic significance with national occupiers including TNT and John Lewis. Brooklands Industrial Estate provides modern, large warehouse accommodation benefiting from good accessibility for HGVs to the strategic road network.

Tourism

4.66 Brooklands Museum is a popular tourism attraction and displays a wide range of motoring and aviation exhibits as well as hosting a range of special events throughout the year. In 2015, it secured £4.681 million from the Heritage Lottery Grant to fund its redevelopment. In 2020, it secured a further £950,000 as part of the Government’s £1.57 billion Culture Recovery Fund to help face the challenges of the Coronavirus pandemic²¹. Mercedes Benz World adjacent, not only provides a car sales area, but also offers day out driving experiences, exhibitions and displays. Like the museum, it also organises conferences, concerts and other events to attract visitors. With the addition of a four-star hotel and spa opposite, the area is attracting visitors and creating a thriving tourist economy. It is worth noting that the hotel is busiest during the week with corporate visitors associated with the business park and nearby offices.²²

4.67 There is also a number of other high-quality hotels in the settlement. Oatlands Park Hotel provides a four-star hotel service, meeting and function rooms, landscaped gardens with a nine-hole golf course and tennis court. Although, with a Cobham address, the Silvermere Inn is located in Weybridge and provides a golf club, bistro and offers a purpose-built function venue for conferences and weddings. The Hilton Cobham is also located in Weybridge and provides guest rooms, meeting rooms and a wedding venue.

Social

Population and Community Wellbeing

Table 21 – Population by age ONS Census 2011²³ and Surrey-I 2018

Age Structure	Weybridge 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	20.6	21.4	19.3	18.9	22.3	19.7	19.2
Age 16-64	62.9	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	16.4	16.5	17.2	16.4	18.3	18.9	18.2

4.68 The population of 0-15-year old’s in Weybridge is 20.6% and is slightly lower than the Elmbridge average but higher than the Surrey and national average. This could indicate that Weybridge has become popular with new/ young families with more young people being present. The average age of residents between 16-64 is 62.9% is similar to the Elmbridge and Surrey average. The percentage of residents above 64+ is similar to the borough average. These high percentages of older people will have an impact on social and health services as this age group will begin to require specific care requirements as they live longer.

²¹ Brooklands Museum - <https://www.brooklandsmuseum.com/about/latest-news/brooklands-museum-receives-lifeline-grant-from-governments-157bn-culture-recovery-fund>

²² Surrey Hotel Futures- Planning Policy Implications, June 2015

²³ No recent data of population by structure for Wards.

4.69 When considering the data on the household structure in Weybridge approximately two thirds is whole house or bungalow detached (32.2%) or flat, maisonette or apartment in purpose-built blocks of flats (28.9%). The density of residents is higher in the Oatlands and Weybridge Riverside but extremely lower in St George's Hill which would explain that the majority of detached housing is likely located in St George's Hill ward.

Health and Social Exclusion

Table 22 – Ration of patients to GPs by settlement area²⁴

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Rowan Tree Practice	6	11.2	24,607	2,197
Church Street Practice	5.2	-	-	-

Table 23 – Residents health per settlement Census 2011

	All categories: Long term health problem or disability	Very good health	Good health	Fair health	Bad health	Very bad health
Area	Number	%	%	%	%	%
England	53,012,456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
Weybridge	21,801	58.9	29.8	8.4	2.4	0.6

Table 24 – Child poverty in out of work benefit households²⁵

Area	Households	%
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²⁴ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

²⁵ Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5
Weybridge	130	2.8

- 4.70 Overall, Weybridge residents have very low percentages of people with bad or very bad health with a percentage of 2.4% and 0.6% respectively. Across the settlement area there is a high proportion of residents that have very good health (58.9%) which is considerably higher than the borough, county and national average.
- 4.71 As well as health, further statistics indicate that there is a low number of children living in poverty (2.8%) with it being the lowest in the borough. This suggests that the borough is experiencing reasonable levels of affluence compared to other locations in the borough.
- 4.72 Education attainment is high in the borough with residents achieving level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy) was 48.5% of the settlement population. Moreover, the settlement of Weybridge represents approximately 3% less than the borough average of residents with no qualifications. This demonstrates that the settlement is well educated and opportunities for employment are greater.
- 4.73 In terms of social inclusion, there is a large area of Weybridge that is designed to be exclusive. St George's Hill is a private estate comprising very large detached dwellings on spacious plots. Covenants exist that prevent owners to divide or convert their properties into flats. The estate is detached from the rest of the area and has manned entrance gates only permitting access exclusively for residents and visitors to the private tennis and golf club.

Table 25 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
Weybridge	17270	41.6	36.9	54	42.1	194	23.8	90.9	7.6

Employment and skills

Table 26 – Employment activity (ONS Census 2011) and population claiming job seekers allowance (Surrey I – Benefit Claims 2016)

Economic Activity	Weybridge Average	EBC Average %	Surrey Average %	National Average %
% Population economically active ²⁶	74	73.37	73.6	69.9
% Population economically inactive ²⁷	26	26.63	26.4	30.1
% Population who are economically active and employed	69.5	68.4	67.7	62.1
% Population who are economically active but unemployed	2.6	2.67	2.8	4.4
% Population claiming job seekers allowance (Q4 2016)	4.69	9.85	0.84	-

4.74 The average percentage of people in Weybridge that are economically active (74%) is higher than the borough, county and national average. Unemployment is also slightly high for the settlement at 2.6%. Although the settlement experiences high economic activity from its business and industrial locations. It is likely that residents within the settlement do not have access to these jobs and there is an inward migration of workers from neighbouring boroughs. However, there is little deprivation and residents claiming job seekers allowance with education levels being high. The likelihood of this unemployment rate is likely from restricted access to public transport and the wider job market.

Housing

Table 27 – House Prices Surrey-I 2015²⁸ and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	Weyb 2020	EBC 2020	Surrey 2020	National 2020
Property	694,116	464,195	272,141	912,272	850,496	604,307	331,434

²⁶ The percentage of the population aged 16-74 that is either employed or actively seeking employment

²⁷ The percentage of the population aged 16-74 that are not in employment but do not meet the criteria of unemployed. This can include the retired, students, people looking after home/family/or people who are disabled/long term sick and other

²⁸ No house price data per settlement in 2015

price average							
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Table 28 – Rental prices Settlement Assessment 2015²⁹ and Zoopla 2020

	Weyb 2015	EBC 2015	Weyb 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	3679	3313	3317	4581	1170	1988

4.75 The average asking price for a property has significantly increased from £694,116 in the previous settlement in 2015 to £912,272 in 2020. The average rent has decreased from £3679 pcm to £3317 pcm but it still significantly higher than the county and national average. Both the purchasing and renting of properties are extremely high compared to the county and national average and explains the wealth of residents in the borough. With local workers' salaries at an average of £31,043 per year or £2670 per month, it would still cost 28 times a local salary for the price of an average property in Weybridge³⁰. Average rents are also significantly beyond the reach of those employed in the area. This clearly highlights the issues of affordability in the housing market in Weybridge.

4.76 Affordable housing, like the rest of the borough, is limited and this shortage does restrict people wanting to live in the area. Since housing development at The Dell for 48 affordable housing development was built in 2008, there has been two sites granted permission at Weybridge Hall (2017/3870) and Barnet House (2019/2702) for nine affordable units in total. There has been a rise in flatted development in various roads across the settlement, for example Queens Road. This is shown in the predominate housing type statistics to be around a third of housing in Weybridge to be flats, maisonettes and apartments. This tenure of housing has generally been exclusive luxury apartments that do not provide the ideal housing for young families. Detached housing is the other most dominant housing type but like the rest of Elmbridge smaller family homes are limited across the settlement.³¹

Facilities and services

Table 29 – Settlement facilities and services

	Oatlands Park	St Georges Hill	Weybridge Riverside
Primary Schools	2 Primary School	1 Infant school	2 Primary School

²⁹ Data from Zoopla in the Settlement Assessment 2015

³⁰ Census 2011, 2014 Annual Survey of hours and earnings

³¹ Development Advice Note 1: Understanding Housing Need 2018 -

<https://www.elmbridge.gov.uk/planning/planning-policy/development-management-policies-and-advice-notes/>

Secondary Schools	0	0	1 Secondary School
Other Schools	1 Specialist school	0	1 Junior and Nursery school 5 Nurseries 2 Pre-school
Library	0	0	1
Higher Education	0	0	1
Doctors Surgery	0	0	2
Dentist	2	0	7
Pharmacy	1	2	3
Community Hospital	0	0	1
Petrol Station	0	2	1
Post Office	0	0	4
Bank and Building society	0	0	6
Supermarket	0	2	5
Public House/ Bar	4	3	4
Restaurant/café and Takeaway ³²	5	8	29
Cinema	0	0	0
Leisure centre	0	0	0
Public Parks	1	1	0
Community/Village Hall	1	1	
Youth Centre	0	0	1
Places of Worship	3	2	6

4.77 In Weybridge Riverside there is St Charles' Borromeo Catholic Primary School and St James' C of E Primary School, and a secondary school at Heathside School. In Oatlands there is Cleves School Junior / Primary School and there is Walton Leigh primary school, which is on Queens Road. In St George's Hill there is one infant school called Manby Lodge. There is further pupil movement across the boundaries in the Shepperton area of Spelthorne and Chertsey in Runnymede borough. There is also an independent junior school and nursery belonging to St George's Independent School. The settlement also has a further education college located in Brooklands which offers a range of courses for local people and the wider area. The School Organisation Plan 2018³³ indicates that there is future redevelopment of the borough would impact on demand for school places. But this is temporary as it is expected there will be a surplus of spaces in 10 years' time. However, it is difficult to calculate the demand for school places against pupil movement through

³² Take from the Retail Centres Review 2020

³³ Surrey County Council School Organisation Plan January 2018 -

https://www.surreycc.gov.uk/_data/assets/pdf_file/0006/26169/School-Organisation-Plan-2018-2027.pdf

higher schools and inward migration at present

- 4.78 Much of Weybridge's facilities and services are located in the district centre. There are now two main supermarkets, Waitrose and Morrisons, which provide groceries for different consumer price brackets. The district centre includes a post office, six banks and a public library. As previously highlighted the centre consists mainly of comparison stores and restaurants / cafes providing a place to meet rather than an essential daily shopping venue only. Queens Road and Oatlands Village local centres provide the same mixture of part comparison, part convenience and allow short stay shopping experiences. There is a good quantity of restaurants and eateries located across the settlement. These provide a daytime and evening venue for people to meet and relax.
- 4.79 The Brooklands Retail Park allows residents access to a large supermarket and popular department and retail stores. Tesco-Brooklands, also provides fuel which is accessible on Brooklands Road in St George's Hill ward and there is another petrol station also located on Oatlands Drive, in the Weybridge Riverside ward.
- 4.80 The district centre also and has a health function and contains Weybridge community hospital and primary care centre. Open seven days a week this walk in centre provides access to treatment for minor injuries and minor health ailments. The settlement has two GPs called Rowan Tree Practice and Church Street Practice. Between the two practices there are 11.2 GPs (taking into account full time and part time doctors) with one GP per 2197 people. There is also a number of dentists available throughout the settlement except St George's Hill ward. Every ward has a pharmacy for general advice and prescriptions.
- 4.81 Just off the district centre main shopping road is Churchfield recreation ground. This is an impressive public space comprising four tennis courts, eight touch tennis courts, two table tennis table, paddling pool, children's play park, basketball court and skateboard park. Created in 2007, Brooklands Community Park also allows the southern part of the settlement access to a play area, multi court, skateboard, BMX track and play equipment with a picnic area. It is also one of the borough's Suitable Accessible Natural Greenspace (SANG) sites which are necessary to mitigate the potential negative effects of an increasing population on the Thames Basin Heath Special Protection Area.
- 4.82 Local people also enjoy access to the riverside with walks available along the River Thames and the River Wey Navigation Tow Path. The rivers allow access to a range of sports and recreational activities with several rowing and canoe clubs available. There is chargeable ferry which enables people walking or cycling the Thames Path to continue their journey past Shepperton Lock without being diverted by the Wey Navigation. This runs every 15 minutes and allows further access to the Thames Path.
- 4.83 The Green and Blue Infrastructure Study (2020) states that there is no deficiency of public parkland per 1000 people (0.9 ha). However, there is one

small area of deficiency of children play provision of 0.71 sqm in the Weybridge settlement area which is below the quantitative standard provision of 0.76 sqm of children play provision. There are targeted improvements should be made to existing areas of areas of natural green space. Although the south benefits from significant tree cover there is an opportunity to link the large Biodiversity Opportunity Area (BOA) in the south to the adjoining settlements of Cobham to the south and Hersham to the east creating a green and blue infrastructure corridor. In addition, future improvements to flood risk arising from the River Thames Scheme (led by the Environment Agency) will provide opportunities to improve habitat to the north of the settlement area.

Travel and Transport

Table 30 – Transport Accessibility

	Oatlands Park	St George's Hill	Weybridge Riverside
Major roads	A3050 Oatlands Drive	A245 Byfleet Road A318 Sopwith Drive B374 Brooklands Road	A317 High Street, Church Street and Balfour Road A3050 Oatlands Drive B374 Heath Road B373 Hanger Hill
Rail Services	-	-	1. Weybridge - London Waterloo (via Staines) 2. Basingstoke - London Waterloo 3. London Waterloo - Woking

Bus services	411- Woking, Sheerwater, West Byfleet, Byfleet, Brooklands, Weybridge Station and Weybridge Town Centre 437- Woking, Oriental Road, Pyrford, West Byfleet, Byfleet, Brooklands, Weybridge Station and Weybridge Town Centre 461- Staines, Chertsey, St Peter's Hospital, Ottershaw, Addlestone, Weybridge,
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	<p>Walton, West Molesey, Hampton Court and Kingston</p> <p>514- Weybridge, Addlestone, New Haw, Byfleet, Hersham, Field Common Estate, Molesey, Thames Ditton, Surbiton and Kingston</p> <p>515 – Kingston to Addlestone</p> <p>555 – Whiteley Village to Heathrow</p> <p>592- Brooklands, Addlestone, Kettlewell Hill, Woking Station, Morrisons.</p> <p>C1 (Cobham Chatter bus)- Oxshott, Stoke D’Abernon Station, Cobham High Street, Downside, Lockhart Road/Tartar Road, Cobham Oakdene Road, Brooklands Tesco and Weybridge Town Centre</p> <p>C2 (Cobham Chatter bus) Leatherhead, Fetcham/Oxshott, Cobham, Brooklands Tesco and Brooklands Museum.</p>
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- 4.84 Similar to other settlements in Elmbridge, car ownership is high across Weybridge with 78.6% of households owning 1-2 cars or vans. The percentages of vehicle ownership are relatively similar compared to the Elmbridge average but higher than the Surrey, South East and national averages. There is a major road located in every ward across the settlement and this road network allows accessibility to London (A3) and Gatwick and Heathrow airports (M25) for international travel and work. However, the presence of major roads throughout the settlement and the high use of the car can cause congestion at peak times.
- 4.85 When considering the method of travel to work, a higher percentage of people drive to work with 52% of residents. However, a considerable amount of residents’ travel by train 21% which is lower than the Elmbridge average. Residents also travel approximately 16.7 kilometres to get to work which indicates the high usage of the car and possibility of outward migration of residents in the settlement travelling to work in neighbouring boroughs.
- 4.86 Even though the train station is not located within the central residential area or district centre, it does operate a number of key services including three train services to London Waterloo including one fast direct train. As well as London, these trains also operate to Woking, Guildford and Basingstoke allowing people access to other services and facilities and potential job markets. There are a good number of bus services which run largely from the district centre. Locally, these services allow people to access the train station and Brooklands Retail Park, but they also run outside the borough to Addlestone, Chertsey and Woking. St Peters Hospital is accessible via a bus as is a comprehensive secondary school in Chertsey called Salesian School.

4.87 The community bus in Cobham provides a bus service from Cobham to Brookland and this route continues to the borough's job centre located in Weybridge High Street (see paragraph 4.245). Companies located in Brooklands have also provided shuttle bus services for staff to commute easily to and from Weybridge train station.

Table 31 – Household vehicle ownership

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
Weybridge	9231	100	966	11.0	4055	44.3	3212	34.3	727	7.6	271	2.8

Table 32 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibus or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
Weybridge	15387	11	1	21	1	0	1	52	2	2	8	1

Table 33 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,526	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
Weybridge	10,938	1,214	1,236	1,241	1,560	1,941	747	101	147	1,849	902	137,651.7	16.7

Environment

Table 34 - Environmental Features

Feature	Weybridge Riverside	Weybridge St George's Hill	Oatlands and Burwood Park
Site of Nature Conservation Importance (SNCI)	53ha	140.5ha	0
Local Nature Reserve	0	0	0
Green Belt	341ha	860ha	39ha
Biodiversity Action Plan Habitats	1.12ha	5.4ha	0
Biodiversity Opportunity Area (BOA)	145ha	5.52	4.6ha
Conservation Area	Wey Navigation, Weybridge and Monument Green	Brooklands and Whiteley Village	Weybridge Templemere
Mineral Safeguarding Area	106ha	103ha	0
Air Quality Management Area (AQMAs)	5.24ha	0	0
Site of Special Scientific Interest (SSSI)	0	0	0
RAMSAR	0	0	0
Special Protection Area	0	0	0
SANG site	0	24ha	0
Registered Town and Village Greens and Commons	8.73ha	16ha	0
Park or Garden of Specific Interest	7.47ha	0	18ha
Flood Zones	2, 3 and 3b	2, 3 and 3b	2 and 3
Ancient Woodland	0	9.5ha	0
Ancient and Veteran Trees	0	0	2
Lowland Fens	0	0	0

4.88 Weybridge has a variety of high-quality environments. The River Thames forms the northern and part of the western boundary of Weybridge and is on the borough's key environmental natural assets. The River Wey Navigation joins the River Thames at Weybridge and although not as strategically

significant as the River Thames, it is highly valued by local people for its landscape and nature conservation value. Located in the far north, Desborough Island is a large artificially created island in the River Thames and is made up of open space, playing fields and water treatment facilities. It is a site of nature conservation, a biodiversity area and is designated Green Belt land. While this is uninhabited it acts as important flood storage and alleviation of the River Thames. The whole of the western and northern boundary of Weybridge is located in Flood Zone 2, 3 and 3b. As a result, much of the settlement falls within the flood alert area in which the Environment Agency provides residents with flood alerts.

- 4.89 The River Thames scheme is proposed to reduce flood risk to communities in Surrey and South West London. Part of this scheme is proposed to cut through the Desborough Cut to the north of Weybridge to minimise flood risk and water discharge down river. The scheme will contribute further to the local economy, whilst enhancing the social and environmental value of the river and creating new green spaces and recreational activities. There have been two consultations in 2009 and 2016 for the River Thames Scheme and work is now progressing to implement the scheme³⁴.
- 4.90 The central part of Weybridge, including Oatlands Park contains most of the settlement's population and hence is characterized by a range of suburban dwelling types. Despite this urban character, this part of Weybridge has a number of green spaces including greens, allotments, gardens, recreational grounds and school fields. Street trees and established mature gardens feature throughout the settlement. The environment changes towards the south of the settlement and becomes much more wooded. Green Belt land features north of the train station where Brooklands College lies and south of St George's Hill Estate. Land in the south of the settlement is located in the Green Belt and contains a large area of biodiversity opportunity and sites of nature conservation importance. This is also present at Whiteley Village.
- 4.91 A large area of the southern section of the settlement is located within the Thames Basin Heath Special Protection Area. This is was designated on 9th March 2005 and forms part of Natura 2000, a European-wide network of sites of international importance for nature established under the European Community Wild Birds and Habitat Directives. It is one of the south east's most important natural assets with lowland heath supporting important populations of Dartford Warbler, Nightjar and Woodlark – vulnerable ground-nesting birds. Brooklands Community Park represents one of the borough's SANG sites which are necessary to mitigate the potential negative effects of an increasing population on the Thames Basin Heath.

Pollution

- 4.92 Weybridge district centre experiences heavy traffic congestion as A317 travels through the High Street. This road provides the strategic link to the M25 and

³⁴ The River Thames Scheme - <https://www.gov.uk/government/publications/river-thames-scheme/river-thames-scheme>

as a result is heavily used. Due to the levels of nitrogen dioxide in the air parts of Balfour Road, Church Street, High Street and Monument Hill are subject to an AQMA. The Authorities' Monitoring Report 2018/19 shows that Weybridge is still exceeding the air quality objective.

- 4.93 Even though the method of travel of people choosing to drive to work (52%) is low in comparison to the Surrey average (59%), car ownership remains high across the settlement which suggests the high pollution levels in Weybridge. The percentage of households with no car or van in households also show that there are more residents with access to a vehicle in Weybridge than other areas of the borough and Surrey. The train station is located in the middle of the settlement and is surround mainly by large areas of Green Belt. Most residents would have to drive to the station in order to use the train. Additionally, bus services are irregular and not available in some wards making the car the most popular mode of transport for many.

Historic Environment

- 4.94 Weybridge has four conservation areas. Monument Green and Weybridge town centre sit at either sites of the district centre. The third conservation area in Weybridge covers the Wey Navigation. The area starts at the junction with the River Thames and continues down until the old Wey Bridge at Bridge Road. The area is generally restricted to the Weybridge bankside only but does include the Bull Dogs Island. The fourth conservation area covers the Brooklands motor racing and aviation area. Oatlands Palace and Park also has a heritage value and is designated a Grade II Historic Park and Garden. Part of its landscape setting remain within the surround residential developments. Scheduled ancient monuments and areas of high archaeolgocial potential are located in St George's Hill, Brooklands and the district centre. There are also two sites of ancient woodland at 'The Green', Oatlands and 'The Hanger's on the southern border of Weybridge. The district centre contains 'The Church of St James' and the 'Duchess of York Column' two of the settlement keys landmarks.

Conclusion

- 4.95 Weybridge is the most economically vibrant settlement in the borough with a number of large employment areas offering a good range of buildings to the needs of a wide range of organisations from more local businesses to multinational corporations such as Sony and Proctor and Gamble. The long-term economic sustainability of the area can also to be seen with regard to the recent development which have continued to attract high quality tenants. In addition to this, the area also has low levels of unemployment, high skill levels and high levels of economic activity amongst the population, potentially making the area more attractive to business in future.
- 4.96 Whilst the high-quality environment of Weybridge alongside its good connections to the Capital are a key factor in attracting businesses and highly skilled people to the area, these have also impacted on the overall sustainability of the area. The principle negative issue arising from this

situation is the increasing unaffordability of housing within Weybridge. This is increasing beyond the pay of those working locally and is one factor in the high level of in and outward commuting. This is made apparent in the significant levels of congestion on both road and rail networks at peak hours and the higher than average levels of pollution.

- 4.97 In terms of services, the four wards of Weybridge are relatively well served. Convenience shopping is provided with a range of supermarkets and smaller convenience shops though as with many smaller centres comparison (clothes, white goods etc.) shopping is more limited. Health services are good with a community hospital, the required standard for GPs per population and NHS dentists operating in the area. Schools are considered to be good and are being expanded to meet need. However, once these schools have been expanded there will be limited opportunities for future increases in capacity at existing schools.
- 4.98 One final element to be considered is the potential flooding within the area. Weybridge is bordered by the Thames to the north and the Wey to the west. This puts some parts of the settlement area at a significant risk of flooding and as such consideration will need to be given to these risks when considering any future development in the area.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Strong local economy with quantity and quality of office accommodation • Local shops and services available in all wards • High quality natural environment • Good health services and community hospital • Access to leisure, recreation and community services 	<ul style="list-style-type: none"> • Lack of low-cost market and affordable housing • Road congestion/pollution in and around the district centre and main strategic roads • Public transport availability and accessibility • Demand in primary school places • Quality of public parks
Opportunities	Threats
<ul style="list-style-type: none"> • Improve public transport provision • Build more affordable housing close to key transport links • Provide additional school places in existing schools • Improve public car parks • Improvements to the River Thames for the River Thames Scheme to enhance social and environmental features and reduce impact of flooding 	<ul style="list-style-type: none"> • Continued use of car could cause more congestion and pollution • House prices could exclude young population and those on low income • Lack of primary school places • High risk of flooding

Hersham Settlement Assessment

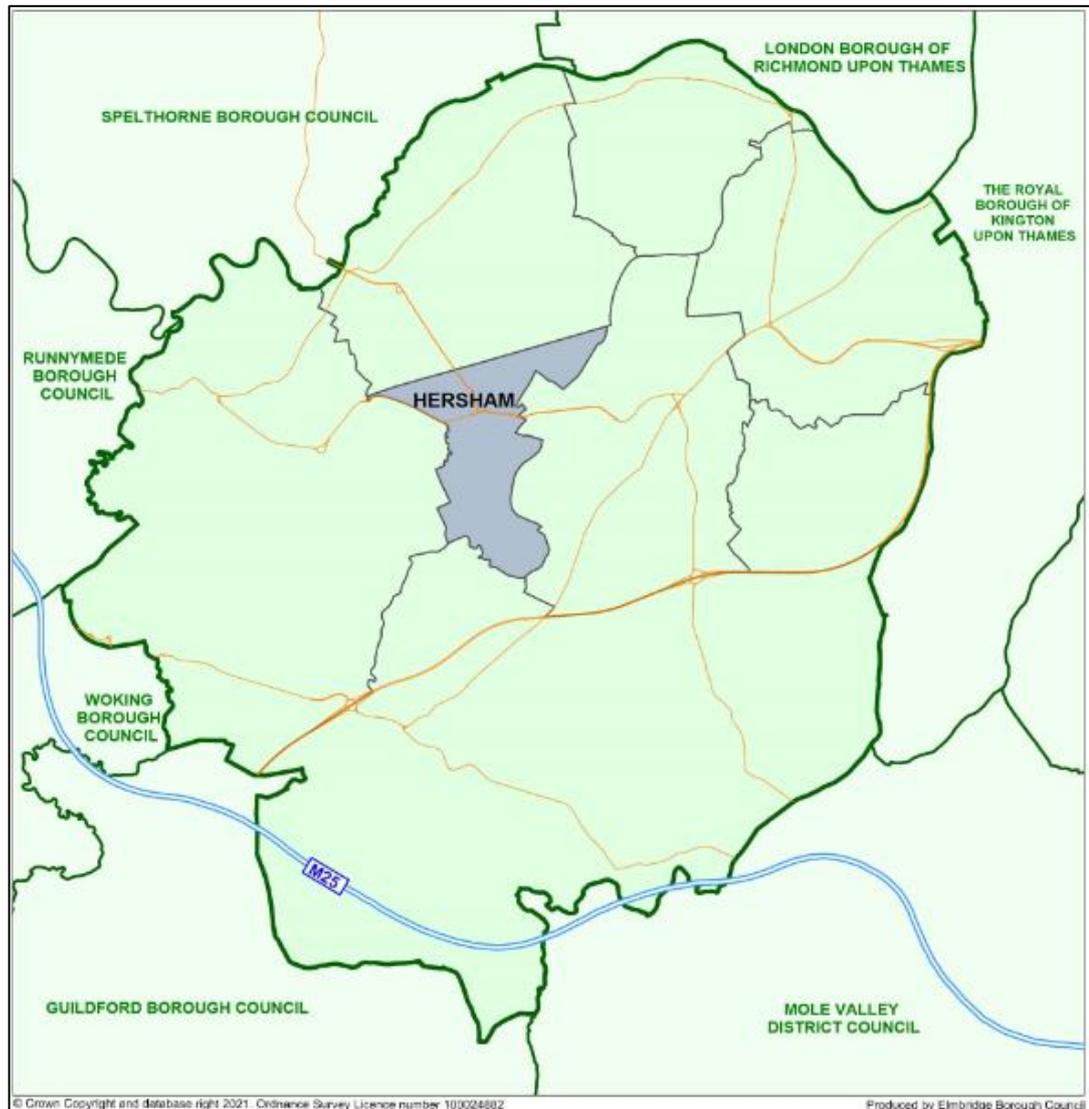


Figure 5 – Settlement of Hersham

Settlement Overview

Table 35 – Settlement overview

	Hersham	Elmbridge Average	Surrey Average	National Average
Number of people / ha ³⁵	22.96	14.37	7.16	4.30

Table 36 – Settlement overview (Census 2011)

³⁵ Surrey I data – Area and population density (2016)

Total = 5,400 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi-detached	Whole house or bungalow: Terrace	Flat, maisonette or apartment: Purpose-built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	1,525	2,086	802	830	93	51	13
Predominant Housing Type %	28.24%	38.63%	14.85%	15.37%	1.72%	0.94%	0.24%

4.99 Located centrally within the borough, between, Weybridge, Esher and Walton to the north, Hersham has some 8,101 residents with 22.96 people per hectare. Herhsam Village contains most of its population to the north and to the south a large area is designated as Green Belt land. The urban area is located to the north and is primarily residential with a varied housing stock. The district centre provides local people with a range of convenience goods and other services such as a library and community centre. The is located near to the Green and the Hersham Conservation Area. Like other settlements in the borough, the train station is located outside the district centre but close to residential properties allowing immediate population to commute to London and Guildford.

4.100 Hersham has significant amounts of open space which provides for informal and formal recreation. There are many parks and recreation grounds, children's play areas, bowling greens, cricket football and rugby pitches. The River Mole creates the border between Hersham and Esher and provides people with access to riverside walks.

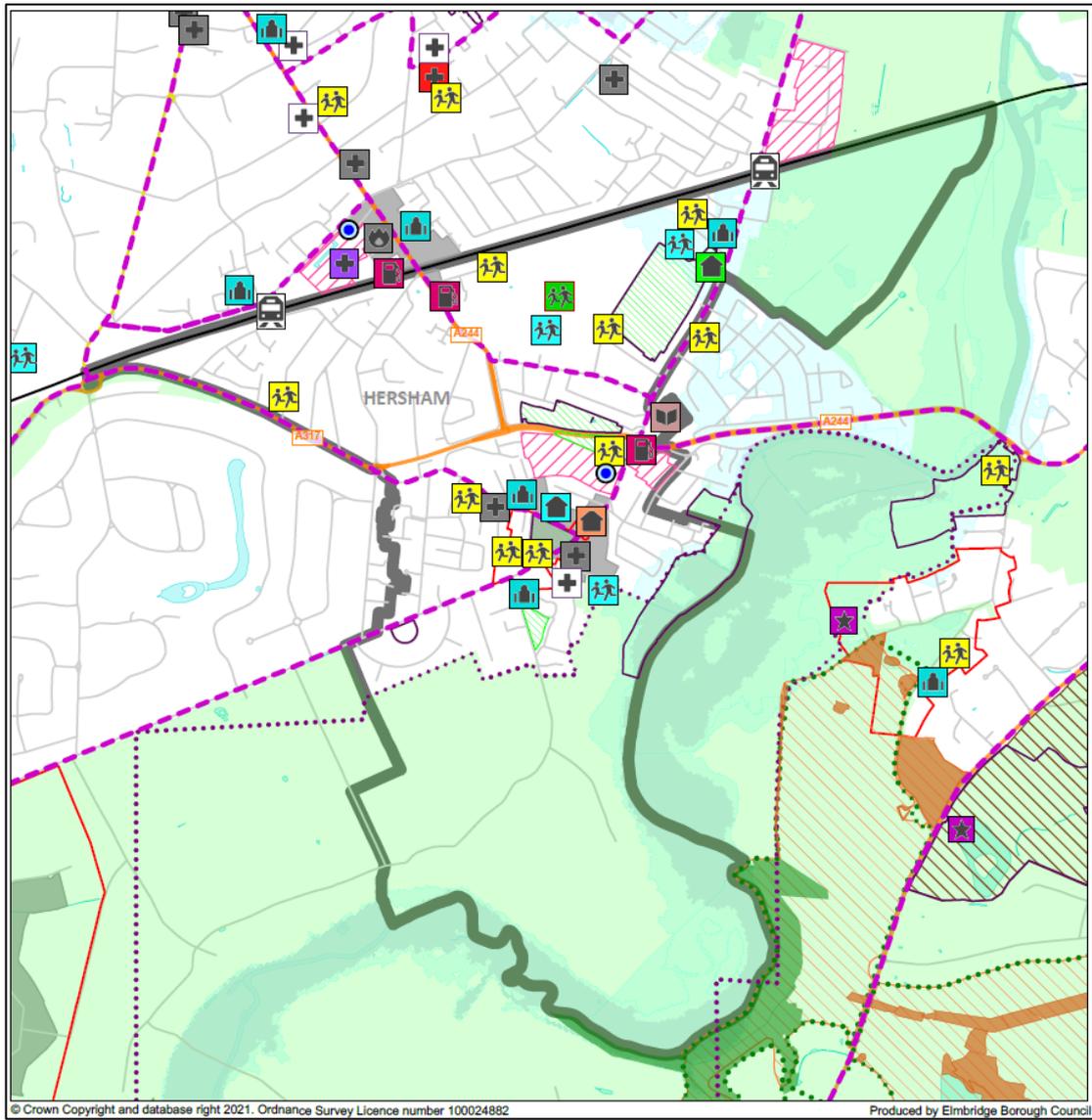


Figure 6 – Hershams at its services

Economic

Table 37 – Economy context from the Retail Centres Boundary Review 2020

		Hershams Village
Large Employers	Companies employment employees +50	Hershams Place Technology Park
Retail Centres	-	Hershams district centre
Retail Facilities	Retail Floor Space (A1-5)	38 units
	Vacant	3 units
Non-residential	D1 and D2	4 units

	Vacant	0 units
Office Accommodation	B1	4 units
	Vacant	0 units
Industrial Units	B2 – General industry	0 units
	Vacant	0 units
	B8 – Storage or Distribution	0 units
	Vacant	0 units
All other uses	Sui Generis	6 units
	Vacant	0 units

4.101 Although predominately residential, Hersham does have an economic function, containing Strategic Employment Land and a district centre. The following describes the economic drivers in Hersham.

Retail – The district centre

4.102 Also known as Hersham Village, Hersham district centre is just under one and a half miles from both Walton-on-Thames to the northwest and Esher to the east. The centre is bounded by housing to the east and west, Green Belt to the south and Strategic Employment Land at Hersham Technology Park to the north. Green Belt surround much of the housing to the east and west, effectively creating a ‘pocket like’ catchment area to which Hersham is the nearest shopping provision. Set at the junction between Molesey Road / Queens Road and Burwood Road, the majority of the main shopping frontage is located in a linear form along Molesey Road, apart from the units contained within the ‘Hersham Centre’.

4.103 The district centre contains just 38 retail units that A1 to A5 use class with the large Waitrose supermarket acting as the anchor store. This store serves the main bulk food shopping trips for the Hersham catchment area. The centre contains a significant number of small independent comparison and service retailers, which cover a reasonably varied offer including clothes shops, dry cleaners, hair / beauty and florists. The centre contains seven cafes, restaurants and/ or fast food restaurants and a public house (The Emperor). There are also four office units a considerable decline from the previous assessment in 2015 which had 15 office units. The district centre also includes community uses such as a dentist, church and hall.³⁶

Office Accommodation – Hersham Technology Park

4.104 There are four B1a (business) units located in the district centre, which are mainly smaller offices units above shops. However, there has been a considerable impact as a result of change of use class order to allow the permitted change from office to residential in 2013³⁷. Hersham Technology

³⁶ Retail Centre Review 2020

³⁷ Elmbridge Borough Council Monitoring of Office to Residential under changes to The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015

Park contributes to 2,712 sqm of total flood space it is the former HQ office building for Air Products dating from the 1960 / 70s and it has been converted into serviced office accommodation. It has good car accessibility to the A3 and good proximity to local services and public transport. The site is home to 28 small businesses employing over 800 people. There are currently no vacant units which suggest a strong demand for small serviced office space in the area³⁸.

- 4.105 In the Local Market Appraisal 2020 the Hersham Technology Park has been recognised as a site to be retained as Strategic Employment Land. The site is one of the more long-standing providers of start-up accommodation and it has the benefits of enabling a comparatively large clustering effect of small businesses.

Industrial – Riverdene Industrial Estate, Hersham

- 4.106 The Riverdene Industrial Estate is a small area located to the north of the district centre and east of the Hersham Technology Park that was previously designated Strategic Employment Land containing B1 and B2 uses. A planning application in 2014 (planning reference: 2014/5061) proposed a new food store (use class A1) (2,280 sqm) on the ground floor and 38 residential units over three floors above with associated parking and new access following demolition of existing buildings (5,884 sqm). This new food store is occupied by LIDL which provides competition for the single anchor store Waitrose located 100m south in the Hersham district centre. This discount food store will provide more affordable food shopping for local communities.

Social

Population and Community Wellbeing

Table 38 – Population by age ONS Census 2011³⁹ and Surrey-I 2018

Age Structure	Hersham 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	20.4	21.4	19.3	18.9	22.3	19.7	19.2
Age 16-64	60.6	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	19.6	16.5	17.2	16.4	18.3	18.9	18.2

- 4.107 The population of Hersham is similar to the other settlements of Elmbridge and shares a high percentage of 0-15-year old's and low number of residents aged 64 and above. As Hersham contains a large ex local authority estate with more affordable homes at higher densities. The settlement has the second lowest residents in the borough but has a higher density with 22.96 people per hectare.

³⁸ Elmbridge Commercial Property Market Study, 2014

³⁹ No recent data of population by structure for Wards

4.108 The presence of families in Hersham Village also confirms the moderate levels of 16-64-year old's. These high percentages of adults at a child rearing age along with the high percentage of children suggest this ward is popular with families. Again, this is likely to be due to the better mix and more affordable housing stock that is available in this settlement.

Health and Social Exclusion

Table 39 – Ration of patients to GPs by settlement area⁴⁰

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Hersham Surgery	5	5	8,101	1,620

Table 40 – Residents health per settlement Census 2011

	All categories: Long term health problem or disability	Very good health	Good health	Fair health	Bad health	Very bad health
Area	Number	%	%	%	%	%
England	53012456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
Hersham	12,414	51.6	33.3	11.4	3.1	0.7

Table 41 – Child poverty in out of work benefit households⁴¹

Area	Households	%
England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5
Hersham Village	150	5.25

4.109 The percentage of residents with very bad health is the same as the Elmbridge average and lower than the county and national average. However, the average of bad health is higher than the borough, county and national level.

⁴⁰ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

⁴¹ Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

Fair to very good health is also lower than the borough, county and national average but good health represents a higher average. Access to a GP is relatively high compared to other more affluent areas with one GP per 1,620 people.

- 4.110 In Hersham residents have the lowest education attainment in the borough with 36.25% achieving level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy)). Moreover, the settlement has the highest rate of residents achieving no qualifications at all with 18.9% which is 3% higher than the second lowest average which is Molesey with 15.8%
- 4.111 The levels of poor health and poor attainment of qualifications compared to other settlements in the borough indicates that Hersham has pockets of deprivation. This is also representative as child poverty is the third highest behind Walton and Molesey settlements.

Table 42 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
Hersham Village	9904	18.9	11.6	13.8	11.25	36.25	5.05	25.35	3.2

Employment and skills

Table 43 – Employment activity and population claiming job seekers allowance

	Hersham Average	Elmbridge Average	Surrey Average	National Average
% Population economically active ⁴²	73.35	73.4	73.6	69.9
% Population economically inactive ⁴³	26.65	26.6	30.1	26.4
% Population who are economically active and employed	68.1	68.4	67.7	62.1
% Population who are economically active but unemployed	2.7	2.7	2.8	4.4
% Population claiming job seekers allowance (June 2015)	6.25	9.85	0.84	-

4.112 The average of percentage of residents in Herham are economically active (74%) but this is slightly below the borough, county and national average. Unemployment is also experiencing similar levels in the borough and nationally. However, the settlement experiences high economic activity from its business and industrial locations. It is likely that residents within the settlement do not have access to these jobs and there is an inward migration of workers from neighbouring boroughs. Where there are pockets of deprivation there is further evidence outlining that a high number of residents are claiming job seekers allowance.

Housing

Table 44 – House Prices Surrey-I 2015⁴⁴ and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	Hersham 2020	EBC 2020	Surrey 2020	National 2020
Property price average	694,116	464,195	272,141	550,134	850,496	604,307	331,434

Table 45 – Rental prices Settlement Assessment 2015⁴⁵ and Zoopla 2020

⁴² The percentage of the population aged 16-74 that is either employed or actively seeking employment

⁴³ The percentage of the population aged 16-74 that are not in employment but do not meet the criteria of unemployed. This can include the retired, students, people looking after home/family/or people who are disabled/long term sick and other.

⁴⁴ No house price data per settlement in 2015

⁴⁵ Data from Zoopla in the Settlement Assessment 2015

	Hersham 2015	EBC 2015	Hersham 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	5128	3313	5109	4581	1170	1988

- 4.113 The average property price in Hersham is lower than the borough and county average in 2020. But as it is located in the South East with easy transport links to London it is considerably higher than the national average. When compared with other house prices in the rest of the borough, Hersham is clearly a more affordable place to live. This relative affordability is also apparent when considering average current values. The most popular tenure of property in the settlement is of semi-detached (38.63%) and detached (28.24%) (see table 36). With local workers' salaries at an average of £31,043 per year or £2670 per month, it would still cost 17 times a local salary for the price of an average property in Hersham⁴⁶. Albeit very high than the normal wage it is the lowest cost for a house in Elmbridge.
- 4.114 The average rental asking price has decreased since the settlement assessment in 2015 and do not now consider properties in Burwood Park as this is now in the Weybridge settlement. However, rentals are still beyond the reach of those employed in the area.
- 4.115 Even though affordable housing is limited in Elmbridge, the settlement of Hersham has seen the second highest increase in affordable housing since 2011. It is expected that 54 homes are to be built in 2021/22 at two sites, 34 homes at Rydens Enterprise School (planning reference: 2013/5035) and 20 homes in Hersham Road⁴⁷. This housing will support and alleviate demand for much need affordable housing in the borough.

Facilities and services

Table 46 – Settlement facilities and services

	Hersham Village Park
Primary Schools	3 Primary School
Secondary Schools	1 Secondary School
Other Schools	3 Pre-schools 5 Nurseries
Library	1
Higher Education	0
Doctors Surgery	1

⁴⁶ Census 2011, 2014 Annual Survey of hours and earnings

⁴⁷ Affordable housing in Elmbridge - <https://www.elmbridge.gov.uk/housing/affordable-housing/>

Dentist	2
Pharmacy	2
Community Hospital	0
Petrol Station	2
Post Office	1
Bank and Building society	0
Supermarket	2
Public House/ Bar	4
Restaurant/café and Takeaway ⁴⁸	7
Cinema	0
Leisure centre	0
Public Parks	5
Community/Village Hall	1
Youth Centre	1
Places of Worship	3

- 4.116 Hersham contains a number of private and state schools which are located and accessible across the settlement. There are currently three state primary school: Burhill School, Bell Farm Primary School and Cardinal Newman Catholic Primary School. The previous infant school at Burhill and the junior school at Bell Farm School have been converted into primary schools and new forms of entry and have been increased to help address the demand in school places across the settlement. Hersham also contain a state secondary school, called the Three Rivers Academy, providing education for 11-18-year old's. The Three Rivers Academy also includes an acting school. There is also five nurseries and three pre-schools in the Hersham settlement.
- 4.117 Hersham does have a GP practice in the district centre but it is operating below the national standard of 1 GP per 1800 population with 1,620 per GP. NHS dental surgeries and pharmacies are also closely located in the district centre and easily accessible to those communities living adjacent to Hersham Village. People living in the residential roads of Hersham north of the A244 to access these provisions or use the facilities in the neighbouring Walton-on-Thames. There is no community hospital in Hersham and the nearest NHS hospital is Kingston hospital.
- 4.118 Many day-to-day services and groceries are available at the district centre, although the centre does not include a bank. It does contain a post office and supermarket and there are seven restaurants located within the centre. However, there is no nighttime economy and the centre is designed to provide local groceries and services to the immediate catchment area rather than attract visitors for leisure or recreational pursuits.
- 4.119 Hersham Village contains the main community hub with the village hall and community centre in the one location adjacent to the village green. The

⁴⁸ Retail Centres Review 2020

settlement's youth centre is located in the north at Arch Road and provides teenagers with entertainment, activities and support. Due to the size of the settlement, there is no cinema or leisure centre. Residents can access these facilities in neighbouring Walton-on-Thames and Esher or by travelling to nearby Kingston town centre.

- 4.120 The Green and Blue Infrastructure study (2020) states that Hersham has 26.6 ha of open space which is above quantitative standard of 0.9 ha of public parkland per 1000 population but there is access deficiency identified in the north of the area. The study also confirms that the area has 1.63 sqm per child play space which is above 0.76 sqm of formal children's play provision per child.
- 4.121 The settlement of Hersham benefits from a strong tree presence with trees found in front and rear gardens and lining public green spaces. There is limited blue infrastructure whilst the settlement is defined by the River Mole to the south there is limited public access and crossing points. Where space permits, developers should consider the use of swales and ponds to address surface water run-off.

Travel and Transport

Table 47 – Transport Accessibility

Transport	Hersham Village
Major roads	A244 Esher Road A317 Queens Way North & South
Rail services	London Waterloo - Woking
Bus services	458- Staines, Laleham, Shepperton, Walton, Hersham, Esher, Dittons and Kingston 514- Weybridge, Addlestone, New Haw, Byfleet, Hersham, Field Common Estate, Molesey, Thames Ditton, Surbiton and Kingston 515 – Kingston to Addlestone 555- Heathrow Airport Central, Hatton Cross, Heathrow Terminal 4, Stanwell, Ashford Hospital, Sunbury, Shepperton, Walton and Hersham 564- Whiteley Village, Hersham, Ambleside Avenue, Walton, Vicarage Fields Estate and Xcel Leisure Centre

- 4.122 Car use is high across Elmbridge and is fairly similar to that identified elsewhere in the borough, county and nationally. In addition, a high percentage of people use the car as their method to travel to work in Hersham Village with 56%. The A244 runs through Hersham and provides access across the borough to the strategic road network. The A3 is located to the far south of Hersham and access to both the A3 and M25 is easy for drivers. As the major roads do not enter the district centre, residential and district roads do not suffer high levels of congestion.
- 4.123 There is one train service from Hersham station which is a stopping service to London Waterloo and Woking. As the train station is located to the north of Hersham Village which is more residential and across the settlement 20% of residents use this service as a means to get to work. This is likely to be the case as residents seek for jobs from the wider market in neighbouring boroughs.
- 4.124 As shown in the table above, the number of bus services available in Hesham is good. These travel through the district centre, Molesey Road and Esher Road allowing local people access to a number of different destinations. People can access key parts of the borough such as Walton town centre, Xcel leisure centre, Whiteley Village, Hampton Court and Rydens School. Bus services also operate to key destinations outside the borough such as Kingston, Staines and Woking. This allows people the opportunity to access other job markets or services and facilities further afield.

Table 48 – Household vehicle ownership

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
Hersham	5133	100	821	16	2106	41.1	1607	31.3	437	8.45	162	3.2

Table 49 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibus or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
Hersham	8559	8	1	20	1	0	1	56	3	2	6	1

Table 50 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,526	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
Hersham	6,012	599	847	950	788	1,155	147	54	59	861	552	67,466.8	14.7

Environment

Table 51 - Environmental Features

Feature	Hersham Village
Site of Nature Conservation Importance (SNCI)	0
Local Nature Reserve	0
Green Belt	133ha
Biodiversity Action Plan Habitats	0
Biodiversity Opportunity Area (BOA)	0
Conservation Area	Hersham Village
Mineral Safeguarding Area	130ha
Air Quality Management Area (AQMAs)	0
Site of Special Scientific Interest (SSSI)	0
RAMSAR	0
Special Protection Area	0
SANG site	0
Registered Town and Village Greens and Commons	2.5ha
Park or Garden of Specific Interest	0
Flood Zones	2, 3 and 3b
Ancient Woodland	0
Ancient and Veteran Trees	0
Lowland Fens	0

Natural Environment

- 4.125 Hersham contains extensive Green Belt land to the south, which has a variety of uses including recreation and agriculture. Although the urban area is relatively small in comparison with the large expanse of Green Belt, open green spaces feature throughout the settlement. These include recreation and playgrounds and school fields. A number of greens are located around

Hersham Village including The Green, Back Green, The Memorial Gardens and Vaux Mead. The community takes part in Hersham in Bloom which helps create an attractive urban environment. There are also a significant number of mature broadleaf trees located within the Green Belt, alongside roads and within private gardens. Although mainly residential, Hersham North has an area of Green Belt land located to the east which incorporates Hersham golf course. The River Mole borders this Green Belt land and geographically separates Hersham from Esher.

- 4.126 There is an area to the south-east of the settlement that is designated a mineral safeguarding site in the Surrey Mineral Plan Core Strategy and Development Plan 2011. Minerals safeguarding areas have been defined for resources of concreting aggregate, soft sand, silica sand, brick clay and fuller's earth. The mineral planning authority (Surrey County Council) will seek to prevent sterilisation of these resources by other development.
- 4.127 Partly south of Hersham falls within the Thames Basin Heath Special Protection Area 400-5km buffer zone. This was designated on 9 March 2005 and forms part of Natura 2000, a European-wide network of sites of international importance for nature conservation established under the European Community Wild Birds and Habitat directives. It is one of the South East's most important natural assets with the lowland heath supporting important population of Dartford Warbler, Nightjar and Woodlark which are vulnerable ground-nesting birds.
- 4.128 Flood Zone 2, 3 and 3b is located along the River Mole and this is designated a flood risk area. This does affect some existing housing in Hersham. These existing houses fall within the flood alert area in which the Environment Agency provides residents with flood alerts.

Pollution

- 4.129 Hersham does not contain any AQMAs. Although the A244 runs through Hersham, it does travel into the district centre of residential areas.
- 4.130 As discussed in the travel and transport section, car ownership and car use is high in Hesham. Although Hersham itself has no air quality management issues, high uses of the car will impact on the environment of Hersham and Elmbridge.

Historic Environment

- 4.131 Hersham has one conservation area which is located in Hersham Village and covers The Green, Vaux Mead and Memorial Gardens. There are numerous listed buildings located throughout Hersham with small areas of high archaeological potential in the north of Hersham but no scheduled ancient monuments.

Conclusion

- 4.132 Hersham is the central settlement that is relatively small and urban to the north with more environmental designations to the south. The settlement is the second smallest population in the borough but with a high density despite its size. Young children and adults are higher and it indicates the area is popular with younger families. The demand for school places has been alleviated by the expansion and reorganisation of existing schools to allow for extra primary school places. Its location to the district centre, road network, train station and bus routes, makes Hersham Village a sustainable place to live.
- 4.133 Despite these many positive factors, Hersham has a number of issues that threaten these benefits. With a higher percentage of people experiencing bad to very bad health, the area needs to improve its health care provision. However, data is based on ONS Census 2011 and with the GP ratio to people enhancing since the 2015 settlement. There could be a better outlook on health in the settlement when data is available from the next census in 2021. There is high poverty and low educational attainment, and this clearly identifies social disadvantages. But the reorganisation of schooling in this settlement may improve qualifications in the future.
- 4.134 Despite its size, Hersham does have an economic function providing employment land at its Technology Park and district centre. These create local job opportunities and low immediate communities to access essential shops and services. Similarly, across the borough residents are actively in employment with 20% using the train likely to work outside the borough to access higher paid job markets.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Mix and affordability of housing • Strong community spirit • Community facilities • Provision of three primary school • Secondary school 	<ul style="list-style-type: none"> • High percentage of child poverty • Area of social deprivation • Public park deficiency in one area • Limited retail offer at the district centre • Lack of GP services • Lack of affordable housing in Hersham
Opportunities	Threats
<ul style="list-style-type: none"> • Provide more affordable and low-cost market housing • Tackle child poverty and social exclusion • Create a park with child play space in the north • Improve district centre offer • Development new GP service 	<ul style="list-style-type: none"> • Social exclusion • Potential of flood risk • Poor health due to lack of GP

Thames Ditton, Long Ditton, Hinchley Wood and Weston Green Settlement Assessment

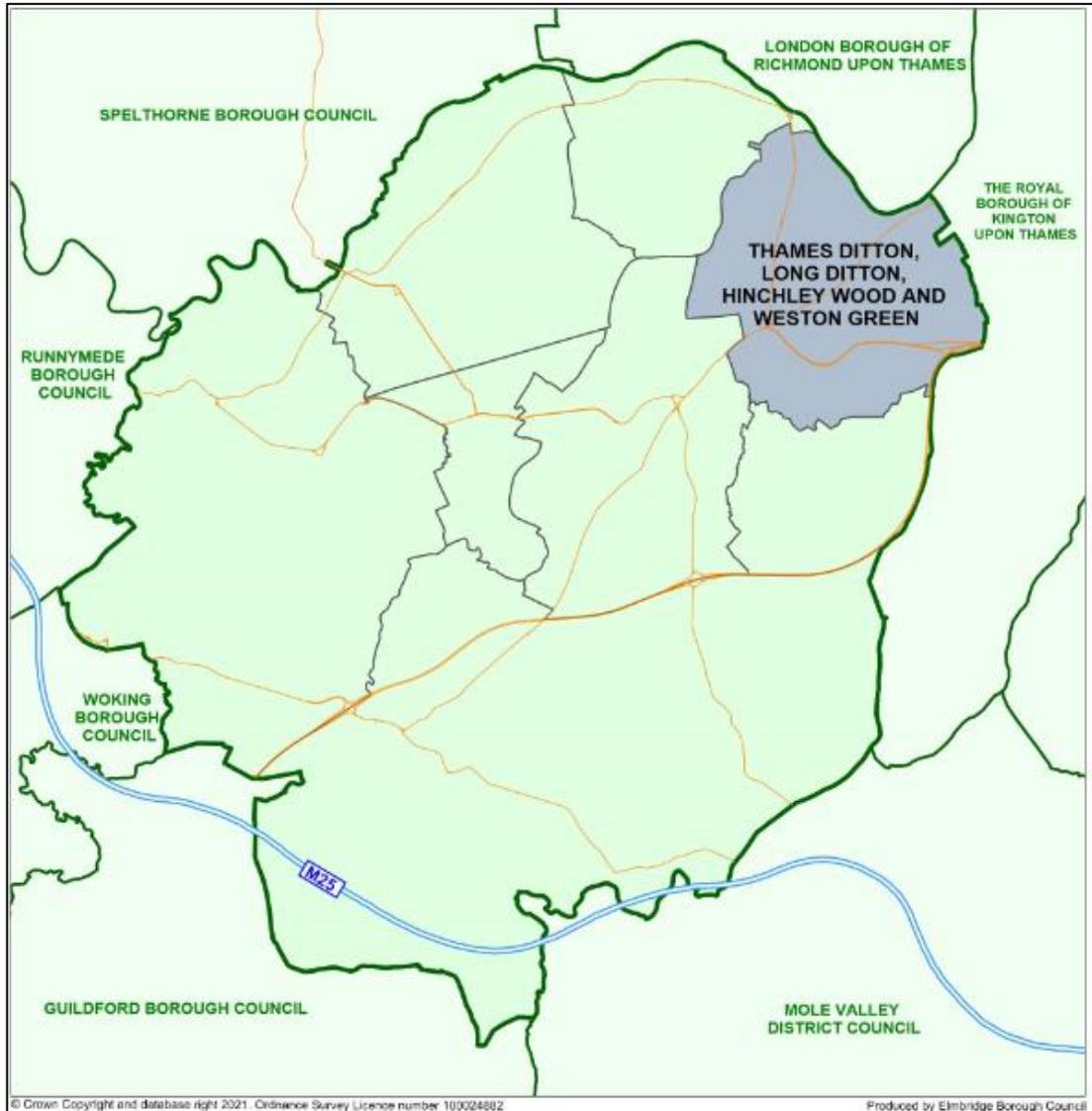


Figure 7 – Settlement of Thames Ditton, Long Ditton, Hinchley Wood and Weston Green

Settlement Overview

Table 52 – Settlement overview

	Hinchley Wood and Weston Green	Long Ditton	Thames Ditton	HW, WG and Dittons Average	Elmbridge Average	Surrey Average	National Average

Number of people / ha⁴⁹	19.65	31.93	31.69	27.76	14.37	7.16	4.30
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Table 53 – Settlement overview (Census 2011)

Total = 8,483 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi-detached	Whole house or bungalow: Terrace	Flat, maisonette or apartment: Purpose-built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	3,413	2,213	1,187	1,292	255	102	21
Predominant Housing Type %	41.2%	26.7%	14.3%	15.6%	3.1%	1.2%	0.3%

- 4.135 Located to the north east of the borough, this settlement includes four individual residential areas and wards: Hinchley Wood, Long Ditton, Thames Ditton and Weston Green. It is 872 hectares in size, containing 24,876 people with 27.76 people per hectare. Its population is the second largest in the borough. The settlement is bordered by the River Thames on the northern boundary and the London Borough of Richmond upon Thames beyond. It coalesces with the Royal Borough of Kingston upon Thames to the north east.
- 4.136 The four areas in this settlement are predominantly residential and all have distinctive characters. Due to the settlement's proximity to Kingston upon Thames, there is no town centre or district centre. Residents can use Surbiton or Kingston for a range of shopping and leisure services. For day-to-day convenience shopping, the area is served by two local centres at Thames Ditton and Hinchley Wood as well as number of local parades.
- 4.137 Both Hinchley Wood and Thames Ditton have the benefit of a centrally located train station, which allows people to commute to London for work. Weston Green residents can use either Thames Ditton or the Esher train station which is located on the boundary of this ward. The Kingston by-pass offers convenient road links to London and to the southbound A3, although it also acts as a physical barrier to those who live to the north and south of it. Buses serve a variety of destinations including Esher, Surbiton, Guildford and Woking.

⁴⁹ Surrey I data – Area and population density (2016)

- 4.138 The area provides a number of education facilities, including several primary schools, a secondary school at Hinchley Wood and a Sixth Form College in Thames Ditton. These schools are very popular with local residents are oversubscribed. There is also a range of community facilities available in the settlement ranging from a library, two community centres, seven-day nurseries and seven different places of worship.
- 4.139 The settlement has a rich natural and historic environment with the River Thames to the north, several greens and Green Belt land to the south. There are four conservation areas: Thames Ditton, Giggs Hill Green, Long Ditton and Weston Green.

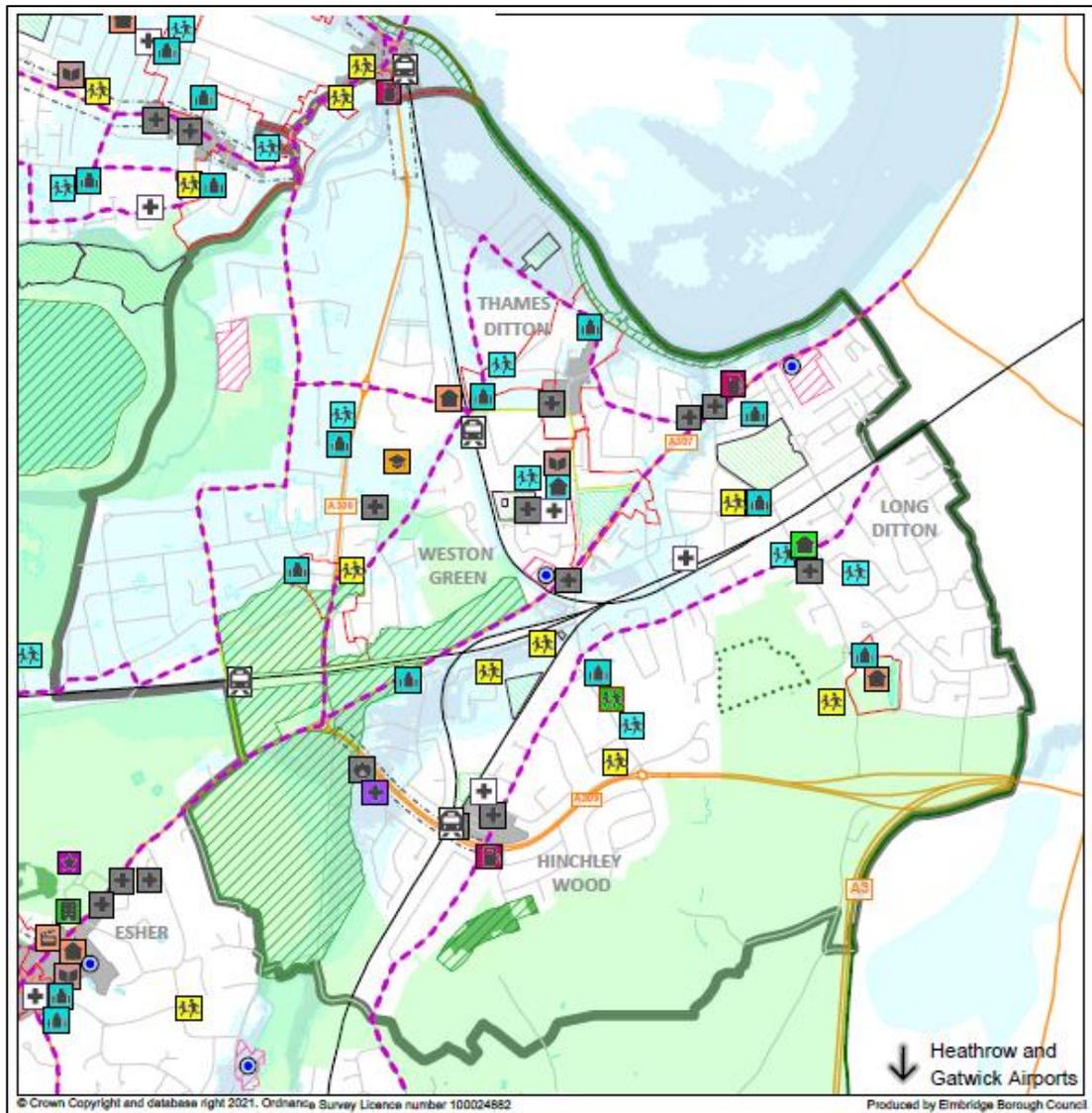


Figure 8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green

Economic

Table 54 – Economy context from the Retail Centres Boundary Review 2020

		Hinchley Wood	Thames Ditton
Large Employers	Companies employment +50 employees		SHL Group Ltd, The Pavillion
Retail Centres	-	Hinchley Wood local centre	Thames Ditton local centre
Retail Facilities	Retail Floor Space (A1-5)	20 units	33 units
	Vacant	0 units	3 units
Non-residential	D1 and D2	5 units	1 unit
	Vacant	0 units	0 units
Office Accommodation	B1/B1a	3 units	14 units
	Vacant	0 units	3 units
Industrial Units	B2 – General industry	0 units	0 units
	Vacant	0 units	0 units
	B8 – Storage or Distribution	0 units	0 units
	Vacant	0 units	0 units
All other uses	Sui Generis	2 units	1 unit
	Vacant	0 units	0 units

- 4.140 This settlement is predominately residential in use and there is no district or town centre in the area. There are two Strategic Employment Land areas one at the Pavillion, Giggs Hill Green and one at Kingston House Estate, Portsmouth Road. The table above does not include Long Ditton or Weston Green as these as these wards do not provide any retail or employment sites. The following sets out the settlements' local economic drivers.

Local centres

- 4.141 Thames Ditton is the larger of the two local centres in this settlement. It is located less than one mile south east of East Molesey, the nearest district centre. Based along the High Street, the main shopping frontage is located on the western side of the High Street towards the north, and largely on the eastern side of the High Street further south. The centre contains a sizable business complex at 'AC Court' which included a significant quantity of occupied office space. The local centre contains a small but very important number of convenience shopping units, which include a greengrocer, convenience store with post office counters and newsagents. It also contains a significant number of independent comparison and service retailers. As is

the case with other local centres, these units are typically small in size. Thames Ditton local centre currently lacks entertainment and leisure uses, which are accessible in neighbouring Kingston upon Thames town centre.

- 4.142 Hinchley Wood local centre is located less than one-mile northeast of Esher. Bounded by housing, the local centre has a readily defined catchment area for shopping provision. The main shopping frontage is located along the north and south side of the memorial garden square, as well as on the east side of Manor Road North. The existing retail role and function of this centre is to provide easily accessible shopping and meet people's day-to-day needs. The centres containing a significant number of independent comparison retailers within a limited offer of comparison uses, with concentrations around household hardware, electrical good etc. Hinchley Wood contains a small but important number of local convenience stores, which include a bakery and a butcher. Many of these units serve the top-up shopping needs of the centre's catchment area, with much of the bulk food shopping trips undertaken elsewhere. The centre also contains a number of community facilities, which include surgeries and a veterinary clinic.
- 4.143 There are local parades of shops in Long Ditton and Weston Green, which provide a small range of essential shops for the immediate locality.

Office accommodation

- 4.144 Although there are small scale offices located in the Thames Ditton local centre, there are also a number of freestanding office buildings in the area. Currently designated as Strategic Employment Land, The Pavilion, Atwell Place, is a large purpose-built HQ office building (B1) located in Thames Ditton, off Portsmouth Road. It comprises a high quality three storey building constructed in the 1990s with surface car parking. These premises are fully occupied by a single business and demonstrate a successful employment land use. The site is fairly constrained and would not be suitable for expansion as the railway lines runs to the south and it is surrounded by medium density residential development. There is reasonable car accessibility from Portsmouth Road, good access to local services and public transport but it is remote from other business occupiers.
- 4.145 Located to the south of the railway line and The Pavilion, there is a two-storey telephone exchange and surface car parking currently in operational use by BT. Although it has good car access to Portsmouth Road and reasonable access to local services and public transport, it is remote from other business occupiers. Surround by Green Belt, this site is heavily constrained.
- 4.146 Kingston House Estate located further north of Portsmouth Road also comprises office accommodation. Again, designated Strategic Employment Land, it is a mixed employment site with self-storage, car repair, offices and hotel use (B1, B2, B8 and C1). There has been significant recent redevelopment and investment in the site. It is located in the north of the borough less than two miles from Kingston town centre. The site fronts the Thames and is surrounded on other sides by medium / high density housing.

It has good access to services and public transport. The site is occupied by major employees / companies including Holiday Inn, Shurgurd, Honda, and Mini and BMW. There are also light industrial river related premises at the Thames Marina, Portsmouth Road.

- 4.147 Historic Thames side warehouses at the Ferry Works, Thames Ditton have been converted to office accommodation. These offices are located just outside the Thames Ditton local centre, but within the Conservation Area and village. There is limited on-site car parking and it is remote from the main road network and public transport but there is good access to local services. This is an example of a successful small office development in a very attractive environment. They are fully occupied, mainly by professional service firms and their success demonstrates a strong demand for small serviced officed space in the area.

Social

Population and Community Wellbeing

Table 55 – Population by age ONS Census 2011⁵⁰ and Surrey-I 2018

Age Structure	HW, WG, Dittons 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	23.7	21.4	19.3	18.9	22.3	19.7	19.2
Age 16-64	61.3	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	14.5	16.5	17.2	16.4	18.3	18.9	18.2

- 4.148 In the settlement area of Hinchley Wood, Long Ditton, Thames Ditton and Weston Green the percentage average of 0-15-year old's is greater than the borough, county and national average. This could be because of the high-quality schooling in the area which has attracted young families. The settlement also has a secondary school which has a limited catchment area and potentially the Sixth Form at Esher College. With the high standard of primary education in this settlement, it is likely that many of the population school children will migrate to seek higher education or university outside the borough.
- 4.149 The percentage of residents 64 years old and above is considerably lower than the recent averages in 2018. This reaffirms the possibility of younger families live in this settlement area and older people seek other locations to live in the borough.

Health and Social Exclusion

⁵⁰ No recent data of population by structure for Wards.

Table 56 – Ration of patients to GPs by settlement area⁵¹

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Groves Heath Centre	4.8	14.8	24,876	1,681
Giggs Hill Surgery	7	-	-	-
Thorkhill Surgery	3	-	-	-

Table 57 – Residents health per settlement Census 2011

	All categories: Long term health problem or disability	Very good health	Good health	Fair health	Bad health	Very bad health
Area	Number	%	%	%	%	%
England	53012456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
HW, WG & Dittons	21,594	60.2	29.4	8.3	1.7	0.5

Table 58 – Child poverty in out of work benefit households⁵²

Area	Households	%
England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5
HW, WG & Dittons	165	2.8

⁵¹ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

⁵² Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

- 4.150 In terms of health, the settlement's population has lower averages than the Elmbridge averages for both bad and very bad health. The level of very good health is far better than the borough, county and national average. However, it falls behind those averages for good and fair health in the settlement.
- 4.151 The number of GPs per person is reasonably high but has the third highest in count in the GPs in the borough which reflects the high standard of health in the settlement.
- 4.152 As well as health, further statistics indicate that there is a low number of children living in poverty (2.8%) with it being the lowest in the borough. This suggests that the borough is experiencing reasonable levels of affluence compared to other locations in the borough.
- 4.153 The outstanding provision of schools in the settlement has led to excellent attainment for pupils. Residents that achieve level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy) was 51.3% of the settlement population. Moreover, the settlement represents approximately 3% less than the borough average of residents with no qualifications. This demonstrates that the settlement is well educated and opportunities for employment are greater.
- 4.154 The percentage of children living in poverty is also lower than the Elmbridge average 5%. The settlement average is 2.8% and this demonstrates that there are likely no issues relating to social deprivation to local residents.
- 4.155 As the percentages show people across the settlement experience good health, high education attainment, qualification and wealth. Overall, the population has a high quality of life and there does not appear to be any obvious pockets of deprivation in this settlement.

Health and Social Exclusion

Table 59 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
HW, WG & Dittons	16509	9.7	8	13.7	11	51.3	4.7	21.7	1.6

Housing

Table 60 – House Prices Surrey-I 2015⁵³ and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	HW, WG Dittons 2020	EBC 2020	Surrey 2020	National 2020
Property price average	694,116	464,195	272,141	831, 737	850,496	604,307	331,434

Table 61 – Rental prices Settlement Assessment 2015⁵⁴ and Zoopla 2020

	HW, WG, Dittons 2015	EBC 2015	HW, WG, Dittons 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	1994	3313	1663	4581	1170	1988

4.156 As shown in Table 53, whole house or bungalow detached is the most common housing type across the settlement with 41.2%. This is followed by whole house or bungalow semidetached at 26.7%. Even though the settlement is located adjacent to London Boroughs it has an average density of 27.76 people per hectare which is almost double the borough average and there are as many large detached properties than there are flatted, terraced or semidetached properties.

4.157 The average price paid for a house in the settlement in 2020 was £831,737. This is higher than the average of housing in the borough in 2015 but less than the average in 2020. Regardless the average property price is significantly higher than the county and national average. Moreover, with local workers' salaries at an average of £31,043 per year or £2670 per month, it would still cost 26 times a local salary for the price of an average property in Hinchley Wood, Weston Green and the Dittons⁵⁵. Average rents have dropped since the 2015 assessment; however, this is likely a skewed result as results are taken from the most available property and rent prices on Zoopla.

4.158 There is a permanent Gypsy and Traveller site located in Hinchley Wood which is socially rented. There are 16 pitches managed by Surrey County Council. Other privately-owned pitches are located close to the council owned site are on Woodstock Lane South.

Employment and skills

4.159 The settlement's population that consider themselves economically active is

⁵³ No house price data per settlement in 2015

⁵⁴ Data from Zoopla in the Settlement Assessment 2015

⁵⁵ Housing Delivery Test Action Plan 2020

higher than the Elmbridge average. There are low numbers of unemployment people and those claiming job seekers allowance in the settlement. There is a low percentage of the settlement population that are 64 years old and above with the majority of population being between 16-64 years old. This highlights the high percentage of residents being economically active.

4.160 With regards to the method of travelling to work there is a significant number of residents from the settlement that take the train to get to work (28%). This is the highest percentage of train users in the borough. Residents in this settlement travel on average 15.2 kilometres to get to work and this may suggest the good access of rail services to London Boroughs for work.

Table 62 – Employment activity (ONS Census 2011) and population claiming job seekers allowance (Surrey I – Benefit Claims 2016)

	Dittons+ Average %	EBC Average %	Surrey Average %	National Average %
% Population economically active ⁵⁶	72.9	73.4	-	-
% Population economically inactive ⁵⁷	24.3	26.6	30.1	26.4
% Population who are economically active and employed	70.6	68.4	67.7	62.1
% Population who are economically active but unemployed	2.2	2.7	2.8	4.4
% Population claiming job seekers allowance (Q4 2016)	3.13	9.85	0.84	-

Facilities and services

Table 63 – Settlement facilities and services

	Hinchley Wood and Weston Green	Thames Ditton	Long Ditton
Primary Schools	2 Primary Schools	1 Junior School 1 Infant School	1 Junior School 1 Infant School
Secondary Schools	1 Secondary School	0	0

⁵⁶ The percentage of the population aged 16-74 that is either employed or actively seeking employment

⁵⁷ The percentage of the population aged 16-74 that are not in employment but do not meet the criteria of unemployed. This can include the retired, students, people looking after home/family/or people who are disabled/long term sick and other.

Other Schools	3 Nurseries 1 Independent school	1 Nursery School	1 Pre-school 1 Independent school
Library	0	1	0
Higher Education	1 College	0	0
Doctors Surgery	1	2	0
Dentist	2	4	2
Pharmacy	1	2	0
Community Hospital	0	0	0
Petrol Station	1	1	1
Post Office	1	1	0
Bank and Building society	0	0	0
Supermarket	2	1	0
Public House/ Bar	3	4	3
Restaurant/café and Takeaway ⁵⁸	3	9	0
Cinema	0	0	0
Leisure centre	0	0	0
Public Parks	1	3	3
Community/Village Hall	0	1	1
Youth Centre	0	0	0
Places of Worship	4	2	3

- 4.161 There are two primary, two infant, two junior and one secondary state schools in the settlement area. There are four other nurseries, one pre-school, two independent schools (one primary school and another providing schooling, care and services for people with disabilities) and also one Sixth Form College that attracts pupils from across the borough and elsewhere. Although, the school catchment has decreased in recent years the education institutions in the area provided the quantity and quality required. This explains the high level of pupil attainment and the popularity attraction of young families.
- 4.162 The health care provision is good across the settlement within three GP surgeries and eight dentists. The provision of three GP surgeries in the area the ration of doctors to population is well below the 1 per 1,800 people standards required by the NHS with 1 per 1,681 people. The nearest NHS hospital is in Kingston on Galsworthy Road. This can be accessed easily and quickly via public transport or car. Pharmacies are available in the settlement but not in the Long Ditton ward.
- 4.163 The area's local centres and parades of shops provide day-to-day essentials and there is one mini supermarket with a Cooperative shop located on A309 towards Hampton Court. However, there is no large supermarket based in the settlement for a regular grocery shop. As well as this, the settlement does not contain a range of banking or building society. A choice of large supermarkets

⁵⁸ Retail Centres Review 2020

and a range of banking institutions can be accessed in neighbouring Esher or Walton. However, it is likely that residents will use Surbiton and Kingston for these facilities as there are excellent bus services, easy car access and good parking provision at these locations. Thames Ditton local centre includes a post office and the settlements two petrol station is located in Hinchley Wood and Weston Green ward and Long Ditton ward.

- 4.164 Kingston town centre provides a greater number of comparison shops and a variety of leisure and recreational uses. Residents may also use the borough's leisure centre (Xcel) at Walton and local cinemas at Esher or Walton. The settlement's location makes it easy to access a range of facilities and services in neighbouring London Borough's and adjoining settlements in Elmbridge.
- 4.165 There is no specific nighttime economy in the settlement, but all three wards contain a number of popular public houses. These are particularly popular along the Riverside in Thames Ditton, where people can sit out and enjoy the area's setting.
- 4.166 Community facilities and services are good in the settlement. Thames Ditton contains the community hub with the library and community centre at Mercer Road. It is located a short walk from the local centre and provides a range of activities for all the community. Every area in the settlement has one or more places of worship.
- 4.167 The Green and Blue Infrastructure study (2020) highlights an access deficiency in children's play provision in the west of the settlement. The settlement is below the quantitative standard of 0.76 sqm of formal children's play provision per child. The quantity of natural green space is good at 169.2 hectares which is the third highest amount in the borough. However, there are two small areas of deficiency of public parks in the west of the area and the area is below the quantitative standard of 0.9 hectares of public parkland per 1000 people. The Littleworth and Ditton Commons to the north of the settlement area are designated as Sites of Nature Conservation Importance. In addition, there is a BOA along the southern bank of the River Thames. It is anticipated that future development proposals will enhance the biodiversity of these areas but should be mindful of the potential flood risk.

Travel and Transport

Table 64 – Transport Accessibility

	Hinchley Wood	Long Ditton	Thames Ditton
Major Road	A309 Hampton Court Way Kingston Bypass	A309 Hook Rise North Kingston Bypass A307 Portsmouth Road	A307 Portsmouth Road B364 Embercourt Road Watts Road Station Road Giggs Hill Road

	A307 Portsmouth Road B373 Hanger Hill B3379 Ember Lane		
Rail services	(Hinchley Wood) London Waterloo – Guildford)		(Thames Ditton) London Waterloo- Hampton Court

Bus services	458 – Kingston to Staines	411 – West Molesey to Kingston	458- Staines, Laleham, Shepperton, Walton, Hersham, Esher, Thames Ditton and Kingston.
	513 – Kingston to Downside	514- Esher, Hersham, Field Common Estate, West Molesey, East Molesey, Thames Ditton, Long Ditton, Surbiton and Kingston	513- Downside, Cobham, Oxshott, Esher, Thames Ditton, Hampton Court and Kingston
	515 – Kingston to Addlestone	515- Guildford, Ripley, Wisley, Cobham, Esher, Thames Ditton, Long Ditton, Surbiton and Kingston	514- Weybridge, Addlestone, New Haw, Byfleet, Hersham, Field Common
	661- Hampton Court, West Molesey, East Molesey and Hinchley Wood School		515- Guildford, Ripley, Wisley, Cobham, Esher, Thames Ditton, Long Ditton, Surbiton and Kingston
	715 – Kingston to Guildford		715 – Kingston to Guildford K3 – Esher to Kingston

4.168 Car ownership is high across the three wards and on average in the settlement 42.5% of households have at least one car. The settlement area has a number of locally important roads through it (e.g. the A309 and A307) and has easy access to the A3. However, it is otherwise quite distant from the larger arterial routes in the area such as the M3 and M25. Despite, the high car ownership the method of travel indicates that residents in this settlement are lowest users of the car with 44%.

4.169 In the settlement area 28% of residents opt to use the train as a method of getting to work which is the highest in the borough. This is because the

settlement is located closely to two train stations at Thames Ditton and Hinchley Wood. Both train stations provide good access to wider areas, especially the Central London job market. Esher train station is located closer to Weston Green's main residential roads.

- 4.170 The bus services provide a variety of routes and serves more localised areas via the 513 and wider areas go as far as Guildford via the 515 / 515A. The percentages of people using the bus as a method of travel to work is above borough average of 2% but only by 1%. Being located close to London and with a higher density of people than other settlements in the borough, public transport is good and is being used in order to access work and other services.

Table 65 – Household vehicle ownership

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
HW, WG & D	8181	100	819	9.5	3544	42.5	2968	37	650	8.225	200	2.6

Table 66 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibus or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
HW, WG & D	14870	11	2	28	3	0	1	44	2	4	5	1

Table 67 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,526	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
HW, WG & D	10,869	894	1,492	1,292	2,137	2,124	145	84	124	1,729	848	125,236.6	15.2

Environment

Table 68 - Environmental Features

Feature	Hinchley Wood and Weston Green	Thames Ditton	Long Ditton
Site of Nature Conservation Importance (SNCI)	82.5ha	8.3ha	2.4ha
Local Nature Reserve	0	0	7.1ha
Green Belt	250ha	15.6ha	63ha
Biodiversity Action Plan Habitats	0	0	0
Biodiversity Opportunity Area (BOA)	0	8.5ha	2.4ha
Conservation Area	Weston Green	Thames Ditton and Giggs Hill	Long Ditton
Mineral Safeguarding Area	0	0	0
Air Quality Management Area (AQMA)	3.9ha	3.3ha	0
Site of Special Scientific Interest (SSSI)	0	0	0
RAMSAR	0	0	0
Special Protection Area	0	0	0
SANG site	0	0	0
Registered Town and Village Greens and Commons	92ha	3.6ha	0
Park or Garden of Specific Interest	0	0	0
Flood Zones	2, 3 and 3b	2, 3 and 3b	2, 3 and 3b
Ancient Woodland	2.8ha	0	0
Ancient and Veteran Trees	1	0	0
Lowland Fens	0	0	0

Natural Environment

4.171 The settlement's urban area is located to the north with its Green Belt and open spaces mainly located to the south. Thames Ditton is situated the closest to the London Boroughs and has no Green Belt land within it. Despite this

division, each area provides a pleasant and individually distinctive residential area.

- 4.172 Giggs Hill Green and Weston Green are integral to the urban and suburban character of the area. Recreational parks, allotment gardens, school grounds and sports fields add to the areas of open space. Some roads, such as St Mary's Road and Station Road (Thames Ditton), are strongly defined by trees within front boundaries and elsewhere, private and publicly owned trees contribute to the street scene. Some of these green spaces are particularly important and have designations. For example, to the far south west of Hinchley Wood there is a large SNCI. This spreads into Weston Green at the far south of this ward. There is also a local nature reserve in Long Ditton.

Pollution

- 4.173 Kingston by-pass runs through the settlement along with the A309 and A307 providing car access to London and Guildford. These are heavily used roads and do generate high levels of air pollution. The A309 at Hinchley Wood between the junctions with Littleworth Road and Manor Road South is subject to an Air Quality Management Plan. The 2018/19 is not exceeding air quality objectives and it measures the lowest pollution of all the other AQMAs within the borough.

Historic Environment

- 4.174 The area is rich with heritage assets and is home to four of the borough's conservation areas. These include Thames Ditton, Giggs Hill Green, Weston Green and Long Ditton (Church and Manor House). There are sites of archaeological interest in the Thames Ditton and Long Ditton's conservation area as well as a number of statutory and locally listed buildings. An area of ancient woodland is located in the south of the settlement at Hinchley Wood. There is one landmark which is the Engine House at the Surbiton Waterworks, Long Ditton.

Conclusion

- 4.175 Although located close to London with a higher density of people, this settlement has a natural environment which includes the River Thames and the Green Belt to the south. Public transport provision is good and the three centrally located train stations allow people to access the higher paid jobs in London. This is one of the only settlements in the borough that does not have any pockets of relative deprivation. Education provision is high and there are excellent schools which encourage families to settle in the area. Its location close to the regional centre of Kingston, and to a lesser extent Surbiton, makes this an extremely sustainable settlement.
- 4.176 The GP ratios is relatively low when considering the settlement's population which is the second highest in the borough. There is a lower average of older people which could be a result of the higher densities and proximity to busier London Boroughs. Like the rest of Elmbridge, the house prices are very expensive and will prevent young adults' buying or renting in the area. The

type and price of housing along with the lack of new affordable and low-cost market housing being built excludes many people from living in this part of the borough. High densities of children in the area, also puts pressure on young people's access to services and school places. Making sure there are sufficient school places and enough play park provision for the current population should be the priority.

4.177 In comparison with the rest of Elmbridge, this settlement does have good public transport which is helping to reduce car use. However, like the rests of the borough, continued use of the car will increase air pollution. Issues of air quality, along with flood risk will need to be looked at when considering future development in the settlement.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Access to public transport / centrally located train station • Quality of schools • Local economy – successful local centres and office accommodation • High quality green space • Good community facilities 	<ul style="list-style-type: none"> • Lack of affordable and low-cost market housing • Predominance of detached dwellings • Oversubscribed schools • Air pollution Kinston by-pass • Access and quantity of play space and park provision • Population of GP over NHS standard
Opportunities	Threats
<ul style="list-style-type: none"> • Provide more affordable and low market housing • Increase health care facilities and GP services • Expand primary schools to create additional school places • To provide additional public car parks, play space and existing park improvements 	<ul style="list-style-type: none"> • Continued use of car will increase pollution • Lack of school places and affordable/ low cost housing could push people from settling • Pressure on GP services could affect health of population in the long term

Esher Settlement Assessment

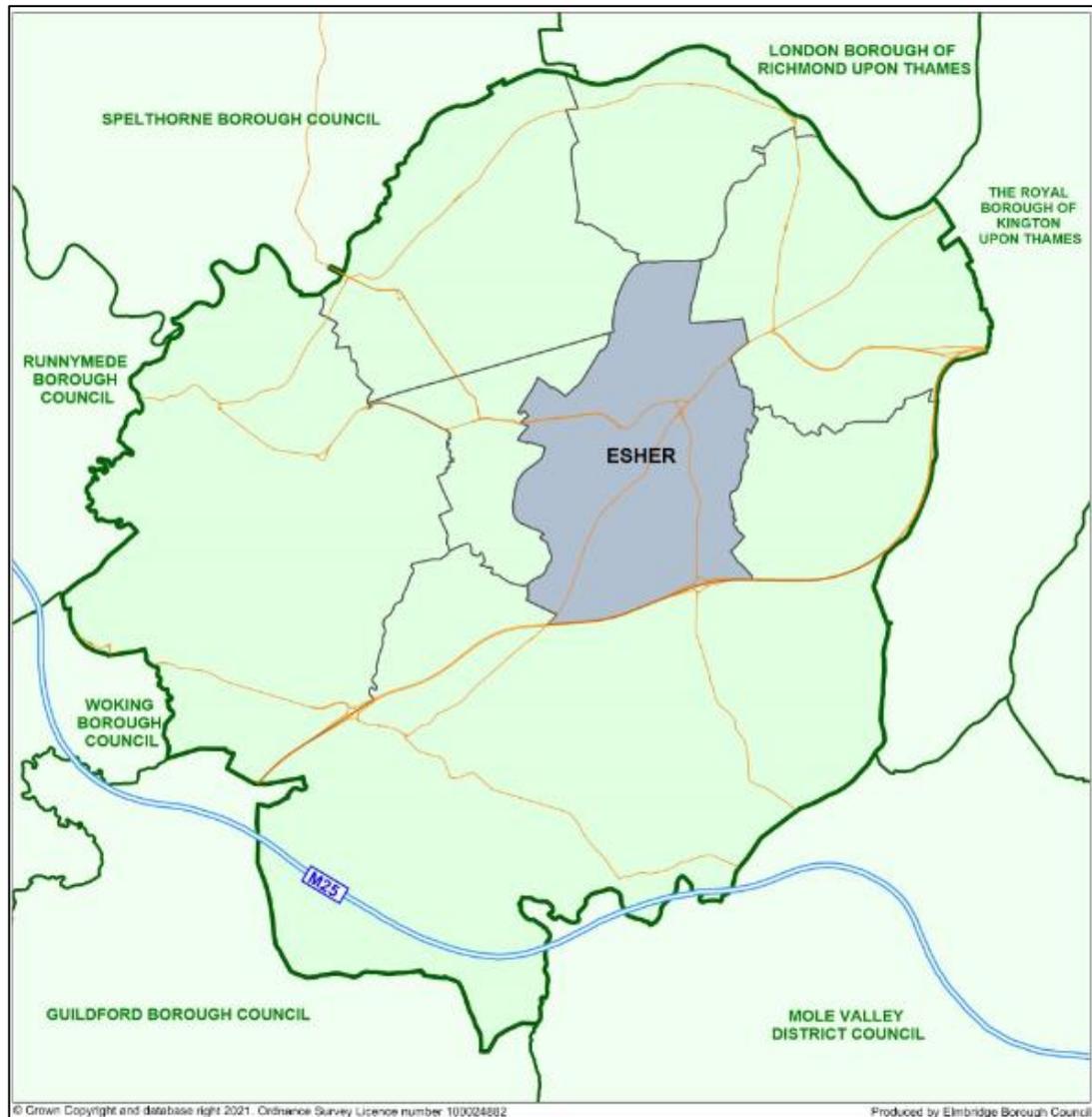


Figure 9 – Settlement of Esher

Settlement Overview

Table 69 – Settlement overview

	Esher	Elmbridge Average	Surrey Average	National Average
Number of people / ha ⁵⁹	9.32	14.37	7.16	4.30

Table 70 – Settlement overview (Census 2011)

⁵⁹ Surrey I data – Area and population density (2016)

Total = 2,899 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi-detached	Whole house or bungalow: Terraced	Flat, maisonette or apartment: Purpose-built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	1,446	429	366	485	120	58	0
Predominant Housing Type %	49.8%	14.8%	12.6%	16.7%	14.1%	2%	0%

- 4.178 Esher is the most central of all the settlements of Elmbridge and is some 900 hectares in size with a population of 9,413 and with a density of 14.37 people per hectare (the second smallest after Cobham & Downside and Oxshott and Stoke D’Abernon settlement). Esher does not contain any other wards and does not coalesce with any other settlement in Elmbridge. Two major roads, the A307 (Portsmouth Road) and the A244 (Copsem Road), intersect the settlement and the River Mole is located on the western boundary.
- 4.179 Esher is surrounded by Green Belt and is made up of a number of distinct residential areas surrounding the main centre on Esher High Street. The district centre of Esher has a strong economic role with a mix of retail, food / drinking establishments, businesses and recreational uses. Apart from the flats above retail units and limited terraced roads, residential dwellings are predominately detached on spacious plots in private roads located around the High Street.
- 4.180 To the south of the settlement lies West End, an attractive village containing semi-detached and detached homes. Adjacent to West End is Blackhill’s which is a collection of large detached dwellings located wholly within the Green Belt. To the north of Esher, separated by Sandown Racecourse, is Lower Green. This is a predominately residential area but also contains two industrial areas – the River Mole Industrial Estate and the Sandown Industrial Estate. The train station is situated adjacent to the east of Lower Green over a mile to the north of Esher’s retail centre.
- 4.181 Esher contains three conservation areas. The first area includes nearly all the district centre as well as a number of roads to the west of the High Street. The second conservation area at Lakeside Drive has recently been designated in 2013 due to its unique twentieth century architecture. In addition, to these conservation areas, the landscaped gardens of Claremont Park, a Grade I Registered Park and Garden, provides a unique setting to the south of Esher and acts the third Conservation Area.

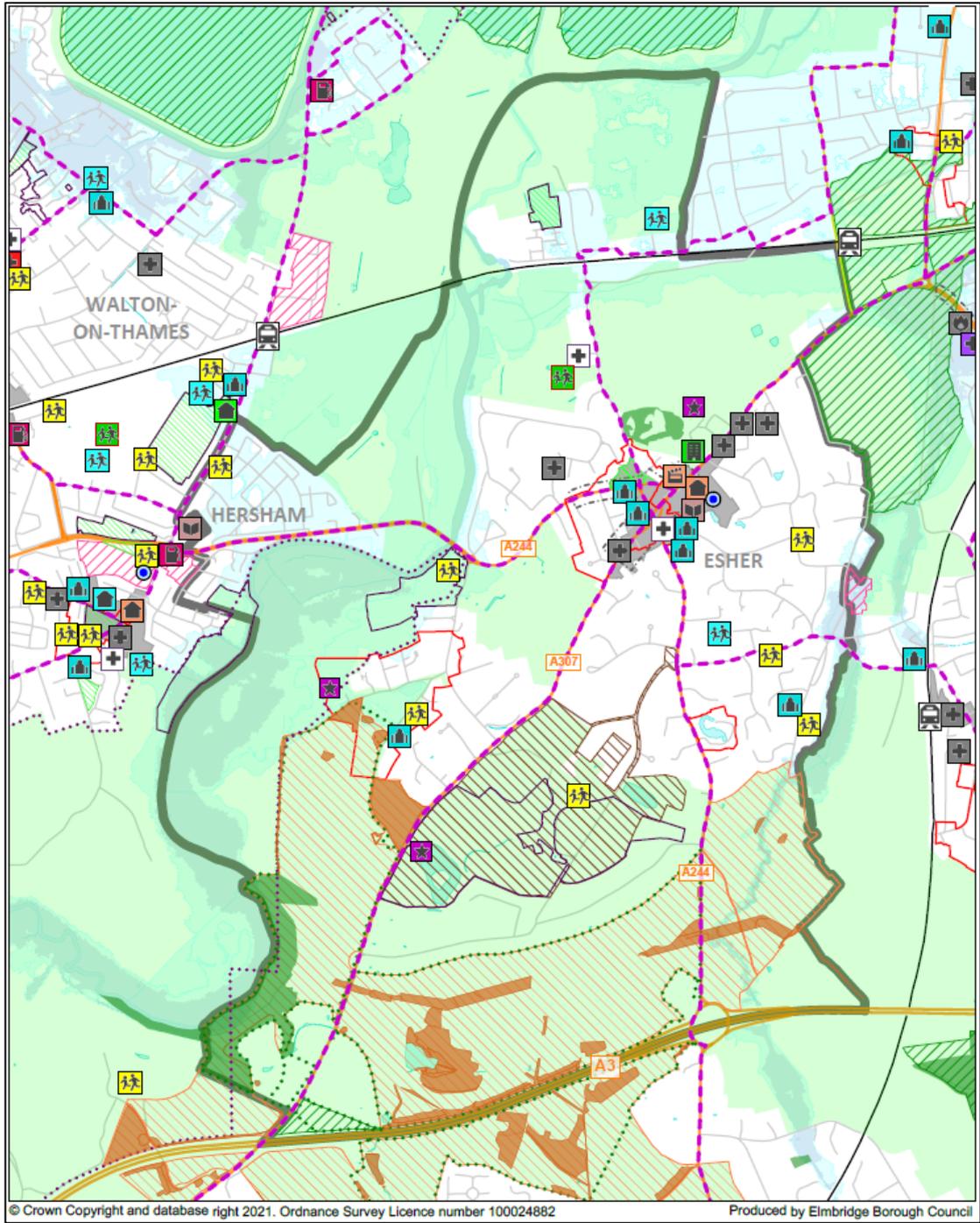


Figure 10 – Esher at its services

Economic

Table 71 – Economy context from the Retail Centres Boundary Review 2020

		Esher
Large Employers	Companies employment +50 employees	Sandown Racecourse
Retail Centres	-	Esher district centre
Retail Facilities	Retail Floor Space (A1-5)	97 units
	Vacant	14 units
Non-residential	D1 and D2	15 units
	Vacant	0 units
Office Accommodation	B1	26 units
	Vacant	3 units
Industrial Units	B2 – General industry	0 units
	Vacant	0 units
	B8 – Storage or Distribution	0 units
	Vacant	0 units
All other uses	Sui Generis	8 units
	Vacant	0 units

- 4.182 Despite the settlement's modest size, the town's economy is one of the most vibrant in the borough and unlike other centres has seen some major investment in its office floorspace in the last 5 years. These offices support a range of companies including Keltbray occupying St Andrews House on Portsmouth Road and Tony Gee Partners LLP occupying Hardy House at the other end of the High Street. Healix Group is an international medical risk management company and has had its headquarters located on Esher Green since 2011. In addition to these companies, the centre is also home to Elmbridge Borough Council and Sandown Racecourse.
- 4.183 Alongside some larger standalone offices, Esher also contains a range of offices above ground floor retail uses. These buildings contain mainly small businesses in the professional services sector⁶⁰ and this stock has been significantly improved through the development of the Aissela building on the High Street now occupied by Partidge Muir & Warren. This new building has added a further 1,683 sqm of Grade A space split over three floors. Overall there are three vacant offices in the district centre. No offices have been converted to residential at the expense of the changes to the use classes order introduced in 2013.

⁶⁰ Elmbridge Commercial Property Market Study, August 2014

- 4.184 As well as office accommodation, Esher High Street contains some 97 retail units (A1-A5). The district centre does have a larger proportion of comparison shops, many of these are specialist or boutique and do not provide day to day groceries. The only supermarket is Waitrose which is located at the southern end of the High Street. The nearest alternative supermarket is Sainsbury's in Cobham. With a wide range of restaurants, bars, public houses and a small cinema, Esher does have a leisure function and an evening economy.
- 4.185 Esher has two industrial estates located in the north of the settlement, River Mole and Sandown Industrial Estate. The River Mole Industrial Estate contains six medium sized B1/B2 units and has a large council depot to the rear. Located next door, the Sandown Industrial Estate contains 14 industrial units (B2) and a distributions warehouse (B8). There is an apparent 50% vacancy across both industrial estates⁶¹, and this may be due to their relatively poor quality and fairly remote location, situated away from local services, public transport and other business occupiers. Access to the strategic road network is also poor as it is located 2 miles from the A3 and 5 miles from the M25. In addition to this, HGVs have to negotiate height restricted railway bridges as well as drive through the residential area of Lower Green.
- 4.186 Tourism is another factor that supports economic growth in Esher. Sandown Racecourse offers a range of sporting events, conferences and functions, attracting thousands of visitors each year. Claremont Landscape Garden hosts various events throughout the year and is a popular National Trust destination for tourists and day visitors. Garson's Farm is also a popular venue to visit with a large pick-your-own-farm, farm shop and garden centre. These attractions help provide customers to the district centre's restaurants, pubs and cafes. Hotel accommodation is available at Sandown Park and at 'The Bear' and 'The Albert' public houses in the High Street.

Social

Population and Community Wellbeing

Table 72 – Population by age ONS Census 2011⁶² and Surrey-I 2018

Age Structure	Esher 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	22.3	21.4	19.3	18.9	22.3	19.7	19.2
Age 16-64	61.1	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	16.5	16.5	17.2	16.4	18.3	18.9	18.2

- 4.187 The age structure of the population of Esher is very similar to the rest of Elmbridge with 61.1% of residents age 16-64 years of age and a higher percentage (22.3%) of residents ages 0-15 years of age. This suggest that

⁶¹ Elmbridge Commercial Property Market Study, August 2014

⁶² No recent data of population by structure for Wards.

there are more mature families than other areas in Elmbridge and Surrey.

Health and Social Exclusion

Table 73 – Ration of patients to GPs by settlement area⁶³

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Esher Green Surgery	6	8	9,413	1,177
Littleton Surgery	2	-	-	-

Table 74 – Residents health per settlement Census 2011

	All categories: Long term health problem or disability	Very good health	Good health	Fair health	Bad health	Very bad health
Area	Number	%	%	%	%	%
England	53012456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
Esher	6,743	59.6	29.2	8.6	1.8	0.7

Table 75 – Child poverty in out of work benefit households⁶⁴

Area	Households	%
England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5
Esher	70	4.4

4.188 In Esher there is 59.2% of the population who consider themselves in very good health. Only 1.8% is considered to be bad health and 0.7% is considered to be very bad health both are much lower than county, regional and national average. The good quality of health is likely because Esher has the second greatest ratio of GP to residents in the borough (one GP per 1,177).

⁶³ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

⁶⁴ Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

- 4.189 There are pockets where the population is not as affluent as 4.4% of settlement presents children in poverty in out of work benefit households. Lower Green is separated geographically from the rest of Esher by the railway line and in comparison, faces significantly different social challenges.
- 4.190 The outstanding provision of schools in the settlement has led to excellent attainment for pupils. Residents that achieve level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy) was 49.4% of the settlement population. However, the settlement represents approximately 10.5% less than the borough average of residents with no qualifications. This demonstrates that the settlement is well educated and opportunities for employment are greater.

Health and Social Exclusion

Table 76 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
Esher	5237	10.5	9.1	12.5	10.5	49.4	6.7	21.6	1.3

Employment and skills

Table 77 – Employment activity and population claiming job seekers allowance

	Esher %	Elmbridge Average %	Surrey Average %	National Average %
% Population economically active ⁶⁵	69.3	73.4	73.6	69.9
% Population economically inactive ⁶⁶	30.7	26.6	30.1	26.4
% Population who are economically active and employed	64.8	68.4	67.7	62.1
% Population who are economically active but unemployed	2.8	2.7	2.8	4.4
% Population claiming job seekers allowance (Q4 2016)	6.25	9.85	0.84	-

- 4.191 In Esher, 69.3% of the population is considered to be economically active. Of that economically active proportion some 64.8% are in employment, which is slightly below the Elmbridge average of 68.4%. This is likely to be due to the high percentages of people who are economically inactive in Esher.
- 4.192 One of the most significant differences (second highest behind Cobham & Downside and Oxshott & Stoke D’Abernon) in terms of the economically inactive population is the high proportion of people choosing to look after the home or family. This high percentage reflect the demographic trends highlighted earlier and the relative affluence of the population.
- 4.193 The unemployment rate in Esher is similar to the borough and county average at 2.8%. The percentage of people claiming job seekers allowance is low at just 6.25%. Which shows that there are issues with local residents obtaining jobs and it may also explain why residents travel on average 17.4 kilometres to get to work.
- 4.194 The population of Esher is a relatively affluent community with a high level of skills. Whilst there are high levels of economic inactivity, this is a largely due to people deciding to look after the home or children. Levels of unemployment are low, and health of the population is good. However, there are pockets where communities are not as affluent with Lower Green experiencing higher than average levels of unemployment and health problems and facing

⁶⁵ The percentage of the population aged 16-74 that is either employed or actively seeking employment

⁶⁶ The percentage of the population aged 16-74 that are not in employment but do not meet the criteria of unemployed. This can include the retired, students, people looking after home/family/or people who are disabled/long term sick and other

geographical social exclusion.

Housing

Table 78 – House Prices Surrey-I 2015⁶⁷ and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	Esher 2020	EBC 2020	Surrey 2020	National 2020
Property price average	694,116	464,195	272,141	1,034,825	850,496	604,307	331,434

Table 79 – Rental prices Settlement Assessment 2015⁶⁸ and Zoopla 2020

	Esher 2015	EBC 2015	Esher 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	3723	3313	4179	4581	1170	1988

4.195 The average price paid for a property in Esher is £1,034,825 and the average rent was £4,179 pcm. In Esher at least half of the properties are detached and sit in large plots which does skew the average prices for the area. Regardless the average property price is significantly higher than the borough, county or national average. Moreover, with local workers' salaries at an average of £31,043 per year or £2670 per month, it would still cost 32 times a local salary for the price of an average property in Esher⁶⁹. Average rents are also significantly beyond the reach of those employed in the area.

Facilities and services

Table 80 – Settlement facilities and services

	Esher
Primary Schools	2 Primary School
Secondary Schools	1 Secondary School
Other Schools	3 Pre-school 3 Preparatory Schools 1 Short stay School
Library	1
Higher Education	0

⁶⁷ No house price data per settlement in 2015

⁶⁸ Data from Zoopla in the Settlement Assessment 2015

⁶⁹ Housing Delivery Test Action Plan 2020

Doctors Surgery	2
Dentist	5
Pharmacy	2
Community Hospital	0
Petrol Station	2
Post Office	1
Bank and Building society	1
Supermarket	1
Public House/ Bar	3
Restaurant/café and Takeaway ⁷⁰	22
Cinema	1
Leisure centre	0
Public Parks	2
Community/Village Hall	1
Youth Centre	1
Places of Worship	6

- 4.196 Esher has a good education with two state primary schools (two forms of entry each) at Cranmere County Primary and Esher Church of England Primary School on Millbourne Lane and another is a specialist pupil referral unit (secondary short stay school in Hersham but within the Esher settlement boundary). Cranmere County Primary increased to a three-form entry in September 2016. In addition, there are six other schools three of which are preparatory schools and three are pre-schools. There is a sufficient number of primary and secondary places, but it is predicted that a shortfall of school places in Esher will be required in the foreseeable future⁷¹. This would only be temporary as it is expected that in 10 years' time there will be a surplus of school places. The settlement has no higher education institute, but Esher College is located in neighbouring Thames Ditton 1.5 kilometres away.
- 4.197 There are a range of services available in Esher and these are mainly located in the district centre. These include the main convenience store Waitrose which is located at the end of the High Street. There is a post office, one bank and two pharmacies on the High Street which offer important services for a large section of the community. The area is served by two GP surgeries providing a good ration of 1 GP per 1,177 compared to the 1 per 1,800 standards by the NHS. The settlement also has three dental surgeries. Kingston Hospital is the nearest NHS general hospital offering a full range of diagnostic and treatment services. There are a number of high-quality care homes also in Esher.
- 4.198 Esher has a strong relationship with the nearby Royal Borough of Kingston upon Thames. The town centre is easily accessible by car via Portsmouth

⁷⁰ Take from the Retail Centres Review 2020

⁷¹ Surrey County Council School Organisation Plan January 2018 -

https://www.surreycc.gov.uk/data/assets/pdf_file/0006/26169/School-Organisation-Plan-2018-2027.pdf

Road which takes people straight to the marketplace. Two bus services also travel to the town centre. Due to the good accessibility, residents can access the NHS hospital services, high education and a variety of leisure and entertainment facilities. Guildford is also easily accessed via the A3 and via the train twice an hour. Due to the lack of convenience stores and affordable 'High Street' shops with the district centre, residents will travel to Kingston and Guildford for a larger retail offer.

- 4.199 Esher has a good evening economy with a range of restaurants and drinking establishments available in the High Street. A local cinema offers a daytime and evening leisure pursuit. Sandown Racecourse also provides a number of evening race and concerts events which again attracts people to the area. Access to these events is easy via car, but not only by bus as many of the services do not run late into the evening.
- 4.200 The 2020 Green and Blue Infrastructure study states that Esher has high levels of open space provision, good levels and quality of public parks and children's play space. Public park provision is high in the settlement and there is good allotment provision of 0.19 per 1000 population. The settlement benefits from high quality landscape with a village green and a Grade-I registered historic garden at Claremont. The south of Esher is dominated by the nationally designated SSSI at Esher, Arbrook and West End Commons. A large BOA incorporates these Commons and stretches across the A3 to form a corridor with the northern settlement of Cobham and Oxshott.

Travel and Transport

Table 81 – Transport Accessibility

Major roads	A3 A244 (Lammas Lane) A307 (Portsmouth Road)
Rail services	Trains to London Waterloo, Woking and Guildford
Bus services	K3- Esher, Claygate, Surbiton, Kingston and Roehampton Vale 458-Staines, Laleham, Shepperton, Walton, Hersham, Esher, Dittons and Kingston 513- Downside, Cobham, Oxshott, Esher, Thames Ditton, Hampton Court and Kingston 515- Guildford, Ripley, Wisley, Cobham, Esher, Thames Ditton, Long Ditton, Surbiton, Kingston 663-Walton, Hersham and Esher High School

- 4.201 In Esher only 9.6% of all households do not have access to a car, which is slightly lower than the Elmbridge average at 11.5% and significantly lower than the 13.1% Surrey and 25.8% National average. However, whilst car ownership is high, fewer journeys to work are undertaken by car with 44% as opposed to the Surrey average of 59%. Esher's road network provides good access for road users to the A3 from the A307 which runs through the area from Cobham in the south to Thames Ditton in the north. At peak hours the High Street can be majorly congested as one of the monitoring points where air quality objective is exceeded, recording the highest level of pollutants in the borough (by $\mu\text{g}/\text{m}^3$)⁷².
- 4.202 Rail services from Esher are relatively good with half hourly services running between London and Woking. However, the stations locality reduces accessibility to rail services. In common with many stations in Elmbridge, Esher train station is well away from the main district centre, being approximately three quarters of a mile and a 20-minute walk. Despite this, the station is well used with 28% of residents travelling to work by train. The poor accessibility of the station, however, does not seem to have had a significant impact on the centre's popularity with employers. As highlighted above, the centre continues to grow and attract new office development. To improve the situation with transport, some firms have invested in shuttle buses to collect and return staff to the station.
- 4.203 Bus services in Esher are good with six services running from the district centre. However, in terms of travel to work patterns, only 3% of Esher's population travel to work by bus. Current bus services go as far as Roehampton Vale, Staines, Kingston, Woking, Cobham and Guildford. The K3 operates every ten minutes and 458 twice every hour. Every bus service is available throughout the week and offers reduced weekend services.
- 4.204 Although bus services are good in Esher, these largely provide accessibility outside Elmbridge to areas such as Kingston, Staines and Guildford. Accessibility within Elmbridge is relatively poor. As such, transport within the borough for Esher residents is dominated by car with people tending to drive to the shops and services.

⁷² Authority's Monitoring Report 2018/19

Table 82 – Household vehicle ownership

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
Esher	2638	100	254	9.6	960	36.4	987	37.4	291	11	146	5.5

Table 83 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibus or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
Esher	14870	11	2	28	3	0	1	44	2	4	5	1

Table 84 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,526	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
Esher	3,095	273	245	424	379	779	34	36	49	625	251	38,552.1	17.4

Environment

Table 85 - Environmental Features

Feature	Esher
Site of Nature Conservation Importance (SNCI)	3.52ha
Local Nature Reserve	164ha
Green Belt	620ha
Biodiversity Action Plan Habitats	206ha
Biodiversity Opportunity Area (BOA)	325ha
Conservation Area	West End, Lakeside and Esher
Mineral Safeguarding Area	90ha
Air Quality Management Area (AQMAs)	12ha
Site of Special Scientific Interest (SSSI)	205ha
RAMSAR	0
Special Protection Area	0
SANG site	0
Registered Town and Village Greens and Commons	204ha
Park or Garden of Specific Interest	63ha
Flood Zones	2, 3 and 3b
Ancient Woodland	20ha
Ancient and Veteran Trees	1
Lowland Fens	24ha

Natural Environment

- 4.205 Esher has a very high-quality natural environment and has the second largest area of natural green space in the borough. Esher Common has been designated a SSSI, SNCI and is a Local Nature Reserve. It includes woodland, heaths, ponds and lakes accommodating a wide range of species and habitats and is subject to a restoration and management plan.

- 4.206 There is an area to the south west of the settlement that is designated a mineral safeguarding site in the Surrey Minerals Plan Core Strategy and Development Plan 2011. Mineral safeguarding areas have been defined for resources of concreting aggregate, soft sand, silica sand, brick clay and fuller's earth. The mineral planning authority (Surrey County Council) will seek to prevent sterilisation of these resources by other development. To the north of Esher there is an industrial waste site.
- 4.207 There is a danger of flooding in Esher as the River Mole lies to the west and north of the settlement. Existing properties on the border of West End, within Riverside Drive at Esher Place and various roads serving Lower Green to the north are located within Flood Zone 2 and could be impacted by a flood event. Some properties on the east side of the borough on the Arbrook Road and Littleworth Road are located in Flood Zone 2 as the River Rythe is in close proximity and residents have complained of localised flooding in the past. As a result, some of this settlement falls in the flood alert area (an area in which the Environment Agency provides residents with flood alerts).

Pollution

- 4.208 Esher's district centres suffer from traffic congestion during peak periods due to the fact that it lies at the junction of two main roads, the A307 and A244. These roads provide strategic links to the A3 and M25 and as a result are heavily used. Due to the levels of nitrogen dioxide in the air, the High Street is subject to air quality management monitoring. The 2018/19 Authority's Monitoring Report shows that Esher is exceeding the air objective and is the most highly polluted areas in the borough.
- 4.209 Car ownership is high in the settlement with 37.4% of households owning two cars or vans. Only 9.6% do not own a vehicle. High car ownership indicates the wealth of the residents and the preferred method of transport for the majority of the population living in Esher.

Heritage / Built Environment

- 4.210 Esher contains three conservation areas. The first area includes nearly all the district centre as well as a number of residential roads to the west of the High Street. The second conservation area at Lakeside Drive due to its unique twentieth century architecture. The third Conservation Areas at the landscaped gardens of Claremont Park, is a Grade I Registered Park and Garden, providing a unique setting to the south of Esher.
- 4.211 Esher's rich historic environment is focussed mainly in the district centre with key historical buildings such as Christ Church and the Church of St George at its heart. The High Street contains many statutory listed and locally buildings as well as street monuments and the Village Green. West End and Lakeside Drive are also areas considered of special architectural interest. There are also some small areas of high archaeological potential to the north west of the settlement and one scheduled ancient monument 'The Belvedere' at

Claremont Park. The settlement has the following five landmarks featured across the area: Waynefleet Tower, The Belvedere, Claremont House, Christ Church and The Warren (Sandown Park).

Conclusion

- 4.212 Esher is clearly a largely affluent area. The majority of the population live in high quality and value homes and have good jobs to support the high costs of property in the area. The evidence on travel to work modes and the high house prices also suggests that many of those living in Esher work outside of the borough either catching the train to work or driving elsewhere. The high property prices which are significantly above the local regional averages, means the area is largely unaffordable to those working locally. This issue is further compounded by the lack of affordable housing that has been provided in the area.
- 4.213 Esher is of growing importance in the borough economically, providing some high-quality office provision for larger businesses. The office market is clearly more sustainable than many other centres with new office development coming forward over the last few years. In addition to offices, the racecourse is both a major employer and attraction, bringing people into the borough only for racing but also for events and conferences.
- 4.214 The number of employees and visitors in the area is also reflective in the strength of the district centre and the types of services it provides. There are high levels of vacancy within the retail frontages but many other uses offering a wide range of services. In particular there is a strong leisure presence with a high number of restaurants, cafes and pubs/ bars. However, there is a limited convenience offer. In particular, there is little competition with regard to food shopping, with the only supermarket in the area being Waitrose on the High Street.
- 4.215 Away from the district centre, other employment areas include the River Mole and Sandown Industrial Parks in the north of Esher. These are separated from the centre by the racecourse and railway line and suffer from being relatively inaccessible to the main roads. This is due to being located adjacent to Lower Green where the narrow residential roads and low bridges limit access. This is reflected in the high levels of vacancy and means that there is limited opportunity to grow these areas to meet changing demands for employment floorspace.
- 4.216 The high level of car ownership, high degree of affluence and limited bus services means that the area does suffer from congestion at peak hours. The High Street has been identified as a hot spot for congestion and this reduces the sustainability of the area. In common with other areas of Elmbridge, future development will need to focus on the provision of affordable housing, funding traffic solutions and creating greater services for less affluent communities.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Links to A3 and M25 • Significant amount of high-quality green space • Strong local economy – business services and retail in the district centre • Tourist destinations due to Sandown Park and Claremont Landscape Gardens • Affluent highly qualified local population 	<ul style="list-style-type: none"> • High cost of housing and lack of affordable housing provision • Road congestion / pollution • Lack of convenience stores • Social and health issues at Lower Green • Vacant industrial units on local industrial estates • Shortfall of primary school places • Quality of the Lower Green recreation ground and skate park
Opportunities	Threats
<ul style="list-style-type: none"> • Potential of Sandown Park to offer high quality conference venue • Traffic solution on Esher High Street would improve area • Improve greater links and facilities at Lower Green to address social issues • More competition within convenience market on high street • Targeted minor improvement to the quality of Lower Green recreation / skate park 	<ul style="list-style-type: none"> • No improvements to traffic could continue to harm people’s health • Esher High Street pinch point for traffic and affect other areas • Pressure of road network reduces attractiveness of Esher to businesses • Increase in school age children without school expansion creates pressure on schools

Cobham, Stoke D'Abernon and Oxshott Settlement Assessment



Figure 11 – Settlement of Cobham, Stoke D'Abernon and Oxshott

Settlement Overview

Table 86 – Settlement overview

	Cobham & Downside	Oxshott & Stoke D'Abernon	Elmbridge Average	Surrey Average	National Average
Number of people / ha⁷³	5.74	6.67	14.37	7.16	4.30

⁷³ Surrey I data – Area and population density (2016)

Table 87 – Settlement overview (Census 2011)

Total = 7,372 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi-detached	Whole house or bungalow: Terraced	Flat, maisonette or apartment: Purpose-built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	3,936	1,488	822	920	123	79	7
Predominant Housing Type %	53.4%	20.2%	11.2%	12.5%	1.7%	1.1%	0.1%

4.217 Located in the south of the borough, this settlement is some 3,069 hectares in size, has a population of 19,596 with an average of 6.20 people per hectare across two wards: Cobham & Downside and Oxshott & Stoke D’Abernon. It shares the eastern boundary with the London Borough of Kingston upon Thames and Mole Valley District Council. Guildford Borough Council is located to the south. The A3 is located on the northern boundary and the M25 runs through the southern section of the settlement. Cobham does not coalesce with any other areas of Elmbridge and is divided from Esher by a large area of common land and Green Belt land, which surrounds all of Cobham’s boundaries.

4.218 Although the settlement has two wards, it has four distinctive communities. Cobham is the largest community and contains the district centre providing a range of convenience and comparison shops. It also contains an out of town supermarkets providing groceries for the wider settlement. This part of Cobham has a strong historic environment, with Cobham Area Cobham Plough Corner and The Tilt Conservation Areas. Downside is a small rural village and is located to the far south of the settlement and contains Downside Conservation Area. A new service station on the M25 has recently been built to the immediate south of the village. Even though Cobham is the main centre, the train station is located in Stoke D’Abernon, a much smaller community to the south east of the settlement. It contains a small shopping parade, a church, village hall, village green and Stoke D’Abernon Conservation Area. Chelsea Football Club training ground is also located in Stoke D’Abernon. To the north east of the settlement lies Oxshott a low-density area containing one the borough’s private estates known as Birds Hill. Oxshott’s train station is located centrally and allows access to London. Additionally, it has a local centre providing a small range of convenience good for the local community.

4.219 This settlement has a high-quality environment with over 2,000 hectare of Green Belt land. The vast majority of this is located to the south of the settlement. It also has the largest amount of natural green space in the borough. To the west of settlement lies the River Mole.

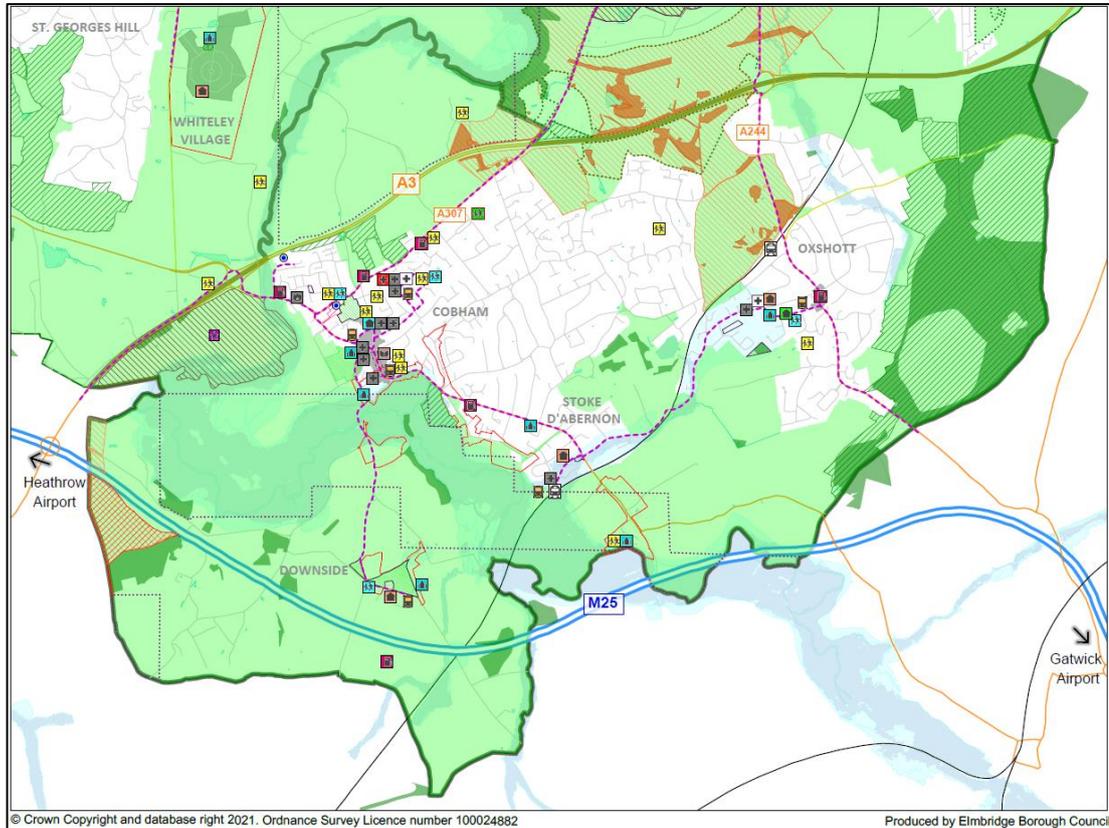


Figure 12 – Cobham, Stoke D’Abernon and Oxshott and their services

Economic

Table 88 – Economy context from the Retail Centres Boundary Review 2020

		Cobham & Downside	Oxshott & Stoke D’Abernon
Large Employers	Companies employment +50 employees	Sainsbury’s, Bridgeway	Chelsea Football Training Ground
Retail Centres	-	Cobham district centre	Oxshott local centre
Retail Facilities	Retail Floor Space (A1-5)	113 units	17 units
	Vacant	12 units	1 unit
Non-residential	D1 and D2	7 units	1 unit

	Vacant	0 units	0 units
Office Accommodation	B1a	14 units	2 units
	Vacant	1 unit	0 units
Industrial Units	B2 – General industry	0 units	0 units
	Vacant	0 units	0 units
	B8 – Storage or Distribution	0 units	0 units
	Vacant	0 units	0 units
All other uses	Sui Generis	5 units	2 units
	Vacant	1 unit	0 units

Economic

- 4.220 The settlement is predominately residential with only one area designated as Strategic Employment Land at Portsmouth Road, Cobham. However, in 2013 there was a change in the use class order which allowed office units to be converted to residential use. This has allowed the conversion of 'The Glauhaus' at 74 Portsmouth Road (planning application reference: 2017/0358) from office to residential. There are no industrial sites in the settlement and the economic output is largely service based from employment within the district and local centres.

Retail facilities

- 4.221 Cobham is the main shopping centre in this settlement and is designated a district centre. It comprises the High Street, southern sections of both Between Streets and Anyards, with retail units also located on Holly Hedge Road. The centre itself contains a mix of two and three storey buildings and the southern part of the centre is within Cobham Conservation Area. Cobham is the only centre in the borough that contains a pedestrian only area, located on Holly Hedge Road. The convenience provision in the centre comprises a Waitrose and a Sainsbury's Local plus a number of newsagents and off-licenses. In terms of comparison shopping, the centre contains a few national multiple retailers, but the independent retailers at present provide a good range of offer. The centre does not provide restaurants and cafes but a limited provision of leisure and recreational facilities. A large out of town Sainsburys' superstore is located outside the district centre. This is highly accessible via car as it located just off the A3 junction with the M25.
- 4.222 The settlement also contains a local centre at Oxshott which is situated along the High Street on which the main shopping frontage is located. Cobham and Esher, the nearest district centres, are located just under two and a half miles from the centre. As a designated local centre, the role of Oxshott Village is to provide for day-to-day needs. It contains a limited range of small convenience stores, including a food store, a butcher and an off-licence. There is a strong service offer and some specialist comparison units retailing interior design goods and furniture. However, there are no clothes shops or electrical outlets

in the shopping area. It supports a total of 17 retail units (1 vacant), the fewest in comparison to the other local centres in Elmbridge⁷⁴.

- 4.223 Stoke D'Abernon contains a small parade of local shops, with includes a florist, hairdressers, café and bakery. This parade provides local shops for the immediate community and commuters using Stoke D'Abernon train station.

Office Accommodation

- 4.224 Cobham does not have a large supply of office accommodation and mainly consists of smaller scale office space above shops in the district centre with some free-standing office buildings outside the retail centre. The Commercial Property Market Study 2014 stated that the settlement had around 1000 sqm of available second-hand office space. At the Munro House building on Portsmouth Road, 475 sqm of this office space can be found. But this has to be subject to proposals to become a new school which was granted in February 2020 (planning application reference: 2019/2156). The other notable space is a Cedar House, also on Portsmouth Road, which is designated Strategic Employment Land. The building is occupied by Hexagon. Although well occupied, it currently has 445 sqm of available space. Both of these offices have good access to the A3.
- 4.225 A large office building at Knowle Hill Park, which was occupied by Cargill, an international conglomerate, has now moved to the grade A office at Velocity, Brooklands. Due to the site being more distance from the centre, within a residential area and isolated from other businesses, this site is unlikely to retain its employment use. A prior notification application to convert the office space to residential has been permitted⁷⁵. In May 2015, a planning application was submitted for 28 dwelling units⁷⁶.

Tourism

- 4.226 Painshill Park is a Grade I Historic Park and Garden and allows visitors to view the on-going restoration of the 18th century landscape and its iconic follies. Painshill Park was previously located in the Hersham settlement but is generally considered to be located in Cobham due to its Cobham postcode and the fact it is located and assessed from Cobham. Visitors to the park will most likely use Cobham district centre and surround areas for restaurants and eateries. The public car park at Hollyhedge Road provides car parking close by.
- 4.227 There are a number of hotels in the settlement from the low-cost Premier Inn and Cobham Lodge on the Portsmouth Road, to the luxury hotel of Woodlands Park which is a popular venue for weddings and conferences. The new service

⁷⁴ Retail Centre Review 2020

⁷⁵ 2014/2153 - PD Prior Notification: Change of use from B1 (Office) to C3 (residential) to form 21 flats

⁷⁶ 2015/1222 - Development comprising a detached two storey building with rooms in the roofspace and two basement levels, incorporating 21 apartments with balconies, dormers and basement parking, and 7 detached/semi-detached two storey houses with rooms in the roofspace, dormer windows, rear balconies, associated parking and landscaping following demolition of existing office building (7,295sqm), parking and other hardstanding areas

station on the M25 also contains a hotel (Days Inn) and functions as a resting point for commuters using the M25.

Social

Population and Community Wellbeing

Table 89 – Population by age ONS Census 2011⁷⁷ and Surrey-I 2018

Age Structure	C, O & SD 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	23	21.4	19.3	18.9	22.3	19.7	19.2
Age 16-64	59.5	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	17.3	16.5	17.2	16.4	18.3	18.9	18.2

4.228 The population in Cobham is broadly the same as the other settlements of Elmbridge with some differences identified. The settlement has the second highest of residents between the ages of 0-15-year olds in the borough behind the settlement of Hinchley Wood and Weston Green, Long Ditton and Thames Ditton. This indicates families with children are common in the settlement. The settlement has the third highest rate of residents aged 64+ in the borough. This average is also greater than the county and national average. The settlement has the highest rate of inactivity with 33.4% of residents not working and most likely being retired.

Health and Social Exclusion

Table 90 – Ration of patients to GPs by settlement area⁷⁸

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Cobham Health Centre	11	15.5	19,596	1,264
Oxshott Medical Practice	4.5	-	-	-

Table 91 – Residents health per settlement Census 2011

	All categories: Long term	Very good health	Good health	Fair health	Bad health	Very bad health

⁷⁷ No recent data of population by structure for Wards.

⁷⁸ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

	health problem or disability					
Area	Number	%	%	%	%	%
England	53012456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
C, O & SD	17,930	59.8	28.9	8.5	2.3	0.6

Table 92 – Child poverty in out of work benefit households⁷⁹

Area	Households	%
England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5
C, O & SD	95	3.1

- 4.229 The population's health is very good when compared against the averages for Surrey, South East and England. This rate of good and fair health is lower than other averages but this is only a small difference with the majority of residents being in very good health. The rate of bad to very bad health is lower than the other averages demonstrating the good quality of health in this settlement. This is further emphasised in table 90 where there are more GPs per person (one GP for every 1,264 people) than most other settlements in the borough (behind Molesey and Esher settlement).
- 4.230 The level of wealth and affluence is shown in the education attainment in the settlement with residents achieving level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy)) was 45.2% of the settlement population. This is higher than other than the borough, county, regional and national average. The level of residents without any qualification is at the same rate across the borough but lower than the county, regional and national average. This demonstrates that the settlement is well educated and opportunities for employment are greater.
- 4.231 Despite Cobham's wealth and affluence, there are areas of the settlement that are experiencing levels of deprivation. This is identified through the high rate of children living in out of work benefit households. Despite, not being as high as other areas of in the borough there is greater disparity of wealth shown in this settlement compared to other settlements.

⁷⁹ Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

Table 93 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
C, O & SD	13838	13.2	9.4	13.4	10.4	45.2	6.5	22.8	1.7

Employment and skills

Table 94 – Employment activity and population claiming job seekers allowance

	C, O & SD Average	Elmbridge Average	Surrey Average	National Average
% Population economically active ⁸⁰	66.5	73.4	-	-
% Population economically inactive ⁸¹	33.4	26.6	30.1	26.4%
% Population who are economically active and employed	62.3	68.4	67.7	62.1
% Population who are economically active but unemployed	2.4	2.7	2.8%	4.4%
Population claiming job seekers allowance (Q4 2016)	3.65	9.85	0.84	-

4.232 The percentage of population that are economically active is 66.5% and with a higher percentage of the population being 33.4% inactive due to the high number of residents being retired. Although the settlement is largely service based from employment it is likely that residents within the settlement access jobs outside of the borough as 53% travel by car and on average 17.3 kilometres. In addition, a further 19% travel by train to get to work and it is likely that most of these resident's travel to London or Guildford to access higher paid job roles.

4.233 The population in this settlement does experience a level of deprivation as indicated in table 92 that 3.1% of children are in poverty. In addition, the level of population claiming job seekers allowance is 3.65% and this demonstrates a minor disparity of deprivation against a strong affluent area.

⁸⁰ The percentage of the population aged 16-74 that is either employed or actively seeking employment

⁸¹ The percentage of the population aged 16-74 that are not in employment but do not meet the criteria of unemployed. This can include the retired, students, people looking after home/family/or people who are disabled/long term sick and other

Housing

Table 95 – House Prices Surrey-I 2015⁸² and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	C, O & SD 2020	EBC 2020	Surrey 2020	National 2020
Property price average	694,116	464,195	272,141	1,313,984	850,496	604,307	331,434

Table 96 – Rental prices Settlement Assessment 2015⁸³ and Zoopla 2020

	C, O & SD 2015	EBC 2015	C, O & SD 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	3853	3313	12,151	4581	1170	1988

- 4.234 House prices are extremely high in this settlement with the average price paid for a house in settlement in 2020 being at £1,313,984. The average house price in the England in 2020 is £331,434 which highlights the extreme prices being paid for housing in this settlement. The rent is the highest in the borough with the average asking price in Cobham being £6,684, Oxshott being £24,933 and Stoke D’Abernon being £4,836. The average between the distinctive areas is £12,151 per calendar month.
- 4.235 The rate of house prices and rent prices is measured on property availability on Zoopla at a single point in time. These properties values are likely to be skewed by Oxshott’s private estate at Birds Hill being over a million pounds. Therefore, the results presented are likely not the most accurate depiction of property values as an average across the settlement.
- 4.236 With local workers’ salaries at an average of £31,043 per year or £2670 per month, it would still cost 41 times a local salary for the price of an average property in this settlement⁸⁴. Average rents are also significantly beyond the reach of those employed in the area. This clearly highlights the issues of affordability in the housing market in the settlement.
- 4.237 The housing stock is largely detached and semi-detached houses as demonstrated in table 87 which indicates the very low density in this settlement with 6.67 people per hectare. Chelsea Football Club moved its training ground to Stoke D’Abernon in 2005 and since then house prices have risen dramatically as football players are required to live locally. The settlement’s high-quality environment and access to the A3, M25 and Heathrow and Gatwick airports makes it highly desirable. This desirability has

⁸² No house price data per settlement in 2015

⁸³ Data from Zoopla in the Settlement Assessment 2015

⁸⁴ Housing Delivery Test Action Plan 2020

attracted extremely wealthy people to the area and this demand for high quality luxury housing has all raised prices to extreme levels. These housing types and housing prices are simply unobtainable for the majority of people. The settlement cannot attract a mix of people as there is very little affordable housing being built.

Facilities and services

Table 97 – Settlement facilities and services

	Cobham & Downside	Oxshott & Stoke D'Abernon
Primary Schools	1 Primary Schools 1 Free School	1 Primary School
Secondary Schools	0	1 Secondary School
Other Schools	4 Nurseries 1 Pre-school 2 Preparatory School 1 International School	3 Pre and preparatory School
Library	1	0
Higher Education	1	0
Doctors Surgery	1	1
Dentist	7	2
Pharmacy	4	1
Community Hospital	1	0
Petrol Station	3	1
Post Office	2	2
Bank and Building society	0	0
Supermarket	2	0
Public House/ Bar	4	2
Restaurant/café and Takeaway ⁸⁵	3	9
Cinema	0	0
Leisure centre	0	0
Public Parks	3	0
Community/Village Hall	2	2
Youth Centre	0	0
Places of Worship	3	1

4.238 The Royal Kent and St Andrews Church of England Primary / Junior School are the settlement's two primary schools. St Matthew's Church of England Infant School is the one infant state school in the settlement. Cobham Free school opened in 2012 and provides primary school provision in a disused

⁸⁵ Retail Centres Review 2020

Police Station on the High Street. The Cobham Free school now has now opened a secondary school which is relocated from Molesey to Munro House⁸⁶. In Cobham & Downside ward there are a further two pre-preparatory schools at Feltonfleet School and Notre Dame School (Notre Dame also hosting a Sixth Form College), one international school and two nurseries called Little Acorns and Montessori Nursery. There are three pre and preparatory schools in the Oxshott & Stoke D'Abernon ward at Reed's School, Danes Hill School and Parkside School.

- 4.239 The Cobham health centre located in the north of Cobham serving all areas of Cobham and part of Oxshott. As well as providing GP services, it also provides maternity care, contraceptive services, child health surveillance, certain minor surgery and a diabetic clinic. Located on the Portsmouth Road, the health centre is accessible via bus and car. As well as this GP surgery, there is also a GP surgery located in Oxshott which serves the local community. The settlement has five dental practices and five pharmacies providing further health care.
- 4.240 The district centre contains most of the day to day facilities such as the banks, post office, restaurants and shops. A large Waitrose provides locals with day to day groceries and is the anchor store. However, it appears that these facilities are not accessible for some local people who prefer to shop in more affordable parts of the borough such as Brooklands, Weybridge with its Tesco superstore. If not in Weybridge, residents will choose the out of town superstore at Sainsbury's north of Cobham. Oxshott residents may use the Tesco in Leatherhead for their grocery shop.
- 4.241 The district centre contains many community facilities including a library which is closed on Monday's and Sunday's. There are village halls available in Cobham, Stoke D'Abernon and Oxshott which provide a range of activities for local people. A youth centre also exists in Oxshott allowing young people access to events, activities and social networking opportunities. However, recreational and leisure activities are limited on the whole. There is no leisure centre or cinema in the settlement and local people can only access these facilities in the north of the borough or travelling to neighbouring areas for example Guildford. These facilities are accessible via car and public transport by using the train services at Stoke D'Abernon and Oxshott to Guildford, Surbiton or London
- 4.242 The Green and Blue Infrastructure study (2020) states that Cobham has the second highest amount of open space in the borough at 39 ha per 1000 population. The study highlights two small areas of deficiency of public parks in the north and one small area in the east of the settlement. The study also demonstrates that Cobham has the second largest provision of formal play space at 1.1 sqm per child.

⁸⁶ Cobham Free School planning application at Munro House (reference: 2019/2156): Change of use of existing office building (B1) to form a 920 pupil school (D1) for ages 7-18 years including two-storey extensions to the north and south of existing building, refurbishment of main building, associated landscaping, car and cycle parking, new boundary fencing, removal of covered car port and removal of 2 x TPOs (ELL 19/15) T1 (Giant Sequoia) and T43 (Weeping Beech).

4.243 The settlement area of Cobham, Oxshott and Stoke D’Abernon is reinforced by broad areas of Green Belt land. Oxshott Heath, in the north of the area forms part of a larger SSSI and Princes Coverts (in the east) is a locally designated SNCI. Both are recognised as BOAs and it is anticipated that future improvements will be made to enhance green infrastructure for local public use.

Travel and Transport

Table 98 – Transport Accessibility

	Cobham and Downside	Oxshott and Stoke D’Abernon
Major roads	A3, M25 A245 Stoke Road A307 Portsmouth Road	M25 A245 Woodlands Lane A244 Leatherhead Road and Warren Lane
Rail Services		Oxshott (London Waterloo- Guildford) Stoke D’Abernon (London Waterloo- Guildford)

Bus services	<p>408- Chipstead Valley, Woodmansterne, Banstead, Drift Bridge, Epsom, Ashted, Leatherhead, Woodbridge, Oxshott, Stoke D’Abernon and Cobham</p> <p>513- Downside, Cobham, Oxshott, Esher, Thames Ditton, Hampton Court and Kingston</p> <p>515- Guildford, Ripley, Wisley, Cobham, Esher, Thames Ditton, Long Ditton, Surbiton, Kingston</p> <p>C1 (Cobham Chatter bus)- Oxshott, Stoke D’Abernon Station, Cobham High Street, Downside, Lockhart Road/Tartar Road, Cobham Oakdene Road, Brooklands Tesco and Weybridge Town Centre</p> <p>C2 (Cobham Chatter bus) Leatherhead, Fetcham/Oxshott, Cobham, Brooklands Tesco and Brooklands Museum.</p>
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4.244 Car ownership in the settlement is very high with an average of 40.2% households owning at least two cars or vans. Being located further from the London Boroughs and with lower densities of people, public transport

provision is not as viable in this settlement. The road network provides easy access to the M25 and A3 which is well connected to wider transport infrastructure such as London, Gatwick and Heathrow airports.

- 4.245 The M25 junction 10 / A3 Wisley interchange Development Consent Order (DCO) is awaiting the decision of Secretary of State for Transport which had been delayed and is now due on 12 November 2021. The proposals made by Highways England in the DCO are to improve connections, smooth traffic flows and create safer journeys. They are proposing four new slip roads for the M25 junction 10 roundabout, meaning traffic turning left can pass through the junction easily. The M25 will increase from three to four lanes through the junction, with the A3 also becoming four lanes either side of the junction 10 roundabout. There will also be improvements to the A245, Sevenhills junction and Painshill roundabout. Around the junction, there will be new and safer routes for pedestrians, cyclists and horse riders. Improvements will also be made to the local environment and wildlife.
- 4.246 The popularity of the car is confirmed as 53% of residents use a car or van to travel to work. These percentages reflect the location of the settlement's train stations. Cobham's train station is located outside the district centre in Stoke D'Abernon. People often drive to the train station in order to see the rail service to London. Oxshott train station is located more centrally to the residential area. As such only 19% of residents use the rail services. Apart from the rail services into London and Guildford, public transport is scarce, with only three bus services running through the area going towards Leatherhead and Banstead, or alternatively towards Hampton Court and Kingston. Overall, whilst access to the road network is good, public transport is poor, a point which the local community has tried to ease through the provision of a local bus service called the Chatter bus.
- 4.247 The Public Transport Group who have piloted the new community bus have identified a community concerned called 'transport poverty' and they have noted that many local people cannot access college places, affordable shops and work because bus routes do not service those areas. They state that "it is extremely difficult to get to Brooklands Retail Park using public transport. Cobham High Street has become too expensive for some residents and Brooklands offers affordable shopping. Also, the nearest town with a Job Centre Plus office is in Weybridge, a two and half hour walk from Cobham".
- 4.248 The Public Transport Group launched in April 2015 the community bus service operating twelve hours a day, six days a week and links to the train station at Stoke D'Abernon, the job centre at Weybridge and Tesco's superstore, Brooklands. This has been created to assist local people in reaching more affordable convenience retail destinations and wider employment opportunities. The Group are visioning new goals to make Cobham healthier, happier and more sustainable for 2020 and beyond⁸⁷.

⁸⁷ The Public Transport Group - <https://www.transitioncobham.org.uk/aspirations-2020>

Table 99 – Household vehicle ownership

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
C, O & SD	6877	100	604	8.8	2348	33.7	2743	40.2	825	12.1	357	5.2

Table 100 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibus or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
C, O & SD	12155	13	1	19	1	0	1	53	3	1	8	1

Table 101 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,5268	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
C, O & SD	7,785	725	653	1,009	1,112	1,540	393	88	92	1,486	687	98,496.2	17.3

Environment

Table 102 - Environmental Features

Feature	Cobham & Downside	Oxshott & Stoke D'Abernon
Site of Nature Conservation Importance (SNCI)	18ha	382km
Local Nature Reserve	0	39ha
Green Belt	1327ha	1035ha
Biodiversity Action Plan Habitats	58ha	377ha
Biodiversity Opportunity Area (BOA)	2.85ha	4.92ha
Conservation Area	Cobham, Cobham Plough Corner, The Tilt and Downside Village	Stoke D'Abernon
Mineral Safeguarding Area	513ha	87ha
Air Quality Management Area (AQMAs)	1.2ha	0
Site of Special Scientific Interest (SSSI)	52ha	137ha
RAMSAR	0	0
Special Protection Area	23ha	0
SANG site	0	39ha
Registered Town and Village Greens and Commons	75ha	157ha
Park or Garden of Specific Interest	79ha	0
Flood Zones	2, 3 and 3b	2, 3 and 3b
Ancient Woodland	38ha	203ha
Ancient and Veteran Trees	0	4
Lowland Fens	3.95ha	15.5ha

Natural Environment

- 4.249 The settlement has a high-quality natural environment with a large expanse of Green Belt land surrounding all urban areas. There are many environmental designations which protect natural heathland, woodland, wetlands,

scrublands, grassland and also water sources.

- 4.250 The settlement also has the largest amount of natural conservation provision in the borough at 7.77 hectares of BOA and 435 hectares of Biodiversity Action Plan Habitats. There is a small local nature reserve in Oxshott. Princes Covert is a SNCI and Oxshott Heath is a SSSI.
- 4.251 There is a large mineral safeguarding area in Cobham and Stoke D'Abernon north of the A3 in Cobham, at the ACS Cobham International School. This has been designated by Surrey County Council in the Surrey Minerals Plan Core Strategy DPD 2011. Minerals safeguarding areas have been defined for resources of concreting aggregate, soft sand, silica sand, brick clay and fuller's earth. The mineral planning authority (Surrey County Council) will seek to prevent sterilisation of these resources by other development.
- 4.252 All of Cobham & Downside and most of Oxhott & Stoke D'Abernon is within 400m to 5km of the Thames Basin Heath Special Protection Area (designated to the south west of the settlement). The was designated on 9th March 2005 and forms part of Natura 2000, a European wide network of sites of internal importance for nature conservation established under the European Community Wild Birds and Habitats directives. It is one of the South East's most important natural assets with the lowland heath supporting important populations of Dartford Warbler, Nightjar and Woodlark which are vulnerable ground nesting birds. The south of Esher Commons (south of the A3) which falls within Oxshott represents one of borough's SANG sites which are necessary to mitigate the potential negative effects of an increasing population on the Thames Basin Heath.
- 4.253 The River Mole and its tributaries run through the settlement. It enters via the Stoke D'Abernon Bridge at the south of the settlement and passes beneath the M25. It then meanders through the west of the settlement areas towards Hersham. The River Rytte also runs into Oxshott at the east side of the settlement. These watercourses do present a flood risk to the settlement and every ward has land located in Flood Zone 2, 3 and 3b. As a result, much of the settlement falls within the flood alert area in which the Environment Agency provides residents with flood alerts.

Pollution

- 4.254 High volumes of traffic pass through the Cobham district centre daily due to its proximity to the A3 junction. Like the other settlements of Elmbridge, the High Street is located on a classified A road. Situated on the A245m Cobham High Street is monitored and designated an AQMA. This area is not currently exceeding agreed nitrogen dioxide levels in the area suggesting an improvement in air quality despite high car ownership and usage in the settlement.

Historic Environment

- 4.255 There are five conservation areas in the settlement, Cobham, The Tilt,

Downside Village, Stoke D'Abernon and Cobham (Plough Corner). The Church of St Andrews in Cobham is a statutory Grade I listed buildings and a key landmark. Church Street, River Mill and Mill Road in Cobham Downside contains several statutory and local listed buildings. The Watermill is set on the banks of the River Mile and has been fully restored allowing people access on every Sunday of the month from April to October. Although, there is no Conservation Area in Oxshott, it does contain the majority of Ancient Woodland and four Ancient and Veteran trees. There are also nice areas of high archaeological importance across the settlement.

Conclusion

- 4.256 In the main, Cobham is an extremely affluent area with a well skilled and high educated population. It has a rural character, high quality residential roads and a private estate that has attracted wealthy residents. The settlement is popular with familiar and also retired individuals. Cobham is also popular with retirees looking for a quieter, more rural environment to live. The high-quality natural environment and access to green space allows residents to pursue healthier lifestyles. The health facilities in this settlement are also good with an easily accessible health centre providing a good range of services for all ages of the population.
- 4.257 The high affluence and wealth have affected the sustainability of the settlement as it has impacted the level of available affordable housing. A better mix of housing at a reasonable price is vital to the area if it is to attract a mix of people. There are currently higher numbers of families with older children which puts pressure on secondary school education. This is being addressed with the opening of the Cobham free school.
- 4.258 Cobham is largely residential in use with a small local economy in the service sector. These local jobs will not provide the wages needed to attract a local workforce and people will have to commute into the settlement for jobs as property prices are 42 times local wages. The district centre contains many high-end shops and independents which appeal to the more affluent resident but can exclude those residents with lower incomes. There are some areas with minor deprivations and to tackle this the community has lobbied hard to get a community bus service underway. This local bus service now provides access to the required services. These community projects highlight the community's determination to improve the quality of life for all.
- 4.259 In terms of the environment, car use is high in Cobham and public transport has always been an issue especially with the train station being located outside the district centre. The community bus service is a solution to this but must be supported and enhanced further. The deficiency in public parks will need to be addressed to ensure people have access to public open space. Additionally, flood prevention measures will be required when considering development in some areas of this settlement.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • High quality natural environment • Rich historic environment • Good state and private schools • Access to green space and children’s formal play space • Community bus service providing access to more affordable shops and the borough’s job centre in Weybridge 	<ul style="list-style-type: none"> • Lack of affordable and low cost market housing • Extremely high house prices and dominance of detached properties • Expensive district centre • Local economy – limited employment opportunities • Reliance on car • Need for a secondary school • Public park deficiency and improvement needed in two existing parks
Opportunities	Threats
<ul style="list-style-type: none"> • Improve offer and variety of shops in district centre • Continue use of community bus • Provision of smaller more affordable houses to attract younger families • Provision of additional public parks and targeted minor improvement of two existing parks • Establish secondary school in settlement • Expand on improved air quality • Improvements to the M25 Junction 10 to reduce congestion and better accessibility. 	<ul style="list-style-type: none"> • Large companies leaving settlement and a reduction in local employment opportunities • District centre becoming too expensive and excluding people • Lack of housing mix and affordability pushing smaller families out of the settlement

Claygate Settlement Assessment



Figure 13 – Settlement of Claygate

Settlement Overview

Table 103 – Settlement overview

	Claygate	Elmbridge Average	Surrey Average	National Average
Number of people / ha ⁸⁸	15.05	14.37	7.16	4.30

Table 104 – Settlement overview (Census 2011)

⁸⁸ Surrey I data – Area and population density (2016)

Total = 2,840 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi-detached	Whole house or bungalow: Terrace	Flat, maisonette or apartment: Purpose-built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	1,247	920	315	276	44	45	1
Predominant Housing Type %	43.8%	32.3%	11.1%	9.7%	1.5%	1.6%	0%

- 4.260 Claygate is located to the east of Elmbridge and is approximately 470 hectares in size. It has a population of 7,091 people with density of residents being 15.05 per hectare. The settlement is almost completely surrounded by Green Belt and links up with Esher to the west. The A3 is located to the east and is a physical barrier to Hook / Chessington in the neighbouring borough of Kingston upon Thames. Claygate is the only settlement in Elmbridge that has its own Parish Council and there are no other wards in Claygate.
- 4.261 Claygate is also the only settlement of Elmbridge with its train station located centrally to the residential area which is situated within its main local shopping parade. This means people can access the station easily and support its local shops and services. There is another area of shops at Old Village on the High Street, but this retail offer is much smaller. Old Village is a conservation area and marks the gateway to the settlement's community and social hub, which includes a youth centre, health clinic and community day centre.
- 4.262 Public transport is good in Claygate with rail services to London and Guildford and a regular bus service to Esher, Surbiton and Kingston. Claygate has a number of important heritage assets including Claygate Village and Foley Estate Conservation Areas as well as various listed buildings. Although urban, it does have a semi-rural character with historic field boundaries, hedgerows and older lanes and footpaths. The river Rythe flows to the west of Claygate.

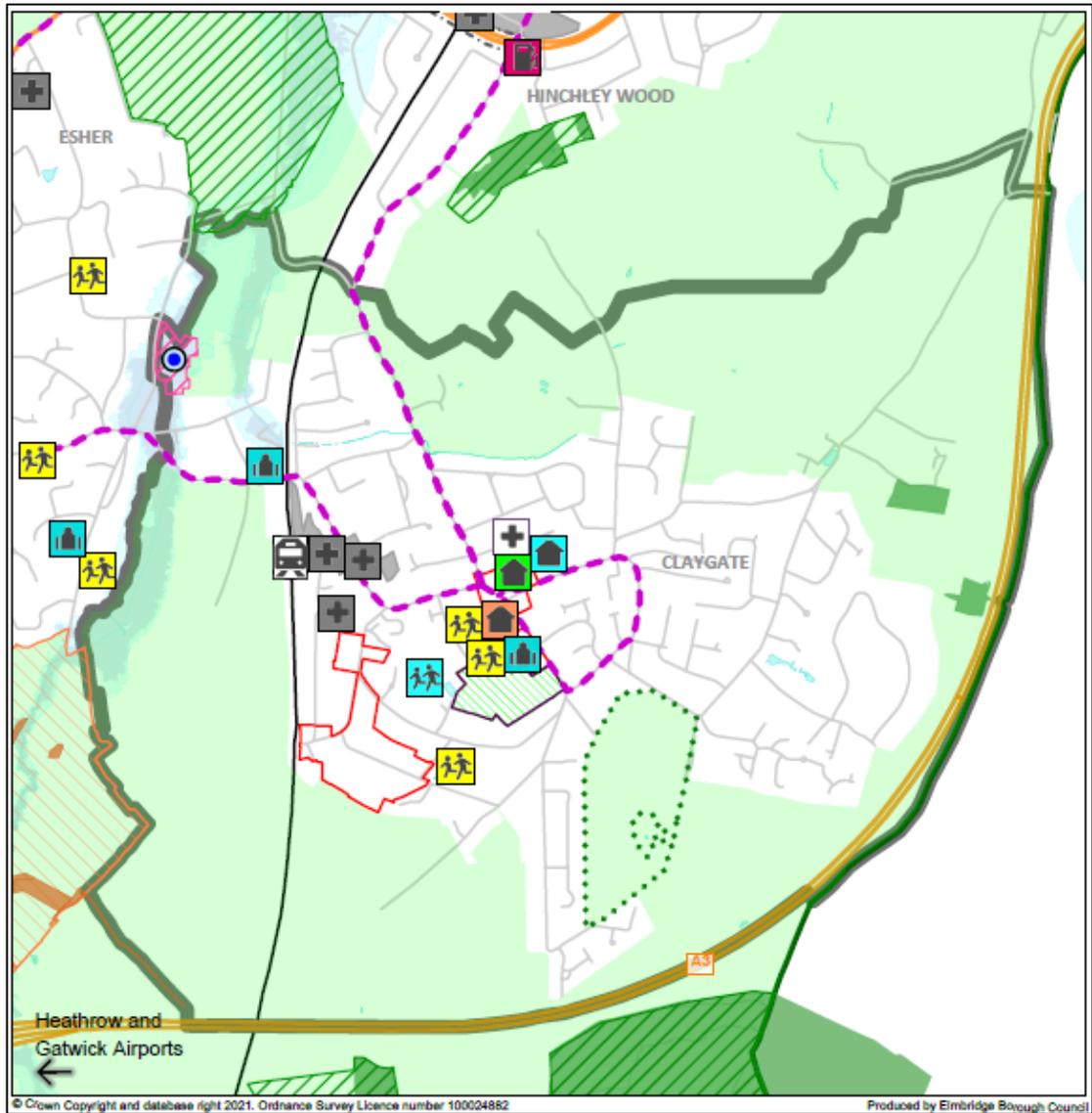


Figure 14 – Claygate at its services

Economic

Table 105 – Economy context from the Retail Centres Boundary Review 2020

		Claygate
Large Employers	Companies employment +50 employees	Dairy Crest Limited, Littleworth Road
Retail Centres	-	Claygate local centre
Retail Facilities	Retail Floor Space (A1-5)	43 units
	Vacant	1 unit
Non-residential	D1 and D2	4 units
	Vacant	1 unit

Office Accommodation	B1	6 units
	Vacant	2 units
Industrial Units	B2 – General industry	0 units
	Vacant	0 units
	B8 – Storage or Distribution	0 units
	Vacant	0 units
All other uses	Sui Generis	3 units
	Vacant	1 unit

4.263 Claygate is mainly residential with limited business / commercial uses and no industrial sites. The largest employer is Dairy Crest Limited, whose headquarters employing approximately 200 people⁸⁹. Even with this company and a successful local centre, its economic role is relatively small scale in comparison with other settlements in Elmbridge.

4.264 The designated local centre sits in the centre of the settlement next to Claygate train station and has a strong economic role supporting a total of 43 retail units (A1-A5). It contains a range of convenience shopping stores to serve day to day needs. Vacancy rates are low in the centres which demonstrate the local shopping centre is strong and supports a range of local businesses.

4.265 Office accommodation in Claygate is small scale and there are only six units with two units being vacant. These are predominately located above shops within the parade. Since the use class order amendments introduced in 2013 show that where there were 11 offices units recorded in the 2015 assessment has now halved in the local centre.

4.266 The second shopping area in Claygate is located on the High Street at Old Village and only contains a small section of shops and services. Its anchor shop is Londis, which provides day to day convenience shopping for people living in the immediate area.

Social

Population and Community Wellbeing

Table 106 – Population by age ONS Census 2011⁹⁰ and Surrey-I 2018

Age Structure	Claygate 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	21.8	21.4	19.3	18.9	22.3	19.7	19.2

⁸⁹ Telephone conversation with Dairy Crest at Claygate House, Littleworth Road in January 2015 to confirm numbers employed.

⁹⁰ No recent data of population by structure for Wards.

Age 16-64	59.5	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	18.7	16.5	17.2	16.4	18.3	18.9	18.2

4.267 Claygate has traditionally been popular with families and this is evident when considering the age of the population. The proportion of children aged 0-15 years of age. This is slightly lower than the more recent average of Elmbridge but higher than the county and national average. The settlement has less people between 16-64 which highlights a possible young population which may struggle to buy or rent a property in Claygate. Claygate's older population is higher than the Elmbridge average with older residents likely choosing to be closer to accessible services.

Health and Social Exclusion

Table 107 – Ration of patients to GPs by settlement area⁹¹

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Capelfield Surgery	3.7	3.7	7,091	1,916

Table 108 – Residents health per settlement Census 2011

	All categories: Long term health problem or disability	Very good health	Good health	Fair health	Bad health	Very bad health
Area	Number	%	%	%	%	%
England	53012456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
Claygate	7,168	57.9	28.6	9.7	3.0	0.8

Table 109 – Child poverty in out of work benefit households⁹²

Area	Households	%
England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5

⁹¹ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

⁹² Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

Claygate	60	3.8
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- 4.268 When considering the health of the population of Claygate 57.9 consider themselves to be in very good health which higher than the borough, county, regional and national average. Despite this high sign of good quality health, the rate of bad to very bad health is higher than the borough and county average which should be a cause for concern. There is likely because there is a high ratio of GPs to population in the borough with one GP per 1,916 people.
- 4.269 There are no specific areas of Claygate that experience levels of social deprivation and the percentage of children living in poverty has decreased from 5.8% in the 2015 version of the settlement assessment to the 3.8%. This is also far lower than the Surrey average and is an indication of relative wealth in Claygate.
- 4.270 The outstanding provision of schools in the settlement has led to excellent attainment for pupils. Residents that achieve level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy) was 48.1% of the settlement population. However, the settlement has 0.02% higher average than the borough average of residents with no qualifications.

Health and Social Exclusion

Table 110 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
Claygate	5604	13.4	8.4	14	10.3	48.1	3.8	22.4	2

Employment and skills

Table 111 – Employment activity and population claiming job seekers allowance

Economic Activity	Claygate %	Elmbridge Average %	Surrey Average %	National Average %
% Population economically active ⁹³	70.8	73.37	73.6	69.9
% Population economically inactive ⁹⁴	29.2	26.63	26.4	30.1
% Population who are economically active and employed	66.2	68.4	67.7	62.1
% Population who are economically active but unemployed	2.4	2.67	2.8	4.4
% Population claiming job seekers allowance (June 2015)	3.13	9.85	0.84	-

4.271 In Claygate, 70.8% of the populations consider themselves to be economically active with some 66.2% in full or part time employment. Of the 70.8% economically active, 2.4% consider themselves unemployed which is slightly lower than the county and borough averages. In addition, there is a low average than the county and borough average for people claiming job seekers allowance.

4.272 It is likely that residents travel into London or Guildford for work as the average residents travel 16 kilometres to get to work. It is also proven that 25% of residents in Claygate use the train and 49% by car as a method to get to work which suggests the likelihood of outward migration for work.

Housing

Table 112 – House Prices Surrey-I 2015⁹⁵ and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	Claygate 2020	EBC 2020	Surrey 2020	National 2020
Property price average	694,116	464,195	272,141	857,848	850,496	604,307	331,434

⁹³ The percentage of the population aged 16-74 that is either employed or actively seeking employment

⁹⁴ The percentage of the population aged 16-74 that are not in employment but do not meet the criteria of unemployed. This can include the retired, students, people looking after home/family/or people who are disabled/long term sick and other.

⁹⁵ No house price data per settlement in 2015

Table 113 – Rental prices Settlement Assessment 2015⁹⁶ and Zoopla 2020

	Claygate 2015	EBC 2015	Claygate 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	3033	3313	4921	4581	1170	1988

- 4.273 Claygate has a good mix of housing with 43.8% detached houses / bungalows, 32.3% semi-detached, 11.1% terraced and the remaining 12.8% a flat / maisonette or apartment (see table 104). Despite having a better mix than other settlement, house prices in Claygate are very expensive with the average property being £857,848. The average house price national is £331,434 which highlights the high prices of dwellings in this area. Rent is also high with an average asking price of £4,921 pcm in 2020.
- 4.274 With local workers' salaries at an average of £31,043 per year or £2670 per month, it would still cost 27 times a local salary for the price of an average property in this settlement⁹⁷. Average rents are also significantly beyond the reach of those employed in the area. This clearly highlights the issues of affordability in the housing market in the settlement.
- 4.275 The situation is not helped by the lack of affordable housing being in the settlement. For Claygate, this is largely due to the small sites that become available in the area. The rate of affordability and sustainability is an issue that faces the housing market in Claygate.

⁹⁶ Data from Zoopla in the Settlement Assessment 2015

⁹⁷ Census 2011, 2014 Annual Survey of hours and earnings

Facilities and services

Table 114 – Settlement facilities and services

	Claygate
Primary Schools	1 Primary School
Secondary Schools	0
Others Schools	2 Pre-School 2 Preparatory School
Library	0
Higher Education	0
Doctors Surgery	1
Dentist	3
Pharmacy	2
Community Hospital	0
Petrol Station	0
Post Office	1
Bank and Building society	0
Supermarket	0
Public House/ Bar	3
Restaurant/café and Takeaway ⁹⁸	8
Cinema	0
Leisure centre	0
Public Parks	1
Community/Village Hall	1
Youth Centre	1
Places of Worship	2

4.276 The local centre in The Parade and Hare Lane provides a range of day to day goods. There is a Cooperative supermarket located on Hare Lane that provides essential goods, preventing the need to travel outside of the area for regular groceries. There are also three public houses in the area and varies eating establishments in the Parade and Hight Street.

4.277 Although located centrally and easily accessible, there is only one state primary school in Claygate, Claygate Primary School. This has become over-subscribed in recent years. There is no secondary school provision within the settlement and secondary school places have been offered at neighbouring authorities' schools in previous years. The Surrey Organisation Plan 2018-2027 states that the birth rate is beginning to slow down and decrease. This

⁹⁸ Retail Centres Review 2020

will plateau providing a surplus of school places in the next ten years⁹⁹.

- 4.278 Again, due to its central location surrounded by Green Belt, residents have good access to green space throughout the settlement. The Green and Blue Infrastructure study (2020) states that there is no access deficiency to children’s play provision. The settlement is just below the quantitative standard of 0.76 sqm of formal children’s play provision per child but does not recommend any measures to address this deficiency. There is also no access deficiency to the public parks, and it does not score below the borough average in terms of quality. Open countryside surrounds Claygate and with its own Parish Council there is good management of natural features as well as protection of existing areas of open spaces.
- 4.279 Claygate is located less than four miles from Kingston and residents use this centre to access comparison shopping, evening events and other services. Residents may also use Kingston College and Kingston University for further education facilities. The K3 bus travels through Surbiton and Kingston town centre as well as to the hospital, allowing residents access to wider facilities and services. Epsom town centre and Epsom hospital is closer (at less than three miles away) but this is easier via car because there is no direct bus service to Epsom. Guildford town centre is located further south but is accessible via rail and by car using the A3.
- 4.280 Claygate has a number of community facilities located in the Church Road and Elm Road area. The village hall provides a range of activities for all sections of the community and is located next to the Church. Wingham Court specialises in care for younger people and those with dementia. With high percentages of older people in the settlement, the day centre provides services for retired people and offers a full programme of events and activities. A youth club is also active and is located in the Elm Road area. The recreation ground offers space for community sport and leisure. Accessibility to these areas is good with the local bus service stopping in the immediate vicinity. There is no library service in Claygate but residents can access a local library service at Esher using the K3 bus service.

Travel and Transport

Table 115 – Transport Accessibility

Transport	Claygate
Major Roads	None
Rail Services	London Waterloo – Guildford
Bus Services	K3 - Hinchley Wood, Long Ditton, Surbiton Station, Kingston, Kingston Hospital, Kingston Vale and Roehampton Vale K3 - Esher

⁹⁹ Surrey County Council School Organisation Plan January 2018 - https://www.surreycc.gov.uk/data/assets/pdf_file/0006/26169/School-Organisation-Plan-2018-2027.pdf

Table 116 – Household vehicle ownership

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
Claygate	2788	100	277	9.9	1201	43.1	988	35.4	240	8.6	82	2.9

Table 117 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibuses or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
Claygate	4908	11	1	25	3	0	1	49	3	2	4	1

Table 118 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,526	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
Claygate	3,338	229	377	522	438	838	39	32	38	555	270	40,283.4	16.0

- 4.281 In Claygate, only 9.9% of people do not have access to a car, which is slightly lower than the Elmbridge average at 11.5% and significantly lower than the South East of England percentage at 18.6%. However, whilst car ownership in Claygate is high, people are using more sustainable methods to access work. Some 25% of the working population use the train to get to work and a much lower proportion of the working population 49% choose to drive compared with 59% of the Surrey average. Additionally, 11% of the working population in Claygate are now working from home preventing the need to use any transport type.
- 4.282 There are no major roads running through Claygate but its location allow car users to easily access the A3, A309 and M25 through Esher and neighbouring Kingston upon Thames. Despite the lack of major roads in the settlement, cycling and walking can be difficult as many of the roads are very narrow and have no pavements.
- 4.283 Located centrally, Claygate's train station offers good rail services with a half hourly stopping service between Guildford and London Waterloo. There is only one bus service operating in Claygate, the K3, which runs between Esher, Surbiton and Kingston allowing people to access a much larger shopping centre and Kingston hospital.

Environment

Table 119 - Environmental Features

Feature	Claygate
Site of Nature Conservation Importance (SNCI)	0
Local Nature Reserve	13ha
Green Belt	282ha
Biodiversity Action Plan Habitats	0
Biodiversity Opportunity Area (BOA)	11ha
Conservation Area	Claygate Foley and Claygate Village
Mineral Safeguarding Area	0
Air Quality Management Area (AQMAs)	0
Site of Special Scientific Interest (SSSI)	0
RAMSAR	0

Special Protection Area	0
SANG site	0
Registered Town and Village Greens and Commons	0.14ha
Park or Garden of Specific Interest	0
Flood Zones	2, 3 and 3b
Ancient Woodland	1.5ha
Ancient and Veteran Trees	0
Lowland Fens	0

Natural Environment

- 4.284 Surrounded by Green Belt and with areas of natural green spaces such as Claygate Common, which is Local Nature Reserve and a BOA providing a high-quality natural environment. Despite this, the settlement has the lowest amount of natural green space and is absence of heathland, wetlands and large wooded area. Even though natural green space is limited, there are other sources of green space residents can use such as neighbouring green spaces in Hinchley Wood that can be accessed using Telegraph Hill in Claygate. Other Green Belt land that surrounds the settlement is private farmland bus has public footpaths allowing access to green space.
- 4.285 The River Rytte is located on the western border of Claygate and the immediate area is located in Flood Zone 2, 3 and 3b which does affect some properties in Hare Land and Rytte Road. However, none of the settlement falls in the flood alert area (an area in which the Environment Agency provides residents with flood alerts).

Pollution

- 4.286 Some 25% of the working population use the train to get to work and a much lower proportion of the working population 49% choose to drive compared with the 59% Surrey Average. Additionally, 11% of the working population in Claygate are now working from home. These travel to work methods mean there is less of an environmental impact from the daily commute. There is no main A road in Claygate and it is easier for vehicles to use the A309 than to cuted through Claygate to get to Esher. There are no significant air quality management issues that require monitoring. Being largely residential with country roads, there a limited amount of HGVs entering the village, which does reduce pollution.

Historic Environment

- 4.287 There are two conservations areas in Claygate. Claygate Village is located at the Green on the High Street. It extends down to Church Road to include

buildings on the south west side including the listed Holy Trinity Church and several locally listed buildings. Foley Estate is the second conservation area and recognises the quality of architecture in the residential properties. The settlement contains many street trees and hedgerows and has an area of ancient woodland to the north east. Ruxley Tower is the settlement's one landmark.

Conclusion

- 4.288 From the assessment above, it is clear that Claygate is an affluent area with a high-quality environment, good community facilities and excellent transport links to London and the wider strategic network. The statistics show that the current population are highly skilled and wealthy with a large proportion of the population owning their property. The regular train services into London, allows people to access high paid jobs in the city but return to a pleasant environment outside London and the wider urban area. The accessibility of the train station and local shopping centre, located in the heart of the settlement makes Claygate highly sustainable.
- 4.289 This sustainability has attracted families to the area and the rise in birth rates and high child population has put pressure on local schools. The local primary school is at capacity and the village is on the fringes of the catchment area for secondary schools which can cause difficulties when secondary school places are allocated. It is expected that there will be a surplus of school places in ten years' time, but temporary classes maybe needed to be expanded to accommodate demand.
- 4.290 The statistics clearly show that the majority of the population of Claygate are in good health and this indicates that the area provides a good healthy lifestyle for its residents. Levels of bad to very bad health is increasing but is likely because of a high GP ratio to population. Despite needing some additional play space and public park provision, community facilities are and contribute to people's quality of life.
- 4.291 As a result of these qualities, demand to live in Claygate is high and has raised house prices. The high price of property in Claygate excludes a large proportion of people from being able to afford to buy a home or privately rent in the area and this impacting on the young adult population. Whilst the housing mix is good in Claygate, new development has been built generally on smaller sites which means affordable housing provision has been limited. To ensure social sustainability and provide a more attainable housing market, Claygate must deliver more affordable housing.
- 4.292 The growth in older people and young children in this area and the necessity to attract / retain younger adults, means that future development will need to focus on the provision of affordable housing, primary and secondary school places and older people's services in order to ensure Claygate continue to be a prosperous and sustainable place to live.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Viability and vitality of local centre • Accesssibilitiy to train station • Public transport – K3 bus • Strong community facilities • High quality environment 	<ul style="list-style-type: none"> • Over-subscribed primary school • No secondary school • Lack of affordable and low cost housing • Lack of formal play space • No bank or building society
Opportunities	Threats
<ul style="list-style-type: none"> • Improve services young and aging population • Provide extra play space provision • Provision of secondary school • Provision of affordable housing 	<ul style="list-style-type: none"> • More pressures on schools / school places • House prices could prevent people from moving to Claygate • Pressure on services could affect health of the elderly

East and West Molesey

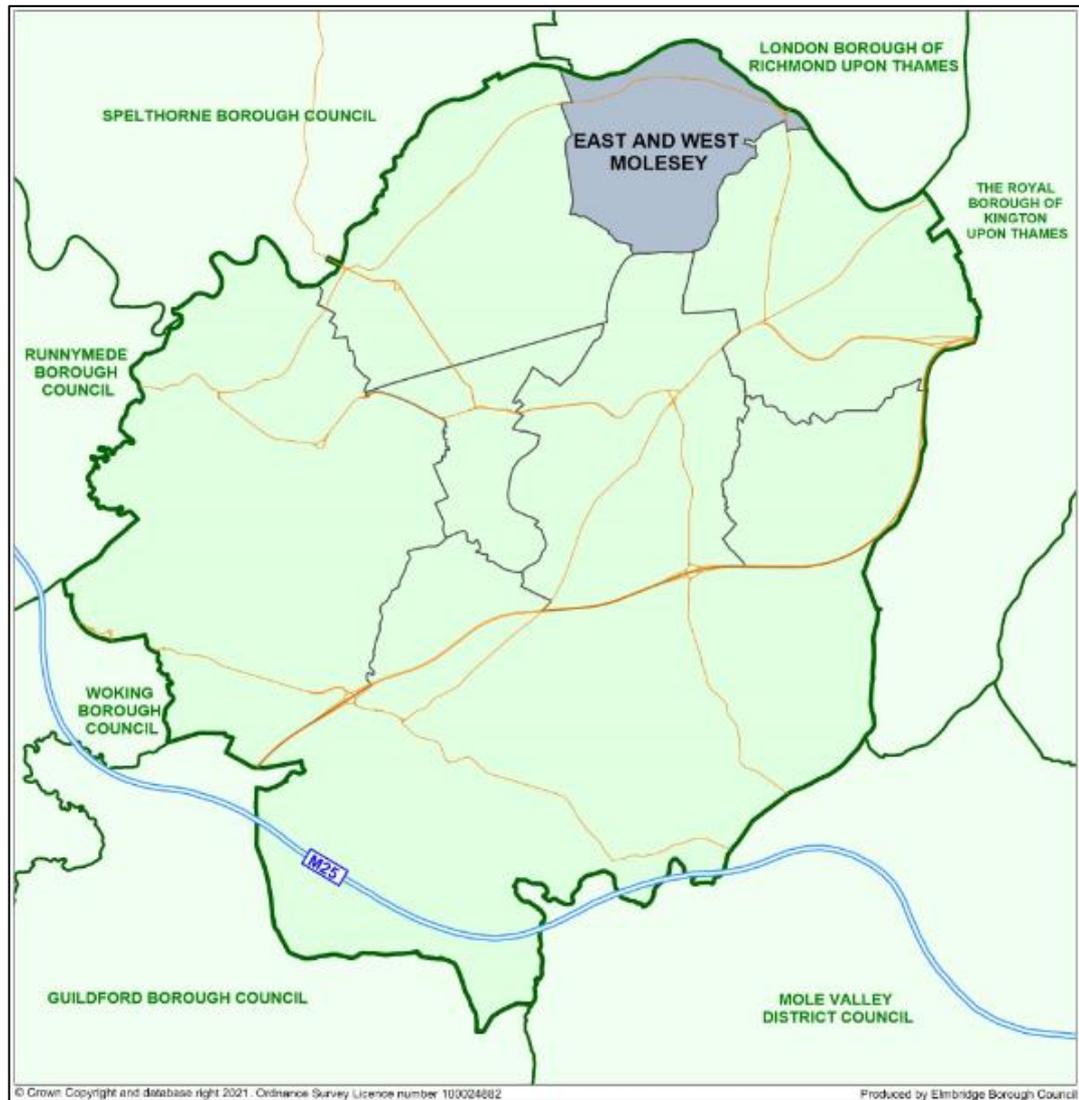


Figure 15 – Settlement of East and West Molesey

Settlement Overview

Table 120 – Settlement overview

	East Molesey	West Molesey	Molesey Average	Elmbridge Average	Surrey Average	National Average
Number of people / ha ¹⁰⁰	27.66	36.22	32.09	14.37	7.16	4.30

Table 121 – Settlement overview (Census 2011)

¹⁰⁰ Surrey I data – Area and population density (2016)

Total = 8,283 dwellings	Whole house or bungalow: Detached	Whole house or bungalow: Semi-detached	Whole house or bungalow: Terrace	Flat, maisonette or apartment: Purpose-built block of flats or tenement	Flat, maisonette or apartment: Part of a converted or shared house	Flat, maisonette or apartment: In a commercial building	Caravan or other mobile or temporary structure
Households	1,656	2,732	2,059	1,404	271	169	1
Predominant Housing Type %	20%	33%	24.9%	17%	3.3%	2%	0%

4.293 Located in the north of Elmbridge, East and West Molesey (hereafter referred to as Molesey) is approximately 580 hectares in size and is the most densely populated settlement in the borough with an average of 32.09 people per hectares and 17,507 inhabitants. There are two wards in Molesey, and they are Molesey East and Molesey West. The River Mole meets the River Thames at Molesey.

4.294 Molesey is largely urban and coalesces with Thames Ditton to the south east. There are only two small areas of Green Belt within the settlement which contain a working reservoir and a former aggregates site. The River Thames is located on the settlement's northern boundary and beyond this lies the London Borough of Richmond upon Thames.

4.295 The east and west sections of Molesey differ greatly. East Molesey contains the gateway into Elmbridge from Richmond upon Thames via Hampton Court Bridge. Hampton Court train station provides the rail link from London for visitors to Hampton Court Place. This tourist industry creates additional footfall to the local area which the Bridge Road shops and eateries benefit from. The area has a rich historic past and contains the settlement's three conservation areas: Bridge Road, East Molesey (Kent Town) and Old Village. Housing in East Molesey is mainly detached with many Victoria and Edwardian dwellings. As well as the local centre at Bridge Road, East Molesey is also a district centre providing a range of shops and services on Walton Road. There is also an area of Strategic Employment Land at Molesey Industrial Estate offering industrial, storage and business uses.

4.296 In contrast, the west side of Molesey contains large, medium / high density residential estates with a mix of terraced and semi-detached properties. There are local parades of shops providing a small range of goods and services for local people.

4.297 The settlement of Molesey contains a large number of open green spaces

including recreation grounds, sports and playing fields, allotments and a large cemetery. The most significant is Hurst Park which lies along the River Thames.

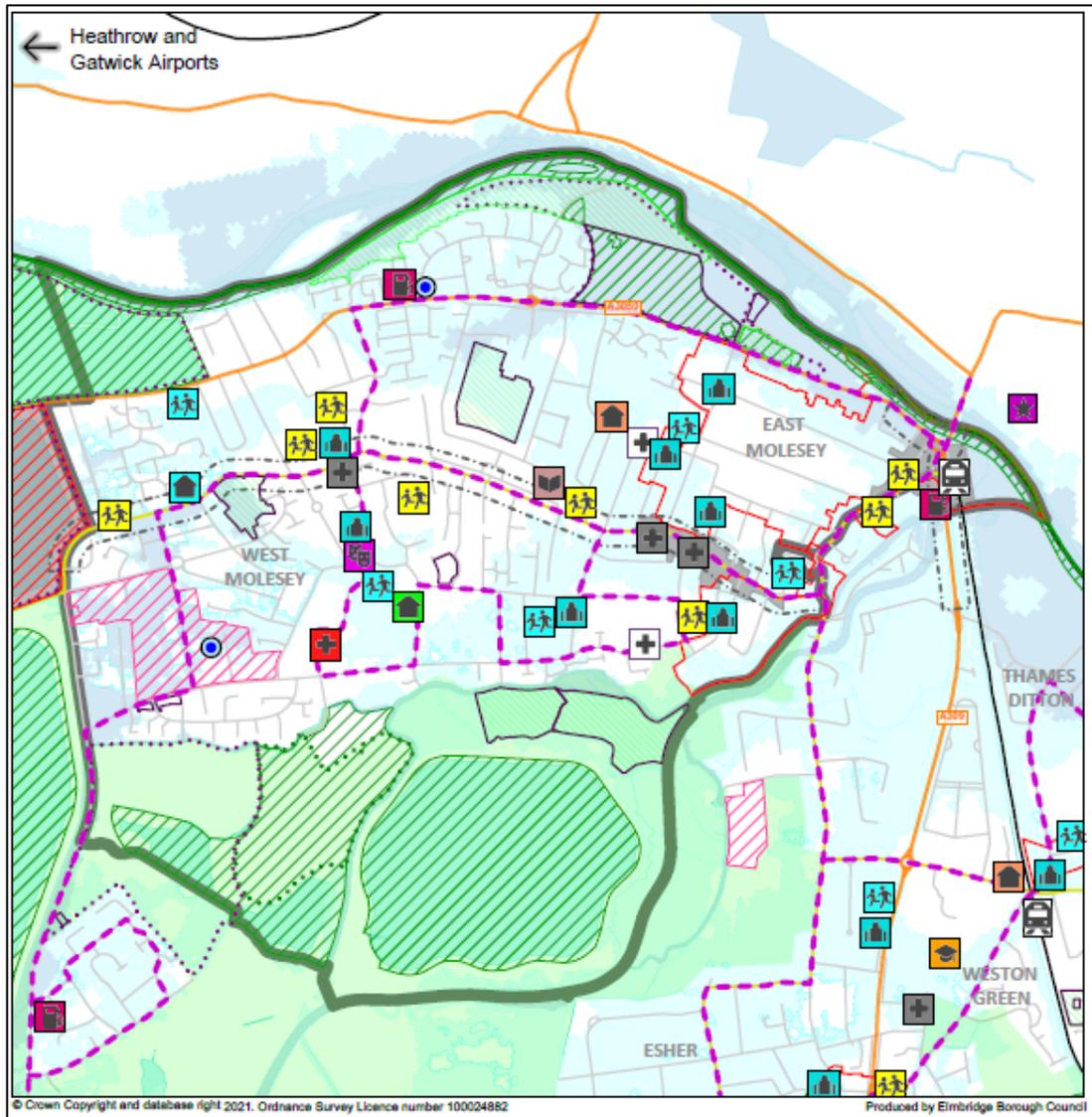


Figure 16 – East and West Molesey and their services

Economic

Table 122 – Economy context from the Retail Centres Boundary Review 2020

		East Molesey	East Molesey
Large Employers	Companies employment +50 employees	Molesey Industrial Estate, Island Farm Road	Tesco, Hurst Road

Retail Centres	-	East Molesey District centre	East Molesey Bridge Road local centre
Retail Facilities	Retail Floor Space (A1-5)	84 units	61 units
	Vacant	6 units	3 units
Non-residential	D1 and D2	8 units	4 units
	Vacant	0 units	0 units
Office Accommodation	B1/B1a	2 units	14 units
	Vacant	0 units	3 units
Industrial Units	B2 – General industry	1 unit	0 units
	Vacant	0 units	0 units
	B8 – Storage or Distribution	0 units	0 units
	Vacant	0 units	0 units
All other uses	Sui Generis	7 units	7 units
	Vacant	0 units	0 units

- 4.298 The settlement of Molesey has a strong local economy due to the local centre, district centre, industrial sites and strategic employment areas.

East Molesey district centre

- 4.299 East Molesey is one of the smallest of the borough's defined district centres. The centre extends along Walton Road from Matham Road in the east to Park Road in the west (approximately 550m). East Molesey has the characteristics of a district centre as it contains a small supermarket plus other service uses which largely serve its catchment area. The 'Tesco Metro' is the main convenience goods provider in the centre, which has a significant concentration of comparison units. It also has a reasonable service offer, contains a number of hair / beauty businesses, cafes, restaurants and a bar. As with other centres in the borough, East Molesey is poorly served by commercial leisure and recreational uses.

Bridge Road local centre

- 4.300 Molesey Bridge Road local centre is one of the large local centres in Elmbridge. It is located less than a half mile to the north east of East Molesey district centre. Bridge Road is bound by the River Thames to the north, open urban land to the east and housing to the south and west. Even though it is located in close proximity to East Molesey district centre, it has a different function. The presence of Hampton Court Palace means that this local centre provides shops, restaurants and cafes for the many tourists attracted to the area. The main shopping frontages are located along both sides of Bridge Road and along the southern edge of Creek Road at 'Hampton Court Parade' near the train station which is actually located in Hinchley Wood and Weston Green, Long Ditton and Thames Ditton settlement.

- 4.301 There are number of small parades in the west of Molesey in locations such as The Forum on Walton Road, High Street on Walton Road, Central Avenue and Hurst Road. These contain essential goods for the immediate catchment area. There is also an out of town Tesco store on Hurst Road. A Sainsbury's Local is also located out of the defined shopping areas in West Molesey on the Walton Road.

Office Accommodation and Industrial Units

- 4.302 The Elmbridge Commercial Property Market Study (2014) states that Molesey has a small amount of office space in the borough. These are featured in the district and local centres as well as the industrial estate. There have also been prior notifications to change the use of offices to residential in the Bridge local centre since the change of use order introduced in 2013¹⁰¹.
- 4.303 Molesey has one industrial site located at Molesey Industrial Estate. This is a large industrial estate comprising of a mixed office, industrial and warehouse area. Although proximity to local services, public transport and other businesses occupiers is reasonable, access to the strategic road network is poor as it is located in the middle of a residential area some distance from the A3, M3 and M25. Residential properties surround the site. There are vacant units within the estate (approximately 30% according to the 2014 commercial property market study) but these are amongst the poor-quality buildings. As a result of continued vacancy rates there has been a loss of vital Strategic Employment Land space for housing at Britannia House (planning application: 2019/3272) for 75 residential units. Rental levels are the most affordable in the borough which appeals to some tenants although the environment is poor in terms of the age and maintenance of some properties which does need improving.

Tourism

- 4.304 The proximity of Hampton Court Palace in the settlement does attract tourists to the local area and contributes to the local economy. With the closest train station located in East Molesey, people have to travel to the centre in order to access the Palace which is located in neighbouring Richmond upon Thames. As mentioned before, the local businesses in the Bridge Road local centre benefit from this football of people. The River Thames also attracts people due to the leisure pursuits and access available in this part of the borough. Despite the settlement's proximity to the Palace, there is no hotel accommodation in Molesey. The 2007 planning permission for a 46-bedroom hotel at Hampton Court Station and Jolly Boatman site has not been built¹⁰². A new planning application has been submitted at this site for an 84-bedroom hotel¹⁰³.

¹⁰¹ Planning applications: 2014/2430, 2014/4603, 2014/4683, 2013/3067

¹⁰² 2007/2970- Demolition and comprehensive redevelopment of Hampton Court Station, the Jolly Boatman site and adjoining land to include 66 residential units, retail and commercial floorspace (592 sqm), 46 bedroom hotel, 61 bedroom care home, refurbished railway station, new transport interchange, new areas of public open space, car parking, highways improvements together with other works incidental to the proposed development

¹⁰³ 2018/3810 - Development to provide 97 residential units, a hotel (84 bedrooms) and retail units (within use classes A1, A2 and/or A3) together with access, station interchange, car parking, servicing, new public realm,

Social

Population and Community Wellbeing

Table 123 – Population by age ONS Census 2011¹⁰⁴ and Surrey-I 2018

Age Structure	East and West Molesey 2011 %	EBC 2011 %	Surrey 2011 %	National 2011 %	EBC 2018 %	Surrey 2018 %	National 2018 %
Age 0-15	18.8	21.4	19.3	18.9	22.3	19.7	19.2
Age 16-64	62.2	62.3	63.5	64.8	59.4	61.4	62.6
Age 64+	16.2	16.5	17.2	16.4	18.3	18.9	18.2

4.305 The population of 0-15-year old's in Molesey is 18.8% and is lower than the Elmbridge, Surrey and national average. This could indicate that Molesey has become popular with mature families with more young people being present. The average age of residents between 16-64 is 62.2% and is higher than the Elmbridge and Surrey average. The percentage of residents above 64+ is lower than the borough average, country and national average.

4.306 When considering the data on the household structure in Molesey there is a good mix of housing with there being 20% detached, 33% semi-detached, 24.9% terraced and 22.3% being a flat, maisonette or apartment. This may explain why the borough has the highest density of residents is the borough and also why there is a higher concentration of residents being between 16-64 years of age owning their own property.

Health and Social Exclusion

Table 124 – Ration of patients to GPs by settlement area¹⁰⁵

Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Glenyn Medical Centre	7	16	17,507	1,094
The Vine Medical Centre	9	-	-	-

landscaping and other associated works following demolition of some existing buildings and structures on site including Hampton Court Motors

¹⁰⁴ No recent data of population by structure for Wards.

¹⁰⁵ GP data taken from surgery website pro-rata 0.2 for a full day and 0.1 for every half day. The populations are taken from ONS and divided by the GP per settlement to provide a ratio.

Table 125 – Residents health per settlement Census 2011

	All categories: Long term health problem or disability	Very good health	Good health	Fair health	Bad health	Very bad health
Area	Number	%	%	%	%	%
England	53012456	47.2	34.2	13.1	4.2	1.2
Surrey	1,132,390	52.4	33.6	10.6	2.7	0.8
South East	8,634,750	49.0	34.6	12.0	3.4	1.0
Elmbridge	130,875	56.5	31.0	9.4	2.5	0.7
Molesey	19,088	52.6	33.0	10.6	3.1	0.7

Table 126 – Child poverty in out of work benefit households¹⁰⁶

Area	Households	%
England	1,478,150	14
South East	173,280	10.1
Surrey	14,920	6.5
Elmbridge	1,510	5
Molesey	225	5.6

- 4.307 Despite there being reasonable health care provision across Molesey, as described in the facilities and services section. The settlement experiences a lower rate of very good health than the borough average, but it is similar than the Surrey average. The settlement has higher good to fair health than the borough average. However, Molesey does have a higher rate of bad health and similar levels of very bad health than other areas of borough which is a cause for concern.
- 4.308 The borough has the best ratio of GPs to population in the borough and it is surprising that that there is a higher rate of bad health and similar levels of very bad health in the settlement. This is likely because there are areas of deprivation in the settlement as 5.6% of households experience child poverty. This is the second highest rate of deprivation in the borough behind Walton and is higher than the borough average.
- 4.309 In Molesey residents have the third lowest education attainment in the borough (behind Hersham and Walton respectively) with 37.8% achieving level 4 qualifications (Degree, Higher Degree, NVQ Level 4-5, Diploma, BTEC Higher Level or Professional Qualifications (for example teaching, nursing, accountancy). Moreover, the settlement has a high rate of residents achieving

¹⁰⁶ Surrey County Council Joint Strategic Needs Assessment (JSNA) (May 2016) - <https://public.tableau.com/profile/surrey.county.council.joint.strategic.needs.assessment#!/vizhome/Economyemploymentanddeprivation/Story1>

no qualifications at all with 15.8% this is higher than the borough average and similar to the Surrey average. These statistics contrast with the affluence indicated in other areas of the borough and demonstrate levels of deprivation and social inequality.

Health and Social Exclusion

Table 127 – Population qualifications ONS Census 2011

Area	Highest level of qualification - all people aged 16+ - All usual residents aged 16 and over	Highest level of qualification - all people aged 16+ - % No qualifications	Highest level of qualification - all people aged 16+ - % Level 1 qualification	Highest level of qualification - all people aged 16+ - % Level 2 qualifications	Highest level of qualification - all people aged 16+ - % Level 3 qualifications	Highest level of qualification - all people aged 16+ - % Level 4 qualifications and above	Highest level of qualification - all people aged 16+ - % Other qualifications	Highest level of qualification - all people aged 16+ - % All level 1 or 2	Highest level of qualification - all people aged 16+ - % Apprenticeship
England	42989620	22.5	13.3	15.2	12.4	27.4	5.7	28.5	3.6
South East	6992666	19.1	13.5	15.9	12.8	29.9	5.2	29.4	3.6
Surrey	913899	15.9	12.2	15.3	12.3	36.2	5.1	27.5	2.9
Elmbridge	103005	13.2	10.1	13.9	11.1	43.9	5.6	24	2.2
Molesey	15434	15.8	11.5	14.9	11.5	37.8	5.7	26.4	2.8

Employment and skills

Table 128 – Employment activity and population claiming job seekers allowance

	Molesey Average %	Elmbridge Average %	Surrey Average %	National Average %
% Population economically active	74.7	73.4	73.6	69.9
% Population economically inactive	25.2	26.6	30.1	26.4
% Population who are economically active and employed	69.4	68.4	67.7	62.1
% Population who are economically active but unemployed	3.0	2.7	2.8	4.4
% Population claiming job seekers allowance (Q4 2016)	6.26	9.85	0.84	-

4.310 As the table above shows, a high percentage of Molesey residents consider themselves economically active compared to the borough, county and national averages. In terms of employment, 69.4% in Molesey consider themselves in employment. Despite the high averages of people in employment the unemployment rate is higher than borough and county average. In addition, there is 6.26% of the population seeking job seekers allowance which indicate a level of deprivation and residents who are unemployed struggling to find jobs in their local area. Furthermore, with high vacancy rates in the Molesey Industrial Estate in the settlements only area of Strategic Employment Land there is a struggle for local residents to obtain local jobs. This would also explain why the average local resident travels more than 13 kilometres on average to get to work.

Housing

Table 129 – House Prices Surrey-I 2015¹⁰⁷ and Zoopla 2020

	EBC 2015	Surrey 2015	National 2015	East and West Molesey 2020	EBC 2020	Surrey 2020	National 2020

¹⁰⁷ No house price data per settlement in 2015

Property price average	694,116	464,195	272,141	680,258	850,496	604,307	331,434
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Table 130 – Rental prices Settlement Assessment 2015¹⁰⁸ and Zoopla 2020

	East and West Molesey 2015	EBC 2015	East and West Molesey 2020	EBC 2020	Surrey 2020	National 2020
Property pcm average	1610	3313	3779	4581	1170	1988

- 4.311 There is a great variety of housing in the settlement, but the most common housing type is semi-detached housing with 33%. There is also 20% of detached housing, 24.9% terraced housing and 22.3% of maisonettes and flats. This suggests that Molesey has a larger stock of smaller family homes.
- 4.312 In addition, the average property price in the settlement in 2020 on Zoopla was £680,258 and the average rent is £3,313 pcm. These averages are considerably lower than the borough averages making the settlement more affordable than other areas of the borough. With local workers' salaries at an average of £31,043 per year or £2670 per month, it would still cost 21 times a local salary for the price of an average property in Molesey¹⁰⁹. Average rents have increased since the 2015 assessment, however, this is likely to be a skewed result as data is taken from the most available property and rent prices on Zoopla.
- 4.313 Like the rest of the borough, affordable housing is limited. Since the adoption of the Core Strategy in 2011, 35 affordable units have been built in Molesey. This number does not address the overall affordability or sustainability issues facing the housing market in Molesey. More recently, 50 affordable homes at Randor & Sandra House on Walton Road and 43 in Orchard lane in East Molesey are increasing affordable housing opportunities¹¹⁰.

Facilities and services

Table 131 – Settlement facilities and services

	Molesey East	Molesey West
Primary Schools	1 Infant School 1 Junior School	3 Primary School
Secondary Schools	0	0

¹⁰⁸ Data from Zoopla in the Settlement Assessment 2015

¹⁰⁹ Housing Deliver Test Action Plan 2020

¹¹⁰ Affordable Housing in Elmbridge - <https://www.elmbridge.gov.uk/housing/affordable-housing/>

Other Schools	1 Pre-School 2 Nursery	2 Pre-School 3 Nurseries
Library	0	1
Higher Education	0	0
Doctors Surgery	0	2
Dentist	1	4
Pharmacy	2	2
Community Hospital	1	0
Petrol Station	1	1
Post Office	4	1
Bank and Building society	0	0
Supermarket	2	1
Public House/ Bar	2	5
Restaurant/café and Takeaway ¹¹¹	0	20 (East Molesey) and 17 (East Molesey Bridge Road)
Cinema	0	0
Leisure centre	0	0
Public Parks	1	5
Community/Village Hall	1	1
Youth Centre	1	0
Places of Worship	2	5

- 4.314 There are three state schools' primary schools (each with two forms of entry), one infant (three forms of entry) and one junior school in the Molesey area, covering a range of school sectors. There has been a recent expansion of primary provision in the area to meet the shortfall of places predicted in School Organisation Plan 2018-2027¹¹². This has included the rebuilding of Hurst Park Primary School on a new site and expansion of St Albans Roman Catholic Primary School. There is no state secondary school in Molesey which means pupils have to travel to Esher High or Rydens for secondary schooling in the borough. Secondary schools are also accessible in the Hampton area of the London Borough of Richmond and further out in Kingston upon Thames.
- 4.315 There are no independent schools but pre-schools and nurseries in Molesey. Private schools are accessible in neighbouring Weston Green. Likewise, all higher education establishments are located outside the area. The settlement has a library which is located centrally in Molesey off the Walton Road.
- 4.316 Unlike some of the other settlements of Elmbridge, there does not appear to be a main centre where all the settlement's facilities and services are based. Health provision are scattered across the settlement. There are two GP

¹¹¹ Retail Centres Review 2020

¹¹² Surrey County Council School Organisation Plan January 2018 -

https://www.surreycc.gov.uk/data/assets/pdf_file/0006/26169/School-Organisation-Plan-2018-2027.pdf

surgeries across the settlement with 17 GPs for the population. There is also a community hospital located off the High Street which has the specific purpose of offering a physical rehabilitation for local patients which explains the moderate health care quality in the borough. Kingston hospital provides services for residents and this can be accessed via train, bus or most directly by car. Pharmacies also available in each ward allowing local access to medical prescriptions, over the counter medicines and basic healthcare advice.

- 4.317 There are three supermarkets located across the wards allowing communities to assess the nearest store for their daily / weekly groceries. There are no banks in the settlement, with five post offices across the settlement, with a number of restaurants and comparison shops. Vehicle fuel is also available in the settlement with two petrol stations.
- 4.318 As stated in the Green and Blue Infrastructure study (2020) the settlement of Molesey has the greatest level of park provision with 1.7 ha per 1000 people in the borough. Play provision is also high at 0.86 sqm per child and is easy to access. East and West Molesey is well served by open green spaces with recreation and sports grounds, parkland, a large cemetery and allotments.
- 4.319 There is a public swimming pool at Hurst Pool off Dunstall Way. The closest leisure centre is at Walton-on-Thames and local cinemas are available at Esher and Walton. However, it is likely that residents will drive to Kingston town centre to assess wider leisure and recreational facilities such as Odeon Imax cinema, tenpin bowling at the Rotunda and various eateries, bars and nightclubs located across the town centre. There are also some good bus links to Kingston and Stains, which both offer larger town centre venues and greater comparison-shopping experiences.
- 4.320 Molesey provides a number of communities centres for different section of the community. Vine Hall is situated near Molesey High Street and offers a venue for community-based activities for over 50s. A children's centre is located in Molesey in Chandlers Field School and offers support and services for children under five and their families. There is also a youth centre at Ray Road which provides a range of activities and facilities for children and younger adults.
- 4.321 The Green and Blue Infrastructure study (2020) states that the area in Molesey is above the quantitative standard children's play provision, with no identified deficiency in access within the area. The area is also above the quantitative standard of 0.9 hectares of public parklands, with no access deficiency in the area. Molesey is well served by open green spaces and with its river spaces they provide value and access to water as well as pleasant environment for land-based recreation. Pedestrian and cycle routes link to the Thames Path, which is a defined National Trail.

Travel and Transport

Table 132 – Transport Accessibility

Transport	Molesey East	Molesey North	Molesey South
Major roads	A309- Hampton Court Way A3050- Hurst Road B3379- Esher Road	A3050- Hurst Road	Molesey Road
Rail services	Trains to London Waterloo		

Bus services	<p>R68- Hampton Court, Hampton Hill, Strawberry Hill, Twickenham, Richmond and Kew</p> <p>411- West Molesey, East Molesey, Hampton Court and Kingston</p> <p>461- Staines, Chertsey, St Peter's Hospital, Ottershaw, Addlestone, Weybridge, Walton, West Molesey, Hampton Court and Kingston</p> <p>513- Downside, Cobham, Oxshott, Esher, Thames Ditton, Hampton Court and Kingston</p> <p>514- Esher, Hersham, Field Common Estate, West Molesey, East Molesey, Thames Ditton, Long Ditton, Surbiton and Kingston</p>
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- 4.322 Car ownership is high in Molesey with high percentages of people with access to one or more car or van within the households. This could be due to the lack of access to public transport in certain places in the settlement. East Molesey is closer to train station services unlike West Molesey. At least 15% of the population use train services to get to work and it is most likely to be residents from East Molesey.
- 4.323 It is recorded that 55% of the population drive to work and as a result, roads do get congested in Molesey and this is particularly evident at the key gateway at Hampton Court Bridge, where a number of major roads meet. This is also evident as pollution levels is the second highest in the borough and one of the monitoring points at Hampton Court have exceed the air quality objective¹¹³.
- 4.324 As shown in the table above, there are a number of bus services available and run throughout Molesey. These serve key local destinations in the borough such as three secondary schools and the detached community of Field Common in Walton-on-Thames. Important destinations outside the borough include St Peters and Kingston hospital for accessing health services. The

¹¹³ Authorities Monitoring Report 2018/19

further destination is Richmond and Kew (R68). These services allow people access to other job markets outside the borough and this assumption is confirmed when considering the method of travel, whereby residents travel on average 13 kilometres to get to work. Despite the number of bus services available only 5% of the population use its services which questions the efficiency of the services.

Table 133 – Household vehicle ownership ONS Census 2011

Area	All categories: Car or van availability	%	No cars or vans in household	%	1 car or van in household	%	2 cars or vans in household	%	3 cars or vans in household	%	4 or more cars or vans in household	%
England	22063368	100	5691251	25.8	9301776	42.2	5441593	24.7	1203865	5.5	424883	1.9
South East	3555463	100	660,430	18.6	1483911	41.7	1059380	29.8	253552	7.1	98190	2.8
Surrey	455791	100	59,865	13.1	184249	40.4	155920	34.2	39607	8.7	16150	3.5
Elmbridge	52922	100	6,227	11.5	22419	41.4	18142	34	4484	8.9	1650	3.36
Molesey	8018	100	1165	14.4	3622	45.2	2426	30.4	632	7.9	173	2.17

Table 134 – Mode of transport to work ONS Census 2011

Region	Method of travel to work - All usual residents aged 16-74	Method of travel to work - % working at home	Method of travel to work - % underground metro light rail tram	Method of travel to work - % train	Method of travel to work - % bus minibus or coach	Method of travel to work - % taxi	Method of travel to work - % motorcycle scooter or moped	Method of travel to work - % driving a car or van	Method of travel to work - % passenger in a car or van	Method of travel to work - % bicycle	Method of travel to work - % on foot	Method of travel to work - % other method
England	38881374	5	4	5	7	1	1	57	5	3	11	1
South East	6274341	7	0	7	4	0	1	61	5	3	11	1

Surrey	817272	8	1	14	3	0	1	59	3	2	9	1
Elmbridge	92027	10	1	21	2	0	1	52	3	3	6	1
Molesey	13939	8	1	15	5	0	2	55	2	5	5	1

Table 135 – Commuting ranges ONS Census 2011

Area	All categories: Distance travelled to work	Less than 2km	2km to less than 5km	5km to less than 10km	10km to less than 20km	20km to less than 30km	30km to less than 40km	40km to less than 60km	60km and over	Work mainly at or from home	Other	Total distance (km)	Average distance (km)
England	25162721	4170138	4627289	4364988	3848064	1439855	642205	586489	773984	2581832	2127877	304789307.8	18611709.7
South East	4,260,723	706,167	688,146	604,950	582,465	301,705	156,951	168,384	169,351	502,584	380,020	56,213,782.7	16.6
Surrey	574,526	75,408	79,849	87,390	87,770	57,517	29,132	20,648	9,614	76,453	50,745	6,969,381.0	15.6
Elmbridge	64,730	6,566	8,453	9,503	9,740	11,703	1,939	587	805	9,879	5,555	749,168.7	15.5
Molesey	9,942	1,071	1,730	1,691	1,597	1,206	133	83	135	1,353	943	99,411.2	13.0

Environment

Table 136 - Environmental Features

Feature	East Molesey	West Molesey
Site of Nature Conservation Importance (SNCI)	76.5ha	51ha
Local Nature Reserve	0.52ha	18ha
Green Belt	102ha	63ha
Biodiversity Action Plan Habitats	0	0
Biodiversity Opportunity Area (BOA)	109ha	67ha
Conservation Area	East Molesey Old Village and East Molesey Kent Town	-
Mineral Safeguarding Area	22ha	33ha
Air Quality Management Area (AQMAs)	15.7ha	013ha
Site of Special Scientific Interest (SSSI)	0	0
RAMSAR	0	0
Special Protection Area	0	0
SANG site	0	0
Registered Town and Village Greens and Commons	0	0
Park or Garden of Specific Interest	0	0
Flood Zones	2, 3 and 3b	2, 3 and 3b
Ancient Woodland	0	0
Ancient and Veteran Trees	0	0
Lowland Fens	0	0

- 4.325 The settlement of Molesey is nearly all urban. There are two areas of Green Belt located to the north west and south of Molesey. There are areas of mineral safeguarding where there was originally a past mineral aggregates located next to the River Thames on the boundary of Walton-on-Thames. This is now a SNCI and a BOA. Hurst Park which is an area of mineral safeguarding site

identified in the Surrey Minerals Plan Core Strategy and Development Plan 2011. These areas are defined for resources of concreting aggregate, soft sand, silica sand, brick clay and fuller's earth. The mineral planning authority (Surrey County Council) will seek to prevent sterilisation of these resources by other development. The Green Belt land to south contains Island Barn Reservoir which stores water for London and has a recreational use. It is also a biodiversity opportunity site.

- 4.326 East and West Molesey has a large number of urban green spaces including recreational grounds, sports fields, allotments, playing fields and a large cemetery. The most significant is Hurst Park which lies along the River Thames to the north and is within the multi-functional flood plain.
- 4.327 The River Thames abuts the northern boundary of the settlement and the River Ember and River Mole flow through Molesey East. The rivers have high biodiversity value as well as an impressive landscape setting. The riverside is a SNCI and has an attractive landscape setting. It falls within the Thames Policy area which is a designation that highlights the importance of the River Thames as one of the greatest natural and man-made cultural assets of Elmbridge. It seeks to ensure all new riverside development covers aspects from its design, siting and character to its accessibility and environmental impact.
- 4.328 Although there have been significant works to reduce flood risk from the Lower Mole, there still remains a flood risk to these areas. Both wards fall within the flood alert area in which the Environment Agency provides residents with flood alerts.

Pollution

- 4.329 With a major gateway into the borough, East Molesey witnesses high levels of traffic across Hampton Court Bridge and on the A309 Hampton Court Way. The A305 and B3379 cut across the settlement and allow vehicle access to Walton in the west and Esher to the south. When considering the two wards method of travel to work data, as an average in Molesey there is 55% of residents travel to work by car. In addition, only 14.4% do not own a car. With only 10% accounting for sustainable sources of travelling to work by foot or cycling the high ownership of vehicles can easily result in higher pollution levels.
- 4.330 There are two Air Quality Management Plans in the borough one at Hampton Court Bridge and the other in East Molesey district centre. As stated in the Authorities Monitoring Report 2018/19 the air quality objective is only exceeded at Hampton Court where there are major roads located and a consequence of high car use in the area.

Historic Environment

- 4.331 The settlement's historic environment is predominately located in East Molesey mainly due to its proximity to Hampton Court Palace. The area has a

rich heritage value comprising three conservation areas, several statutory and locally listed buildings including the Hampton Court Bridge and train station. The Church of St Paul and the Gothic Spire on the Riverbank are the settlement two key landmarks. Even though East Molesey contains most of the historic environment, there are five listed buildings located on the Walton Road which include St Peter's Church, The Vicarage and Church Farm House. There also three areas of high archaeological potential spread out across the settlement: High Street, West Molesey, opposite Taggs Island and Walton Road / St Mary's Road.

Conclusion

- 4.332 The assessment clearly shows that Molesey is as settlement that differs considerably between east and west. East Molesey appears to be more affluent due to its location to a train station allowing people easier access to higher paid jobs in London. These earnings have allowed people put desirable detached properties and house prices have risen as a result. Most the settlements facilities and services are located to the east and the environment, although urban, is of high quality with a rich historical past.
- 4.333 It is likely that there are a high percentage of families and this results in pressure for primary and secondary school provision. Health provisions are good in the settlement but their high numbers of people with bad or very bad health in the settlement. The deficiency in public sports provision and quality of parks will need to be addressed in order to help people obtain healthier lifestyle. The high percentage of children living in poverty highlights the disadvantaged faced in this part of the borough. Social exclusion and a lack of access to services and transport will need to be addressed to combat this deprivation.
- 4.334 Economically, the settlement's district centre and local centre and four of its local shopping parades provide a good range of shops and services for the local community. The presence of Hampton Court Place on the boundary of Molesey allows the local centre to thrive. However, Molesey Industrial needs to be improved in order to attract employers into the area and provide local jobs. This could help local residents in the immediate area access work and improve prosperity.
- 4.335 Lack of affordable housing is also an issue across Molesey and must be prioritised to help those who cannot afford to enter the housing market and obtain housing.
- 4.336 In terms of the environment, car use is high across the settlement and pollution will continue to be an issue along the main roads. Pollution and flood risk are two environmental issues that will require addressing when considering future development in Molesey.

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Access and quantity of parks and children’s play space • Amount and access to community facilities • Strong economic role of district and local centre • Proximity to Hampton Court Palace and associated tourist footfall • Mix of housing which is relatively affordable 	<ul style="list-style-type: none"> • Percentage of children living in poverty – deprived communities • No secondary school • Limited access to public transport and shops / services in Molesey East • High car use and associated with pollution • Vacancy and poor quality of office space at Molesey Industrial Estate
Opportunities	Threats
<ul style="list-style-type: none"> • Tackle social exclusion • Reduce car use and improve public transport provision • Provide a secondary school and support children’s services • Improve park quality and provide additional sports pitches • Improve Molesey Industrial Estate 	<ul style="list-style-type: none"> • Pollution from continued high car use • No action for deprived communities and children living in poverty • Continued house prices pushing families out

5. Conclusion

- 5.1 Every conclusion and SWOT analysis for each of the eight settlements of Elmbridge has comparable content, with common strengths, weaknesses, opportunities and threats. They all have similar roles and functions which does make it difficult to devise a hierarchy. Although broad categories and a retail hierarchy have previously been created for the borough¹¹⁴, it does become apparent from the analysis that each settlement's sustainability issues could be difficult to rank and classify.
- 5.2 The eight assessments have shown that in Elmbridge that there is not one settlement that is more sustainable than another. Each settlement has differing sustainability issues. For example, Claygate although considered a village with limited scope for development in the 2011 Core Strategy, is one of the most sustainable settlements in Elmbridge due to its thriving local centre and train station, which unlike other settlements in the borough, it is located in the heart of the community and enables people to travel more sustainably. Another example is Cobham, that although has always had limited public transport, the addition of a community initiatives such as the bus services has provided better access to important services in neighbouring settlements.
- 5.3 Despite different population sizes and areas in hectares, Elmbridge's settlements are very similar in their role and function. As the assessments show they are all mainly residential in use and have some form of shopping facility whether this is the town centre in Walton, district centres in Weybridge, Esher, Molesey and Hersham or local centres in the Dittons, Cobham and Claygate. Despite these differing retail centres, they all have access to vital facilities and services required for any community to thrive.
- 5.4 Every settlement has access to:
- Primary schooling
 - A GP surgery
 - Shops providing day to day needs
 - A community centre
 - One or more train stations with services to London and Guildford
 - Bus services
 - Green spaces, parks, sports fields and open spaces
- 5.5 Although mainly residential in use, nearly all the settlements have strong economic roles with strategic employment land, industrial sites or high-quality office accommodation. Weybridge appears to have the strongest economic role with its prestigious business park and strategic location off the M25. However, local salaries in comparison to house prices and method of travel to work data indicate that many residents in all eight settlements commute out of the borough to work. Elmbridge's strategic location and transport links to

¹¹⁴ Retail Centre Review 2020

London, allows many people to live in Elmbridge while accessing higher paid jobs in the city of London. Its location and associated wealth, has created these common sustainability issues:

- High house prices, lack of affordable and low-cost housing
- Congested roads resulting in pollution from high car ownership
- Demand for school places

5.6 The assessment has shown that every settlement in Elmbridge has an affordable housing issues with limited amounts of affordable housing and low-cost market housing being built across the borough. House prices are continuing to rise, which as the age structure data show is preventing many young people from settling in the borough. Car ownership percentages are high and the use of the car throughout the borough which means AQMA's being exceeded every year.

5.7 Another common issue affecting all the settlement is the demand for school places. The high-quality schools in the borough attract families and this is shown in the age structure data with the percentages of the population at school ages particularly high across all the settlements. The increase in families with school aged children has caused demand across the borough for primary and secondary school places. These high percentages of children also put pressure on health services, and this is apparent particularly in Hersham with its need for an additional GP.

5.8 All of these issues require addressing in order to ensure each settlement of Elmbridge contributes to economically, socially and environmentally sustainable. Many of these issues relate to infrastructure and housing provision which can be resolved through the provision of appropriate development. Since the last Settlement Assessment in 2015 there is continued work to improve road infrastructure such as at the M25 Junction 10 roundabout in Cobham to ease congestion and improve accessibility. In addition, there are improvement to reduce flood risk in Weybridge with the River Thames Scheme and there is improved schooling with two new secondary school in the Walton and Cobham, Oxshott and Stoke D'Abernon settlements.

5.9 Every settlement in Elmbridge has land use constraints and environmental designation to factor in, but it is clear from the assessment that there is no easy way to rank these settlements in terms of which area can take more development than another. However, it is clear from the assessments that future development can be located in any of the settlements of Elmbridge as they all are considered sustainable. Though, common challenges will need to be considered when taking forward future plans.

SWOT Analysis

Strengths	Weaknesses
• High quality natural environment	• Lack of affordable and low cost

<ul style="list-style-type: none"> • Rich historic environment • Good local shops for day to day convenience shopping • Access to strategic road network • Train station in every settlement • Access and quantity of green space • Affluent highly qualified local population • Tourism at Hampton Court, Claremont Gardens, Sandown Racecourse, Painshill Park and Brooklands • Community facilities • New schools increasing places in the borough 	<p>market housing</p> <ul style="list-style-type: none"> • High land values • Deprived communities • High car ownership • Traffic congestion • Air pollution and AQMAs being exceeded • Deficiencies in formal child play spaces and parks • Pressure of health services • Lack of smaller, family homes
<p>Opportunities</p>	<p>Threats</p>
<ul style="list-style-type: none"> • Provision of affordable and low-cost market housing • Provide a better mix of housing type • Build of a new secondary school • Reduce car use and improve public transport provision • Improve park quality and quantity where required • Provide formal child play space where required • Tackle social exclusion • Improve services for the young and ageing population • Improvements to M25 Junction 10 • River Thames Scheme to reduce Flood Risk 	<ul style="list-style-type: none"> • Younger adult population will not settle in Elmbridge due to high house prices and lack of affordable housing • Continued use of the car will continue to increase pollution and exceed air quality targets • Congestion will worsen on roads with high car use and ownership • Lack of school places could push families out of the area • Pressure on health services could affect health of population • Lacks of parks, quality of parks and deficiencies in formal child space could impact on community well being • Potential flood risk in settlement areas adjoining the River Thames and its tributaries

6. Appendix 1 – Key for maps



Figure 17. Map of services and designations within the settlements