



Broadwater CIL funding approved

CIL funding has been approved for a professional survey of the historic Broadwater lake, and preparation of a bid for national support for its conservation – now possible thanks to Broadwater Path giving public access to the lakeside.

While beautiful at some points, the lake is in very poor condition at others, drying up and in need of proper work against silting and self-seeded trees.

Share your views at our AGM or portmore.org.uk

Dorchester and Gascoigne Roads: residents' parking advertised

Relief at last from worsening parking problems that have plagued residents of Dorchester and Gascoigne Roads? New parking controls designed to allow those residents to park near their homes have been proposed by Surrey.

These are now being formally advertised on the Surrey County Council website, along with other local changes.

Aims of PPDRA: We are a non-political voluntary association of residents, supporting local heritage, quality of life and community. We help residents have more of a voice on local matters.

How to join/renew Please use the form below, or download a renewal or standing order form from our website

Contact us – contactus@portmore.org.uk – PPDRA c/o 3 Clinton Close, Weybridge, KT13 8NU

PPDRA Committee 2019: Miles Macleod (Chair) Clinton Close, Tel 844449; Jane Heard (Secretary) PPR; Ian Bonnett (Treasurer) The Willows; Eleanor Butler, Church Walk; Pippa Graeme, Elmgrove Rd; Sarah Jane Groves, Grenside Rd; Barbara Oates, Greenlands Rd; Doug Myers, Walton Lane; Pauline O'Sullivan, Wey Road; Diane Phillips, PPR; William Rutherford, Mount Pleasant.

JOIN / RENEW Membership of PPDRA is open to all residents between the High Street and the Rivers Wey and Thames We have a nominal subscription of £3 or more, to help cover costs. **Want to become more involved?** Just let us know!

PPDRA Membership Form (Subscription normally due at the time of the AGM, for the following year) Please return at our AGM or to: **PPDRA Membership, c/o 38 Portmore Park Road, Weybridge, KT13 8HU**

Name(s)

Address

Postcode..... Email

(kept confidential – used only for PPDRA membership communications)

I enclose (please tick): £3 £5 Other amount: **Would you like to subscribe by standing order?** Cheques payable to 'Portmore Park and District Residents Association' Bank details: Sort Code 60-23-34 Account number 81676611

Please use your SURNAME and the 2nd part of your POSTCODE as the Reference

I am interested in: Joining the Committee / voice for my road Helping with the newsletter Other:

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Worth doing more locally?

Our part of Weybridge is blessed with lovely riversides, cherished green spaces, tranquil footpaths, and residential roads with beautiful homes.

What would make it better, from your viewpoint?

Is there a local initiative you would like supported that would help enhance our area? PPDRA has a long record of campaigning to make a positive difference – Broadwater Path, riverside land at Walton Bridge, local traffic calming, 20 limit, green spaces, local civic amenities, school liaison, character of countless built developments, and more.

Are you willing to do a little more to make things happen?

PPDRA helps give our community more of a voice on local matters, and depends entirely on people joining in.

Let us know if you are interested. And if you don't have time to be more active, every subscription is a real help!

Email contactus@portmore.org.uk

Grenside Road parking action

After years of repeated inconvenience, being obstructed and blocked in by visiting vehicles at school pick up times, residents of Grenside Road have asked PA Housing to take action to prevent school run drivers misusing private land.

While we appreciate St George's Junior School's efforts to encourage school parents to be more considerate, some persist in obstructing access to local homes and garages.

A gateway on the garage land entrance may enforce better behaviour, and might even make Surrey County Council at last pay attention to the long standing issue of unsafe and obstructive parking and turning in this road.

NEWSLETTER

www.portmore.org.uk

JUNE 2019

A voluntary association supporting local heritage, quality of life and community

Beales Lane refusal – but they'll be back

141 objections from local residents – massive redevelopment plans turned down



Plans for a huge block on the St Catherine's site (2019/0386) were refused by Elmbridge Planning Sub-committee on 20 May.

Reasons for refusal were harmful impact of height and massing on the character of the area, access and manoeuvring issues, and loss of trees and soft landscaping.

The application has been referred back for further Sub-Committee consideration of an additional pre-identified issue (missing legal agreement for affordable housing).

We trust that refusal will be confirmed.

What happens now?

If refusal is confirmed, the applicant may appeal to the Planning Inspectorate, and/or submit new plans.

We hope the developers will pay more attention to the character of the area, and any revised plans will be less overwhelmingly massive, fit in better, and not damage the character of our area.

Share your views at our AGM or portmore.org.uk

High Street high rise permitted

Opposed by 19 objections and Weybridge councillors



Consent (subject to viability agreement) has been given to replace 3 storey Bridge House on the High St with a massive 5 storey angular building of 28 residential units with 17 parking spaces, and three retail units. It will dwarf its gabled neighbours and tower above the Monument Green Conservation Area.

Weybridge councillors on the planning sub-committee spoke and voted against the development (2018/2989), but were outvoted by councillors from other towns.

A sign of pressure to find sites in Walton and Weybridge for high density housing with reduced parking provision?

See our feature article overleaf.

Roads covered by Portmore Park & District Residents Association: Portmore Park Road, Beales Lane, Cedar Road, Church Walk, Clinton Close, The Crescent, Darnley Park, Devonshire Road, Dorchester Road, Dorney Grove, Elmgrove Road, Farnell Mews, Gascoigne Road, Glencoe Road, Grenside Road, Greenlands Road, Grotto Road, Holstein Avenue, Jessamy Road, Lincoln Grove, Minorca Road, Montrose Walk, Mount Pleasant, Oakdale Road, Portmore Way, Radnor Road, Round Oak Road, St Albans Avenue, Thames Street, Walton Lane, Wey Road, Whittets Ait, The Willows.

SEE INSIDE

SPECIAL FEATURE

NEW ELMBRIDGE LOCAL PLAN

- Shaping our towns for the next 15 years
- Finding space for 9,480 new homes

Don't miss our Portmore Park & District **Community Meeting** and PPDRA AGM

Meet fellow residents and councillors **Wednesday 26 June 2019** 7:30 for 8pm

St Charles Borromeo School hall
Christ The Prince Of Peace (Portmore Way)

Elmbridge Local Plan – What is it? How does it affect you? What can you do?

Local impact of central Government demands

- The Government has ordered Elmbridge to **find space for 9,480 extra homes** to be built in the next 15 years
- Elmbridge is 57% Green Belt – so that means building on Green Belt or increasing density in towns, or both
- A 2016 review found 3 areas of Green Belt (near Cobham & Long Ditton) where development might be possible
- Following public consultation in 2016-17, Elmbridge has come up with options, to be put to the public in August

9,480 extra Elmbridge homes: where?

Elmbridge has no easy options, no big brownfield sites. Yet it has to find space for thousands of extra homes.

Build on Green Belt? Elmbridge has so far managed to avoid any major Green Belt development, by permitting brownfield infill and higher densities. Something more is required... None of us wants to lose vital Green Belt.

Increase Density? There is strong pressure to increase housing density in the biggest towns, Walton and Weybridge. The result: high density blocks of flats with little parking, changing the character of our towns, to local dismay.

What options can Elmbridge now offer? Can it find something fair and acceptable across the borough? How do you find a balance between loss of Green Belt land and degraded quality of life in towns?

Why do we need a Local Plan?

The Elmbridge Local Plan guides decisions on whether or not planning consent should be granted. It sets out policies for where new building will be permitted, and how planning law will be complied with. It should help maintain the character of our local environment, and quality of local life.

The new Local Plan will decide how the nine towns of Elmbridge will develop over the next 15 years. It will identify land for potential development.

Penalties

If Elmbridge doesn't keep its planning policies in line with changes in national law – National Planning Policy Framework 2012, updated Feb 2019 – then the government will take over our local planning.

The Planning Inspectorate already takes a very hard line in deciding appeals. This makes the council wary of refusals.

Target of 9,480 new homes

Central government sets housing targets for boroughs. The government has set a target for Elmbridge for 9,480 new homes in Elmbridge by 2035.

That is equivalent to increasing the number of towns in Elmbridge from nine to ten.

The government's target for Elmbridge is based on a national formula which assumes that high local house prices reflect high demand for additional homes to be built locally.

Big gap

At current rates of housing development, Elmbridge would meet less than half the government's target, even with recent high density building we have seen permitted.

Elmbridge has a very high proportion of small developments – back gardens etc – but no big old housing estates to redevelop, and no site for a new town.

Hard choice

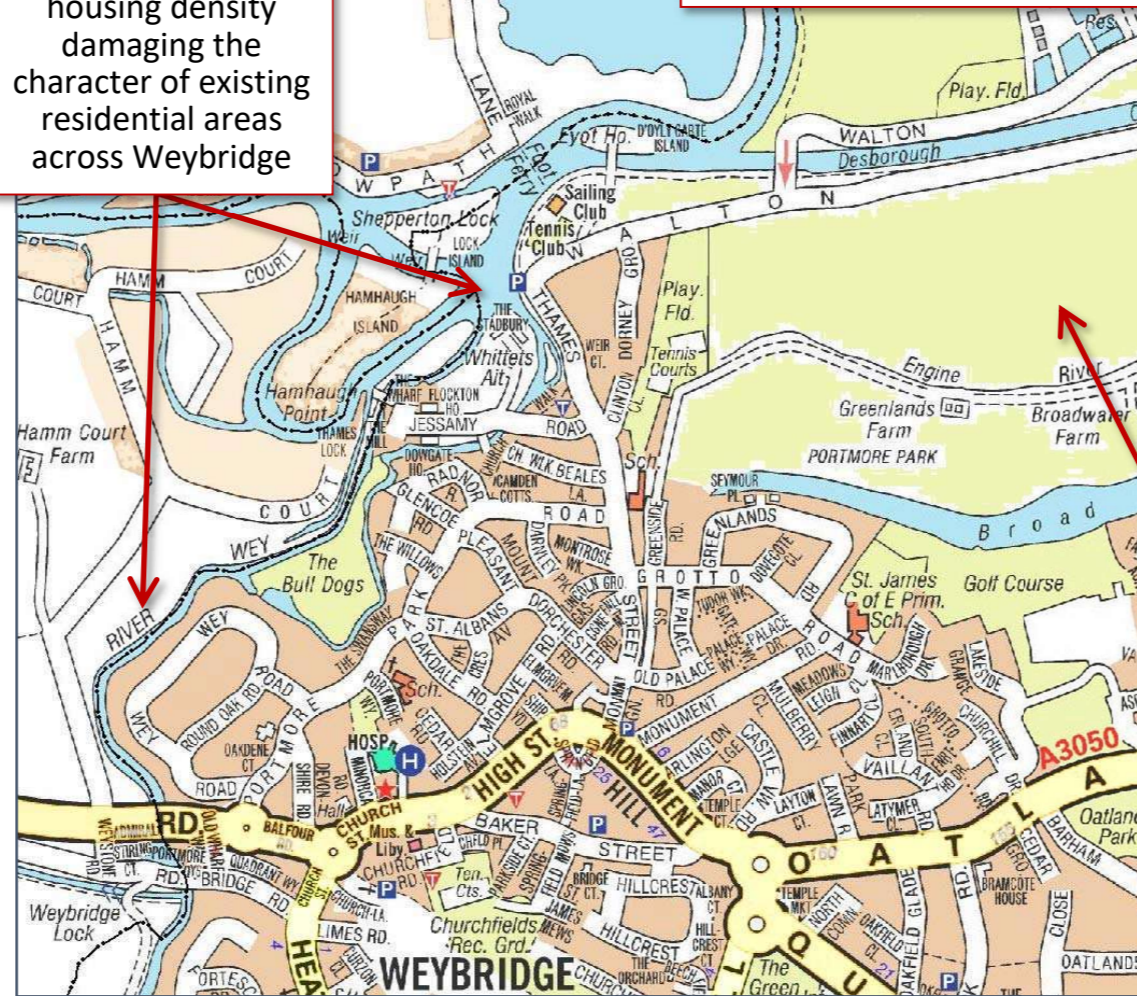
To find sites for so many extra houses over the next fifteen years, Elmbridge has the choice of allowing building on parts of the Green Belt, or increasing density of future buildings, or both.

Developing options

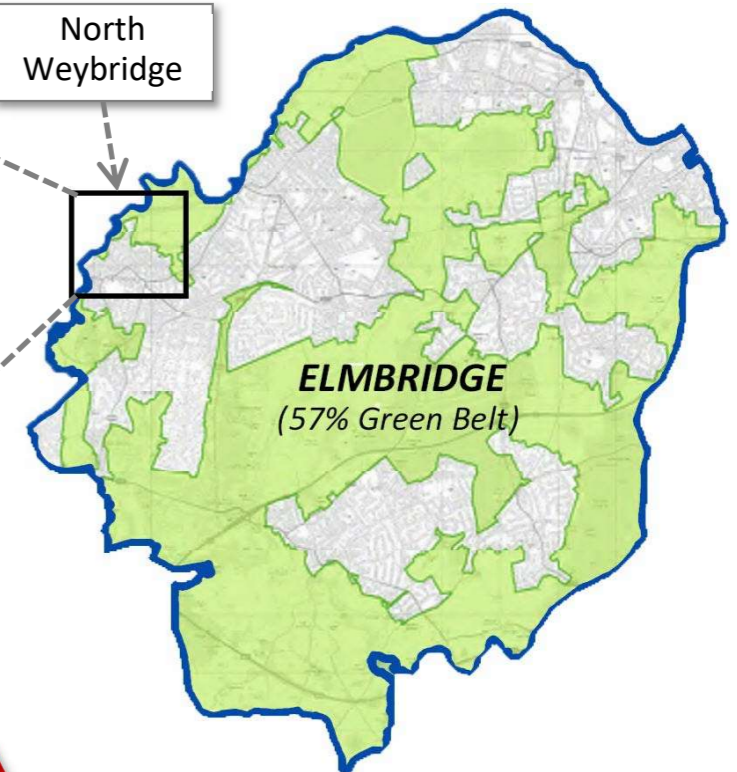
Since the 2016-17 public consultation on Local Plan issues and options, Elmbridge has

- Drawn on feedback from the public
- Updated the plan in response to new national policy.

Risk of increased housing density damaging the character of existing residential areas across Weybridge



North Weybridge



Local strips of Green Belt not under immediate threat. Must be protected. They give essential separation between towns, preventing one solid conurbation.

Local Plan 2019 consultation

Elmbridge will share the findings of its further work on the new Local Plan with the public

- Residents' associations and community groups briefings in mid-August
- Public consultation - 19 August to 23 September.

It proposes a series of panel style public meetings in each part of Elmbridge to

- Discuss the Local Plan and consultation document
- Get feedback on potential options.

Neighbourhood Plan & Forum?

In addition to a Local Plan, residents in a neighbourhood can collaborate in a Forum to create a Neighbourhood Plan.

This can help maintain and enhance the character of a neighbourhood. The plan must comply with government planning requirements.

Two recent meetings with councillors and other people from the Weybridge community looked at possibilities.

A key requirement is participation of 21 people committed to the neighbourhood. Interested? Let us know.

Meet fellow residents and councillors & share your thoughts at our

Portmore Park & District Community Meeting & PPDR AGM

Wednesday 26 June - 7:30 for 8pm
St Charles Borromeo hall