





ELMBRIDGE DESIGN CODE

STAGE 1 ENGAGEMENT SUMMARY

November 2022

Allies and Morrison
Urban Practitioners

Contents

1. Introduction 3
2. Feedback by place 7
    - Borough-wide 8
    - Weybridge 11
    - Hersham 15
    - Molesey 19
    - Claygate 23
    - Esher 27
    - Walton-on-Thames 31
    - Thames Ditton 35
    - Cobham 40
3. Implications for the Design Code 46

1

INTRODUCTION

Headline stats

Drop-in community events

around 440 visitors

1303 comments

Online Commonplace

214 survey responses

37 map comments



Photos submitted through Commonplace



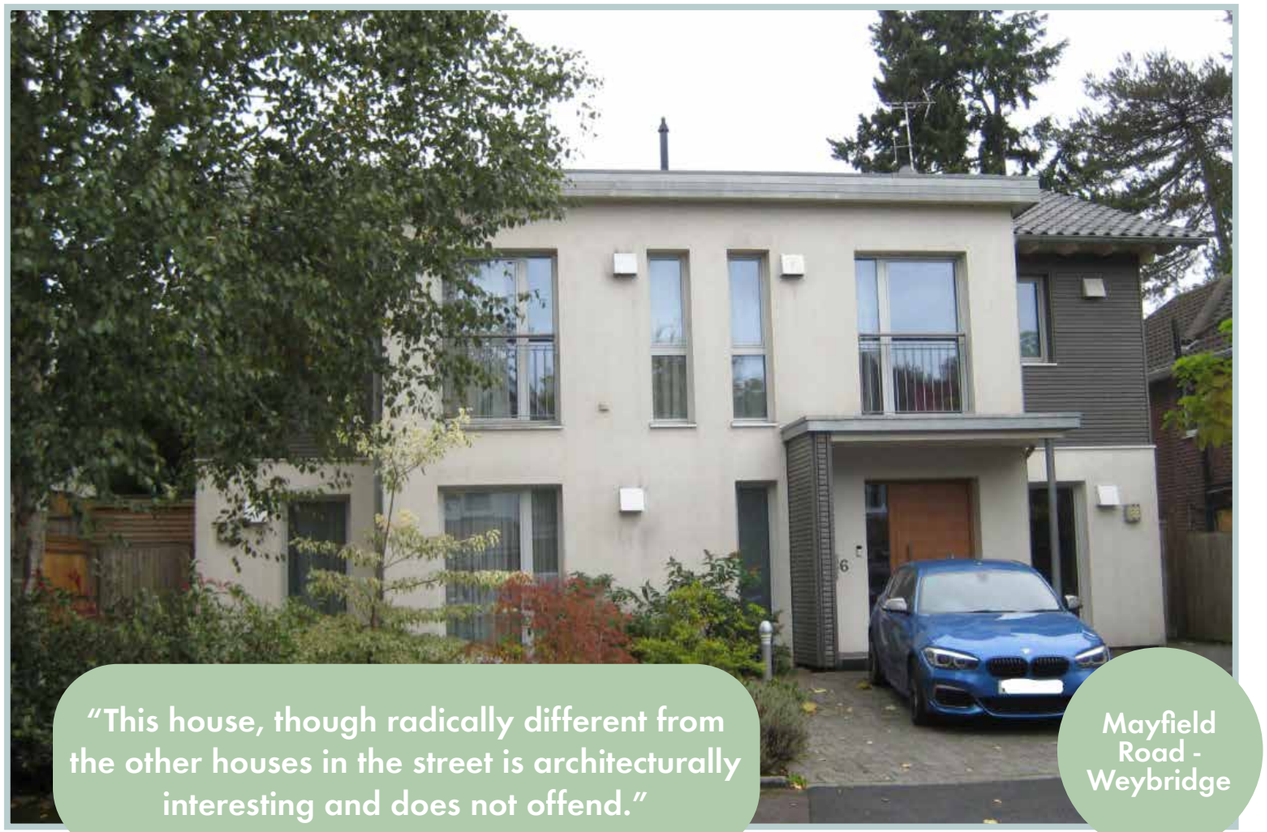
Loved asset - Stoke's field



Loved asset - Stoke's field



Loved asset - Weybridge bowling green



"This house, though radically different from the other houses in the street is architecturally interesting and does not offend."

Mayfield Road - Weybridge



"This house exterior is just boxed with straight lines and right angles."

Mayfield Road - Weybridge

Photos at the drop in events



















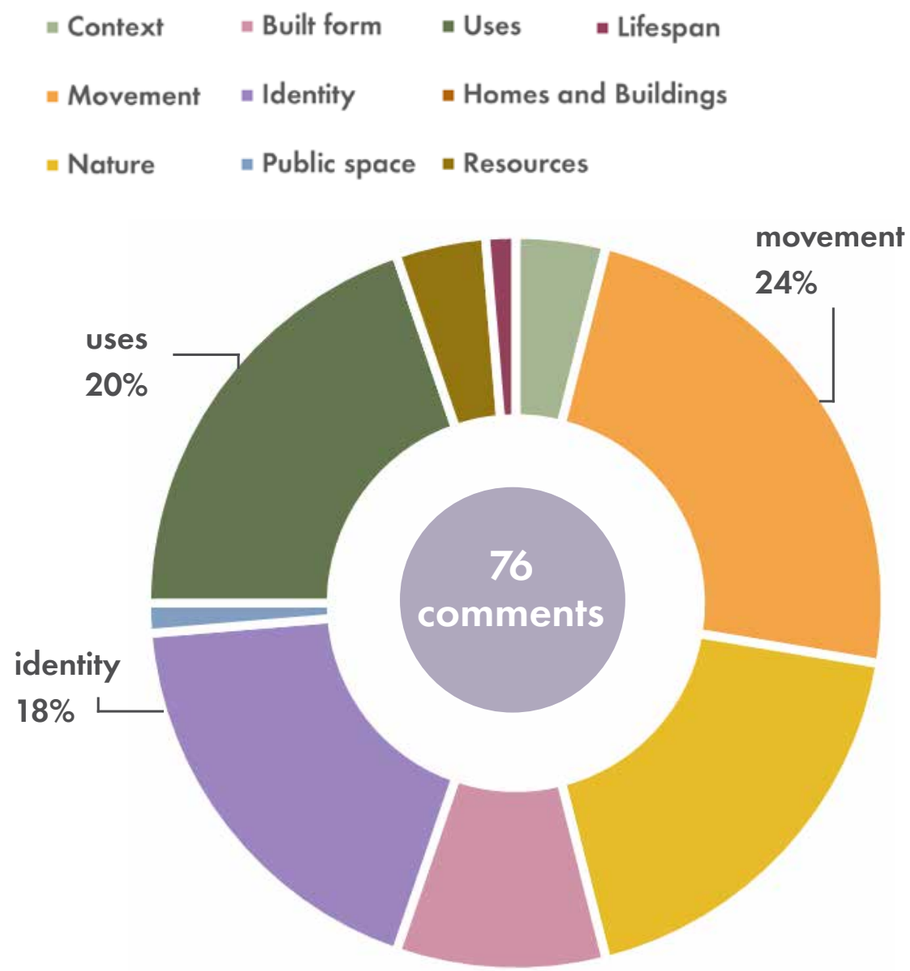
2

FEEDBACK BY PLACE

Borough-wide

Non-spatial, general comments

how did the responses cover the NMDC themes?



context

- Elmbridge's residents expressed that **protecting landmark buildings** and their views is a priority for the whole borough.
- Resident's feel that the **Surrey vernacular** is being replaced by neo-Georgian designs which are eroding the borough's historic built character.

movement

- Residents still feel that **private cars** are the **best form of transportation** for them around the Elmbridge borough.
- Residents see improving the **frequency** and **reliability** of **bus routes** as a priority under the sustainable transport umbrella, in and out of town centres and to encourage a lower dependence on cars.
- Some residents saw the **poor quality** (e.g. pot holes) of the roads and **pavements** as a deterrent from walking and cycling and expressed that if this was improved they may consider leaving their cars at home.
- Comments were made around cycling and walking schemes, to **incentivise active travel.**
- Residents understood that provision for walking and cycling combined with an **appropriate and efficient mix of uses** could have a positive effect on reducing car use.
- Residents felt that the narrow width of some roads in Elmbridge made **cyclists dangerous** to all, further slowing down traffic and causing congestion.
- Provision of **parking in new developments** is a priority for residents in Elmbridge.

key quotes

"Green character is important across the whole borough"

"20th century developments are governed by cars, walkable spaces have a mix of amenities and are better generally"

nature

- The borough's residents strongly appreciate the **access to nature** and see it as a huge contributor to Elmbridge's **identity**.
- Access to the **commons** and **local wooded areas** is important to the community.
- **Urban greening** and street trees are priorities for the residents in new and existing spaces.
- The borough's community are passionate about maintaining the **Green Belt land** the semi-rural identity that comes with the **Green Belt land**. This is associated with concerns around merging into South London.
- Residents explained that they are against buildings on the **flood plain** as it can cause local and downstream flooding.

public space

- Community squares and **public spaces** that facilitate dwelling and **staying** are important to the communities and the vitality of the town centres and high streets.

built form

- Residents were generally **against** very **high densities** for new development, concerned that it would diminish the borough's mostly lower density, lower rise built form.
- Many felt that blocks of **flats** aren't appropriate forms for the borough.
- The increasing densities worried Elmbridge's residents as **infrastructure and local services** are already under **pressure** and strained.
- **Infill development** has caused **conflict** when planning permission is put forward for buildings that neighbours do not feel are not in character with the street and neighbourhood.



identity

- Greening and nature play a huge role in the local character of the borough, which thrives under a **semi-rural identity**.
- Many residents feel that **historic character and architecture** need to be considered in the design of new buildings, to honour the borough's heritage. **Victorian** and **Edwardian** architecture was mentioned frequently for precedents.
- In addition, residents expressed that developments that are not in keeping with the local character shouldn't be considered and so the design code was relatively popular for this reason.
- **Shop-front standards** are important to keeping a cohesive facade along the streets.
- **Private front gardens** are important to residents in new developments, many suggesting terraced housing and maisonettes to achieve this for housing at higher densities over flats.
- **Self-build plots** were explored by a couple of residents, explaining that these give creative freedom and an ability to drive local character themselves.
- Residents felt that some of the new developments in Elmbridge lack detailing, high quality materials and historic elements – these are priorities for them in achieving **high quality design** that aligns with the borough's identity.

lifespan

- The joined-up thinking between authorities such as local and county councils, the NHS and other important groups has a **cumulative impact** on the development and its infrastructure and the ability of the place to stand the test of time.

uses

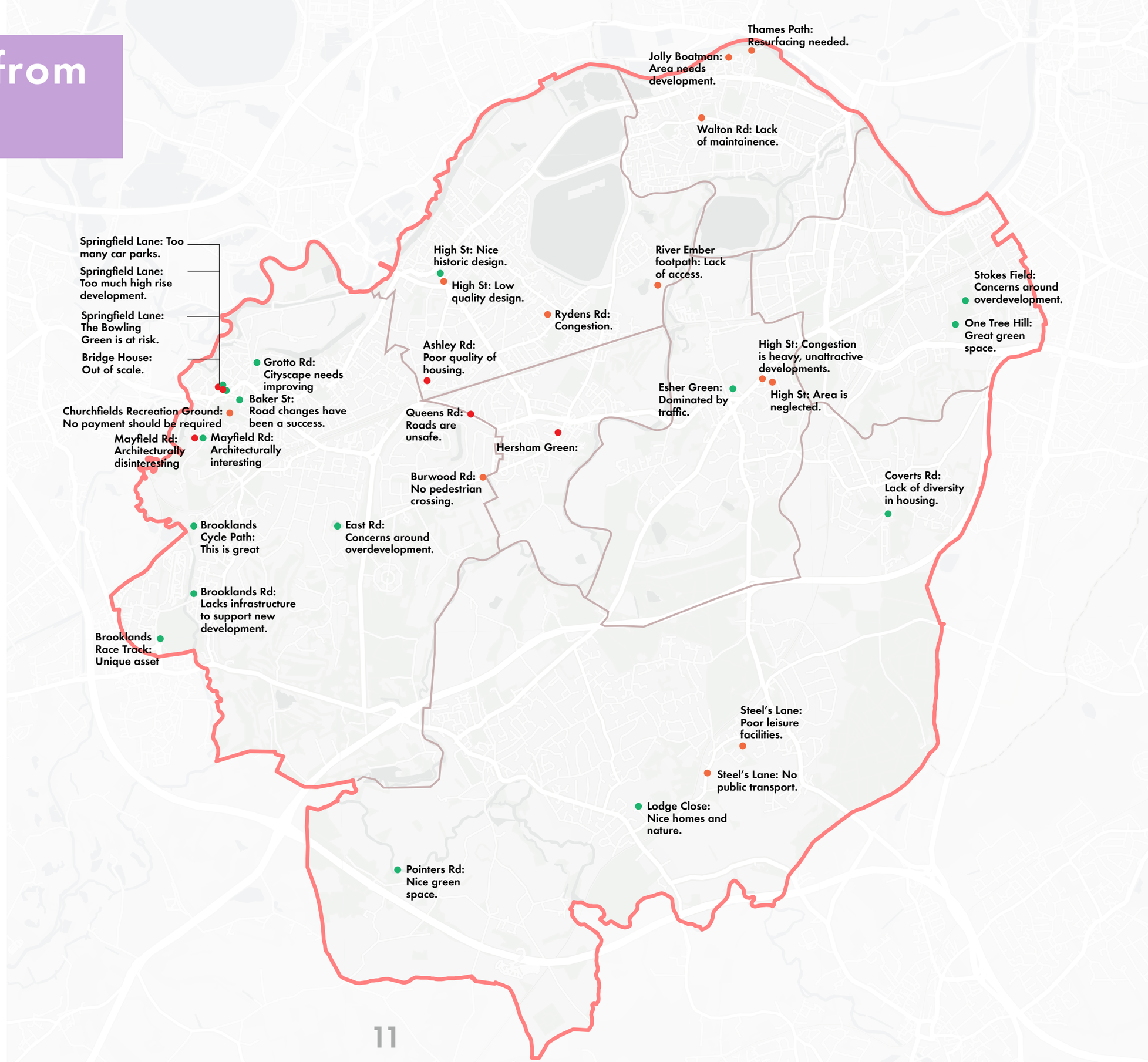
- Residents were generally in favour of a **mix of uses and amenities** to support efficient and vibrant spaces.
- Questions arose around what kinds of **employment opportunities** should be provided, as a proportion of the borough's population **commute** to and work in London.
- **Social** infrastructure and **community uses** are strong priorities for the borough, for example, the community centres in each of the town centres are popular sources of local support and entertainment for older people and disabled people.
- **Affordability** of housing was a topic frequently explored throughout the engagement events, with many explaining that there are not enough homes that can be afforded by young people and **young families**. This has had effects on how long young adults stay at home before moving out, and the ageing population of the area.

resources

- Higher quality and higher capacity **infrastructure** for new developments was raised as a priority for Elmbridge, as the current infrastructure is already under **pressure** and strained.
- **Environmental standards** for new buildings, for example, in insulation, water use, heating etc should be to the highest quality.
- **Sustainability** of homes and neighbourhoods was a priority for some residents.

Map comments from Commonplace

Local people were asked to drop a pin on a map as part of the Commonplace engagement survey. Users indicated how this location made them feel and then added their comments about that place.



Weybridge

Wednesday 5th October
1:30-4pm
20-30 visitors

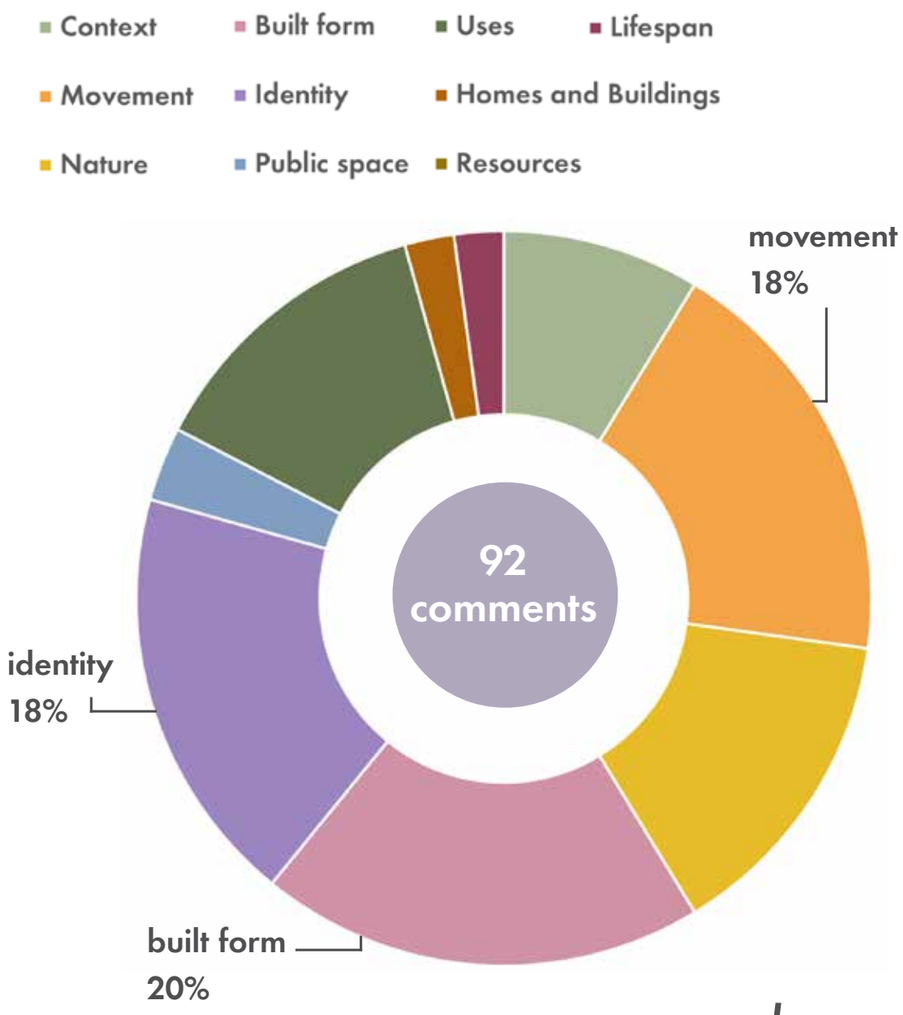
movement

- There was a consensus that **traffic** is a large issue and is getting worse. Residents explained that the borough and Weybridge both experience more congestion than usual when there are issues on the M25 and A3, which clogs the already traffic-heavy street network.
- Parking was a topic that was frequently commented on, with many residents expressing that they do not feel that adequate parking is provided in Weybridge. There was much **concern around parking provision for new developments** that include new homes, leading to suggestions around parking provision within the building plot or underground parking to avoid disruption to surrounding roads.
- Residents felt that cars remained for many people the preferred method of movement, however, **more may be inclined to walk and cycle if the pavement and road quality was improved** including the provision of cycle lanes.

identity

- Community members felt that **the local character** and built identity of Weybridge has been **eroded by the introduction of modern buildings** which have fewer features and details. There were many comments about the inclusion of historic features in the design of new buildings moving forward. Specific references were made to **Edwardian and Victorian housing** in and around Weybridge as **precedents for these design features**.

how did the responses cover the NMDC themes?



key quotes

"Weybridge has nice access to green spaces and parks, for example the Wild Flower Meadow"

"We should be reusing empty units above high street retail or just generally empty units rather than building new buildings. This would also be good for the local economy"

built form

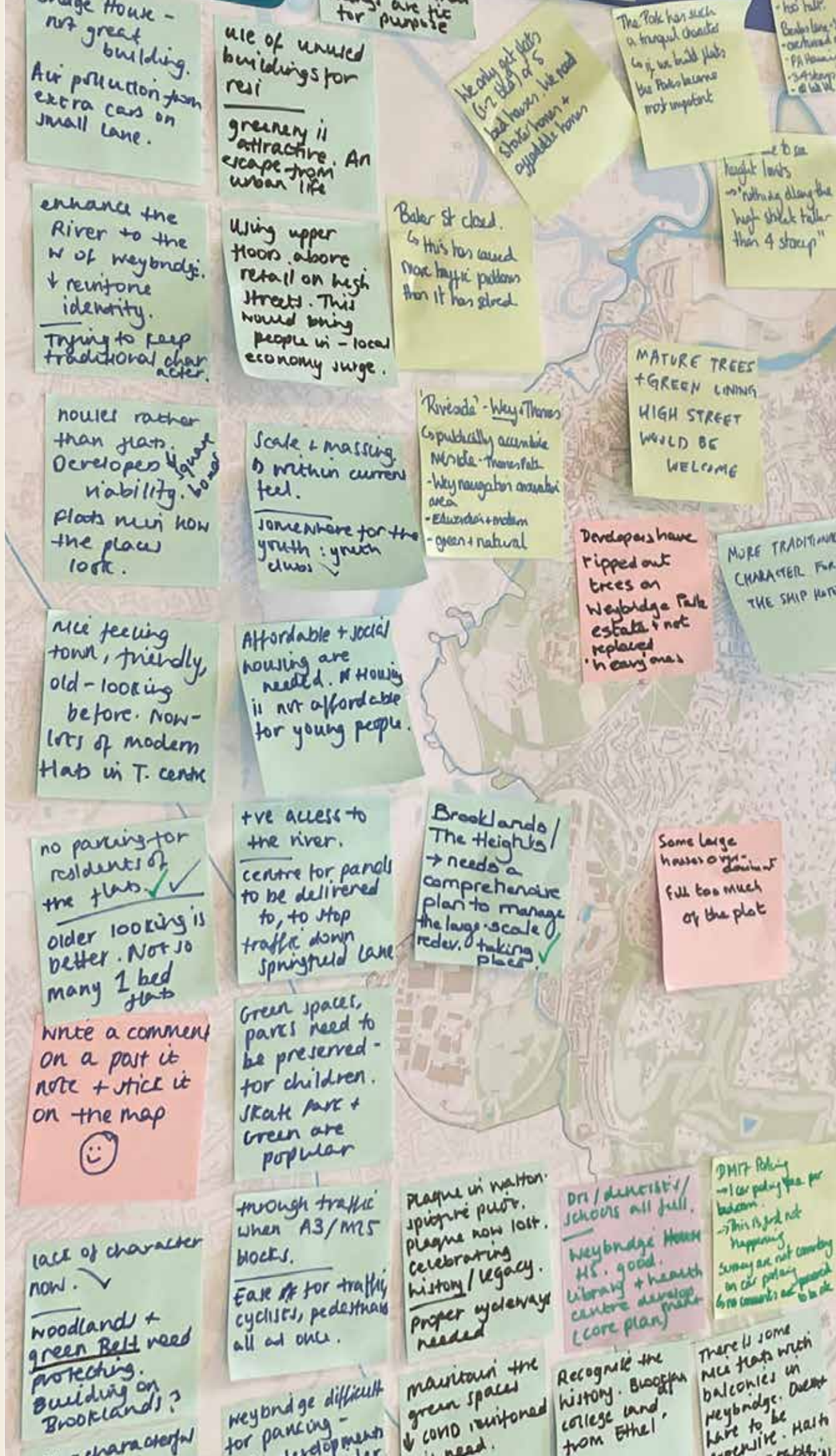
- Most of the comments about built form were regarding **a concern about taller buildings** in the centre including residential flats and the new plans for Bridge House on the High Street. Many residents feel that taller buildings are out of place in Weybridge and suggested **a height limit of 4 storeys** in the town centre.
- Conversations around **accommodating higher densities at lower heights** included suggestions for flats that looked like houses and terraced homes to maintain local character and private space.
- Residents described **difficulties with downsizing** in their retirement years due to the gap in the market for 2/3 bedroom homes that were not flats, to be able to have a private garden and enough space to entertain.

context

- Residents felt that the historic context and legacy of Weybridge need to be celebrated through **the continued protection of heritage assets** such as the St Peters Church spire and its views, Brooklands College and Brooklands Museum.

uses

- The **need for affordable housing** was expressed as a priority, to attract young people and families to move to the area.
- Many people felt that their **amenities and infrastructure** were already suffering and were **worried about the increased pressures from new development** and new residents. Residents suggested that new developments must provide a mix of uses such as health care, education and shops to alleviate stress on Weybridge's existing amenities and infrastructure.



nature

- The need to **maintain the amount of and access to green** and open space in Weybridge and the surrounds is very important to the community. The residents mentioned fondly this relationship with nature, for example the Wildflower meadow and the local woodland.
- **More street trees and urban greening** were advocated for, as a way of brightening the town centre and reinforcing connections with nature.
- **Use and enhancement of the Wey riverside** was mentioned by several members of the community for various reasons including an escape from the urban setting, access to the blue network and an attraction to bring others to the area.

lifespan

- A suggestion was made around **the reuse of empty units, especially above high street shops** and amenities as a priority over new buildings to create mixed-use environments and encourage sustainability.
- It was expressed that **The Heights, Brooklands needs a comprehensive management plan** to monitor the large-scale redevelopment taking place.

public space

- Residents advocated for interventions for those who are currently excluded in Weybridge's public spaces such as **teenagers and disabled people**.

homes & buildings

- A **concern about the design quality of home extensions delivered through permitted development rights** with designs currently failing to create cohesiveness with neighbouring homes.

notes from conversations and ideas for the vision...

- **Car parking and traffic is a big topic here....**
  - The high street itself takes heavy flows of vehicles - should there be a code for environmental improvements?
  - Availability of on-street car parking is an issue as there are denser typologies/Victorian terraced streets
- **The river is well valued - does it particularly influence the high street or create different typologies? Should the vision for the area include a greater presence for the river?**
- **A number of people mentioned the church spire (St James' Church) - are there key views that should be protected e.g. from Bridge Road/riverside and the high street?**
- **What can we learn from the comments about the Bridge House redevelopment? Should there be codes about roof articulation, facade fenestration and bulky shapes?**





Weybridge

Commonplace survey results

25 responses

What features best reflect the character of your local area and neighbourhood?

Other comments

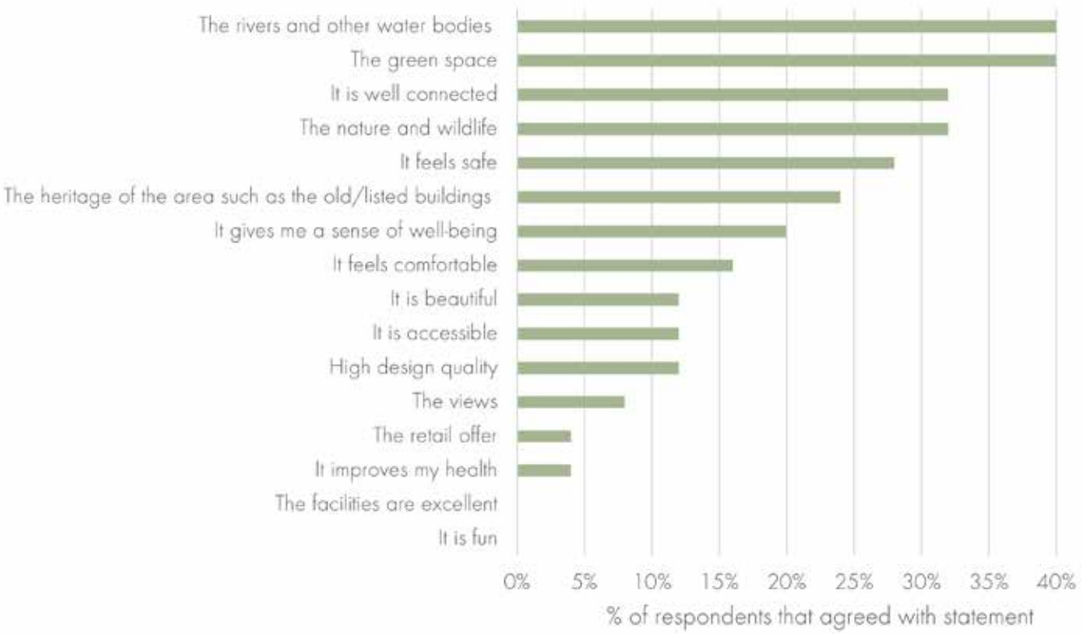
"It's an historic site"

Is there anything about the character of the area that could be improved?

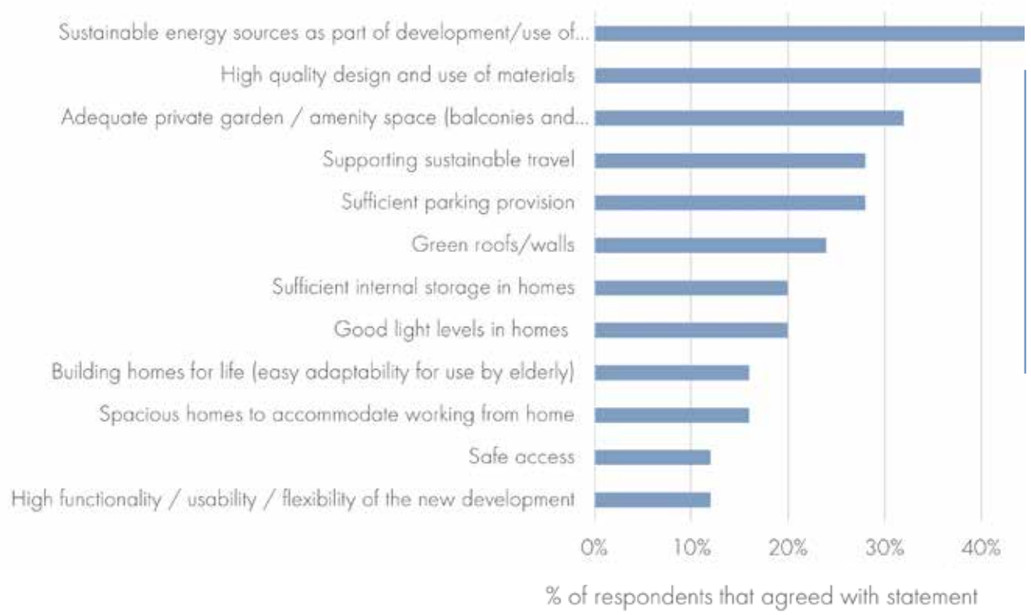
Other comments

"Improving Weybridge station - north bound bus stop is too small and south ramp should be re-opened."

What do you most like about the character of your local area and neighbourhood?



What would you like new development in your area to be like?



Other comments

"No new homes as the area is already overpopulated. Should existing buildings come to the end of their use they should be replaced by re-wilding"

"To be in keeping with history of area

Hersham

Friday 7th October
9-12pm
30-40 visitors

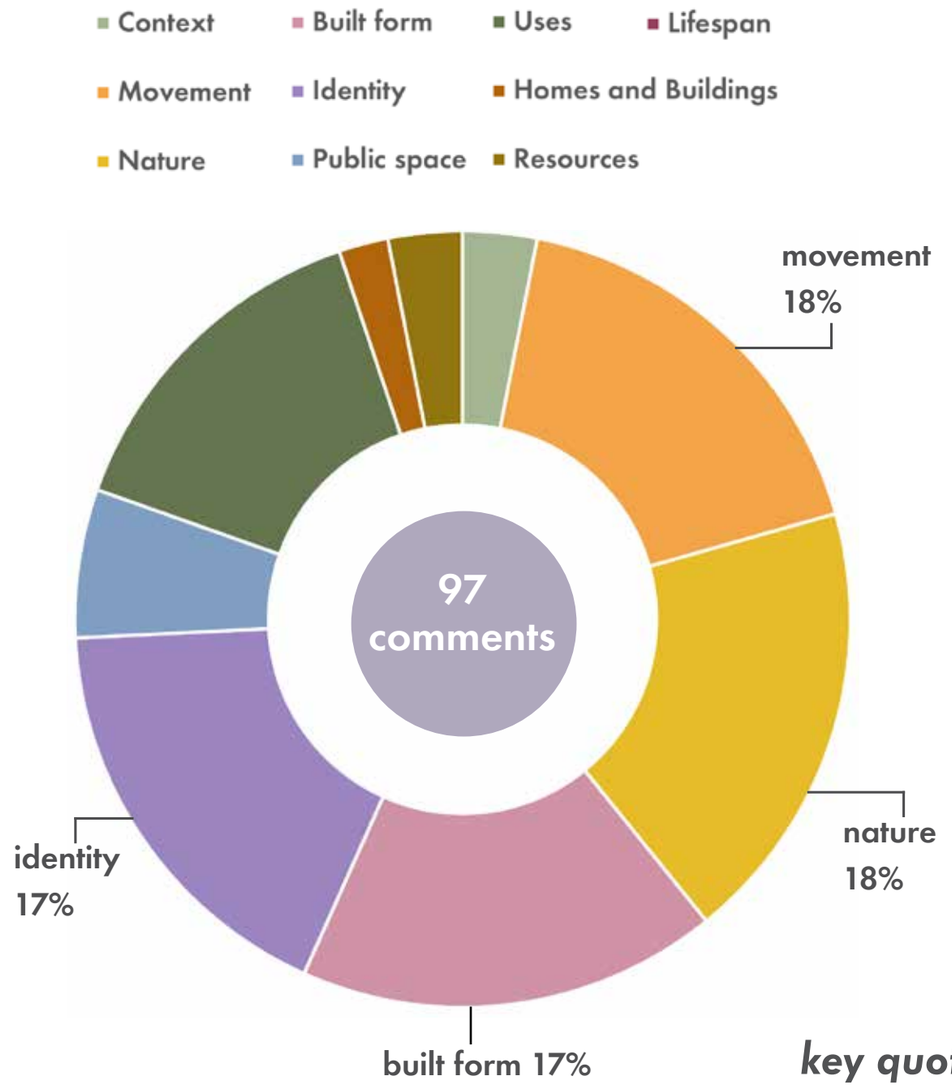
movement

- Many comments were made about **parking**. The main concerns are that there is not adequate parking and that cars parked on the streets (and pavements) were an issue. Many people suggested that ample parking provisions should be provided on the sites of new developments, with a few commenters saying this should be hidden away or underground. Providing i**nfrastructure for electric vehicles** was also mentioned by a few people. There was particular concern over the loss of spaces in the Waitrose car park which commenters said served residents and visitors to Hersham.
- **Cycling** feels **unsafe** in the area.
- Commenters enjoyed being able to **walk to friends, amenities, green and open spaces** in Hersham's vicinity. One comment mentioned improving pavements and several mentioned that **access to the train station** should be improved.

identity

- Many people said that it was **a village and had a rural feel** and there is consensus that this should be maintained. Some mentioned that proximity to London negatively influenced design with more urban vernacular. One commenter mentioned that **Hersham shouldn't start to feel like Walton** - the large office buildings and multi-storey/underground car parks which add to its urban feel.
- In terms of design there was a mixture of views. Some commenters were not opposed to modern design. The flats at Lidl were described by one commenter as being 'okay'. The new flats on the green were described by another commenter as being **'too urban'** in character as it was too angular and the roofscape wasn't in keeping.

how did the responses cover the NMDC themes?



key quotes

"It would be nice to be able to access the river and walk along it"

"Herhsam is a village - it has a wonderful central green space, the margins are preserved, and the scale and massing are village-like"

built form

- Many comments responded directly to proposed development on the Waitrose car park. There was concern over height, all said that 7 storeys was too high, and when prompted, most said that **5 storeys was the limit**, but that heights of new development should be guided by prevailing heights. One commenter mentioned that the **church spire** was being used as a marker for height, but this obscured this historic focal point. One commenter also mentioned that taller heights **overshadowing** of green spaces.
- A few mentioned that higher densities were okay, but that it should be within **terraced houses**, or flats in a 'housing style' – for example, the flats that replaced The Old House At Home pub are okay.

context

- Residents noted that Hersham is **well placed** – it is close to the M25, has a station to easily get to London, near the countryside and the woods.
- A comment noted that the **green belt** should be protected.

uses

- The **mix of uses in Hersham is appreciated** by residents. They all liked the centre with its shops, cafés and restaurants as well as the community services such as schools and GP.
- A few mentioned that **community services provision** should be considered alongside new development. This should also be considered in the cumulative developments. Some mentioned that the GP is already is at capacity.
- Building more **affordable housing and smaller dwellings** for young people was also mentioned by two residents

public space

- People like living in Walton because of being able to meet friends easily and in pleasant spaces
- The green was described as the meeting hub of Hersham



nature

- All commenters mentioned Hersham's **green context**. It was very clear that people like living in Hersham because of its proximity to the countryside, the openness of Hersham and the green spaces within the centre. Most commenters said that Hersham's **green spaces and ease of access to wider green networks were very important** to them.
- A few people commented to say that greenery and **trees** could help distract and hide taller buildings.
- Many commenters also mentioned the riverside and said it was an important asset. One comment mentioned that **access to the riverside could be better**.

lifespan

- A suggestion was made to **use older buildings** for new uses rather than knocking down buildings and building something new.

homes & buildings

- One commenter mentioned that developments should consider impacts of **overlooking** of the school (nb, in relation to Waitrose development specifically)
- Another commenter mentioned that new dwellings should ensure they have **sufficient internal storage space**.

Resources

- There were a few comments on energy efficiency and low carbon energy supply, including insulation is all new dwellings, solar panels should be encouraged on old and new buildings.
- One commenter mentioned that existing buildings shouldn't always be knocked down and replaced by new ones.

notes from conversations and ideas for the vision...

- **Strong message that Hersham is a village**
  - the role of the green as the centre of the village
  - a strong relationship with the River Mole because of Drakes Park/Hersham Riverside Park/West End Rec
  - are there opportunities for more routes along it that the code could support?
  - locals value the 'rural' feel along Turners Lane etc.
- **A common topic was the redevelopment of the shopping centre/Waitrose. Loss of car parking, flats and bulk/ massing were the key concerns - how should the code respond?**
- **Park View, Queens Road comments - local people highlighted issues with roof articulation, bulky/blocky forms and white render. The landscaping, set back, shielding of car parking, and the brick are more positive elements.**

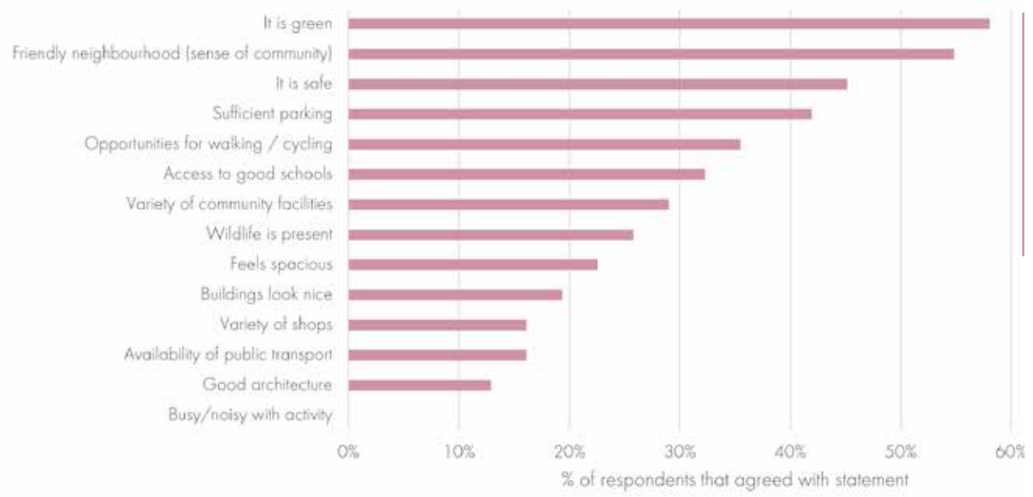


Hersham

Commonplace survey results

31 responses

What features best reflect the character of your local area and neighbourhood?

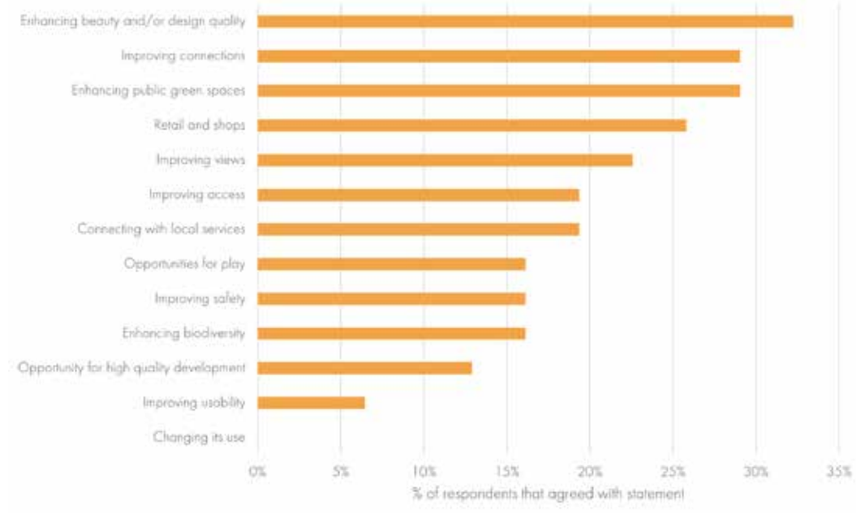


Other comments

"Very nice local churches"

"'The tree canopy' trees to be planted and maintained for any new development needs to be a requirement"

Is there anything about the character of the area that could be improved?



Other comments

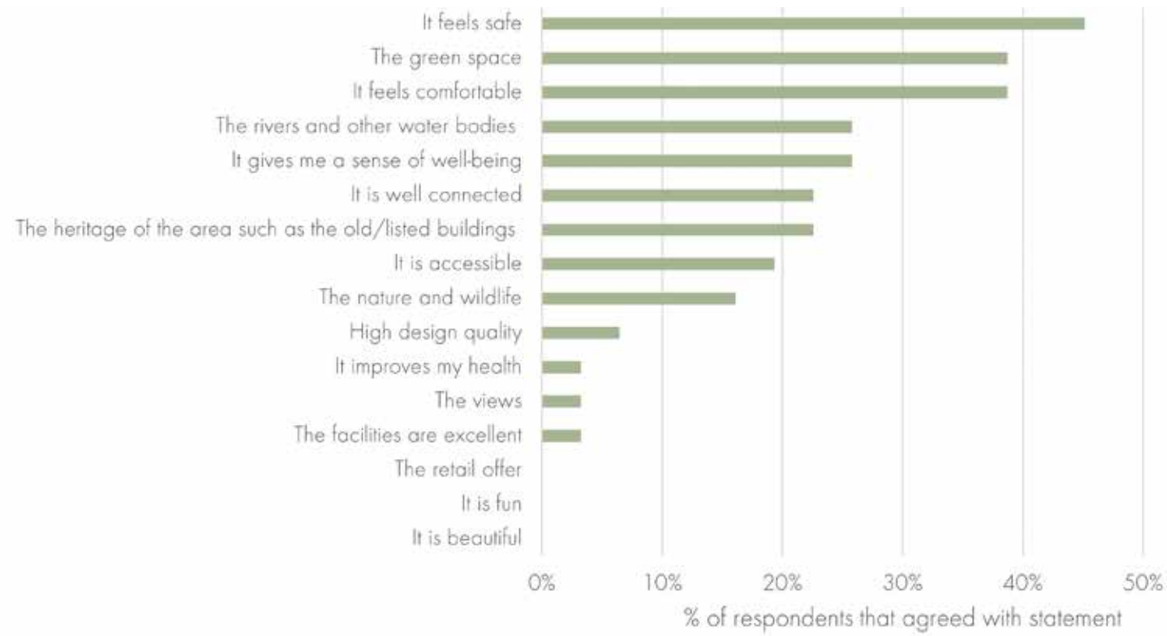
"Make it attractive to new and vibrant national and international businesses to invest"

"Preventing any development that will reduce the number of our shops"

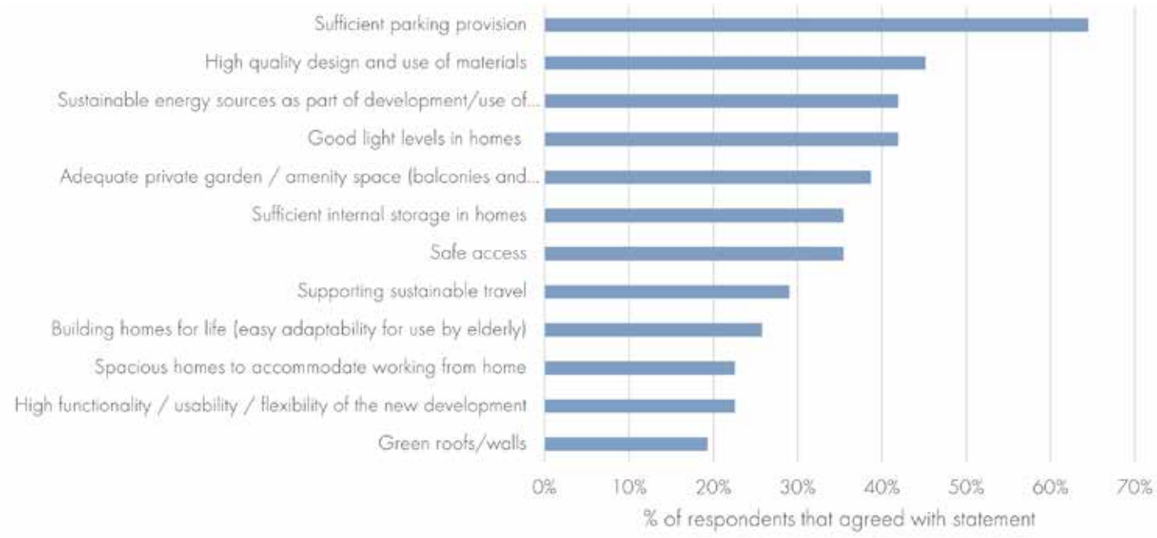
"No further development"

"Please give Hersham station a re-vamp"

What do you most like about the character of your local area and neighbourhood?



What would you like new development in your area to be like?



Molesey

Friday 7th October
1-3pm
15-20 visitors

movement

- Many people commented on the fact that it was **easy to walk to shops** and restaurants.
- Although it was appreciated that Molesey has good train links, the **buses could be better**, especially as they stop very early in the evening.
- There was a comment about **pavements being blocked by cars** parking on the street. For new development, the width of roads need to be considered.

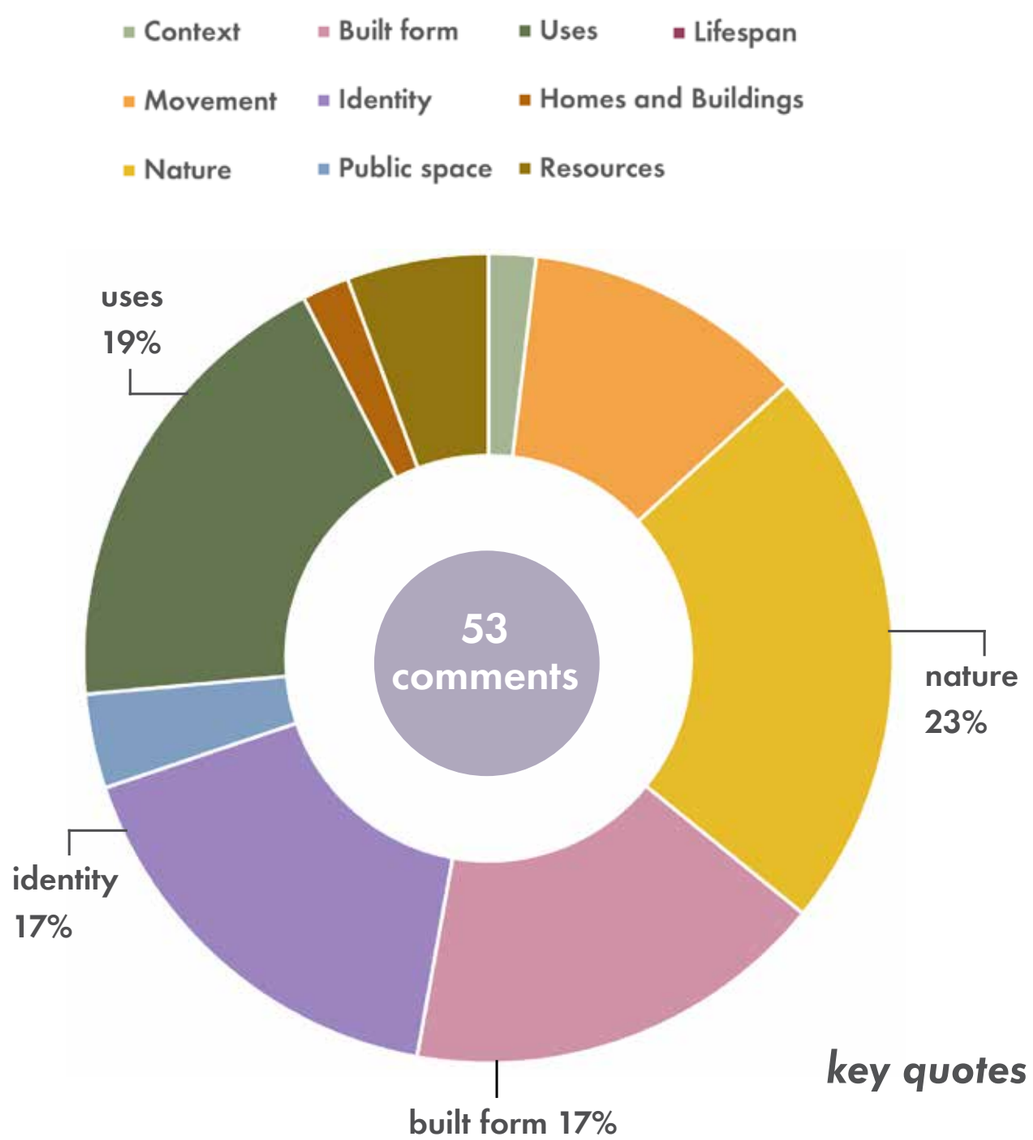
identity

- One person mentioned that **good design does not have to be a pastiche** of older building styles and said that they would like more modern houses built.
- This was contested however by another person who said that development should be in keeping with the **existing character** and shouldn't stick out too much.
- Someone said that the flats on **Orchard Lane were a good example** of something that kept the traditional character of the place. Houses shouldn't be built in an 'identitkit' fashion as is seen by lots of big house builders today.
- Other people liked the detached houses along **Palace Road and Wolsey Road**.
- The **flower baskets** in the street were appreciated.

public space

- People liked the **green surroundings**, but it was mentioned that there **need to be more places for teenagers to go** such as sports and youth clubs and outdoor climbing spaces.

how did the responses cover the NMDC themes?



key quotes

"Good design does not need to be a pastiche - we would like to see more modern designs that consider the local character of the area too."

"Having our own garden was really important for us during lockdown. Private and communal gardens should be included for any new houses and flats."

built form

- One commenter was concerned over people building **houses that are too big**.
- Detached houses were favoured however, with commenters saying that houses shouldn't be packed together too much.
- Regarding heights, one person mentioned that development should be **maximum 4 storeys high**, and preferably not much higher that the prevalent height in the area.
- It was noted that the new flats on the Kingston roundabout were too high and such development in Molesey wouldn't be suitable.

context

- Residents liked how easy it was to get to London, but **Molesey still has its own character.**

uses

- People mentioned that **new amenities** needs to be considered alongside new development, this included shops, GPs and schools, especially for larger developments.
- One couple said that more **affordable housing** was needed and that affordable should be prioritised over market value or luxury flats.
- People really enjoyed the **mix of uses** in Molesey including shops, restaurants, parks for children to play in, and hotels.

homes & buildings

- Private and communal **gardens** are really important for people in Molesey



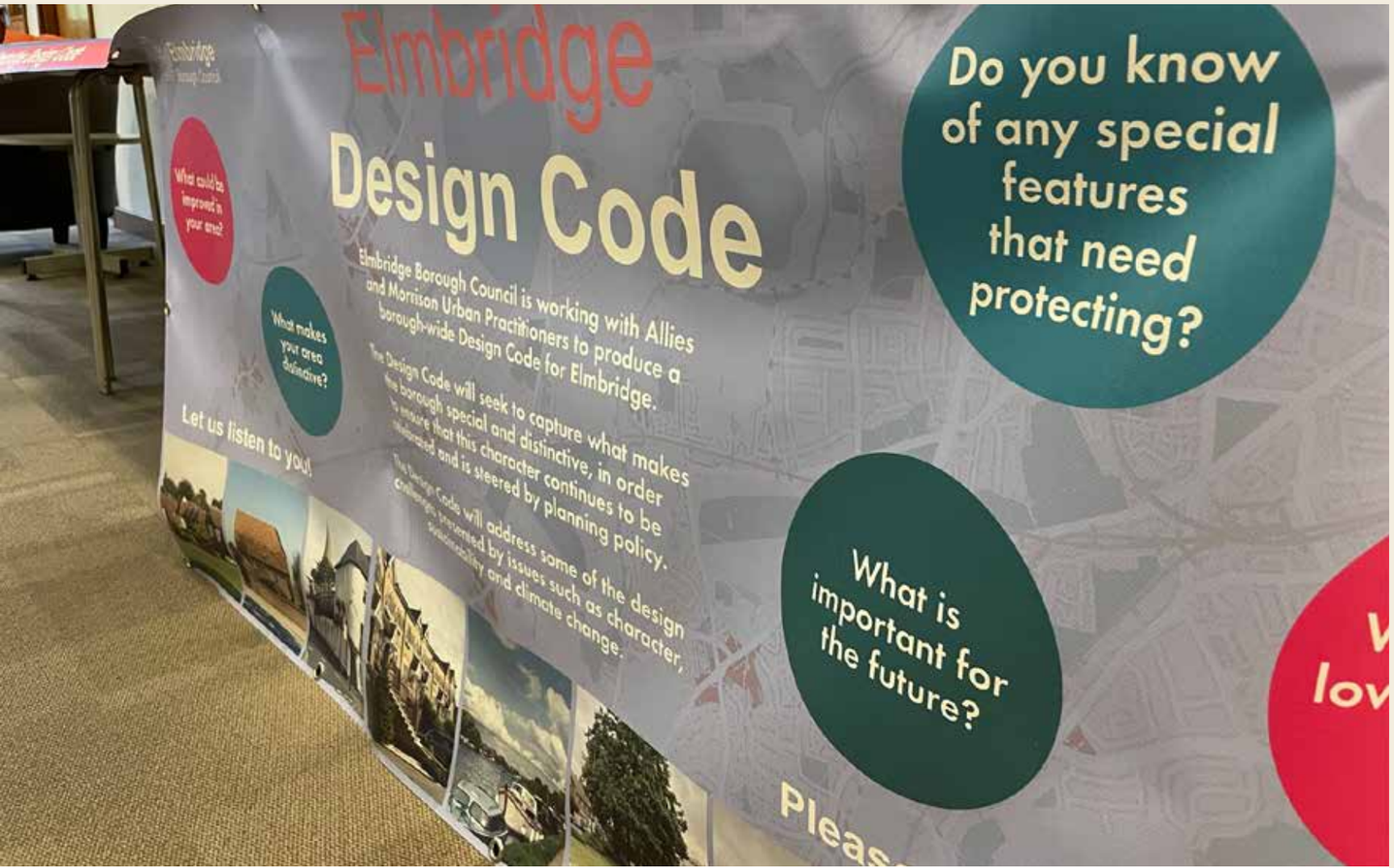


nature

- Everyone commented on how the green spaces were excellent and everyone appreciated being **close to nature and the river** – noting its relaxing feel
- Some people commented on the fact that stretches of the river are out of bounds because the Environment Agency has blocked them for public access.
- **Tree-lined and green streets** were also something that a few people commented on enjoying about their areas.

Resources

- **Air source heat pumps and solar panels** are important to consider in new builds and old buildings for environmental reasons.
- Low carbon and environmentally friendly structures need to be designed to fit in well – solar panels, insulation and water collection tanks should all be integrated.



notes from conversations and ideas for the vision...

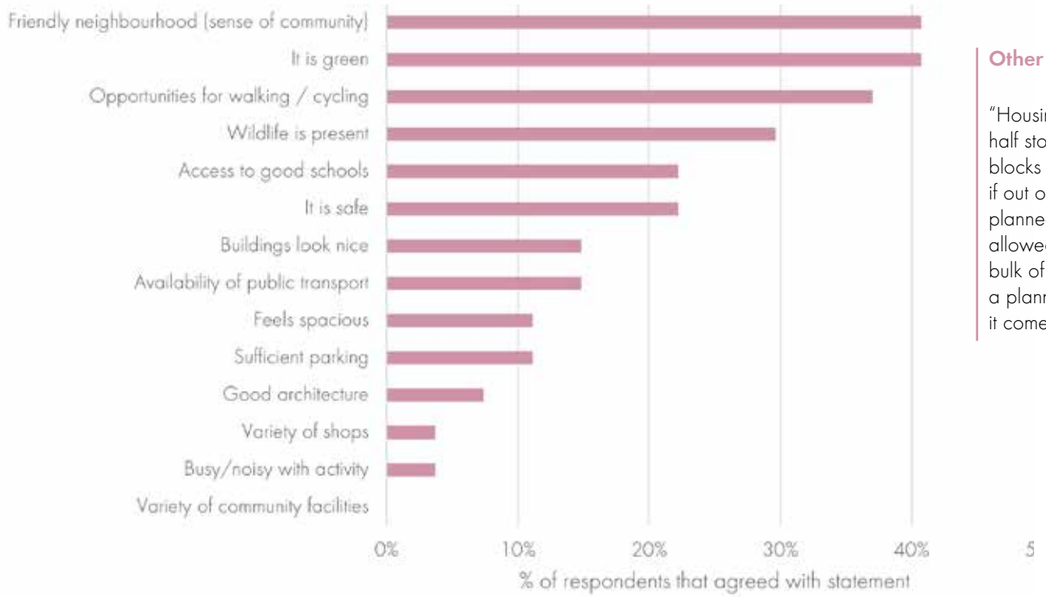
- **Interesting discussions with an owner of a recently completed contemporary, brick, flat roofed home. A concern that a design code would be restrictive/ prescriptive in preventing creativity and modern design.**
- **The value of green spaces and the riverside, the varied character of the river and how accessible it is in this part of the borough were common comments.**
- **Comments on recent developments highlighted concerns about designs being too bulky, rectilinear etc.**
- **East and West Molesey are quite different in character. This area perhaps has the most varied character within one area across the borough - a sense of clusters or inward-facing neighbourhoods.**

Molesey

Commonplace survey results

27 responses

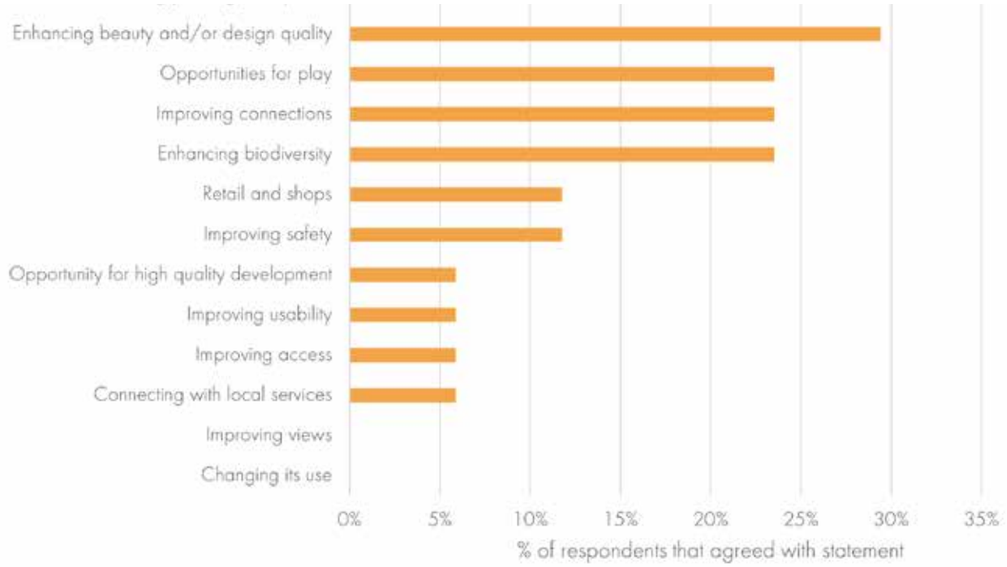
What features best reflect the character of your local area and neighbourhood?



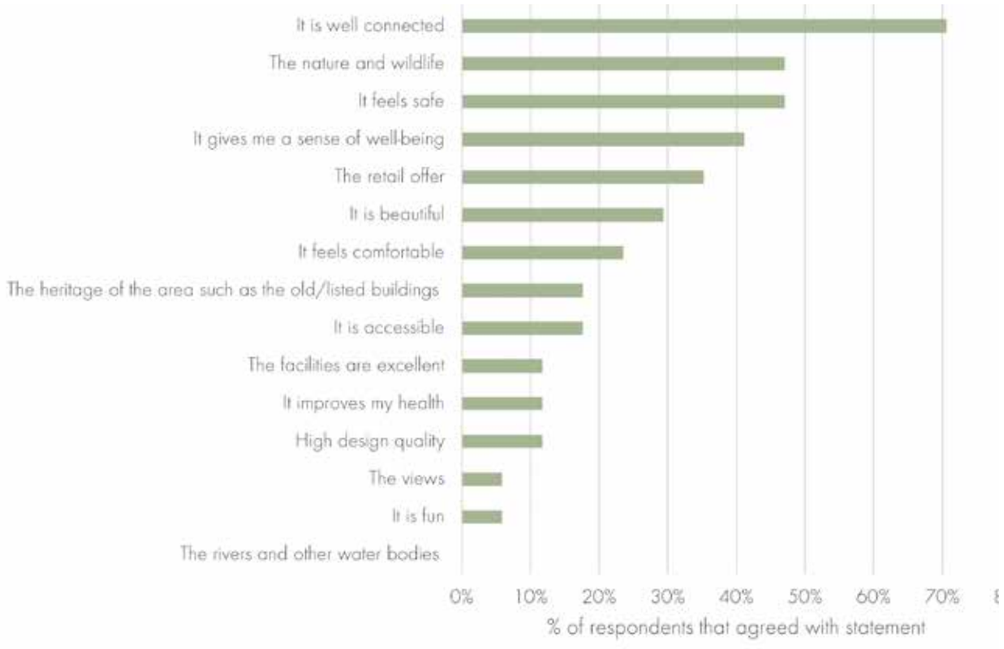
Other comments

"Housing is 2 to 2 and a half stories - no massive bulky blocks of flats - this will change if out of character development planned at Molesey venture allowed. Reduce height and bulk of this ugly great lump of a planned development when it comes to planning stage."

Is there anything about the character of the area that could be improved?



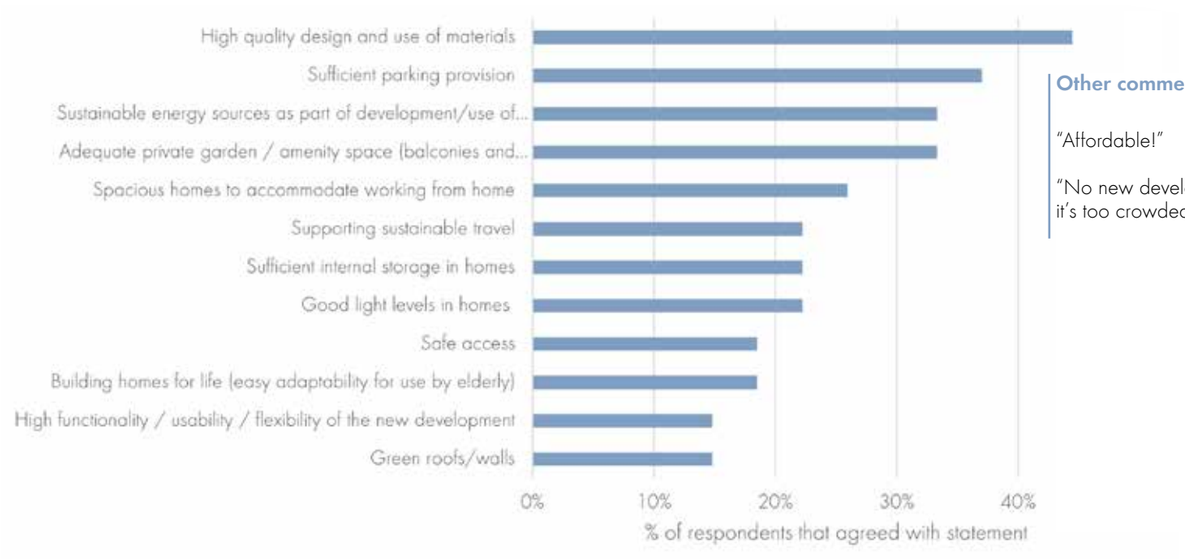
What do you most like about the character of your local area and neighbourhood?



Other comments

"Housing is not bulky and overpowering in height so close to nature"

What would you like new development in your area to be like?



Other comments

"Affordable!"

"No new development as it's too crowded already"

Claygate

Wednesday 5th October
1-3pm
50-60 visitors

movement

- People liked that there was no through road going through Claygate which made it feel like a 'cul-de-sac'. There was some concern that closing of roads in other nearby local centres meant that more **heavy traffic** was now coming into Claygate.
- A **20mph zone** was raised by some commenters – they want to ensure that people don't drive too fast around the village.
- Access to the Dairy Crest site was mentioned by a few people who said that no access should be given via Raleigh Drive.
- A few of the comments mentioned making **pavements safer and wider** to encourage more walking.

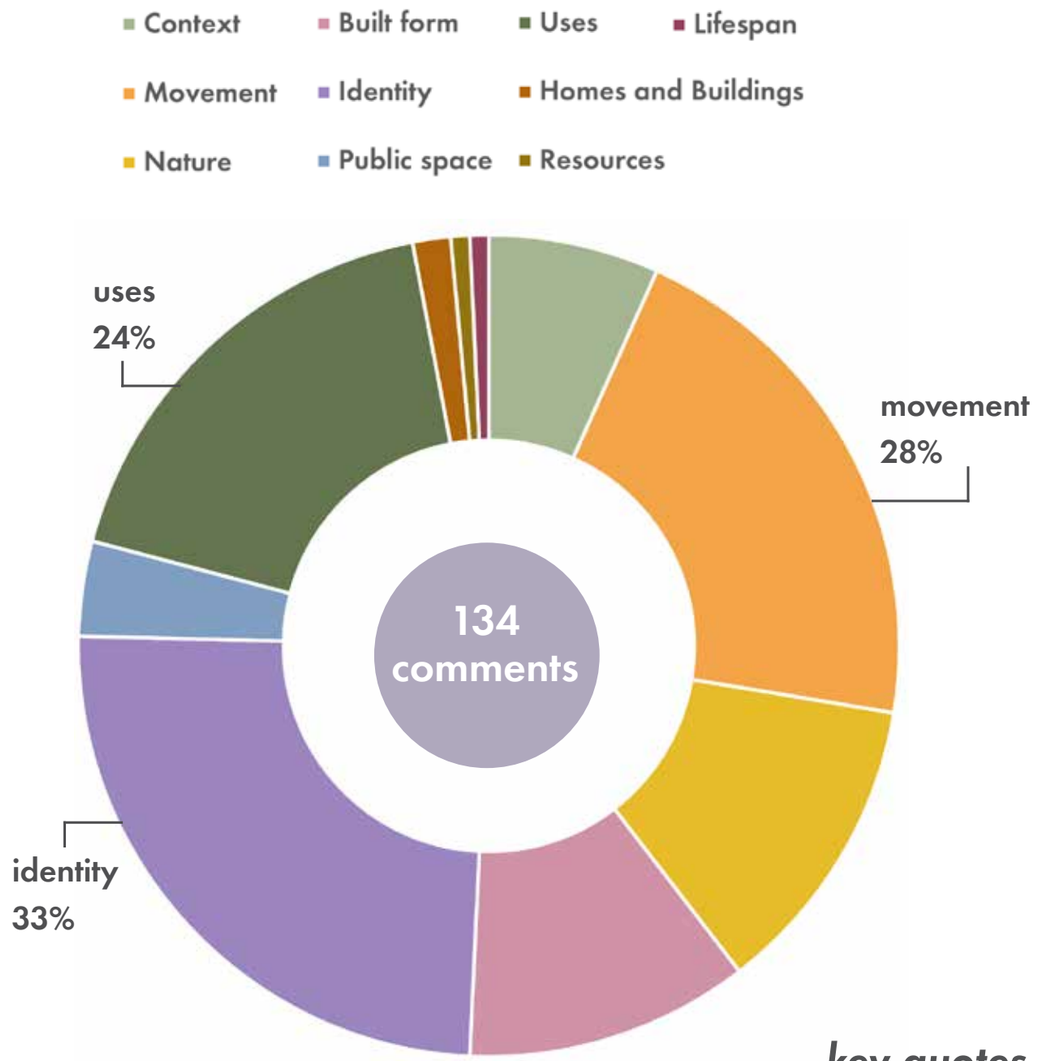
identity

- For most people **Claygate is a village** and has a rural identity. This is extremely important to people. The **sense of community** is key.
- There is recognition that Claygate has a mix of **old and new housing**, but people did mention that this added to the character of the place.
- The **opinions about future design are mixed** with some people being accepting of modern design, however others were not as accepting saying that modern designs wouldn't be in keeping with the rest of Claygate.

homes & buildings

- One commenter said that there should be **no gated communities** in the area

how did the responses cover the NMDC themes?



key quotes

"We don't want to see redevelopment of station car park purely for housing - it's a big space that is underused and it does cause traffic on the parade. Could it be turned into a village square with restaurants, a market? It should be a meeting place"

"The green belt and woodland must be maintained to keep the countryside feel"

built form

- There is general consensus that Claygate has a **low rise character** with typically 2-3 storeys. Some people were open to 4 storeys in the village centre, but there was a general wariness over height.
- There is concern that increased density will cause too much **pressure on existing infrastructure** so this should be considered alongside any new development.
- Flats and **tower blocks were not seen as appropriate**, but flats in the form of houses were mentioned as being an okay alternative.

context

- The **greenbelt** was much appreciated by residents who liked the separation it afforded from the urban centre of London. Some people highlighted that it was the first real green area you get to coming from London. The ease of access to London was however appreciated, as was ease of getting out into the countryside.
- Claygate has some **heritage assets** which people mentioned must be sensitively considered, this included Ruxley Towers.

uses

- **Pressures on community and local amenities** was a concern for many people with increased development.
- Many comments mentioned that Claygate is **unaffordable for younger people** so new design of housing should be considerate of this and include **smaller or affordable housing**.



nature

- Many people commented on the greenbelt and how important it is that it is kept and not expanded into. The woodland, recreation ground, common and Telegraph Hill were also mentioned as being an important part of the **green network** around Claygate.
- A few people mentioned the **trees along the streets** and that they should be enhanced and retained.

Resources

- A comment mentioned that there needs to be a way of sensitively addressing **energy efficiency** apparatus such as insulating and solar panels, especially when it comes to **historic housing**.

public space

- One comment mentioned that there should be **more spaces to meet** in Claygate.
- There were several comments made about the station car park. It is noted that this shouldn't be used for development of housing, but instead should be turned into a **village square** with restaurants or a market. It should be a meeting place.
- The **allotments** should be retained as they improve well-being.
- One person mentioned that any new open space designed for teenagers should be carefully considered and mindful of noise for residents.

life span

- The residents should feel like they own the village and should **have an influence** over decisions.

notes from conversations and ideas for the vision...

- **Claygate was typically described as a village. Consistently detached properties (bar a few roads right in the middle) but with a complete mix of age and styles. Codes will need to be mindful of lack of consistency.**
- **Brownfield village centre sites - opportunities for 'higher densities' creating space for both first-time family homes and 'downsizers'. Local people would like codes for these sites to emphasise that new properties should have their own front door, there should be proper outside space and no management fees.**
- **Discussion about The Parade and the issue of traffic given access to the station car park - some people said the station car park is under-used, is there an opportunity? Could you access the car park further north?**
- **A general concern about faster-moving traffic through the village - scope for 20mph zones and traffic calming which is sensitive to character?**



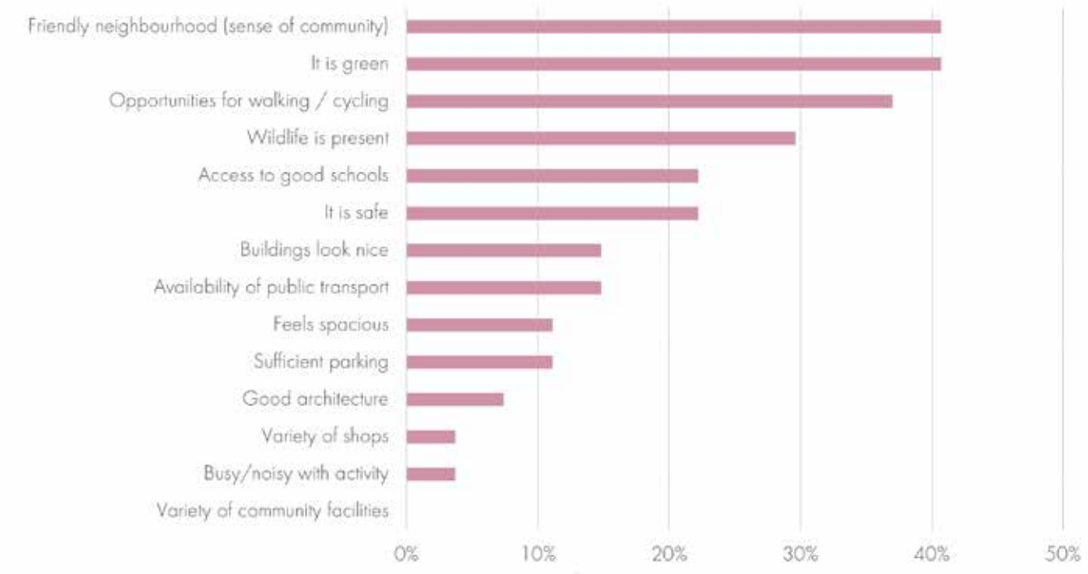


Claygate

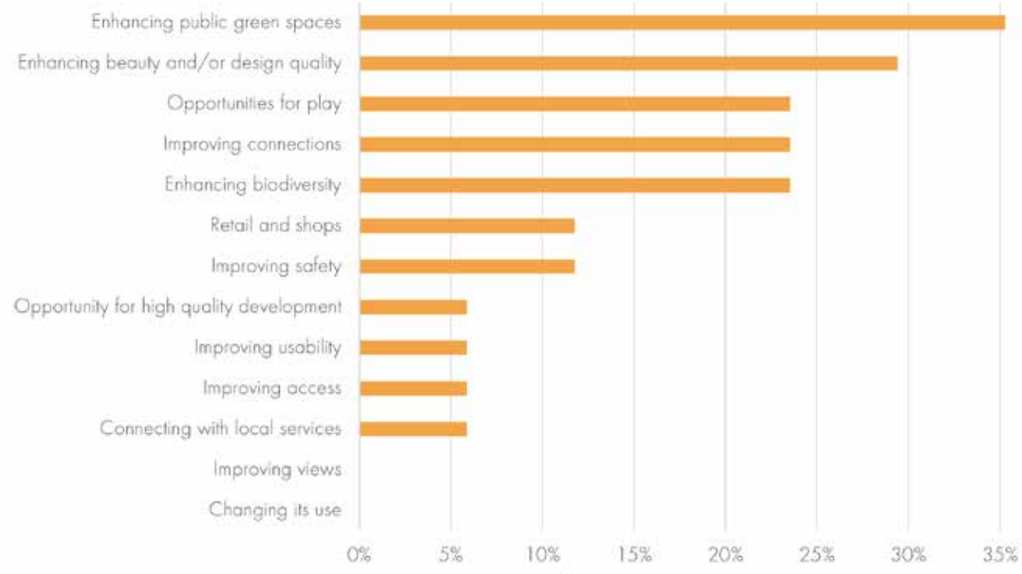
Commonplace survey results

17 responses

What features best reflect the character of your local area and neighbourhood?



Is there anything about the character of the area that could be improved?



Other comments

"Repair the road surfaces"

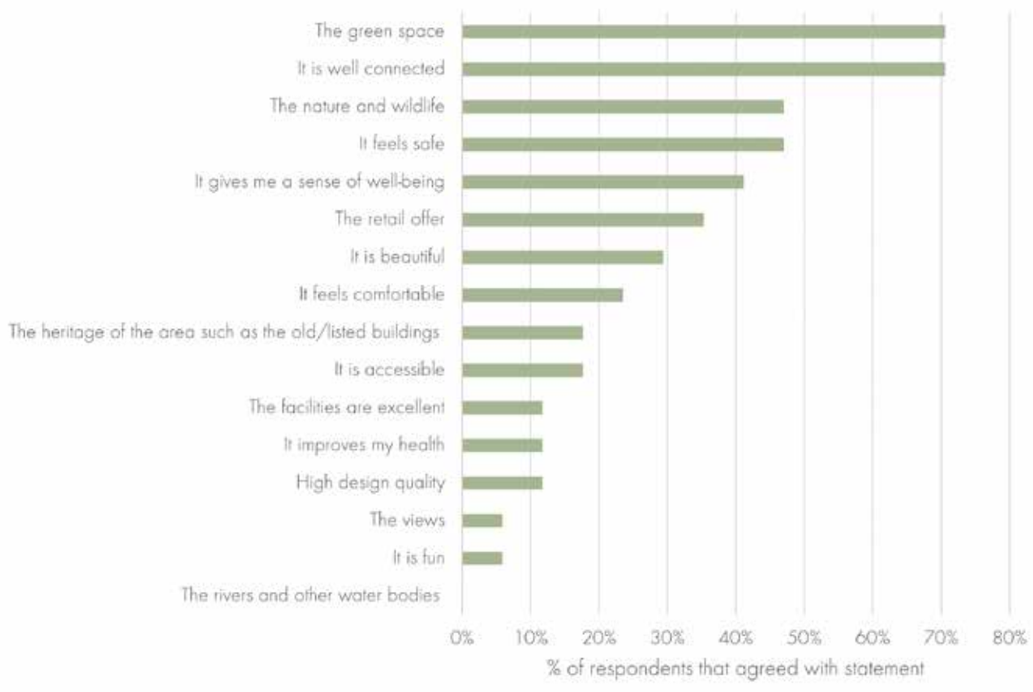
"The roads need to be repaired"

"Free parking"

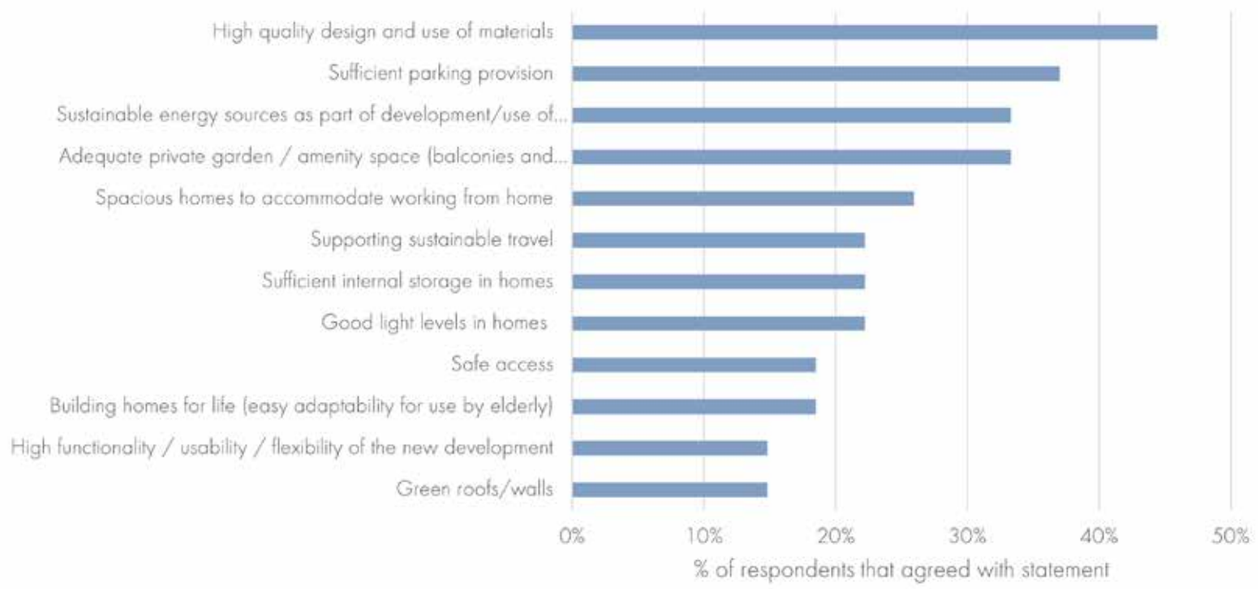
"Parking"

"A gymnasium"

What do you most like about the character of your local area and neighbourhood?



What would you like new development in your area to be like?



Esher

Saturday 15th October
10am - 1pm
50-60 visitors

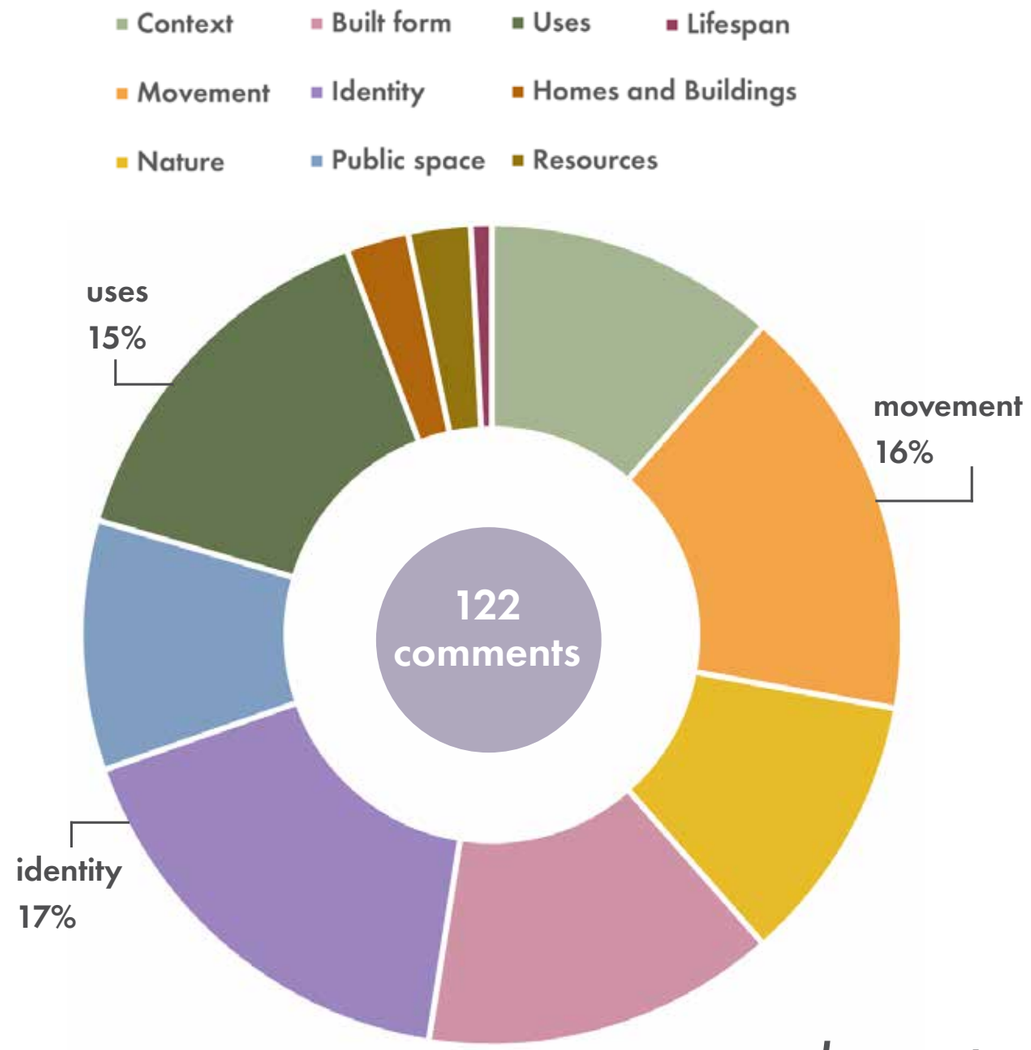
movement

- Most commenters noted how bad the motor traffic was in Esher saying that it **felt dominated by cars** and there are frequent traffic jams in the centre.
- Some commenters wanted to see more done to improve access and services placed close together to **encourage cycling and walking**.
- Overall, there was a call for **improved road infrastructure for all users**, including pedestrians. Improved public transport was also mentioned with commenters asking for more frequent buses.
- **Parking** was mentioned by several people; all agreed it could be improved, including by having more free parking in the centre and insuring there was sufficient parking in new developments.

identity

- People wanted to see good quality modern architecture with traditional **local design features and materials** integrated into the design. People generally didn't like a lot of the modern architecture in Esher.
- **Roofscapes** were mentioned by more than one commenter as being an important factor – flat roofs were not desirable as they are not in keeping with local character.
- The **arts and crafts heritage** was mentioned by quite a few commenters. This was something important to retain and new buildings should enhance, rather than detract from this character.
- Examples of design that people liked included mentioned of Ashley Road and 11 More Lane.

how did the responses cover the NMDC themes?



key quotes

"Arts and crafts homes are important to the history of Esher, though we shouldn't be aiming for pastiche. We want new housing to look good next to old housing, with some cohesiveness"

"Esher's green spaces and relative tranquillity are a real plus of living here"

homes & buildings

- People said that flats should have **outdoor space** in the form of balconies and shared gardens.
- People didn't like smaller dwellings as they felt they didn't give enough space.

built form

- Lots of people said that they would like to see codes guiding density and **building height**. Quite a few people said that height should be measured against the treeline, but there was an overall feeling that 6 storeys was too high, and one person said that new builds should be a maximum of one storey taller than prevailing heights.
- Some residents said that they did not like infill development and the splitting up of blocks into smaller ones to build at a higher density. **Space between buildings** was cited as being important.
- There was a **dislike of 'bulky' builds** that were 'box-like' as they were frequently unattractive.
- New flats shouldn't be built too close to the pavement/road. The building line should be **set back with planting** in front.

context

- People would like to make more of Esher's rich heritage.
- There is a general sense that more could be done to make the public realm more attractive including **reducing the dominant feeling of cars** along the high street and redeveloping the council offices.

nature

- Everyone loves the green spaces in Esher but want more of it. **More trees and planting** in the high street was frequently mentioned.
- One person said that **maintaining views of the river** should be a priority.
- More could be done to maintain planting and verges along the high street.



uses

- People were conscious that Esher was an expensive place to live and buy a house and several commenters mentioned more **affordable housing** was needed
- A **mix of uses** was encouraged with services located close to one another to encourage walking and cycling in the town.
- People wanted to see Esher **become more a destination** with more independent shops.
- Greater accessibility to and from the town centre was wanted by a few.

resources

- A few people commented on construction and construction methods. There was concern over pollution from the extra cars and construction; one person mentioned that they wanted to see a commitment to building **zero-carbon homes**; another person mentioned that recent quality of buildings in Esher was low and should be improved.

public space

- Many people wanted to see **changes to the High Street**. People said it looked 'neglected' 'ragged' 'poor' and 'lacking in vibrancy'.
- Two commenters mentioned **safety** and ensuring that new public spaces were created with this in mind

life span

- People felt that there was a **definite community feel** which needed to be encouraged more.

notes from conversations and ideas for the vision...

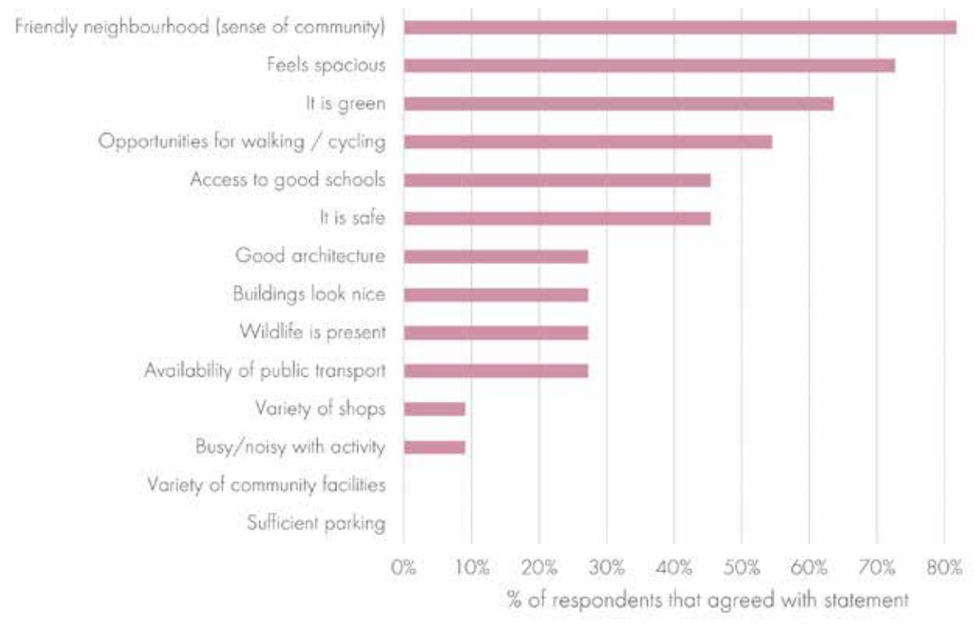
- **As the civic heart of Elmbridge, the high street was felt to be unattractive and underwhelming. It was described by many as more of a thoroughfare than a high street - how can the code help make it more of a place to dwell?**
- **Concerns about the amount of stalled sites/vacant land in/near town centre (Waitrose/Cafe Rouge). Local people would prefer to see something to animate the area rather than nothing for years.**
- **Concerns about the generic dullness/flatness/box-like nature of contemporary developments - they could be anywhere. The Code should address this.**
- **Concerns about the scale of new developments - either too tall or massive (not subdivided in an interesting way).**
- **Residents dislike the cold materials (steel/glass) used in contemporary developments.**
- **Concerns about the proximity of new development to road kerbs - leaving little breathing space.**
- **Lack of sufficient car parking provision with new developments - and pressure on existing road network.**
- **Car parking could be more efficient (people feel lay-bys don't work for the high street, rather parallel parking should be considered).**
- **Underwhelming arrival experience from the station and unsafe crossing (due to fast cars and sports bikes) to get to Station Road which is poorly marked and lit.**

Esher

Commonplace survey results

11 responses

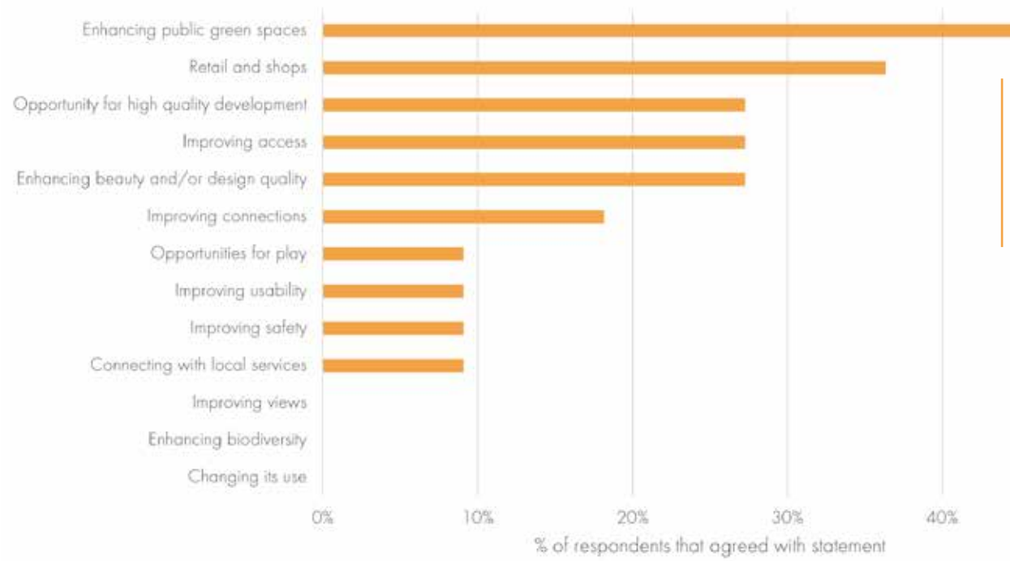
What features best reflect the character of your local area and neighbourhood?



Other comments

"Sadly no Neighbourhood Plan as not a separate Parish"

Is there anything about the character of the area that could be improved?

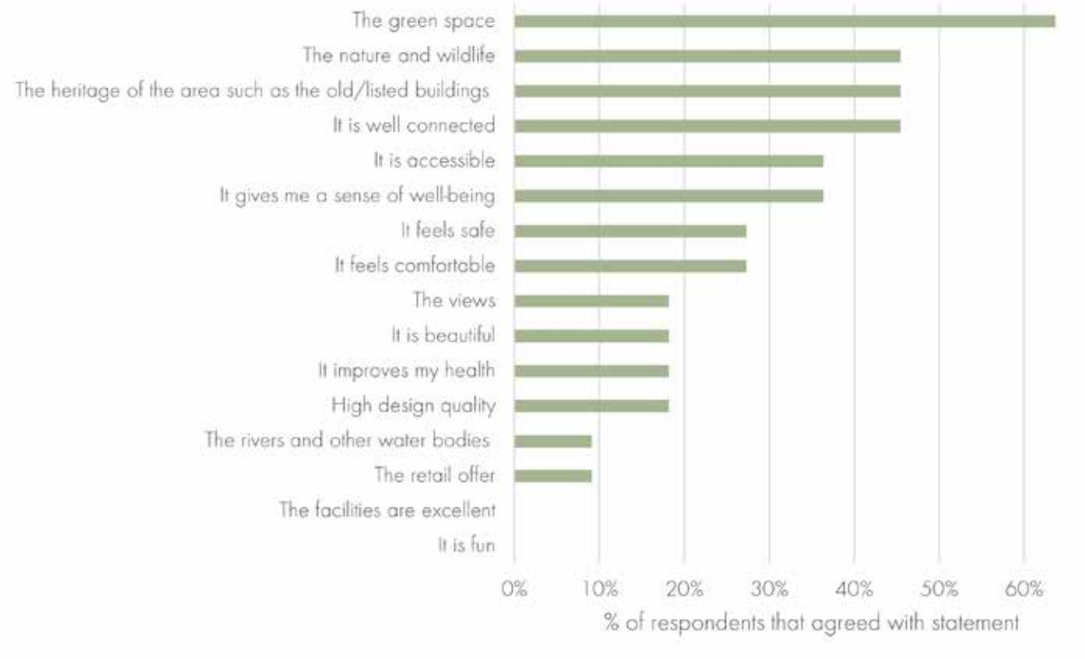


Other comments

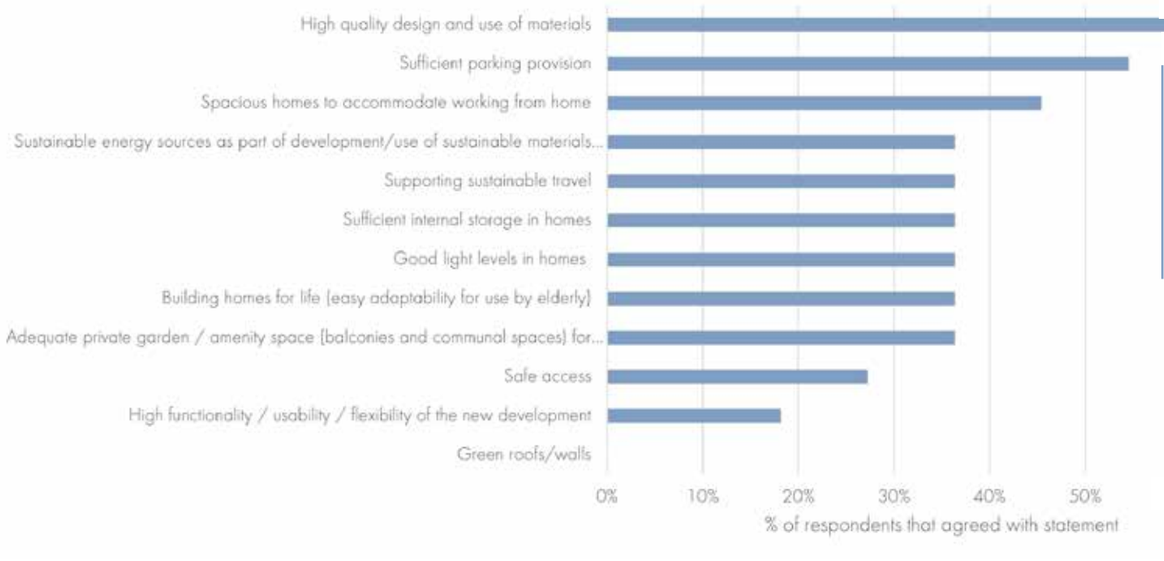
"terrible bus service - Claygate's is much better"

"Residents' parking"

What do you most like about the character of your local area and neighbourhood?



What would you like new development in your area to be like?



Other comments

"We cannot tolerate much more development here because of the terrible road surfaces and massive traffic"

Walton-on-Thames

Saturday 15th October
2:30 - 5pm
40-50 visitors

context

- People liked that Walton-on-Thames was **well connected** and that it was easy to get to London and to the airport.
- There was one comment about Walton-on-Thames being overdeveloped.

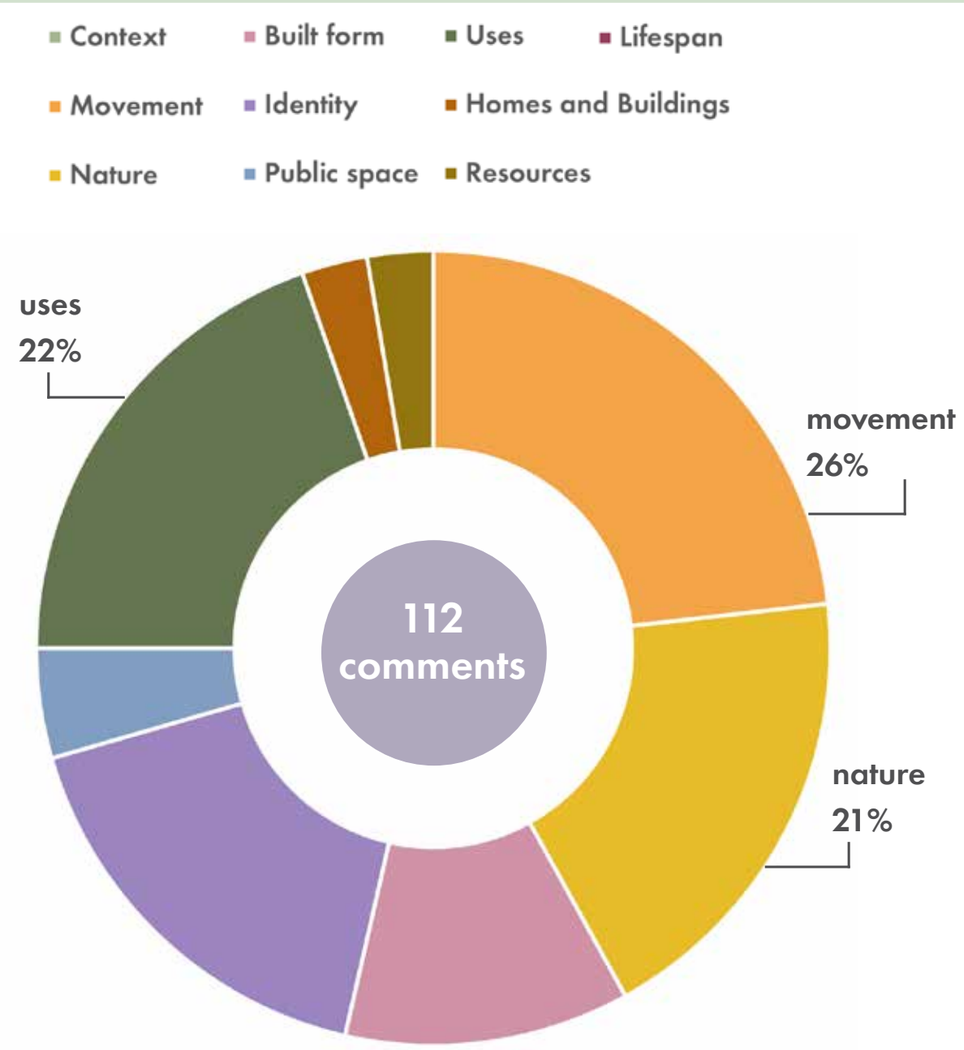
movement

- The most common thing people mentioned around movement in Walton-on-Thames was the **problem with traffic**. A few people said this was down to lots of flats in the area meaning many more cars on the road, other said it was because **insufficient parking** for these flats meant that residents were parking on the road.
- There were a few comments about **improving public transport** – in particular bus routes and timetables.
- In regards to cycling, people said that **more cycle paths** were needed in the area and that they feel unsafe cycling at the moment. Secure **cycle parking** provision was also something that was mentioned.

built form

- There was concern over the **height of buildings** and the negative impacts it could have on the character and feeling of the area.
- One comment did mention that a **mixture of house types** was needed to ensure a vibrant character in Walton-on-Thames.

how did the responses cover the NMDC themes?



key quotes

"Walton gets a rough deal. There is inadequate parking for the flats which means that the roads are very crowded. Need to have parking on the plot"

"Positives in the area include the riverside and walking"

nature

- Having **open and green space** is of huge important to all the people who commented. Many felt that lots of their green space was being lost, and that it was becoming even more important with the population increase.
- Everyone loves having the river nearby as it provides the opportunity for plenty of walking
- Most people said that the **green belt should be protected, but** a few said that with tight controls some of it could be released to avoid too high densities in the already built up areas.
- **Loss of trees** was also a concern. Many people commented saying they wanted more.

identity

- Lots of comments covered the topics of design quality and materials. Residents wanted to ensure that **design is in keeping with the current built form**, interesting and of high quality.
- Comments around the High Street's appearance were around shop fronts and street furniture. The residents identified that these elements create a vibrant and pleasant looking high street.
- Many people felt that the character of Walton-on-Thames has been eroded over time, asking for more picturesque architectural elements and for the **Design Code to promote design that encourages a unique character**.
- Materials and their lifespan was commented on frequently, with residents expressing that they would like to see **high quality materials that last** a long time and don't rust, for example.



uses

- Comments explained that a **mix of uses** in Walton-on-Thames including residential, retail and amenities was important for the residents in new development for convenience and to avoid adding pressure onto existing services.
- Walton-on-Thames was commended for having a positive user experience in the town centre with a **strong mix of uses** including leisure uses and restaurants.
- **Vacancy rates are increasing**, and residents are concerned about the vitality of the town centre moving forward.
- The introduction of car clubs and **independent shops** was flagged by one resident.

public space

- Residents compared the use of the river in Walton-on-Thames to that in Kingston-on-Thames and explained that they are in favour of **riverside use and development.**
- The access to and safety of **play space**s for children and provision of **spaces for teens** and young adults was expressed as a priority.

notes from conversations and ideas for the vision...

- **In contrast to Esher, people were quite positive about Walton town centre saying it is vibrant, lots to do.**
- **However, local people think the chain retail in the Heart (plus high rents) has killed off independents which they would like to see more of.**
- **Lack of family sized housing, too many flats are built - no opportunities to grow in the area / result in a more transient community - how can the code best respond to this?**
- **Lack of children's play spaces (from toddlers to teens).**
- **Planting not well maintained (comments that people are mowing their own verges).**
- **Concerns about safety of new cycle lanes on pavement (no clear demarcation means makes the pedestrian experience is unsafe with fear of collision).**



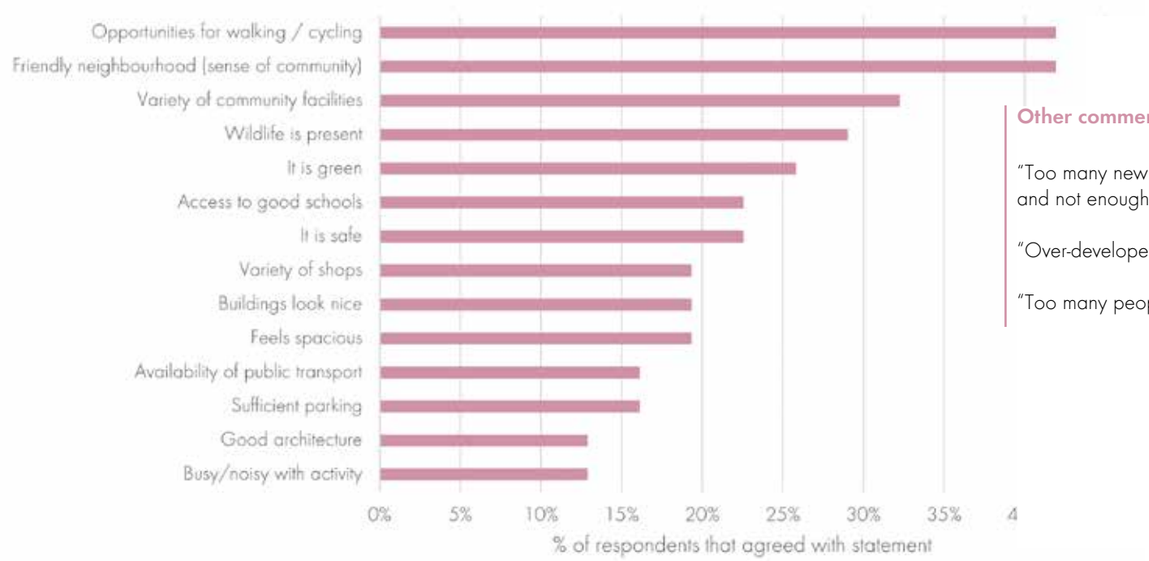


Walton-on-Thames

Commonplace survey results

31 responses

What features best reflect the character of your local area and neighbourhood?



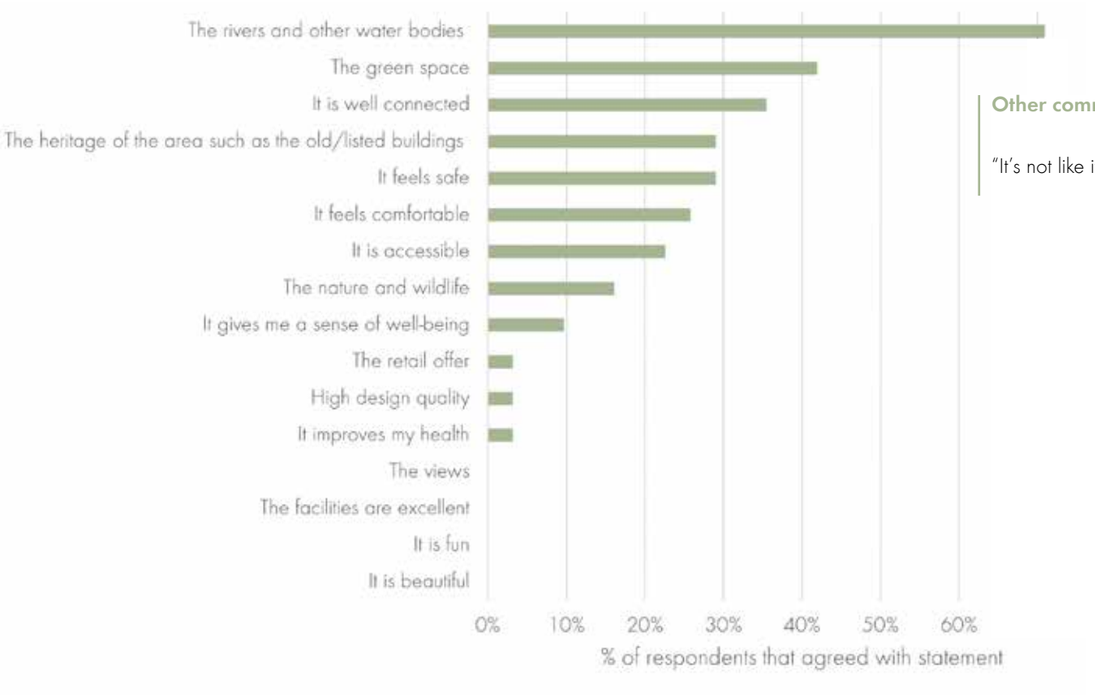
Other comments

"Too many new builds and not enough parking"

"Over-developed"

"Too many people"

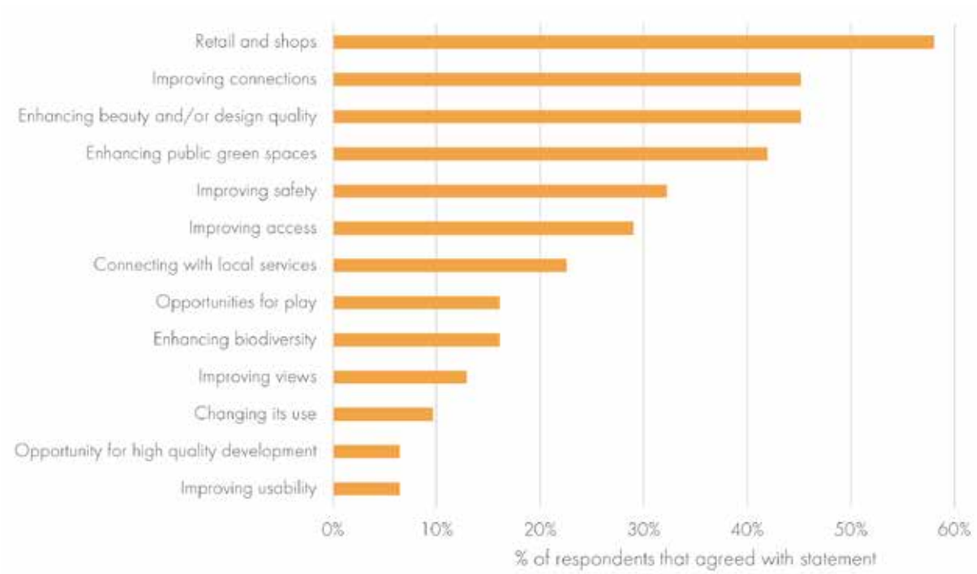
What do you most like about the character of your local area and neighbourhood?



Other comments

"It's not like it used to be"

Is there anything about the character of the area that could be improved?



Other comments

"More walking and cycling routes away from main roads and traffic"

"The density of traffic"

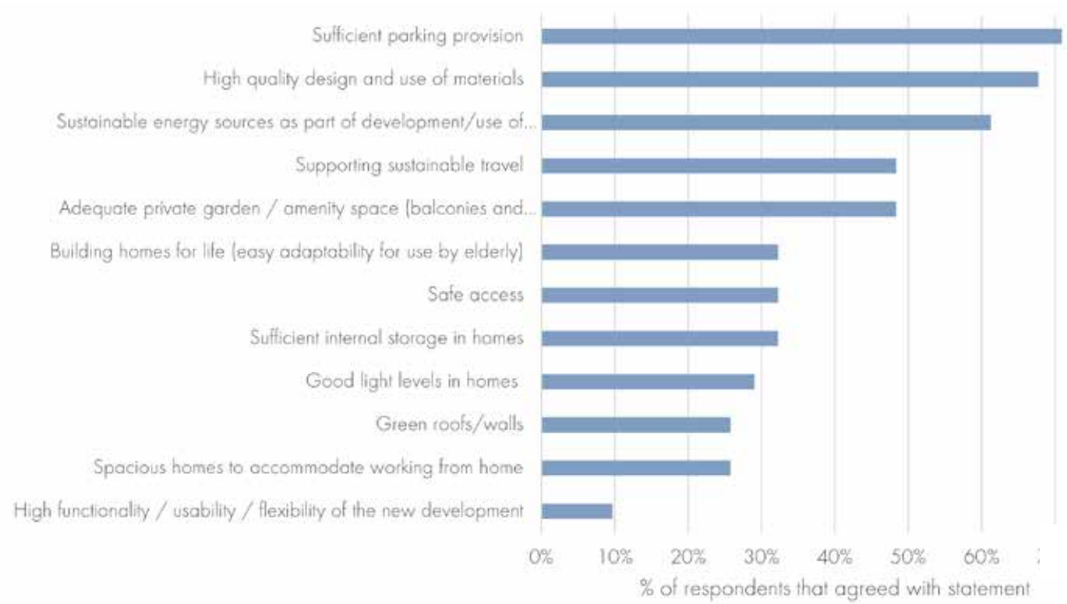
"North Walton could be improved"

"Better bus services"

"More crime prevention is essential. Social housing is all too concentrated"

"Better public transport"

What would you like new development in your area to be like?



Other comments

"No more new homes in this area"

"no more building"

Thames Ditton

Saturday 22nd October
9am - 12pm
140-150 visitors

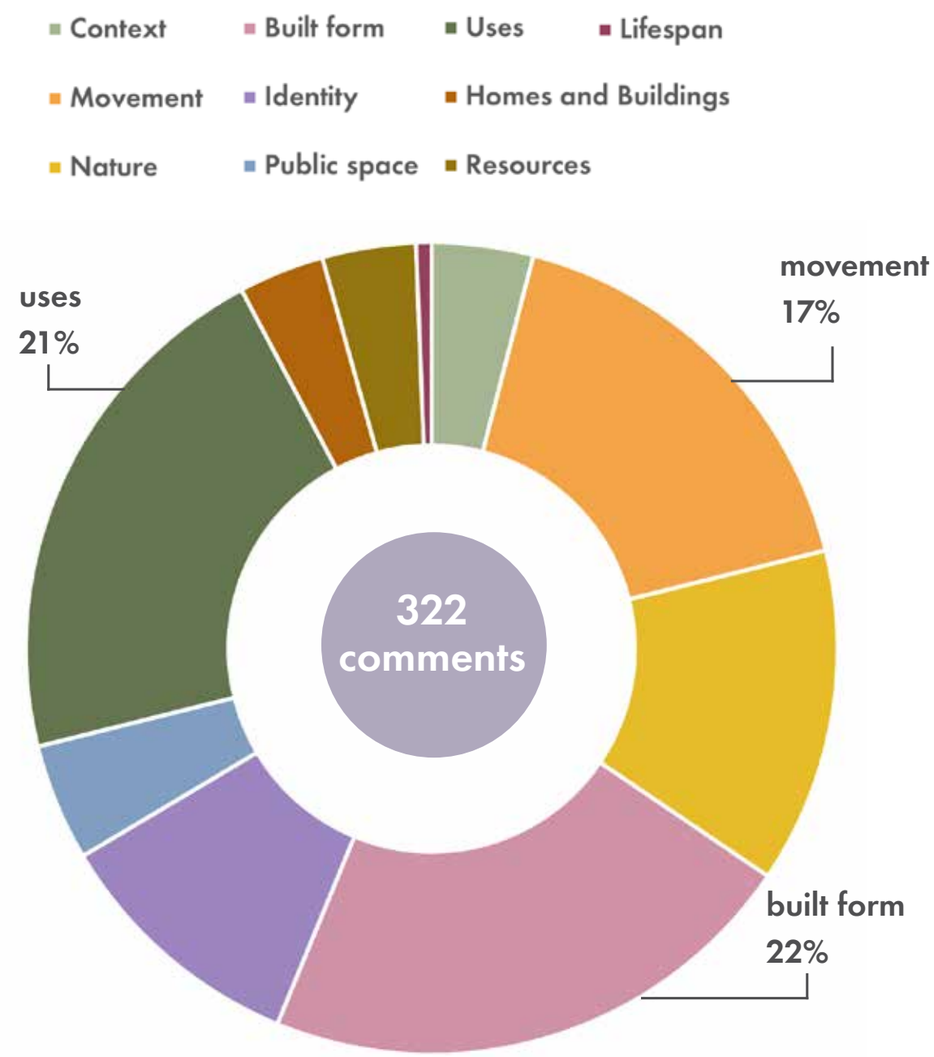
context

- Residents loved living in Thames Ditton for its proximity and access to London but **enjoyed the separation from the capital** and strong community feel of the place.
- The **views across the river** to Hampton Court were also enjoyed by residents, and heritage in general was something that people felt was vital to preserve.
- General **views on new developments were mixed**. One commenter said that they understood a need to open up to new development, whilst another felt that Thames Ditton's threshold for new development had been reached.

movement

- Almost all comments about movement were **critical about parking provision** and the increased motorized traffic in the area.
- A few people mentioned that council car parks should be free to avoid people parking on roads instead – many people identified **cars parked on the road** as one of the main causes of traffic in the areas.
- Residents said that **improved bus services** could help ease traffic in the area. They cited infrequent services and lack of services to other key towns as problems.
- Some residents were keen to reduce reliance on cars through **better cycling and walking infrastructure**. Comments surrounding this included a new pedestrian bridge from Albany Reach to Hampton Way, increasing number of cycle lanes, improving safety of cycle lanes, improving cycle storage provision.
- More **EV charging points** for cars and bikes was mentioned by a couple of commenters.

how did the responses cover the NMDC themes?



key quotes

"People really care about the environment. It's a haven of greenery. People have a real pride"

"We need smaller homes with gardens and front doors to the street for downsizers and young families"

nature

- Residents in Thames Ditton care about their environment. The **green spaces and riverside** are seen as a hugely positive asset and almost all commenters said that these should be protected against development, and access improved where possible.
- In relation to **nature in development**, one commenter said that the paved over driveways was a loss of biodiversity and that more planting should be incorporated into design of buildings. Another mentioned that large windows and lighting from windows along the river front was negatively impacted bats.
- Many residents felt passionately that any new development should have **ample green space**
- Residents agreed that **trees are important**, especially in the streets and that they should be maintained once planted.

built form

- There was an understanding from all commenters that **heights, scale and mass** should be carefully considered and be sensitive to surrounding areas.
- Some residents understood the need for flats, but that these should be **low-rise**. The maximum number of storeys mentioned was 5, however those who mentioned specific storey height, generally said 3-4 max.
- Commenters mentioned **examples** which they felt were **overdeveloped**, including developments by Tolworth Roundabout, the Café Rouge site and the Jolly Boatman site.
- Smaller houses or maisonettes with **front doors to the street and gardens** should be built rather than flats were mentioned as preferable to flats.

lifespan

- One commenter said how Thames Ditton had a **strong community** and a large volunteering base.
- A few residents said that **more young people** needed to be encouraged to move to Thames Ditton.





identity

- Many residents commented on how Thames Ditton had **a village feel** to it with independent shops, pubs, library, front gardens, green spaces, and a mix of built form. All who mentioned this said they wanted this character to be retained.
- **Good quality materials and good quality design** which fitted in with the architectural vernacular were mentioned as vital in new developments. Attention to detail was key for new developments for it to blend into the area's context – roofs, windows, brick colour were all mentioned in relation to this.
- Some people mentioned **developments that they liked** for their considered approaches, including development by St Nicholas Church on Summer Road, St James area, small sites near the Co-op and Cathedral, Huff House on the riverside.

public space

- Residents all love the High Street and said how it was **'the beating heart of the community'.**
- Playgrounds and free to access public space are important to the area, and should be maintained, enhanced and expanded.
- There were several people who said that **pedestrianisation** of all or part of the High Street could be favourable.
- Residents felt like the public realm was **safe** and that children and young people benefited from this as they could meet up independently from their parents and guardians.

resources

- Residents felt that **eco-driven development** was key to new development. Insulation, solar panels, EV charging points were all mentioned in relation to this.





uses

- Many felt that more **affordable housing should be built** and should be at the same quality and standard seen in new market rate development.
- The **mix of uses** and amenities are a great asset to Thames Ditton and residents feel it is important to keep this; this included the farmer's market and the sports facilities e.g. the netball courts, rowing club, cricket pitch.
- A few residents mentioned maximising opportunity for residential development where it could have a low amount of impact visually – e.g. above shops.
- A few people mentioned that **infrastructure**, including schools, need to be increased in relation to new development to avoid a strain.
- Lots of people recognized the need for and welcomed the new Aldi development, but said that the design could be nicer and it could have **integrated residential use** into the development.

homes and buildings

- **Ample space** was a factor that many residents felt was important. Room for a large kitchen and storage is key, as are balconies and/or gardens for flatted developments. One commenter said that designs with communal utilities could work in residential development.
- One resident said that **accessibility to all buildings** (both private and public) should be a priority, not just for those with mobility difficulties, but hearing loops for those who are d/Deaf or hard of hearing as well.
- **Cycle storage and parking** in development is key to encouraging less car use
- One resident said that **new development shouldn't be within gated communities** as it made the area feel less like a village.

notes from conversations and ideas for the vision...

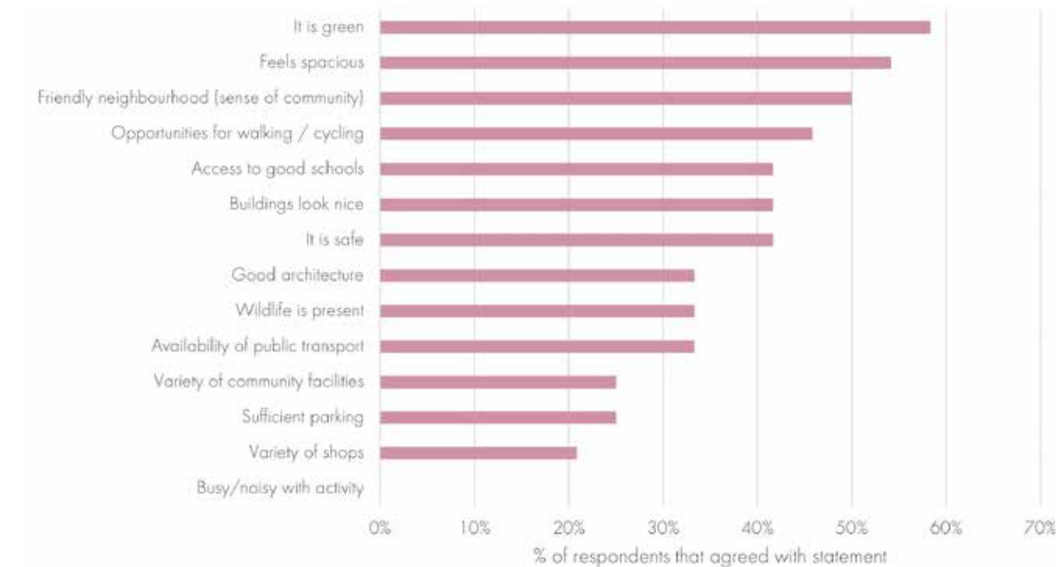
- **Residents of Thames Ditton were generally very positive about where they live - they value the community spirit, mix of urban and village feel, independent shops and the river and green spaces.**
- **There was less concern about new development as there are less opportunities in this area than other areas of the borough.**
- **Conversations about the Aldi site on the green were mixed between those in support of the use and those concerned about the impact on traffic.**
- **Residents were generally supportive of modern design and did not want to see pastiche development, but were keen to see high quality materials used.**
- **Residents valued the sports provision in the area but were supportive of new development delivering new services such as GPs alongside new homes.**

Thames Ditton

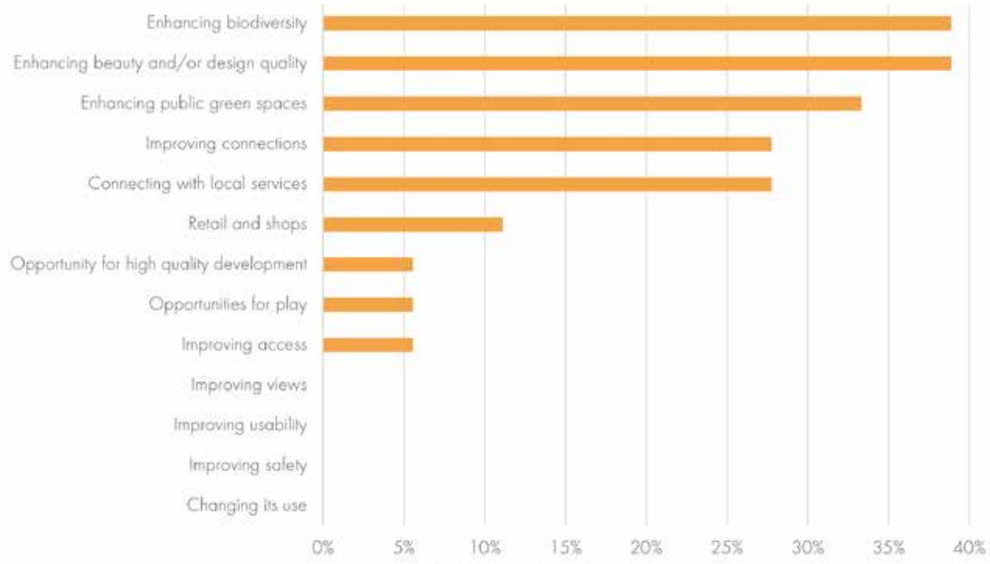
Commonplace survey results

24 responses

What features best reflect the character of your local area and neighbourhood?



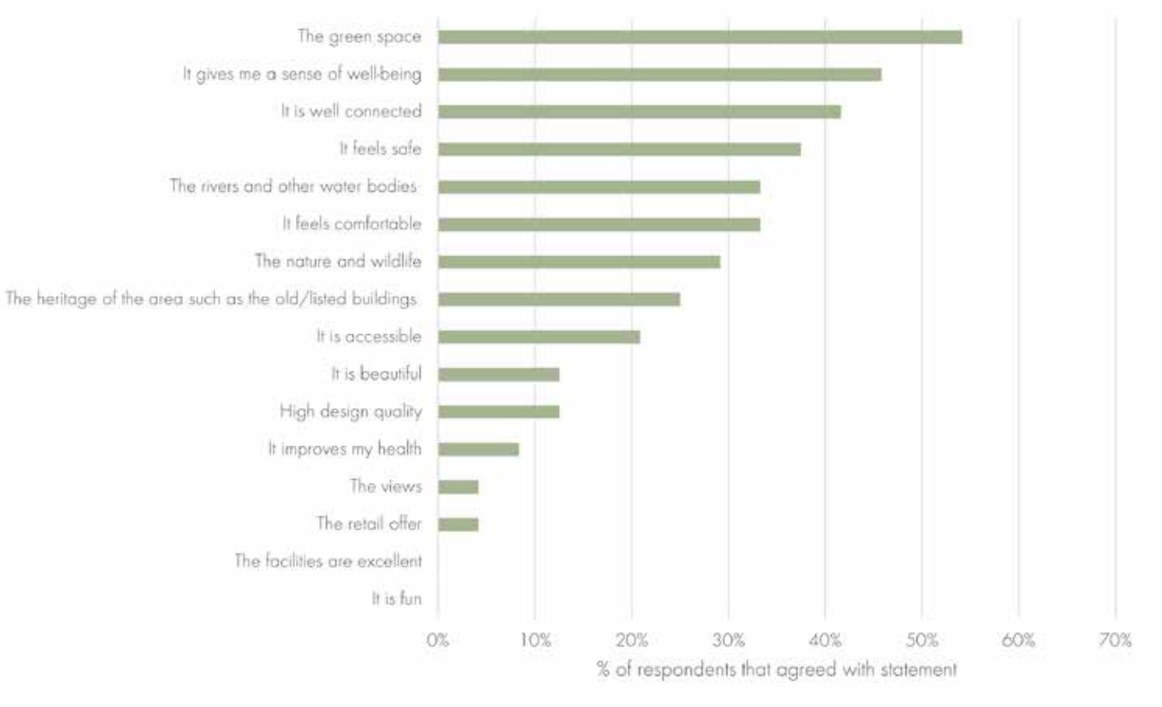
Is there anything about the character of the area that could be improved?



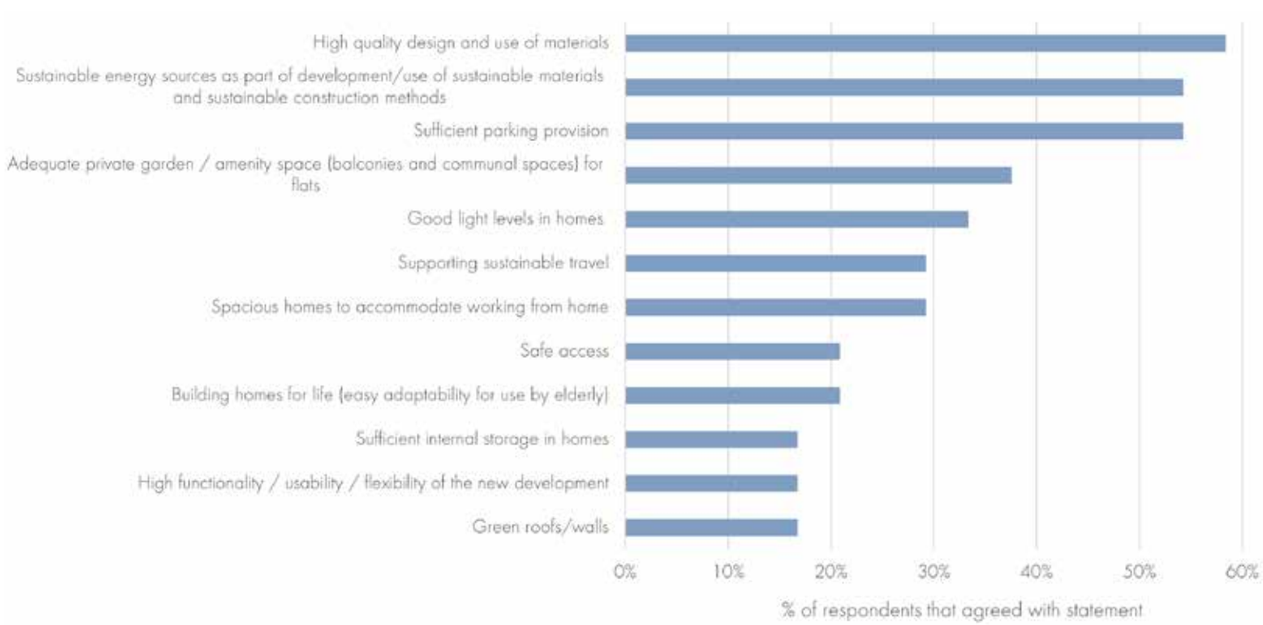
Other comments

"Remove dog poo from the streets"

What do you most like about the character of your local area and neighbourhood?



What would you like new development in your area to be like?



Cobham

Saturday 22nd October
1:30-4:30pm
60-70 visitors

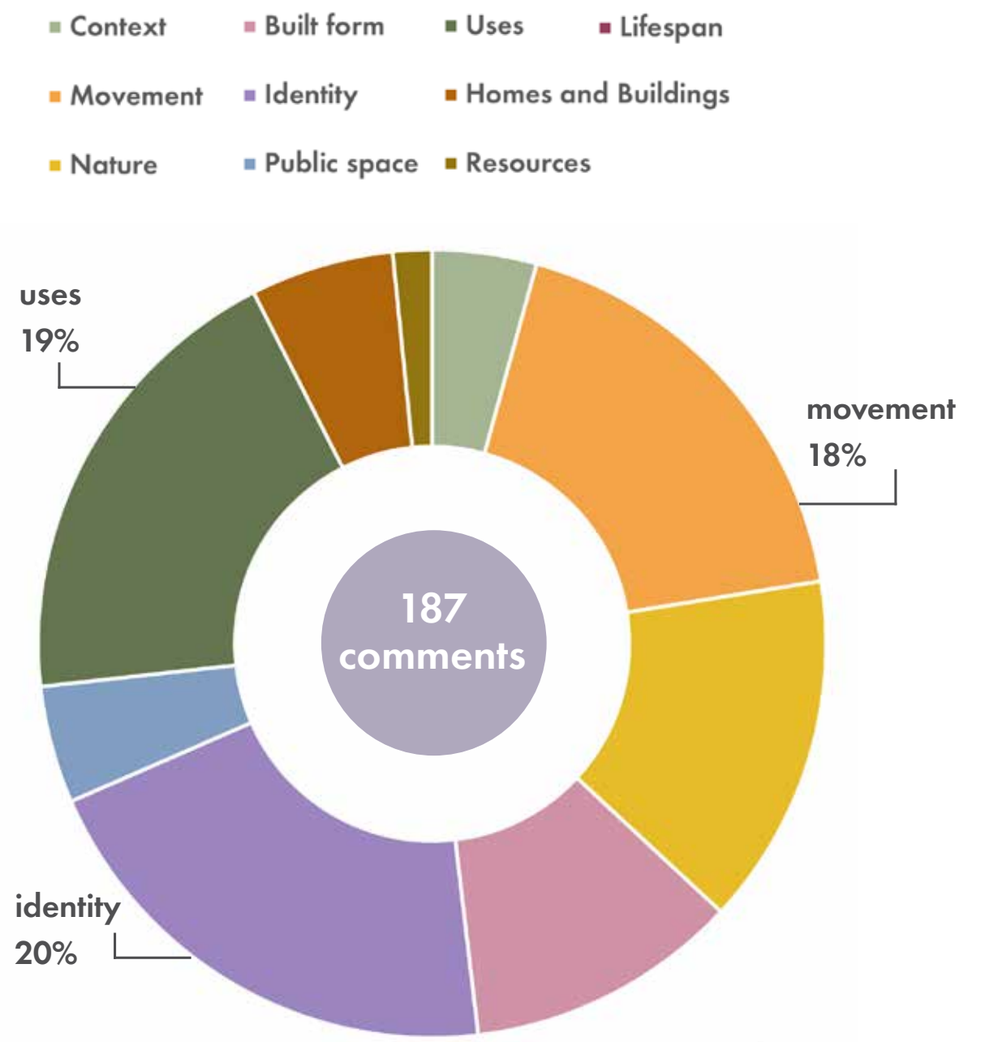
context

- One resident felt that the area is **overpopulated**.
- Comparisons between Cobham and Oxshott were made to Walton, where one resident felt had many more **amenities and leisure facilities**.
- The loss of **historic** buildings is a concern for the area's residents.
- Cobham's transition from a **small rural village** to a now, larger and **joined up** set of settlements is troubling for some of the area's residents.
- Cobham High Street received many compliments for its **independent shops and pleasant atmosphere.**
- Views in Oxshott from the **Heath** and surrounding **wooded** areas were labelled as important to maintain and **celebrate**.

uses

- The consensus is that the High Streets are well equipped with a good mix of **shops** and have good **facilities**.
- Doctors' **surgeries** and **schools** are under **pressure**. There are fears that these issues will get worse if more people move to the area.
- More **affordable** homes for **young** people and the **elderly** and **disabled** are needed. This worries residents as if people cannot move into the area due to high rents, the population will continue to **age**.
- The **vitality** and future for **Oxshott** High Street was questioned.
- Residents expressed that an **appropriate mix of uses** is needed for new developments, rather than just providing purely residential schemes. This way the already strained infrastructure and amenities can stay afloat.

how did the responses cover the NMDC themes?



key quotes

"We want new development to feel like it is high quality with high quality materials and appearance, green roofs and walls"

"The green land and floodplain is there for a reason - we need to protect it"

movement

- Traffic **congestion** was expressed to be the main challenge for this area, especially around areas leading up to the **A3**. The **inconvenience** and air **pollution** factors were raised as issues for the residents.
- The **rail** stations being located outside of the town centre and the lack of **bus services** forces a **dependency** on **car** travel. One resident asked whether a bus service could link Cobham station directly to Cobham high street.
- Mechanisms for easier **walking** and **cycling** needs to be encouraged.
- **Parking** for new housing is a priority for the area's residents.
- Existing **footpaths** bring ease of movement and joy for walking dogs; however, some are **overgrown** and need more regular **maintenance**.
- Residents feel better **parking** along **Cobham High St** is needed, as there are lots of holding bays which are often empty.
- The quality of the **cycle lanes** needs to be considered; residents feel that they are unsafe when they end abruptly.
- Residents felt that if **parking** was **free**, more people may be encouraged to **visit** Cobham and its surrounds.
- When there is lots of traffic on the **A3** and **M25**, Cobham and Oxshott become **through routes** which exacerbates existing local traffic problems.
- Speed constraints such as **20mph zones** were mentioned as a method of improving road safety.

resources

- Residents expressed that all new development should have **highest energy efficiency** to tackle the climate crisis.
- Environmental **sustainability** was raised to be a concern for residents when thinking about new developments.



built form

- Some residents feel that **over-development** and the building of large houses is **eroding** the village feel.
- One resident asked who the flats were built for and insisted that **private gardens** are an important consideration that flats are missing.
- **Infill** development is **unpopular** among the residents, who feel it is diminishing the area's feel.
- **2-3** storeys was expressed by the residents to be the preferred **heights** for new buildings as this is what they feel to be the height of the majority of existing buildings.
- There are fears that increased **density** will override the existing settlement atmosphere.
- A **diversity** in **buildings** within a street was advocated for.

nature

- Residents expressed that **floodplains** and **Green** Belt land shouldn't be built on and that they need **protecting**.
- **Improved access** to public **green** and **open spaces** was a priority, residents feel that this is disappearing.
- More **urban greening** and street trees was expressed as a wish for the town centres, to bring some life onto the High Streets.
- **Allotments** were suggested as a way of supporting a sense of community and educating young people on how to grow their own food.
- **Footpath maintenance** was mentioned as a priority for allowing residents to enjoy nature.
- The **rural identity** and atmosphere are important, and for many reasons why they choose to live here. They are concerned that this will be diminished with continued development.
- The **green network** in the area is important to the residents and they love it.



Identity

- Residents expressed that **affordable** homes should have the same **design** as the market homes and be of high quality, so that they don't stick out.
- Residents would like to a see a **mix of high-quality design**, not everything has to look the same.
- Materials, green roofs, architectural details, and walls were all important factors for the residents in achieving high quality design.
- There was a **mix of responses** on whether taking **architectural** details from **historic** buildings was a good thing or not. Some felt that architecture needs to move on, and that modern design is acceptable if done well.
- **Flat roofs** were expressed by a few residents to be something that should not be replicated in future design.
- Residents feel that Cobham, Oxshott, and Downside are **distinct villages**, and this **identity** should be maintained.
- High quality **shop fronts** along the High Streets are important to the local people in maintaining quality in their centres.
- Many feel the **identity** of Oxshott is being **diminished** by the **neo-Georgian** mansions that are being erected.
- **Good** examples mentioned: Vermont Exchange flats, White Lion Gate, Holly Place, Cedar Rd development, Stoke Road development.
- **Bad** examples mentioned: Flats along Portsmouth Rd, demolition of Cobham manor, Audley retirement village on Fairmile Lane.





public space

- **Street lighting** was expressed to be a priority for those using the night-time economy and for general user **safety**.
- Residents like the **lighting** on Cobham High Street.
- The **markets** are a good way of attracting people to the area from elsewhere.
- **Safe play areas** for children and **staying places** for young people are important and need to be provided.

homes & buildings

- **Balconies** for **flats** were a priority, to provide some sort of private outdoor space.
- **Private gardens** were expressed to be important for the residents.
- One resident expressed that **shared gardens** should be prioritised over **shared parking courts** for blocks of flats.



notes from conversations and ideas for the vision...

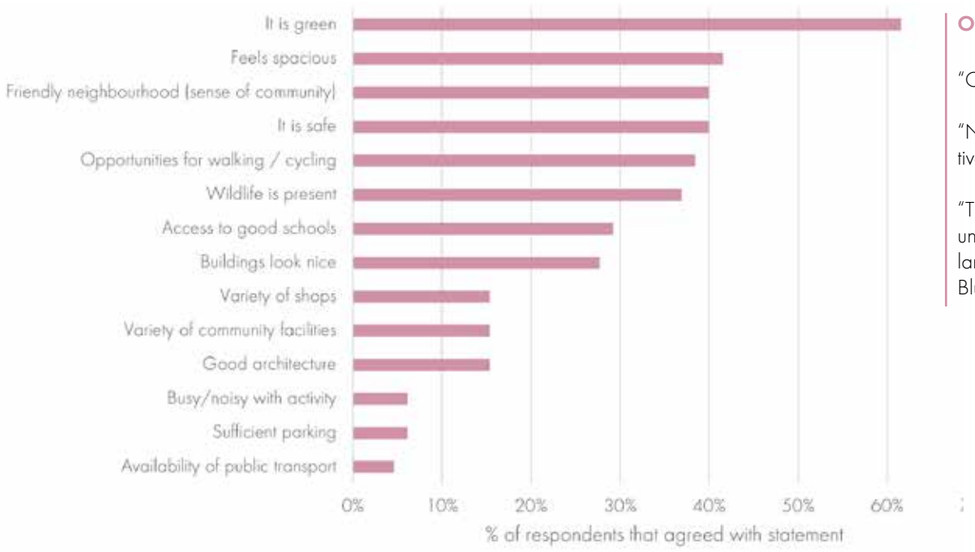
- **Residents in Cobham had generally moved to the area to live on the edge of green spaces and countryside.**
- **Many residents felt that Cobham had changed significantly in the past 10-15 years and were concerned about a significant increase in the number of residents and cars - diluting the positive character.**
- **Many conversations focused on larger plots being converted into flats. The key negative impact of this was felt to be on-street car parking in quiet residential areas. The leafy, green and quiet streets are an important part of the character of the area.**
- **A number of visitors to the consultation were pleased at the variety and health of the shops in the centre - with few vacancies and a number of new businesses opening.**

Cobham

Commonplace survey results

65 responses

What features best reflect the character of your local area and neighbourhood?



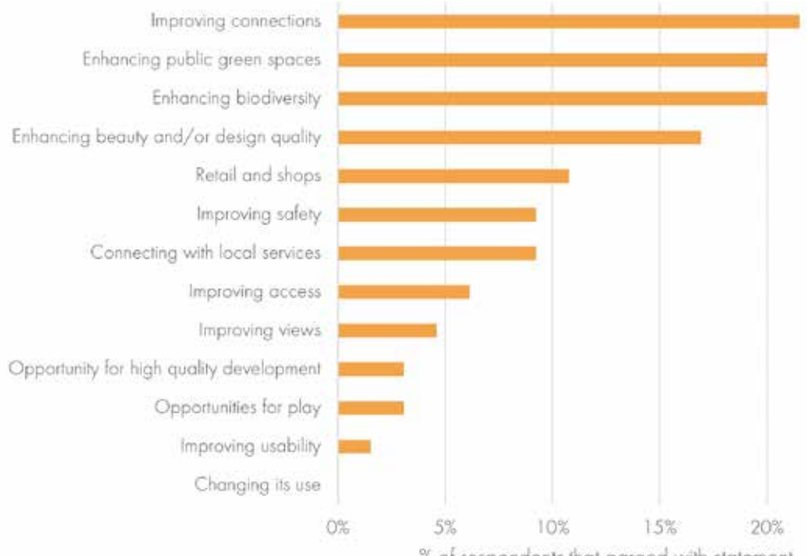
Other comments

"Congestion and traffic"

"New buildings are unattractive"

"The unspoilt should be 100% unspoilt/undeveloped stunning landscape readily visible from Blundel Lane to all"

Is there anything about the character of the area that could be improved?



Other comments

"Proper well paved cycle lanes"
"Less traffic, particularly through Oxshott"

"Better proactive maintenance of roads and pavements"

"Speed bumps through Oxshott would be a life saver"

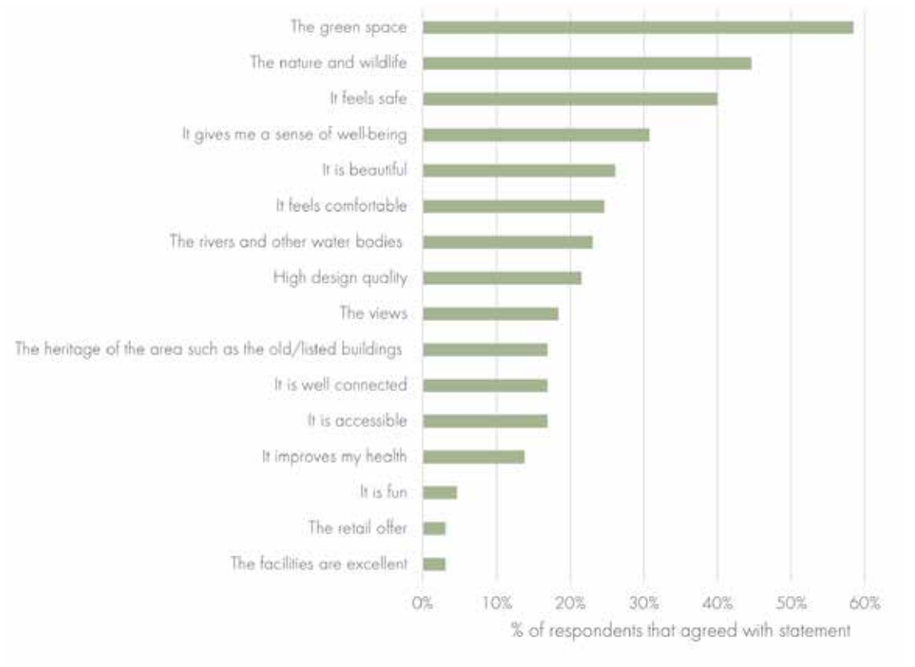
"Reducing traffic"

"Reduce the traffic and speed on the A244 through Oxshott."

"Stop the diversion of M25 at night especially HGVs!"

"Allocating part of Green Belt Site Sub-Area 11 as a nature reserve is worth considering"

What do you most like about the character of your local area and neighbourhood?

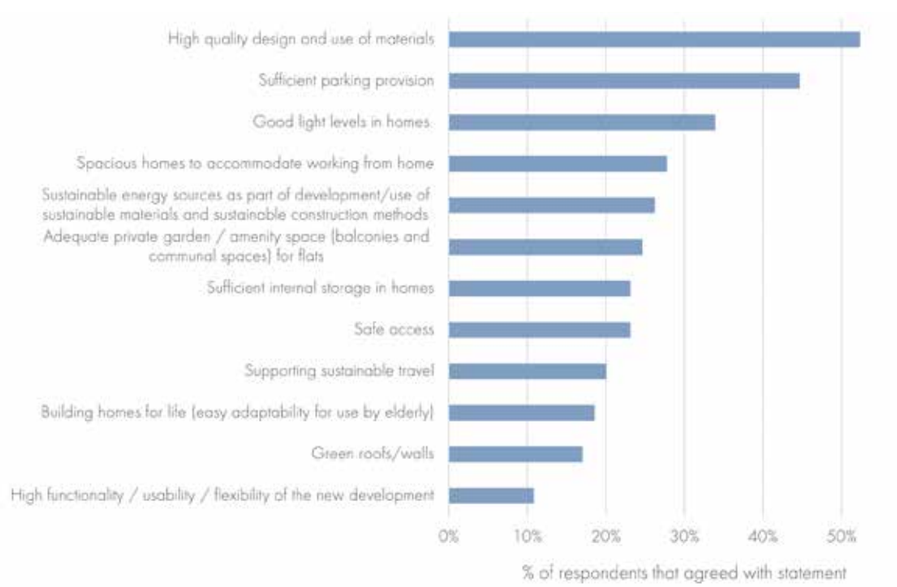


Other comments

"Low density"

"The village community"

What would you like new development in your area to be like?



Other comments

"Limited to no more than 2 or 3 propeties per area and not built on green built of any kind"

"Developments that fit in and suit the area"

"Oxshott is full of ridiculous developments for very rich people - putting high density flats in where low density housing once existed. When there is some development for subsidised housing eg on Waverley Road the residents concerns over parking for all the new residents gets ignored."

3

IMPLICATIONS FOR THE DESIGN CODE

Community priorities

This final chapter draws together community priorities that were identified throughout the analysis of the engagement feedback. Possible opportunities to address these priorities into the Elmbridge Design Code are suggested to inform the next stages of work.

THEME	COMMUNITY PRIORITY	POSSIBLE IMPLICATIONS FOR DESIGN CODE CONTENT
Context	**Rural / green setting**	Landscape context and setting is key and needs to closely inform development.
		The Design Code should encourage a positive relationship with landscape in development at the edge of settlements.
		Developments should be encouraged to adopt a landscape-led design approach.
		Developments should appreciate and embrace the importance of biodiversity / green infrastructure to the existing context (pick up under Nature theme).
	In-keeping with local character	The Design Code could set out the design process to be followed by applicants, emphasising the importance of properly understanding the context and local character and drawing through these threads clearly in design proposals.
		The Design Code could identify key features or materials that are particularly in keeping with the Surrey Vernacular or local neighbourhood character.
	Existing needs / issues	Early scheme analysis needs to draw on housing need / amenity provision issues to inform development proposal.
		Scheme design should be informed by community engagement and what local people identify as needs.
Identity	**Diversity / consistency in character**	The Design Code could embed an understanding of the level of consistency / degree of diversity in each place and use this to identify sensitivities and opportunities.
		The Code could identify the consistencies at a neighbourhood-level which should be adhered to by development proposals (e.g. height, materials, roofscape).
		The Code could include guidance at the neighbourhood level on the opportunities for diversity, e.g. indicating where new typologies could enhance rather than detract.
	Shop fronts	Could be an opportunity to draw through previous guidance for Conservation Areas.
	Richness in design	Options appraisal and design review must support richness in the final design, embedding richness rather than losing it through cost-led revisions to designs.
		Identify neighbourhood-level details and materials that are preferred by the community.

THEME	COMMUNITY PRIORITY	POSSIBLE IMPLICATIONS FOR DESIGN CODE CONTENT
Built Form	**Density and building height**	The Design Code could set parameters on building heights and/or density. For example, it could set limits for each centre, station area, and then residential areas in each settlement.
		Guidance on typologies that are appropriate for higher density zones (centres and stations) eg what makes a good form for flats, alternatives to blocks of flats etc. Could we also set out preferred typologies for outside higher density areas too?
		The Design Code could set out clearer guidance on infill / backland development, setting out the fundamental design principles that must be followed.
		The Design Code could give clear guidance on how to intensify whilst staying in-keeping with local character - outlining what this really means in Elmbridge.
	Front gardens	The Design Code could recognise the importance of front gardens for personalisation and contribution to street greenery and encourage stronger design intent.
		The Code could include recommended street sections / photos of good existing front gardens illustrating the best approaches.
Movement	**Parking**	The Code will need to link to the existing Parking SPD and Healthy Streets for Surrey guidance.
		The Code could include a principle around sustainable movement alongside the everyday needs in borough principles.
		The Code could include more detail on how to design parking well into schemes. Detail could cover residential and non-residential parking types and design, and division of quantum between on-plot and on-street provision.
	Corridors	The Code could help encourage stronger and enhanced connections along corridors between centres and stations in the borough.
		The Code could identify what is needed eg cycling/walking routes, trees, green infrastructure improvements and how adjacent sites could contribute to these.
		Identification of the fundamentals for sites on corridors to support transformation, link to Healthy Streets for Surrey.
	Cycling	The Code should help support greater cycling - routes, provision of cycle parking etc.
		The Code should draw in or link to the emerging Surrey Design Code.
	Buses / Rail	The Code should reinforce sustainable movement strategies and draw in or link to the emerging Surrey Design Code to support bus and rail aspects.

THEME	COMMUNITY PRIORITY	ACTION / RESPONSE
Nature	**Flood risk**	The Code could include specific guidance for riverside development.
		The Code could point to existing good national guidance on managing flood risk and/or include borough-specific design approaches.
	Access to nature / green space	The Code could include principles around maintaining and enhancing access to nature and green space with emphasis on location specific needs within local areas.
		The Code could include design guidance on supporting biodiversity in different settings.
	Urban greening	The Code should emphasise the importance of greening to future character and resilience.
		The Code could set minimum greening levels for different area types / settlement areas
Public spaces	**New spaces**	The Code could set the quality bar for new public spaces / semi-public spaces / semi-private courtyards, recognising the importance of these spaces for people.
Uses	**Town centres**	The Design Code could establish a vision for each centre, from which specific design codes could be developed.
		The Design Code could encompass shop front design guidance.
		The Design Code should include guidance on successful mixed-use design, servicing of high streets and mixed use blocks and how best to incorporate community uses
	Good homes	The importance of affordable housing could be emphasised.
		The Design Code could establish a definition of a good home for the borough and what the key ingredients are. This could defer to national guidance or distil into local code.

THEME	COMMUNITY PRIORITY	ACTION / RESPONSE
Resources	**Environmental performance**	Between the Design Code and planned Climate Change SPD strong guidance and targets are needed for enhancing the performance of designs. Should link to good national-level guidance and collaborative guides.
	Renewable energy	The Design Code could provide guidance on renewable expectations and design solutions, or this could be incorporated in the planned Climate Change SPD.
Lifespan	**Cumulative impact of development**	The community are keen for joined-up thinking across agencies to support social infrastructure provision, this could be included as a principle in the Code.
	Adaptability	The Code could outline design approaches to support future adaptability of new buildings.
		The Design Code could include the importance of re-use of existing buildings as a starting point and first principle.

