Welcome

Northumberland Estates

Welcome to our consultation event, where we are sharing information on proposed Highways improvements.

The final design of the improvements will be decided by Surrey County Council.

Prior to concluding that process, we have been tasked with engaging the public to consult on the various approaches.

These highway works are called 'Section 278 works', that is to say:

- They are subject to a legal agreement to ensure a developer pays for local road improvements
- They are required to manage the traffic on the roads around the new development
- The council has reviewed the designs to ensure road safety

Please take time to review this information. Members of the project team are available to answer any questions you may have, and when you are ready to share your thoughts, please do complete a feedback form.

Our consultation feedback report will remain 'open' until **Sunday 26th July**, please provide us with your feedback before that date. Once the consultation window has closed, we will review all feedback and share it with the Council before they approve the design of the Section 278 works.

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EMAIL US: info@theweylandsestate.co.uk
VISIT OUR WEBSITE: www.theweylandsestate.co.uk

About Us

Northumberland Estates

Centuries of history provide the foundations of Northumberland Estates, which invests in the long-term.

We are a privately owned family business that take decisions based on a long-term view and are committed to responsible stewardship of all our properties, respecting the environment and bringing positive change to local communities.

As a privately-owned, family-run business we can have a focus on quality and sustainability in a way that others arguably cannot. Our heritage and legacy have established our remit and they are both of great importance and value to us.

As owners of the Weylands Treatment Works site, it is our aspiration to deliver wider long-term social, and environmental benefits for local residents. We intend to do this through a comprehensive regeneration project that will create new job opportunities, deliver high quality green infrastructure and improve the pedestrian, cycle and highway network in the local area, in addition to a number of other societal benefits.

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The Weylands Estate

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The Weylands Treatment Works site has been used for a variety of waste and non-waste uses, including construction and demolition waste recycling, skip hire, metal recycling, scaffolding yards and open storage.

Illustrative image of how the redevelopment of Weylands Treatment Works could look

Weylands Treatment Works was acquired by Northumberland Estates in 2020, and, in 2025, outline planning permission was granted for a redevelopment, which includes:

- Around 43,000 square metres of new commercial buildings, replacing a similar amount of land that has been used for waste recycling and open storage;
- Up to 40 Affordable Homes;
- Greening of the wider landholding, including a nature restoration area in the eastern part of the site and a new pedestrian and cycle link to connect the railway station with the open countryside path network, and
- A new electronic waste recycling facility

In June 2026, the Council approved proposals to make small amendments to the planning permission, which included:

- Extension of the length of the spine road
- Minor amendments to the location of the vehicle turning head
- Reprofiling of the building heights to respond to anticipated market demand

In July 2026, the Council approved a Reserved Matters application, which agreed the detailed layout of the commercial part of the planning permission.

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What is a Section 278 Agreement?

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As part of the Weylands permission, we are required to enter into a Section 278 Agreement.

A Section 278 Agreement is a legal agreement signed between a developer and a Highways Authority (in this case Surrey County Council).

It is legally binding and both permits and requires identified highways improvements in the Agreement to be delivered by the developer.

The improvement works will be funded and delivered by the developer but this consultation process ensures that they take into account local feedback, before they are decided and approved by the Council.

The process will go through a number of steps before final agreement and delivery.

Section 278 Process

In principle designs
The principle of the highway works has been considered and agreed as part of the Weylands planning permission. The Section 278 agreement deals with the detailed design

Initial designs
The developer, in consultation with Surrey County Council, prepares a draft of the proposed highway work designs

Public consultation
The public are shown the designs, and provide feedback on them

Review
Consultation feedback is considered, and any necessary changes are made to the designs

Design and technical approval
The plans are submitted to Surrey County Council for approval

Legal agreement
Once approved, a legal agreement is signed with Surrey County Council to ensure delivery

Construction
Highways improvements are delivered

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The Need for Highways Improvements

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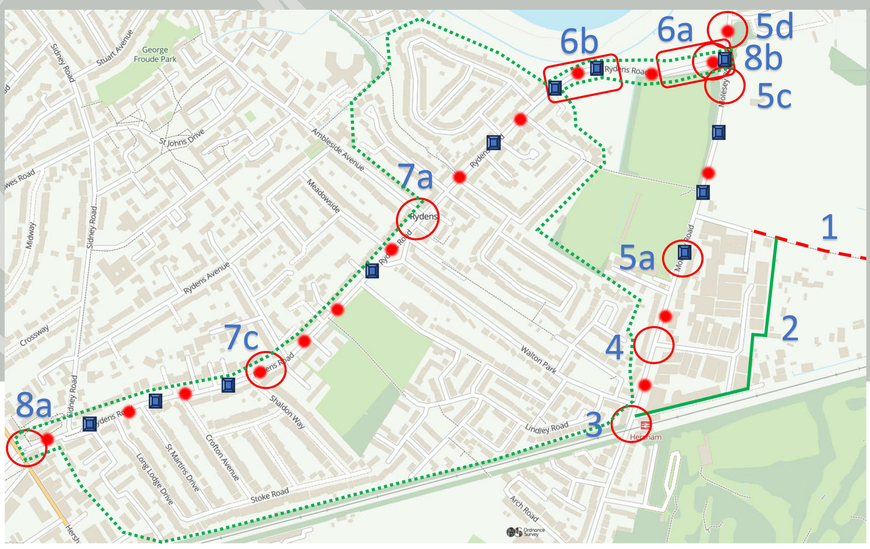

1 – Bridleway enhancements
2 – New Quietway (footpath/cyclepath)
3 – New Toucan crossing and station area improvements
4 – Lyon Road improvements (incl ped refuge)
5a – Bus stop improvements
5c – New pedestrian refuge
5d – 30mph gateway

6a – Rydens Rd localised carriageway widening
6b – Rydens Rd localised carriageway widening
7a – Mini roundabout / table junction
7c – Road narrowing/ped crossing
8a – 20mph gateway
8b – 20mph gateway

As part of the planning application for the redevelopment of the Weylands Treatment Works site, Surrey County Council's Highways team assessed the plans and concluded that there will be an increase in traffic overall, but a reduction in the number of HGVs using local roads.

Many residents also raised highways and traffic related issues throughout our consultation on the proposals, which took place in 2024.

Issues raised included:

- Access to the Weylands Treatment Works site off Lyon Road
- Congestion in the area, especially at the Hersham railway bridge
- Roads being unsuitable for HGVs to use
- Highway safety, particularly for cyclists and pedestrians

As such, highways officers have agreed a number of improvements that need to be made to local roads.

Some of those improvements are within the Weylands Treatment Works site (i.e. within the ownership of land controlled by the developer), and these are dealt with separately under what is called a Section 38 Agreement (i.e. creating a new footway/cycleway which will be adopted as public highway) and are not part of the consultation today.

Those highway works on land outside of the developer's ownership, in the wider neighbourhood, need to be agreed using a Section 278 Agreement. These are what we are consulting you on today.

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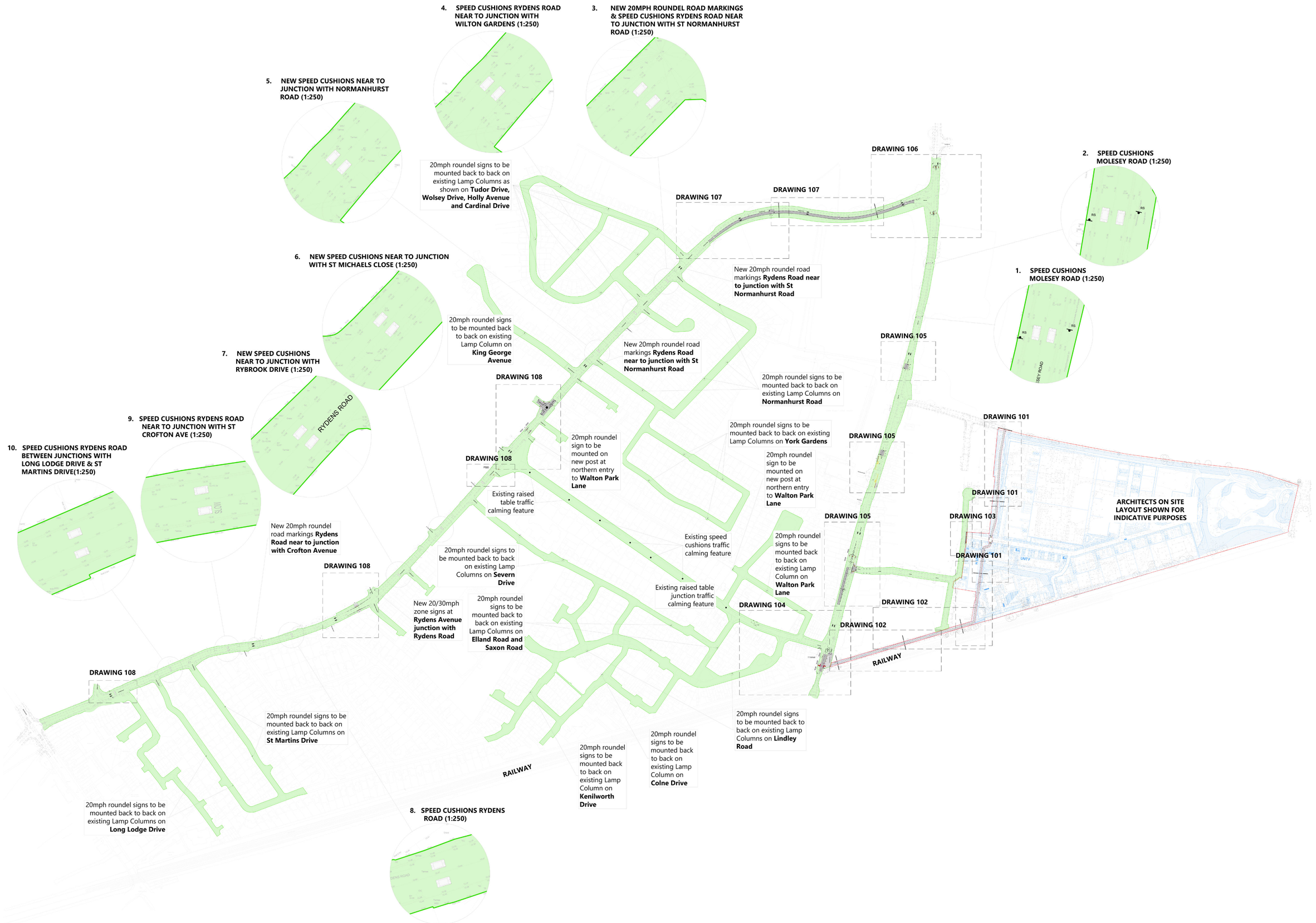
The Proposals Overview

Northumberland Estates



General Arrangement Overview Diagram (E)

Having consulted with the Council, it has been agreed that a number of improvements need to be made to the local road network. These improvements are designed to address existing speed and highway safety issues, and create more convenient journeys on foot, by bike and using public transport. They include:

- Improvements to the bus stops outside Esher Rugby Club
- Uncontrolled pedestrian crossings across Molesey Road and Lyon Road
- Right turning lane onto Lyon Road from Molesey Road
- Toucan crossing (traffic light push-button pedestrian crossing) outside Hersham Railway Station
- Raised tables and speed cushions on Molesey Road and Rydens Road
- Mini-roundabout on the junction of Rydens Road and Ambleside Avenue
- Extending the 30mph speed limit on Molesey Road to a point north of Rydens Road
- Reducing the speed limit on Rydens Road to 20mph

Surrey County Council's Highways team has specifically requested that we consult the public on reducing the speed limit to 20mph on all roads listed below. No final decisions have been made, and your feedback will be shared with the Council before the final decision is made by Surrey County Council.

These roads include:

- Betley Court
- Branksome Close
- Cardinal Drive
- Carrow Road
- Colne Drive
- Danesfield Close
- Denton Grove
- Devoke Way
- Elland Road
- Holly Avenue
- Holwood Close
- Home Farm Gardens
- Kennilworth Drive
- King George Avenue
- Lindley Road
- Long Lodge Drive
- Milton Road
- Normanhurst Road
- Rybrook Drive
- Rydens Park
- Rydens Road
- Saxon Road
- Severn Drive
- St Martins Drive
- St Michaels Close
- Stamford Road
- Tudor Drive
- Walton Park Lane
- Walton Park
- Wilton Gardens
- Wolsey Drive
- York Gardens

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The Proposals
Molesey Road Area

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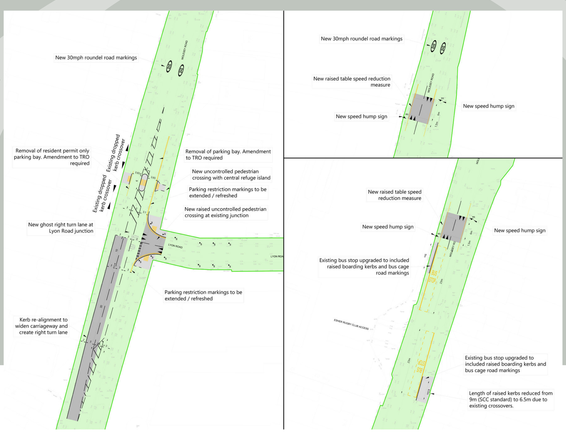
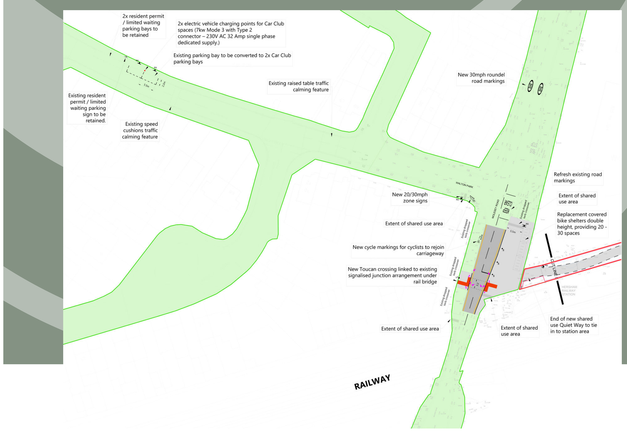


Molesey Road/Lyon Road General Arrangement



Hersham Station Area

Our proposals include a range of improvements on Molesey Road and the surrounding roads.

These include:

- Uncontrolled pedestrian crossing with refuge island on Molesey Road between Lyon Court and 335 Molesey Road
- Removal of two residents permit only parking bays on Molesey Road
- Raised uncontrolled pedestrian crossing at the junction of Molesey Road and Lyon Road
- Steel bollards in the footway in Lyon Road to deter parking near the junction
- Widening of Molesey Road to create a right turning lane onto Lyon Road
- Upgrades to existing bus stops in both directions outside Esher Rugby Club
- Speed cushions along Molesey Road to reduce vehicle speeds
- Car club spaces on Walton Park with EV charging
- Toucan crossing outside Hersham Station

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The Proposals
Rydens Road Area

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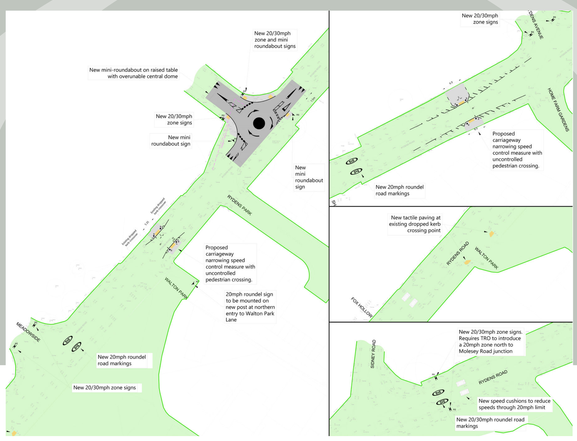
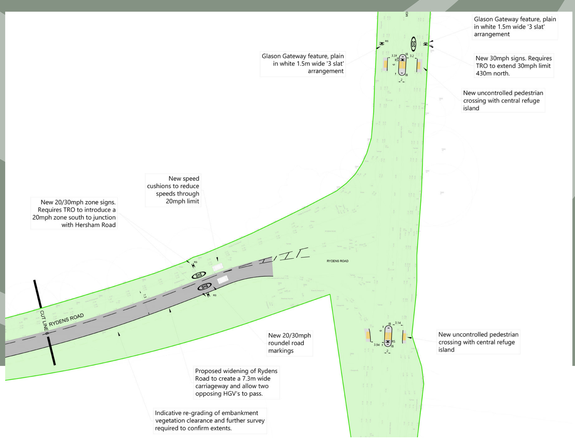


Ambleside Avenue and Rydens Road Improvements



Rydens Road/Molesey Road

In the Rydens Road area, proposed improvements include:

- Localised narrowing of carriageway on Rydens Road between Walton Park and Rydens Park as a speed control measure, with an uncontrolled pedestrian crossing
- Localised narrowing of carriageway on Rydens Road just before Rydens Avenue and Home Farm Gardens as a speed control measure, with an uncontrolled pedestrian crossing
- Mini-roundabout on raised table at junction of Rydens Road and Ambleside Avenue
- Widening of Rydens Road between Holly Avenue and Molesey Road to 7.3m, to allow a greater separation between HGVs and pedestrians
- Speed cushions on Rydens Road, just before the Molesey Road junction
- Raised speed table on Rydens Road after the Holly Avenue junction
- Uncontrolled pedestrian crossing with refuge island on Molesey Road, just after Rydens Road junction as part of new 30mph 'gateway'.

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Next Steps & Feedback

Northumberland Estates

Thank you

for taking the time to attend our consultation event today, we hope that you found it useful.

If you have any questions, please approach a member of the project team.

- Completing a feedback form here today and posting it into one of the boxes provided
- Taking a feedback form away and posting it to "Freepost CONSULTATION REPLY" – simply write this on an envelope, no need for a stamp

When you are ready to provide your feedback, you can do so in a number of ways:

- Completing a feedback form online by visiting www.theweylandsestate.co.uk
- Emailing the project team info@theweylandsestate.co.uk
- Calling our community helpline on 0800 689 5209

We are consulting until Sunday 26th July so please provide your feedback by then. Once the consultation window has closed, we will review all feedback and share this with Surrey County Council before they make a decision and we formalise the Section 278 Agreement and begin to deliver highways improvements for the area.

What happens next?

- **Today**
  Public Consultation Event
- **26th July**
  Consultation window closes
- **31st July**
  Review of feedback
- **August**
  Discussions with Surrey County Council
- **Autumn**
  Finalising S278 Agreement
- **Spring 2027**
  Highways improvement works to begin

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