

Illustrative CGI

Welcome

Welcome to the public consultation for proposals to redevelop Land East of Molesey Road, Walton-on-Thames.

Fairview New Homes is preparing a planning application for 290 new homes, including 50% affordable housing to meet local housing needs.

The plans also include new public open space, a children's play area, and improved walking and cycling routes.

This consultation is to gather community feedback on the proposals to help inform our planning application.



Aerial map showing site red line boundary

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Public Consultation
Land East of Molesey Road,
Walton-on-Thames

molesey-road-consultation.co.uk



Illustrative sketch

About Fairview New Homes

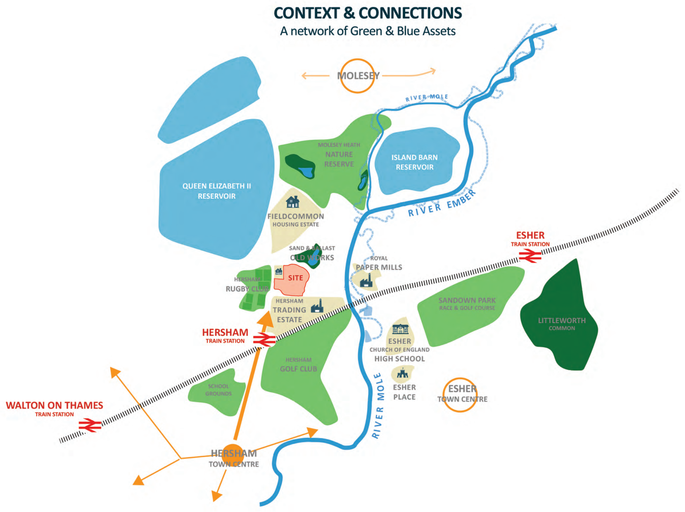
Established in 1961, Fairview New Homes creates high-quality neighbourhoods and works closely with local authorities and communities to help ensure developments respond to local needs. Fairview New Homes is on track to deliver around 800 homes this year, ranging from starter apartments to detached family houses. With experience delivering new homes across the South East, the team is committed to creating places where people can live, grow, and feel part of their community.

History of the site

From 1950 to 2001, the site was used for sand and gravel extraction before being filled using construction and demolition materials in more recent years. Since then, the land has been largely left vacant and is not accessible to the public. In 2016, a large-scale application was submitted to the Council, with plans to build 1,024 homes at the site known as Drake Park.

Fairview New Homes is now bringing forward new proposals to redevelop this previously used land on a much smaller scale, covering 21.25 acres. These proposals represent around 15% of the size of Drake Park, which was set across 147 acres.





Context and Connections

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CGI of example streetview

The proposals

- Up to 290 homes, including 50% affordable
- Housing for all needs, from one to three-bedroom apartments to larger family homes
- A high-quality design that respects the character of the surrounding area
- Newly accessible open space, including dedicated children's play areas
- Significant financial contributions to local infrastructure
- Habitat planting and wider initiatives to promote nature + BNG across the site
- Infrastructure designed to support walking, cycling and greater use of public transport
- Support for the local economy through employment and investment during the construction phase



Site illustrative masterplan

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Illustrative sketch

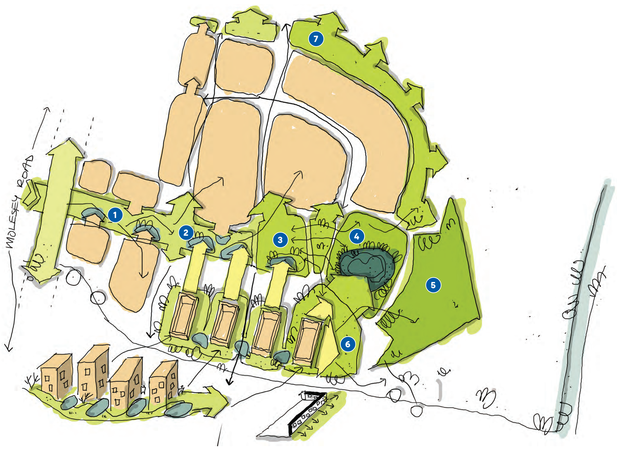
Landscaping design

The landscaping designs aim to create a well planned, attractive neighbourhood that responds sensitively to its surroundings.

A new tree-lined street will run through the centre of the neighbourhood, connecting homes with open spaces and walking and cycling routes while creating a natural transition between Molesey Heath and the recently approved industrial park to the south.

The landscaping strategy will incorporate features such as formal and natural planting, and water drainage features (SuDS).

Design concept diagram



1. The source of the river and entrance to the site
2. Linear park
3. Community heart
4. Nature on display
5. Wider landscape
6. Addressing the assets
7. Green boundaries

Central area concept



1. Green heart
2. Mill themed play space
3. Linear park chain of small 'mill pond' spaces
4. East facing gravel terrace
5. Meandering circulation routes
6. South facing seating node
7. Secondary mown grass/ self binding gravel route around
8. East facing seating nodes with views over adjacent open space/ potenial SANG
9. Attenuation basin

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Example drawing of building design

Building design

The homes would use materials and architectural details inspired by the local character of Walton-on-Thames, such as red and buff brickwork with both dormer and bay windows.

Most buildings across the site would be two storeys in height, with apartment buildings in the southern part of the site reaching up to four storeys nearer to the approved industrial park.











Example drawings of building types

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Illustrative sketch

Fairview New Homes would like to thank you for visiting our consultation event.

We welcome your feedback and encourage you to share your views on the proposals by Monday 22nd June 2026.

Have your say

Visit molesey-road-consultation.co.uk

Scan the QR code to complete the online questionnaire.

If you would prefer a paper copy, please speak to a member of the team or email us and we will be happy to arrange this for you.

You can also contact us directly with any comments:

consultation@iceniprojects.com

07554 608 925

All feedback will be summarised as part of the planning application which will be submitted to the Council.

Project timeline

Public consultation	Planning application submitted	Decision expected	Construction begins	First Completions
May – June 2026	Summer 2026	Early 2027	Spring 2027	Autumn 2029

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