
Shaping Elmbridge A New Local Plan



Authority Monitoring Report 2018/19



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

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Acronyms

- Affordable Housing Enabling Fund (AHEF)
- Air Quality Management Area (AQMA)
- Authority Monitoring Report (AMR)
- Biodiversity Opportunity Area (BOA)
- Community Infrastructure Levy (CIL)
- Conservation Area Management Plans (CAMPs)
- Department for Transport (DfT)
- Draft Surrey Local Strategic Scheme (LSS)
- Dwellings Per Annum (dpa)
- Heritage at Risk (HAR)
- Housing Delivery Test (HDT)
- Indices of Multiple Deprivation (IMD)
- Land Availability Assessment (LAA)
- Local Development Documents (LDDs)
- Local Development Scheme (LDS)
- Local Planning Authority (LPA)
- National Planning Policy Framework (NPPF)
- Planning Advisory Service (PAS)
- Planning Practice Guidance (PPG)
- Site of Nature Conservation Interest (SNCI)
- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Standard Methodology (SM)
- Statement of Community Involvement (SCI)
- Strategic Access Management & Monitoring (SAMM)
- Strategic Employment Land (SEL)
- Strategic Housing Market Assessment (SHMA)
- Supplementary Planning Document (SPD)
- Waste Local Plan (WLP)
- Written Ministerial Statement (WMS)

1. Introduction

Purpose

- 1.1 The primary purpose of this Authority Monitoring Report (AMR) is to assess the implementation of the Local Development Scheme (LDS, 2018) and the extent to which policies in adopted Local Development Documents (LDDs) are being achieved.
- 1.2 Every Local Planning Authority (LPA) must publish an AMR at least annually as required by **Section 35 of the Planning and Compulsory Purchase Act 2004** as amended by **Section 113 of the Localism Act 2011**. This enables the Council to share the performance and achievements of the planning service with the local community at least once every 12 months. Authorities can largely choose for themselves which targets and indicators to include in the report provided they are in line with the relevant UK and EU Regulations. These regulations are summarised in **Paragraph 073 (Reference ID: 61-073-20190315)** of National Planning Guidance that states:

“Local Planning Authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to the indicators in the plan, and any policies which are not being implemented. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force and monitor the provision of housing for older and disabled people. It can help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review every 5 years from the adoption date.

This information should be made available publicly. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain. The reports can include other information, for example, the reports can draw on Infrastructure Funding Statements to highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Home Bonus payments, and how these have been used”.

Adopted Development Plan

- 1.3 The Monitoring Indicators reported against in this AMR are adopted as part of the following monitoring frameworks:
- The Core Strategy 2011
 - Development Management Document 2015
 - Council Plan for the reporting year

- 1.4 The data presented in this AMR relates to the development, projects and activities undertaken between 1 April 2018 and 31 March 2019. If such time specific data is unavailable, the most up-to-date information has been used instead.

Monitoring Indicators

- 1.5 This report is intended to be more accessible and succinct than those of previous years whilst retaining the publication of key information. The monitoring of individual LDD policies, including data collection and analysis, has therefore been categorized using key indicators / topic areas. These are:
- Performance of Planning Services;
 - Delivering the right homes;
 - Housing land supply;
 - Supporting the local economy and employment;
 - Protecting and enhancing the natural environment;
 - Sustainable lifestyles;
 - Conserving the historic environment; and
 - Quality of life.
- 1.6 Where appropriate, the format includes signposting to other sources, publications and monitoring reports, many produced by the Council. This reduces duplication and increases the accuracy and consistency of reporting.
- 1.7 Considering the above, this report contains limited analysis of Community Infrastructure Levy (CIL) spending. Full details of CIL monies collected and spent are included in the CIL Regulation 123 list (January 2016). This list sets out the type of infrastructure that could be funded through CIL. This is reported in the **CIL Annual Monitoring Report**.

2. Performance of Planning Services

The Council Plan 2018/19 Objectives

- 2.1 The Council Plan sets out three key objectives to be met by Planning Services in the 2018/19 monitoring year, working towards achieving the 5-year Vision of what we would like Elmbridge to be in 2023 – ‘A responsive and effective Council, protecting and promoting the interests of residents and businesses and safeguarding our environment, while maintaining a community for all’.
- 2.2 Outlined in Figure 1, the Council’s progress and achievements in relation to meeting these objectives is summarised below. This is followed by a summary of other key activities and achievements of each team within Planning Services for the period 2018/19 where, they fall outside of the Council’s objectives.

Council Plan – 2018/19 – Objectives	
P1 – Ensure the Council has an up to date Local Plan that supports the delivery of sustainable development	
P2 – Deliver appropriate sustainable planning decisions	
P3 – Improve local and strategic infrastructure using the Community Infrastructure Levy	

Figure 1: Planning Services Council Plan Objectives

P1 - Ensure the Council has an up to date Local Plan that supports the delivery of sustainable development

- 2.3 Monitoring of the Council’s plan-making progress is against the Local Development Scheme (LDS) 2018-2021 which was published in October 2018. The extract presented in Table 1 is from the LDS 2018. This is the most up-to-date timetable for this monitoring year 2018/19.

Table 1: Local Development Scheme 2018-2021

Local Plan Document	Task	Timeframe
Local Plan	Commencement of document preparation	September 2016
-	Strategic options consultation	December 2016 to February 2017
Local Plan	Preferred approach to Spatial Strategy and Policies – including	August – September 2019

	Site Allocations and Designations ¹	
-	Publication of the Proposed Submission Plan	January-February 2020
-	Submission	March 2020
-	Examination	July – August 2020
-	Adoption	January 2021
Review of Developer Contributions SPD	Commencement of document preparation	October 2018
-	Consultation on Draft SPD	March 2019
-	Adoption	November 2019
Review of the CIL charging schedule	Commencement of document preparation	April 2019
-	Consultation on Preliminary draft charging schedule	August – September 2019
-	Consultation on Draft Charging Schedule	January-February 2020
-	Submission for examination	March 2020
-	Examination	July – August 2020
-	Adoption	January 2021
Parking SPD	Commencement of document preparation	October 2018
-	Consultation on Draft SPD	March 2019
-	Adoption	November 2019
Burwood Park Neighbourhood Development Plan	Timetable to be led by the Neighbourhood Forum. Once provided this information will appear in future AMRs.	-

2.4 During the monitoring year 2018/19, the Council adopted a new Statement of Community Involvement (SCI). The SCI (December 2018) sets out how the Council will consult the community and other relevant stakeholders on the preparation of the Local Plan and involve them in the decision-making process. The latest SCI responds to recent changes in legislation / regulation and good practice examples.

2.5 In relation to the new local plan, a number of evidence base studies have been completed to inform the Local Plan and work started on the preparation of the Options Consultation document. Falling just outside the reporting period, a second Regulation 18 consultation took place August – September 2019.

2.6 Within the monitoring period 2018/19, there was some slippage with the production of the new Parking SPD and the review of the Developer Contributions SPD. Consultation on the SPDs was timetabled for March 2019

¹ For a 6-week period between August and September 2019, the Council undertook an Options Consultation which sought views on 5 options for meeting the borough's housing need. This was a further Regulation 18. The consultation did not identify a Preferred Approach as set out in the LDS 2018.

however, this has been delayed in part due to the initial scope of the Parking SPD evolving, leading to further evidence requirements. Consultation on the SPDs is anticipated to take place in the New Year 2020.

- 2.7 In response to the emerging Local Plan evidence base and to assist applicants and their agents when submitting applications during the preparation of the Local Plan, the Council has published a series of Development Advice Notes within 2018/19. The four advice notes relate to understanding housing need in Elmbridge, optimising development land, specialist accommodation need and viability standards. They do not introduce new policy or change existing policy as the current local policies are sufficiently flexible. Rather, they advise applicants, planning agents and developers of the use of our emerging Local Plan evidence base as a material consideration, alongside national planning policy, in the determination of planning applications.
- 2.8 During the 2018/19 monitoring year, the Government published a new National Planning Policy Framework (NPPF) (July 2018 and updated February 2019). This introduced the requirement to use the Standard Methodology (SM) for calculating local housing need when preparing new Local Plans.
- 2.9 The NPPF also introduced a new Housing Delivery Test and the Government published the results in February 2019. As required by the Government, the Council has produced a Housing Delivery Action Plan in response to the Housing Delivery Test results. Along with an Action Plan which analysed the reasons for the under delivery of housing in Elmbridge, the Plan demonstrates the Council's commitment of how it will respond positively to the challenge of increasing housing delivery. The Plan sets out a wide range of positive actions that the Council has already taken to increase the supply and type of new homes needed as well as further actions the Council could take. In preparing the Action Plan, the Council received support from Planning Advisory Service (PAS) and participated in UK wide Pilot Study on preparing Action Plans.

P2 - Delivering appropriate sustainable planning decisions

- 2.10 As set out in Figure 2, the delivery of appropriate sustainable planning decisions is monitored against two indicators. The Council has however, undertaken other activities this monitoring year to improve the way in which planning applications are processed and decisions made. This includes the implementation of the new validation checklist (adopted September 2018) which will result in the submission of higher quality planning application submissions. Subsequently, this will reduce the time spent on invalidating applications and having to request the additional information required to register an application.
- 2.11 The Service has also made provisions for a new 'planning alerts' function to Councils 'My Account' service. This enables subscribers to receive notifications of new applications and decisions within a chosen area.

Indicators
The % of major, minor and other planning applications processed within the statutory timescales for each quarter and for the whole year
The total number of applications of other types (e.g. CCOs, Trees etc.) decided

Figure 2: Monitoring Indicators for Planning Services

Processing applications

2.12 As outlined in Table 2, the major and minor applications decided within the statutory time-period continue to exceed national targets but performance was down on 'other applications'. Performance of minor application exceeded the local target of 83% by 3% this was a 1.5% improvement upon 2017/18 performance. Major applications were down by 6% on the local target of 83% this monitoring year.

Table 2: Development Management proportions of applications decided within the statutory time period

-	Major Applications (13 weeks)	Minor Applications (8 weeks)	Other Applications (Decisions issued)
April to June 2018 (Q1)	67%	79%	50
July to September 2018 (Q2)	75%	84%	56
October to December 2018 (Q3)	88%	90%	64
January to March (Q4) 2019	77%	92%	56
2018/19	77%	86%	56%
National Target	60%	65%	80%
Difference	+17%	+21%	-24%
Local Target	83%	83%	92%
Difference	-6%	+3%	-36%
2017/18	97.7%	84.5%	87.7%
Difference	-22.7	+1.5%	-31.7%

Appeal performance

2.13 As outlined in Table 4, the number of appeals decisions dismissed has matched the Council's local target of 65%. This is down by 6% from the

previous monitoring year 2017/18 but a 4% increase from the monitoring year 2016/17.

Table 3: Appeal decisions (total) by quarter 2018/19

	Total	Minors Allowed	Minors Dismissed	Majors Allowed	Majors Dismissed
Q1	14	4	9	1	0
Q2	9	2	5	0	2
Q3	3	1	2	0	0
Q4	21	7	12	2	0

Table 4: Appeal decisions (%) by quarter 2018/19²

	Appeals Allowed	Appeals Dismissed
April to June 2018 (Q1)	34%	66%
July to September 2018 (Q2)	32%	68%
October to December 2018 (Q3)	63%	37%
January to March 2019 (Q4)	32%	68%
2018/19	35%	65%

2.14 The appeal performance of individual Development Management and Core Strategy policies is provided in Table 5. It demonstrates that Policy DM2 Design and Amenity and Policy CS17 Local Character Density and Design remains the most common ground for appeal of which more than 60% are dismissed. To streamline Table 5, those policies that have not been used as a reason to refuse an application have been removed.

Table 5: Appeal performance by Development Management and Core Strategy Policies 2018/19

DM Policy	No of appeals by policy	% of total appeals	Number of appeals allowed	% of appeals allowed	No. of appeals dismissed	% of appeals dismissed
DM2 – Design and Amenity	42	86	28	39	44	61
DM4 – Comprehensive Development	1	1	1	100	0	0
DM6 - Landscape and Trees	6	7	2	33	4	67
DM7 – Access and Parking	12	14	4	33	8	67
DM8 – Refuse, Recycling and External Plant	1	1	0	0	1	100
DM10 – Housing	5	6	0	0	5	100

² Table 4 includes Minor, Major and 'Other' types of appeals (Householder applications, Changes of use, Adverts, Listed Building applications, Certificates of Lawfulness, Notifications and Permissions in Principle applications). Other types of appeal are not included in Table 3.

DM11 – Employment	1	1	1	100	0	0
DM12 – Heritage	3	4	2	67	1	33
DM13 – Riverside Development and Uses	1	1	0	0	1	100
DM17 – Green Belt (Development of new buildings)	6	7	0	0	6	100
DM18 – Green Belt (Development of existing buildings)	4	5	2	50	2	50
DM21 – Nature Conservation and Biodiversity	3	4	0	0	3	100

Core Strategy Policy	No. of appeals by policy	% of total appeals	No. of appeals allowed	% of appeals allowed	No. of appeals	% of appeals dismissed
CS1 – Spatial Strategy	3	4	0	0	3	100
CS2 – Housing Provision, Location and Distribution	1	1	1	100	0	0
CS3 – Walton-On-Thames	7	10	2	29	5	71
CS4 – Weybridge	3	4	1	33	2	67
CS5 – Hersham	2	3	1	50	1	50
CS6 – Whiteley Village	1	1	0	0	1	100
CS7 – East and West Molesey	2	3	1	50	1	50
CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	11	16	5	45	6	55
CS9 – Esher	5	7	2	40	3	60
CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside	10	14	0	0	10	100
CS11 - Claygate	9	13	4	44	5	56
CS12 – The River Thames Corridor and its Tributaries	1	1	0	0	1	100
CS13 – Thames Basin Heaths Special Protection Area	3	4	0	0	3	100
CS15 – Biodiversity	4	6	0	0	4	100

CS16 – Social and Community Infrastructure	1	1	0	0	1	100
CS17 – Local Character Density and Design	61	88	22	36	39	64
CS19 – Housing Type and Size	2	3	0	0	2	100
CS21 – Affordable Housing	10	14	3	30	7	70
CS23 – Employment Land Provision	1	1	1	100	0	0
CS25 – Travel and Accessibility	2	3	1	50	1	50
CS26 – Flooding	4	6	0	0	4	100

2.15 During the 2018/19 monitoring period, the Council has had two notable successes in regard to appeals. Firstly, the Council has continued to be successful in seeking affordable housing contributions on sites of 10 dwellings or less. The second, was the Secretary of States’ decision to dismiss the appeal for the proposed development of over 1000 homes in the Green Belt. The details of both of these cases are outlined below.

Affordable housing

2.16 The publication of the NPPF also formally incorporated the provision that local planning authorities should not seek affordable housing contributions on development sites of 10 dwellings or less. These provisions were previously set out in a Government Written Ministerial Statement (WMS) and changes to Planning Practice Guidance (PPG).

2.17 Changes in national policy have meant that a conflict has arisen with the Council’s approach to affordable housing provision as set out in Policy CS21 ‘Affordable Housing’ of the adopted Elmbridge Local Plan: Core Strategy (July 2011). In response to the WMS the Council decided in 2016 to continue to apply Policy CS21 (Affordable Housing) in the decision-making process and to consider on a case by case basis the weight to be given to any conflicting local and national planning policy. To support the decision to continue the application of Policy CS21, the Council published a Position Statement (November 2018) alongside supporting viability evidence. Where relevant, this Statement is issued to the Planning Inspectorate in support of appeals. To date, the continuing application of Policy CS21 has been successful.

Drakes Park

2.18 In 2016 an outline application was submitted for over 1,000 homes and supporting services at a site referred to as ‘Drakes Park’. The site is within land designated as Green Belt. The Council refused planning permission in November 2016 on four reasons, primarily that the proposal would be inappropriate development in the Green Belt and would be harmful to the

character and openness of the Green Belt and that the applicant had not demonstrated Very Special Circumstances. This decision was appealed in part on the grounds that the need for new homes and the current limited supply of housing land would outweigh the harm to the Green Belt. The appeal was recovered by the Secretary of State as it involved 'proposals for residential development of over 150 units or on sites over 5 ha, which would significantly impact upon the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities and proposals for significant development in the Green Belt'.

- 2.19 Planning Services are pleased to report that following a Public Inquiry held in October / November 2017, the Secretary of State dismissed the appeal in May 2018. Following the announcement of the Secretary of States' decision the Council issued a statement to seek to assure stakeholders and interested parties that the Council is committed to responding positively to the challenge of housing and affordability in Elmbridge and are working hard to progress a new Local Plan. It also advises of how to promote land for development through the Local Plan process.

P3 – Improving local and strategic infrastructure using the Community Infrastructure Levy

- 2.20 During the 2018/19 monitoring period, there have been meetings of both the Local and Strategic Spending Boards. Monies have been secured for delivery in a number of infrastructure projects. The details of these are outlined in the CIL Annual Spending Report which is published on the Council's website.

Other activities and achievements of Planning Services

Development Management

- 2.21 In 2018/19 work commenced on reviewing the Pre-Application Advice Service. The aim of the review being to improve the quality and speed of advice given to applicants and developers in advance of the submission of a planning application. The review also aims to improve the quality of proposals submitted to the Council.

Business Support Team

- 2.22 The Business Support team has introduced the new [Local Validation Checklist](#) which was adopted September 2018 and replaced our old checklist that was adopted in 2013. The new service is published as an interactive web page on the website and provides sufficient information to understand a proposal and ensure that applications are reasonably standardised when submitted. The implementation of the new checklist means there will be higher quality applications submitted thus, reduced time spent on invalidating and requesting additional information to register the application.

Compliance

- 2.23 During the period from 1 April to 31 March 2019, the Planning Compliance team opened 447 investigations into alleged breaches of planning control and closed 442 investigations. In addition, we served three breach of condition notices and three planning enforcement notices in this monitoring year.

Local Plan

- 2.24 The Local Plans team have just completed the Strategic Options Consultation (August – September 2019). Work is currently underway on analysing the comments received and using these along with the Council’s Vision, Evidence Base and national policy, to draft the next stage of the Plan.
- 2.25 As part of the Government’s duty to cooperate³, the team has responded to a number of other local authority consultations in accordance with its [Duty to Cooperate Scoping Statement \(2016\)](#). These activities are set out in Table 6.

Table 6: Neighbouring Consultations

Organisation	Consultation	Date responded
Spelthorne Borough Council	Open Space Assessment	24/07/2018
Surrey Heath Borough Council	Issues and Options – Regulation 18	27/07/2018
Tandridge Borough Council	Regulation 19	30/08/2018
Surrey County Council	Minerals and Waste Plan – Regulation 19	10/03/2019

Infrastructure and CIL

- 2.26 In addition to the Local and Strategic Spending Boards, the Council has reviewed processes and made improvements to the administration of the CIL programme. This includes an investigation and testing of a new monitoring software package, which will streamline processes and create reporting synergies across teams.
- 2.27 The Council has also responded to a number of strategic infrastructure consultations ensuring that our residents’ views are heard. This includes consultations on airport expansions, Heathrow and Gatwick Airports, and planned improvements to the M25 Junction 10.

³ Duty to Cooperate – a legal duty placed on LPAs, County Councils and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters.

Trees

- 2.28 During 2018/19 the tree team has transferred all historic tree risk data onto the Council's new tree risk management software. This involves manually inputting all 3,200 plus individual assets onto the system. This identifies high risk land holdings to meet the requirement of the Council's Tree Risk Management Strategy.
- 2.29 The tree team has also revised arboricultural planning conditions to be used on development management applications to provide improved enforceability, and greater protection of green infrastructure. It has also implemented new works ordering system with the Councils finance department to improve efficiency and ordered £94,000 of necessary health and safety tree works in response to the tree risk management surveys.
- 2.30 Statistically in this monitoring year the tree team has responded to 600 plus arboricultural development management consultation responses, 257 tree work applications and 151 conservation area tree work notifications. Whilst serving 29 Tree Preservation Orders to protect assets under threat.

Heritage

- 2.31 In 2018/19 the Heritage and Design service has seen considerable change. The service continues to provide specialist advice on heritage matters but now also on design. A new consultation trigger document is under review for implementation to take account of these changes. There is also an adopted Conservation Area Appraisal and Management Plan for Cobham which includes the extension of the Conservation Area.

3. Delivering the right homes

Objectives
To provide sufficient housing to meet the local requirement of 3,375 units in the most sustainable locations in the urban area.
To supply homes and land that address local housing needs in terms of mix, size, design and tenure.
To meet the needs of an increasingly ageing population through a variety of measures, including lifetime homes, specialist accommodation and care and support services that respond to their needs.
To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the borough.
To adopt a viable approach to contribute to increasing the supply of affordable housing as a key priority
To provide for the identified pitch requirements of Gypsies and Travellers in sustainable locations supported by good quality facilities

Figure 3: Council objectives to delivering the right homes in Elmbridge

Indicators
Number of affordable homes from new-build and acquisitions (split between each type)
Percentage of affordable homes completed
Number of new homes on garden land
Percentage of affordable homes provided without a grant (covering all types of grant)
Proportion of new market dwellings that are 1, 2 and 3 bedrooms
Proportion of new affordable homes that are 1, 2 and 3 bedrooms (including the split between flats and houses)
Tenure mix of affordable housing provided (Social Rent, Affordable Rent and Shared Ownership)
Densities of completed housing developments
Densities of completed housing developments in Town, District and Local Centres
New Homes Bonus
Number of permissions and completions for self-build and custom housing
Number of submitted forms to join the self-build register
Number of permissions and completions for starter homes
Number of people registering interest in starter homes
Private sheltered completions
Extra care completions
Delivery of Gypsy and Traveller pitches
Amount of development (Number of new homes) on previously developed land

Figure 4: Council indicators to assess the delivering of the right homes

Housing need

- 3.1 The 225 homes per year set by the Core Strategy 2011 is out of date. Therefore, housing delivery and land supply is calculated against the Borough's identified housing need figure. The Local Housing need figure for Elmbridge calculated using the National Standardised Methodology (SM) as set by the Government and the break of housing need as per the Council's **Strategic Market Assessment (SHMA) 2016** is set out below.
- 3.2 The SHMA (2016) is a relevant and up to date source of qualitative information regarding the size, type and tenure of homes needed in Elmbridge. The assessment concluded there is an overwhelming need for smaller new homes (C3 accommodation) and an acute need for affordable housing (primarily social rented tenure). The housing need can be broken down by size of homes required with 1 bed (28% needed), 2 beds (42% needed), 3 beds (28% needed) and plus 4 beds (1% needed). The delivery of smaller homes will provide much needed choice and balance to the supply in the housing market.

Table 7: Housing need changes since the Core Strategy 2011

Source	Status	New Homes per year
Core Strategy 2011	Target – Out of date	225
Strategic Housing Market Assessment 2016	Local Housing Need Figure	474
Published Local Housing Need Figure (as of 31 March 2019)	Local Housing Need Figure	623

Housing delivery

- 3.3 Table 8 demonstrates the overall housing delivery has continued to exceed the (out of date) Core Strategy target of 225 since its adoption in the 2010/2011 monitoring period. The number of completions delivered in 2018/19 was 353 new homes which is a 53% increase upon the previous monitoring year (Table 7). However, as the Council does not have an up to date housing target, delivery must be measured against the Local Housing Need Figure of 623 homes per annum which results in a under delivery of - 270 homes per annum.
- 3.4 The introduction of the Housing Delivery Test (HDT) through the new NPPF monitors the delivery of new homes against an up to date housing target or local housing need figure over a three-year period. The HDT results published by Government in February 2019 showed significant under delivery of new homes and, as such, the Council published a Housing Delivering Action Plan in March 2019. This Action Plan analyses the reasons for the under-delivery of new homes and sets out actions to improve housing delivery within the Borough.

Table 8: Overall net housing completions

Monitoring Year	Additional Homes Completed
2010/11	355
2011/12	300
2012/13	264
2013/14	257
2014/15	273
2015/16	240
2016/17	267
2017/18	231
2018/19	353

3.5 Whilst the targets for the delivery of new homes per settlement area is now out of date, they provide a useful demonstration of the spatial distribution of new homes across the Borough. Table 9 sets out the net delivery of new homes by settlement per annum.

Table 9: Net delivery of new homes by settlement area

Settlement	Number of homes	Variance against target (homes)	Variance against target (%)
Claygate	7	+4	+133.3
Cobham, Oxshott, Stoke D'Abernon and Downside	34	-2	-5.9
East and West Molesey	18	-14	-43.7
Esher	13	-4	-23.5
Hersham	96	+63	+191
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	34	+9	+36
Walton-On-Thames	95	+51	+111
Weybridge	56	+14	+33.3

3.6 In May 2013 a temporary permitted developed right for change of use from office (Class B1(a)) to residential (Class C3) was granted. This was to drive underused commercial properties and encourage the development of residential properties. This temporary right has since been made permanent in May 2016 and also expanded to allow the demolition of office buildings for new residential use. Table 10 sets out the net number of net units to be provided through the lawful change of use from offices to residential in 2018/19. This is an increase of 95 total applications from the previous monitoring year (whether that is extant, under construction or complete).

Table 10: Net units permitted through the lawful change of use from office to residential in 2018/19

Development Status in 2018/19	Net new homes
Extant	235
Under-Construction	57
Complete	18
Total	310

Optimisation of development land

- 3.7 The NPPF in paragraph 123 (February 2019) states that where there is a shortage of land for meeting identified need, it is especially important that planning decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. It further states that 'Local Planning Authorities should refuse applications that fail to make efficient use of land, taking into account the policies within the NPPF'.
- 3.8 Table 11 indicates that the average density of new housing developments is generally increasing across the Borough. However, it should be noted that density figures can be misleading and should not be a sole measure of 'optimisation' or an indicator of the acceptability of a development.

Table 11: Densities of new homes by settlement area

Settlement	2017/18 dph*	2018/19 dph*	Percentage change +/-
Claygate	20.56	16.30	-20.7
Cobham, Oxshott, Stoke D'Abernon and Downside	16.44	25.00	+52.07
East and West Molesey	37.06	42.83	+15.57
Esher	22.98	31.63	+37.64
Hersham	30.91	70.50	+128.08
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	46.24	59.72	+29.2
Walton-On-Thames	56.62	81.50	+43.94
Weybridge	35.13	46.67	+32.8
Borough- wide average	33.24	46.77	+40.7

Table 12: The densities of new residential development within the Borough's Town, District and Local Centres at the end of the monitoring year 2018/19

Settlement	2018/19 dph*
Claygate	-
Cobham, Oxshott, Stoke D'Abernon and Downside	250
East and West Molesey	231.30
Esher	-
Hersham	-
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	-
Walton-On-Thames	302.58
Weybridge	110.80
Average	223.67

3.9 National policy gives 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs' (paragraph 118-point d). As stated in the Council's Core Strategy Policy CS1 states that new development will be directed toward previously developed land within the existing built up area. In this monitoring year, 68.27% of completed residential development was on brownfield land.

Table 13: Net housing completions by land type

	No. of new homes	Percentage
Brownfield	241	68.27%
Greenfield	88	24.93%
Garden	24	6.80%
Total	353	100%

Delivering the right homes

3.10 The delivery of the right type homes is also very important. The Local Plan evidence indicates the need for smaller homes, primarily 1, 2 and 3 bed homes.

3.11 A significant proportion of new homes delivered in this monitoring year were flats, primarily and two bed homes. This was an increase of 46% from the previous year. There was 120 units of 4 bed homes that had been completed in this monitoring year (26% of total completions), a decrease of 7.69% upon the previous year. The number of replacement dwellings completed in 2018/19 comprised of 56 4+ bedrooms, 3 were of 3 bedrooms and 1 had 2 bedrooms.

Table 14: Housing completions by type and size (gross)⁴

House type	1 bed	2 bed	3 bed	4 bed	Total
Flat	123	101	5	0	229
Terrace	0	8	28	19	55
Semi-Detached	3	10	35	18	66
Detached	4	9	16	83	112
Total	130	128	84	120	462

Table 15: The number of replacement dwellings granted permission and completed in Elmbridge in the year 2018/19

2018/19	Net new homes
Granted Permission	46
Completed	60

Table 16: The number of submissions of interest in self-build housing through the completion of the Council's online form

Monitoring Year	Number of submissions
2018/19	48

Table 17: The number of self and custom-built homes granted permission by monitoring year

Monitoring Year	The number of self and custom-built units granted permission
2016/17	0
2017/18	17
2018/19	45

Table 18: The number of self and custom-built homes completed

Monitoring Year	The number of self and custom-built units completed
2016/17	0
2017/18	26
2018/19	20

Table 19: The number of all decisions that were exempt of CIL payments

Monitoring Year	The number of all decisions exempt of CIL
2016/17	56
2017/18	62
2018/19	46

⁴ This includes replacement dwellings. Table 15 specifically separates the number of replacement dwellings granted and completed in 2018/19.

3.12 The number of sites added to the Brownfield Land Register in 2018/19 was zero. This was because an update on the previous figures was not undertaken during the data capture of the monitoring year. The Brownfield Land Register was updated in May 2019 and a full update will be reported in the next monitoring year 2019/20.

Table 20: The number of sites added to the Brownfield Register

Monitoring Year	Number of sites added to the Brownfield Register
2017/18	14
2018/19	0

Table 21: The grant to be received from the Governments ‘New Home Bonus’ Scheme

Monitoring Year	Grant Received
2017/18	£1,102,433
2018/19	£957,930

Affordable Housing

- 3.13 The Council is committed to the delivery of new affordable homes. Tables 22-28 outline the delivery in 2018/19 as well as financial contributions collected to enable the delivery of future affordable homes.
- 3.14 The Council is continuing with its approach on seeking affordable housing contributions from small sites⁵. Small sites are a major source of new homes in Elmbridge. Without the ability to collect affordable housing contributions on small sites, the Council will limit its capacity to support the delivery of affordable units.
- 3.15 In relation to the delivery of new affordable homes, 2018/19 saw a decrease from the year before from 73 to 57 completions. However, there was 182 affordable homes under construction as of the close of 2018/19. In addition, there was increased support from the Council with their new Homeownership Assistance Scheme (see Table 23).
- 3.16 In total £8,925,845 has now been committed to the housing enabling fund (Table 24). This is an increase of £2,345,845 since the previous monitoring year. There was an estimated of £3,000,000 that was redistributed from the enabling fund to support residential schemes such as the Elmbridge Homeownership Assistance Scheme.
- 3.17 In 2018/19 the Council received a further 8 submissions of interest in Starter Homes in the Borough. Similar to the year before, no planning applications for Starter Homes had been received in 2018/19.

⁵ Statement on the Government’s NPPF (2018) – Affordable Housing Provision on Small Sites (November 2018)

Table 22: Affordable Housing Delivery 2018/19

	Social Rent	Affordable Rent	Intermediate Affordable (Including Shared Ownership)	Total
Need				
Developer Contributions SPD	70%	30%		100%
SHMA 2016	266 (80%)	7 (2%)	59 (18%)	100%
Delivery				
2018/19 Completed	0	17 (24.6%)	40 (75.4%)	57 (100%)
2018/19 Under Construction	8 (4.4%)	93 (51.1%)	81 (45.5%)	182 (100%)

Table 23: Affordable Housing Financial Contributions 2018/19

Affordable Housing Contributions in 2018/19	Affordable Housing Collections Collected since 2011
£1,817,452	£15,700,000.

Table 24: Affordable Housing units through acquisitions 2018/19

Scheme	Year	Number of Affordable Homes
Elmbridge Homeownership Assistance Scheme	2017/18	9
Elmbridge Homeownership Assistance Scheme	2018/19	20
Total		29

Table 25: Monies committed to the Councils Housing Enabling Fund

Monitoring Year	Amount Committed
2016/17	£5,600,000
2017/18	£6,600,000
2018/19	£8,925,845

Table 26: Proposed Affordable Housing Schemes on Council owned sites

Site	Number of Units	Status	Anticipated Completion date	AHEF Spend 2018/19
Albermarle House	5	Permission Granted	Completed 2018/19	£383,180.44
Weybridge Hall	5	Permission Granted	Completing 2019/20	£77,943.30
Land to rear 26-28a High Street, Cobham	5	Permission Granted	Unimplemented	£0
Land adjacent to the Elmbridge Community Hub, High Street, Walton-on-Thames	TBC	Options or site being considered	TBC	£0
Ansell Hall	TBC	Scheme at pre-application stage. The previous application was refused	TBC	£0
				£461,123.74

Table 27: Submissions of interest received for Starter Homes by settlement area⁶

	2018/19	Total to date
Walton-On-Thames	5	92
Weybridge	3	73
Total	8	173

Table 28: The number of applications received for permissions to build starter homes in the monitoring year 2018/19

Monitoring Year	No. of applications to build starter homes
2016/17	0
2017/18	0
2018/19	0

⁶ The Starter Homes Register has its limitations as it provides a drop-down selection of locations whereby applicants would like to reside. Walton-On-Thames and Weybridge are the only locations available for selection within Elmbridge Borough.

Housing for older people

- 3.18 In light of the competing pressures on development land in the Borough, Use Class C2 proposals are required to be supported by robust evidence to demonstrate that the proposal represents the most efficient use of the site. This is further explained in the Council's Development Advice Note 3.
- 3.19 Within 2018/19 there have been zero C2 units delivered, but there is 59 units under construction and 111 with planning permission.
- 3.20 No further sheltered homes were provided in this monitoring year.

Table 29: Use Class C2 residential development 2018/19

Application number by status	Site Address	Gross Units	Net C2 Dwellings	Gross Bed Spaces	Net Recorded Units
Extant					
2017/2534	St Georges House 24 Queens Road Weybridge KT13 9UX	43	43	0	43
2017/3822	Sherwood House 40 Severn Drive Walton-On-Thames KT12 3BH	30	0	30	15
2017/1494	The Glashaus 74 Portsmouth Road Cobham KT11 1HY	53	53	0	53*
Under-Construction					
2016/3472	Whiteley Village Octagon Road Hersham Walton-On-Thames	74	44	30	59

Table 30: Number of Sheltered Homes delivered

Monitoring Year	Net number of sheltered homes completed	Residual target remaining to be delivered by 31 March 2021
2016/17	2	141
2017/18	4	137
2018/19	0	137

Gypsy Roma, Travellers and Travelling Showpeople

3.21 In 2018/19 there was no change in the number of plots and pitches for Gypsy Roma, Travellers and Travelling Showpeople in the Borough.

Table 31: Total number of Gypsy, Roma, and Traveller pitches

Type of site	No of sites	Total no of Pitches/Plots
Public	1	16
Private sites with permanent permission	6	21
Private site with temporary permission	1	4
Private Travelling Showperons Yard	1	1

Table 32: Net change in the number of Gypsy, Roma and Traveller pitches

	2017/18	2018/19
Permissions Granted	0	0
Under-Construction	0	0
Completed	0	0

4. Housing land supply

- 4.1 This section sets out the Council’s housing land supply position and provides a housing trajectory for Elmbridge.
- 4.2 It is important to note when considering the housing trajectory for Elmbridge it has been calculated using the Government’s Standard Methodology (SM). The methodology uses the 2014 official populations projections with an uplift required for areas such as Elmbridge where average house prices are not affordable for those on an average wage. This is to ensure under-delivery and affordability are reflected in calculating housing need.

Indicators
Amount of developable land available in the next five years
Future housing land supply beyond five years
Housing trajectory and overview

Figure 5: Council indicators for housing land supply for Elmbridge

Housing Land Supply 2018-2035 against the Local Housing Need Figure

- 4.3 Between September and November 2017, the Secretary of State for Housing, Communities and Local Government launched the “Planning for the right homes in the right places: consultation proposals”. This was to supplement the housing White Paper, “Fixing our broken housing market”. As part of this it was proposed to create a Standard Methodology (SM) for calculating local authorities’ housing need.
- 4.4 Subsequently, the SM was adopted by Government and incorporated into the revised NPPF (published July 2018 and updated February 2019), in which (at paragraph 60) it states that “strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance”. On this basis, the resulting Local Housing Need Figure calculated by the SM is the baseline against which the Council will assess its Housing Land Supply position.

Local Housing Need Figure: Five Year Housing Land Supply

- 4.5 Paragraph 73 of the NPPF requires LPAs to demonstrate a 5-year supply of deliverable housing land plus a 5, 10 or 20% buffer depending on circumstances that the local authority falls within. Elmbridge is required to add a 20% buffer as there has been significant under-delivery over the previous three years, to improve the prospect of achieving the planning supply. The Council’s 5-year housing land supply requirement is calculated as follows:

Calculation (623 units x 5 years) + 20% = 3,738 / 748 units per annum

4.6 The 5-year land supply objective is therefore 3,738 units / 748 units per annum. Table 32 and Figure 6 provides a breakdown of the Council's 5-year housing land supply calculations based on the Local Housing Need Figure. This includes assumptions based on the delivery of larger housing sites which are expected to commence and deliver over this period.

4.7 It is important to note the outcome of the calculation is not a precise figure but provides a realistic and broad indication of the Borough's supply position.

Table 33: The Council's Housing Need figure and 5 Year Housing Land Supply (Discounts applied)

Deliverable Housing Sites	Homes
Under Construction	592
Unimplemented Planning Permissions	1,037
Opportunity Sites 1-5 Years	715
Total	2,344
Annualised Supply	469
Years of supply	3.13

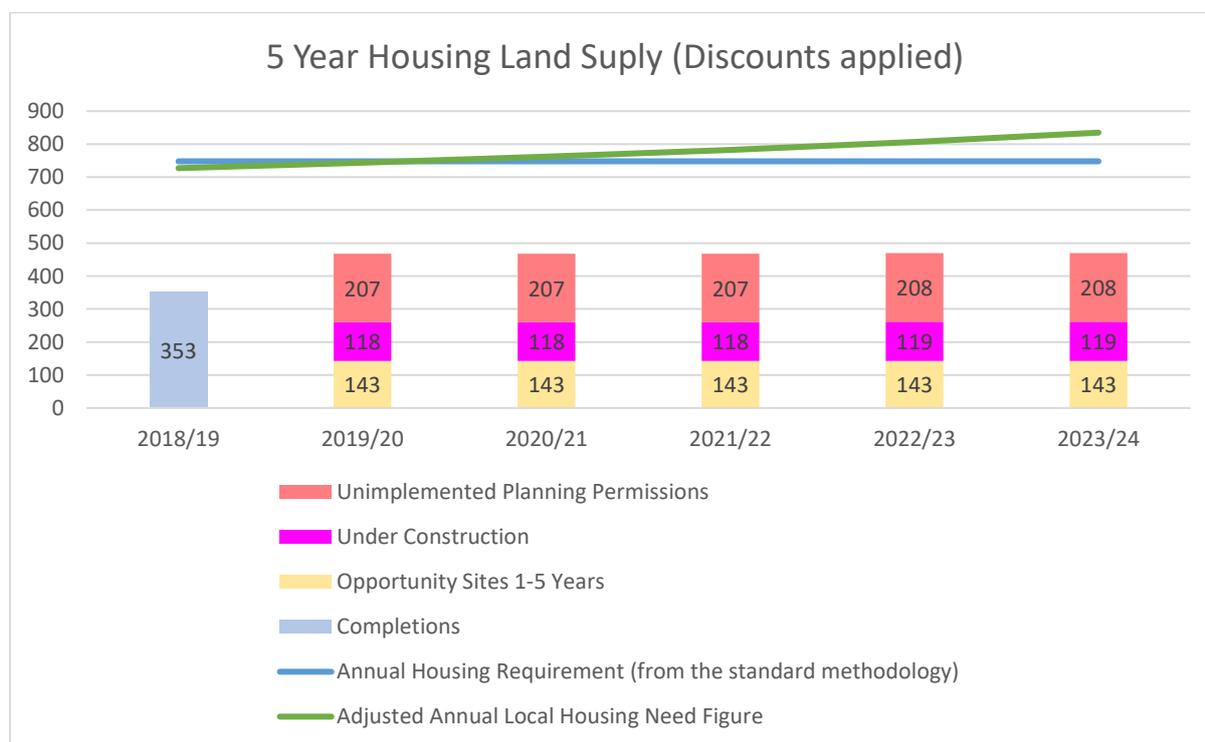


Figure 6: The Council's 5 Year Housing Land Supply

Local Housing Need Figure: Housing Trajectory

- 4.8 Applying the required 20% buffer, the 17-year land supply objective is therefore, 13,457/ 748 per annum.

Calculation (623 x 17 years = 10,591) + 20% = 12,709 units / 748 per annum

- 4.9 Table 34 demonstrates the applied Local Housing Need figure for the forthcoming plan period against the current housing land supply. Combining the number of units under construction, unimplemented planning permission and identified opportunity sites, there is potential for the delivery of 6,783 homes across the next plan period. It is estimated that an additional 935 units will come forward between 6-10 years and 15+ years from unidentified windfall sites by 2035.

Table 34: Local Housing Need Figure 2018-2035 Housing Land Supply (Discounts applied)

Deliverable Housing Sites	Homes
Under Construction	592
Unimplemented Planning Permissions	1,037
Opportunity Sites 1-5 Years	715
Opportunity Sites 6-10 Years	1,220
Opportunity Sites 11-15 Years	1,931
Windfall Sites 6-10 Years	425
Windfall Sites 11-15+ Years	510
Total	6,783
Annualised Supply	399
Years of Supply	9.068

Summary of Elmbridge's Housing Land Supply

- 4.10 In terms of how the projected supply compares with the Local Housing Need Figure derived from the Governments SM, Table 35 presents an overall summary of the housing requirements against the current supply of sites based on the Land Availability Assessment (LAA) 2018. Details of sites under construction and those with unimplemented planning permissions for residential use are presented.

Table 35: Housing Supply 2018-2035 to meet the Local Housing Need Figure

Completions 2018/19	Under Construction as of 31 March 2019	Unimplemented Planning Permissions as of 31 March 2019	Years 1-5	Years 6-10	Years 10-15	Estimated Potential from 2018 up to 2035
353	592	1,152	841	1,435	2,275	7,230

Non-implementation discount

Completions 2018/19	Under Construction as of 31 March 2019	Unimplemented Planning Permissions as of 31 March 2019	Years 1-5	Years 6-10	Years 10-15	Estimated Potential from 2018 up to 2035
253	592	1,037 (-10%)	715 (-15%)	1,220 (-15%)	1,934 (-15%)	6,783

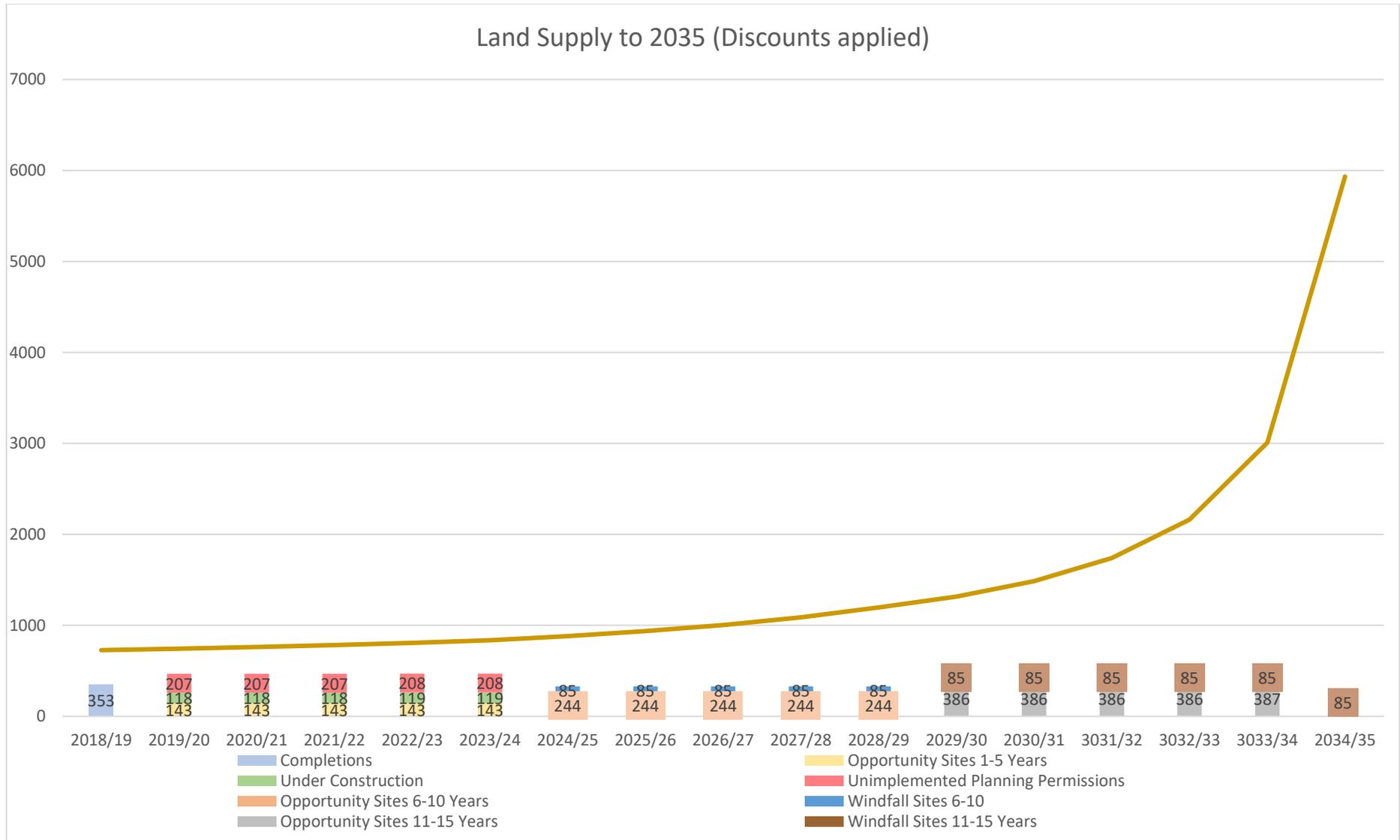


Figure 7: The Council's Housing Land Supply trajectory to 2035

Summary of Elmbridge's Housing Land Supply Assumptions

4.11 Table 36 provides a summary of assumptions used to calculate the current land supply position. This includes the provision of C2 accommodation.

Table 36: Summary of Housing Land Supply calculation assumptions

Assumption	Summary and rationale
Application of a 20% buffer to the Local Housing Need Figure	Added as required by paragraph 73 of the NPPF which sets out that this level of buffer is required due to there being significant under delivery over the past 3 years.
Provision of C2 accommodation	Since the changes to Planning Practice Guidance in March 2014, C2 units are now able to be counted towards the supply of new homes. The Council's approach is that for developments that provide self-contained units these will be counted on a 1:1 basis towards the housing supply, whereas those that are part of a wider care home with shared facilities will be counted on a 2:1 basis (e.g. 2 units counting as 1 dwelling).
Application of a non-implementation discount rate	This takes account of the fact that not all sites granted permission will be implemented. Based on historical trends a figure of 10% is applied.
Windfall allowance	Assumed to be 84.5 units per annum due to the average level of delivery in windfall sites for the period between 20 July 2011 (the adoption date of the Core Strategy) and 31 March 2018.
Phased delivery of large sites	The phased delivery of sites spreads the delivery of the number of units over a number of years to take account of the fact that there may be longer lead-in times due to various factors such as site clearance and preparation, pre-commencement conditions and the size of the site itself.

5. Supporting the local economy and employment

- 5.1 This section looks at the progress during 2018/19 against the employment indicators set out below. It compares the progress against the performance in recent years and against the level of development anticipated in the Core Strategy Plan (2011 to 2026) and provides data on current employment land availability.

Objectives
To maintain a thriving economy by providing an adequate supply of land and buildings, in the right places, to support a diverse range of business and commercial activity
To support and develop the distinctive roles of our town and village centres to provide a strong focus for commercial and community development
To continue to support the Borough's variety of Tourist attractions whilst protecting the amenities of those who live close by and provide an adequate supply of visitor accommodation in appropriate and sustainable locations

Figure 8: The Council's objectives for supporting the local economy and employment in Elmbridge

Indicators
Population economically active, including unemployed
Working age people on out of work benefits
Number of jobs
Total amount of additional employment floor space - by type
Total amount of employment floor space on previously developed land (Including Strategic Employment Land) - by type
Amount of vacant floorspace - by type
Total amount of B1 floor space on town, district and local centres
Monitor, in each area, the change of floor space in town, district and local centres
Proportion of commercial units by class in each centre
Appeals dismissed for proposals detrimental to town centre vitality and viability
Number of planning permissions granted for major development in town centres with only one use
Number of planning applications for advertisement consent & number of those refused
Proportion of planning applications for inappropriate advertisements dismissed at appeal
Number of applications for telecommunications and the number of those refused
Proportion of planning applications for inappropriate telecoms development dismissed at appeal
Number of new bed spaces provided
Number of tourist attractions improved
Number of visitors to tourist attractions

Figure 9: The Council's indicators for supporting the local economy and

employment in Elmbridge

Employment

- 5.2 In 2018/19 there were the same number of people living in the Borough than the previous year but, with 16,700 residents becoming economically inactive from the previous year in 2017/18⁷.
- 5.3 Positively there has been a decrease in unemployment by 200 individuals and less people claiming unemployment benefits and Universal Credit.

Table 37: A summary of employment levels within Elmbridge in 2018/19

	Number of Individuals
Population	136,600 ⁸
Economically Active	64,700
Estimated number unemployed	1,600
Estimated number claiming unemployment benefits and Universal Credit	635
The percentage of residents of working age claiming unemployment benefits	0.8%

Table 38: The number of jobs within Elmbridge in 2018/19

	Jobs
Number of jobs within Elmbridge	60,000
Number of jobs within Elmbridge which are full time	40,000
Proportion of jobs within Elmbridge which are full-time	67.7%

- 5.4 Within this monitoring year there has been a loss in B1 office and B2 industry floor space. In total 1,590 square metres (net) of B1 office floor space was lost through Permitted Development rights to C3 (residential). In addition, the planning permission reference 2015/3776 provided a detached four storey building for a net gain of 6,626 square metres of B8 use (storage and distribution) following the demolition of an existing building with B2 use (general industry).

⁷ The data provided is from the [Office of National Statistics](#) which has led to concerns and is being investigated further by our Policy Officers.

⁸ Population data is indifferent to that provided by the NHS in Section 9. This is being investigated further.

Table 39: Changes to Employment Floor Space (sqm) due to commenced developments in 2018/19

	B1 Loss	B1 Gain	B2 Loss	B2 Gain	B8 Loss	B8 Gain
Meters sq.	2,470.3	925.5	2,996	500	0	6,626
Total	-1,544.8		-2,496		+6,626	

Table 40: Commercial vacant floor space (sqm) 2018/19

	B1	B2	B8	Sg	Total
Vacant Floor Space (sqm)	46,915.35	2,488.92	429.98	401.19	50235.44
% of total vacant floor space	93.39	4.95	0.86	0.80	100

Town Centres

5.5 The high street has experienced changes to shopping behaviour and online shopping. Over 2018/19 there was a modest loss of A1 retail space (290sqm). In general vacancy rates have decreased in the Borough (see Table 42, except for Walton Terrace Road and Walton Half Way Local centre which saw a minor increase in vacancy rates, although they remain comparatively low.

5.6 Table 40 demonstrates the commercial uses found in each retail centre. The results do not total to 100% because they do not account for the other use classes that exist within each retail centre.

Table 41: The net change in available floorspace (sqm) for A Use Class and B1a offices in town, district and local centres following completions in 2018/19

	A1	A2	A3	A4	A5	B1a
Loss	323	0	171.5	0	0	779
Gain	33	0	296	0	0	809
Net	-290	0	124.5	0	0	20

Table 42: Proportion of commercial units by use class in each retail centre

Town, District and Local Centres	A1%	A2%	A3%	A4%	A5%	B1%	Vacant%
Walton-On-Thames Town Centre	50.78	9.06	9.45	1.97	2.76	7.87	8.27
Cobham District Centre	52.21	13.24	7.35	0.75	1.5	8.82	8.57
East Molesey District Centre	46.96	8.70	10.43	1.74	3.48	3.48	8.07
Esher District Centre	32.89	11.18	13.82	3.29	1.32	16.45	7.89
Hersham District Centre	43.55	3.23	9.68	1.61	3.23	6.45	3.23
Weybridge District Centre	43.18	9.10	12.27	0.91	1.36	11.36	4.09

Claygate Local Centre	57.14	6.67	15.00	0	0	10.00	3.23
East Molesey Bridge Road Local Centre	38.78	2.04	16.33	2.04	3.06	15.31	7.14
Hinchley Wood Local Centre	44.44	2.78	8.33	0	0	8.33	0
Oatlands Local Centre	60.00	3.33	16.67	3.33	0	0	6.67
Oxshott Local Centre	47.83	8.70	13.04	4.35	0	8.70	4.34
Thames Ditton Local Centre	29.85	4.48	11.94	2.99	0	20.90	7.46
Walton Halfway Local Centre	34.62	0	11.54	0	9.62	9.62	3.85
Walton Terrace Road Local Centre	57.58	0	9.10	3.03	6.06	3.03	6.06
Weybridge Queens Road Local Centre	39.24	5.06	8.86	1.27	1.27	22.78	7.59

Telecommunications

5.7 In 2018/19 all telecommunication applications that were submitted were granted permission.

Table 43: Applications for telecommunications received, decided, granted and refused

Monitoring Year	Applications Received	Applications decided	Permissions Granted	Permissions Refused	Percentage of applications granted permission
2016/17	20		14	6	70%
2017/18	18		17	1	94%
2018/19	79 ⁹		79	0	100%

Advertisements

5.8 There was a reduction in the number applications for advertisement consent in 2018/19. There was a total of 43 applications with 38 (88.3%) being granted consent 3 being refused (7%) and 2 part granted/ refused (4.7%).

Table 44: Applications for advertisements decided, granted and refused

Monitoring Year	Applications Decided	Permissions Granted	Permissions Part-Granted and Part-Refused	Permissions Refused
2017/18	75	47	23	5
2018/19	43	38	2	3

⁹ The total of applications received included an influx of prior notifications applications which were all granted in this monitoring year in accordance with the General Development Permitted Order 2015.

Tourism

5.9 In 2018/19 there was a significant increase of 49 bed spaces for C1 units from the previous year. However, there was zero completed.

5.10 Positively in Table 45 it indicates that there has been a steady increase in visitors in the last three years at Brooklands Museum. Visitors numbers in Homewood House and Gardens reached similar numbers to 2016 after dropping in 2017. Though, there was also a slight decline of visitors to Claremont Landscape Gardens in 2018/19 decreasing by 3,557 people.

Table 45: The number bedrooms permitted within hotels, guest houses, bed & breakfasts

Monitoring Year	Number of C1 bed spaces permitted
2016/17	3
2017/18	27
2018/19	76

Table 46: The number of bedrooms completed within hotels, guest houses, bed & breakfasts

Monitoring Year	Number of C1 units completed
2016/17	12
2017/18	12
2018/19	0

Table 47: The number of visitors to attractions

Tourist Attraction	2016	2017	2018
Claremont Landscape Gardens	182,812	182,245	178,688
Homewood House and Gardens	2,014	1,493	2023
Brooklands Museum	185,823	186,459	187,295

Table 48: Applications decided relating to visitor sites in 2018/19

Site	Description	Decision
Homewood House and Gardens	Confirmation of Compliance with Conditions: Additional Tree Information & Pre-Commencement Inspection and Tree Protection of Planning Application 2018/1626	Confirm in Part/Refuse in Part

Sandown Park	Screening Opinion as to whether an Environmental Impact Assessment is required for the proposed redevelopment of the site to provide a total of 320 dwellings (split into 5 sites); one residential site to include the replacement of the existing children's nursery, hotel (160 bedrooms), family/community zone including outdoor leisure uses and indoor soft play and ancillary cafe, alterations to racecourse including stables, paddock area, pre-parade ring, stable staff accommodation and associated facilities, widening of racetrack and improvements to the centre of the course following removal of existing kart track.	Environmental Impact Assessment Not Required
Brooklands Museum	Listed Building Consent: New lift and internal ramp at first floor with associated minor alterations to internal partitions and doors at the Brooklands Museum Clubhouse in association with application for planning permission 2018/3824 for a new lift and internal ramp.	Grant Listed Building Consent
-	New lift and internal ramp on first floor with associated minor alterations to internal partitions and doors at Brooklands Museum Clubhouse	Grant Permission
-	Brooklands Conservation Area - Fell 5 x Thuja (G65).	Conservation Area Tree Works Acceptable

6. Protecting and enhancing the natural environment

Objectives
To continue to protect the Green Belt to prevent the coalescence of the Borough's towns and villages and retain the distinctiveness of our local communities
To enhance the distinctiveness and diversity of the landscapes within the Green Belt, and to promote improvements to our network of strategic and local open land and green corridors, balancing the desire to increase access to the open countryside with the need to protect and enhance biodiversity interests
To protect the unique character of the Borough, and to enhance the quality of the built, historic and natural environment
To take part in a coordinated approach to the management of the Borough's waterways in a way that protects and enhances their distinct role and character, and, minimises their potential to flood.

Figure 10: The Council's objectives for protecting and enhancing the natural environment in Elmbridge

Indicators
Percentage of development built within the urban area
Planning appeals allowed for new buildings in the Green Belt (DM17)
Planning permissions allowed for replacement dwellings in the Green Belt
Planning appeals allowed for extensions in the Green Belt (DM18)
Proportion of planning appeals allowed above permitted volume and footprint limits (DM18)
The efficacy of Suitable Accessible Natural Greenspace (SANGs) as set out in the Thames Basin Heaths SPA Delivery Framework
Status of Annex 1 bird species of Thames Basin Heaths SPA
Visitor survey to the Thames Basin Heaths SPA
Number, area and condition of regionally or locally designated wildlife sites
Condition of SSSI's
Condition of SNCI'S
Restoration and creation of Priority Habitats
Amount of open space accessible to the public
Number of environmental improvement schemes

Figure 11: The Council's indicators for protecting and enhancing the natural environment in Elmbridge

Green Belt

- 6.1 Elmbridge Borough Council strictly follows **National Planning Policy Framework (NPPF) (2019)** and where there are planning applications for development in the Green Belt, it is presumed that they are inappropriate unless in very special circumstances. Amendments to Green Belt boundaries

can only be made through the local plan process and in exceptional circumstances.

- 6.2 There has been no change to the Green Belt boundary with the Borough. There were two replacement dwellings (knock down and rebuild) and two net new homes completed in the Green Belt.

Table 49: The proportion of the Borough within the Green Belt

Percentage of the Borough covered by Green Belt designation	Percentage of the Borough within the urban area
57%	43%

Table 50: The number of replacement dwellings with granted permissions within the Green Belt

Monitoring Year	Number of permissions granted for replacement dwellings in the Green Belt
2017/18	3
2018/19	2

Table 51: Number of replacement dwellings completed within the Green Belt

Monitoring Year	Number of Dwellings
2016/17	0
2017/18	3
2018/19	2

Table 52: Total number of housing completions within the Green Belt

Monitoring Year	Gross Units	Net Units
2017/18	14	11
2018/19	6	2

Thames Basin Heaths Special Protection Area

- 6.3 Any new residential development that is likely to have a significant impact on the ecological integrity of the Thames Basin Heath Special Protection Area (SPA) will be required to demonstrate mitigation or how to avoid any impact. All measures will need to be agreed by Natural England.
- 6.4 The monitoring data from 2018/19 demonstrated that there was a decrease in two out of the three protected bird species. The greatest loss was of the Dartford Warbler with numbers down by 217 in 2018.
- 6.5 There was an increase of dwellings permitted within the Thames Basin Heath SPA 5km mitigation zone from 259 (2017/18) to 540 (2018/19). Subsequently, this has seen a rise in financial contributions to support mitigation.

Table 53: Survey of protected bird species by year

Bird Species by year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Dartford Warbler	511	464	61	38	47	87	118	292	451	427	482	265
Nightjar	289	248	296	326	337	320	325	355	306	332	345	366
Woodlark	224	150	157	159	161	202	135	155	137	117	160	112

Table 54: Monies collected from development within the Thames Basin Heaths SPA 2018/19

	Net units permitted in the SPA 5km mitigation zone 2018/19	Potential contributions from units permitted within the SPA 5km zone 2018/19	Payments due from invoices issued in 2018/19	Total amount collected to date to support mitigation
SANG	540	£709,585	£207,218	£1,281,360
SAMM	540	£173,045	£86,845	£406,215

Table 55: Monies collected from Community Infrastructure Levy (CIL) payments 2018/19

Monies due from invoices issued in 2018/19	Total CIL monies collected to date
£2,928,469.11	£48,859,995.11

Sites of Special Scientific Interest

- 6.6 Natural England assesses the condition of Site of Special Scientific Interest (SSSI) in England against standard categories used across England, Scotland, Wales and Northern Ireland.
- 6.7 There are three SSSIs within the Borough. The main focus for improvements is Esher Commons SSSI. The Esher Commons SSSI Restoration and Management Plan was primarily concerned with the restoration of the Esher Commons SSSI to favourable status by recreating open areas such as heathland and grassland. The management plan detailed works to recreate much needed heathland by clearing 22.6 hectares of woodland. Subsequent Stewardship Schemes provided by the Council are ongoing to manage and bring the SSSI and other SSSIs back to favourable status.

Table 56: The conditions of the areas covered by SSSI designations 2018/19

SSSI	Area (Ha)	Condition
Esher Commons	360.84	57.18% Favourable
-	-	48.82% Unfavourable – Recovering
Knight & Besborough Reservoirs	63.43	100% Favourable
Ockham & Wisley Commons	264.45	35.63% Favourable
-	-	64.37% Unfavourable - Recovering

SNCI's in positive management

Table 57: SNCIs positive management

No. of SNCI's	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
22	9	11	11	12	13	13	13	13	10	10
%	(43%)	(52%)	(52%)	(57%)	(59%)	(59%)	(59%)	(59%)	(45%)	(45%)

Biodiversity Opportunity Areas

Table 58: Analysis of Biodiversity Opportunity Areas (BOA) 2018/19

BOA	Priority habitat restoration & creation	Priority species stabilisation and recovery by 2020
Wisley, Ockham and Walton Heaths	Heathland: 8.25ha by 2020	Annual Knawel
-	Acid grassland: 7.25ha by 2020	Pillwork
-	Wet woodland: 1.25ha by 2020	Heath tiger-beetle
-		Nightjar
-		Woodlark
-		Sand lizard
Esher & Oxshott Commons	Heathland: 3.75ha by 2020	Starfruit
-	Acid grassland: 3.5 by 2020	White-letter hairstreak
-	Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area	Adder
-	Hedgerows: 0.8km by 2020	Nightjar
-	Ponds: 0.75ha by 2020	Woodlark
Ashtead & Epsom Wood Pasture, Prince	Mixed deciduous woodland (restoration only; Ancient	White-letter hairstreak

Coverts & Horton Country	woodland prioritised): 75% by area.	
-	Wet woodland:1.5ha by 2020	Heart moth
-	Wood pasture & parkland: 6ha by 2020	Adder
-	Heathland:8.25ha by 2020	Harvest mouse
-	Acid grassland: 7.75ha by 2020	
-	Hedgerows: 1.75ha by 2020	
Thorpe & Shepperton	Standing open water: 3ha by 2020	Greater water-parsnip
-	Floodplain grazing marsh: 34.25ha by 2020	Marsh stitchwort
-	Acid grassland: 4.25ha by 2020	Lapwing
-	Reedbeds: 1.25ha by 2020	Water vole
-	Wet woodland: 3ha by 2020	
Molesey & Hersham	Standing open water: 0.75ha by 2020	Lapwing
-	Floodplain grazing-marsh:9.5ha by 2020	Reed bunting
-	Acid grassland: 4.25ha by 2020	Water vole
-	Reedbeds: 1.25ha by 2020	
River Wey	Floodplain grazing-marsh: 22ha by 2020	Marsh stitchwort
-	Wet woodland: 4.5ha by 2020	White clawed crayfish
-	Rivers (in-channel/bankside habitat creation): 10km by 2020	Lapwing
-	Meadows: 11.75ha by 2020	Harvest mouse
-	Reedbeds: 7.25ha by 2020	Otter
-		Water vole
-		European eel
River Mole	Floodplain grazing-marsh: 22ha by 2020	Marsh stitchwort
-	Wet woodland: 2.75ha by 2020	Harvest mouse
-	Rivers (in-channel/bankside habitat creation): 5km by 2020	Water vole
-	Meadows: 7.25ha by 2020	Otter
-	Reedbeds: 4.25ha by 2020	Brown trout
-		European eel
River Thames	Rivers (in-channel/bankside habitat creation): 3km by 2020	Greater water-parsnip
-	Floodplain grazing-marsh: 2.75ha by 2020	Depressed river mussel
-	Wet woodland: 0.25ha by 2020	European eel

Green spaces

Table 59: The amount of available, open public green space by monitoring year

Monitoring Year	Amount of publicly accessible open space (ha)
2016/17	793
2017/18	793
2018/19	793

Environmental Improvements

6.8 In 2018/19 there was no change in the amount of publicly available open space remaining at 793 hectares. Table 60 outlines the current improvement scheme that are ongoing throughout the Borough.

Table 60: The number of environmental improvement schemes conducted by Elmbridge Borough Council in 2018/19

Location	Scheme	Status
River Rhythe	Modelling/works for flood resilience	Ongoing
Fairmile Ditch	Modelling/Works for flood resilience	Ongoing
Old Mole Channel, East and West Molesey	Removal of invasive floating Pennywort	Ongoing
River Mole	Flood alleviation scheme	Ongoing

7. Sustainable lifestyles

Objectives
To promote sustainable lifestyles and reduce the Borough's ecological footprint through minimising and reducing the need to travel, minimising the use of natural resources and maximising the use of renewable energy
To respond to the social and physical infrastructure needs arising from new development in a way that delivers sustainable growth
To reduce people's reliance on driving, by directing new developments to sustainable locations, promoting attractive and convenient alternatives to using the private car and in doing so, reducing congestion and pollution caused by traffic

Figure 12: Council objectives for sustainable lifestyles in Elmbridge

Indicators
The number of permissions granted contrary to advice received from the Environment Agency
Percentage of household waste sent for reuse, recycling and composting
Per capita reductions in carbon dioxide (CO2)
Pollution levels in Air Quality Management Areas (AQMAs)
Appeals dismissed which are considered to contravene/fail to achieve pollution standards as set out in policy (DM5)
Appeals dismissed which do not accord with Elmbridge Parking Standards (DM7)
Number of school travel plans submitted and the CCO applications relating to travel plans
Congestion levels (from DfT)
Length of new cycleways implemented
Length of new footways implemented
Number of train stations improved
Number of bus services improved

Figure 13: Council indicators for sustainable lifestyles in Elmbridge

Waterways and Flooding

- 7.1 Mitigation to flood risk is reiterated in our [Flood Risk Supplementary Planning Document \(SPD\)](#). This SPD is structured to assist applicants and the public in understanding how the Council will implement planning policies and consider flood risk as part of the planning application process.
- 7.2 The Environment Agency through the Thames Catchment Flood Management Plan recommends that all development in flood zones 2 and 3 be resistant and resilient to flooding, and this process is supported in our Core Strategy.
- 7.3 Elmbridge is a Borough with a significant flood context with three rivers (the River Wey, Mole and Rythe). The [Strategic Flood Risk Assessment](#) 2019 assesses whether the Council are providing a holistic approach to its flood risk

policies and with respect to development management decisions.

- 7.4 Similar to the year before there was no permissions granted that would have been contrary to advice received from the Environment Agency.

Table 61: The number of permissions granted contrary to advice received from the Environment Agency

Monitoring Year	Number of Permissions Granted
2016/17	2
2017/18	0
2018/19	0

Household Waste and Pollution

- 7.5 Surrey Waste is dealt with by the County Authority (Surrey County Council) and is underpinned by their Surrey Waste Plan 2008. Surrey County Council submitted their new Waste Local Plan (WLP) 2019-2033 to the Inspectorate for examination on 12 April 2019. Prior to this submission the Council provided a response objecting to the inclusion of the Weylands Treatment Works in the new WLP. This new County Waste Local Plan will guide how the Council will handle and dispose of waste in the future.
- 7.6 In 2018/19 there was a decrease in the percentage of household waste reused, recycled or composted. This is short by 5.3% of the Councils target of 56%.
- 7.7 The data of the volume of pollutants recognised in Table 63 remain as the most up to date information available. Similarly, the average amount of pollutants (by µg/m³) by each Air Quality Management Area (AQMA) has not yet been published and therefore could not be provided this monitoring year. Should these data sets be made available prior to the publication of the next AMR, an addendum will be issued.

Table 62: The proportion of household waste reused, recycled or composted

Monitoring Year	Target figure for Elmbridge Borough Council	Percentage of household waste reused, recycled or composted	Difference
2016/17	56%	51.3%	-4.7%
2017/18	56%	54.5%	-1.5%
2018/19	56%	50.7%	-5.3%

Table 63: The volume of pollutants [CO2] emitted per tonne by capita

Year	Population ('000s, mid-year estimates)	Industrial & Commercial	Domestic	Transport	Total
2005	127.3	1.95	2.93	2.54	7.4
2006	128.8	1.96	2.90	2.61	7.4
2007	129.8	1.87	2.83	2.52	7.2
2008	129.9	1.92	2.88	2.42	7.2
2009	130.0	1.67	2.64	2.33	6.6
2010	130.9	1.73	2.83	2.28	6.8
2011	131.4	1.55	2.50	2.27	6.3
2012	131.5	1.68	2.71	2.22	6.5
2013	132.2	1.58	2.66	2.14	6.3
2014	132.8	1.39	2.21	2.21	5.7
2015	132.7	1.24	2.16	2.24	5.5
2016	132.7	1.06	2.04	2.29	5.1

Table 64: The condition of the Air Quality Management Area (AQMA) 2017/18

Air Quality Management Area [AQMA]	Number of monitoring points	Number of monitoring points where air quality objective is exceeded	Highest level recorded ($\mu\text{g}/\text{m}^3$)	Average ($\mu\text{g}/\text{m}^3$)
Esher High Street	9	1	42.6	34.7
Walton Road, Molesey	9	0	35.0	31.6
Weybridge High Street	12	1	40.6	26.3
Walton High Street	6	0	33.2	30.3
Cobham High Street	4	0	32.2	26.5
Hampton Court	1	1	41	41
Hinchley Wood	2	0	35.4	33.1

Transport

7.8 The data on Table 65 demonstrates the average speeds on the Boroughs six main A-Roads going different directions that has not been updated since 2015. This is because the presentation of data has now changed providing an average of speeds throughout the Borough and this has decreased by 14.7% from the previous year as seen in Table 66. Average movement around the Borough is now close to 20 mph.

Table 65: Average speeds on the Boroughs six main A-roads

Road Name	Road Direction	2011	2012	2013	2014	2015
A244	Northbound	16.8	15.9	15.9	14.9	18.4
A244	Southbound	18.2	17.6	17.1	17.1	19.8
A309	Northbound	23.0	23.6	20.6	19.7	22.4
A309	Southbound	28.5	28.9	27.9	26.5	28.0
A245	Eastbound	18.5	19.2	19.0	18.5	21.0
A245	Westbound	20.1	19.8	18.8	17.4	16.3
A317	Eastbound	18.9	18.3	18.3	18.1	18.0
A317	Westbound	17.2	16.4	15.9	15.6	15.3
A3050	Eastbound	18.4	18.2	17.8	18.9	22.2
A3050	Westbound	19.0	16.8	17.5	17.1	18.7
A307	Eastbound	19.6	18.9	19.5	20.7	20.4
A307	Westbound	19.6	19.1	17.8	18.2	19.4

Table 66: Total Average speeds and average change throughout the Borough

Year	Average speed (mph)	Change in last year (%)
2015*	26.0	N/A
2016	25.6	-1.5
2017	25.6	0
2018	22.1	-14.7

Table 67: Number of School Travel Plans received

Monitoring Year	Number of School Travel Plans received	Number of plans approved	Number of plans rejected
2016/17	4	4	0
2017/18	2	2	0
2018/19	1	1	0

7.9 Tables 67 and 68 are new tables provided in this monitoring year indicating that there have been various improvements to footpaths and cycle infrastructure within the Borough to support sustainable movement. These improvements seek to deliver the Core Strategy's objective to promote sustainable travel and accessibility to services. These improvements are to assist with local accessibility.

Table 68: Improvements to footpaths, cycle paths and railway stations

Location	Scheme	Status
Hinchley Wood	Creation of new footway/cycleway from Claygate Lane (from A309) to Manor Road North measuring 450 metres in length	Yet to begin. Scheduled for 2019/20
Weybridge	<p>Brooklands Business Park Accessibility Project:</p> <ul style="list-style-type: none"> • Provision of a cycling and walking route between the Brooklands Business Park, Weybridge Railway Station and Weybridge town centre. • Improvements to pedestrian crossings and road safety in the vicinity of Weybridge Railway Station. • Changes at Weybridge Railway Station to potentially increase cycle storage, provide bus real-time information screens to better integrate rail/bus travel, and improve the footway by the station entrance. • Seeking to make improvements to and safeguarding access through private roads in Brooklands. • Providing better public bus facilities (shelters, real-time passenger information, raising kerbs and provision of clearway markings). • Improving wayfinding signage in the area to assist with navigation for those travelling on foot or by bike. 	Ongoing

Table 69: Improvements to bus services

Improvements to bus services in Elmbridge in the year 2018/19
Bus introduced on route 458 to give students living in northern part of Walton on Thames a direct link to Shepperton for Thamesmead School
Route 715 diverted at school times to better cater for students from Cobham attending Esher High School
New "Euro 6" emissions rating (the least polluting diesel buses available) on service 461 Kingston-West Molesey-Walton-Weybridge-Addlestone.

Improvement to Railway Stations and Services

7.10 Improvements to railway stations and services have not been reported on in this year due to no data received by South Western Rail services. Should

these data sets be made available prior to the publication of the next AMR, an addendum will be issued.

8. Conserving the historic environment

Objectives
To protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment
To deliver high quality buildings and neighbourhoods that enhance character, improve people's sense of safety and security and promote healthier lifestyles

Figure 14: Council objectives for conserving the historic environment in Elmbridge

Indicators
Number of listed buildings on the Buildings at Risk Register
Number of buildings on the HAR register
Number of agreed prioritised up-to-date Conservation Area Appraisals
Number of planning permissions granted involving significant harm to, or loss of a designated heritage asset
The number of listed buildings, locally listed buildings, conservation areas, historic parks and gardens, scheduled monuments and sites of high archaeological potential
Number of developments in Whiteley Village

Figure 15: Council indicators for conserving the historic environment in Elmbridge

- 8.1 After a review of our listed assets there are in fact 778 Listed Buildings rather than 770 Listed Buildings recorded in our previous AMR 2017/18.
- 8.2 There has also been a review of how many Conservation Area Management Plans (CAMPs) that is in the Borough. There is in fact 18 CAMPs rather than 23 CAMPs out of the 26 of the designated Conservation Areas in Elmbridge.
- 8.3 The Council has sought to enhance tourist assets to make them more accessible for public visiting whilst preserving the character of the heritage assets. There has also been further maintenance of protected trees whilst supporting biodiversity in our protected gardens and Conservation Areas.

Table 70: Number of heritage assets in Elmbridge

Type	Number of assets
Listed Buildings	778
Locally Listed Buildings	300
Conservation Areas	26
Historic Park and Gardens	3
Scheduled Monuments	6
Sites of High Archaeological Potential	63

Table 71: Applications decided relating to historical assets in tourist sites in 2018/19

Site	Description	Decision
Homewood House and Gardens	Confirmation of Compliance with Conditions: Additional Tree Information & Pre-Commencement Inspection and Tree Protection of Planning Application 2018/1626	Confirm in Part/Refuse in Part
Sandown Park	Screening Opinion as to whether an Environmental Impact Assessment is required for the proposed redevelopment of the site to provide a total of 320 dwellings (split into 5 sites); one residential site to include the replacement of the existing children's nursery, hotel (160 bedrooms), family/community zone including outdoor leisure uses and indoor soft play and ancillary cafe, alterations to racecourse including stables, paddock area, pre-parade ring, stable staff accommodation and associated facilities, widening of racetrack and improvements to the centre of the course following removal of existing kart track.	Environmental Impact Assessment Not Required
Brooklands Museum	Listed Building Consent: New lift and internal ramp at first floor with associated minor alterations to internal partitions and doors at the Brooklands Museum Clubhouse in association with application for planning permission 2018/3824 for a new lift and internal ramp.	Grant Listed Building Consent
-	New lift and internal ramp on first floor with associated minor alterations to internal partitions and doors at Brooklands Museum Clubhouse	Grant Permission
-	Brooklands Conservation Area - Fell 5 x Thuja (G65).	Conservation Area Tree Works Acceptable

Table 72: The number of Conservation Areas and the proportion of which are covered by Conservation Appraisal and Management Plans (CAMPs)

Number of Conservation Areas	The number of these covered by Conservation Appraisal and Management Plans [CAMPS]	Percentage of Conservation Areas covered by CAMPs
26	18	69%

Table 73: Number of planning permissions granted which are likely to demolish heritage assets

Monitoring Year	Number of permissions granted causing harm to listed buildings.
2016/17	0
2017/18	0
2018/19	1

8.4 There has been one consent granted to demolish a heritage asset, this was for the redevelopment of the Walton Court site. Table 74 demonstrates that there are few buildings that are at the highest risk and there are more buildings that are lower risk. The buildings that are lowest risk have been improved or have remained the same.

Table 74: Buildings at risk at the end of the monitoring year 2018/19

	Highest - 1	Highest- 2	Risk level - 3	Risk level - 4	Lowest - 5	Lowest - 6	Total
Up/Improved	n/a	0	2	0	10	94	106
Remained the same	5	1	3	19	74	249	351
Down/Deteriorated	5	2	1	32	77	n/a	117
Total	10	3	6	51	161	343	574

Table 75: Listed Building Consents granted within Whiteley Village in 2018/19

Monitoring Year	Applications Decided	Applications Granted Permission	Applications Refused
2017/18	2	2	0
2018/19	0	0	0

9. Quality of life

Objective
To retain the high quality of life experienced by most Borough residents and share the benefits across all sections of the community
To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the Borough

Figure 16: Council objectives to the quality of life in Elmbridge

Indicators
Resident satisfaction with Council services
Satisfaction with planning services
Resident satisfaction with the area as a place to live
Overall health of residents (life expectancy)
Number of people per GP
Adult participation in sport
Residents feeling of safety in the Borough
Number of Elmbridge super output areas in the bottom quartile for Surrey according to Indices of Multiple Deprivation [IMD] data.
Proportion of appeals dismissed for development that fails to achieve a high standard of design and layout and/or privacy and amenity (DM2)
Total number of permissions granted for horse related activity (DM19)
Proportion of developments for horse-related activities allowed at appeal (DM19)

Figure 17: Council indicators to assess the quality of life in Elmbridge

Residents Satisfaction

9.1 In the year 2017/18 the AMR did not provide a completed Residents Satisfaction survey. In this monitoring year there was a low result of satisfaction with Council Services at 35% of respondents being satisfied. 73% of respondents are satisfied with the local areas as a place to live. Though, this was not fully representative of the total Borough population as only 261 people took part in the survey.

Table 76: Resident satisfaction

	Percentage of satisfied residents by criteria
Resident satisfaction with Council services	71%
Resident satisfaction with the local area as a place to live.	73%
Satisfied with planning services	35%

Health, participation in sport and sense of safety

- 9.2 Table 77 presents only the National average population life expectancy 2018/19. Data for Elmbridge is currently under review, should these data sets be made available prior to the publication of the next AMR, an addendum will be issued.
- 9.3 In Table 78 of the ratios of GPs by settlement area it suggests that there has been a decline in the total of GPs from the previous year from 92 to 89¹⁰. The circumstances of the loss of GPs at Weybridge Church Street Practice, Cobham Health Centre and Claygate Capelfield Surgery are unclear and require further investigation.

Table 77: Population life expectancy 2018/19

	National Average (Years)	Elmbridge Average (Years)	Difference (Years)	Difference (%)
Men	79.2	No data	No data	No data
Women	82.9	No data	No data	No data

Table 78: Ratios of patients to GP's by settlement area 2018/19

Settlement	Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Claygate	Capelfield Surgery	5	5	7168	1434
Cobham	Cobham Health Centre	12	16	17930	1121
-	Oxshott Medical Practice	4	-	-	-
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	Groves Heath Centre	3.8	13.8	23830	1727

¹⁰ The loss of GP services is being investigated further by Policy Officers.

-	Giggs Hill Surgery	7	-	-	-
-	Thorkhill Surgery	3	-	-	-
East and West Molesey	Glenyn Medical Centre	7	10	17169	1717
-	The Vine Medical Centre	3	-	-	-
Esher	Esher Green Surgery	6	8	8691	1087
-	Littleton Surgery	2	-	-	-
Hersham	Hersham Surgery	5	5	7480	1496
Walton-On-Thames	Fort House Surgery	8	17.6	24367	1385
-	The Yellow Practice	2	-	-	-
-	Dr Sammy Morcos	2	-	-	-
-	The Red Practice	4.6	-	-	-
-	Ashley medical Practice	1	-	-	-
Weybridge	Rowan Tree Practice	7	14	24240	1732
-	Church Street Practice	7	-	-	-
Total		89.4	89.4	130875 ¹¹	1464

Adult participation in sport

9.4 Data was not provided by Sport England and was therefore not published.

¹¹ The population data provided is from the **NHS** and is indifferent to that provided by ONS in section 5; this is being investigated further by our Policy Officers. In addition, Policy Officers will investigate the definition of GPs and how they are classified by their services in future data collection.

Table 79: The number of determined applications relating to equestrian activities

Monitoring Year	Number of applications determined	Applications granted permission	Applications refused permission	Applications granted permission in part and refused in part
2016/17	2	2	0	0
2017/18	2	1	1	0
2018/19	4	2	1	1

Sense of safety

9.5 Table 80 indicates the public's perception of their safety from a Community Safety Survey. The survey measured 94 participants and the majority of these participants believed they are safe within their community.

Table 80: Sense of safety

	Very Safe	Fairly Safe	Neither Safe or Unsafe	Fairly Unsafe	Very Unsafe	Don't Know
Day	49%	37%	8%	4%	2%	0%
Night	38%	24%	22%	11%	7%	0%

Deprivation

9.6 The Indices of Multiple Deprivation (IMD) figures relating to the Borough demonstrate that Elmbridge is the 8th least deprived Borough in England out of 317 other Local Authorities.

Table 81: Indices of multiple deprivation 2019

Least Deprived Lowest 25%	0
Authority Ranked 1 to 317	8th

10. Conclusions for 2018/19

10.1 The main updates, challenges and achievements arising from 2018/19 are set out as follows:

Performance of Planning Services

- Planning Policy and Strategy team have published a series of Development Management advice notes to assist applicants as the Local Plan is being prepared, updated the Statement of Community Involvement and consulted on an Options Consultation (August - September 2019).
- A new Local Validation Checklist has been adopted in September 2018 to reduce time spent on invalidating and improve higher quality of submissions.
- A new Pre-Application Advice Service has been provided to improve quality of submitted proposals.
- New extension and CAMP for Cobham Conservation Area.
- National targets exceeded for application processing.
- Determination of minor and major applications exceeded targets and in the case of monitor applications improved from the previous monitoring year.

Delivering the right homes

- Housing delivery has been higher than the Core Strategy (2011) target of 225 units. However, the housing target is now out of date and has been revised by the SHMA in 2016 (474) and the SM in 2018 (612) and 2019 (623).
- There is an acute need for affordable housing (primarily social rented tenure). The housing need can be broken down by size of homes required with 1 bed (28% needed), 2 beds (42% needed), 3 beds (28% needed) and plus 4 beds (1% needed). A significant proportion of new homes delivered in this monitoring year were flats, primarily and two bed homes. This was an increase of 46% from the previous year.
- There has been an increase in the average density of new residential development reflecting greater optimisation of urban land.
- Development continues to be directed to brownfield land where 68.27% of development has been approved protecting greenfield land, environmental and policy designations such as the Green Belt.
- There has been an increase of affordable homes under construction in this monitoring year.

Housing land supply

- The introduction of the Government's 'Standard Methodology' this has resulted in a change in the Borough's housing need, recalculated in 2019 this provides a Local Housing Need Figure of 623 homes per year.
- Current data indicates that the Borough has approximately 3.13 years of housing land supply when calculated against the Local Housing Need Figure. This is a combination of the number of units under construction, unimplemented planning permission and identified opportunity sites.

Supporting the local economy and employment

- There has been a decline of 16,700 residents becoming economically inactive. This data is provided by ONS Statistics and requires further investigation.
- There has been a decrease in unemployment by 200 individuals and less people claiming unemployment benefits and Universal Credit.
- The high street has experienced changes to shopping behaviour and online shopping. Over 2018/19 there was a modest loss of A1 retail space (290sqm). In general vacancy rates have decreased in the Borough, except for Walton Terrace Road and Walton Half Way Local centre which saw a minor increase in vacancy rates.
- There has been a loss of B1 (office) uses because of permanent permitted development changes to C3 (residential) use. There has been an increase of 95 total applications from the previous monitoring year (whether that is extant, under construction or complete).
- There has been a significant increase in C1 units that have been granted permission; zero of which have been completed in this monitoring year.

Protecting and enhancing the natural environment

- There has been no change to the Green Belt boundary within the Borough.
- There has been two replacement dwellings and two net completions in the Green Belt
- A decrease in numbers of two protected bird populations. The Dartford Warbler experienced losses of 217 in 2018.
- An increase of 281 dwellings permitted within the SPA 5km mitigation zone from previous monitoring year with a rise in contributions to support SPA mitigation.
- No change in publicly available open space, remaining at 793 hectares.

Sustainable lifestyles

- No permission granted in flood risk areas that would have been contrary to advice given by the Environment Agency.
- A decrease in the amount of household waste reused, recycled or composted. This was also short of Council targets.
- Pollution levels are similar to the previous monitoring year. However, there has been a rise in pollution levels at Hampton Court.
- Average transportation speeds are now close to 20 mph in Elmbridge.

Conserving the historic environment

- There has been a reassessment of both the number of listed buildings and CAMPs which are now up to date.

Quality of life

- The Borough of Elmbridge is ranked 8th least deprived Local Authority in England out of 317 other Local Authorities.
- There has been a decline in GPs by each settlement area, but this has also been compensated by a decline in the Borough population. This data has been provided by the NHS and requires further investigation.