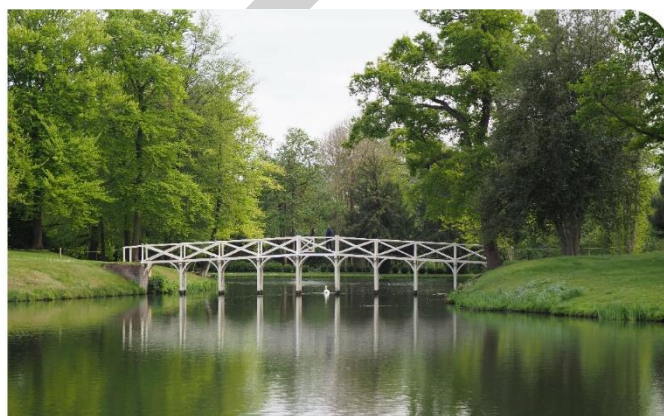

Shaping Elmbridge A New Local Plan



Draft Elmbridge Local Plan 2022-2037

March 2022



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

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Forward

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Details of the Regulation 19 Representation

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Chapter 1 - Introduction

What is a Local Plan?

1.1 The Elmbridge Local Plan sets out how the communities and places of Elmbridge will develop over the next 15 years. It includes policies and site allocations to guide the development and use of land, as well as defining the areas of the borough that will be protected and enhanced.

1.2 Once adopted, the Local Plan will replace the 2011 Core Strategy and 2015 Development Management Plan and it will form the basis on which planning applications in the borough will be determined.

How does the Local Plan work?

1.3 The Local Plan includes various parts that are to be read as a whole. This starts with a vision and principles setting out what the Local Plan is aiming to achieve.

1.4 The vision and principles were informed by national planning policy, the council's objectives, residents' and stakeholder views as well as the challenges and opportunities for the borough which make up the spatial context for the Local Plan (the Plan). These were explored in a series of early consultation documents prepared during the Plan's preparation. The Plan sets out in more detail the spatial context for Elmbridge and what makes it distinctive as well as the challenges and opportunities we face in Chapter 2 and Appendix A2.

1.5 To deliver the vision and principles, there is a suite of policies and land designations. These are divided into high-level policies called strategic policies and site allocations, which set the strategy for the Plan and provide the high-level principles that development must adhere to. Specific land designations are detailed on the policies map which accompanies the Plan.

1.6 Then there are the detailed policies known as the development management policies. These provide the detailed design and technical criteria and standards which, proposed development will be assessed against.

1.7 The Plan sits alongside national, regional and county planning policies and guidance and other Local Plan documents. This includes the saved Special Protection Area policy of the South East Plan, the Surrey Minerals & Waste Plans and Supplementary Planning Documents, including the Local Design Code, which set out further guidance on the policies contained within the Plan. Where appropriate masterplans or design briefs will be undertaken for key sites.

1.8 Together, these policies and documents set out the framework for how new homes, jobs and infrastructure will be delivered in Elmbridge over the next 15 years.

Why is a Local Plan needed?

1.9 Like the rest of Surrey and the South East, accommodating new growth and development is challenging. A Local Plan enables us to carefully plan for and proactively manage this to achieve ‘good growth’, that benefits our existing and future residents and builds on the prosperity of the borough. It provides certainty for communities, businesses and developers and ensures that new development and infrastructure comes forward in a coordinated way.

What is ‘good growth’?

1.10 ‘Good growth’¹:

- Is proportionate and sustainable, focusing on the places where people both live and work.
- Supports overall improvements to the health and wellbeing of our residents.
- Is supported by the necessary infrastructure investment – including green and blue infrastructure.
- Delivers high quality design in our buildings and public realm.
- Increases resilience and flexibility in the local economy.
- Builds resilience to the impacts of climate change and flooding.
- Is planned and delivered at a local level while recognising that this will inevitably extend at times across administrative boundaries.

What are our development needs?

1.11 Local Plans must also be informed by evidence and the council has prepared a series of technical documents on a wide range of topics to help us understand what new development is needed and how to plan for it.

1.12 The evidence shows that there is a significant need for new homes in the borough, in particular smaller homes of 1 and 2 bedrooms and more affordable housing. There is a need to reuse and intensify employment and commercial land to keep up with the demands of businesses especially for smaller and flexible units and workspaces to foster economic growth. There have also been significant changes in the retail sector and our shopping habits, requiring a greater flexibility of uses in our town and village centres as well as a need to maintain and enhance their vital roles as community hubs.

¹ Surrey Place ambition 2019.

How are we going to respond to our needs?

A 'brownfield' approach has been taken seeking to make the best use of previously developed ('brownfield') land. The council has explored a number of different ways to increase the capacity of brownfield land in the borough including, reallocation and diversification of employment land, mixed use development and ensuring optimal densities on all development sites.

Reusing brownfield land and ensuring the efficient use of it will increase the capacity for new development in the borough, whilst balancing this with the need to continue to conserve and enhance the qualities and characteristics that make our existing communities attractive places to live, work and spend leisure time.

The council, whilst recognising that this efficient use of land will help to respond to demand, it will not meet all of it. The council has chosen this approach in response to the need to balance growth with protecting and continuing to conserve and enhance what is important to our residents. This includes the Green Belt and our open spaces, as well as safeguarding other areas of recognised importance such as ancient woodland, habitat sites and heritage assets of international and national importance and avoiding areas unsuitable for new development for example, where they are at high risk from flooding.

How will new development be supported?

1.13 Implementation and resourcing of the Plan will be critical to its success. It will be important that the council continues to work collaboratively with partners across the private, public and voluntary sectors to deliver the Plan. Improvements to infrastructure will be required to support the development proposed in the Plan and this is set out in an Infrastructure Delivery Plan (IDP).

1.14 Infrastructure will be funded through a combination of existing public funding, developer-led provision and through the use of the Community Infrastructure Levy (CIL). The Plan's policies and proposals will also enable the council to highlight the infrastructure needs and bid for additional resource funding opportunities that may arise from Government, regional and county funding initiatives.

How will we know if the Local Plan is successful?

1.15 The council will carefully monitor the progress of the Plan and the performance of each policy. A key indicator as to the Plan's success will be whether development and infrastructure is delivered at the rate expected. This will include whether the number of homes built each year and the supply of housing land is keeping up with the targets set in the Plan.

1.16 Although the Plan is for 15 years, there are some matters such as retail and employment where it is difficult to predict trends and needs beyond ten years. Therefore, all policies are written to be flexible to respond to changing markets and unforeseen circumstances. The Plan, in accordance with National Planning Policy, must be reviewed every five years to ensure that the Plan remains up to date and fit for purpose.

1.17 How we will monitor the Plan is set out in Chapter 10, the Monitoring Framework.



Chapter 2 - Elmbridge 2037

The challenges

2.1 The Local Plan needs to respond to a number of significant challenges over the plan period, including:

- Tackling climate change and moving towards a low / zero carbon economy;
- Protecting and enhancing the natural environment;
- Managing a step-change in providing an increase in homes supported by the necessary infrastructure;
- Delivering more affordable homes;
- Supporting local recovery from Covid-19; and
- Supporting our town, local and district centres and employment areas.

2.2 Elmbridge is a highly desirable area due to its location and high-quality environment and unique character in part owing to the River Thames forming its northern boundary and its extensive green areas. However, as with any borough, Elmbridge is not a single homogenous place. Rather, it is a collection of separate and distinctive places and local communities each with its own unique local identity, historic assets and attractive green and natural environment which are highly valued by our communities.

2.3 The borough, as a whole, benefits from good accessibility by rail and road to Central London and is within easy reach of Heathrow and Gatwick Airports, the M25 and the M3. The borough regularly features in best places to live and best quality of life polls.

2.4 However, that success brings consequences. The carbon footprint of the borough is one of the highest in the region and must be addressed to improve the borough's resilience to climate change as well as improve biodiversity and issues of air quality and road congestion.

2.5 The borough has high-quality green and blue infrastructure that weaves its way through the urban areas and provides invaluable open spaces, highly treasured by local residents. Our urban open spaces play an important role within our green assets/natural capital. However, we must continue to protect and enhance these spaces and work to improve accessibility and strengthen connectivity between them as movement corridors for the benefit of wildlife, climate change mitigation and adaptation as well as for the enjoyment and health and wellbeing of our residents and visitors.

2.6 Elmbridge has a rich historic environment that has evolved around historic estates, towns and villages and this helps to create the borough's local character and distinctiveness. This extensive historic environment and heritage provides a cultural reference to the past and has an important role in place-making and supporting health and wellbeing. These assets

provide economic benefits as they bring visitors and provide jobs. We must support and make the most of these valued assets and carefully balance the need to preserve and enhance our historic environment with the need to deliver good growth.

2.7 The borough is one of the most expensive areas in the country to live, with high land values and intense pressure for new development. As a result, too many young people and families are moving out of the borough to have a realistic prospect of owning or renting their own home. Our older residents are struggling to affordably downsize in a way that will enable them to continue to live independently or with care packages and remain in their local community. The cost of housing and reliance on people travelling into the borough is also making it difficult for local businesses and valued services to attract and retain employees, this includes essential key workers, such as teachers and health care providers.

2.8 The needs of businesses are also changing, as well as how people shop and spend their leisure time. Our high streets need support to help them adapt to the changing retail market and become distinctive hubs for socialisation, community support, leisure and culture. The Plan seeks to positively respond to these issues and changes whilst protecting and enhancing the qualities and features that not only make Elmbridge a sought-after place to live, work and visit but also sustainable and fit for the future.

The vision – Elmbridge

By 2037, Elmbridge will be more resilient to the impacts of climate change. The council accepts its responsibility to make a resilient environment, to reduce carbon emissions and to deliver positive outcomes for future generations. The council will positively lead on a commitment to ensure every decision is made with the achievement of low carbon and net zero in mind, with delivering sustainable growth and the use of renewables as standard.

The council will renew, enhance and protect green and blue spaces across the borough, with better connectivity for the benefit of both people and wildlife. Residents will benefit from improved air quality, minimised noise, flood risk and other polluting impacts, and a reduction in carbon and water demands by minimising detrimental impacts from development.

Building on the success of our existing communities, the built environment will be well designed, beautiful and will offer high quality public realms, contributing to the uniqueness of each settlement.

Excellent design will safeguard the built, historic and natural environment for the health and wellbeing of existing residents and future generations.

Residents, existing and new, will have the choice of a range of housing types that meet their needs. Our town, district and local centres will act as social, arts and commercial hubs, nurturing communities and businesses and allowing our culture and economy to flourish.

There will be high quality digital connectivity enabling flexibility in the evolving patterns of working.

Good growth will be supported by the delivery of the right infrastructure in the right place, at the right time. Innovative solutions will be used to improve transport interchanges, to manage the highway network for all users, and foster a shift in travel behaviour towards more people walking and cycling, particularly for short journeys.

2.9 To achieve our vision, the Plan is led by five guiding principles which will drive 'good growth'. The overall vision of the Plan and the five guiding principles will influence all aspects of development across the borough. Development proposals are expected to meet these principles to progress.

2.10 Each of the five principles are supported by finer grain objectives that are the stepping stones to create a sustainable borough, fit for the future.

Principle 1 Tackling Climate Change

To adapt to, and mitigate, the effects of climate change; to reduce carbon dioxide emissions, minimise energy use; improve air quality and protect and enhance our natural environment.

To improve the borough's resilience to climate change.

Principle 2 Protecting and enhancing the quality of the environment

Promoting cleaner and greener living, in order to conserve and enhance biodiversity, whilst creating a sustainable environment to live, work and spend our leisure time.

Ensuring strong protection of the Green Belt from inappropriate development and protecting and enhancing green and blue spaces to improve biodiversity, connectivity and access.

Preserving and enhancing our recognised heritage assets. Ensuring they continue to be conserved in a manner appropriate to their significance.

Principle 3 Delivering homes for residents

Improving housing choice and delivering well-designed high-quality homes that we need in a highly sustainable way.

Principle 4 Growing a prosperous economy

Providing the environment and opportunities to foster a prosperous economy with modern, flexible and well-connected workspaces where industries and businesses can thrive.

Supporting our town, district and local centres and managing their transition into distinctive places of socialisation, community support, events and culture which are less dependent on a retail offer.

Principle 5 Providing infrastructure and connectivity

Reducing reliance on the car, reducing issues of air quality and congestion and supporting modal shift in the way people live and access local services, workspaces and facilities.

Coordinating the delivery of the right infrastructure in the right place and at the right time for the benefit of residents, businesses and biodiversity and the natural environment.

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Chapter 3 - Spatial Strategy and delivery

3.1 Elmbridge is a highly desirable area due to its location, high-quality environment and unique character. The previous plan was adopted in 2011 and it has been successful in delivering sustainable development in the borough.

3.2 However, since then the Government's national planning policy requirements have changed, as well as the environmental, social and the economic needs of the borough.

3.3 This new plan is essential to ensure that planning decisions, sustainable new development and regeneration takes place for the benefit of our borough and our residents now and in the future.

3.4 Going forward new development must respond to the changes in need and contribute towards achieving the vision and the principles of the Plan. This will mean a change to the type of development that is delivered in Elmbridge, meeting the needs of our communities.

3.5 The following strategic policies set out the Plan's spatial strategy. At its heart is a commitment to responding to the climate emergency and to deliver sustainable place-making, contributing towards the achievement of sustainable development as the Plan is legally required to do. The scale and location of growth proposed has been informed by careful consideration of the evidence and the balancing of the social, economic and environmental positive and negative effects which could arise from growth and development. The strategy and policies respond to the National Planning Policy Framework (NPPF) requirement for Local Plans to set out the development priorities and the use of land within Elmbridge through strategic policies.

3.6 The council will work with our partners, local communities and developers to ensure the delivery of the spatial strategy. The delivery of the Plan will be monitored carefully through the monitoring framework detailed in Chapter 10.

Responding to the climate emergency

3.7 The Plan plays a central role in addressing the climate emergency by reducing carbon dioxide emissions and supporting the transition to a low carbon future. As well as delivering improvements to flood risk, air quality, recycling and waste management.

3.8 Our climate is changing as a result of human activity and this will have substantial implications for society and our environment if we do not act. The council is committed to responding to climate change and has declared a climate change emergency in July 2019,

announcing its pledge to make the borough council carbon neutral by 2030, taking into account both production and consumption emissions. Working with other Surrey districts and boroughs, and Surrey County Council, Surrey's Greener Futures Climate Change Strategy (2020-2050) and Climate Change Delivery Plan (2021) have been produced. The Local Plan will play a central role in delivering a number of aims set out in both. A central thread of the Local Plan is to plan for a low-carbon future in which carbon emissions and other greenhouse gases are reduced and we tackle and adapt to the new climatic norms.

3.9 The council will take a proactive approach to mitigating the effects of, and adapting to, climate change to ensure the future resilience of both communities and infrastructure. This includes locating new development in locations that reduces reliance on private motor vehicles as well as being designed and constructed in a way to achieve low or zero carbon buildings and facilitates more sustainable lifestyles including supporting the ability to work flexibly.

3.10 Some of the necessary actions for tackling climate change, such as improving energy efficiency and the provision of green infrastructure, could have direct benefits for biodiversity and residents, businesses and visitors by reducing energy bills and providing a higher quality environment.

3.11 New development will need to positively respond to the climate emergency and deliver a comprehensive and integrated approach to addressing the challenges of climate change as set out in policy SS1.

SS1 - Responding to the climate emergency

All development must respond to the climate emergency by:

1. Minimising carbon emissions:

- a) Directing development towards locations that minimise the need to travel and maximise the ability to make trips by sustainable modes of transport including cycling, walking and public transport.
- b) Delivering an efficient use of land especially on the most accessible sites.
- c) Providing more walkable and cyclable neighbourhoods that reduce demand for the use of private vehicles.
- d) Optimising the layout and design of buildings and landscape to reduce energy consumption, minimise waste and increase the re-use and recycling of materials.
- e) Maximising energy efficiency and integrating the use of renewable and low carbon energy.

- f) Avoiding demolition by repurposing existing structures.
 - g) Promoting the retrofitting of existing buildings, including incorporating measures to reduce energy consumption.
2. Mitigating and adapting to the impacts of climate change:
- a) Conserving water resources and minimising vulnerability to flooding.
 - b) Providing shade and Green and Blue Infrastructure to reduce overheating of urban areas during warmer summers.
 - c) Increasing the extent, connectivity and diversity of wildlife habitats to enable animals and plants to adjust.
 - d) Reducing air pollution so as to minimise the potential for higher temperatures to worsen air quality.
3. Promoting renewable and low carbon energy schemes:
- a) Identifying and supporting opportunities for the delivery of renewable and low carbon energy schemes.
 - b) Ensuring the provision of renewable and low carbon energy generation infrastructure is located and designed to minimise potential adverse effects, with particular regard to protecting the natural, historic and built environment.

3.12 In responding to this strategic policy, applicants will need to address each of these criteria in their submission documents. Strategic Policy SS1 is supported by more detailed development management policies, in particular ENV1, ENV6, ENV9 and the forthcoming Climate Change and Renewables Supplementary Planning Document (SPD).

Presumption of sustainable place-making

3.13 At the heart of national planning policy is a presumption in favour of sustainable development. This informs both plan-making and decision-taking. National policy provides a guide to what sustainable development is at a national level, but what does this mean for Elmbridge?

3.14 In applying the presumption in favour of sustainable development required by national policy, plans need to seek opportunities to meet the development needs of Elmbridge in a positive way and build into the policies sufficient flexibility to adapt and respond to change.

3.15 National policy requires our plan, as a minimum, to provide for the housing and other needs of Elmbridge, balancing this with other national policies that protect areas and assets of particular importance.

3.16 As with any borough, Elmbridge is not a single homogenous place. Rather, it is a collection of separate and distinct places or neighbourhoods some of which have grown together over time to create larger urban areas. It will be important that new development builds on the success of our existing communities and places and responds to their individual identities and development needs. The sites identified in Chapter 9 have been carefully considered against the individual identities of each area and the contribution they would make towards enhancing them. The Plan sets out in more detail what is distinctive about Elmbridge and the challenges and opportunities we face in Chapter 2 and Appendix A2.

3.17 The following policy establishes what is meant by sustainable place-making development in Elmbridge and reflects the vision and principles of the Plan, as well as setting out the context for the detailed policies that follow. It is expected that all planning decisions will have regard to the overall principles of the Plan and contribute to achieving the vision for Elmbridge 2037.

SS2 - Sustainable place-making

1. The council will apply the presumption in favour of sustainable development, balancing the economic, social and environmental objectives.

2. All development proposals will be assessed taking into account the following principles:

(a) Protecting and enhancing our natural, historic and built environment by:

i) Responding positively to the climate emergency, requiring the best use of resources and assets and minimise flood risk.

ii) Enhancing the character and qualities of places and contribute positively to local distinctiveness, identity and history.

iii) Creating attractive, safe and inviting environments and public spaces that encourage healthy lifestyles and that are free from excessive air and noise pollution.

iv) Protecting the Green Belt as defined on the Policies Map from inappropriate development in accordance with national planning policy and the policies set out in the Plan.

(b) Delivering homes for all by:

- i) Delivering the right mix of well-designed and adaptable homes, including affordable and smaller housing to meet local housing needs.
- ii) Incorporating a range of amenities and facilities to meet local needs.
- (c) Growing a prosperous economy by:
 - i) Providing a varied choice of business accommodation, including for start-ups and Small and Medium Enterprises (SMEs).
 - ii) Delivering vibrant and adaptable town, district and local centres to support the evolving needs of residents, businesses and visitors.
- (d) Providing infrastructure and connectivity by:
 - i) Providing integrated and improved access to high quality Green and Blue Infrastructure for the wellbeing of residents and visitors as well as contributing to a variety of important environmental functions and attracting inward investment.
 - ii) Making it easy and attractive to walk, cycle and use public transport.
 - iii) Offering excellent connections, both through sustainable transport links and digital connectivity, to reduce reliance on the private motor vehicles.

3.18 When implementing Strategic Policy SS2, local circumstances will be taken into account to respond to different opportunities for achieving sustainable place-making. In accordance with national planning policies there will be protection of important natural and heritage assets, the presumption in favour of sustainable development will not apply to sites protected under the Birds or Habitats Directives and/or designated Sites of Special Scientific Interest, land designated as Green Belt, Local Green Spaces, irreplaceable habitats, designated heritage assets and areas at high risk of flooding.

Scale and location of good growth

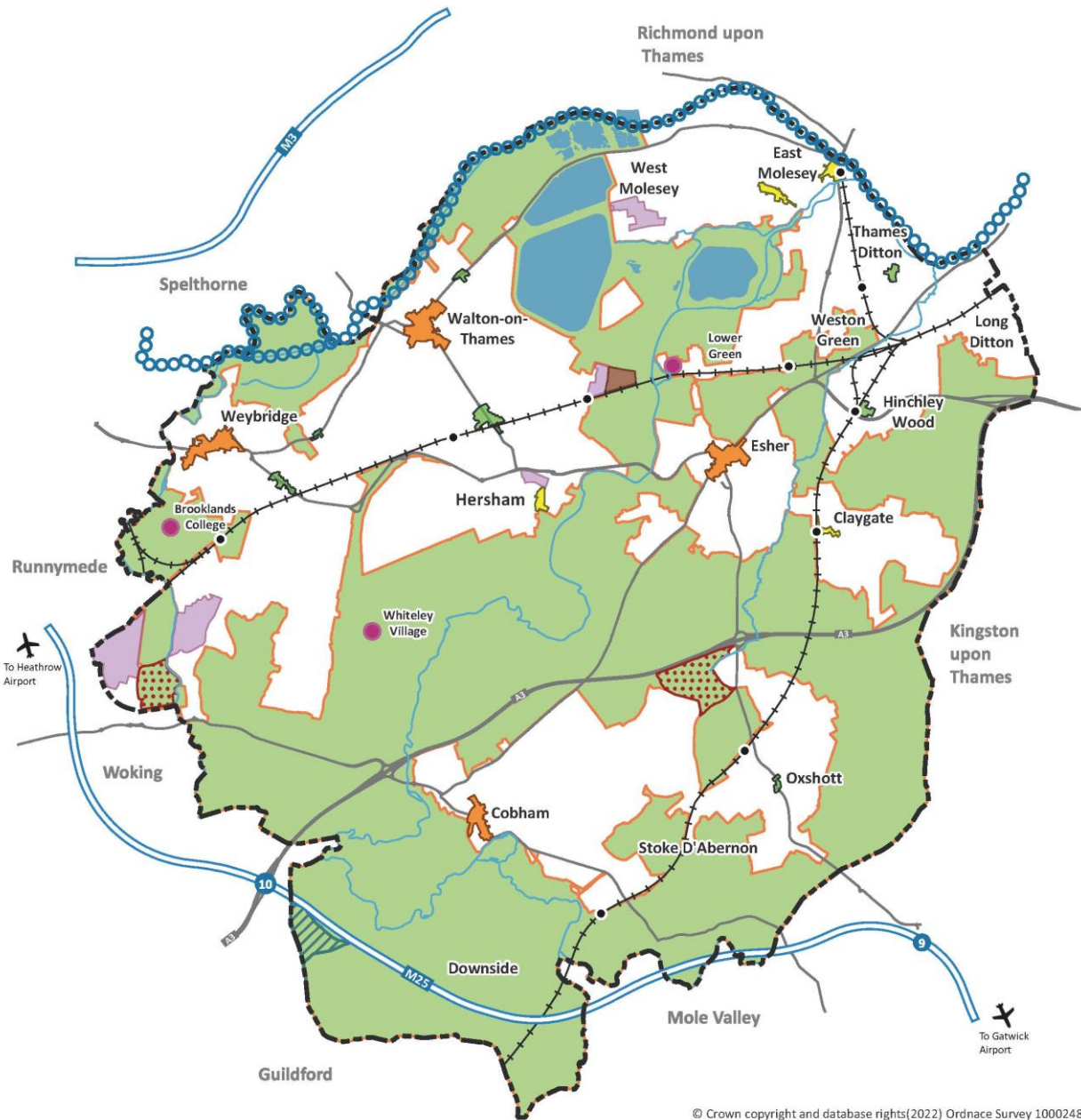
3.19 At the heart of the spatial strategy is the commitment to respond to the climate emergency and sustainable place-making. The scale and location of growth set out in Strategic Policy SS3 has been informed by careful consideration of the evidence and the balancing of the social, economic and environmental positive and negative effects which could arise from growth and development. The key principles behind the scale and location of growth in the borough include increasing the number of new and genuinely affordable homes in the borough and seeking out all opportunities to maximise the amount of development on

previously developed land within the existing urban areas by proactively optimising sites in sustainable locations.

3.20 One of the major challenges for the borough is delivering housing and the council will need to work in partnership with the development industry, bring forward publicly owned land and make effective use of its planning powers to ensure growth can be positively and appropriately delivered, whilst protecting our environment.

3.21 Strategic Policy SS3 scale and location of growth, sets out the quantum and spatial distribution of development in the borough, including setting out the preferred location for growth, as required by national policy.

3.22 The Key Diagram shown at Figure 1 has been produced to indicate the broad extent of the key locations, landscape and other designations relevant to the Local Plan. It does not provide the definitive identification of the boundaries of designations such as the Green Belt. However, a greater level of detail can be found on the Policies Map.



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- | | | |
|---------------------------|---------------------|---------------------------------|
| Green Belt | River Thames Scheme | Borough Boundary |
| Urban Areas | Rivers | Waste Sites |
| SANG | Motorways | Town Centre |
| Strategic Employment Land | A Roads | Local Centre |
| Thames Basin Heath (SPA) | Railway | District Centre |
| Open Water | Railway Station | Broad Locations for Development |

Figure 1: Key diagram

Quantum of development

3.23 National policy sets out that Local Plans should meet an area’s objectively assessed need, including housing and affordable housing, and other uses as well as needs that cannot be met within neighbouring areas. Elmbridge’s objectively assessed housing need has been based on the standard method of calculating local housing need, as set out in the planning practice guidance. Using 2020 as the base year for calculation, the housing need for the borough equates to 641 dwellings per annum and over the plan period 9,615 homes.

3.24 The evidence in the Local Housing Need Assessment 2020 sets out the type of homes that are needed over the plan period. The housing target in the policy is in line with the Elmbridge Housing Trajectory set out in Appendix A3. The need for Gypsy, Roma and Traveller pitches during the plan period has been informed by the Gypsy and Traveller Accommodation Assessment 2020.

3.25 Although the evidence shows that the most pressing need for development in the borough is for housing, assessments have been undertaken in relation to the borough’s employment and retail needs.

3.26 The borough benefits from a strong local economy, however, we cannot be complacent, and we need to continue to plan and invest to maintain our competitive edge and realise our growth potential.

3.27 To assist in sustainable economic recovery following the Covid-19 pandemic and support economic growth, it is important that the Plan makes provision for and maintains a portfolio of employment sites that responds to businesses needs including the needs of Small and Medium Enterprises (SMEs) and business start-ups. This is particularly important in areas like Elmbridge where there are high land values and competing development pressures.

3.28 National and South East trends for offices show a demand for high quality space that is provided either as large space for corporates or as smaller flexible multi-let space for smaller businesses. There is an increasing level of demand for smaller, start-up space in the borough and there is a series of examples of smaller units, often outside of the designated strategic employment land areas and town, district and local centres. This is not surprising as the business base within the borough is predominately SMEs with round 92% of all companies employing under 10 people.

3.29 Therefore, evidence recommends an approach to maintain and intensify the existing employment offer is pursued. Protecting key employment locations from redevelopment is particularly important for industrial and warehousing in the borough as there are high levels of utilisation, low vacancy and occupiers would have potential difficulties in finding alternative locations if existing ones were lost.

3.30 The ‘traditional’ high street continues to face a number of challenges stemming from the impacts of the recent economic downturn, the tightening of retail spending in recent years, the Covid-19 pandemic and continued significant changes in consumer shopping behaviour.

3.31 The evidence supports the careful repurposing of retail floorspace and this is most likely to be by converting excess retail space to create mixed-use destination schemes including with residential elements. Managing the change is likely to require temporary and flexible meantime/pop-up uses.

3.32 Forecasts of trends and demand in relation to employment, retail and our high streets are difficult to predict. As such, policies should be looking forward 10 years but be flexible to respond to changes in the economy. The policies within the Plan will be carefully monitored as we continue to support our business community’s recovery following the Covid-19 pandemic.

Spatial distribution of development

3.33 The location of development in the borough has been driven by the principle of sustainable development as set out in national policy. With this in mind, planning for our housing needs builds on the existing pattern of development in the borough, taking a ‘brownfield first’ approach. In taking a ‘brownfield first’ approach, the Plan seeks to make as much use as possible of existing suitable brownfield sites, including all publicly owned assets and land holdings. The urban areas of the borough were assessed identifying the amount of development that could sustainably be accommodated. However, this does not meet all of the identified need for housing and affordable housing.

3.34 The council has therefore had to look at other options to meet housing need and has fully examined all reasonable options to responding positively to meeting the borough’s local housing needs. This has included discussions and correspondence with neighbouring authorities which extended to all authorities located in the South East of England exploring the potential for meeting the borough’s local housing needs outside of Elmbridge. However, it is clear that it is highly unlikely there will be any significant opportunities during the plan period to accommodate need outside of the borough boundary.

3.35 The council has considered making changes to the Green Belt boundary, and the council has followed national planning policy, which requires that Green Belt boundaries are only amended in exceptional circumstances and that this must be undertaken as part of the Local Plan process. In making this assessment and informed by the evidence, the council has concluded that no exceptional circumstances exist to make changes to the Green Belt boundaries in the borough.

3.36 Details of all the sites which are expected to come forward for development during the plan period can be found in the latest Land Availability Assessment (LAA) or equivalent land supply evidence base document. The LAA and the housing trajectory will be annually

reviewed and updated as required and the findings reported and published in the council's Authority Monitoring Report (AMR).

SS3 - Scale and Location of growth

1. The Plan will make provision for the delivery of the following development between 2021 and 2037:

- a) At least 6985 net additional homes, with at least 30% to be affordable and provision for Gypsy, Roma, and Traveller pitches.
- b) Retail, leisure, community and other town and village centre uses to support the evolving needs of residents, workers and visitors.
- c) A range of business and employment floorspace including modern, flexible and well-connected workspaces to increase employment opportunities for residents.
- d) Infrastructure to support housing and other development.

2. A 'brownfield first' approach will be taken, using opportunities to develop previously developed land, and land within the urban area of the borough as they offer the most sustainable locations.

3. Development opportunities will be encouraged within the urban areas which accord with other policies in the Plan and meet the following strategic aims:

- a) Town and district centre optimisation.
- b) Repurposing/redevelopment/diversification of specific sites now vacant in employment use.
- c) Repurposing/redevelopment of previously developed sites into mixed uses.
- d) Optimisation of the density of development on sites within/adjacent to town, district and local centres and train stations, to increase the efficient use of land within the most sustainable locations as shown on the Policies Map. All new residential development in these locations should be predominately one- and two- bedroom homes. An exception will be made for proposals for one for one replacement of an existing home.

4. Development will be delivered across the borough in the following broad locations:

<i>Settlement</i>	<i>No. of units*</i>	<i>% of the total</i>
Claygate	120	1.5
Cobham & Oxshott, Stoke D'Abernon and Downside	825	12
East & West Molesey	810	12
Esher	990	14
Hersham	405	5.5
Long Ditton, Thames Ditton, Hinchley Wood & Weston Green	685	10
Walton-on-Thames	1955	28
Weybridge	1195	17
Total	6985	100

* rounded to the nearest 5. Includes permissions, u/c, windfalls and LAA sites

5. Support the delivery of long-term broad locations for development which are important for delivering local housing and other development needs such as higher education, community regeneration and specialist care facilities in the later part of the plan period including:

- a) Brooklands College;
- b) Lower Green; and
- c) Whiteley Village.

6. Comprehensive development that achieves a co-ordinated approach with adjoining sites will be encouraged, especially when it may result in additional benefits such as, for example, improved access arrangements, greater efficient use of land, integration of Green and Blue Infrastructure and biodiversity links through the development site.

Chapter 4 - Principle 1 - Tackling climate change

4.1 The natural, urban and historic environment in the borough makes Elmbridge a sought-after place to live, work and visit. Enhancing and protecting these environments at the same time as responding to climate change and creating sustainable places, is fundamental to the success of the Plan. Tackling climate change and its consequences is one of the priorities for the council and its Local Plan. The challenge for planning is providing much needed jobs and homes in a way that does not have a detrimental impact on our climate and environment.

4.2 A Special Report was published by the Intergovernmental Panel on Climate Change (IPCC) in 2018, which concluded that global greenhouse gas emissions need to reach net zero by 2050 in order to keep global temperature rise below 1.5°C and minimise damaging climate impacts on human and natural systems. In May 2019, the Committee on Climate Change (CCC) recommended a new long-term emissions target for the UK: net zero greenhouse gases by 2050. Following the adoption of the Climate Change Act 2008 (2050 Target Amendment) Order in 2019, the UK has a statutory requirement to reduce its greenhouse gas emissions by 100% by 2050 (based on 1990 levels).

4.3 In July 2020 the Council declared a climate change emergency and made a pledge to make the borough council carbon neutral by 2030, taking into account both the production and consumption emissions, in line with the national targets mentioned above.

4.4 Our Local Plan will have a central role in reducing carbon dioxide emissions and supporting the transition to a low/zero carbon future, as well as delivering improvements to flood risk, air quality, recycling and waste management. New developments will need to prioritise sustainable design and construction to mitigate and adapt to the impacts of climate change with energy efficiency, low carbon energy generation and climate resilience on a equal footing with aesthetic appeal and demonstrate that development will not exacerbate any climate change impacts elsewhere.

Energy efficiency, renewable and low carbon energy

CC1 - Energy efficiency, renewable and low carbon energy

1. To help tackle climate change developments will be expected to achieve the highest levels of energy efficiency to mitigate the effects of climate change.
2. Development proposals for new housing will be permitted where carbon dioxide emissions are reduced by Target Emissions Rate set out in Building Regulations. This reduction should be achieved through the provision of on-site renewable and low-carbon technologies, or by increasing the energy efficiency of the proposed buildings using a 'Fabric First' approach.

3. The inclusion of localised decentralised energy sources in developments will be supported and local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged where appropriate.

4. The development of carbon neutral/zero carbon developments will be encouraged and supported where they meet the requirements of other policies in this Plan.

5. The highest standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Where householder extensions and other development proposals do not meet the thresholds set out in this Plan, applicants are encouraged to explore opportunities for implementation of micro-generation of renewable energy that will be required in line with other policies in this Plan.

4.5 Improving the quality of the built environment and energy performance of new and existing buildings is a fundamental aim of this Plan. The council seeks to promote the move towards a low carbon economy and remains committed to working towards zero carbon standards in all new developments. Future changes to energy efficiency standards will be kept under review and policy requirements will be updated with the prevailing standards if required.

4.6 Policy CC1 seeks to ensure that all new development and refurbishment is as sustainable as possible in order to mitigate the impact of development on the environment, taking forward the council's commitment to sustainable construction and design. All new buildings should be built to a standard which minimises the consumption of resources during construction and occupation, and where suitable the use of recycled or secondary aggregates in construction is encouraged.

4.7 The targets for reducing carbon dioxide emissions are expressed as a percentage improvement over the Target Emission Rate (TER) based on Part L of the 2013 Building Regulations (or any subsequent update).

4.8 To achieve a reduction in emissions, the energy hierarchy should be followed:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

4.9 The council's Climate Change and Renewables Supplementary Planning Document (SPD) will be applied to development which involves the creation of one or more residential units, and commercial or other developments where an increase in floorspace is proposed.

4.10 For major and minor development, applicants are required to submit an Energy Statement to show how the requirements of the policy have been met within the proposed new development. Householder applications will be required to submit a Sustainable Design Checklist in line with the requirements set out in the Climate Change and Renewables SPD.

Minimising waste and promoting a circular economy

CC2 - Minimising waste and promoting a circular economy

1. All development proposals will be required to adopt a circular economy approach to building design and construction to reduce waste, to keep materials and products in use for as long as possible, and to minimise embodied carbon.

This will be achieved by requiring all development to:

a) Ensure resource efficiency and reduce embodied carbon emissions by sourcing and prioritising materials that can easily be maintained, repaired and renewed across the development lifetime.

b) Minimise the environmental impact of materials by specifying sustainably-sourced, low impact and re-used or recycled materials. This should include identifying opportunities for the retention and reuse of existing materials on site (e.g. re-using demolition material on site). Materials should be locally-sourced wherever possible to minimise transport emissions.

c) Be designed for durability and flexibility as well as easy disassembly and reuse to minimise waste during the 'in-use' and 'end of life' phases of the development. Building shape and form should be designed to minimise embodied carbon and limit the need for repair and replacement.

4.11 Policy CC2 supports the principles of a circular economy and promotes a more effective resource use, to ensure that resources are kept in use for as long as possible and to minimise waste. In minimising waste, the waste hierarchy should be followed:

1. Prevention
2. Preparation for re-use
3. Recycling
4. Other recovery
5. Disposal

4.12 A circular economy is one that seeks to promote waste minimisation by moving from a more traditional linear model of resource use, consumption and disposal, to one that promotes long-term sustained use, reuse and recycling. Elmbridge is supportive of the move towards a more circular economy. As such, circular economy principles should be embedded across all facets of the development lifecycle, from concept and design to build-out and occupation/use, in order to increase resource efficiency, minimise operational and embodied carbon emissions, and minimise residual waste, in line with Section R2 of the National Design Codes 'Careful selection of materials and construction techniques'.

4.13 Circular economy opportunities might include using materials with a lower embodied carbon (e.g. timber rather than concrete frame – using timber also provides an opportunity to sequester carbon), using more recycled content in the materials and finding other ways to enhance recovery and recyclability (e.g. reinforcement free concrete). Mechanical and electrical services will typically need to be replaced every 20 years and should therefore be designed to allow easy recovery, reconditioning and reuse whilst also optimising for performance and carbon emissions. Encouraging a ‘fabric first’ approach to building design can also minimise mechanical plant and services in favour of natural ventilation

4.14 All new build development will be expected to endeavour to minimise embodied carbon in line with best practice targets contained within the latest industry guidance.

Sustainable design standards

CC3 - Sustainable design standards

1. All developments are expected to achieve high standards of sustainable design and construction from new development, change of use, conversions and refurbishments to ensure that all development makes effective use of resources and materials, minimises water use, and assists in meeting local and national carbon reduction targets.

This will be achieved by:

a) Requiring all development to demonstrate that the use of mains water has been minimised by incorporating measures such as smart metering, water saving and recycling measures, including retrofitting where appropriate.

b) Requiring all major developments and high water use developments to include water saving measures such as rainwater harvesting and greywater recycling to reduce mains water consumption.

c) Requiring all residential development to meet a minimum internal water efficiency standard of 110 litres per person per day, as set out in Building Regulations Part G or equivalent.

d) Requiring all residential development of 10 or more dwellings to achieve a Home Quality Mark 4 star as a minimum and aim towards achieving a higher mark where possible, or any equivalent new standard.

e) Requiring proposals for conversion and changes of use to residential for 10 or more dwellings to meet BREEAM UK Domestic Refurbishment 'Excellent' standard or any equivalent new standard.

f) Requiring all non-residential development to achieve a minimum of BREEAM 'Excellent' UK New Construction standard or equivalent, or any equivalent new standard. This standard

should be achieved through the provision of on-site renewable and low-carbon technologies, and/or by increasing the energy efficiency of the proposed buildings.

4.15 The principles of sustainable design and construction are designed to be holistic and are more wide-ranging than energy performance alone. National sustainable design and construction standards such as BREEAM ensure that a development's full impact on the environment, including water use, transport and land use and ecology, as well as energy use and waste are considered and addressed. Using these standards or any subsequently adopted set of national sustainable construction standards, will assist in the delivery of a number of the policies covered in the Local Plan including the Climate Change, Transport, and Green and Blue Infrastructure policies.

4.16 The highest standards of sustainable design and construction should be applied to improve the environmental performance of new development. Development proposals must demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

4.17 The BREEAM Domestic Refurbishment standard provides a recognised scheme and methodology by which conversions and change of use can demonstrate their adherence to sustainable design and construction methodologies. The council therefore requires all major schemes resulting in the creation of 10 or more new dwellings through the conversion or change of use of existing buildings to achieve a minimum BREEAM Domestic Refurbishment rating of 'Excellent' or equivalent. In particular, this scheme will help drive energy efficiency improvements across the borough's existing building stock through its post-refurbishment Energy Efficiency Rating requirements, using a 'Fabric First' approach.

Chapter 5 - Principle 2 - Protecting and enhancing our environment

5.1 The natural, urban and historic environment in the borough makes Elmbridge a sought-after place to live, work and visit. Enhancing and protecting these environments at the same time as responding to climate change and creating sustainable places is fundamental to the success of the Plan.

5.2 The following policies cover a range of environmental issues with the common aim of ensuring that the environment of Elmbridge continues to be a pleasant place to live, work and enjoy leisure time, and that new development contributes to a net environmental gain across the borough.

Green and blue infrastructure

5.3 Elmbridge hosts an extensive well-used, valued and high quality green and blue infrastructure network. The blue infrastructure includes the River Thames, River Mole, River Wey, The Rythe, River Ember, Dead River and their corridors, and large reservoirs as well as smaller waterbodies. The green infrastructure includes natural and semi-natural rural and urban green spaces, parks and gardens, amenity green space, allotments, orchards and farmland, green corridors, nature conservation sites, built structures and functional green space. Trees, woodlands and hedgerows also form an important part of the borough's character and the setting of buildings and settlements.

5.4 This series of green and blue spaces make an important contribution to the borough's natural capital, providing valuable habitats for wildlife. Green and blue infrastructure also contributes to cleaning and cooling the air, preventing flooding, providing habitats and networks for wildlife, and for recreational and cultural activity enhancing health and wellbeing.

5.5 Crucial to the continued enjoyment of the benefits provided by green and blue infrastructure is a positive approach to provision, maintenance and enhancement, as set out in the policy below.

ENV1 - Green and blue infrastructure

1. The council will protect, maintain and enhance the network of accessible, multifunctional green and blue infrastructure across the borough for the biodiversity, recreational, connectivity, and health and wellbeing value it provides and for the contribution it makes towards combating and mitigating climate change impacts.

2. Opportunities to provide public access to existing or new green and blue spaces will be supported, where this would not result in a harmful impact on biodiversity.

3. Development proposals must be designed with green and/or blue infrastructure as an integral component, whether this be by enhancing existing features or providing new assets. The council will support proposals which meet the identified needs of local communities, or provide new connections between existing green and blue infrastructure assets.

4. In exceptional circumstances, if the council is satisfied that the provision of green and/or blue infrastructure cannot be achieved on the site, it will seek to negotiate alternative provision.

5. Existing green and blue infrastructure will be safeguarded from development and protected from degradation, fragmentation and isolation, unless it can be demonstrated that the harm arising from the impact on these features is clearly outweighed by other factors. This will include considering:

- a) Any ecological benefit of the feature;
- b) Whether the site provides essential social, community or recreational use; and
- c) The extent to which the feature makes a contribution to the environmental quality and distinctive characteristics of the site and wider area.

In such cases, replacement provision of a similar or better quality will be required.

6. Landscaping schemes are expected to provide enhancements to green and/or blue infrastructure and should utilise disease-resistant native and/or climate change-resilient species.

7. The provision of new green and/or blue infrastructure features, or the enhancement of existing features, must include provision for their long-term maintenance.

8. There will be a presumption against granting permission for proposals to develop areas of existing open space, but such applications will be determined in accordance with national planning policy and guidance.

5.6 Policy ENV1 sets out the council's expectation that green and blue infrastructure will be incorporated into development schemes at the earliest stages of design in order to make the most of existing features and ensure the feasibility of new provision. This can include suitable landscaping and planting as well as more innovative solutions such as living walls and roofs.

5.7 Opportunities to maximise the gains provided by each new feature should be pursued

where possible, by making them beneficial for both people and wildlife and addressing multiple issues including environmental quality, biodiversity, amenity and drainage.

5.8 The Green and Blue Infrastructure Study (2020) sets out both borough-wide and settlement-specific opportunities to contribute towards Elmbridge's network of green and blue spaces. A green and blue infrastructure strategy will be produced to identify specific needs and development proposals will be expected to have taken these documents into account. Development will also need to have regard to the requirements set out in the Local Design Code.

Trees and hedgerows

ENV2 – Trees and hedgerows

1. Development should not result in the loss of, or damage to, trees and hedgerows that are capable of making a significant contribution to the character or amenities of an area, unless the benefits would clearly outweigh the loss and replacement planting is provided.
2. Proposals will be expected to provide for the protection of existing trees and their root systems prior to, during and after the construction period.
3. Development should make provision for new street trees, which should be sited so as to avoid any negative impacts on highway safety or disruption to underground utilities.
4. Provision should be made for the successful implementation, maintenance and management of planting schemes.

5.9 The presence of trees within, or adjacent to, a development site will necessitate the submission of supporting arboricultural information prepared by a suitably qualified person. To ensure that existing trees are protected for the important contribution they make to Elmbridge's verdant environment, the council will use conditions to secure tree retention and protective measures. Conditions will also be used to secure full details of tree planting and maintenance, where these are not available at the application stage.

5.10 In accordance with Policy ENV1, where new planting is proposed this should be disease-resistant native, or climate-resilient, species. Planting schemes should not rely on the use of fast-growing coniferous or evergreen hedges for screening purposes.

5.11 Where a tree has a particularly high amenity value, the council will consider making a Tree Preservation Order under Section 198 of the Town and Country Planning Act 1990.

Local Green Spaces

ENV3 - Local Green Spaces

1. Areas designated as Local Green Space on the Policies Map will be protected from development, other than where the development is to enhance the Local Green Space's function or use, or where very special circumstances can be demonstrated which clearly outweigh the harm to the Local Green Space and any other harms arising from the proposal.

5.12 High quality green space has a positive impact on the urban environment and is a vital part of a vibrant and healthy community. Green or open space of different types and sizes can provide tangible social benefits such as promoting healthier lifestyles and encouraging social interaction within a community. As well as these recreational benefits, green spaces can also improve the visual amenity of a particular area, provide opportunities for biodiversity, and help alleviate and mitigate against the impacts of climate change, such as flooding.

5.13 National policy recognises the importance of particular green areas to local communities and allows for their designation through the preparation of a new Local Plan, provided they meet certain criteria. 42 areas have been designated and are identified on the Policies Map and are subject to the provisions of Policy ENV3. These spaces are demonstrably special to a local community because of the wildlife they are home to, their beauty, their cultural or heritage significance, the tranquility they provide or their recreation value.

5.14 Applications for development which enhance the use or function of the Local Green Space may include improvements to access, outdoor recreation facilities and wildlife, or community functions associated with the Local Green Space.

Protecting Green Belt

ENV4 - Development in the Green Belt

1. Land which is designated as Green Belt on the Policies Map will be protected against inappropriate development.

2. Exceptions to inappropriate development in the Green Belt are set out in national planning policy. Where development does not fall within one of these exceptions and is therefore inappropriate, permission will not be granted unless very special circumstances, which clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm, are demonstrated.

5.15 The council places great importance on protecting the designated Green Belt. Most of the open space and countryside in Elmbridge is designated as Green Belt and the designation covers 57% (approximately 5,490ha) of the borough. It functions as a buffer to the outward growth of London, preserving the open countryside between the edge of London and the settlements in Surrey.

5.16 National planning policy advises that most forms of development in the Green Belt are 'inappropriate development'. National policy lists out those developments which are considered to be not inappropriate. For the purposes of interpreting those exceptions which result in alteration, extension or replacement of an existing building in the same use, the 'original building' refers to the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally after this date. In assessing how a proposal relates to the original building, a comparative assessment of footprint and volume will be made. Where a proposed basement would be wholly subterranean; does not exceed the footprint of the building and is served only by discreet lightwells; ventilation systems or means of escape; its footprint and volume will not contribute towards this assessment.

5.17 Applicants are encouraged to take opportunities to improve the openness of, and access to, the Green Belt where this is possible. This could involve focusing development in a less conspicuous or open part of the site, or removing a sprawl of buildings in favour of a single mass which leaves the remainder of the site open. The provision of public access to Green Belt land is also encouraged.

5.18 Where weight is to be given to the benefits of a proposal advanced as a case for very special circumstances, the council will expect that the delivery of these benefits is shown to be viable and is secured by a legally-enforceable mechanism.

Thames Basin Heaths Special Protection Area

ENV5 - Thames Basin Heaths Special Protection Area

1. New residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBH SPA) will be required to provide adequate measures to avoid or mitigate any potential adverse effects.
2. Where mitigation measures are required, they will be based on the following principles:
 - a) A zone of influence set at 5km linear distance from the SPA boundary where measures must be taken to ensure that the integrity of the SPA is protected;
 - b) Within this zone of influence, there will be a 400m "exclusion zone" where mitigation measures are unlikely to be capable of protecting the integrity of the SPA and new residential development will not be permitted;

c) Within a 5km to 7km linear distance from the SPA boundary, only larger developments of over 50 units will require measures to ensure that the integrity of the SPA is protected.

3. Where development is proposed outside the exclusion zone but within the zones of influence, mitigation measures will be delivered prior to occupation and in perpetuity.

4. Mitigation measures will be based on a combination of Strategic Access Management and Monitoring (SAMM), and the provision of Suitable Accessible Natural Greenspace (SANG). The council will collect development contributions towards these mitigation measures in accordance with the most up-to-date Avoidance and Mitigation Strategy and Development Contributions SPD.

5. The council may review and amend the approach set out in this policy following agreement with Natural England as necessary.

5.19 The Thames Basin Heaths Special Protection Area (TBH SPA) was designated on 9 March 2005, as part of the Europe-wide Natura 2000 network. The heathland lies to the south of the borough, in an area located between the M25, the A3 and the borough boundary. It is comprised predominantly of lowland heathland and woodland, a characteristic landscape that supports distinctive rare and threatened flora and fauna.

5.20 Its designation as a SPA is required under Directive 2009/147/EC on the conservation of wild birds, owing to the presence of breeding populations of three bird species: Dartford Warbler, Woodlark and Nightjar. These birds nest on or near the ground and as a result are vulnerable to predators, as well as to disturbance from informal recreational use. Many parts of the SPA are open to the public, enabling dog walking, rambling and biking, all of which could have an adverse impact on reproduction of these endangered bird species.

5.21 The council is under a legal obligation to ensure that there is no adverse impact on the integrity of the TBH SPA arising from new development. Policy ENV5 sets out the council's approach to mitigation over the period of the Plan.

5.22 Further details are set out within the TBH SPA Delivery Framework and the council's most up-to-date mitigation strategy. Practical application of Policy ENV5 is set out in the Development Contributions Supplementary Planning Document (SPD).

Biodiversity

ENV6 - Protecting, enhancing and recovering biodiversity

1. The council will work with the Surrey Nature Partnership, statutory and voluntary bodies and specialist advisers to conserve and enhance the borough's biodiversity value, contributing towards a national network of wildlife-rich places to restore nature.
2. Proposals which ensure the conservation and enhancement of internationally, nationally and locally-designated sites will be supported. Proposals with the potential to adversely affect these sites will be refused unless clearly justified, in which case a satisfactory mitigation and management strategy will be required.
3. Development proposals should seek to protect, enhance and recover wildlife habitats and species by creating new natural areas or restoring and enhancing existing habitats.
4. Development proposals must:
 - a) Lead to a net gain in biodiversity of a minimum of 10% on all sites, unless an exemption applies. The achievement of net gain should be informed by an ecological assessment of the site's existing features and development impacts and demonstrated using a net-gain calculator and biodiversity gain plan;
 - b) Protect and enhance existing biodiversity features and secure their long-term management and maintenance;
 - c) Avoid negative impacts on existing biodiversity; and
 - d) Preserve species which are legally protected or in decline, and irreplaceable habitats.
5. Where it is not possible to retain existing biodiversity features, mitigation measures should be identified and secured on-site. In exceptional circumstances where provision of mitigation measures is not possible on-site, compensatory measures involving biodiversity off-setting will be considered.
6. Where development would result in harm to biodiversity, permission will not be granted unless it has been demonstrated that the need for, and the public benefits arising from, the development clearly outweigh the harm. The need to account for a net gain overall will remain.

5.23 Biodiversity describes all species of animals, plants and everything else that is alive on our planet. Habitats are the places in which species live.

5.24 The UK is amongst the most nature-depleted countries in the world. Decline in biodiversity is a concern not just for the loss of species, but also the impact this can have on the loss of ecosystem services such as clean air, clean water and soil quality, which are essential for human health and supporting economic activity.

5.25 The borough has varied natural environments, many of which are identified as of international, national and local importance. The Plan has a key role in conserving, restoring and enhancing sites of biodiversity importance, as well as priority habitats and ecological networks. The council's development strategy, and the specific sites selected, take account of the need to allocate land with the least environmental value. Sites of international, national and local importance are identified and designated on the Policies Map.

5.26 Policy ENV6 expects all new development to contribute to biodiversity net gain within a minimum gain of 10% on all sites. Where it is achievable, a higher net gain will be encouraged.

5.27 Biodiversity net gain aims to leave the natural environment in a measurably better state than before development. It seeks a demonstrable increase in habitat value compared to the pre-development baseline, prior to an application being submitted. Where there is evidence that deliberate harm has occurred to the site's pre-development baseline before an application is made, this will be discounted in assessing the site's underlying value in order to ensure that a genuine gain is achieved.

5.28 By measuring the value of existing habitats, the Net Gain approach encourages developments affecting habitats of high biodiversity value to be avoided, given the difficulty and cost in compensating for them. It also leads to new developments integrating wildlife enhancing features into plans in order to boost their score of biodiversity units. Net gain must be quantified using an appropriate metric applied by a suitably-qualified professional. The biodiversity metric calculation tool produced by Natural England must be used.

5.29 In addition to providing a measurable net gain, development will be expected to follow the mitigation hierarchy set out in national policy.

5.30 Measures to enhance biodiversity and mitigate any harm should be provided on-site. Off-site compensatory measures will be acceptable only in exceptional circumstances. In such cases, the measures will be secured by legal agreement.

5.31 Some types of development are exempt from the requirement to demonstrate a 10% net gain, but the remainder of Policy ENV6 will continue to apply. Exempt development types are those set out in the Environment Act and any subsequent regulations made by the Secretary of State.

5.32 The council will use the District Level Licensing Approach and follow Natural England's current guidance to assess planning applications that affect great crested newts.

Air and environmental quality

5.33 The control of pollution is critical to achieving the Plan's principles of promoting healthy lifestyles and an enhanced quality of life for residents and visitors to the borough. Pollution control through development also plays a significant role in planning for climate change and working in harmony with the environment to conserve natural resources and increase biodiversity. The re-use of land suspected to be contaminated not only makes efficient use of the borough's limited land resource, but also provides the opportunity for remediation to ensure that it is suitable for its proposed use, enhancing Elmbridge's overall environmental quality.

ENV7 - Environmental quality

1. Development should minimise exposure to, and the emission of, pollutants including noise, odour and light. Proposals should:

- a) Incorporate site zoning of pollution sources and receptors to ensure that existing and future occupiers are not subject to unacceptable level of odour pollution, noise, vibration or light disturbance, both within buildings and externally;
- b) Avoid locating noise-sensitive uses close to existing sources of pollutants, unless the impact can be acceptably mitigated; and
- c) Avoid any other adverse site-specific or environmental impacts on humans or wildlife that arise as a consequence of the development. Where these impacts cannot be avoided, appropriate mitigation will be required.

Schemes where unacceptable impacts cannot be overcome by mitigation will be refused permission.

2. Proposals for external lighting will be permitted provided that there would not be an unacceptable impact on biodiversity (including the achievement of net gain) or to the local amenities of the area. Improvements to existing lighting to reduce its environmental impact or to improve energy efficiency will be supported.

3. The re-use of land suspected to be contaminated will be supported where the land can be made safe for the proposed use. Proposals should:

- a) Investigate the nature of the contamination, taking care to avoid the escape of contaminants which could present an environmental risk;

- b) Make provision for remediation measures; and
- c) Take account of ground conditions and land instability.

4. Where relevant, proposals should seek to improve the quality of watercourses, groundwater and drinking water supplies, and should ensure that any contaminated run-off is prevented.

5.34 The council will seek to ensure that local environmental impacts arising from development proposals do not lead to detrimental effects on the health, safety and the amenity of existing and future occupiers on the development sites or the surrounding land. These potential impacts include, but are not limited to, noise and vibration, light pollution, odours and fumes, solar glare and solar dazzle as well as land contamination.

5.35 Sensitive uses should be located away from existing adverse impacts on the environment, amenity or living conditions due to pollution. However, given the limited availability of land for development in the borough, this will not always be possible. Development proposals should therefore identify and mitigate any adverse impacts resulting from light pollution, noise, vibration and odour to acceptable levels.

5.36 Development proposals should follow any guidance provided by the council on local environmental impacts and pollution. During the construction phase of development, including any demolition, it may be necessary to require protection of the local environment from impacts such as dust, fumes, noise, construction traffic and hazardous materials. To minimise these temporary impacts the council will use planning conditions to ensure implementation of Construction Management Plans or Construction Environmental Management Plans where appropriate. Other planning conditions may be used to reduce local environmental impacts to an acceptable level and to secure mitigation measures.

Air quality

ENV8 - Air quality

1. The design and location of new development must take account of the need to improve air quality in accordance with the borough's latest Air Quality Action Plan, local Air Quality Strategies and Local Transport Plans, as well as national air quality policy and guidance.
2. Development in areas of existing poor air quality, or proposals that might lead to a deterioration in air quality or to an exceedance of the national air quality objectives, either by itself, or in combination with other development, will require the submission of an Air Quality Assessment to be carried out in accordance with industry best practice. This should address:
 - a) The cumulative effect of further emissions;

b) The proposed measures of mitigation, using good design, technical solutions and offsetting measures that prevent the deterioration of air quality and ensure that National Air Quality Objectives are not exceeded; and

c) Identification of measures to secure the safety and satisfactory quality of life for the future occupiers. Development must not result in an increased exposure to poor air quality, including odour, fumes and dust, particularly where developments might be occupied or used by vulnerable people.

3. All development proposals should promote a shift to the use of sustainable low emission transport modes, to minimise the impact of vehicle emissions on air quality. In doing so, they should provide on-site infrastructure to support these types of transport, including vehicle charging points and adequate cycle storage in accordance with the requirements set out in the Parking Supplementary Planning Document (SPD).

5.37 Clean air is critical to health, wellbeing and quality of life and is also important to support habitats and biodiversity. The nature of the borough with poor inter-connectivity by public transport, relative affluence and mobility, high car-ownership and close proximity to London and other larger towns, all contribute to high levels of nitrogen dioxide and particulates emissions in some locations.

5.38 Planning is an effective tool to improve air quality. It can be used to locate development to reduce emissions overall, or to reduce the direct impacts of new development through policy requirements. Air quality is a particular problem in several of the borough's centres and Air Quality Management Areas have been established in these locations.

5.39 As set out in the Strategic Policies of this Plan, proposed development allocations have been located to minimise the need to travel, thereby reducing emissions from road traffic. Measures to improve air quality include reducing the need to travel, providing electric vehicle charging points and promoting alternative modes of transport to private motor vehicles, including cycling, walking and public transport. The secondary effects of these actions are improvements to general health and wellbeing. The Providing Infrastructure and Connecting chapter includes policies which seek to achieve this.

5.40 New vehicle technology, such as hybrid and electric engines, has significant potential to improve air quality by reducing the use of traditional fuel vehicles, which are a main source of air pollutants within the borough. New technology takes time to establish and the lack of electric charging points is cited as one of the main deterrents for individuals considering switching to such vehicles. Policy INF6 and the Parking SPD require all new development to incorporate electric vehicle charging points.

Design Quality

5.41 Well-designed places reflect local distinctiveness, promote a strong sense of community and provide a high-quality environment for living and working.

ENV9 – Urban design quality

1. All new development is required to be of a high urban design quality, responding positively to local context and according with established urban design principles set out in the National Planning Policy Framework and the National Design Guide.

2. The council will seek a co-ordinated, comprehensive approach to improvements to the borough's existing public realm. Development will need to demonstrate how it will contribute positively to the public realm.

3. Development should:

a) Encourage and enable sustainable and healthy lifestyles by incorporating public realm which facilitates the use of active modes of travel;

b) Promote community togetherness and wellbeing by creating sustainable spaces and environments that are well-managed and maintained, accessible, inclusive and multi-generational;

c) Preserve, and where possible enhance, Elmbridge's distinctive character, townscape and landscape by utilising the Local Design Code and the Conservation Area Character Appraisals.

4. Within the allocated sites identified by policies in this Plan, development need not necessarily reflect the character of the area, provided that it is of excellent design quality and would integrate sensitively into the locality.

5. In assessing the design quality of proposals, particular attention will be paid to the following:

a) Scale;

b) Massing;

c) Height;

e) Layout;

f) Landscape;

g) Materials and detailing;

h) Access, connectivity and permeability; and

i) Security and crime prevention measures.

6. All development proposals will be assessed against the further guidance set out in the Elmbridge Local Design Code.

7. Public and private space should be distinct, safe, secure and provide opportunities for social interaction and recreation contributing to the health and wellbeing of communities. Opportunities to provide natural surveillance will be supported.

8. Development proposals should include a landscaping scheme which effectively integrates the built form into its surroundings and contributes towards the aims of Policies ENV1, ENV2 and ENV6.

9. Development should be fully adaptable and resilient to the impacts of a changing climate, including overheating, flooding, water shortages/drought and subsidence, and must not exacerbate the impacts of climate change elsewhere.

10. To protect the amenities of existing residents and future occupiers, development proposals should be designed to prevent:

a) Overlooking, resulting in a loss of privacy;

b) Lack of outlook or sense of enclosure;

c) Loss of daylight and sunlight, or overshadowing; and

d) Disturbance arising from traffic movements.

5.42 The purpose of the policy is to maintain, reinforce and where possible enhance the local character and features that give the area its distinctive and clear identity. Opportunities should be taken to improve the general level of urban design quality of an area.

5.43 Schemes should be based on a sound understanding of the site and its wider context, and following the locally specific guidance set out in the Local Design Code in addition to the well-established urban design principles set out in national policy and guidance.

5.44 All development affects the public realm: larger developments create new streets and spaces, whilst smaller proposals affect the appearance of existing spaces. They should do so in a way that achieves a positive impact and reinforces a strong sense of place.

5.45 The council will use conditions to secure details of materials, screening and boundary treatments, as well as the implementation and maintenance of landscaping schemes.

Preserving and enhancing our heritage assets

5.46 The historic environment in Elmbridge includes statutorily and locally listed buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Monuments and Sites of Archaeological Potential which make an important contribution to the borough's attractive environment as well as its economic and social vitality.

5.47 Heritage assets are irreplaceable resources and the planning system plays a key role in protecting and enhancing the historic environment as part of achieving sustainable development. The Plan's spatial strategy sets out a brownfield first approach, optimising the use of previously developed land, and as such development will be located in the urban area which includes many of Elmbridge's heritage assets. It is therefore imperative that development is respectful of the historic environment and that opportunities are taken to enhance the significance and enjoyment of heritage assets through a high standard of design.

ENV10 - Heritage assets

1. The council will give great weight to the conservation of designated heritage assets and will pursue opportunities for the conservation and enjoyment of the historic environment, recognising its role and contribution in achieving sustainable development.
2. Development proposals should be designed to sustain and, where possible, enhance the significance of these assets and their settings. They should do this by describing the significance of the affected heritage assets and explaining how the proposal has been formed to take this into account. Any negative impact on the significance of a designated heritage asset (whether arising through harm or total loss) must have a clear and convincing justification. The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and national planning policy and guidance.
3. Opportunities to remove buildings or structures which detract from the significance of a heritage asset will be supported.
4. Proposals which would result in the partial or total demolition of buildings or structures within a conservation area will be permitted only where the proposed development would contribute positively to the character and appearance of the conservation area, taking into account any harm which would arise from the loss. In such cases, the proposals for the re-development of the site should be appropriately detailed and shown to be viable.
5. Development proposals should take into account the potential for heritage assets of archaeological importance being present on the site. A desk-based assessment, at a

minimum, will be required for sites which are located within Areas of High Archaeological Potential, and for any site outside of these which is greater in area than 0.4ha.

5.48 Heritage assets should be conserved in a manner proportionate to their significance. In applying policy ENV10, the council will require development proposals which are likely to affect heritage assets or their settings to be accompanied by a statement describing the significance of any heritage assets affected. For the purposes of policy ENV10, the definitions of 'heritage asset' and 'significance' used in the National Planning Policy Framework will apply. In considering the setting of assets, consideration will extend to the contribution made by trees and other soft landscaping features which may be affected by the proposal.

5.49 In demonstrating that the significance of a heritage asset has been understood and that a proposal has been sensitively designed to take account of the asset's significance, applicants will be expected to draw on a range of evidence and supporting documents including the Conservation Area Character Appraisals and Management Plans, the Surrey Historic Environment Record, the Local Design Code and the expertise of a suitably-qualified heritage professional. Where a desk-based assessment has identified the potential for assets of archaeological importance to be present, a field-based evaluation may be necessary. Planning conditions may be used to secure compliance with a programme of works agreed prior to commencement.

5.50 Though such cases will be exceptional, where the total or partial loss of a heritage asset is approved, conditions will be used to secure the recording of the asset's archaeological, architectural, artistic, cultural or historic significance and this information should be made publicly available.

5.51 Historic fabric and features of special architectural or historic interest should be retained and repaired insitu wherever possible. The Plan encourages high quality development that reflects the identity of local surroundings and materials, but supports appropriate innovation. Applicants should engage with the local community and consult with local heritage and conservation groups, which may be able to offer valuable local insight and knowledge. The Local Design Code will provide key design guidelines and should be used in association with more specialist heritage advice and information.

5.52 Environmental improvements and adaptation to climate change will be supported, but sensitive design and siting is required to prevent any undue harm to the historic asset.

Strategic Views

ENV11 – Strategic views

1. Development within Strategic Views will be permitted provided that it has been well-designed to take account of the setting, character and amenity value of the view. Proposals should not obscure or adversely affect these views.
2. Proposals to create new views, or reinstate obscured views, will be supported.

5.53 There are two strategic views indicated on the Policies Map, both of which contribute to variety and interest in the landscape. The first of these is Dorking Gap from Oxshott Heath, which is a panoramic view due south and south-east of the North Downs. It is bisected by the Dorking Gap and includes the spire of Ranmore Church, which is approximately 10 miles away within the neighbouring district of Mole Valley. The view in the foreground is of the open heathland and woodland of Oxshott Heath, with limited visibility of Oxshott's residential properties. The view forms part of the setting of the Surrey Hills Area of Outstanding Natural Beauty (AONB) due to the physical and visual relationship. The setting of AONBs is material to their protection, and the designation of this view contributes to the duty to conserve and enhance the AONB and its scenic beauty.

5.54 The second strategic view is The River Thames Meadowlands from Hurst Park. The view takes in the Arcadian landscape of the Thames from Hurst Park and includes Garrick's Temple to Shakespeare (within the neighbouring London Borough of Richmond-upon-Thames). It also extends across open riverside lands including areas of vegetation within Hurst Meadows, Garrick's Ait, the River Thames and Hampton Riverside beyond. The Thames Landscape Strategy sets out recommendations in respect of vegetation management.

Chapter 6 - Principle 3 - Delivering homes for our residents

6.1 At the heart of the Plan is sustainable place-making and responding to the climate change emergency. In delivering homes for our residents, the Plan seeks to optimise opportunities to increase the supply of new homes in the borough sustainably and with careful consideration of natural resources.

6.2 The following policies will deliver a range of housing and support a mixture of housing tenures and unit sizes.

6.3 All new homes will be well-designed and of a high-quality meeting amenity and space standards and providing choice to existing and future residents by responding to evolving lifestyles, meeting their needs over the course of their lifetime and changing circumstances.

Housing delivery

HOU1 - Housing delivery

Opportunities for housing growth in Elmbridge will be optimised to deliver a minimum of 6985 homes over the plan period.

To achieve this the council will:

1. Adopt a target in line with the Elmbridge Housing Trajectory.
2. Deliver a minimum of 30% affordable homes across the plan period.
3. Deliver homes through site allocations as detailed in Chapter 9 and as shown on the Policies Map.
4. Maximise opportunities to increase the supply of additional homes on unallocated suitable and available land.
5. Ensure the efficient use of land by requiring all new residential and mixed-use development to demonstrate that it represents the optimal use of land and density, positively responding to the location and the appearance of the surrounding area. This may include the sub-division and/or redevelopment of large single homes into apartments or redevelopment of those sites to form smaller homes. The council will support infill* housing developments that engage innovative approaches and are compliant with other relevant policies of this Plan.

6. Ensure that new homes are well designed, address different housing needs and provide a variety of housing choices, taking account of the requirements of other policies in this plan.
7. Work with partners to support the regeneration and renewal of communities and their wider areas.
8. Not permit development proposals that result in the net loss of residential units or land.

*inclusive of development proposals involving the complete or partial redevelopment of backland and/or residential garden land.

6.4 To support the Government's commitment to significantly boost the delivery of new homes, the council is required to determine the minimum number of homes needed locally and to set out in the Local Plan how this will be delivered; ensuring a sufficient supply of land to meet the housing target going forward.

6.5 The scale and location of housing growth has been informed by careful consideration of the evidence and the balancing of the social, economic and environmental positive and negative effects which could arise from development.

6.6 The Plan seeks to respond positively to the housing needs of the borough over the fifteen-year plan period from 2021- 2037. The local housing need figure is calculated using the standard methodology set out in national planning policy and guidance. It is based on demographic trends (population projections) and market signals (affordability of homes). However, this is not automatically transposed to be the housing target for the borough.

6.7 Rather, the housing target for the Plan has been informed by the calculation of housing need using the standard methodology, our assessment of local housing needs and our understanding of the borough's environmental constraints as set out in national policy.

6.8 The anticipated number of homes to be delivered by each site allocation is set in the Site Allocations policies in Chapter 4 which also details any specific requirements for each site.

6.9 The housing trajectory includes a windfall allowance which will contribute to the delivery of new homes in the plan period. Windfall sites are defined in national planning policy as sites not specifically identified in the Plan. These are sites which are expected to become available during the plan period but are currently unidentified. These include sites with the capacity of up to five (net) homes and where buildings or land in other uses becomes available for development.

6.10 Whilst they cannot be included in the housing trajectory as windfalls, larger sites (5 net homes or more) which come forward for development unexpectedly across the plan period,

will upon the grant of planning permission, be counted towards meeting the council's housing target as set out in Policy HOU1.

6.11 The expected delivery of housing development over the plan period is set out in Appendix A3: Housing Trajectory.

6.12 The council is required to ensure a rolling five-year supply of housing land to fulfill the housing target and ensure choice in the market. The supply includes homes under construction, with planning permission but not started, and allocations where there is confidence that they will be delivered within the five-year timeframe. A windfall allowance is also added to the supply figures.

6.13 Housing delivery and the supply of housing land will be closely monitored and annually reported in the council's Authority Monitoring Report (AMR) and the Government's Housing Delivery Test (HDT). Failure to demonstrate an adequate supply or continued delivery substantially below the housing target could result in a risk to parts/relevant policies of the Plan not being considered up-to-date with national planning policy. At this point, certain applications could be determined against national policies and not those contained within this Plan.

Optimisation of sites

HOU2 - Optimisation of sites

1. To ensure the efficient use of land within the urban area of the borough the optimisation of sites will be expected on:

- a) Sites within or on the edge of* town, district and local centres; and
- b) Sites adjacent to train stations.

* edge of centre as defined by national policy.

2. Within these more sustainable locations in the borough (as identified in 1 above), additional homes will be delivered by:

- a) Provision of higher density housing such as flats and terraced homes rather than semi-detached and detached homes;
- b) Infill and backland developments to the rear of existing frontage property(ies);
- c) Promoting mixed use development and increased building heights; and
- d) Seeking comprehensive development that leads to more efficient and effective site layouts.

3. Within town, district and local centres as defined on the Policies Map and near train stations (as identified in 1 above), development shall be predominantly one- and two- bedroom homes.

6.14 One of the key aims of the Plan's growth strategy is to boost the supply of new homes by responding to local housing need through a 'brownfield first' approach and by ensuring the efficient use of land within the most sustainable locations of the borough.

6.15 Developers and landowners of adjoining sites will be encouraged to work together with key partners to deliver comprehensive development.

6.16 To avoid piecemeal development, proposals for a site adjacent to another site with development potential (as identified in the latest LAA or equivalent land supply evidence base document) should demonstrate that all reasonable attempts to develop the sites comprehensively have been exhausted. Development proposals that fetter the potential for developing an adjoining site will not be supported.

Delivering the right homes

HOU3 - Housing mix

The delivery of the right homes to address local housing need will be achieved by:

1. All housing development has to take into account and reflect local housing needs in terms of the tenure, size and type of dwellings, as set out in the most recent assessment of local housing need.
2. Emphasis in residential development proposals is placed on the provision of one-, two- and three- bedroom homes suitable for occupation by, for example, newly forming households, young couples, expanding families and older people looking to move to a smaller property.
3. Where the internal layout of a one-, two- or three- bedroom home appears designed to circumvent Policy HOU3 by facilitating subsequent subdivision of large rooms, planning permission may be refused on the grounds that the proposal would be contrary to Policy HOU3.
4. Proposals for alternative forms of housing (e.g. purpose-built housing of multiple occupation (HMOs), live work units or other less conventional housing types), will be considered on their merits, taking into account evidence of how they would help to meet local housing needs and how they would be managed to safeguard the character and amenities of the area in accordance with other Plan policies.

6.17 To ensure a wide choice of high-quality homes can be delivered to provide more opportunities for home ownership and to enable the creation of sustainable, inclusive and mixed communities, it is necessary to plan for a mix of housing that is informed by the needs of different groups within the community.

6.18 To provide a balanced housing market and to deliver the right homes addressing our local need, Policy HOU3 will be applied to all housing developments.

6.19 Based on the latest evidence in the Local Housing Needs Assessment (2020) it is important that new housing development focuses on providing smaller dwellings. The evidence shows that 90% of new market housing will need to be one- (20%), two- (50%) and three- (20%) bedroom homes, and only 10% of homes will need to be of four or more bedrooms.

6.20 When the Local Housing Needs Assessment, or equivalent assessment, is updated, development proposals will be expected under HOU3 (1) to take into account the most recent housing need for the borough.

6.21 The existing housing stock in Elmbridge and past delivery of new homes has been dominated by four-bed plus sized homes. This has restricted housing choice and exacerbated affordability issues in the borough. Policy HOU3 seeks to ensure that future housing stock reflects local need and provides housing choice.

6.22 Policy HOU3 prioritises the provision of one-, two- and three- bedroom homes as these are currently of greatest need. However, the locational delivery of one- bedroom homes will be predominately in sustainable locations in town, village and local centres and near train stations, as part of higher density developments.

6.23 Development in these locations is a key part of the strategy to respond to local housing need through a 'brownfield first' approach and through the requirement of making efficient use of land in the most sustainable locations in the borough.

6.24 This approach is consistent with evidence in the Local Housing Needs Assessment, responding to the particular needs of younger and older people seeking suitable properties to downsize without moving away from their community.

Delivering affordable homes

HOU4 - Affordable housing

1. The council will require proposals to provide affordable homes on all residential developments comprising self-contained units, such as but not limited to where housing for

older people, age-restricted market housing, retirement living/sheltered housing or extra care is provided, as follows:

a) On brownfield sites of 10 or more new units, on-site provision of 30% affordable housing of the gross number of dwellings;

b) On greenfield sites of 10 or more new units, on-site provision of 40% affordable housing of the gross number of dwellings; and

c) On sites of 9 or less units, a financial contribution equivalent to the provision of 20% affordable housing of the gross number of dwellings.

2. The provision of affordable housing will be required on-site. Only in exceptional circumstances, and subject to applicants providing a full justification for example, where it would secure better outcomes in meeting the borough's affordable housing needs, will an alternative to on-site provision be considered.

3. Affordable housing provision will be expected to incorporate a mix of dwelling types, sizes and tenure, and should reflect the type of housing required in the most up-to-date evidence of housing need for the borough, having regard to the form and type of development appropriate for the site. 25% of all housing will be First Homes. The rest (75%) of the affordable housing will provide affordable housing in line with the table below or the identified need in the council's latest housing need assessment. All affordable housing should be genuinely affordable, with the cost substantially lower than 30% below local market prices and rents.

4. Judgements about the level, tenure and mix of affordable housing will have regard to:

a) The identified need in the council's latest housing need assessment and the council's Housing Strategy; and

b) The overall viability of the scheme and any site-specific abnormal costs.

5. Where a site has been sub-divided or is not being developed to its full potential, so as to circumvent the affordable housing threshold for on-site provision, the council will seek a level of affordable housing provision that would have been achieved on the site as a whole had it come forward as a single scheme.

6. The affordable homes should be designed to be fully integrated into the open market housing on a tenure blind basis and comply with other policies in the Plan.

7. Self and custom build residential developments are subject to the policy requirements of HOU4 in relation to affordable housing contributions. However, on schemes relating to 1 net gain, a self-build exemption can be applied for.

6.25 Housing affordability is a significant issue for Elmbridge and is a key priority for the council. The ratio of average wages to average house prices is amongst the highest in England, leading to people working in Elmbridge having difficulty in affording a home in the same area.

6.26 As a result, too many young people and families are moving out of the borough to have a realistic prospect of owning or renting their own home. Our older residents struggle to downsize affordably in a way that enables them to continue to live independently or with care packages, and to remain in their communities.

6.27 The cost of housing and reliance on people travelling into the borough is also making it difficult for local business and valued services to attract and retain employees, including essential key workers, such as teachers and health care providers. In-commuting also places added pressure on the road network impacting on congestion and air quality, the causes of climate change.

6.28 The most recent Local Housing Needs Assessment identified 269 affordable homes per annum are needed in the borough. The majority of affordable housing will come forward in market schemes, and Policy HOU4 seeks to maximise the amount of affordable housing on each qualifying site whilst making sure that residential schemes remain deliverable and viable.

6.29 To meet the overall affordable housing target and respond to the acute need for genuinely affordable homes all residential developments are required to meet the requirements of Policy HOU4.

6.30 Policy HOU4 will apply to all types of residential development where self-contained units are provided, including for example private retirement homes, sheltered accommodation, extra care schemes and other self-contained housing for older people. Self and custom build residential developments are also subject to the policy requirements of HOU4 in relation to affordable housing contributions. However, to assist residents bringing forward their own homes in the borough, a self-build exemption from the affordable housing contribution is available subject to occupation conditions. Further information can be found in the Development Contributions SPD.

6.31 Affordable housing is not required where a residential scheme relates wholly to Gypsy, Roma, Traveller or Travelling Showpeople accommodation, mobile home sites, ancillary accommodation used incidentally to a main dwelling, staff accommodation used ancillary to the main use of the premises, or student accommodation.

6.32 Many of the new homes in Elmbridge are delivered on small sites and sites of less than 10 dwellings. With the affordable housing need so acute in the borough, Policy HOU4 expects these sites to support the provision of affordable housing in the borough via a financial contribution.

6.33 On larger sites of 10 or more new homes, provision of affordable housing will be required to be made on-site. Only in exceptional circumstances will an alternative to on-site provision be considered and only where it would secure better outcomes in meeting the borough's housing needs. Such exceptions could include larger self and custom build residential schemes.

6.34 The forms of housing which fall within the definition of affordable housing are defined in the glossary. On development sites owned by the council, affordable housing provision may be required to respond to the needs of current local housing nominations.

6.35 In cases where it appears to the council that a site has been subdivided or will be brought forward in phases, each phase will be expected to contribute proportionally towards the affordable housing requirement of the whole site. The affordable housing is expected to be delivered alongside the market housing of any scheme.

6.36 The affordable housing requirements and thresholds of this policy are achievable. This has been confirmed by the viability assessment of the Local Plan. Unless there are particular circumstances that have arisen post adoption of the Plan, there should be no need for a further viability assessment at the decision-making stage.

6.37 Developers and site promoters are expected to take account of costs arising from affordable housing and other requirements when negotiating to purchase land for development. The price paid for land is not a justification for failing to comply with the relevant policies in the Plan.

6.38 Where unique circumstances justify the need for a viability assessment at the application stage, it will be up to the applicant to demonstrate how those circumstances differ from the viability assessment carried out to inform the Plan, having regard to the specific grounds set out in national planning guidance. Viability assessments submitted at the application stage should be prepared in line with national planning guidance. They will be made publicly available unless exceptionally agreed with the council otherwise.

6.39 Independent scrutiny of the viability assessment will be funded by the applicant. Where the council agrees a lower affordable housing provision, it reserves the right through a legal agreement to require a review mechanism to reassess the viability of a site at different stages of the development.

6.40 Vacant building credit, as described in national planning guidance, will be applied to developments where a vacant building is either converted or replaced. The credit does not apply when a building has been abandoned.

6.41 Planning obligations will be used to ensure that the affordable housing remains available at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.

6.42 Further details on the practical application of Policy HOU4, including legal agreements and early and late review mechanisms, are set out in the Development Contributions Supplementary Planning Document (SPD).

Delivering quality homes

HOU5 - Housing technical standards

Liveable, functional, adaptable and accessible new homes, including those resulting from changes of use and conversions, will be delivered by meeting the following requirements:

1. All new homes must provide sufficient internal space and ceiling heights to cater for future occupants. The gross internal floor area for each new home should meet or exceed the Nationally Described Space Standard, or any subsequent equivalent standard.
2. All new homes must have rooms, layouts and storage areas which are functional and fit for their purpose, meeting the changing needs of occupiers over their lifetimes and supporting more sustainable lifestyles including home-working.
3. Proposals will demonstrate how all habitable rooms are provided with an adequate level of visual and acoustic privacy in relation to neighbouring properties and uses, the street and other public spaces.
4. All new homes should be dual aspect, unless there are exceptional circumstances that justify the inclusion of any single-aspect homes. Single aspect homes that are north facing or are exposed to noise levels that would lead to significant adverse impact on health and quality of life will not be permitted.
5. New homes should achieve a minimum average daylight factor (ADF) target of 1 per cent for a bedroom and 1.5 per cent for a living room.
6. All new homes, including flatted developments, should have access to an element of private outdoor amenity space of quality, proportionate to the size of home and which maximises the availability of sunlight and natural light. Balconies will count towards private amenity space.
7. A minimum of 10% of new homes will be required to meet Building Regulations standard M4 (2) 'accessible and adaptable dwellings' on sites of 10 or more new homes. Additionally, a minimum of 5% of new homes will be required to meet Building Regulations standard M4 (3) 'wheelchair user dwellings' to help meet the specific needs of older people and those with mobility, accessibility and support needs on sites of 20 or more new homes. The number of

homes provided to meet the specified standards should be rounded up to the nearest whole home.

6.43 The delivery of quality homes and living environments is one of the key aspirations of the Plan. Developments which consider matters of inclusive design, accessibility and technical requirements at an early stage of and throughout the development process are the most successful at achieving quality homes and living environments.

6.44 National planning policy specifies that local policies relating to the sustainability of buildings should reflect the optional technical requirements set out by the Government. The Plan therefore includes the technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water; as well as the nationally described space standards.

6.45 All new homes are required to be designed to provide high-quality living environments and sufficient internal space to cater for a variety of different household needs with the aim of promoting ease of liveability, accessibility and quality of life. Providing a sufficient level of internal space can also help facilitate home-working and minimise the need to travel, assisting in the council's aim to tackle climate change.

6.46 The provision of external amenity space has a significant positive impact on people's physical and mental health and wellbeing and contributes to providing high-quality living environments. In addition, outdoor amenity spaces such as gardens and green roofs help to adapt to climate change, have biodiversity benefits as well as have an important role in the borough's Green Infrastructure network. Balconies are often of greater value in terms of privacy and usability than communal areas and will count towards private amenity space. They should be suitably located and alternatives to balconies may need to be considered in areas such as Air Quality Management Areas.

6.47 It is important to ensure that new homes are accessible to all and are adaptable to the changing needs of residents throughout their lives. This will become increasingly more significant with a projected growth in the number of older people. It will be important to enable residents to stay within their own homes wherever possible as their needs change, rather than having to move to a more specialist accommodation. Designing new homes to meet the national standard for accessible and adaptable dwellings will enable easier future alterations and adjustments.

6.48 The requirement for accessible and adaptable homes will apply to all new residential developments as outlined in Policy HOU5. However, it is recognised that there may occasionally be site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a site less suitable for the standard and policy requirements to be met. Clear justification will be required where it is considered that there are

such site-specific circumstances. Increased build costs will not be accepted as justification for not meeting these policy criteria.

6.49 Elmbridge is located within an area of water-stress and the evidence requires the inclusion of the higher Building Regulations water efficiency standard to be applied to new developments. Water consumption must become as sustainable as possible and resilience measures will be required in all new residential developments.

6.50 Further details and guidance on the practical application of Policy HOU5, as well as the private amenity standards, are set out in the Climate Change & Renewables Supplementary Planning Document (SPD).

Delivering specialist homes

HOU6 - Specialist accommodation

To deliver housing choice in the borough and specialist forms of accommodation that meet local needs:

1. Development for specialist accommodation, including older person's housing, will only be permitted where there is clear and robust evidence that demonstrates a local need for the new accommodation, the type and level of care it offers, and does not result in an over provision of that particular type of accommodation and care within the borough.
2. Developments providing older persons' accommodation shall deliver the level of affordable housing required by Policy HOU4.
3. All new developments shall achieve the standards of accessibility set out on Policy HOU5 as a minimum.
4. The council will support the long-term ambition to expand the almshouses and care provision in Whiteley Village to complete the original development as designed by the founder William Whiteley and architect Reginald Bloomfield. A long-term development aspiration shall be delivered via a masterplan through working in partnership with the Trust.

6.51 It is important for the Plan to deliver suitable specialist forms of accommodation to cater for the needs of more vulnerable members of society inclusive of people with disabilities, mental health problems and long-term conditions, including those who have developed or may develop care needs as they become older.

6.52 By 2037 the number of those aged 65 or over in Elmbridge is projected to be 35,500. This represents a 37% increase on 2020 figures, with the expected rate of increase of the 75 or over and 85 or over groups in the population projected to be higher, at 46% and 80%

respectively. The Plan seeks to ensure that additions to the future housing stock reflect local need and provide housing choice. However, it is important that the housing stock is able to adapt to meeting the requirements of an ageing population as set out in Policy HOU5.

6.53 Some older residents may wish to downsize, move closer to family and friends or be closer to services and facilities but they may not want to live (purchase or rent) specialist older person's accommodation. The Plan recognises the important role that new non-specialist developments play in providing suitable and attractive accommodation options for older residents to support independent living.

6.54 Therefore, new development specifically designed to provide older persons accommodation including specialist retirement accommodation and registered care homes both market and affordable will only be supported where they meet an identified local need. Careful consideration will be given to the type of accommodation and level of care being provided. Proposals will be required to include a level of genuinely affordable care, sufficient to distinguish that the accommodation offer is care-led.

6.55 The existing supply and pipeline of specialist accommodation will also be taken into account to ensure that there is not an over provision of an accommodation type. The delivery of specialist accommodation is closely monitored in the council's Authority Monitoring Report (AMR).

Gypsy, Roma, Traveller and Travelling Showpeople accommodation

HOU7 - Gypsy, Roma, Traveller and Travelling Showpeople accommodation

1. Proposals for the delivery of Gypsy, Roma and Traveller pitches and Travelling Showpeople's plots will be required to meet the following criteria:

- a) The location of the site provides a safe living environment free from the risk of flooding and risks to health through contamination, noise, vibration, odour and pollution;
- b) The site is in a sustainable location with access to local services and facilitates such as shops, public transport, and schools;
- c) There is easy and safe access to the strategic road network and safe and convenient vehicle and pedestrian access to the site and, should not lead to an adverse impact on the road network or endanger highway safety.;
- d) The site is capable of being provided with on-site services such as water supply, sewage disposal and power supply;

- e) The layout of the site provides an acceptable living environment for occupants, including sufficient space to meet fire safety standards as well as allowing for parking and vehicle maneuvering on-site and the provision of private and communal amenity space; and
- f) The site is laid out and landscaped in a manner which is compatible with the visual character of the area and amenities of neighboring uses.

2. Existing authorised sites will be safeguarded unless no longer required to meet identified needs.

6.56 Members of the Gypsy, Roma, Traveller and Travelling Showpeople communities have a range of accommodation needs. Some will choose to live in permanent bricks and mortar accommodation and do not participate in a nomadic lifestyle and their housing needs will be met through the delivery of market and affordable homes.

6.57 Policy HOU7 responds to the needs of those who maintain a nomadic lifestyle and/or are members of protected ethnic groups with strong cultural preferences for caravan-based homes.

6.58 The Elmbridge Gypsy and Traveller Accommodation Assessment (GTAA) 2020 sets out the evidence on the current and future accommodation needs of the Gypsy, Roma, Traveller and Travelling Showpeople population in Elmbridge.

6.59 The assessment looks at the needs of Travellers that meet the planning definition as set out in the Government's Planning Policy for Traveller Sites 2015. It also assesses those that are undetermined in terms of the definition and those that do not meet the definition. Currently there are low numbers required across the 15 years for all above groups. Additionally, there is no identified need for sites for Travelling Showpeople in the borough.

6.60 The Gypsy, Roma and Traveller Site Assessment Study 2020 identified sites to meet the borough's needs for Travellers as set out in the GTAA. Taking into account the recommendations in the GTAA, the council has not allocated sites for this group but will permit alternatives such as additional pitches on existing sites and windfall pitches, provided these meet the criteria set out in the policy.

6.61 There are no sites proposed in this Plan for transit or short-term site provision within the borough. Surrey County Council has been working closely with Surrey Police and other district and borough councils to identify a transit or short-term site and reduce the impact of unauthorised encampments across the county. A site has been identified in Tandridge and work is progressing on its delivery.

Self and custom build housing

HOU8 - Self and custom build housing

1. The council will support proposals for self and custom build housing on residential development sites in locations where there is a demonstrable demand for plots and other relevant planning policies are satisfied.

2. Proposals shall deliver the level of affordable housing required by Policy HOU4.

3. All self and custom build housing developments shall achieve the technical standards as set out in Policy HOU5 as a minimum.

6.62 The council supports the principle of self-build and custom build development as an opportunity to bring choice to the local housing market as well as enabling local people to design and build their own home that will meet their bespoke needs, in a more affordable way.

6.63 National planning policy encourages local planning authorities to widen opportunities for home ownership by identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

6.64 The Self-build and Custom Housebuilding Act 2015 requires local authorities to keep a register of those who are seeking to acquire serviced plots of land in their area for self or custom build projects. A Self Build Register has been established to provide evidence of demand for plots in Elmbridge.

6.65 Based on evidence of demand through the Self Build Register, the Assessment of Local Housing Need and past delivery trends, it is expected that the necessary number of serviced plots to satisfy the demand in Elmbridge is minimal compared to the need for market and affordable homes, and provision for self-build and custom plots will come forward on small sites, single plots on infill sites and other windfall sites. It is anticipated that small windfall sites will play a key role in meeting this demand.

Chapter 7 - Principle 4 - Growing a prosperous economy

7.1 The borough has a strong local economy, with over 60,000 jobs and 8,275 businesses including Amazon, Glaxo Smith Klein, Samsung, Cargill and Air Products. In recent years the borough has seen employment and business growth above the national average, as well as a significant number of new start-ups.

7.2 This is not surprising given the borough's location close to London, with excellent access to national and international transport links. However, workspace requirements are dependent on the nature and size of a business and demand has changed over time. It is important that our workspace offer responds to these changes to prevent valued businesses and jobs leaving the borough.

7.3 The traditional shopping function of the high street continues to face a number of challenges stemming from the impacts of the recent economic downturn, the tightening of retail spending in recent years, the impact of the Covid-19 pandemic and continued significant shift in consumer behaviour to more online shopping. Our high streets need support to help them adapt to the changing retail market and become distinctive hubs for shopping, socialisation, community support, leisure and culture.

7.4 Forecasts of trends and demand in relation to employment, retail and our high streets are difficult to predict. As such, the policies in this Plan are flexible so that changes to the economy can be effectively responded to.

7.5 The policies in this section of the Plan will be carefully monitored as we continue to support our businesses and community's recovery following the Covid-19 pandemic. The monitoring framework for the Plan can be found in Chapter 10.

Supporting the economy

ECO1 - Supporting the economy

1. Opportunities for economic growth in Elmbridge will be taken by maintaining and intensifying the use of the borough's employment floorspace offer. This will be done by safeguarding employment land and encouraging its innovative re-use in ways that better meet the needs of the market.
2. Development proposals for the provision of smaller and incubator office space, flexible workspaces for co-working, and Small and Medium Enterprises (SMEs) will be supported in

the most sustainable locations, in particular in town, district and local centres. Development proposals will be permitted where they:

a) Deliver high quality, well-designed flexible and adaptable spaces of different unit sizes and types for a range of uses and occupants as part of mixed-use development; and

b) Are supported by a marketing strategy for the use and occupation of the employment spaces to be delivered.

3. Outside of Strategic Employment Land (SEL) (as defined on the Policies Map) the loss of floorspace occupied by employment-generating uses will only be permitted where it is demonstrated that:

a) There is no reasonable prospect of the site being retained in employment use;

b) The site is no longer suitable for its existing use or other employment uses;

c) The existing use creates (or any other employment use would create) significant amenity issues for neighbouring occupiers, best remedied by encouraging a replacement with a non-employment use; and

d) The development provides opportunities for co-location with other non-employment uses.

4. Proposals on sites which provide mixed-use opportunities will be expected to optimise the use of the land to meet the needs of the economy, to support job creation and business growth, and to meet other development needs which support the community.

7.6 The Plan proactively promotes sustainable economic recovery and growth. Through the Elmbridge Economic Strategy 2019, we are already seeking to be the premier location to start, invest and grow a knowledge business. We also want to enable the most productive use of space, place and technology to balance enterprise, the environment and quality of life.

7.7 The borough benefits from a strong local economy, but we cannot be complacent and we need to continue to plan and invest to maintain our competitive edge, support local jobs and realise our growth potential.

7.8 To assist in sustainable economic recovery following the Covid-19 pandemic and to support economic growth and local jobs, the Plan makes provision for and maintains a portfolio of employment sites that responds to business needs, including the needs of Small and Medium Enterprises (SMEs) and business start-ups. This is particularly important in areas like Elmbridge where there are high land values and competing development pressures, particularly for residential development.

7.9 National and South East trends for offices show a demand for high quality space that is provided either as large space for corporates or as smaller flexible multi-let space for smaller

businesses. There is an increasing level of demand for smaller, start-up space in the borough. This is not surprising as the local business base within the borough is predominately SMEs with round 92% of all companies employing under 10 people.

7.10 The evidence supports a safeguarding policy approach, to maintain and intensify the existing employment offer in the borough, and allowing space and opportunities for existing companies to grow and for new ones to start. Maintaining employment opportunities and sites is particularly important for industrial and warehousing in the borough as there are high levels of utilisation, low vacancy rates and occupiers would have potential difficulties in finding alternative locations if existing ones were lost to other uses.

7.11 The sub-division and re-configuration of larger units to produce smaller units and shared or co-working space is an example of creating a more flexible employment floorspace. These smaller, more affordable spaces will be able to quickly respond to the changing needs of the borough's office market.

7.12 To ensure that the loss of employment land and of local jobs is not a result of short-term decisions, marketing periods of up to three years will be required when seeking to demonstrate that there is no reasonable prospect of the site being retained in employment use(s). The required marketing period will depend on the location, use and quality of the unit. A reasonable marketing period will be no less than 12 months.

Strategic employment land

ECO2 - Strategic employment land

1. Strategic employment land (SEL - as indicated on the Policies Map) will be safeguarded for employment uses to support and retain employment opportunities in locations attractive to businesses. Development in SEL will be supported if it would be occupied by the following uses:

- a) Office and work space
- b) Light industry
- c) General industry
- d) Storage and distribution

Ancillary uses to the above, hybrid and flexible uses that lever in investment and improvements to the SEL will be supported, provided they reinforce and supplement the function, role and operations of employment uses.

2. Development in SEL will be supported where:

- a) There would be no net loss in employment floorspace capacity;
- b) It is of high-quality design, modern, fit for purpose and results in improvements to the quality of buildings and infrastructure;
- c) There would be efficient use of space, through innovative design which allows for flexible floorspace for different types of uses to meet future needs; and
- d) It does not lead to an unacceptable impact on the surrounding highway network or local amenity.

3. Increases in employment floorspace capacity will be supported where they are achieved through the supply of new multi-storey units, the sub-division of larger units and new smaller units.

4. Residential accommodation in SELs will only be acceptable if it forms part of a larger redevelopment proposal and:

- a) It would bring investment to floorspace which has been demonstrated to be redundant for employment uses; and
- b) The proposal would comprise a mix of flexible uses.

Supporting our town, district and local centres

ECO3 - Supporting our town, district and local centres

1. A range of retail, office, community, cultural and leisure uses in the borough's town, district and local centres (as identified on the Policies Map) will be supported.
2. The core activity areas within the town centres, as defined on the Policies Map, will comprise retail, office, community, cultural and leisure uses that maintain an active frontage and enhance the resilience and attraction of the centre.
3. The loss of retail, office, leisure and community uses at ground floor level to residential in the core activity area will be resisted.
4. Positive consideration will be given to temporary, flexible meantime and pop-up uses within vacant units which can attract footfall to the centre.
5. Mixed-use developments which contribute to increasing footfall and vibrancy, and proposals to bring under-used upper floors into more effective use will be supported, subject to their

compliance with the requirements of Policies HOU2 (where residential use is proposed) and ECO1.

7. New uses that contribute to the vitality of the evening economy will be supported, unless they result in a harmful impact on residential amenity or on the health of our communities.

7.13 Elmbridge's town, district and local centres serve a wide range of people and purposes and will be supported to be attractive and distinctive places at the heart of their communities. The borough's network of centres is well-established and their location and extent is shown on the Policies Map.

Town Centre – Walton-on-Thames, Cobham, Esher and Weybridge.

District Centre - Claygate, East Molesey, East Molesey Bridge Road, Hersham, and Thames Ditton.

Local Centre - Hinchley Wood, Oatlands, Oxshott, Walton Halfway, Walton Terrace Road and Weybridge Queens Road.

7.14 Policy ECO3 provides for a flexible and pragmatic approach to support the transition of the high street to service centres and community hubs. With the changing role of our high streets and a reduced retail focus, a move away from traditional retail uses within our centres will be required. The introduction of new uses including leisure, cultural, health and wellness and community facilities and services will be encouraged and will deliver sustainable economic recovery following the Covid-19 pandemic.

7.15 Local evidence indicates that there is no need to plan for an increase in retail floor space in the short to medium term. That said, Policy ECO3 encourages local development opportunities for retail and other town centre uses in individual centres where they are able to maintain and enhance the overall health, vitality and offer of a centre.

7.16 The role of a well-designed and multi-functional public realm is also increasingly important, contributing to visual interest and climate change adaptation but also allowing for valuable outdoor event and meeting spaces. Improvements to the existing public realm, and the provision of new streets and spaces is addressed within Policy ENV9.

Visitor, arts and culture

ECO4 - Promoting visitor attractions and arts and cultural venues

1. The loss of visitor attractions or arts and cultural venues will be resisted unless it is demonstrated that the facility is no longer needed for its existing purpose. In such cases, first consideration should be given to whether the attraction or venue could be used for a leisure, social or community purpose.

2. Support will be given to proposals that demonstrate that the attraction or venue can be re-provided in a facility of better quality on the same site, or in an alternative location that is equally accessible to the community it serves.
3. New attractions and venues will be supported within the borough in the following ways:
 - a) New arts, cultural, entertainment and visitor facilities will be directed to town, district and local centre locations and areas accessible by public transport or safe active travel routes;
 - b) The use of outdoor space and the public realm for art, culture, sports and entertainment will be encouraged and supported in accessible areas and town, district and local centres; and
 - c) Where appropriate, social and community facilities will be encouraged to use the space for arts and cultural events.

7.17 Elmbridge has a wealth of well-established visitor attractions, including Brooklands Museum, Painshill Park, Sandown Racecourse and Claremont Landscape Gardens.

7.18 The loss of visitor attractions or arts and cultural venues could occur through their physical loss (such as demolition) or through changes of use. Regardless of the method by which the loss is proposed, it will be resisted by the council as specified within the policy wording.

7.19 Policy ECO4 supports the continued enhancement of the borough's visitor, arts and cultural facilities and activities. Growth of the borough's visitor and cultural economy will provide employment, as well as creative and leisure opportunities for local residents supporting the community's health and wellbeing.

Equestrian-related development

ECO5 – Equestrian-related development

1. Equestrian-related development will be permitted providing:
 - a) It is of a scale and intensity compatible with the location and satisfactorily relates to existing vehicular and field accesses, tracks and bridleways;
 - b) The proposal includes the re-use of existing building(s) wherever practicable and viable;
 - c) The design responds to local identity and distinctiveness, including location and siting, any subdivision of field(s) and earthworks; and
 - d) The location of new buildings, stables, yard areas and associated facilities respect the amenities of surrounding occupiers.

2. Where a site is located in the Green Belt, the proposal will be expected to accord with Policy ENV4.

7.20 Equestrian activities are popular in Elmbridge, offering opportunities for outdoor recreation and promoting healthy communities. As well as licensed riding establishments, there are also livery yards, stables and associated facilities for public, private or domestic use.

7.21 Factors influencing the layout of the scheme will include natural surveillance, site security and animal welfare, and the applicant should indicate how these have informed the proposal. The council's Environmental Health team is responsible for issuing licenses to riding centres and can provide advice on requirements relating to equine welfare standards. This will prevent the need to re-apply for a revised proposal if the approved design does not meet the standards necessary to acquire a license.

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Chapter 8 - Principle 5 - Delivering infrastructure and connectivity

8.1 In supporting the growth set out in the Plan it is essential that an adequate level of appropriate strategic and local infrastructure is delivered to avoid placing undue pressure on existing infrastructure networks. New or enhanced infrastructure should be delivered in a timely manner to ensure the needs of communities and businesses are met.

8.2 National planning policy requires the council to set out how these infrastructure requirements will be met, as well as what infrastructure contributions are expected from development. The council is committed to working with infrastructure providers throughout the lifetime of the Plan to identify, plan and ensure that infrastructure is brought forward to meet the needs of new development as it is delivered.

8.3 Where there is spare capacity or opportunities for multiple uses to share facilities, existing infrastructure assets will also play a vital role in helping to meet development and infrastructure demands. Therefore, the council will seek to safeguard and make best use of existing infrastructure assets.

8.4 The provision of infrastructure includes, but is not limited to:

- Education provision including primary and secondary school, SEN/SEND provision, pre-schools, and further and higher education.
- Health facilities including GP surgeries, health centres, hospitals, dentists and specialist care facilities.
- Transport provision including roads, rail and bus networks, walking and cycling and parking facilities.
- Flood risk and water management.
- Community, art and cultural facilities, including community centres, village halls, sports facilities and leisure centres, cemeteries, theatres and libraries.
- Utilities, including gas, electric, water and wastewater, waste and minerals and telecommunications.
- Green and Blue Infrastructure.

Infrastructure delivery

8.5 Development in the borough must be supported by appropriate infrastructure which is delivered in a timely manner. Policy INF1 confirms the council's role in proactively working with partners and developers to deliver infrastructure improvements for the benefit of the borough and to ensure that regard is had by development proposals to the presence of

existing infrastructure, as well as considering the need to reinforce existing provision or provide new infrastructure to cater for new development.

INF1 - Infrastructure delivery

The delivery of infrastructure will be achieved through:

1. The council will work in partnership with providers of infrastructure and services to facilitate the timely provision of infrastructure necessary to support sustainable development in the borough, and in addressing pressures from cross boundary development.
2. The council will engage proactively with partners and relevant authorities to support strategic infrastructure projects to deliver benefits to the borough's environment, residents and businesses and which assist to achieve the principles of the Plan.
3. The council will maintain an up to date Infrastructure Delivery Plan (IDP) and will support infrastructure development proposals identified in the IDP where they comply with other policies in the Plan.
4. The council will use the Local Plan, IDP and the priority programme to bid for funding necessary to support development, working in partnership with Surrey County Council, the Local Economic Partnership (LEP), the Local Nature Partnership (LNP), and other bodies as appropriate.
5. All new developments must contribute towards the provision of infrastructure and services. The infrastructure necessary to support new development should either be provided on-site, integral to the development, or be secured off-site through other mechanisms. In the case of major development this phased delivery may be required and later phases may be dependent on the infrastructure provision being in place.

8.6 An Infrastructure Delivery Plan (IDP) has been prepared to support and inform development delivery. The IDP identifies the types and scale of infrastructure that is needed to help facilitate the delivery of the development needs identified in the Local Plan. The IDP also provides details of existing capacity and methods for forecasting any additional need for capacity.

8.7 New development will be expected to demonstrate capacity in existing infrastructure where no improvements are proposed as part of the development, either on-site or through a financial mechanism.

8.8 The delivery of infrastructure will be funded through a combination of existing public funding, developer-led provision, and through the use of the Community Infrastructure Levy (CIL). The council's Charging Schedule and Development Contributions Supplementary Planning Document (SPD) should also be referred to.

Social and community uses

INF2 - Social and community uses

1. The loss or change of use of existing social and community uses will be resisted unless it is demonstrated that:

a) The facility is no longer needed for its existing purpose or viable for any other social or community use; or

b) The services can be re-provided in a facility of better quality on the same site or in an alternative location that is equally accessible to the community served; or

c) There is no requirement from any other public or voluntary service provider for an alternative community or social facility that could be met through a change of use or redevelopment.

2. The council will support the provision of new facilities particularly where they make an efficient use of land and promote the dual use and/or co-location of facilities.

8.9 Policy INF2 seeks to ensure that existing social and community infrastructure provision in the borough is protected and only lost in exceptional circumstances. Where the loss of a community use can be justified, the applicant will need to explore the opportunity to accommodate an alternative community use which would better meet local needs, in line with relevant strategies.

Health and wellbeing of communities

INF3 – Health and wellbeing of communities

1. Proposals will be expected to contribute to healthy and active lifestyles through the provision of:

a) active design principles which support wellbeing and greater physical movement, inclusive development layout and public realm that considers the needs of all, including the older population and people with disabilities;

b) access to sustainable modes of travel, including safe cycling routes, attractive walking routes and easy access to public transport to reduce car dependency;

c) access to green infrastructure, including to blue corridors, open spaces and leisure, recreation and play facilities to encourage physical activity; and

d) access to local community facilities, services and shops, which encourage opportunities for social interaction and active living.

2. The council will require a Health Impact Assessment (HIA) setting out the expected effects on health, wellbeing and safety, from all major development.

3. All development subject to HIA must demonstrate how the positive health impacts it can deliver are maximised, and reduce and/or mitigate negative health impacts, with a particular regard to removing health inequalities. Where unavoidable negative impacts on health, wellbeing and safety are identified, mitigation measures must be incorporated into the proposal.

8.10 The health and wellbeing of the communities of Elmbridge is important in delivering sustainable development and placemaking. National Policy and Guidance clearly establishes that the design and use of the built and natural environments, including green and blue infrastructure, are key determinants of health and wellbeing, and that the Local Plan has an important function in the delivery of healthy places.

8.11 There are two aspects in supporting the health and wellbeing of our communities. The first is the creation of spaces, places and environments that encourage healthy lifestyles, and secondly the facilities needed to support the health and care system are provided.

8.12 The Plan plays an important role and planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles. Planning should also provide the social, recreational and cultural facilities and services the community needs.

Play space

8.13 Play and informal recreation space for children and young people within their local area is an important part of their mental and physical development. In order to facilitate greater physical activity, it is important that children and young people continue to have safe access to good quality, well designed, secure and stimulating play and informal recreation provision in the borough.

INF4 - Play and informal recreation space

1. New residential development that is likely to be used by children and young people must take account of the need to provide space and/or access to suitable play and informal recreation space. The council will seek additional or enhanced play facilities or space by:

a) protecting existing play areas and facilities and, on redevelopment, requiring the replacement of facilities either on-site or nearby to an equivalent or better standard;

b) where the creation of new play facilities is not feasible, requiring developers to work with the council to deliver enhanced provision nearby;

c) requiring external play space and facilities as part of new residential developments which include 50 or more family units (those with 3 or more bedrooms); and

d) promoting opportunities for informal play within open spaces where it is not possible to secure formal play areas.

2. Play and informal recreation space designed in new residential developments should incorporate good-quality, accessible play provision for all ages and physical abilities, that:

a) provides a stimulating environment;

b) can be accessed safely from the street by children and young people independently;

c) forms an integral part of the development and surrounding area;

d) is overlooked to enable passive surveillance; and

e) is not segregated by tenure.

3. Where access to existing space is proposed, new development schemes should incorporate accessible routes for children and young people, that enable them to play and move around safely and independently.

8.14 Play provision must be inclusive and suitable for children and young people of all abilities, employing the principles of inclusive play. Increased physical activity contributes to healthy growth and development in children and young people, as well as improved psychological wellbeing and social interaction.

8.15 Major housing developments of over X units are expected to make appropriate provision of play space. In determining the amount of play space required the council will consider the type of development, amount, quality, and use of existing accessible provision of play space, as well as the anticipated child yield of the development.

8.16 Play space can include communal outdoor space, private outdoor space, and gardens suitable for play. Communal gardens and other outdoor spaces suitable for play, including communal amenity space, may be considered to contribute towards play space provision where they have distinct playable elements; however, developments must provide publicly accessible play space where possible, rather than provision being entirely from private space.

8.17 Where formal play space is provided it must be free, accessible, and integrated into any wider networks of open space. Where possible, minor developments are also required to provide informal play space. Such proposals must be accompanied by detailed plans which include a detailed design for play provision. Reference should be made to best practice standards and any relevant guidance or strategies, in particular the Elmbridge Play Strategy. Proposals must also include information detailing proposed future management and

maintenance arrangements for any play space secured. This plan will be conditioned by the council as part of any permission.

8.18 Where improvements to the quality and access of existing play and informal recreation space is proposed as part of a development, detailed design proposals of the improvements should be submitted and agreement sought with the relevant bodies, such as the highway authority. These proposals should also take account of the details in the Elmbridge Play Strategy.

Improving connectivity

INF5 - Connectivity

1. All new build residential and commercial developments must include full fibre broad band connections to each property.
2. The council will support the roll out of the 5G network across the borough and the enhancement of existing connectivity infrastructure.
3. Telecommunications proposals will be supported where they are accompanied by evidence that there are no alternative suitable infrastructure sites that can be shared or replaced, and the visual and amenity impact is minimised by the considered siting and design of the development.

8.19 The role technology now plays in our economic and social lives is changing. The availability, reliability and speed of broadband provision is a key consideration for households and many view it as essential as the standard utilities. Similarly, it is a key concern for businesses.

8.20 Policy INF5 supports improvements to essential telecom infrastructure, which is vital to the delivery of sustainable development, including the roll out of 5G across the borough. It also requires full fibre to the premises for new residential and commercial developments. Policy INF5 assists in delivering the Plan's objective to reduce the need to travel and reduce the reliance on private motor vehicles, reducing issues of air quality and congestion and supporting a modal shift in the way people live, including supporting increased home working.

8.21 Applicants will need to ensure they undertake early dialogue with telecom providers to ensure they understand the infrastructure specification and requirements, so they can be incorporated into the design of new development at an early stage.

8.22 Relevant applications must be supported by a Fibre to the Premises (FTTP) statement, detailing the dialogue with the telecom provider and establishing how FTTP will be provided to serve the development and be operational upon first occupation. Statements supporting outline planning applications should be proportionate.

8.23 Applicants of telecommunications proposals are encouraged to undertake community engagement prior to submitting a planning application.

Sustainable transport

INF6 - Sustainable transport

Improved sustainable transport in the borough will be achieved by:

1. New development will be required to contribute to the delivery of an integrated, accessible and safe sustainable transport network, and maximise the use of sustainable transport modes; including walking, cycling and public transport.

2. Development proposals will need to take account of the following:

Cycling and Walking

a) promoting active living environments to include the provision of quality, safe and direct routes for cycling and walking that have priority over other forms of traffic;

b) improving existing cycle and walking routes to local facilities and public transport nodes;

Public Transport

c) provide and improve public and community transport services;

Other transport modes

d) provide opportunities to establish car clubs or other similar schemes; and

e) provide electric vehicle charging facilities situated in convenient and easy to use locations.

3. New development will be required to provide and contribute towards suitable access, transport infrastructure and services that are necessary to make the development acceptable, including the mitigation of any adverse material impacts.

4. New development that will generate significant amounts of movement, such as educational establishments, large business premises or residential developments of 50 homes or more, will be required to prepare and keep up-to-date an on-site Travel Plan associated with the development which contains measures to reduce car use and promote sustainable transport modes.

5. All development proposals will be required to provide cycle and vehicle parking and associated facilities, including electric vehicle charging points in line with the standards set out in the Parking Supplementary Planning Document (SPD).

6. Car free development will be encouraged in appropriate locations and where supported by evidence demonstrating that proposals would not lead to parking stress.

8.24 Reducing reliance on private motor vehicles, reducing issues of air quality and congestion and supporting a modal shift in the way people live and access local services and facilities, is a key principle of the Plan.

8.25 The council works with the local highway authority, neighbouring authorities and other key transport bodies to develop strategies for the provision of transport infrastructure necessary to support sustainable development. This includes planning for development that facilitates more sustainable modes of transport, such as walking and cycling and mobility as a service.

8.26 Sustainable transport modes are defined in national planning policy as any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultralow emission vehicles, car sharing and public transport. Car sharing includes car clubs, whereby club members (usually residents living in the same neighbourhood or development) hire a car for short periods.

8.27 To make new developments acceptable in transport terms, the development will provide, or contribute towards, suitable access and transport infrastructure. In assessing whether development proposals will generate significant amounts of movement, the council will consider the current land use, the condition of the strategic and local road network and the net number of trips generated by the development.

8.28 As the local highway authority, Surrey County Council will be consulted at planning application stage on transport matters. Early engagement through the county council's pre-application services is strongly encouraged. Surrey County Council will also advise on the contents of travel plans and other proposed sustainable transport measures.

8.29 Implementation of travel plans and other transport measures will be secured through the use of planning conditions and/or legal agreements, as appropriate.

8.30 While the primary responsibility for the delivery of transport provision in the borough lies with Surrey County Council as the local highway authority, the council has involvement in some aspects, mainly via the planning system, community transport, and the management and enforcement of parking.

8.31 Relevant design and parking standards for vehicles and cycling parking within development proposals are set out in the Parking SPD.

Managing flood risk and river usage

INF7 - Managing flood risk

To reduce the overall and local risk of flooding and manage water resources:

1. Development must be located, designed and laid out to ensure that it is safe; the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. Planning permission therefore will only be granted, or land allocated for development where it can be demonstrated that:
 - a) through a sequential test it is located in the lowest appropriate flood risk zone in accordance with national policy and the Elmbridge Strategic Flood Risk Assessment (SFRA);
 - b) it would not constrain the natural function of the flood plain, either by impeding flood flow or reducing storage capacity; and
 - c) where sequential and exception tests have been undertaken, any development that takes place where there is a risk of flooding will need to ensure that flood mitigation measures are integrated into the design to minimise the risk to property and life should flooding occur.
2. Permitted development rights for development which could result in a loss of flood storage capacity or impede flood flow will be removed from new developments in flood zone 3, in order to ensure the risk of flooding is not increased through unregulated development.
3. In the event that development takes place in flood zones 2 or 3, the council will require flood resistance and resilience measures in line with current Environment Agency advice and guidance included within the Elmbridge SFRA and Flood Risk Supplementary Planning Document (SPD).
4. Development proposed must attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces run-off rates and volumes.
5. All new development is required to ensure that sustainable drainage systems are used for the management of surface water.

8.32 Flooding is one of the most immediate and visible consequences of extreme weather conditions and climate change. Large parts of the borough are at risk from flooding and there has been a long history of flood events which have caused significant damage, distress and disruption to communities, businesses and the borough's infrastructure network.

8.33 As such, a robust policy is required to ensure effective flood risk management through the planning system and steer vulnerable development away from areas affected by flooding. Where there is no alternative to development being located in an area at risk, Policy INF7 sets

specific requirements to minimise the risk over the lifetime of the development and to increase resilience to flooding events. This includes ensuring occupants are empowered to take measures to prevent or minimise damage or threat to life through personal flood plans.

8.34 The Elmbridge Strategic Flood Risk Assessment (SFRA) contains detailed information on the types of flooding that has or could impact on different parts of the borough. Applications should refer to the information contained in the SFRA and the Flood Risk SPD during the preparation of a planning application and site-specific flood risk assessment.

River usage

8.35 The River Thames is a strategically important and iconic feature of Elmbridge. It is an important natural and cultural asset providing leisure, ecological, environmental, landscape and economic benefits, this role will be protected and promoted.

8.36 The River Thames between Datchet and Teddington has the largest area of developed flood plain in England without flood defenses. Over 15,000 homes and numerous businesses are at risk from flooding. The council is working with the Environment Agency and other partners to bring forward the River Thames Scheme. This is a programme of projects and investments with the aim of reducing flood risk in communities.

INF8 - River usage

1. The special character and setting of the River Thames will be conserved and enhanced, and appropriate development proposals associated with river related activities and employment will be supported, provided they accord with other policies in this plan.
2. The council will support and promote new links across the river which support active and sustainable travel and leisure uses of the river.
3. The council supports proposals for the wider River Thames Scheme and will work proactively with partners to deliver improvements.
4. Opportunities to increase the use of the river for tourism and improving river-based and riverside recreation and leisure activities will be supported where appropriate and they meet other policies in the Plan.
5. Proposals for riverside development and improved facilities will need to demonstrate that there will be no unacceptable impact upon navigation, biodiversity, flood risk and the river bank and landscape setting.
6. Development proposals on the riverside should preserve or enhance the waterside character, heritage value and setting, and provide physical and visual links with the surrounding areas (including views along the river).

7. New moorings or other floating structures will be supported if it complies with the following criteria:

- a) it does not harm the character, openness and views of the river, by virtue of its design and height;
- b) the visitor mooring allows use for a period of less than 24 hours;
- c) there is no interference with the recreational use of the river, riverside and navigation; and
- d) the proposal is of wider benefit to the community.

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Chapter 9 - Site Allocations

9.1 The purpose of these site allocations is to allocate land for a range of uses to support the vision and principles of the Local Plan. The allocations consider sites within the whole of the borough, and allocate land for development including for housing, employment, retail, community uses and infrastructure.

9.2 Each allocation lists the land uses that are acceptable on the identified land, alongside any specific requirements and opportunities for future development proposals. Each site is identified on the Local Plan Policies Map. Detailed information about the infrastructure required to support development, including delivery time periods, is listed in the latest Infrastructure Delivery Plan (IDP), with the Land Availability Assessment (LAA) also providing further information about the deliverability of sites and potential timescales.

9.3 Allocated sites are encouraged to progress development proposals as soon as possible, to help provide housing in the earlier stages of the plan period, to help boost housing supply. Equally, where allocated sites have been identified as likely to be delivered in the later years of the plan period due to constraints, if these are resolved sooner, development proposals are encouraged.

9.4 All site allocations require planning permission prior to development. Allocating these sites does not grant planning permission for development, however, it does identify the principle of development and uses. Pre-application advice prior to the submission of a planning application is encouraged and well as engagement with infrastructure providers at the earliest opportunity.

9.5 Further detailed information about these sites is available in the LAA, which forms part of the Local Plan evidence base. The LAA site reference number is shown on the site allocation policy, for ease of cross referencing.

Site Allocations

Claygate

Site allocation reference	Site LAA reference	Site name	Delivery period (years)	Allocated for
CL1	US3	Torrington Lodge Car Park, Hare Lane, Claygate panellist	1-5	8 residential units
CL2	US156	Garages to the rear of Foxwarren, Claygate	1-5	15 residential units

CL3	US2	Hare Lane Car Park, Hare Lane, Claygate	6-10	7 residential units
CL4	US155	Garages to the rear of Holroyd Road, Claygate	6-10	3 residential units
CL5	US175	Claygate Centre, Elm Road, Claygate, KT10 0EH	6-10	14 residential units and re-provision of community use
CL6	US6	Crown House, Church Road, Claygate, KT10 0BF	11-15	12 residential units
CL7	US169	Claygate Station Car Park, The Parade	11-15	15 residential units
CL8	US177	Claygate Lawn Tennis Club	11-15	24 residential units
CL9	US174	Claygate Village Youth Club Association, Elm Road	11-15	6 residential units and re-provision of community use

Cobham, Oxshott and Stoke D'Abernon

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
COS1	US474	Greenways and Bluebell Lodge, 46 Copsem Lane, Esher, KT10 9HJ	1-5	20 residential units
COS2	US492	Cedar House, Mill Road, Cobham, KT11 3AL	1-5	7 residential units
COS3	US497	Cedar Road Car Park, Cedar Road, Cobham, KT11 2AA	1-5	5 residential units
COS4	US162	Site B Garages at Wyndham Avenue, Cobham	6-10	4 residential units
COS5	US163	Site C garages at Wyndham Avenue, Cobham	6-10	3 residential units
COS6	US165	Garages at Waverley Road, Oxshott	6-10	6 residential units
COS7	US160	Garages at Bennett Close, Cobham	6-10	4 residential units
COS8	US159	Garages to the rear of 6-24 Lockhart Road, Cobham	6-10	4 residential units
COS9	US193	Glenelm and 160 Anyard Roads, Conham, KT11 2LH	6-10	34 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
COS10	US460	1, 3 and 5 Goldrings Road, Oxshott, Leatherhead, KT22 0QP	6-10	32 residential units
COS11	US195	Cobham Village Hall and Centre for the Community, Lushington Drive, Cobham, KT11 2LU	6-10	37 residential units and re-provision of community use
COS12	US187	87 Portsmouth Road, Cobham, KT11 1JH	6-10	10 residential units
COS13	US164	Cobham Health Centre and Garages off Tartar Road	6-10	11 residential units and re-provision of community use
COS14	US493	Selden Cottage and Ronmar, Leatherhead Road, KT22 0EX	6-10	18 residential units
COS15	US191	73 Between Streets, Cobham, KT11 1AA	6-10	40 residential units
COS16	US124	St Andrew's Church, Oakshade Road, Oxshott, KT22 0LE	11-15	127 sqm of community use
COS17	US467	Ambleside, 3 The Spinney, Queens Drive, KT22 0PL	11-15	8 residential units
COS18	US218	Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road, Cobham	11-15	14 residential units
COS19	US190	Shell Fairmile, 270 Portsmouth Road, Cobham KT11 1HU	11-15	10 residential units
COS20	US217	68 Between Streets and 7-11 White Lion Gate, Cobham	11-15	6 residential units
COS21	US214	Waitrose, 16-18 Between Streets, Cobham KT11 1AF	11-15	20 residential units
COS22	US221	Garages and parking to the rear of Cobham Gate, Cobham	11-15	8 residential units
COS23	US201	Tiltwood Care Home, Hogshill Lane, Cobham, KT11 2AQ	11-15	24 care home units
COS24	US188	Ford Garage, 97 Portsmouth Road, Cobham, KT11 1JJ	11-15	21 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
COS25	US189	Premier Service Station, 101 Portsmouth Road, Cobham, KT11 1JN	11-15	7 residential units
COS26	US194	Protech House, Copse Road, Cobham KT11 2TW	11-15	28 residential units
COS27	US215	38 Copse Road, Cobham, KT11 2TW	11-15	7 residential units
COS28	US7	20 Stoke Road, Cobham	11-15	8 residential units
COS29	US178	Sainsbury's car park, Bridge Way, Cobham, KT11 1HW	11-15	58 residential units
COS30	US183	BMW Cobham, 18-22 Portsmouth Road, Cobham	11-15	27 residential units
COS31	US121	Oxshott Medical Practice and Village Centre Hall, Holtwood Road	11-15	10 residential units and 1395 sqm floorspace
COS32	US186	78 Portsmouth Road, Cobham	11-15	30 residential units

Thames Ditton, Long Ditton, Hinchley Wood and Weston Green

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
D1	US245	Brook House, Portsmouth Road, Thames Ditton, KT7 0EG	1-5	8 residential units
D2	US230	Car Park south of Southbank, Thorkhill Road, Thames Ditton	1-5	7 residential units
D3	US254	4-6 Manor Road South and 4 Greenways, Hinchley Wood	1-5	33 residential units
D4	US506	Land to the rear of 5 Hinchley Way, Esher, KT10 0BD	1-5	6 residential units
D5	US503	89-90 Woodfield Road, Thames Ditton, KT7 0DS	1-5	7 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
D6	US462	Sundial House, The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN	1-5	61 residential units
D7	US443	47 Portsmouth Road, Thames Ditton, KT7 0TA	1-5	25 residential units
D8	US269	Units 1 and 2 Hampton Court Estate Summer Road, Thames Ditton, KT7 0RG	1-5	60 residential units/mixed-use
D9	US495	Corner Cottage, Portsmouth Road, KT7 0TQ	1-5	5 residential units
D10	US516	Bransby Lodge, St Leonard's Road, Thames Ditton	1-5	5 residential units
D11	US158	Garages to the rear of Blair Avenue, Weston Green	6-10	3 residential units
D12	US226	Sandpiper, Newlands Avenue, Thames Ditton, KT7 0HF	6-10	21 residential units
D13	US518	Thames Ditton Centre for the Community, Mercer Close, Thames Ditton, KT7 0BS	6-10	18 residential units and re-provision of community use
D14	US18	British Legion, Betts Way, Long Ditton, KT6 5HT	11-15	9 residential units/mixed-use
D15	US24	Flats 9-41 and Garages on Longmead Road, Thames Ditton, KT7 0JF	11-15	37 residential units
D16	US237	Ashley Road Car Park, Thames Ditton	11-15	14 residential units
D17	US232	Nuffield Health Club, Simpson Way, Long Ditton	11-15	16 residential units
D18	US271	118-120 Bridge Road East Molesey KT8 9HW	11-15	6 residential units
D19	US272	Industrial units at 67 Summer Road East Molesey KT8 9LX	11-15	12 residential units
D20	US248	School Bungalow, Mercer Close, Thames Ditton, KT7 0BS	11-15	10 residential units
D21	US233	Nuffield Health car park, Simpson Way, Long Ditton	11-15	10 residential units
D22	US260	46 St Marys Road, Long Ditton, KT6 5EY	11-15	5 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
D23	US251	Old Pauline Sports Ground Car Park	11-15	35 residential units
D24	US250	Community centres at the junction of Mercer Close and Watts Road, Thames Ditton	11-15	29 residential units and re-provision of community use
D25	US265	5A-6A Station Road, Esher, KT10 8DY	11-15	5 residential units

Esher

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
ESH1	US279	Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ	1-5	25 residential units
ESH2	US127	30 Copsem Lane, Esher, KT10 9HE	1-5	21 residential units
ESH3	US283	1-5 Millbourne Lane, Esher, KT10 9DU	1-5	25 residential units
ESH4	US134	Hanover Cottage 6 Claremont Lane Esher KT10 9DW	1-5	12 residential units
ESH5	US146	35 New Road, Esher, KT10 9DW	1-5	5 residential units
ESH6	US481	6 Bracondale and 43 Claremont Lane, KT10 9EN	1-5	16 residential units
ESH7	US475	Willow House, Mayfair House and Amberhurst, Claremont Lane, Esher, KT10 9DW	1-5	57 residential units
ESH8	US286	Highwaymans Cottage Car Park, Portsmouth Road, Esher	1-5	9 residential units
ESH9	US276	Cafe Rouge, Portsmouth Road, Esher, KT10 9AD	1-5	20 residential units/mixed-use 117 sqm floorspace
ESH10	US157	Garages at Farm Road, Esher, KT10 8AX	6-10	3 residential units
ESH11	US282	42 New Road Esher KT10 9NU	6-10	6 residential units

ESH12	US274	Two Furlongs and Wren House, Portsmouth Road, Esher, KT10 9AA	6-10	10 residential units
ESH13	US39	Unit A & B Sandown Industrial Park, Esher, KT10 8BL	6-10	40 residential units
ESH14	US33	River Mole Business Park, Mill Road, Esher, KT10 8BJ	6-10	200 residential units
ESH15	US38	Units C and D, Sandown Industrial Park, Mill Road, Esher	6-10	60 residential units
ESH16	US32	Windsor Houses 34-40 High Street	6-10	8 residential units/mixed-use
ESH17	US288	Hawkshill Place Portsmouth Road Esher KT10 9HY	6-10	12 residential units
ESH18	US27	81 High Street, Esher, KT10 9QA	6-10	8 residential units
ESH19	US519	Esher Library and land adjoining, Church Street, Esher, KT10 9NS	6-10	15 residential units and re-provision of community use
ESH20	US287	15 Clare Hill Esher KT10 9NB	11-15	55 residential units
ESH21	US280	St Andrews and Hillbrow House, Portsmouth Road, Esher, KT10 9SA	11-15	30 residential units

Hersham

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
H1	US44	Claremont House, 34 Molesey Road, Hersham, KT12 4RQ	1-5	6 residential units/mixed-use
H2	US504	9 Esher Road, Hersham, KT12 4JZ	1-5	15 residential units/mixed-use
H3	US441	63 Queens Road, Hersham, KT12 5LA	1-5	5 residential units/mixed-use
H4	US489	19 Old Esher Road, Hersham, KT12 4LA	1-5	5 residential units
H5	US379	Waitrose car park, New Berry Lane, Hersham	1-5	30 residential units
H6	US517	Park House, Pratts Lane, Hersham, KT12 4RR	1-5	5 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
H7	US386	145-149 and rear access of 151-157 Hersham Road, KT12 5NR	1-5	16 residential units/mixed-use
H8	US45	Car park to the south of Mayfield Road, Hersham	6-10	9 residential units
H9	US40	Hersham Day Centre and Village Hall, Queens Road, Hersham, KT12- 5LU	6-10	15 residential units/mixed-use
H10	US380	New Berry Lane car park, Hersham	6-10	7 residential units
H11	US389	Hersham sports and social club 128 Hersham Road Hersham KT12 5QL	11-15	8 residential units
H12	US375	Volkswagen Ltd Esher Road Hersham KT12 4JY	11-15	27 residential units
H13	US390	The Royal George 130-132 Hersham Road Hersham KT12 5QJ	11-15	15 residential units
H14	US376	Trinity Hall and 63-67 Molesey Road, Hersham	11-15	47 residential units and re-provision of community use
H15	US435	Car Park next to Waterloo Court	11-15	62 residential units
H16	US378	All Saints Catholic Church hall Queens Road Hersham KT12 5LU	11-15	8 residential units/mixed-use
H17	US43	Hersham Technology Park (Air Products)	11-15	4350 sqm of employment floorspace
H18	US374	Hersham Library, Molesey Road, Hersham, KT12 4RF	11-15	13 residential units and re-provision of community use

Molesey

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
MOL1	US509	2 Beauchamp Road, East Molesey, KT8 0PA	1-5	9 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
MOL2	US50	Royal Cambridge Home, 82-84 Hurst Road, East Molesey	1-5	62 residential units and 4 care home units
MOL3	US507	133-135 Walton Road, East Molesey, KT8 0DT	1-5	8 residential units/mixed-use
MOL4	US308	Former Hurst Park Primary School, 357 Hurst Road, Molesey, KT8 1QS	1-5	77 residential units
MOL5	US116	Molesey Football and Social Club and 22-29 and 30-33 Grange Close and 412 Walton Road, KT8 2JG	1-5	38 residential units/mixed-use
MOL6	US299	East Molesey Car Park, Walton Road, East Molesey	1-5	23 residential units
MOL7	US151	Garages to the rear of Belvedere Gardens, West Molesey	6-10	4 residential units
MOL8	US152	Garages to the rear of Island Farm Road, West Molesey	6-10	4 residential units
MOL9	US498	7 Seymour Close and Land to rear of 103-113 Seymour Close, East Molesey, KT8 0JY	6-10	5 residential units
MOL10	US47	Hampton Court Station & Jolly Boatman, Hampton Court Way, East Molesey	6-10	97 residential units/mixed-use
MOL11	US153	11-27 Down Street, West Molesey, KT8 2TG	6-10	7 residential units
MOL12	US318	Vine Medical Centre 69 Pemberton Road East Molesey KT8 9LJ	6-10	7 residential units/mixed-use
MOL13	US456	Molesey Hospital, High Street, KT8 2LU	6-10	70 residential units
MOL14	US312	Henrietta Parker Centre, Ray Road, West Molesey	11-15	13 residential units and re-provision of community use
MOL15	US315	Parking/garages at Grove Court Walton Road East Molesey KT8 0DG	11-15	7 residential units
MOL16	US302	43 Palace Road East Molesey KT8 9DN	11-15	18 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
MOL17	US319	Pavilion Sports Club car park Hurst Lane East Molesey KT8 9DX	11-15	9 residential units
MOL18	US317	Tesco Metro car park, Walton Road, East Molesey	11-15	11 residential units
MOL19	US309	Water Works south of Hurst Road, West Molesey	11-15	14 residential units
MOL20	US306	Molesey Clinic and library, Walton Road, West Molesey, KT8 2HZ	11-15	10 residential units and re-provision of community use
MOL21	US296	5 Matham Road East Molesey KT8 0SX	11-15	23 residential units
MOL22	US56	Joseph Palmer Centre, 319a Walton Road	11-15	60 carehomes units

Walton-on-Thames

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
WOT1	US135	12-16a High Street, Walton-on-Thames, KT12 1DA	1-5	30 residential units/mixed-use
WOT2	US350	Leylands House, Molesey Road, Walton-on-Thames	1-5	65 residential units
WOT3	US77	Annetts Yard, 1-3 Annett Road, Walton-on-Thames, KT12 2JR	1-5	10 residential units
WOT4	US83	Homebase, New Zealand Avenue, Walton-on- Thames, KT12 1XA	1-5	200 residential units
WOT5	US464	63-69 High Street, Walton- on-Thames, KT12 1DJ	1-5	28 residential units/mixed-use
WOT6	US166	Garages to the rear of 17- 27 Field Common Lane Walton-On-Thames KT12 3QH	1-5	3 residential units
WOT7	US66	7-9 Ashley Road, Walton- on-Thames, KT12 1HY	1-5	8 residential units
WOT8	US339	Walton Park Car Park, Walton Park, KT12 3ET	1-5	17 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
WOT9	US511	8-14 Oatlands Drive, Walton-on-Thames, KT12 5NR	1-5	26 residential units
WOT10	US487	16-18 Sandy Lane, KT10 9PG	1-5	8 residential units
WOT11	US361	Garages adjacent to 1 Tumbling Bay Walton-On-Thames	1-5	5 residential units
WOT12	US168	Garages at Sunnyside, Walton-on-Thames	6-10	4 residential units
WOT13	US326	13-19a High Street, Walton-on-Thames	6-10	25 residential units/mixed-use
WOT14	US471	147 Sidney Road, KT12 3SA	6-10	8 residential units
WOT15	US351	35 to 38 and land north of Mellor Close, Walton-on-Thames, KT12-3RX	6-10	11 residential units
WOT16	US59	Halfway Car Park, Hersham Road, Walton-on-Thames	6-10	8 residential units
WOT17	US112	20 Sandy Lane, Walton-on-Thames, KT12 2EQ	6-10	7 residential units
WOT18	US323	Bradshaw House Bishops Hill and Walton Centre for the Community, Manor Road, Walton-On-Thames KT12 2PB	6-10	18 carehome units
WOT19	US327	Bridge Motor Works New Zealand Avenue and Playhouse, Hurst Grove, Walton-On-Thames, KT12 1AU	6-10	55 residential units
WOT20	US84	Elm Grove, 1 Hersham Road, Walton-on-Thames, KT12 1LH	6-10	70 residential units/mixed-use
WOT21	US357	Rylton House, Hersham Road, Walton-On-Thames	11-15	8 residential units
WOT22	US348	Cornerstone Church, 38 Station Avenue, Walton-On-Thames, KT12 1NU	11-15	36 residential units
WOT23	US360	Walton Comrades Club 7 Franklyn Road Walton-On-Thames KT12 2LF	11-15	16 residential units
WOT24	US354	P G S Court, Halfway Green, Walton-on-Thames, KT12 1FJ	11-15	23 residential units/mixed-use

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
WOT25	US352	Fire/Ambulance station Hersham Road Walton-On-Thames KT12 1RZ	11-15	21 residential units/mixed-use
WOT26	US331	Land to the rear of 60-70 Sandy Lane, Walton-on-Thames	11-15	8 residential units
WOT27	US363	Unit Rear of and 12-14 Sandy Lane Walton-On-Thames KT12 2EQ	11-15	9 residential units
WOT28	US366	Garages off Copenhagen Way, Walton-on-Thames	11-15	7 residential units
WOT29	US79	Regnolruf Court, Church Street, Walton-on-Thames, KT12 2QT	11-15	7 residential units
WOT30	US353	Fernleigh Day Centre Fernleigh Close Walton-On-Thames KT12 1RD	11-15	19 residential units and re-provision of community use
WOT31	US325	Garages to the rear of 8 Sidney Road, Walton-on-Thames	11-15	8 residential units
WOT32	US346	Garages at Collingwood Place, Walton-on-Thames	11-15	9 residential units
WOT33	US335	Garages at Home Farm Gardens, Walton-on-Thames	11-15	6 residential units
WOT34	US321	Case House 85-89 High Street Walton On Thames KT12 1DZ	11-15	28 residential units
WOT35	US328	Walton Lodge, Bridge Street, Walton-on-Thames KT12 1BT	11-15	18 residential units
WOT36	US356	Station Avenue Car Park, Station Avenue, Walton-on-Thames	11-15	50 residential units
WOT37	US372	1 Cleveland Close Walton-On-Thames KT12 1RB	11-15	8 residential units
WOT38	US324	Manor Road Car Park, Manor Road, Walton-on-Thames, KT12 2QN	11-15	31 residential units
WOT39	US72	Courtlands & 1-5 Terrace Road, Walton-on-Thames	11-15	63 residential units
WOT40	US370	The Heath Centre, Rodney Road, Walton-on-Thames, KT12 3LB	11-15	36 residential units/mixed-use

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
WOT41	US355	Walton Audi 1 Station Avenue Walton-On-Thames KT12 1PD	11-15	100 residential units

Weybridge

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
WEY1	US505	75 Oatlands Drive, Weybridge, KT13 9LN	1-5	9 residential units
WEY2	US117	9 and rear of 11 and 13 Hall Place Drive	1-5	7 residential units
WEY3	US494	85 Queens Road, Weybridge, KT13 9UQ	1-5	5 residential units/mixed-use
WEY4	US482	24-26 Church Street, Weybridge, KT13 3DX	1-5	15 residential units
WEY5	US496	Quadrant Courtyard, Weybridge, KT13 8DR	1-5	15 residential units
WEY6	US395	Weybridge Hospital and car park, 22 Church Street Weybridge KT13 8DW	1-5	60 residential units/mixed-use
WEY7	US520	Weybridge Centre for the Community, Churchfield Place, Weybridge, KT13 8BZ	1-5	8 residential units and re-provision of community use
WEY8	US94	Locke King House, 2 Balfour Road, Weybridge	6-10	12 residential units
WEY9	US411	York Road Car Park, Weybridge	6-10	8 residential units
WEY10	US403	HFMC House, New Road and 51 Prince's Road Weybridge KT13 9BN	6-10	6 residential units
WEY11	US396	Idis House, Churchfield Rd, Weybridge KT13 8DB	6-10	22 residential units/mixed-use
WEY12	US397	Floors above Waitrose, 62 High Street, Weybridge KT13 8BL	6-10	9 residential units
WEY13	US108	Weybridge Library, Church Street, Weybridge	6-10	30 residential units/mixed-use
WEY14	US416	Garages to the west of 17 Grenside Road Weybridge KT13 8PY	11-15	5 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
WEY15	US417	Garages to the rear of Broadwater House Grenside Road Weybridge KT13 8PZ	11-15	20 residential units
WEY16	US420	59-65 Baker St, Weybridge KT13 8AH	11-15	14 residential units/mixed-use
WEY17	US431	Shell Petrol Filling Station 95 Brooklands Road Weybridge KT13 0RP	11-15	5 residential units
WEY18	US429	Garages at Brockley Combe, Weybridge	11-15	7 residential units
WEY19	US419	35-47 Monument Hill, Weybridge KT13 8RN	11-15	20 residential units/mixed-use
WEY20	US404	2-8 Princes Road Weybridge KT13 9BQ	11-15	10 residential units/mixed-use
WEY21	US424	Weybridge Bowling Club 19 Springfield Lane Weybridge KT13 8AW	11-15	11 residential units
WEY22	US421	181 Oatlands Drive, Weybridge KT13 9DJ	11-15	12 residential units
WEY23	US393	The Old Warehouse, 37A Church Street, Weybridge KT13 8DG	11-15	5 residential units
WEY24	US110	The Heights, Weybridge	11-15	9500 sqm of employment floorspace
WEY25	US410	Oatlands car park, Oatlands Drive, Weybridge	11-15	8 residential units
WEY26	US406	179 Queens Road Weybridge KT13 0AH	11-15	9 residential units
WEY27	US402	1 Princes Road Weybridge KT13 9TU	11-15	19 residential units
WEY28	US394	NHS North West, 58 Church Street, Weybridge KT13 8DP	11-15	19 residential units/mixed-use
WEY29	US107	Weybridge Delivery Office, Elmgrove Road	11-15	5 residential units/mixed-use
WEY30	US125	Baker Street car park, Weybridge	11-15	7 residential units/mixed-use
WEY31	US92	GlaxoSmithKline, St. Georges Avenue	11-15	100 residential units
WEY32	US391	Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge, KT13 9XU	11-15	11 residential units

Site allocation reference	Site reference	Site name	Delivery period (years)	Allocated for
WEY33	US93	Horizon Business Village, Brooklands Road, Weybridge, KT13 0TJ	11-15	6000 sqm of employment floorspace
WEY34	US398	1-8 Dovecote Close, Weybridge, KT13 8PW	11-15	7 residential units
WEY35	US407	Foxholes, Weybridge KT13 0BN	11-15	78 residential units

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Chapter 10 - Monitoring framework

10.1 The Plan will be monitored to assess its effectiveness and whether it is achieving the principles of the Plan and the individual policy requirements. This chapter of the Plan sets out the indicators that will be used by the council to monitor the performance of the policies in the Plan. These indicators are reported on an annual basis through the Authority's Monitoring Report (AMR).

10.2 The AMR will monitor these indicators, alongside a range of other contextual indicators. Monitoring can indicate areas where intervention may be needed to achieve the principles of the Plan. Where the AMR indicates that principles and policy requirements are not being met, the council may need to take remedial action which could include a review of the Plan or parts of the Plan.

Principle	Policies	Indicators
<p>Principle 1 - Tackling Climate Change</p>	<p>SS1 – Responding to the Climate Emergency</p> <p>SS2 – Sustainable place-making</p> <p>CC1 – Energy efficiency, renewable and low carbon energy</p> <p>CC2 – Minimising waste and promoting a circular economy</p> <p>CC3 – Sustainable design standards</p>	<ul style="list-style-type: none"> • Number of properties with Flood Zone 2 and 3. • Per capita reductions in carbon dioxide (CO₂). • Installed capacity of renewable energy generating development, by type. • Per capita consumption of water • Percentage of household waste sent for reuse, recycling and composting
<p>Principle 2- Protecting and enhancing the quality of the environment</p>	<p>SS2 – Sustainable place-making</p> <p>ENV1 – Green and Blue infrastructure</p> <p>ENV2 – Trees and hedgerows</p> <p>ENV3 – Local Green Spaces</p> <p>ENV4 – Development in the Green Belt</p> <p>ENV5 – Thames Basin Heath Special Protection Area</p> <p>ENV6 – Protecting, enhancing and recovering biodiversity</p> <p>ENV7 – Environment quality</p> <p>ENV8 – Air quality</p> <p>ENV9 – Urban design quality</p> <p>ENV10 – Heritage Assets</p> <p>ENV11 – Strategic Views</p>	<ul style="list-style-type: none"> • 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. • The volume of pollutants [CO₂] emitted by source • Amount of contaminated land. • 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 • 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

Principle	Policies	Indicators
		<ul style="list-style-type: none"> • Number of planning permissions granted involving significant harm to, or loss of a designated heritage asset • Percentage of development built within the urban area • Percentage of development built in the Green Belt.
<p>Principle 3 - Delivering Homes for All</p>	<p>SS2 – Sustainable place-making</p> <p>SS3 – Scale and location of growth</p> <p>HOU1 – Housing Delivery</p> <p>HOU2 Optimisation</p> <p>HOU3 – Housing mix</p> <p>HOU4 – Affordable housing</p> <p>HOU5 – Housing – technical standards</p> <p>HOU6 – Specialist accommodation</p> <p>HOU7 – Gypsy, Roma, Traveller and Travelling Showpeople accommodation</p> <p>HOU8 – Self and custom build housing</p>	<ul style="list-style-type: none"> • Number of affordable homes from new build and acquisitions. • Number of affordable homes completed. • Net additional homes delivered. • Densities of completed housing developments. • Housing completions by type and size (market and affordable) • Tenure mix of affordable housing provided (social rent, affordable rent and shared ownership) • Number of C2 residential developments with planning permission and under construction. • Number of sheltered homes delivered. • Delivery of Gypsy and Traveller pitches. • Net housing completions by land type.
<p>Principle 4 – Growing a prosperous economy</p>	<p>SS2 – Sustainable place-making</p> <p>SS3 – Scale and location of growth</p> <p>ECO1 – Supporting the economy</p> <p>ECO2 – Strategic Employment Land</p> <p>ECO3 – Supporting our town, district and local centres</p>	<ul style="list-style-type: none"> • 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

Principle	Policies	Indicators
	<p>ECO4 – Promoting visitor attractions and arts and cultural venues</p> <p>ECO5 – Equestrian related development</p>	<ul style="list-style-type: none"> • Total amount of B1 floor space on town, district and local centres • Changes 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.
<p>Principle 5 – Providing infrastructure and connectivity</p>	<p>SS2 – Sustainable place-making</p> <p>SS3 – Scale and location of growth</p> <p>INF1 – Infrastructure delivery</p> <p>INF2 – Social and community uses</p> <p>INF3 – Health and wellbeing of communities</p> <p>INF4 – Play and informal recreation space</p> <p>INF5 – Connectivity</p> <p>INF6 – Sustainable transport</p> <p>INF7 – Managing flood risk</p> <p>INF8 – River usage</p>	<ul style="list-style-type: none"> • Health dimension of the index of multiple deprivation. • 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 • Projects in the infrastructure schedule delivered • The number of permissions granted contrary to advice received from the Environment Agency. • Percentage rivers in plan area whose biological quality is rated as “good”.

Appendices

A1 Glossary

A2 Spatial portrait

A3 Housing trajectory

A4 Nationally Prescribed Space Standards

DRAFT

A1 Glossary

DRAFT

Glossary

This glossary does not provide legal definitions but acts as a guide to key planning terms.

Accessibility - The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Active Frontage - A frontage to the public realm which is characterised by multiple entrances and windows (domestic, commercial or retail), allowing an interaction of people between the public realm and the premises facing the street.

Affordability - A measure of whether households can access or sustain the costs of private sector housing.

Affordable Housing - Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following: affordable housing for rent; starter homes; discounted market sales housing; other affordable routes to home ownership.

Air Quality Management Areas - Areas established by borough and district councils following local assessment of air quality where individual pollutants are forecast to exceed standards defined in the National Air Quality Strategy.

Allocated site - Land that is allocated in the Local Plan for a particular use and identified on the proposals map.

Allotment - A plot of land rented by an individual for growing vegetables or flowers.

Ancient or Veteran Tree - A tree which, because of its age, size and condition, is of exceptional biodiversity cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient-life stage.

Ancient Woodland - An area that has been wooded continuously since at least 1600 AD.

Appropriate Assessment - Required under the European Habitats Directive to assess the impact of plans on 'European Sites' of nature conservation importance. The Appropriate Assessment of the Elmbridge Local Plan has been published as a background document.

Area Action Plan (AAP) - A Development Plan Document that provides a planning framework for a specific geographical area where change is anticipated.

Area of Critical Drainage - An area that has been identified as having critical drainage problems through consultation with Surrey County Council as Lead Local Flood Authority and the Environment Agency. In these locations there is a need for surface water to be managed to a higher standard than normal to ensure any development will aim to reduce downstream flooding by seeking to control surface water runoff.

Area of Great Landscape Value (AGLV) - A non-statutory and locally designated area outside the national landscape designations, which is considered by the local planning authority to be of particular landscape value to the local area.

Article 4 Direction - An Article 4 Direction is issued by a local planning authority to remove permitted development rights. The Council has a number of Article 4 Directions in place to require planning permissions to limit Office-to Residential conversions.

Authority Monitoring Report (AMR) - A report that assesses the impact of policies and whether targets are being met against a set of core indicators, and where necessary, identifies adjustments or revisions to policies/proposals.

Biodiversity (or short for 'biological diversity') - The whole variety of life on Earth encompassing variations of all genetic, species and ecosystems, including plants, animals, microorganisms and fungi.

Biodiversity Action Plan (BAP) - A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Biodiversity Opportunity Area (BOA) - An area that consists of a spatial concentration of already recognised and protected sites for wildlife conservation, inside a boundary that also includes further but as yet un-designated 'Priority habitat' types (plus some other essentially undeveloped land uses); all of which have common and contiguous geological, soil, hydrological and topographic characteristics to those of the already recognised and protected sites.

Brownfield Land / Previously Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Building Regulations - Building Regulations are minimum standards for design, construction and alterations that are required for most building work in the UK. Building Regulations ensure that the policies set out in legislation regarding building standards are carried out.
Building Research Establishment.

Environmental Assessment Method (BREEAM) - Method of assessing, rating and certifying the sustainability of buildings.

Built Up Area - Areas within the boundaries of Ashted, Bookham, Dorking, Fetcham and Leatherhead as defined on the Policies Map.

Caravan - As defined in the Caravan Sites and Control of Development Act 1960, modified 1968 and 2006. In summary, caravans must be capable of being moved in one or two pieces, either on their own wheels or by being towed or transported by another vehicle, and must not be more than 20 metres in length, 6.8 metres in width, and 3.05 metres from floor to the ceiling internally. Caravans may also be referred to as Mobile Homes or Park Homes, which are covered by the same definition.

Carbon Dioxide (CO₂) - A gas found naturally in the Earth's atmosphere and also produced as a result of the burning of wood and fossil fuels.

Carbon Footprint - A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.

Climate Change - Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Climate Emergency - A situation in which urgent action is required to reduce or halt climate change and avoid potentially irreversible environmental damage resulting from it.

Combined Heat and Power (CHP) - A system which generates electricity and utilises the heat produced as a by-product in a cost effective and environmentally responsible way.

Community Facilities (also see **Social and Community Infrastructure**) - These can include, but are not limited to, community / village halls or buildings, cultural facilities, places of worship, pubs and statutory services such as health and education.

Community Infrastructure Levy (CIL) - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Area - Areas of special architectural or historic interest, the character or appearance of which is desirable to conserve and, where possible, enhance. They are normally designated by a district/borough council. Stricter planning controls operate within conservation areas, including works to trees. New development will be expected to conserve, and, where possible, enhance the character or appearance of the area.

Contaminated Land - Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

The Council – Elmbridge Borough Council.

Council Strategy - sets out the Council's vision and priorities.

Cumulative Effect - A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local infrastructure and services, or the economy.

Curtilage - A legal term relating to an area of land associated with a building. Defining the extent of a building's curtilage can be a complex matter and is considered on a case by case basis.

Deliverable - To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Density - In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Developable - To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development - Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

Development Management Policies - The matters relating to site specific design issues including, but not limited to, access, layout and amenity of neighbours.

Development Plan - A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This is defined in section 38 of the Planning and Compulsory Purchase Act 2004 and includes adopted Local Plans and neighbourhood plans.

Diffusion Pollution - The release of potential pollutants from a range of activities that, individually, may have no effect on the water environment, but, at the scale of a catchment, can have a significant effect.

Dwelling - A self-contained building or part of a building used as a residential accommodation and usually housing a single household.

Ecological Footprint - Compares human consumption of natural resources with planet Earth's ecological capacity to regenerate them.

Ecology - The distribution and abundance of living organisms and the interactions among organisms and between organisms and their environment.

Ecosystem – A system formed by the interaction of a community of organisms with their environment.

Elmbidge Community Partnership (ECP) - a partnership of local public, private and voluntary organisation that has responsibility for the production and delivery of the Sustainable Community Strategy

Employment Land - Land in use or last used by a trade or business. This includes office, industrial, storage and distribution (warehousing) uses. Retail, food and beverage uses are employers but are usually referred to as town centre uses.

Energy Conservation - The practice of minimising the quantity of energy used, thereby improving energy efficiency.

Energy Efficiency - How well used energy is as a ratio of the energy used to the energy wasted, decreasing wasted energy will thus produce a higher energy efficiency ratio.

Energy Recovery - The use of waste as a source for energy, for example making use of the methane emitted from landfill.

English Heritage - Government advisors with responsibility for all aspects of protecting and promoting the historic environment. English Heritage is responsible for advising the Government on the listing of historic buildings.

Environment Agency - A Government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

Evidence Base - The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Extra Care Housing - Housing designed with the needs of older people in mind and with varying levels of care and support available on site. People who live in Extra Care housing have their own self-contained homes and benefit from communal facilities being available on site. Properties can be rented, owned or part owned/ part rented. Extra Care is also known as assisted living or 'housing with care'.

Fabric First - A 'fabric first' approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

Flood Risk Assessment (FRA) - A site-specific assessment of all forms of flood risk associated with the development site and the impact of proposed development in terms of flooding both on and off site.

Green Belt (GB) - A national designation of land around certain cities and large built-up areas, which aims to prevent urban sprawl by keeping land permanently open and it is not an environmental designation. Green Belts are defined in a local planning authority's development plan. The purpose of designating the land as Green Belt is to:

1. Check the unrestricted sprawl of large built up areas
2. Prevent neighbouring towns from merging
3. Safeguard the countryside from encroachment
4. Preserve the setting and special character of historic towns
5. Assist urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure (GI) - A network of multi-functional urban and rural green space, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Greenfield Land or Site - Greenfield land is land which has never been previously developed. This could be both within and outside built-up areas.

Greenhouse Gas Emissions - The production of gases which naturally form in the atmosphere and serve to insulate the earth including water vapour, Carbon Dioxide (CO₂), methane, nitrous oxide and ozone.

Gypsies and Travellers - Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitable Room - Habitable rooms include all rooms normally used for living or sleeping in and kitchens that have a floor area over 13 sqm. Habitable rooms over 20 sqm will be counted as two rooms. Bed sitting rooms will be counted as 1.5 habitable rooms. Small kitchens (13 sqm or less), utility rooms, halls, bathrooms, balconies, toilets, landings and garages are excluded. Any room above the ground floor level with an external window and with a floor area of 6.5 sqm or more capable of future conversion to a bedroom will be counted as a habitable room.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include assets locally identified by Elmbridge and Surrey County Councils, as well as by Historic England, the national body for heritage. Locally significant but non-designated heritage assets can also be a consideration in planning applications.

Historic Environment - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped, planted or managed flora.

Historic Parks and Gardens - A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by Historic England.

Household - One person living alone; or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.

Housing Association / Registered Provider - a non-profit registered provider of social housing pursuant to the Housing and Regeneration Act 2008.

Housing Delivery Test - Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

Housing Mix - The provision of housing, including affordable and market homes of the type, size and tenure needed by residents and in demand in the market.

Housing our Ageing Population Panel for Innovation (HAPPI) Standards - The HAPPI principles are based on 10 key design criteria. Many are recognisable from good design generally – good light, ventilation, room to move around and good storage. However, the standards have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs.

Housing Trajectory - A chart showing the indicative amount of housing to be delivered in each year of the plan period.

Infill development - The development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. Infilling does not include built development within back gardens or other similar land that does not form part of an established built-up frontage.

Infrastructure - Basic services necessary for a satisfactory development to take place, for example roads, electricity, sewerage, water, education, open space, health facilities and other community facilities.

Infrastructure Delivery Plan (IDP) - The Infrastructure Delivery Plan identifies the key infrastructure required to support development within the Borough over the Plan period and how it will be delivered.

Intensification - More frequent usage, e.g. a tennis court at a school could be used by other community groups outside school hours.

Knowledge-based business - High technology industries (such as computers and office equipment and pharmaceuticals) and knowledge-based services (for example telecommunications, information technology, finance, insurance and business services), which are important to economic development.

Listed Building - A building that is included on the List of Buildings of Special Architectural or Historic Interest administered by Historic England on behalf of the Secretary of State for Digital, Culture, Media and Sport. Listed buildings are graded I, II* or II with grade, I being the highest. Buildings within the curtilage of a listed building constructed before 1948 are also protected. The significance of a listed building may be external and/or internal.

Local Development Scheme (LDS) - The Council's published plan for the preparation of Local Development Documents. It sets out a 3-year programme and includes information on consultation dates.

Local Distinctiveness - The particular positive feature of a locality that contributes to its special character and sense of place. Distinguishes one local area from another.

Local Nature Reserve (LNR) - An area designated by local authorities, in consultation with English Nature, under the National Parks and Access to the Countryside Act 1949, to provide opportunities for educational use and public enjoyment, in addition to protecting wildlife or geological and physiographical features of special interest.

Local Green Space (LGS) - Green areas or open spaces which are demonstrably special to a local community and hold particular local significance. This can be because of beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife. They are in close proximity to the communities that they serve, are local in character and do not consist of extensive tracts of land.

Local Housing Need - The number of homes identified as being needed through the application of the standard method set out in Planning Practice Guidance.

Local Plan - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA) - The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the borough or district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Shopping Centres - Local shopping centres include a range of small shops of a local nature, serving a small catchment. Typically, local shopping centres might include, amongst other shops, a small supermarket, a newsagent, a post office and a pharmacy. Other facilities could include a hot food take-away and laundrette. Local Shopping Centres are defined on the Policies Map.

M4 (2) Accessible and Adaptable Dwellings - An optional requirement as defined in the Building Regulations. M4 (2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

M4 (3) Wheelchair User Dwellings - An optional requirement as defined in the Building Regulations. M4 (3) 'Wheelchair User Dwellings' include two different types of dwelling, as follows:

1. Wheelchair adaptable dwellings which must be designed to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs (M4 (3)(2)(a)); and
2. Wheelchair accessible dwellings which must be designed and built with the necessary features/adaptations included to enable it to meet the needs of occupants who use wheelchairs at the point of completion (M4 (3) (2)(b)).

Major Development - For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000sqm or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Market Housing - Private housing for rent or for sale, where the price is set in the open market.

Material Consideration - A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Maximum Parking Standards - A maximum number of off-street car parking spaces permitted for a development by land use type and its scale.

Mean-time (Pop-up) Use – Usually a shop or a store that is deliberately temporary.

Minimum Space Standards - A nationally described space standard introduced by the Government, setting out detailed guidance on the minimum size of new homes.

Mitigation Measures - Those which are put into place to reduce or eliminate any harm caused, for example contributions to the provision of Suitable Accessible Natural Green Space (SANG) or towards the Strategic Access Management and Monitoring (SAMM) with regards to Thames Basin Heaths.

Mixed Tenure - An area of housing consisting of mix of different tenures, normally social rented housing and privately owned housing.

Mixed Use Development - Provision of a mix of complementary uses, such as residential, community and/or leisure uses, on a site or within a particular area.

Multi-Use Games Area (MUGA) - An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side football or netball.

Natural England - Government advisors on nature conservation issues in England.

Neighbourhood Development Plan (NDP) - A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area made under the Planning and Compulsory Purchase Act 2004.

Older People - People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open Space - All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Parking Stress - A pressure on local highway network negatively affecting amenities of local residents caused by limited capacity of on-street parking provision in the area. Factors to take into account when considering whether an area experiences on-street parking stress will be the levels of parking on nearby roads, the availability of spaces in public car parks and whether there are any particular pressures caused by existing uses or developments in the area.

People with Disabilities - People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permitted Development (PD) - Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Perpetuity - In an affordable housing context, homes secured as affordable into the future, for example by planning restrictions on the resale of affordable housing so that it cannot be lost to the market.

Pitch (Gypsy and Traveller) - Area accommodating a single household on a gypsy and traveller site, normally accommodating one static and one travelling caravan, utility block and space for parking and

ancillary residential uses. The number of permitted caravans may be defined through planning conditions and/or the caravan site licensing.

Plan Period - The period for which the Local Plan covers: 2021-2037.

Planning Obligations and Agreements - Legal agreements between a local planning authority and a developer (also known as "Section 106" agreements), or undertakings offered unilaterally by a developer ("Unilateral Undertakings"), that ensure that certain extra works related to a development are undertaken or appropriate contributions are made.

Plot (Travelling Showpeople) - Area accommodating a single household on a travelling showpeople site (often called a 'yard'), normally accommodating living accommodation (including one or more caravans) and areas for storage and maintenance of fairground rides and equipment.

Pop-up Use – please see the definition of **Mean-time (Pop-up) Use** above.

Previously Developed Land (PDL) – please see the definition of **Brownfield Land** above.

Protected Species - Plants and animal species afforded protection under certain Acts and Regulations.

Rainwater Harvesting - Rainwater harvesting is the accumulation and storage of rainwater for re-use on site, rather than allowing it to run off the site.

Ramsar Site - A wetland site of international importance (especially as a waterfowl habitat) designated by the Secretary of State for the Environment, Food and Rural Affairs.

Reclaimed Water (Greywater and Blackwater) - Reclaimed or recycled water is the process of converting wastewater into water that can be reused for other purposes. Greywater is any domestic wastewater that is collected from activities such as showering, dishwashers and washing clothes, excluding sewage. Blackwater is wastewater from toilets.

Registered Social Landlord (RSL) - A body registered with the Housing and Communities Agency who own or manage affordable homes, both social rented and intermediate.

Renewable Energy - Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Safeguarded land - Land that has been identified for development in the future is safeguarded to ensure that it is protected from conflicting development.

Scheduled Ancient Monument - A building or structure above or below ground whose preservation is of national importance, in a schedule compiled by the Secretary of State for Culture, Sport and Recreation.

Self-build and Custom-build Housing - Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Sequential Test - A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Shared Ownership - A scheme aimed at providing first time buyers, who cannot afford to buy a home suited to their needs outright. The buyer purchases a part of the equity, paying rent on the remainder, which is usually retained by an RSL.

Sheltered Housing - Housing specifically for older and/or disabled people. Includes a block or group of houses with resident or visiting warden, and individual houses, bungalows and flats, which receive support from a mobile warden or pendant (emergency) alarm service.

Site of Nature Conservation Importance (SNCI) - Locally important sites for nature conservation selected by the Surrey Local Sites Partnership, a sub-group of the Surrey Nature Partnership. It is an area that has been designated (non-statutory) as being of county or regional wildlife value.

Site of Special Scientific Interest (SSSI) - A site designated in the UK to be of importance for nature conservation due to the presence of a rare or good example of fauna and flora.

Social and Community Infrastructure - includes schools, higher education facilities, health centres, GP surgeries, dentists, childcare premises, care homes, libraries, community halls, day centres, children centres, indoor and outdoor recreation and sports facilities, theatres, cinemas and museums, and any other facility owned by a publicly funded body to provide front line services.

Social Rented Housing- Affordable housing provided for rent at below market levels to eligible groups on housing waiting lists.

Special Area of Conservation (SAC) - SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

Special Protection Area (SPA) - European designated area warranting special protection for the importance of its fauna. The area will comprise a number of sites that are also designated Sites of Special Scientific Interest (SSSI) in the UK. For example, the Natura 2000 designated Thames Basin Heaths Special Protection Area comprises 13 SSSIs across Surrey, Hampshire and Berkshire, protected principally for its rare species of ground-nesting birds.

Specialist housing - Suitable specialist forms of accommodation to cater for more vulnerable members of society – people with disabilities, mental health problems and long term conditions, including people who have developed or may develop care needs as they become older.

Statement of Community Involvement (SCI) – Sets out the ways in which the Local Planning Authority will consult the community and stakeholders, not only on planning policy documents but also on major planning applications.

Strategic Employment Land - Designated as protected land in employment uses in the Borough.

Strategic Flood Risk Assessment (SFRA) Level 1: Appraisal of all potential sources of flooding in an area. The assessment should be sufficiently detailed to allow application of the Sequential Test.

Strategic Flood Risk Assessment (SFRA) - An assessment of flood risk for the Borough. The objective is to collate all sources of flooding, to delineate flood zones, including the functional floodplain, to help apply the Sequential Test and advise on the Exception Test and site specific Flood Risk Assessments.

Strategic Housing Land Availability Assessment (SHLAA) – An assessment that identifies sites with potential for housing. The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development.

Strategic Housing Market Assessment (SHMA) - An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.

Suitable Alternative Natural Greenspace (SANG) - An open space designed to provide an enjoyable natural environment for recreation as an alternative to a Special Protection Area.

Supplementary Planning Document (SPD) - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability - Sustainability focuses on meeting the needs of the present without compromising the ability of future generations to meet their needs.

Sustainable Communities - Places that meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Sustainable Construction -Construction which has due reference to the environment, for example in the materials it uses, the methods of construction and the installation of energy efficient and water conservation systems, e.g. use of solar panels and SuDS.

Sustainable Development - The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs, ensuring a better quality of life for everyone now and for generations to come. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Sustainable (urban) Drainage Systems (SuDS) – Include a range of different drainage systems that are designed to promote the filtration and evaporation of water as close to the source as possible and to break down pollutants. SuDS are an alternative to drainage through pipes directly to a water course and will help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding.

Sustainable Location - For example, is a location with good transport links with good access to community and local facilities.

Sustainable Transport – Often meaning walking, cycling and public use of transport, which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

Target Emission Rate - A minimum allowable standard, set out in Building Regulations (see above), for the energy performance of a building in terms of its carbon dioxide emissions.

Tenure -The nature by which people own or rent their home. Categories are usually broken down as follows: Owner Occupied, Private Rented, Registered Social Landlord or Council Rented.

Threshold - The number of units that triggers the affordable housing requirement on market schemes.

Town Centre Uses - Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Travelling Showpeople - Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

Travel Plan - A plan that aims to promote sustainable travel choices (for example, cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.

Tree Preservation Order (TPO) - A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

Use Class Order - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories.

Viability Assessment – A financial viability assessment that looks at the scale of obligations and policy requirements applied to development demonstrating that the proposal provides competitive returns to a willing landowner and developer to enable the development to be deliverable/come forward.

Windfall site - A site not specifically identified in the development plan that have unexpectedly become available for development.

Zero Carbon Development - A building or set of buildings with a net energy consumption of zero.

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A2 Spatial portrait of the borough

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Appendix A2 – Spatial portrait of the borough

1. Elmbridge is a Surrey borough located in the South East region, approximately 17 miles south west of Central London. Located almost entirely within the bounds of the M25 motorway, the River Thames forms the northern boundary of the borough separating Elmbridge from the London Borough of Richmond-upon-Thames. To the east is the Royal Borough of Kingston-upon-Thames. The remainder of the borough's boundary is shared with the Surrey boroughs of Guildford, Runnymede, Spelthorne and Woking and the district of Mole Valley.

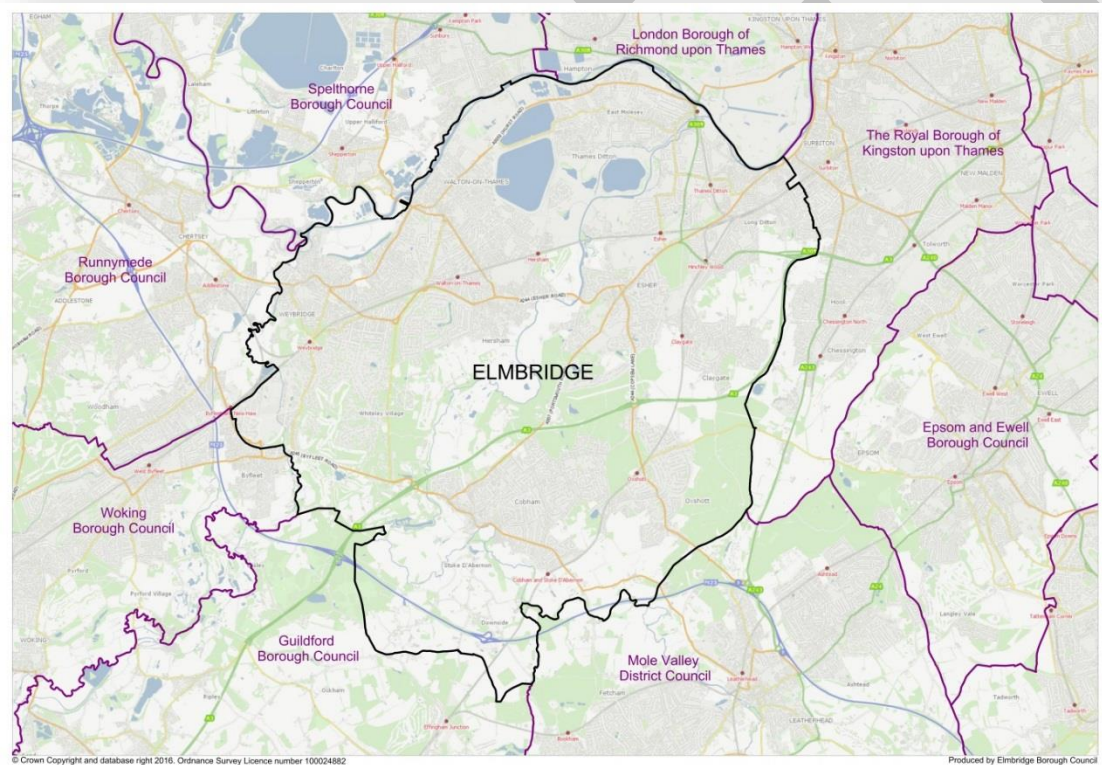


Figure 1: Elmbridge Borough and neighbouring boroughs and districts

2. Due to its location and proximity to, Elmbridge benefits from good accessibility to Central London via the M25/A3 and the rail and is also situated within easy reach of both Heathrow and Gatwick airports. The M3 is located to the north west of the borough. Coupled with good passenger rail links to central London, the borough's transportation network has proved attractive to a wide variety of individuals and businesses. Thus, the local economy is comparatively strong, and unemployment low. Until the Covid-19

pandemic, commuting played a significant part for much of the workforce, with both radial and orbital journeys into London and around the region.



Figure 2: Elmbridge Borough transport links

3. Covering just over 9,634 hectares (37.2 square miles), Elmbridge is home to approximately 130,000 residents living across the vibrant towns of Walton-on-Thames and Weybridge; and the suburban settlements of Esher, Herisham, East and West Molesey, Hinchley Wood and the Dittons, Cobham, Oxshott, Stoke D'Abernon and Downside, and Claygate.

4. Elmbridge's urban areas are surrounded by the Metropolitan Green Belt covering 57% of the land in the Borough that contributes to the area's more spacious and less urban character. A limited area to the southwest of the Borough is designated as the Thames Basin Heaths Special Protection Area (SPA) and the borough is committed to protect it and to deliver a strategic package of measures to mitigate the potential adverse effects of new development on the SPA in order to protect its ecological integrity.
5. Elmbridge Borough offers visitor attractions including Mercedes-Benz World in Brooklands, which is nested within the world's first of its kind purpose built motor racing circuit, Sandown Park Racecourse, Claremont and Painshill Parks.
6. Elmbridge has only one civil parish, Claygate, with the remainder of the area being under two rather than three tiers of local government. Surrey County Council providing public services such as education, highways and social services.
7. The borough is a home to internationally renowned businesses such as Sony, Procter & Gamble, Samsung, Toshiba, Amazon, JTI, Cargill, Air Products or GlaxoSmithKline. The average median gross weekly pay of Elmbridge residents is higher than of those who work in Elmbridge, indicating that a considerable proportion of residents commute to highly paid jobs within Greater London. The population of the area is relatively affluent and highly skilled and this, alongside the quality of the environment and ease of access to London, has resulted in property prices that reflect those of London rather than those of the rest of Surrey. Excluding the Greater London region, Elmbridge has the highest average house prices in the country by Local Authority and is noted for its very high quality of life.

A3 Housing trajectory

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Appendix A3 – Housing Trajectory

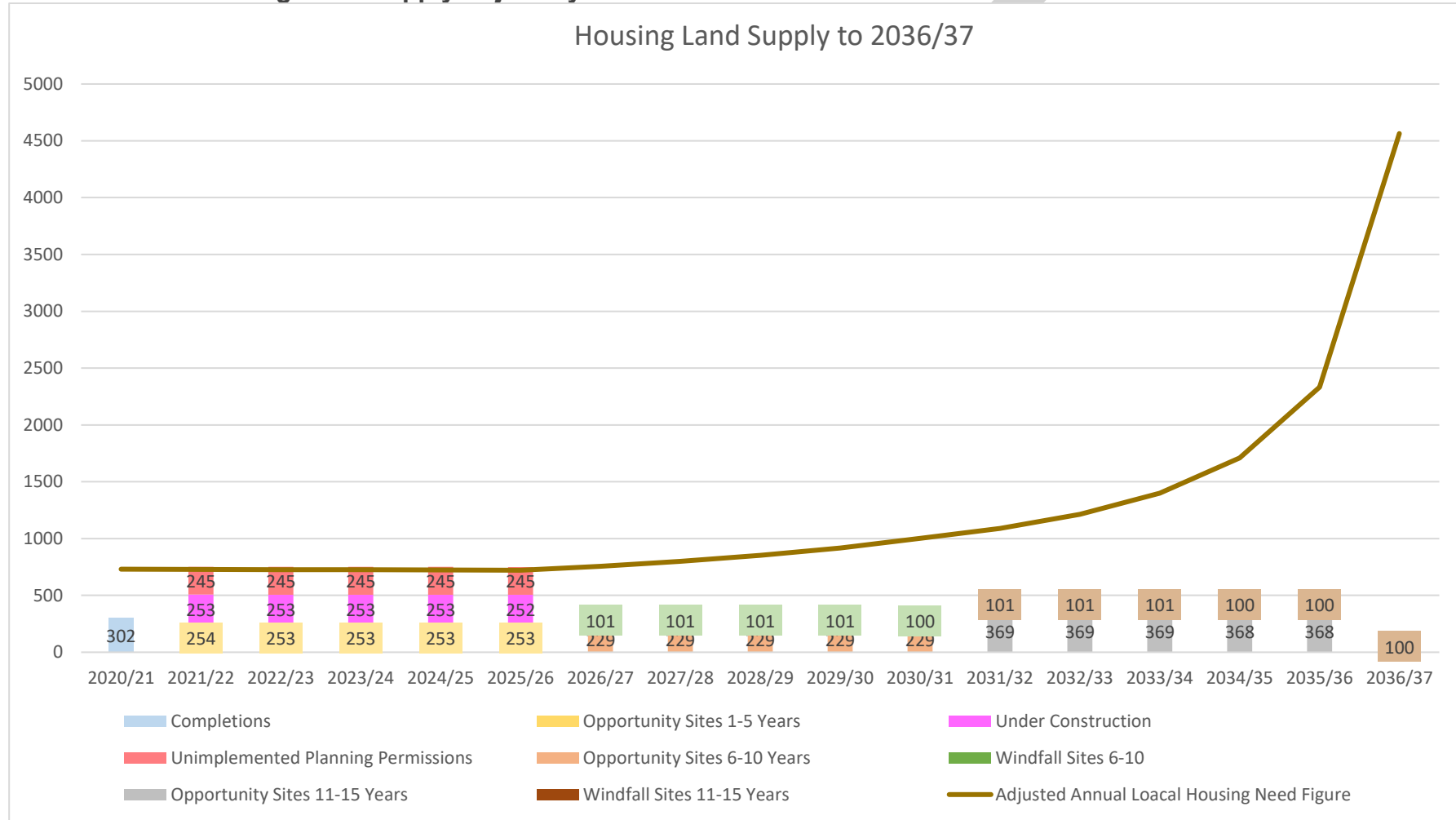
Housing Land Supply 2021-2036 (Indicative Trajectory)

Approach	Under Construction at March 31 2021	Planning Permissions not yet implemented at 31 March 2021	LAA sites August 2021-2026 (1-5 years)	LAA sites August 2026- 2031 (6-10 years)	LAA sites August 2031- 2036 (11-15 years)	Small Site Windfall* Allowance	Total Estimated Capacity	Local Housing Need (LHN)	Surplus / Shortfall
1	1,264	1,225	1,266	1,145	1,843	1,007	7,750	9,615	-1,865 -19%
2**	1,264	1,102	1,076	973	1,566	1,007	6,988	9,615	-2,627 -27%

*Windfall figure - refer to paragraph 3.28 for calculation and assumptions

** Non-implementation discount rates applied - refer to paragraph 3.41 for assumption.

The Council’s Housing Land Supply trajectory to 2036/37



A4 Nationally Prescribed Space Standards

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Technical housing standards – nationally described space standard (March 2015)

Introduction

1. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
2. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

Using the space standard

3. The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).
4. Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.
5. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.
6. Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (if a local authority has adopted the space standard in its Local Plan). It does not imply actual occupancy or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.

7. Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.
8. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls² that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (sqm).
9. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

Technical requirements

10. The standard requires that:
 - a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5sqm and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5sqm
 - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1sqm within the Gross Internal Area)
 - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single bedroom counts towards the built-in storage requirement

² The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 1 - Minimum gross internal floor areas and storage (sqm)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

*** Notes:**

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m to 37m, as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.