



Elmbridge

Borough Council

... bridging the communities ...

Trends
Policies
Progress
Housing
Data
Annual
Targets
Indicators
CIL
Performance
Environment
Local Plan

Authority's Monitoring Report

2014/15 Authority's Monitoring Report

Contents

Executive Summary	3
1. Introduction	10
2. Duty to Cooperate	15
3. Local Plan Progress	19
4. Housing Delivery	24
5. Gypsies, Travellers and Travelling Showpeople	46
6. The Local Economy and Employment	51
7. Elmbridge's Natural Environment	60
8. Transport and Sustainable Living	74
9. Elmbridge's Historic Environment.....	79
10. Elmbridge's Quality of Life	82
11. Community Infrastructure.....	86
12. Performance of Planning Services.....	93
13. Future Monitoring	95
Appendix 1: Elmbridge overview map	97

Executive Summary

Monitoring is an essential part of the planning process and provides a yearly snapshot of performance in the context of set objectives and indicators which determine the success of the Local Plan. Despite on-going changes to Government guidance, the obligation to produce a report setting out performance on the delivery of development locally remains as important as ever. This is now known as the Authority's Monitoring Report (AMR) and must be produced annually. The report forms part of the Government's drive towards local decision making and as such is produced to allow local residents and other stakeholders the opportunity to scrutinise the performance of the Council.

Since 2012 the AMR has taken a slightly different approach to reporting as a result of the Government's decision to withdraw guidance on national monitoring indicators and remove the requirement for the Council to submit an annual report to the Secretary of State. The council will continue producing an AMR on an annual basis, as part of the Council's continuous monitoring of the objectives set out in the Core Strategy and its commitment to reporting effectiveness of local planning policy initiatives to local communities.

Between 1 April 2014 and 31 March 2015:

Housing Delivery:

Objective/s
To provide sufficient housing to meet the local requirement for 3,375 units in the most sustainable locations.

- 245 additional homes in 2014/15 (against an annual target of 225)
- There is a sufficient supply of deliverable land to deliver over 6 years of the Borough's housing target.

Affordable Housing:

Objective/s
To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the Borough and to supply homes and land that address local housing needs in terms of mix, design and tenure.
To adopt a viable approach to contribute to increasing the supply of affordable housing as a key priority.

- There were 100 affordable housing completions for the 2014/15 period, but because of double counting in previous years, this has been revised to 69.
- Expressed against overall completions (334 units), affordable housing accounted for around 30% of housing development.
- Planning permission was granted for 129 affordable housing units, whilst in the same period 85 affordable units were under construction.

Housing for Older People:

Objective/s
To meet the needs of an increasingly ageing population through a variety of measures, including lifetime homes, specialist accommodation and care and support services that respond to their needs.

- There were no new Extra Care or Private Sheltered accommodation completions specifically for older people.

Housing Mix:

Objective/s
To supply homes and land that addresses local housing needs in terms of mix, size, design and tenure.

- Of the 238 gross new market homes 46% were 4+ bedrooms, 11% had 3 bedrooms, 27% had 2 bedrooms and 17% had 1 bedroom.

- Of the additional affordable homes, 84% were 1 and 2 bedrooms and 16% were 3 and 4+ bedrooms
- Of the affordable homes delivered 39 were Social Rented, 23 were Affordable Rented and 38 were Intermediate Affordable homes¹.

Housing Density:

Objective/s

To provide sufficient housing to meet the local requirement for 3,375 units in the most sustainable locations.

- The highest average densities of completed residential developments were in Walton-on-Thames (72dph), Hersham (87dph), and East and West Molesey (65dph).

Gypsies, Travellers and Travelling Showpeople:

Objective/s

To provide for the identified pitch requirements of Gypsies and Travellers in sustainable locations supported by good quality facilities.

- There were no additional new pitches for Gypsies, Travellers and Travelling Showpeople.

Employment Floorspace:

Objective/s

To maintain a thriving economy by providing an adequate supply of land and buildings, in the right places, to support a diverse range of business and commercial activity.

- There was a net loss of 1,090m² in B1² employment floorspace and a net loss of 4,071m² B2 general industrial employment floorspace.

¹ The definitions of Social Rented, Affordable Rented and Intermediate Housing are set out in Annex 2 of the [NPPE](#).

- Internal monitoring has identified 24.5% of B1, 22.7% of B2, and 27.6% of B8 floorspace as vacant.

Town Centres:

Objective/s
To support and develop the distinctive roles of our town and village centres in order to provide a strong focus for commercial and community activity.

- There was 3,805m² of additional A1 retail floorspace in all centres.
- A new Morrisons supermarket was opened in Weybridge town centre.
- 2,222m² office floorspace in the Borough's town centres was lost.

Hotels and Tourism:

Objective/s
To continue to support the Borough's variety of tourist attractions whilst protecting the amenities of those who live close by and provide an adequate supply of visitor accommodation in appropriate and sustainable locations.
To maintain a thriving economy by providing an adequate supply of land and buildings, in the right places, to support a diverse range of business and commercial activity.

- There were no additional bed spaces or tourist attractions improved.

Working Population:

- The Borough has a working age population of 80,000 people of which 77.2% are employed compared to 81,000 people and 77.7% employed in the previous year.

² B1 uses includes offices (other than those in A2 – Financial services), research and development facilities and light industrial uses as set out in the [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)

- The proportion of people of working age on the claimant count for out of work benefits is 0.5% (0.4% lower than a year earlier) and puts the Borough in the top 30 local authorities of having the lowest proportion of working age people claiming out of work benefits.

Landscape and Biodiversity:

Objective/s
To enhance the distinctiveness and diversity of the landscape within the Green Belt, and to promote improvements to our network of strategic and local open land and green corridors, balancing the desire to increase access to the open countryside with the need to protect and enhance biodiversity interests.

- The number of territories for each of the rare bird species on the Thames Basin Heaths Special Protection Area (TBH SPA) has increased.
- £1,517,388 of Community Infrastructure Levy (CIL) monies was allocated to green infrastructure in 2015.

Open Space and Environmental Impact:

Objective/s
To protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment.

- Borough-wide and locally specific environmental improvement schemes delivered, including 'shade sails' at Brooklands Community Park.

Waterways and Flooding:

Objective/s
To take part in a co-ordinated approach to the management of the Borough's waterways in a way that protects and enhances their distinct role and character and minimises their potential to flood.

- No planning applications granted were contrary to Environmental Agency advice on flooding and water quality.

- 81% of all new residential developments incorporated Sustainable Draining Systems (SuDS), an increase of 13% on the previous year.

Transport & Sustainable Living:

Objective/s
To reduce people's reliance on driving, by directing new development to sustainable locations, promoting attractive and convenient alternatives to using the private car and in doing so reducing congestion and pollution caused by traffic.

- The amount of CO₂ per capita has dropped by 0.3 tonnes compared to the previous year.
- 66 granted residential developments will incorporate renewable energy generation into their design.
- Only the Walton Road, Molesey Air Quality Management Area (AQMA) achieved below the 40µg/m³ objective on the levels of NO₂ in an AQMA.

Historic Environment:

Objective/s
To protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment.

- A new Conservation Area Management Plan was endorsed for [The Tilt Cobham Conservation Area](#).

Quality of Life:

Objective/s
To retain the high quality of life experienced by most Borough residents and share the benefits across all sections of the community.
To deliver high quality buildings and neighbourhoods that enhance character, improve people's sense of safety and security and promote healthier lifestyles.

To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the Borough.

- The [Residents Panel Survey 2014](#) showed that 88% of residents said they were satisfied with the Council's services, a 2% rise on the previous year.
- The Survey also showed that 96% of residents said they were satisfied with Elmbridge as a place to live with 95% of residents saying Elmbridge is also a good place to work.

Community Infrastructure:

Objective/s

To respond to the social and physical infrastructure needs arising from new developments in a way that delivers sustainable growth.

- During the 2014/15 period the Council accrued £2,588,440 of CIL monies of which £2,459,018 is available to spend on infrastructure projects.
- £2,350,974 of CIL monies has been allocated to strategic infrastructure projects.
- £719,213 of CIL monies has been allocated to local infrastructure projects.

Performance of Planning Services:

- The [Resident Panel Survey 2014](#) showed that 44% of residents were satisfied with Planning Services, a 5% increase on the previous year.
- The Council Performance Report 2014/15 showed 58% of planning appeals were dismissed.
- The Report also showed that on average, 81% of major planning applications were determined within the statutory timeframe.

1. Introduction

Purpose

1.1. The Authority's Monitoring Report (AMR) forms part of the Elmbridge Local Plan as required by [The Planning and Compulsory Purchase Act \(2004\)](#)³. Regulation 34 of the [Town and Country Planning \(Local Development\) \(England\) Regulations \(2012\)](#) requires all local planning authorities to produce an annual report to monitor and review the effectiveness of planning policy. Whilst [Section 113 of the Localism Act \(2011\)](#) removed the duty to submit the AMR to the Secretary of State for Communities, it retained the need to report to local people on locally important issues.

1.2. The [Planning Practice Guidance \(PPG\)](#) states:

'Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing and are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan'.

1.3. The AMR therefore remains a key aspect of the 'plan, monitor and manage' approach to planning and plays a crucial role in the successful delivery of the vision, objectives and targets set out in the Elmbridge Local Plan. Alongside this responsibility, the AMR forms a key element of the Government's Localism agenda providing the information required for local residents, communities and

³ As amended by [Part 6, section 133 of the Localism Act \(2011\)](#)

other stakeholders to scrutinise the performance of the Council weighed against its own objectives for the delivery of appropriate and sustainable development in the Borough.

1.4. The AMR forms part of the Local Plan as on-going evidence produced annually to support the preparation and implementation of new plans and policy. The AMR ensures the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, environmental and social characteristics and prospects of the Borough. As a key evidence base document, the AMR contributes positively to the Test of Soundness against which Planning Inspectors consider Local Plan documents⁴ at independent examination

1.5. When a monitoring report is done well it can:

- Be an effective way to gather evidence for future policy, and support development management decisions;
- Show how planning is delivering corporate objectives;
- Help communities understand the purpose of planning in their area;
- Demonstrate real outcomes such as houses built and jobs created;
- Evaluate the effectiveness of planning policy and decision making;
- Help build collaborative policy approaches across the Council, with neighbourhoods, partnerships and the wider community;
- Identify areas where objectives aren't being met and changes to planning policy or development management are necessary, and;
- Show progress in preparing local plans against the ambitions set out in the Council's [Local Development Scheme \(LDS\)](#).

1.6. The Council therefore recognises the importance of monitoring and is committed to measuring the impacts and outcomes arising from the implementation of its policies. The AMR not only provides transparency surrounding the implementation of planning policies, but also allows the Council

⁴ The Test of Soundness is set out in paragraph 182 of the [NPPF](#)

to ensure its policies are working as intended. Where policies are failing to deliver their outcomes the AMR allows the Council to consider its approach to, and possibly implement contingency measures⁵.

- 1.7. This year's AMR represents the third full monitoring year since the Local Plan was adopted, in July 2011. It is therefore reasonable to assess the effectiveness of the adopted policies in delivering the objectives contained within the plan. That said, it must be remembered that many figures within this AMR will still relate to applications granted using saved policies from the Local Plan 2000 as there are inevitably a 'time lag' between planning consent being granted and completion.

Methodology

- 1.8. This AMR covers the period 1 April 2014 to 31 March 2015. While the data and trends explored are specific to this period, subsequent analysis has to be taken in context of the changing realities of planning policy in the UK. As such this document reflects on the current Local Plan documents and the progression with other Local Plan documents, and refers to changes to national planning policy throughout.
- 1.9. The AMR uses indicators set out in the Core Strategy Appendix 1: Objective Led Performance Framework where the indicators are used to monitor the Core Strategy objectives, and the related vision paragraphs. Though not all indicators discussed in the Objective Led Performance Framework were to be monitored through the AMR. The Council's Sustainable Community Strategy (SCS) updates were to report some national indicators used to monitor the Core Strategy. The SCS and monitoring of national indicators has ceased due to changes in Government direction and policy. As such, to properly monitor the Core Strategy objectives, the Council's own or local equivalent of these indicators will be reported on in the AMR where possible. Unless otherwise

⁵ [Core Strategy](#) Policy CS29 – Monitoring sets out the Council's contingency measures

stated, the sources for all baseline data and information is compiled and collected from different departments within Elmbridge Borough Council.

- 1.10. Effective monitoring and reporting requires corporate support. The reporting activities in the Council's planning services should be a part of the overall local performance framework of the Council. In other words these reporting activities need to be linked to local priorities and corporate goals and as such this AMR will relate back to the [Council Plan](#) for the 2014/15 period within Performance of Planning Services.

Structure

- 1.11. The next section discusses the Duty to Cooperate with other local authorities and prescribed bodies on strategic planning matters. It shows how the Council is compliant with the Duty and how the Duty is being taken forward.
- 1.12. The Local Plan Progress section shows how the Local Plan is being implemented. It also shows the Local Plan documents that have been adopted over the past year and the Local Plan and Evidence Base documents that are emerging, including a timetable for adoption or publication.
- 1.13. The following seven sections report the monitoring of Core Strategy indicators and analysis of the outputs. The different sections allow for the indicators to be categorised into broad topics. Therefore there is a section on housing, gypsy and traveller accommodation, employment, the natural environment, transport and sustainability, the historic environment, and quality of life.
- 1.14. The Community Infrastructure section sets out how monies collected from developer contributions are being spent on local and strategic infrastructure projects. There is a statutory requirement on the Council to report on CIL receipts and expenditure and therefore discussing developer contributions within the AMR is appropriate.

1.15. The following section reports on the performance and achievements of the Council's Planning Services. While not a monitoring requirement to be included in the AMR, it is in the interests of transparency and information sharing that the Council provides an insight into the day-to-day activities and functions of its Planning Services. The report concludes with a section discussing the aspects for future monitoring to improve reporting on the effectiveness of the Council's Local Plan policies.

2. Duty to Cooperate

Background

- 2.1 The Duty to Cooperate was created in the [Localism Act \(2011\)](#), placing a legal duty on public bodies to engage constructively, actively and on an on-going basis with other Local Authorities and public bodies to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters⁶. The Duty requires joint working on areas of common interest, enabling Local Planning Authorities (LPAs) to meet development requirements which cannot be met wholly within their own areas.
- 2.2 LPAs are required to publish information showing how the Duty is being taken forward on an on-going basis, reporting any activity through the AMR.

Progress

- 2.3 The Council has published a [Duty to Cooperate Scoping Statement \(January 2015\)](#), setting out how it will cooperate with other LPAs and prescribed bodies in accordance with the Localism Act, to ensure cross-boundary and strategic planning matters are addressed and the most effective Local Plan for the Borough is prepared.
- 2.4 The Scoping Statement sets out a number of activities relating to different strategic matters that it will seek to undertake during the preparation of the Local Plan. These activities and the progress made towards them are summarised below:
- Joint working between the LPAs identified in the Borough's Housing Market Area (HMA) to prepare a Strategic Housing Market Assessment (SHMA). The LPAs identified in the HMA are the Royal Borough of Kingston, the

⁶ More information on the Duty to Cooperate can be found in the NPPF and PPG online at <http://planningguidance.planningportal.gov.uk/>

Borough of Epsom & Ewell and the Mole Valley District. As part of the Duty the partnership consulted other neighbouring Local Authorities and prescribed bodies (e.g. the Greater London Authority and Local Enterprise Partnerships) on the proposed HMA.

- Green Belt Boundary Review – having explored the possibility of a joint review alongside our HMA partners the Council commissioned its own study in April 2015. To address cross boundary issues relating to the Green Belt, the Council has engaged a number of Local Authorities and prescribed bodies in the drafting of the methodology and the identification of local area parcels for assessment. The Council has also consulted the relevant bodies on the draft report.
- Gypsies, Traveller and Travelling Showpeople – Alongside the eleven other Districts and Boroughs in Surrey the Council is reviewing the methodology for the assessment of Travellers' accommodation needs.
- The Council is currently undertaking an Employment Land Review to look in detail at the currently designated Strategic Employment Land sites alongside other significant employment locations across the Borough. This will form part of the evidence base and determine if these areas should expand, contract or be kept or removed in their entirety. The Council has not undertaken any consultation on this part of the evidence base as of yet as it is currently still at the evidence gathering stage.
- The Council has commissioned a Retail Assessment of the Borough and as part of this has contacted relevant Local Authorities and prescribed bodies. Initially this was to discuss undertaking a joint assessment of which it was agreed that none of the authorities (for various reasons) were in a position to undertake. Subsequent to the appointment of the consultants, further consultation took place on the draft methodology for the Assessment.
- Although the Education Provision Assessment (EPA) was last published in 2011, the Council continues to work alongside Surrey County Council (SCC) to ensure that any increase in the need for school place provision can be accommodated.
- The Council has worked in partnership with the Environment Agency (EA) and SCC, the lead local flood authority and other key stakeholders to

prepare a Strategic Flood Risk Assessment (SFRA) to be consolidated into the emerging Flood Risk Supplementary Planning Document (SPD).

Consultation on the draft SPD is due to take place in October 2015. Key consultation bodies will include those specified in the Council's [Duty to Cooperate Scoping Statement](#).

- The Council is an active partner within the Thames Basin Heaths Special Protection Area Joint Strategic Partnership Board (JSPB). The JSPB oversees the delivery of the mitigation measures required to ensure development does not impact negatively on the SPA.
- The Council has established local spending boards for each of the settlement areas (excluding Claygate as it has a Parish Council to carry out this function) to decide how 25% of CIL monies allocated to local communities will be spent on local infrastructure. The Council has also established a Strategic Spending Board to allocate CIL monies to strategic infrastructure projects proposed by infrastructure providers.

2.5 In addition to engaging other Local Authorities and prescribed bodies as part of the Elmbridge Local Plan preparation, the Council has also responded to a number of consultations to aid the preparation of other Local Authorities plans. Key activities include:

- GLA London Plan- following the publication of the Further Alterations to the London Plan (FALP) the Council is mindful of housing pressures within the Greater London boundary and the potential for alternative strategies to deliver London's housing need to be considered. The Council is keeping up to date with the latest publications, consultations and round-table discussions.
- The Council has been responding to the consultations on other Local Authority's including the Woking Site Allocations Development Plan Document (June 2015) and the Guildford Draft Local Plans strategy and sites consultation (July 2014).

- Duty to Cooperate Scoping Reports- Similar to the scoping report prepared by Elmbridge Borough Council, a number of other Local Authorities have followed this example and prepared their own versions. This includes Spelthorne (February 2015), Reigate and Banstead (April 2015), Runnymede (April 2015) and The Royal Borough of Windsor and Maidenhead (April 2015). The Council responded to all of these consultations commenting on the cross boundary strategic issues identified that required joint working between our authorities.
- Draft evidence base documents and methodologies- The Council has responded to a number of consultations on draft evidence base documents and methodologies for preparing these. The majority relate to similar issues currently being considered by the Council e.g. housing and Green Belt boundaries. The Council responded to the draft Runnymede and Spelthorne SHMA in June 2015 as part of a joint HMA response.

2.6 As well as above topics, the Council has also worked alongside other Surrey authorities and the County Council on the need, economics and delivery of new hotel accommodation across the County.

3. Local Plan Progress

Local Development Scheme

- 3.1 The [Local Development Scheme \(LDS\)](#) is a public work programme that sets out the scope and timetable for the production of Local Plan documents over the next three years. It explains the purpose and scope of each document and their individual roles within the Local Plan.
- 3.2 Elmbridge Borough Council published their new LDS work programme for 2014 to 2017 on 2 October 2014, just over halfway through the 2014/15 AMR monitoring period. Whilst the Council is only required to produce an LDS that sets out the timetable for the production of Local Plan documents, a more comprehensive and transparent approach was adopted. This sets out all the documents that will be produced including any Supplementary Planning Documents (SPDs) and Evidence Base Documents that will inform the preparation of the Elmbridge Local Plan.
- 3.3 Table 1 below is an adjusted LDS setting out the documents which the Local Plan currently comprises of and the documents envisaged the Local Plan will comprise of by the end of 2017. Table 1 also mentions the planning documents to be replaced / superseded.
- 3.4 Table 1 also sets out the timetable for preparation and publication / adoption of each document and status on the progression of those documents. A number of evidence base documents are currently being prepared and the timetable for these is set out in the LDS.

Table 1: Local Development Scheme

Local Plan Documents	Timetable	Status
Core Strategy 2011-26	Adopted: July 2011	Adopted
Development Management Plan	Submission: June 2014 Examination: August 2014 Adopted: April 2015	Adopted. Delay in adoption due to Inspector's Modifications and Consultation on Proposed Modifications.
Policy NRM6 'Thames Basin Heaths Special Protection Area' of the South East Plan	Adopted: 2006	Policy Continued.
Design and Character SPD	Adopted: April 2012	Adopted.
Developer Contributions SPD & Community Infrastructure Charging Schedule	Adopted: April 2012 & February 2013	Adopted.
Flood Risk SPD	Draft for Consultation: Early 2016 Adoption: Mid 2016	Draft SPD to go out for consultation in October 2015.
Saved policies of the Replacement Elmbridge Local Plan	Adopted: 2000	Replaced by Development Management Plan.
Evidence Base Documents	Various	A number of different projects to update the Council's evidence base are underway including a Green Belt Boundary Review, a Retail Assessment and an assessment of Local Green Spaces. These will be consulted upon as part of wider Local Plan consultations.

Circumstances Underpinning the LDS 2014-17

- 3.5 Prior to the publication of the LDS concerns were raised surrounding the emerging [Settlement ID Plans](#) and whether it could be found 'unsound' at examination purely on the basis that it sought to deliver a housing target based on a pre-[NPPF](#) plan and evidence base (the adopted [Core Strategy](#)). Other LPAs plans were challenged in light of the NPPF and how the Government's planning framework was being implemented.
- 3.6 Due to these concerns Elmbridge Borough Council had to reconsider their position as to whether the Core Strategy still represented the most appropriate planning framework for their area in which to guide future plans, including the Settlement ID Plans.
- 3.7 The Council considered it would become increasingly difficult to argue housing targets conformed to the NPPF and met the objectively assessed needs of the local area so it was likely neighbouring LPA's and developers would challenge the Council's Plans.
- 3.8 Therefore the Council stopped the preparation of the Settlement ID Plans and begun to review the evidence base supporting the housing targets within the Core Strategy. This will lead to one of two possibilities:
- The Council is able to confirm the housing targets set within the Core Strategy remain appropriate having considered new and updated evidence, or;
 - The Council will need to amend its housing targets in light of the most up to date evidence which will require a partial / full review of the Core Strategy and potentially a new Local Plan.
- 3.9 As a result the LDS includes much more preparation of evidence base documents than otherwise identified in the previously adopted LDS 2011-14.

- 3.10 It is envisaged in the LDS 2014-2017 that by the end of 2017, the Local Plan will comprise of either:
- The Core Strategy 2011-26 and Settlement ID Plans or;
 - A new Local Plan 2017/18 - 2032/33.
- 3.11 A decision is expected to be made early in 2016 as to how the Council intends to move forwards with its Local Plan preparation. Following this a revised LDS will be published setting out the next steps in the process.

Local Plan Progression

- 3.12 The Proposed Submission Development Management Plan was submitted to the Secretary of State for examination on 2 June 2014. Following the examination hearings which took place on the 27 and 28 August 2014, the Inspector recommended a number of Main Modifications to address the matter of soundness. The Council then published and consulted on the Proposed Main Modifications for a six week period from the 27 October 2014. On the 19 February 2015 the final copy of the Inspector's report was received. The [Development Management Plan](#) was adopted at full Council on 15 April 2015.
- 3.13 The saved policies within the [Replacement Elmbridge Local Plan \(2000\)](#) have now been replaced by the adopted Development Management Plan.
- 3.14 Prior to the Evidence Base Exploration and Review begun by the Council in October 2014, a number of Evidence Base documents were already undertaking a review and were being updated. These were the:
- [Duty to Cooperate Scoping Statement](#);
 - [Statement of Community Involvement \(SCI\)](#);
 - [Open Space & Recreation Assessment \(OSRA\)](#);
 - [Strategic Flood Risk Assessment \(SFRA\)](#); and
 - Commercial Property Market Study and Employment Land Review (ELR)

- 3.15 The Council is committed to localism, which in principle gives local people more power, responsibility and finances to control development in their local area through [neighbourhood planning](#). Steps have been taken by the Council to engage local people and enable them to have a greater influence on local decisions. Taking this into account, no community within the Borough has pursued the opportunities offered by neighbourhood planning of producing [Neighbourhood Plans](#) or [Neighbourhood Development Orders](#).
- 3.16 On the 10 July 2015, HM Treasury published [Fixing the foundations: Creating a more prosperous nation](#) which set out broad proposals for potentially significant shifts in plan-making and planning decisions. This includes setting timescales for the production of new or amended plans, publishing league tables which set out a local authorities progress on delivering a plan and, streamlining the plan-making process to speed up the process of preparing or amending a Local Plan. The following Ministerial Statement set out that in cases where no Local Plan has been produced by early 2017 (since the [Planning and Compulsory Purchase Act \(2004\)](#)); the Government will intervene to arrange for a Local Plan to be written. This will not apply to the Borough as the Council has an adopted Local Plan (the Core Strategy which was adopted in 2011).

4. Housing Delivery

4.1 Housing styles in Elmbridge vary by location, ranging from Victorian and Edwardian villas to modern apartments, and from sheltered accommodation for the elderly to large family homes set in extensive grounds. The Borough is a sought after location in which to live because of its excellent links to London and wider South East region, and the local environment is characterised by high quality open land. The Council is committed to providing wider housing opportunities delivering choice and a better mix in the size, type and location of housing that takes account of local housing needs.

Housing Completions

Objective/s
To provide sufficient housing to meet the local requirement of 3,375 units in the most sustainable locations in the urban area.

Indicators:

- Net additional homes delivered
- Amount of developable land available in the next five years

4.2 The Council's objective on housing delivery is Borough wide, but when developing the Core Strategy the Council also focused on delivery at a settlement area level. As such, the anticipated housing distribution for each of the Borough's eight identified settlement areas (see Appendix 1) is monitored and reported on as shown in Table 2. Whilst these distributions give a broad indication of where new housing will be developed they should not be interpreted as targets.

Table 2: Housing distribution 2011-26

Settlement Area	Anticipated Housing Distribution 2011-26
Walton	675 – 725
Weybridge	625 – 675
Hersham	350 – 400

East and West Molesey	475 – 525
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	375 – 425
Esher	250 – 300
Cobham (including Oxshott, Stoke D'Abernon and Downside)	575 – 625
Claygate	50 – 100
TOTAL	3,375 – 3,775

4.3 Whilst delivery may be higher in some areas and lower in others, varying year on year, overall delivery over the plan period must at least meet the minimum overall Local Plan target of 3,375 homes by 2026⁷. Given the strong market for housing in the Borough, coupled with the Council's commitment to promote sustainable economic growth and provide wider housing opportunity, it is considered the Borough's housing target of 3,375 homes over the Core Strategy period will be achieved. The Council's housing target will be achieved, and potentially exceeded, without resulting in unacceptable consequences for the local built and natural environment.

4.4 At the end of the 2014/15 monitoring period Elmbridge had a recorded dwellings stock of 56,395 homes (compared to 56,650 on its council tax records, however this includes annexes banded separately to main home, certain houseboats, caravan pitches etc. and thus will be higher). Table 3 shows the annual net⁸ housing completions since 2004.

Table 3: Annual net housing completions since 2004

Monitoring Year	Net Completions
2004/05	336
2005/06	362
2006/07	450
2007/08	718
2008/09	327
2009/10	201
2010/11	355

⁷ The Local Plan Core Strategy covers a 15 year period from adoption in 2011 to 2026. This means the annual housing completion target over this period is 225 homes (3,375 homes ÷ 15 years).

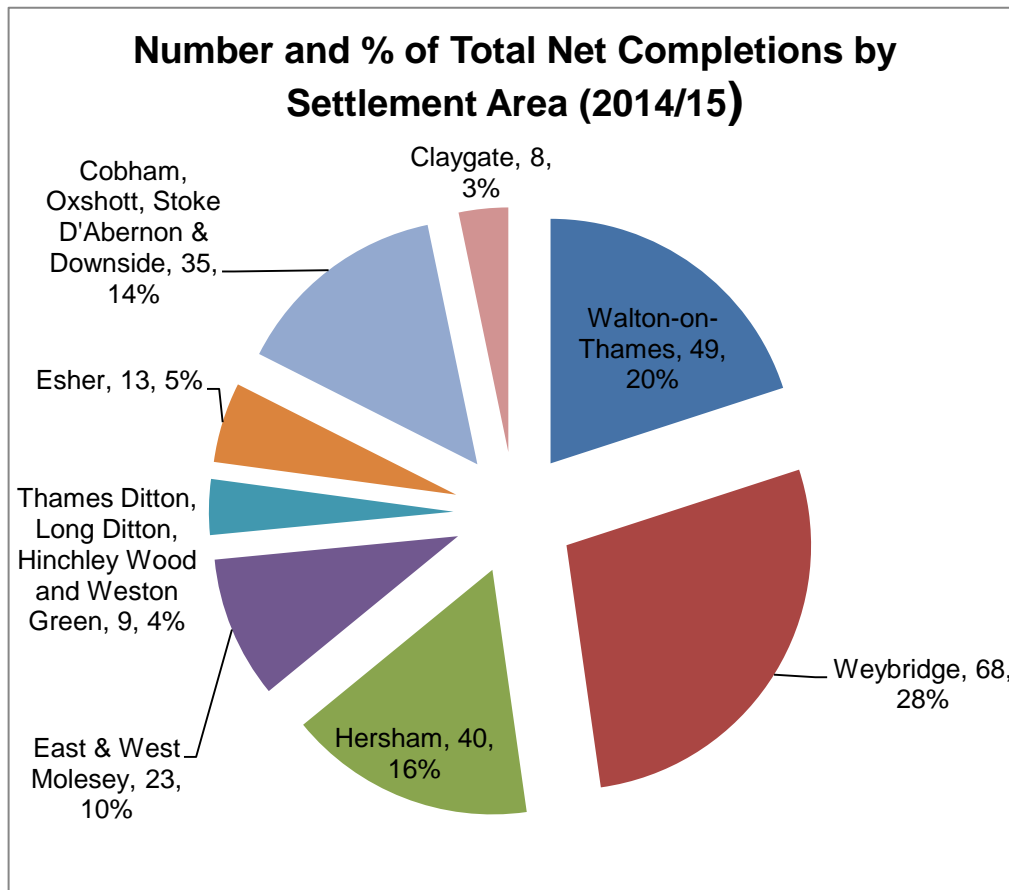
⁸ This takes account for the loss of units e.g. if a development proposes four new houses but demolishes one existing house, then the net total equals three houses.

2011/12	300
2012/13	256
2013/14	251
2014/15	245

4.5 In the reporting year there were 245 net housing completions. This represents a 2% decrease on the previous year's completions and a 31% decrease on the average completions between 2004 and 2014 (356 homes).

4.6 Chart 1 shows the 2014/15 housing delivery across the eight settlement areas, detailing both the net completions and percentage split. Chart 1 show that Claygate, Hersham, Walton-on-Thames and Weybridge all delivered above their annual anticipated distribution, with the remaining four settlement areas delivering less than anticipated.

Chart 1: Proportion of 2014/15 housing completions



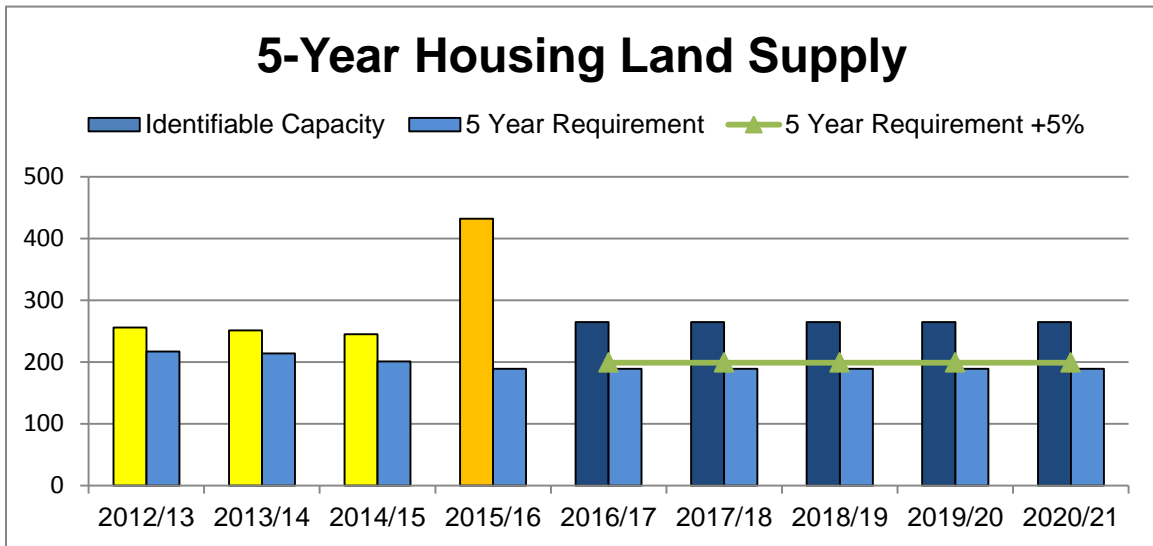
Future Housing Land Supply

- 4.7 To assess future delivery it is necessary to study the number of homes granted in unimplemented planning permissions and the potential supply of developable land. When combined this gives an estimate of future housing supply and provides the basis for calculating the Council's five year housing land supply. However, prior to assessing the five year land supply, the Council's target must be adjusted to take account of any under or over delivery since Core Strategy's adoption in 2011.
- 4.8 At the end of March 2015 the Council's target had reduced to delivering a minimum of 2,323 homes by 2026, an average of 212 homes per annum, due to delivering above the annual target of 225 dwellings in previous years. The end of the reporting year showed 432 additional homes were under construction. This figure is used as an estimate for housing completions in 2015/16. Taking account of anticipated completions in 2015/16 the rationalised annual minimum target can be adjusted to 189 homes per annum, with the overall target adjusted to 1,891 homes to be delivered between 2016 and 2026.

Five Year Housing Land Supply

- 4.9 [Paragraph 47 of the NPPF](#) requires LPAs to demonstrate a five year supply of deliverable housing land plus a 5% buffer to 'ensure choice and competition in the market for land'. The NPPF also requires LPAs, where there has been a record of persistent under delivery of housing, to increase this buffer to 20% to 'provide a realistic prospect of achieving the planned supply' on top of ensuring choice and competition in the land market. The Council considers the 5% buffer appropriate in light of consistent over delivery against set housing targets.

Chart 2: Five year housing land supply



	Current Monitoring Year (estimated completions – 432 homes)
	1-5 Year Identified Supply (annualised – 265 per annum)
	5 Year Requirement (annualised – 189 per annum)
	5 Year Requirement +5% (annualised – 199 per annum)

4.10 Based on the adjusted housing requirement of 1,891 net homes, a minimum of 946 homes would need to be delivered in the next five years. Including the 5% buffer the housing requirement goes up to 993 homes. There are 660 homes with (unimplemented) planning permission, which when added to the 663 homes from potential opportunity sites results in a total of 1,323 dwellings, which equates to 6.66 years supply, or an additional allowance of 33%. If a 20% buffer was applied instead, this would result in a 5.83 years supply or an additional allowance of 17%, which is still above the five year identified supply requirement.

Ten Year Housing Land Supply

4.11 To meet the Borough's ten year housing requirement all 1,891 homes required would need to be delivered⁹. Combining the number of unimplemented planning

⁹ The adjusted requirement covers the same period as the ten year supply i.e. ten years from 2016 to 2026

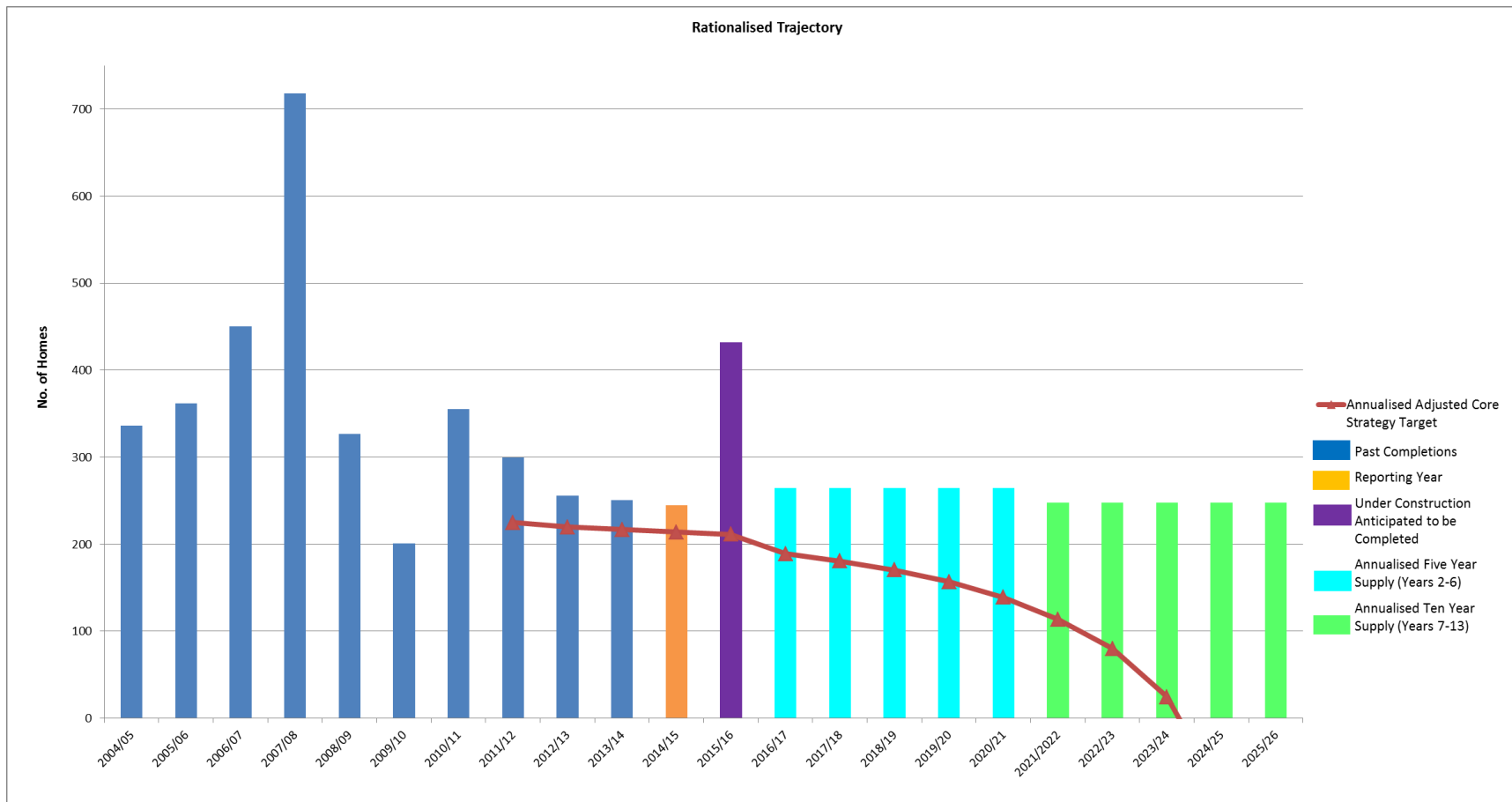
permissions and identified opportunity sites, there is housing potential for the delivery of 1,772 homes on identified sites. It's estimated an additional 145 homes per annum will come from unidentified windfall sites¹⁰ in 2021-2026. The equivalent of five years' windfall supply, added to the identified sites total takes total capacity within the 10 year period to 2,497. This represents 12.57 years supply. If a 20% buffer was applied instead, this would result in an 11 years supply or an additional allowance of 10%, which is still above the ten year identified supply.

Rationalised Trajectory

4.12 Chart 3 depicts the rationalised trajectory and shows past delivery rates since 2004/05, and future expectations based on the current available evidence. It presents the annualised completion rates and annualised rationalised supply. It also shows the annualised residual housing requirements until the end of the Core Strategy period (2026).

¹⁰ Developments of five or fewer homes.

Chart 3: Rationalised trajectory



Summary of Housing Land Supply

4.13 The baseline figures for future housing delivery have been informed by the [2014 Land Availability Assessment \(LAA\)](#) and been updated to take account of the figures from the 2014/15 reporting year. Because it is presumed that dwellings under construction will be completed in the 2015/16 monitoring year, the number of years remaining of the Core Strategy period to 2026 is ten years. Table 4 provides an overview of housing land supply in the Borough, broken down on a settlement by settlement basis, set against Core Strategy indicative ranges.

Table 4: Core Strategy housing land supply 2011-2026

Core Strategy Housing Land Supply 2011-2026								
Potential Housing Distribution								
Settlement Areas	Completed Sites - April 2011-March 2015	Under Construction - April 2015	Planning Permissions not yet implemented - April 2015	SHLAA Opportunity Sites		Small Sites Windfall allocation	Estimated Potential 2015-2026	Core Strategy Indicative Ranges (Residual)
				1-5 years	6-10 years			
		Current Year	1-5 years	1-5 years	6-10 years	Deliverable during 2019-2026	Total	2011-2026
Walton	290	192	90	211	18	126	637	675-725 (385-435)
Weybridge	157	37	40	77	57	131	342	625-675 (468-518)
Hersham	110	5	352	89	0	71	517	350-400 (240-290)
East and West Molesey	110	136	40	86	80	69	411	475-525 (365-415)
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	131	19	20	25	50	77	191	375-425 (244-294)
Esher	114	13	47	87	81	63	291	250-300 (136-186)
Cobham and Oxshott	108	30	113	88	95	153	479	575-625 (467-517)
Claygate	32	0	17	0	68	35	120	50-100 (18-68)
Total	1052	432	660	663	449	725	2988	3375 (2323)
							(+29%)	
Note: This table examines identifiable housing capacity relative to the settlement distribution ranges set out in the adopted Core Strategy.								
10% - total estimated potential expressed against the residual Core Strategy requirement								

Affordable Homes

Objective/s

To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the Borough and to supply homes and land that address local housing needs in terms of mix, size design and tenure.

To adopt a viable approach to contribute to increasing the supply of affordable housing as a key priority.

Indicators:

- Number of affordable homes provided
- Percentage of affordable homes completed
- Percentage of affordable homes provided without a grant

4.14 House prices in the Borough are significantly above regional and national averages. The average house price in Elmbridge is £689,354¹¹ whereas the averages for Surrey and England as a whole are £519,768 and £278,030¹² respectively. The average house price in the Borough is more than double the average across the whole of England. As such, there is a need for affordable housing¹³ within the Borough. Affordability in Elmbridge is an issue even for those earning above the UK average household income of £27,200 per annum¹⁴ and is exacerbated by a lack of low cost market homes in the Borough, especially for first time buyers.

4.15 During the reporting year, there were 100 additional affordable homes¹⁵, accounting for around 30% of total new homes delivered (not taking into account losses). However, due to double counting in the previous three years because of the phased development at Oakbank Avenue, additional units have been added incorrectly. The 2011/12 period also failed to include delivery of affordable homes from the [Elmbridge Homeownership Assistance Scheme](#). To account for these reporting

¹¹ Figure as of 2014. Source: Land Registry

¹² 'Zed-Index' figures as of 2015. Source: www.zoopla.co.uk

¹³ [NPPF Annex 2: Glossary](#) defines affordable housing as 'social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices'.

¹⁴ These are median gross annual earnings for full-time employees who had been in the same job for at least 12 months for the year ending 5 April 2014. Source: Office for National Statistics (ONS)

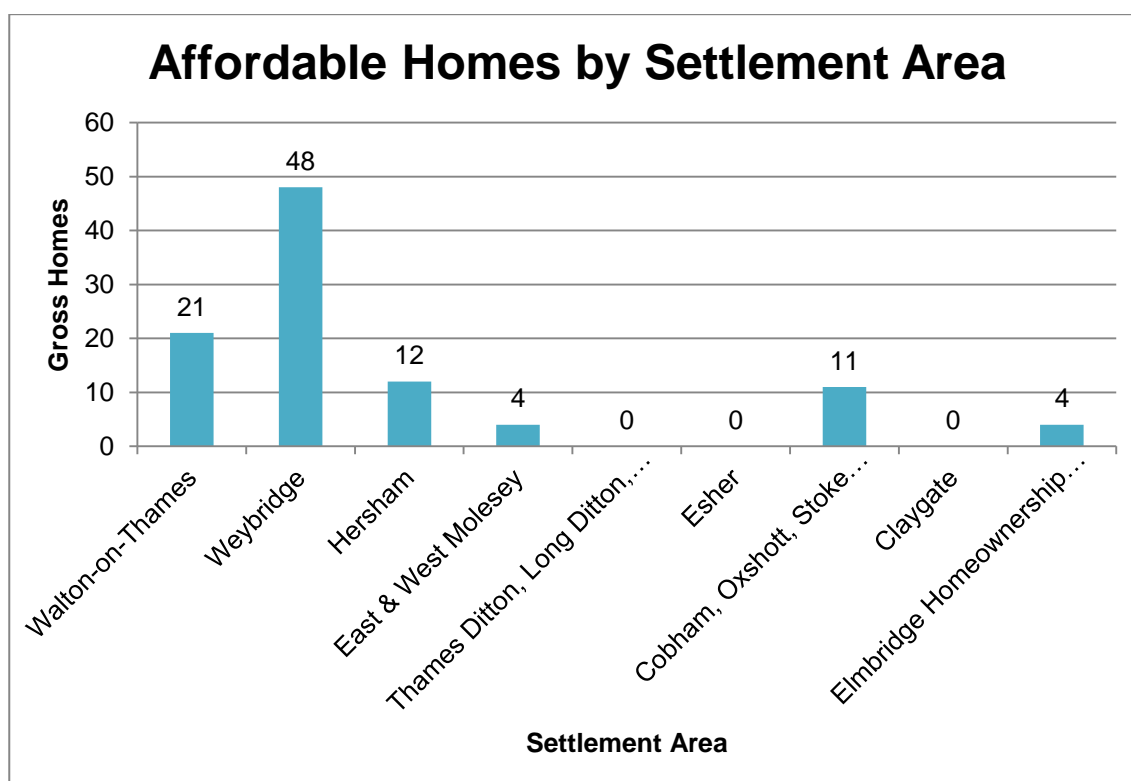
¹⁵ Affordable housing delivery is recorded as a gross figure whereas total housing delivery is recorded as net completions.

inconsistencies in previous years, the amount of affordable homes delivered this year has been adjusted. This adjustment means that for the 2014/15 monitoring year the delivery of affordable housing will be revised down to 69 units as shown in Table 5. Table 5 shows the number of affordable housing completions since 2011 and Chart 4 breaks down the 2014/15 affordable housing completions across the eight settlement areas and those delivered by the Elmbridge Homeownership Assistance Scheme.

Table 5: Affordable housing completion since 2011

AMR period	Gross affordable homes	Total gross	Gross affordable as a proportion of total delivery
2011/12	126	350	36%
2012/13	44	299	15%
2013/14	48	282	17%
2014/15	69 (100) ¹⁶	303 (334)	23% (30%)

Chart 4: 2014/15 affordable housing completions by settlement area



¹⁶ The two figures in brackets for the 2014/15 period are the figures before adjustment to take account of double counting and inconsistencies in reporting in the previous three years.

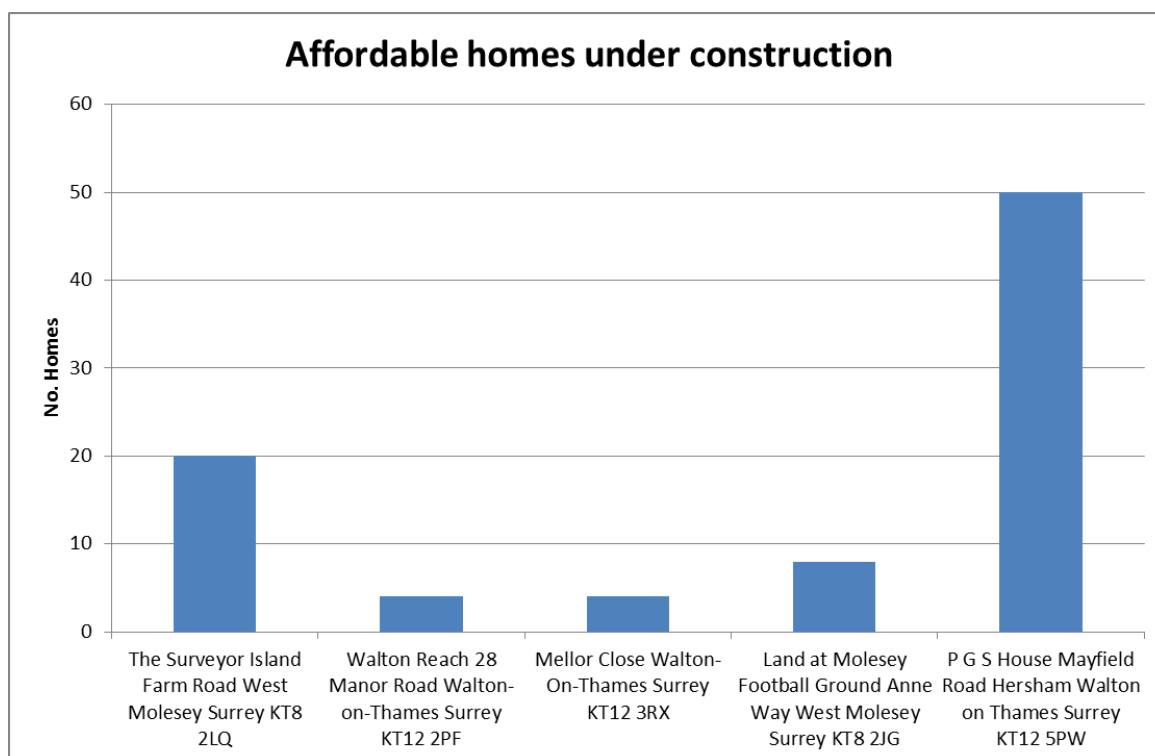
- 4.16 As can be determined from Chart 4, almost half of the total affordable housing completions were located in Weybridge from one 100% affordable housing scheme. No affordable homes were delivered in Thames Ditton, Long Ditton, Hinchley Wood, Weston Green, Esher and Claygate during the 2014/15 period. Affordable homes delivered by the Elmbridge Homeownership Assistance Scheme are not broken down by settlement area.
- 4.17 The Core Strategy, through Policy CS21, aims to deliver at least 1,150 affordable homes between 2011 and 2026. Taking into account the three previous monitoring periods since its adoption, 932 affordable homes are required to meet the Core Strategy target. The 69 affordable housing completions for the 2014/15 period demonstrate that the Council has not delivered above its rationalised annual requirement.
- 4.18 If the affordable homes completed this year are added to past affordable housing delivery at least 863 affordable homes remain to be provided between 2015 and 2026. This equates to a rationalised requirement of 79 affordable homes per annum to be delivered over the remaining plan period.
- 4.19 As well as the completions from new developments, the Council and Registered Providers of affordable homes have been working together to fund the purchasing of existing dwellings on the open market and then converting them into affordable units. During this reporting year ten dwellings were acquired with the intention of converting them into affordable homes. A breakdown is shown in Table 6.

Table 6: 2014/15 acquisitions of market homes turned into affordable

No. of Homes	Tenure	Purchaser
1	Affordable Rent	Empty Homes Programme
9	Affordable Rent	Paragon Community Housing Group

- 4.20 There are, as of 31 March 2015, 86 gross affordable units under construction which is above the rationalised annual requirement. Chart 5 identifies those development sites which are delivering affordable housing units. It is also expected additional affordable homes will be delivered by the [Elmbridge Homeownership Assistance Scheme](#).

Chart 5: 2014/15 affordable homes under construction



4.21 At the end of the monitoring year, 129 affordable homes received planning permission but had not yet been commenced. The majority of these affordable homes will come from a phased development at Rydens Enterprise School, Hersham¹⁷.

4.22 A [Core Strategy](#) monitoring element is to record whether the development schemes delivering affordable homes were funded by a grant. The target in the Core Strategy is that none of the new build affordable homes should be funded by a grant. For the 2014/15 period all of the new build affordable housing schemes were part-funded by a grant from the Homes and Communities Agency. All of the affordable homes delivered this year relied upon public sector funding to finance their development so more needs to be done to increase private sector investment aimed at delivering affordable homes. Without more private developers contributing to the financing of affordable housing delivery, meeting the Local Plan's affordable housing target will become increasingly difficult.

¹⁷ Planning application reference number 2013/5035.

- 4.23 The [Developer Contributions SPD \(2012\)](#) sets out how the Council will deliver affordable housing. Affordable homes will be delivered through a combination of developments on and off site, and by financial contributions from developers, secured through a Unilateral Undertaking or [Section 106 agreement](#)¹⁸. However, on 28 November 2014 the Minister for Housing and Planning set out changes, through a [Ministerial Statement](#), to the way planning contributions for affordable housing should be collected. It stated contributions should not be sought from developments comprising ten or fewer units, and which have a maximum combined gross floor space of no more than 1,000m². Ministerial Statements are material considerations when determining planning applications. As such the Council had been applying the Minister's changes to all planning decisions made after 1 December 2014. As of the 31 July 2015 following a High Court judgement, this Ministerial Statement and the related Planning Practice Guidance has been withdrawn. Therefore the Council now refers back to Policy CS21 of the Core Strategy and the Developer Contributions SPD for affordable housing thresholds.
- 4.24 On 2 March 2015, the Minister for Housing and Planning introduced a new starter home site exception policy through a [Ministerial Statement](#). The policy is targeted at re-developing abandoned or financially unviable industrial and commercial sites to build 200,000 new houses by 2020 at a 20% discount for first time buyers under the age of 40. As part of this policy, starter home developments are exempt from Section 106 affordable housing contributions and other tariff-style general infrastructure funds. Further to this, on 10 July 2015, HM Treasury published cabinet paper [Fixing the foundations: Creating a more prosperous nation](#) which proposed to extend this policy to abandoned or financially unviable retail, leisure or institutional uses, as well as applying the proposal to exempt starter home developments from CIL on top of existing contributions.

Homes for Older People

Objective/s

To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the Borough and to supply homes and land that address local housing needs in terms of mix, size design and tenure.

¹⁸ Affordable Housing is not considered infrastructure and therefore contributions towards it are not collected through the Community Infrastructure Levy (CIL).

To meet the needs of an increasingly ageing population through a variety of measures, including lifetime homes, specialist accommodation and care and support services that respond to their needs.

4.25 There were no additional Extra Care and Private Sheltered¹⁹ accommodation, which cater specifically for the needs of older people, within the Borough for the reporting year. There are however two developments under construction, delivering a total of 85 additional Private Sheltered homes. These two developments will boost the supply of accommodation for older people in the Borough, however, more will need to be delivered to meet the Local Plan requirement for a further 200 Private Sheltered and 250 Extra Care homes.

Housing Mix

Objective/s

To supply homes and land that address local housing needs in terms of mix, size, design and tenure.

Indicators:

- Proportion of new dwellings that are 1, 2 and 3 bedrooms
- Tenure mix of affordable housing provided

4.26 The Core Strategy sets out the target for the proportion of new market homes²⁰ to be 30% each for 1, 2 and 3 bedroom homes with the remaining 10% for 4+ bedroom homes. This reporting year saw a total of 238 gross market homes of which 17% (40) were 1 bedroom; 27% (64) were 2 bedrooms; 11% (25) were 3 bedrooms, and; 46% (109) were 4 or more bedrooms. Of the gross market homes, the dominant type of home in the reporting year were 4 or more bedroom detached houses (86 homes, of which 43 homes were from replacement or 1-for-1 developments) followed by 2 bedroom flats (56) and 1 bedroom flats (39). A large proportion of the Borough's total delivery is made up of windfall developments which either involve the demolition of the existing house and proposing to build a larger one to replace it, or constructing an additional home on an existing plot.

¹⁹ These do not include units in C2 use class residential care homes. Please see [Core Strategy Appendix 5: Glossary](#) for definitions.

²⁰ This is not the overall gross figure but the market gross figure and so excludes affordable gross numbers.

Because of this, these new homes are usually detached with 4 or more bedrooms to maximise their value. The full breakdown of these figures is shown in Table 7.

Table 7: Type and number of bedrooms of market homes delivered in the reporting year

Type of property	1B	2B	3B	4+B	Total
Flat	39	56	16	0	111
Detached	1	5	9	86	101
Semi-Detached	0	2	0	16	18
Terrace	0	1	0	7	8
Total	40	64	25	109	238
Proportion	17%	27%	11%	46%	100%

4.27 The Core Strategy also sets a target for the proportion of affordable houses that are 1, 2, 3 and 4 bedrooms. It states 65% of affordable housing should be 1 and 2 bedrooms with the remaining 35% as 3 and 4 bedrooms. The 2014/15 AMR period saw 1 and 2 bedroom homes making up 84% (82) of the affordable housing delivery, with 12% (11) as 3 bedroom homes and the remaining 4% (3) as 4 or more bedrooms²¹. Of the 1 and 2 bedroom affordable homes completed 80 were flats. These figures indicate that the Council is improving the delivery of 1 and 2 bedroomed units to meet demand for smaller affordable units. However, the Council has been less successful in meeting its target for larger 3 and 4 bedroomed affordable units.

Table 8: Type and number of bedrooms of affordable homes delivered in the reporting year

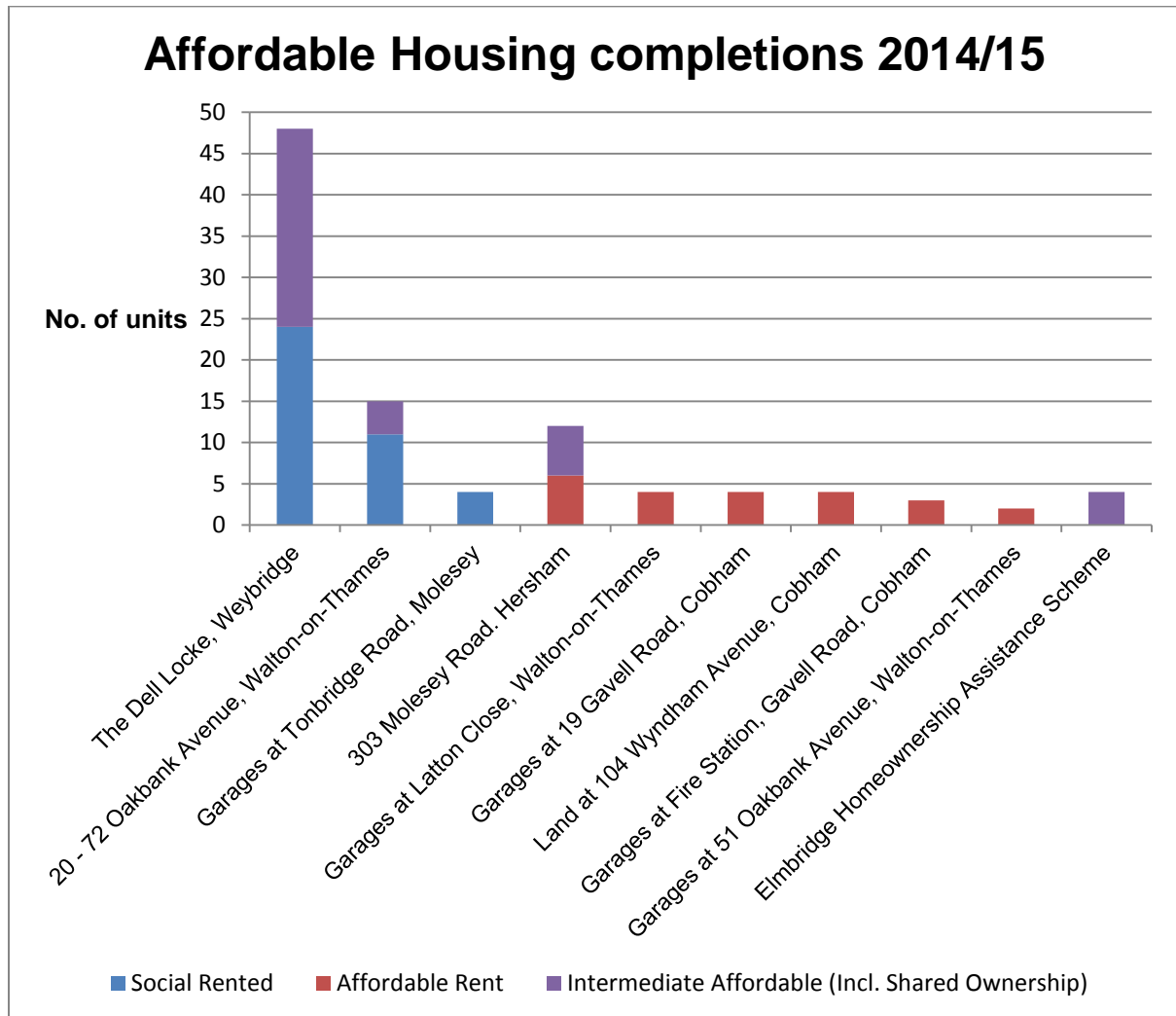
Type of property	1B	2B	3B	4+B	Total
Flat	40	40	0	0	80
Detached	0	2	0	0	2
Semi-Detached	0	0	5	0	5
Terrace	0	0	6	3	9
Total	40	40	11	3	96
Proportion	42%	42%	12%	4%	100%

4.28 Chart 6 shows the number of affordable homes provided at each development site for the reporting year, broken down by tenure. There were 39 Social Rented, 23 Affordable Rented and 38 Intermediate Affordable homes of which all were Shared Ownership. The [Developer Contributions SPD \(2012\)](#) states that 'local priority need

²¹ This excludes the 14 market homes acquired by the Council and turned into affordable units.

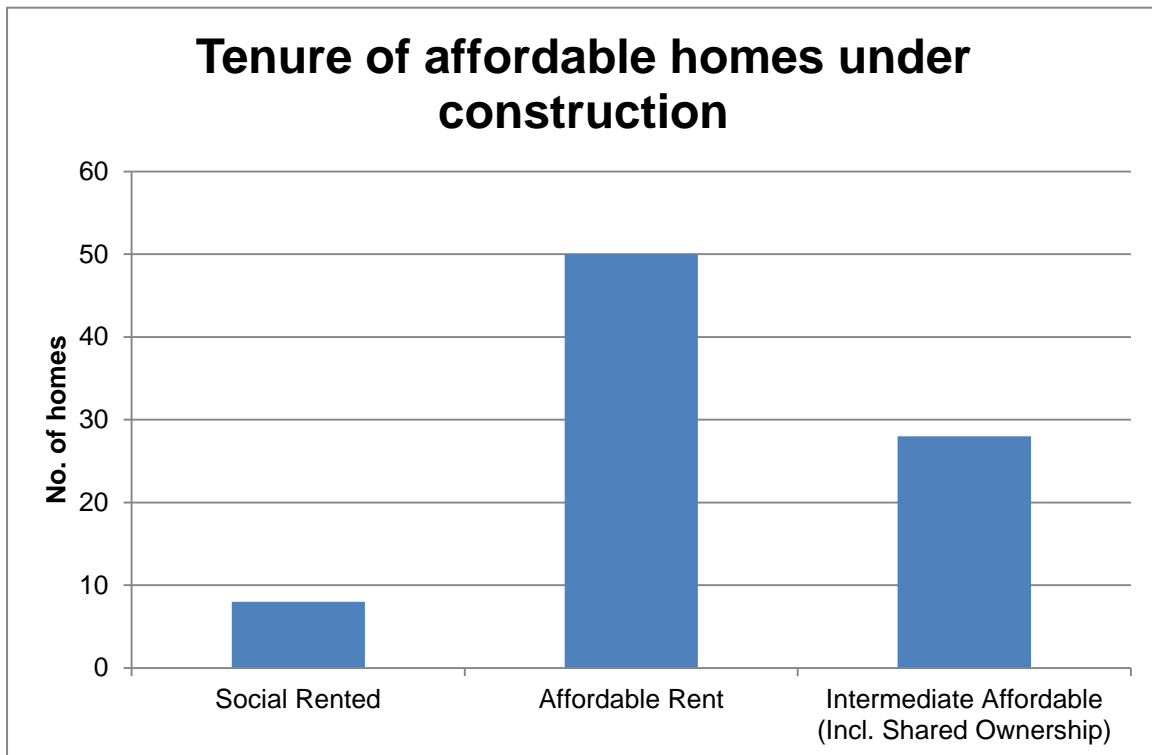
is for Social Rented / Affordable Rented accommodation... for this reason the Council expects 70% of affordable housing to be provided as Affordable Rent and / or Social Rent, with the balance to be provided as Intermediate affordable housing'. During the reporting year, 62% of affordable homes were Social and Affordable Rent, slightly below the 70% target.

Chart 6: 2014/15 affordable housing completions by tenure



4.29 Chart 7 refers to the tenures of the affordable homes under construction. As of 31 March 2015 there were 50 Affordable Rented homes, 28 Intermediate Affordable homes and 8 Social Rent homes under construction. As a proportion, 67% of affordable homes under construction are for Social and Affordable Rent. This is a slight improvement on this year's completions and just marginally below the desired 70% target.

Chart 7: Tenures of affordable homes under construction as of 1st April 2015



Housing Density

Objective/s
To provide sufficient housing to meet the local requirement for 3,375 units in the most sustainable locations.

Indicators:

- Densities of completed developments

4.30 The density is the relationship between the total gross number of units on a development site and the area of that site, expressed as dwellings per hectare (dph). [Core Strategy Policy CS17 - Local Character, Density and Design](#) sets out the housing density targets for the Borough. Policy CS17 states to promote the best use of urban land and protect the Borough’s green spaces, the Council will promote developments which contribute to achieving an overall housing density of 40dph, excluding St George’s Hill Estate, Burwood Park and the Crown Estate, Oxshott.

4.31 The Core Strategy aims to provide sufficient housing to meet the housing target in the most sustainable locations in the urban area. As such the Borough’s settlement

areas have differing opportunities to accommodate new development, as identified in Policy CS1 - Spatial Strategy, so settlement areas contain new housing development with a varied range of mixes and types as well as densities.

Table 9: Density of 2014/15 housing completions by settlement area

Settlement Area	Average Density of Completed Developments (dph) ²²
Walton-on-Thames	72
Weybridge	30
Hersham	87
East & West Molesey	65
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	26
Esher	16
Cobham, Oxshott, Stoke D'Abernon and Downside	34
Claygate	21

4.32 Table 9 sets out the variances in density by settlement area. Table 9 shows the highest densities were in Hersham, East & West Molesey and Walton-on-Thames. Hersham has the highest density because all of its completions came from just two developments which were comprised solely of flats. Weybridge has delivered a lower density than anticipated due to the large number of windfall developments delivering fewer than five dwellings each. Only one development (out of the ten in Weybridge) delivered more than five homes, but accounted for 70% of the total completions. If the density for the settlement overall was consistent with the level from this specific development, the average density would exceed 40dph.

Contingency Measures

4.33 Where there is a need to increase the overall delivery of housing and the overall figure is not met, the Council will implement one or more of the following contingency measures in order to increase the delivery of housing:

- Review the Local Plan policies which address development management and site allocations to bring forward additional sites for housing in locations consistent with the overarching spatial strategy.

²² Does not include one-for-one developments where the net number of homes is 0 and does not include developments within the St Georges Hill Estate (Weybridge), Burwood Park (Hersham) and the Crown Estate Oxshott (Cobham).

- In the event that there is still a shortfall in housing delivery, the Council will update its employment land review with the aim of; releasing land which is surplus to requirements and; identifying opportunities for rationalisation and intensification of employment uses in order to retain the integrity and necessary capacity of the employment site, whilst offering opportunities for housing development in appropriate locations.
- Use its planning powers, including compulsory purchase powers, should they be needed, to ensure allocated land is brought forward for development.

4.34 Currently, the Council has met and exceeded its overall annual housing targets and has an additional 28% allowance of identified supply over the next five years. Therefore contingency measures set out above do not need to be implemented.

4.35 The delivery of affordable housing is closely linked to the overall housing delivery. Therefore the contingency measures discussed above are equally as relevant to the delivery of affordable housing as they are to overall housing delivery.

4.36 In addition to the above contingency measures the Council will adopt the measures set out below to ensure affordable housing is delivered as anticipated. These measures will be adopted in the event overall housing targets are delivered but the affordable housing target is not met:

- Reconsider the scope of planning obligations required from new developments, with a view to prioritising funds so that affordable housing is considered as a first priority (with the exception of where a contribution is required to mitigate the effects of the development of Thames Basin Heaths)
- Review the use of the Council's enabling fund in order to facilitate an increase in the delivery of affordable housing.
- Consider the potential to increase the delivery of affordable housing on Council owned sites.
- Reconsider the potential for achieving a higher proportion of affordable housing on an individual basis on allocated sites.
- Examine the opportunities available through new Government initiatives to support the development of new affordable housing.

- 4.37 Currently, the Council is on course to meet the affordable housing target set out in the [Core Strategy](#). However, there are variations year on year in the delivery of affordable housing and recent changes to national planning policy could affect affordable housing delivery in years to come. Yet the contingency measures discussed do not need to be implemented at present.
- 4.38 In the event the contingency measures set out above, when applied, fail to address a shortfall in the delivery of either overall housing, or affordable housing, the Council will establish the reason for under delivery, which may include a change in market conditions, and will reassess the level of housing to be provided. This may result in a partial review of the Core Strategy. Infrastructure provision will also be adjusted to take account of any changes to the level and location of expected housing developments.

Conclusion

- 4.39 The Council has delivered above its annual housing target of 225 dwellings for the reporting year as 245 units were completed. This is comparable to previous years when this target has also been exceeded. The Borough also has a healthy number of homes under construction (432). Because of this the Council is on course to meet its overall Core Strategy objective of 3,375 homes by 2026. The Council is exceeding both its five and ten year land supply with equivalents of 6.66 years and 12.57 years land supply respectively.
- 4.40 The Council achieved above its annual affordable housing target (77 units) for the reporting year with 100 completions and this compensates for the preceding two year's shortfall. Therefore the Council is (on average) meeting the annual affordable housing target. However there are more developments which comprise entirely of affordable housing rather than as a proportion of a market housing development, and these rely on a grant to fund them. It is also evident changes to national planning policy with the introduction of starter homes will also have an effect on the delivery of affordable homes.
- 4.41 There were no Extra Care or Private Sheltered homes delivered in the reporting year or indeed since the adoption of the Core Strategy, however there are 86 private sheltered units under construction. Despite this, more needs to be done to

increase the supply and secure the regular, year-on-year delivery of extra care and private sheltered homes.

- 4.42 The desired housing mix of market homes in terms of number of bedrooms is not being met. This is because small-scale windfall sites (1-4 homes) make up a large proportion of the Borough's total housing delivery and these windfall sites often deliver one or two large, four or more bedroomed detached houses. That being said, the mix of bedrooms and tenure for affordable homes completed is close to the desired target. In broad terms housing developments are exceeding the desired target of 40dph, especially in settlement areas where housing growth is preferred. There are variations due to the large number of sites delivering a small number of detached 4+ bedroom homes thus lowering the average density for the settlement area. Where housing growth tends not to be concentrated, the number of sites delivering a small number of homes increases, thus density of completed housing developments in Esher (16dph) and Claygate (21dph) is low.

5. Gypsies, Travellers and Travelling Showpeople

Additional Pitches

Objective/s

To provide for the identified pitch requirements of Gypsies and Travellers in sustainable locations supported by good quality facilities.

Indicators:

- Net additional pitches for Gypsies, Travellers and Travelling Showpeople

5.1 The [Traveller Accommodation Assessment \(TAA\) \(2013\)](#) identified the Borough's accommodation needs for Gypsy and Travellers from 2012 to 2027. The TAA identified:

- 24 pitches are required between 2012 and 2017;
- 12 pitches are required between 2018 and 2027, and;
- No further plots are required to meet the needs of Travelling Showpeople up to 2027.

5.2 During the AMR period no net additional pitches for use as accommodation by Gypsies, Travellers and Travelling Showpeople came forward. Planning permission was granted for four temporary private pitches to continue occupying their current site for another four years until 2019²³ but this does not contribute to meeting the Borough's overall identified pitch requirement.

5.3 As part of the review of the evidence base a new Gypsy and Traveller Accommodation Assessment (GTAA) is to be prepared to identify the number of new pitches for Gypsies, Travellers and Travelling Showpeople required in the Borough. The GTAA is not currently being prepared as the Council has only recently received the Governments revised definition of a Traveller (see below for further detail)²⁴. This could potentially affect the level of need and provision of accommodation for Gypsies, Travellers and Travelling Showpeople. If the new

²³ Planning application reference number 2014/1519

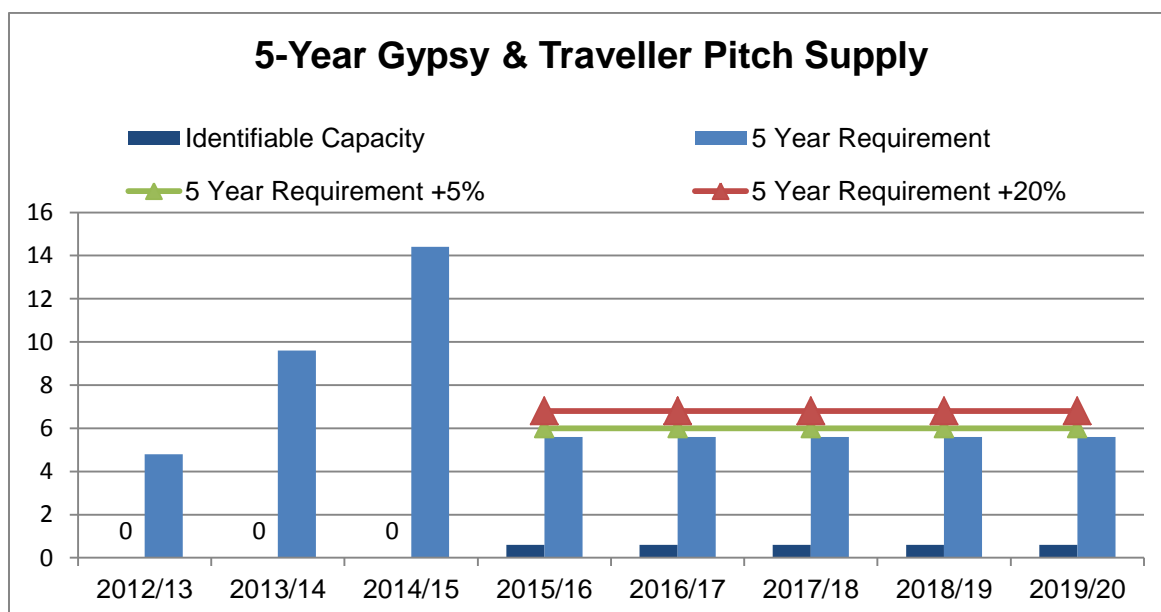
²⁴ The definition of a traveller has been amended to exclude those who have ceased to travel permanently. (See the revised [Planning Policy for Traveller sites](#), Annex 1, paragraph 1)



GTAA reveals a change to the need for the provision of gypsy and traveller pitches and travelling showpeople plots, the AMR and the land supply / availability assessments will be updated accordingly.

Future Pitch Supply

- 5.4 As with conventional forms of housing, the NPPF and the Government's policy on [Planning Policy for traveller sites \(March 2012\)](#) (amended in August 2015 – see below for further information about these changes) requires Councils to:
- Identify and update annually a supply of deliverable sites within the Borough for gypsy and traveller accommodation over a five year period, and;
 - Identify a supply of developable sites or broad locations for growth for new gypsy and traveller pitches for periods six to ten years and eleven to fifteen years.
- 5.5 Following the 2013 TAA, the Council set out the supply of land available to accommodate additional gypsy and traveller pitches in order to meet the TAA's recommended targets. The assessment on the supply of available land for gypsy and traveller pitches was incorporated into the [Land Availability Assessment \(2014\)](#).
- 5.6 The Council's five year requirement for 2015-2020 is 28 pitches. This includes the entire requirement for the period 2012-2017 (24 pitches) plus 1.2 pitches per annum from the requirement of 12 pitches across the period 2018-2027. The backlog from 2012 is rolled forward.
- 5.7 In accordance with the [NPPF](#) the Council is required to provide a buffer of 5% to ensure choice and competition in the market for land. In this case, for the period 2015-2020, the requirement is 30 pitches. When there has been persistent under delivery the buffer increases to 20%. This would mean the pitch requirement would increase to 34 pitches.

Chart 7: Five year gypsy and traveller pitch supply



0	Past Monitoring Year's Completions (0 pitches)
	1-5 Year Identified Supply (annualised – 0.6 pitches per annum)
	5 Year Requirement (annualised – 5.6 pitches per annum)
	5 Year Requirement +5% (annualised – 6 pitches per annum)
	5 Year Requirement +20% (annualised – 6.8 pitches per annum)

5.8 It is anticipated that, while a potential supply of 33 pitches from three sites will be more than sufficient to meet the requirement plus the 5% buffer, just 3 pitches at land adjacent to The Oaks, Woodstock Lane, Hinchley Wood are deliverable during the 2015-2020 five year period. This results in a shortfall of 27 pitches and equates to a 0.5 year land supply for a 5% buffer, and; a shortfall of 31 pitches and equates to a 0.44 year land supply for a 20% buffer. As such the Council cannot deliver a 5 year land supply to meet the accommodation needs of gypsies and travellers within the Borough.

5.9 The NPPF states if an LPA is unable to demonstrate an up-to-date five year supply of deliverable sites; this should be a significant material consideration in determining applications for the grant of temporary planning permission. However paragraph 16 of the revised [Planning Policy for Traveller Sites](#) emphasises that the issues of personal circumstances and unmet demand for traveller sites is unlikely to outweigh harm to the Green Belt (subject to the best interests of the child) i.e.

development of sites, within the Green Belt remain inappropriate development, which is harmful and should not be approved.

- 5.10 Because of this, the provision of appropriate sites for gypsy and travellers proves difficult in a Borough where the settlement boundaries are tightly drawn with the remaining land designated as Green Belt. The delivery of sites becomes more difficult when developable land within settlements will yield a much higher rate of return for alternative uses rather than providing gypsy and traveller pitches, especially as the Borough is a highly sought after residential area.
- 5.11 To ensure sufficient pitches are provided to meet the identified accommodation need for gypsies and travellers, the Council will seek to allocate land through the Local Plan process. This will involve updating the evidence on accommodation needs for Gypsies, Travellers and Travelling Showpeople with a new accommodation assessment, mentioned in Paragraph 5.3.
- 5.12 In addition to (and mentioned) above, the Government has made amendments to Planning Policy for Traveller Sites (on 31 August 2015). The key changes are as follows:
- A new paragraph has been added which allows for LPAs to not meet their traveller site needs in full in exceptional circumstances. This is linked to the presence of a large unauthorised site significantly increasing the need, and the strict and special planning / land constraints in the Authority's area (see paragraph 12, Planning Policy for Traveller Sites).
 - The policy relating to travellers in the Green Belt has been clarified with further detail. Personal circumstances and unmet need are identified as being unlikely to clearly outweigh harm to the Green Belt and any other harm and establish very special circumstances. However, this has been made subject to the "best interests of the child". (See paragraph 16, Planning Policy for Traveller Sites).
 - The 2012 Planning Policy for Traveller Sites set out the matters that LPAs needed to attach weight to when determining traveller site applications. This section has also been expanded with the statement that, subject to the needs of

the child, personal circumstances and unmet need are identified as being unlikely to clearly outweigh harm to the Green Belt and any other harm and establish very special circumstances.

- If LPAs do not have an up-to-date 5 year supply of deliverable sites this should be treated as a significant material consideration when considering applications for the grant of temporary planning permission. However, there are a number of exceptions to this including if the site is within the Green Belt, sites protected by the Bird and Habitat Directives, Sites of Special Scientific Interest & Local Green Spaces (see paragraph 27, Planning Policy for Traveller Sites). The 2012 version of the policy only allowed the 5 year supply consideration to be applied for 12 months from 2012 and did not include the above exceptions.
- The definition of travellers has been amended to exclude those who have ceased to travel permanently. (See paragraph 1 of Annex 1, Planning Policy for Traveller Sites).
- A new paragraph has been added to Annex 1, giving further guidance to Local Authorities to determine if someone is a gypsy or traveller (See paragraph 2, Planning Policy for Traveller Sites). These relate to clarifications around a person's nomadic history and intentions towards living a nomadic life in the future.

Conclusion

- 5.13 There have been no pitches delivered for gypsies and travellers in the reporting year or in the previous four years. The Local Plan process will form the only mechanism through which to meet the accommodation needs of gypsies and travellers within the Borough.

6. The Local Economy and Employment

Introduction

6.1 The defining characteristics of Elmbridge are its suburban and residential nature and due to high levels of out commuting; over half the jobs in the Borough are taken by people living outside of Elmbridge. But despite this, there are still significant levels of employment land within the Borough. The area is traditionally characterised by low levels of unemployment, high levels of out commuting into London and a high proportion of residents with professional qualifications and higher than average incomes.

Permitted Development Change of Use

6.2 Since 2010 the Government has been amending the General Permitted Development Order to include new and extended rights. As part of these amendments, temporary permitted development rights currently apply in respect of the change of use of premises from offices to residential subject to the condition the developer must seek prior approval from the Council. The aim of these temporary permitted development rights is to promote and ensure empty and underused offices can be swiftly converted into dwellings to address the national need for housing and make the most of previously developed land. These extended permitted development rights are due to end on the 30 May 2016 so any developments permitted under this regime will have to be started by this date.

6.3 In light of the Borough's strong residential market (with some of the highest property prices outside of London), the Council receives a high number of applications for permitted development changes of use from offices to residential units. That being said, the Borough also has a healthy office market, and therefore it is likely that only the poorer grade offices or those with a low rental value (less than £25psf) will be economically viable to convert²⁵. Therefore changes in employment floorspace outlined below will reflect not only policies in the Local Plan but national policy changes as outlined above.

²⁵Statistics are taken from the Council's [Land Availability Assessment \(2014\)](#).

Employment Floorspace

Objective/s

To maintain a thriving economy by providing an adequate supply of land and buildings, in the right places, to support a diverse range of business and commercial activity.

Indicators:

- Total amount of additional floorspace by type.
- Employment land available by type
- Total amount of employment floorspace on previously developed land by type

6.4 Within the last four years there has been a continuing pattern of loss amongst employment floorspace uses (shown in Table 10 below), particularly of lower grade office developments. The 2012-13 monitoring year saw the first net gain of B1 office space since 2010, which was almost wholly attributed to completion of Velocity House in Brooklands, Weybridge. This delivered 11,262m² floorspace across two detached five storey buildings.

Table 10: Employment floorspace completions since 2010

Year	B1 (m ²)	B2 (m ²)	B8 (m ²)
2010/11	-1,782	-450	-450
2011/12	-4,146	279	-129
2012/13	9,828	924	0
2013/14	-4,574	-205	-194
Total	-674	548	-773

6.5 This year has seen the resumption of the more normal trend of losing floorspace, as Table 11 (below) depicts. The decline in B1 floorspace can be attributed to the Government's agenda to convert poor, underused and vacant office floorspace into residential housing. Market indicators also suggest there is currently an oversupply of B2 floorspace²⁶ with this decline attributed to the redevelopment of vacant sites into housing and other employment uses on Strategic Employment Land (SEL). Over 85% of the loss of B2 floorspace is attributed to a single redevelopment²⁷ within the Molesey Industrial Estate SEL area. The rise in B8 floorspace was

²⁶ Statistics are taken from the Council's [Land Availability Assessment \(2014\)](#).

²⁷ Planning application reference number 2009/1091

attributed to just one development for the erection of a temporary storage building for four years²⁸, again, in the Molesey Industrial Estate SEL area.

Table 11: 2014/15 employment floorspace completions

2014/15 Monitoring Year	B1 (Business: Office; R&D, and; Light Industrial)	B2 (General industrial)	B8 (Storage or distribution)
Additional / Net floorspace Completed (m ²)	-1,090	-4,071	711
Total floorspace (m ²)	290,210	154,194	224,615

6.6 Redevelopment within Molesey Industrial Estate, which involved the loss of 3,643m² B2 use (which explains the negative figure for this use class), when complete, will deliver over 4,000m² of B1 floorspace in the form of light industrial units. Without this development, the decline of B1 floorspace would continue.

Table 12: Total employment floorspace under construction and not yet implemented

Indicators as of 31 March 2015	B1 (Business: Office; R&D, and; Light Industrial)	B2 (General industrial)	B8 (Storage or distribution)
Total Under Construction Net Floorspace (m ²)	712	-4,148	1,712
Total Not Yet Implemented Net Floorspace (m ²)	-3,563	-2,509	1,588

Vacancy in Employment Floorspace

6.7 The vacancy rates in employment floorspace set out below in Table 13 shows that there has been an increase in the amount of vacant floorspace across the Borough. The biggest vacancy increase is in the B1 use class was the new office space in Velocity House which came onto the market during the monitoring year but has only been 75% let after it ended and because of the large vacant office space in The Heights SEL. The high B8 vacancy rate is a result of the largest employment unit in the Borough (at 28,000m²) being vacated by Tesco. However Amazon has recently announced they will occupy the unit for the storage and distribution of food and subsequently the unit is due to be finished being refurbished in September 2015.

²⁸ Planning application reference number 2014/1798

Table 13: Vacant employment floorspace

2014/15 Monitoring Year Indicators	B1 (Business: Office; R&D, and; Light Industrial)	B2 (General industrial)	B8 (Storage or distribution)
Additional vacant floorspace (m ²)	18,445	75	2,196
Total Vacant floorspace (m ²)	71,510	34,568	61,970
% Vacant of overall floorspace	24.5%	22.4%	27.6%

Previously Developed Land

6.8 There was no new employment floorspace delivered on ‘greenfield’ land. All developments were within settlement areas either as new developments on previously developed land (PDL) or as extensions to existing buildings. The Council will continue to encourage the effective use of land by reusing PDL for employment uses in order to conserve and enhance the Borough’s natural environment.

Town Centres

Objectives
To support and develop the distinctive roles of our town and village centres in order to provide a strong focus for commercial and community development.

Indicators:

- Total amount of B1 floorspace in town centres
- Monitor in each area the floorspace in town centre uses (A1 and B1a)

6.9 Elmbridge has identified fifteen centres as set out in the centre hierarchy in [Core Strategy](#) Policy CS1 - Spatial Strategy. This comprises one town centre, five district centres and nine local centres²⁹. The targets for the Council are to increase the amount of office (B1a) floorspace within town and district centres, especially Walton-on-Thames and Weybridge, and to protect retail (A1) uses in all centres.

Table 14: Town centre floorspace

Indicator	Amount (m ²)
Total amount of additional floorspace in A1	3,805
Total amount of additional floorspace in A2	207
Total amount of additional floorspace in A3	579
Total amount of additional floorspace in A4	89

²⁹ These are identified on the Proposals Map

Total amount of additional floorspace in A5	0
Total amount of additional floorspace in B1	-2,222

6.10 As shown in Table 14 above, the amount of A1 retail floorspace has increased substantially due to the redevelopment of the former Focus site in Weybridge town centre into a new Morrisons supermarket³⁰. Without this, the increase in centre retail floorspace would only be 13m². The redevelopment also resulted in a substantial loss of B1 office floorspace (1,419m²) on top of losses incurred from extended Permitted Development rights which allow the change of use from offices to residential units.

6.11 The majority of office floorspace in the Borough's town, district and local centres is concentrated in three centres – Walton, Weybridge and Esher which contain 67% of all office floorspace in town centres. Using a combination of Council Tax and Valuation Office Agency floorspace data, office floorspace vacancy is 24%. Vacancy rates vary considerably across the Borough with Cobham having very little vacancy, with higher levels in Walton Halfway and Hersham because of the vacancy of large individual offices such as Walton Court and Mark House. Weybridge town centre experienced a sharp increase in the percentage of vacant office space compared to the previous year (rising from 13% to 27%) partially due to the loss of the offices at the redeveloped former Focus (now Morrisons supermarket) site. It also increased because two large offices on Heath Road have been vacated (the first floor of the BT Telephone Exchange and Verity House). Office vacancy figures for each of the Borough's 15 designated centres are set out in Table 15 below.

Table 15: Office Vacancy in designated centres

Centre	Floorspace (m ²)	Vacancy rate (%)
Weybridge	16,801	27
Esher	14,550	22
Walton	13,624	27
Cobham	4,086	4
Thames Ditton	4,282	20
Queens Road	3,652	19
Walton Halfway	2,785	41
Hersham	2,224	40
Bridge Road, Molesey	1,636	21
Claygate	1,561	9

³⁰ Planning application reference number 2013/1611

East Molesey	1,282	5
Terrace Road, Walton	239	0
Oatlands, Weybridge	189	0
Hinchley Wood	17	0
Oxshott	0	0

Hotels and Tourism

Objective/s

To continue to support the Borough's variety of tourist attractions whilst protecting the amenities of those who live close by and provide an adequate supply of visitor accommodation in appropriate and sustainable locations.

To maintain a thriving economy by providing an adequate supply of land and buildings, in the right places, to support a diverse range of business and commercial activity.

Indicators:

- Number of new bed spaces provided
- Number of tourist attractions improved
- Working age people on out of work benefits

6.12 Support for local visitor attractions within and outside the Borough can bring a number of social and economic benefits to the Borough's residents and settlement areas. Therefore it is important to the Council to continue to support the Borough's variety of tourist attractions and provide an adequate supply of visitor accommodation in appropriate locations.

6.13 During the monitoring period no new hotel (use class C1) bed spaces were provided. There was however a change of use from a hotel to a residential house, but the bed spaces had been already lost as the hotel had closed in 2010.

6.14 Elmbridge has a number of well-known and smaller scale tourist attractions offering a range of experiences. During the monitoring year the development at Sandown Park for the demolition of an existing hotel and erection of a detached hotel with associated medical facilities, canteen, changing rooms and saddling enclosures³¹ was commenced. Other than this, no other tourist attractions were improved.

³¹ Planning application reference number 2011/0811

6.15 The Council will continue to support the Borough's tourist attractions and local tourism industry. Shortly after the reporting year, planning permission was given at the Brooklands Museum for the re-location and re-building of Bellman Hanger and a new flight shed incorporating an aircraft display, workshop and archive³².

Leisure

6.16 Two projects to improve leisure and recreational facilities commenced during the reporting year; the demolition and construction of a new club house at Moore Place Golf Club³³ and a new building for Molesey Boat Club incorporating a rowing centre, gymnasium and boat storage space³⁴.

Working Population

6.17 Statistics taken from the March 2014³⁵ and 2015³⁶ Regional Labour Market statistical bulletin and ancillary data-sets on local authority indicators (April 2015)³⁷ show the Borough has a working age population³⁸ of 80,000 people of which 77.2% are employed (compared to 81,000 people, of whom 77.7% were employed for the previous year). The proportion of local people of working age claiming out of work benefits is 0.5%, which is 0.4% lower level recorded a year earlier. This is 1.5% below the national average and puts the Borough in the top 30 Local Authorities in Great Britain with the lowest proportion of working age people claiming out of work benefits. The Borough therefore has a high employment rate providing a range of employment opportunities for local people. These work opportunities have been secured thanks to a strong employment market in the Borough.

³² Planning application reference number 2014/5010

³³ Planning application reference number 2012/3266

³⁴ Planning application reference number 2011/8092

³⁵ http://www.ons.gov.uk/ons/publications/re-reference-tables.html?newquery=*&newoffset=0&pageSize=25&edition=tcm%3A77-304138

³⁶ http://www.ons.gov.uk/ons/dcp171778_401130.pdf

³⁷ Regional Labour Market: LI01 – Local Indicators for Counties, Local and Unitary Authorities. <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-357392>

³⁸ 16 – 64 years of age.

Local Enterprise Partnership

- 6.18 Local Enterprise Partnerships (LEPs) are public-private partnerships between LPAs and businesses with the purpose being to support and drive local economic growth by deciding what the local economic priorities should be for investment in roads, buildings and facilities in the area. They play a central role and provide the strategic leadership in their areas in determining local economic priorities and undertake activities to drive economic growth. Elmbridge Borough is located within the [Enterprise M3 LEP](#) which includes 13 other LPAs across Hampshire and Surrey, which are all focused around the M3 motorway transport corridor.
- 6.19 Discussions with the LEP suggest the demand for B8 uses is likely to be limited due to the high value on land in Elmbridge. Instead the market within the LEP area for B8 is expected to be in Hampshire.
- 6.20 The LEP published and submitted it's [Strategic Economic Plan](#), [Local Growth Deal](#), and [Delivery Plan](#), for 2014 – 2020 to the Government in March 2014, setting out the priorities and plans for economic prosperity. While the LEP identified a number of key centres and 'step-up towns' for investment and growth, no areas within Elmbridge were included in this work.
- 6.21 In July 2014 the Enterprise M3 Local Growth Deal was announced by Government to provide £118.1m of funding to support economic growth in the LEP area. While no areas within Elmbridge were identified for economic growth and infrastructure investment, the Council remains committed to working closely with the LEP.

Conclusion

- 6.22 This reporting year figures show a continued trend of limited delivery in B1 and B2 use class employment floorspace. However, delivery of B8 floorspace was positive and the loss of B1 for this reporting year was less than losses in previous years due to changes of use from B2 to these two classes. Because of this, the loss of B2 this reporting year was greater than in previous years.
- 6.23 Under construction and unimplemented figures show mixed fortunes for each of the use classes. While the under construction figures show a 712m² increase in B1

floorspace, unimplemented planning permissions indicate there may be greater losses in future. This however, may not be realised, as during the 2016/17 reporting year (on 30 May 2016) the PD right that allows the change of use from offices to dwellings will cease and so large B1 losses may decline. Under construction figures and unimplemented planning permissions continue to show large losses of B2, similar to completions this reporting year, as well as large gains of B8 floorspace.

- 6.24 All additional employment floorspace during the year was delivered on PDL. No employment floorspace was delivered in the Green Belt or on Greenfield land.
- 6.25 The Council's [Core Strategy](#) intends to retain existing A1 retail uses and increase the amount of B1a office floorspace in settlement centres. There was a large increase in A1 retail floorspace due to the opening of a new Morrisons supermarket in Weybridge town centre, but even without the new supermarket, the Core Strategy policy would meet its aim of retaining existing A1 uses. The amount of B1a office floorspace declined within the Borough's centres because of the PD rights which allow the change of use of offices to residential units. The economic benefits of housing outweigh the value of these offices, which are often of lower grade, particularly in comparison to the offices such as those at Brooklands and The Heights. It is therefore unlikely there will be an increase in office floorspace within town centres until the PD right ceases on 30 May 2016.
- 6.26 There were no new hotels delivered within the Borough, however the redevelopment of Sandown Park (which incorporates a new hotel) has begun. The Council continues to support the enhancement of the Borough's tourist attractions and it is anticipated that proposals for more hotel developments will come forward within the plan period to support the local tourism sector of the economy.
- 6.27 The Borough has a high employment rate. It is in the top 30 local authorities in the country in terms of the low proportion of working people on out of work benefits. This highlights the Borough's strong employment market, supporting jobs and employment opportunities for working people.

7. Elmbridge's Natural Environment

Green Belt and Urban Areas

Objective/s

To continue to protect the Green Belt, in order to prevent the coalescence of the Borough's towns and villages and retain the distinctiveness of our local communities.

Indicators:

- Percentage of the Borough that is Green Belt
- Percentage of development built within the urban area

7.1 At the end of the AMR period the Green Belt covered 5,515Ha, equivalent to 57% of the Borough's land and there has been no change since the previous AMR period. Green Belt coverage has remained consistent across the AMR periods as the Council continues to support national guidance and local planning policy on protection and enhancement of the Green Belt.

7.2 By directing development to existing settlements the Green Belt is protected. This AMR period saw <1% of development built outside existing urban areas.

7.3 The Council, in accordance with [Core Strategy](#) Policy CS1 - Spatial Strategy, will continue to support the Borough's green infrastructure, including the Green Belt, as:

'...a key determinant in shaping settlements and development patterns in the future. The multi-functional role of the network will continue to be protected and enhanced and the Council will work with partners to manage and expand the sustainable networks of accessible green space and corridors to, and through, the urban area' (Core Strategy, p19).

7.4 The [Development Management Plan](#) (adopted in April 2015) has introduced two new Green Belt policies (DM17 and DM18) which cover development of new and existing buildings respectively. The Green Belt development management policies will replace the saved Green Belt policies from the [Replacement Elmbridge Borough Local Plan \(2000\)](#).

- 7.5 As part of the Council's review of the evidence base, a Green Belt boundary review is being conducted for the purpose of identifying areas and sites which should remain within, or potentially be released from, the Green Belt.

Thames Basin Heaths Special Protection Area

Objective/s

To enhance the distinctiveness and diversity of the landscapes within the Green Belt, and to promote improvements to our network of strategic and local open land and green corridors, balancing the desire to increase access to the open countryside with the need to protect and enhance biodiversity interests.

Indicators:

- The efficacy of SANGs as set out in the Thames Basin Heaths (TBH) Special Protection Area (SPA) Delivery Framework
- Status of Annex 1 bird species of TBH SPA
- Condition of Sites of Special Scientific Interest (SSSIs)
- Number, area and condition of regionally and locally designated wildlife sites
- Enhancement and creation of Surrey Biodiversity Action Plan (BAP) habitat
- Amount of planning contributions spent on Green Infrastructure
- Tree strategy in place to deliver relevant targets in accordance with national guidance

- 7.6 In 2005 the Government designated areas of heathland within the Thames Basin as the TBH SPA under [European Directive 79/409/ECC](#) (transposed into the [UK Habitats Regulations 2010, as amended](#)). The SPA was identified as an internationally important habitat for three rare species of ground nesting birds; the Dartford Warbler; Nightjar and Woodlark. The TBH SPA stretches across three counties: Berkshire, Hampshire and Surrey; part of the SPA is within the Borough in an area located in between the M25, A3 and the Borough's southern boundary.

- 7.7 Natural England considered intensification of residential development up to 5km away from the SPA would result in a range of pressures with adverse effects on the internationally protected habitat. The 5km zone of influence covers approximately one third of the Borough incorporating the settlements of Cobham, Stoke D'Abernon and Downside as well as Weybridge South and St Georges Hill Council Wards and

parts of Hersham South Ward including Whiteley Village. Therefore the Council has adopted a framework of mitigation methods set out in Core Strategy Policy CS13 - TBH SPA and supported by the [Developer Contributions SPD \(2012\)](#). The TBH SPA mitigation framework involves the Council collecting financial contributions from developments within the 5km zone of influence to support the provision of Suitable Accessible Natural Greenspace (SANG) and coordination of the Strategic Access Management and Monitoring (SAMM) project.

- 7.8 The key aim in the provision of SANG is to attract informal recreation users, such as cyclists and dog walkers, away from the SPA. SANG can be in the form of new open space or improvement of existing open space to increase their capacity for informal recreation to a minimum standard of 8Ha / 1,000 population.
- 7.9 The SAMM project, coordinated by the Joint Strategic Partnership Board (JSPB) led by [Natural England](#), introduces mitigation measures to the SPA. This monitoring programme provides a baseline assessment and on-going data to measure the effect of visitor numbers on the SPA. SAMM also evaluates the success of avoidance and mitigation measures including the effectiveness of SANG.
- 7.10 As of the end of this AMR period the Borough has two designated SANGs with programmes for their enhancement and maintenance. These are Brooklands Community Park and part of Esher Common, between Cobham and Oxshott.
- 7.11 In 2014/15 20 residential units were granted planning permission within 5km of the SPA, with a resulting £96,352 committed to support mitigation measures to protect the SPA. This is broken down as £67,623 for SANG and £28,729 for SAMM, as shown in Table 16 below.

Table 16: Summary of collections to support mitigation of housing development on the TBH SPA

	Units permitted in the SPA mitigation zone 2014/15	Potential contributions from units permitted 2014/15	Amount paid during 2014/15	Total amount collected to date to support mitigation
SANG	20	£67,623	£9,729	£374,779
SAMM		£28,729	£3,826	

7.12 An annual SPA-wide bird survey is undertaken to comment on the status of the rare bird species (Dartford Warbler; Nightjar and Woodlark). Table 17 below shows the number of territories³⁹ for each of the three species since 2009. The results are positive, illustrating an increase in the number of breeding birds.

Table 17: The number of territories per annum for each of the TBH SPAs rare bird species since 2009

Bird Species	Survey Year							
	2007	2008	2009	2010	2011	2012	2013	2014
Dartford Warblers	511	464	61	38	47	87	118	292
Nightjar	289	248	296	326	337	320	325	355
Woodlark	224	150	157	159	161	202	135	155

7.13 Full coverage of Dartford Warblers produced a total of 292 territories. This includes an estimated 15 territories on parts of the Pirbright Range Danger Area which were not covered due to access limitations. The total is 147% up on the 2013 figure and by far the highest recorded number since 2009. This reflects the virtually frost-free winter of 2013/14.

7.14 The Nightjar survey produced a count of 355 territories for the SPA, which is the highest total recorded in the last six years. Although the 2014 total is a new high, the Nightjar population on the SPA has remained fairly constant with estimated totals in the range 296-355. This stability is not surprising given that Nightjars spend their winters in Africa and are therefore not subject to population fluctuations caused by harsher winter conditions in England. Furthermore, they are able to occupy a range of habitat types.

7.15 Coverage of Woodlarks in 2014 produced an estimated 155 territories, which represents a 14.8% increase compared with the total of 135 in 2013. However, this is well short of the five-year high of 202 in 2012. At most sites, numbers were the same or slightly up on 2013, with local increases noted in areas where habitat restoration work had taken place, reaffirming the conclusion that habitat deterioration is the greatest factor limiting the Woodlark population in the SPA.

³⁹ A territory is an area that a bird claims so it can possess nest sites, building materials and food and will protect from other birds, especially those of the same species. The number of territories therefore gives an indication to the number of breeding birds.

7.16 A large scale visitor survey was undertaken across the TBH SPA to replicate and expand the visitor survey undertaken in 2005, which supported its designation. In 2012, a total of 5,454 adults, 957 children and 4,314 dogs visited the SPA. The majority of visitors arrived by car and were local e.g. 94% within 5km. When compared with the 2005 survey the total number of people entering the SPA was 10% higher. However, this difference was not considered to be significant and falls within the limits of what could be expected by chance. This data in no way tests the effectiveness of SANGs a mitigation measure and further work is on-going to investigate this.

Nationally and Locally Designated Sites

7.17 The Borough also contains a number of nationally and locally designated nature and wildlife sites, which can overlap with each other and the TBH SPA and associated SANGs. The Borough contains:

- 3 SSSIs;
- 22 Sites of Nature Conservation Importance (SNCIs);
- 5 Local Nature Reserves (LNRs), and;
- Significant areas of woodland including ancient woodland

7.18 The Condition of the Borough's three SSSIs, taken from Natural England statistics⁴⁰, is set out in Table 18 below. Natural England undertakes an assessment of each site on a six year cycle. While nearly 80% of Esher Commons is unfavourable, a new assessment of the SSSI is due to be undertaken in the autumn of 2015 and its updated condition will be reported in next year's AMR.

Table 18: Condition of Sites of Special Scientific Interest (SSSI)

SSSI	Area (Ha)	Main Habitat	Condition Summary
Esher Commons	360.84	Broadleaved, Mixed and Yew Woodland – Lowland. Dwarf Shrub Heath – Lowland. Standing Open Water and Canals.	20.33% of area Favourable. 79.67% of area Unfavourable - Recovering

⁴⁰ Natural England statistics on condition of SSSI's:
<https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

Knight & Bessborough Reservoirs	63.43	Standing Open Water and Canals.	100% Favourable
Ockham and Wisley Commons	264.45	Dwarf Shrub Heath – Lowland. Standing Open Water and Canals	33.19% of area Favourable. 66.81% of area Unfavourable – Recovering. TBH SPA bird survey revealed there were 5 Nightjar and 4 Woodlark territories in 2014, up 1 Nightjar territory on the previous year.

7.19 While the condition of the Knight and Bessborough reservoirs SSSI are 100% favourable, more needs to be done to increase the favourable condition of the Esher Commons and Ockham and Wisley Commons SSSIs. That being said the unfavourable condition of areas within these two SSSI's is recovering and a new assessment by Natural England on Esher Commons SSSI will show if improvements have been made.

Table 19: Number and area of locally designated wildlife sites

Designation	Area (Ha)	Number of sites
SSSI	445.5	3
SNCI	1,003.55	22
LNR	243.15	5
SPA/ Ramsar	87.37	2

7.20 Of the Borough's 22 SNCI's the number of them in positive conservation management is 13 (59%), six sites are not in positive conservation management with the remaining three sites having no evidence available. These results are shown in Table 20. There has been no change in the number of SNCI's in positive conservation management from the previous monitoring period, but this year's figures contribute to the general trend of an increasing number and proportion of SNCI's in positive conservation management over the preceding five years.

Table 20: Number and status of the Boroughs SNCI's

Total number of SNCI's (2014)	SNCI's in positive conservation management					
	2009	2010	2011	2012	2013	2014
22 ⁴¹	9 (43%)	11 (52%)	11 (52%)	12 (57%)	13 (59%)	13 (59%)

⁴¹ Between 2009 and 2012 there were 21 SNCI's. As such the proportion of SNCI's in positive conservation management for these years is associated to a total of 21 sites.

7.21 There are five LNRs in the Borough which cover approximately 243.15Ha⁴². There has been no change to the number of LNRs and the area they cover from the last reporting year. Commentary on each of the Borough's LNRs is provided below:

- **Claygate Common:** This is a wooded area which contains trees such as Oak, Hornbeam, and Beech. Bird species found at the common include Kestrel, Sparrowhawk and Green Woodpecker. The secondary woodland has been thinned to improve the ground flora.
- **Esher Common:** Habitats found at Esher Common include heathland, grassland, scrub, woodland and areas of marsh, bog and open water. A lot of the heathland areas have been lost to scrub and secondary woodland as there has been no grazing for several years on the common. Esher Common is renowned for its invertebrate species - over 2,000 have been found on the site, of which a great number are nationally scarce or rare. These include the Brilliant Emerald Dragonfly, the Small Red Damselfly and the White Letter Hair-Streak Butterfly.
- **Molesey Heath:** The reserve is a reclaimed landfill site which was formerly a gravel pit. The whole site has been colonised naturally by rough grassland and scrub. The site is rich in bird life including Redshanks and little Ringed Plovers, plus burrowing bees and wasps.
- **Stokes Field:** The reserve is an urban fringe site with a variety of habitats including woodland, grassland and scrub. It also has a pond. Plant species of note include the Crab Apple, Cuckoo Flower and Pyramidal Orchid.
- **West End Common:** The reserve is also a heathland SSSI, which has many boggy, wetland areas and a network of ponds. Various species of dragonfly and damselfly breed in the ponds, including the rare Brilliant Emerald Dragonfly and the Small Red Damselfly.

7.22 The Borough has a number of woodlands which are identified by the Woodland Trust charity⁴³. They campaign to promote the protection of ancient woods as well as restore damaged or under threat woodland and create new native woodland. None of the woodland in the Borough are owned by the Woodland Trust but the charity indicates that most are owned by the Council and that Claremont Landscape Gardens in Esher are a National Trust wood, Painshill Park Cobham is a Tees

⁴² www.surreyi.gov.uk

⁴³ [http://www.woodlandtrust.org.uk/visiting-woods/map/The%20Kings%20Drive,%20Walton-on-Thames,%20KT12%204/51.35213544904951/-0.4240617752075293//](http://www.woodlandtrust.org.uk/visiting-woods/map/The%20Kings%20Drive,%20Walton-on-Thames,%20KT12%204/51.35213544904951/-0.4240617752075293/)

Valley Wildlife Trust wood, Great Oaks between Oxshott and Malden Rushett is a Crown Estate wood, and Oxshott Heath is privately owned.

Biodiversity

7.23 The UK and Surrey BAPs no longer exist and have been replaced with Biodiversity 2020 which sets a new framework for biodiversity reporting for (previously BAP) Priority Habitats. Work on biodiversity in relationship to the new strategy has commenced however it is currently not possible to supply information and report on Priority Habitats and Biodiversity Opportunity Areas (BOAs). Its anticipated biodiversity restoration and creation baseline targets will be set next year. Table 21 sets out the Borough's BOA's and the Priority Habitats contained within them.

Table 21: Biodiversity Opportunity Areas (BOAs) and Priority Habitats in Elmbridge

National Character Areas	BOA	Priority Habitat
Thames Basin Heaths	Wisley, Ockham & Walton Heaths	<ul style="list-style-type: none"> • Heathland; • Acid grassland
Thames Basin Lowlands	Esher & Oxshott Commons	<ul style="list-style-type: none"> • Heathland; • Acid grassland
	Ashted & Epsom Wood Pasture, Princes Coverts & Horton Country Park	<ul style="list-style-type: none"> • Mixed deciduous woodland; • Wet woodland; • Wood pasture & parkland; • Hedgerows
Thames Valley	Thorpe & Shepperton	<ul style="list-style-type: none"> • Standing open water; • Floodplain grazing marsh
	Molesey & Hersham	<ul style="list-style-type: none"> • Standing open water; • Floodplain grazing marsh
River Valleys	River Wey	<ul style="list-style-type: none"> • Rivers; • Floodplain grazing marsh; • Wet woodland; • Meadows; • Fen; • Standing open water
	River Mole	<ul style="list-style-type: none"> • Rivers; • Floodplain grazing marsh; • Wet woodland; • Meadows
	River Thames	<ul style="list-style-type: none"> • Rivers; • Floodplain grazing marsh; • Standing open water; • Reedbeds

Green Infrastructure

7.24 The Green Infrastructure network is made up of a diverse range of spaces and features comprising of internationally, nationally and locally recognised and protected sites. Its significance is reflected in the fact that it forms part of the spatial strategy (Core Strategy Policy CS1) for the Borough, providing a framework within which future development will take place. It is highly valued by local people and plays a key role in contributing to the Borough's landscape setting and local identity, whilst also providing habitats for wildlife, facilities for sport and recreation and land for agriculture and forestry.

7.25 The [Core Strategy](#) sets out the Council's policy on green infrastructure (Policy CS14). The policy sets out the areas which can form part of the network and the key functions of the green infrastructure network which are to:

- Conserve and enhance biodiversity;
- Create a sense of place and opportunities for greater appreciation of heritage assets;
- Increase recreational opportunities;
- Improved water resource, flood management and sustainable design;
- Combat climate change through adaptation and mitigation;
- Promote crime reduction, education and sustainable transport, and;
- Produce food, fibre and fuel.

7.26 Table 22 below gives details of the CIL funds allocated to green infrastructure projects. The Table shows allocations to green infrastructure during the monitoring year as well as the most up to date allocation of monies which took place in June and July 2015. The number of projects and monies allocated to green infrastructure will vary year on year as it has between 2014 and June-July 2015. Nonetheless it should be noted that 2014 was the first year CIL monies were allocated to projects and no Elmbridge Borough Council strategic projects were put forward during 2014 to ensure all projects were considered as part of the Council's capital bidding process. Therefore this has affected the difference in the total monies allocated between the two monitoring periods with £8,929 allocated in 2014 and £1,517,388 allocated in 2015. Because CIL is a recently introduced structure for the pooling of

developer contributions, none of the CIL monies allocated to the green infrastructure projects detailed in Table 22 have been spent.

Table 22: CIL monies allocated to green infrastructure projects

Location	Project	Allocation year	Allocation
West End Common Esher	Restoration work on Rifle Range footpath	2014	£3,229
Hurst Park East Molesey	Enhancements to Graburn Way and Barge Walk to create welcoming gateway to Barge Walk and Hurst Park	2014	£5,700
Cobham Community Garden	Fencing and water supply to new community garden	2015	£3,000
Broadwater Lake, Weybridge	Remedial work	2015	£8,000
Island Farm Road, Molesey	Improvements to community allotments	2015	£6,000
Lynwood Road Recreation Ground, Thames Ditton	Green space enhancements	2015	£3,000
Cedar Road and Leigh Hill Road Cobham	Upgrading of public footpath between Cedar Road and Leigh Hill Road	2015	£5,724
Hurst Park East Molesey	Surfacing work to footpath to ensure year round access	2015	£10,000
Hare Lane Green Esher	New pedestrian path across Hare Lane Green	2015	£8,039
West End Common Esher	Surfacing work on Rifle Range footpath to ensure year round access	2015	£4,785
Grenside Road Weybridge	New footpath between Cowley Sale and Grenside Road	2015	£101,640
Excel Leisure Centre, Waterside Drive	Creation of Elmbridge Sports Hub providing new facilities including children's play area, synthetic turf playing pitch and athletics track	2015	£1,350,000
Walton / Hersham - TBD	Greenline fitness loop	2015	£8,500

Tree Strategy

7.27 The Council is in the process of preparing a draft Tree & Woodland Strategy and will go out to public consultation shortly. The purpose of the strategy is to provide a framework for how the Council protects, manages, utilises and promotes its tree and woodland resources in both the immediate and long term future. The strategy is

for everyone who is involved in the Borough's tree environment including residents, owners, organisations, developers, advisors, Councillors and officers. The document reviews the national and local context, identifies some of the strengths, weaknesses, opportunities and threats before suggesting key priorities and recommendations. This will establish the Councils 'direction of travel' and form a basis for prioritising the future work. This strategy focuses on areas where the Council has a direct role or responsibilities. The production of a Tree & Woodland Strategy by LPAs is strongly recommended by a number of governmental and non-governmental organisations.

Open Space and Environmental Improvement

Objective/s
To protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment.

Indicators:

- Amount of open space accessible to the public
- Number of environmental improvement schemes

7.28 The Council is committed to making its open green spaces publicly accessible. The amount of the Council's open green space accessible to the public has not changed in recent years at 793Ha.

7.29 As part of the review of the evidence base, a Local Green Space (LGS) assessment has commenced. The LGS assessment determines whether green spaces (identified by the local community for special protection to rule out development on them) are suitable for designation. As a result the LGS assessment will recommend some of the identified green spaces to be designated in the Local Plan thus protecting them from development for the benefit of the local community.

7.30 To improve the quality of the Borough's natural environment, the Council has implemented Borough-wide schemes as well as locally specific schemes to improve the local environment. On a Borough-wide scale there has been additional tree planting, playground refurbishment and play area improvements. One play area improvement scheme is site specific. Its includes new 'shade sails' at Brooklands

Community Park, one of the Borough's SANGS designed to help mitigate the adverse effects of new development on the TBH SPA. Other Borough-wide environmental improvement schemes include Splash Parks and Multi-use Games Area improvements. More locally specific schemes are underway to repair Ditton slipway and retaining wall, and to improve the field access track at Leg O' Mutton field. Car park surface replacement schemes took place for Walton Lane and Weybridge Cricket Green car parks.

Waterways and Flooding

Objective/s

To take part in a co-ordinated approach to the management of the Borough's waterways in a way that protects and enhances their distinct role and character and minimises their potential to flood.

Indicators:

- Number of planning permission granted contrary to Environment Agency (EA) advice on flooding and water quality grounds
- Amount of flood storage area within the Borough
- Percentage of all developments including Sustainable Draining Systems (SuDS)
- Number of environmental management and improvement schemes delivered along the Borough's riparian landscape and waterways

7.31 There are five main rivers which flow through the Borough. These are the Rivers Thames, Mole, Rythe, and Wey as well as the Dead River. There are also a number of smaller Ordinary Watercourses and Highways drainage ditches in the Borough that form tributaries to the main rivers. This means there is a considerable flood risk to the settlement areas of the Borough. As a result the Council has identified spatial zones (1, 2, 3a and 3b) of flood risk⁴⁴, across the Borough, which aim to discourage, manage and mitigate development in these areas / zones. The Council has produced a new [Strategic Flood Risk Assessment \(SFRA\)](#) and will also adopt a Flood Risk SPD in 2016 to support [Core Strategy](#) Policy CS26 - Flooding in order to reduce the overall and local risk of flooding in the Borough.

⁴⁴ The flood zones are identified on the draft Flood Risk SPD.

- 7.32 There were multiple planning applications granted permission for residential and commercial uses within the Borough's higher flood risk areas (zones 2 and 3). However none of these permissions were contrary to EA advice⁴⁵ on flooding and water quality grounds.
- 7.33 The Objective-led performance framework requires reporting on the amount of flood storage area within the Borough with the target to maintain the existing amount of flood storage areas. During the reporting year there were no changes or proposed changes which would affect the amount of flood storage areas.
- 7.34 Sustainable Drainage Systems (SuDS) are required as part of all new developments in line with the Council's Climate Neutral Checklist (CNC) to mitigate the impacts of surface water run-off and flooding caused by development. The proportion of all new residential developments granted permission during the 2014/15 monitoring period which incorporated SuDS was 81%⁴⁶. This represents an increase of 13% since the last AMR period. SuDS are an important tool in mitigating flood risk and the emerging Flood Risk SPD will emphasise this by further encouraging the inclusion of SuDS in new development.

Conclusion

- 7.35 The natural environment is an important asset to the Borough. As such the Council targets new development in existing urban areas which protects the Borough's Green Belt. The proportion of the Borough that is Green Belt (57%) has not changed in recent years demonstrating the Council's commitment to protecting it.
- 7.36 The TBH SPA was identified as an internationally important habitat for three rare species of ground nesting birds. The SPA covers three counties and influences patterns of new development in the Borough. The success of measures associated with the SPA is measured by the financial contributions collected for SANG and SAMM projects and the status of the rare bird species the SPA was established to protect. The increase in territories, thus the number of breeding birds, in the reporting year for all three bird species suggests measures to protect the SPA are

⁴⁵ Guidance on when developments need to consult the EA: <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#check-if-you-need-to-consult>

⁴⁶ 116 out of 143 permitted developments, excluding change of use.

working. The Council will continue to implement the SANG and SAMM mitigation measures needed in order to protect the SPA from environmental damage.

- 7.37 The Council strives to enhance the distinctiveness and diversity of landscapes and promote improvements to the Borough's green infrastructure network of strategic and locally designated sites. These efforts must balance the desire to increase access to the countryside with the need to protect biodiversity interests. As such the Council will continue to monitor, through the AMR, the condition of designated sites, such as SSSIs, and comment on improvements to such sites and on efforts to protect and enhance biodiversity interests.
- 7.38 Just under £9,000 of CIL monies was allocated to improve the Borough's green infrastructure network in 2014 with a further £1,517,388 allocated in 2015. The increase in the number of projects and amount of monies allocated highlights the progress made by the Council's CIL allocation structure, as discussed in the Community Infrastructure chapter (see below).
- 7.39 To enhance the high quality environments of the Borough the Council has made 793Ha of open green space accessible to the public and has implemented a number of schemes across the Borough with the purpose of improving the environment. Some of these schemes apply to the whole of the Borough, such as additional tree planting, and other schemes are more site specific, like new 'shade sails' at Brooklands Community Park. These schemes, which the Council will continue to support, that enhance the quality of the natural environment will help protect the Borough's unique character and further improve the quality of life experienced by local residents.
- 7.40 The Council aims to reduce the risk of flooding in the Borough by strengthening Core Strategy Policy CS26: Flooding by updating guidance on flood risk through the preparation of a Flood Risk SPD. The emerging SPD will consolidate advice on flooding given by the EA, Surrey County Council and other advisory bodies to better inform potential new developments about local flood risk, assessing the risk of flooding associated with new development and the measures which need to be undertaken to mitigate these risks. These measures include incorporating SuDS into new development.

8. Transport and Sustainable Living

Objective/s

To reduce peoples reliance on driving, by directing new development to sustainable locations, promoting attractive and convenient alternatives to using the private car and in doing so reducing congestion and pollution caused by traffic.

Indicators:

- Pollution levels in AQMAs
- Number of travel plans submitted
- Length of cycleways and footways
- Number of train stations improved
- Number of bus services improved

Sustainable Living and Ecological Footprint

- 8.1 To meet the challenges of climate change the Council is committed to ensuring new developments seek ways to reduce CO₂ emissions and increase the use and supply of renewable energy. The Council is also determined to facilitate the recycling and composting of waste for new developments and promote the reuse and recycling of building materials as part of a sustainable construction approach.
- 8.2 The most recent figures⁴⁷ show the Boroughs total CO₂ emissions are 6.3 tonnes of CO₂ / capita. This total figure has dropped by 0.3 tonnes / capita on the previous year and is the joint lowest figure since data recording in 2005, when the total figure was 7.4 tonnes CO₂ / person. Industrial and Transport CO₂ emissions have decreased on the previous year by 0.1 tonnes each to 1.6 and 2.1 tonnes CO₂ / capita respectively. Domestic CO₂ emissions remain static, remaining at 2.7 tonnes CO₂ / capita, 0.2 more tonnes than in 2011 and only 0.2 tonnes less since 2005; the Borough has the highest domestic CO₂ emissions in Surrey. The total CO₂ per capita has fallen by 1.1 tonnes since 2005 which shows a positive trend in reducing

⁴⁷ Department of Energy & Climate Change [UK local authority and regional carbon dioxide emissions national statistics: 2005-2013](#)

CO₂ emissions; however more needs to be done to address the static levels of domestic CO₂ emissions within the Borough.

- 8.3 As part of the Climate Neutral Checklist (CNC) there is a requirement to state whether renewable energy sources will be incorporated into the development. 66 permitted residential developments (excluding changes of use) incorporated renewables. This is a 4% in the proportion of granted residential developments containing renewable energy generation since the previous reporting year.
- 8.4 As part of the Council's commitment to tackling climate change, developments are expected to meet level four of the Code for Sustainable Homes, as set out within [Core Strategy](#) Policy CS27 - Sustainable Buildings. A total of 165 gross dwellings from 108 planning permissions comprising fewer than 10 dwellings will achieve code level three. A total of 28 gross dwellings from just two developments comprising greater than 10 dwellings will achieve code level four. There were no residential developments conforming to levels five or six of the code.
- 8.5 The Secretary of State for Communities and Local Government announced in a [written statement to parliament on 25 March 2015](#), on updates to changes to the national planning system, the Code for Sustainable Homes has been withdrawn. As such subsequent AMRs will no longer report on the level of code new residential developments are required to meet.

Pollution and Sustainable Transport

- 8.6 The Borough is a desirable area to live in due to its location and high quality environment with good accessibility by rail and road links to central London and the wider South East, and in close proximity and equidistant to Heathrow and Gatwick Airports via the M25 motorway. Coupled with a high population growth rate and settlement constraints, the amount of travelling creates considerable challenges in terms of pollution, traffic generation and the resulting congestion. To address these challenges, the Council, in partnership with the local highways authority (Surrey County Council) must respond effectively to ensure pollution and transport congestion within the area don't impact negatively on the Borough's local economy, quality of life and natural environment.

8.7 Seven Air Quality Management Areas (AQMAs) have been declared within the Borough where the national air quality objective is unlikely to be achieved. The Borough annually collects data on the levels of Nitrogen Dioxide (NO₂), produced primarily as a result of vehicle use and congestion levels for each of the monitoring points within the AQMAs. The EU Air Quality (AQ) objective for AQMA's is to not exceed more than 40µg/m³ annual levels of NO₂. Table 23 sets out the levels of NO₂ recorded for each of the AQMAs in 2014 and associated data relating to the 40µg/m³ target.

Table 23: Levels of Nitrogen Dioxide (NO₂) in Air Quality Management Area's (AQMA's)

Air Quality Management Area (AQMA)	Number of monitoring points	Number of monitoring points where AQ objective exceeded*	Highest level recorded (µg/m ³)	Average (µg/m ³)
Esher High Street	8	4	53.1	43.5
Walton Road, Molesey	5	2	45.7	38.1
Weybridge High Street	11	5	55.6	41.4
Walton High Street	4	3	47.2	41.5
Cobham High Street	2	2	42.5	42.4
Hampton Court	5	5	49.6	46.7
Hinchley Wood	2	1	47.6	41.2

8.8 Table 23 shows only the Walton Road, Molesey AQMA out of seven achieved below the 40µg/m³ objective on average and as a proportion had the fewest monitoring points where the 40µg/m³ objective was exceeded. That being said in comparison to the previous reporting year the number of monitoring points at Esher High Street, Walton Road Molesey, Weybridge High Street and Walton High Street, where the Air Quality objective was exceeded, fell, with Cobham High Street and Hinchley Wood AQMAs remaining the same. The only increase in the number of monitoring points where the Air Quality (AQ) objective was exceeded was Hampton Court AQMA which also had the highest average NO₂ levels. The highest levels recorded were at Weybridge High Street (55.6µg/m³), Esher High Street (53.1µg/m³) and Hampton Court (49.6µg/m³) respectively.

8.9 During the reporting year, the Council received six travel plans for developments which would generate significant amounts of movement. All of them were in relation to developments at schools which would mean an increase in students and teachers, thus generating significant amounts of travel to and from the school. One of the plans was part of an application that was ultimately refused.

- 8.10 The total length of footways in the borough is approximately 600km, of which 800m along Oatlands Chase is new this year. There are further proposed footpath improvement works due to take place around the Borough which have been allocated funding through CIL Local Spending Boards, as shown in the Community Infrastructure section (see Table 24). In terms of cycle ways, the cycle paths over the new Walton Bridge are now complete.
- 8.11 There have been no recorded improvements to any of the train stations in the Borough during the monitoring year. As part of the [Access for All](#) project provision of a disabled access route is planned to be delivered in 2017/18. Other than this there are no future plans by Network Rail or South West Trains to make any improvements to the Borough's train stations as part of the [National Stations Improvements Programme](#) and [electrification project](#).
- 8.12 There were eight bus services improved during the monitoring year. The Abellio bus company has upgraded their fleet to provide real time passenger information and Wifi. The services that were improved are:
- 451 Staines - Brooklands
 - 458 Staines - Kingston
 - 459 Woking - Kingston
 - 461 Staines - Kingston
 - 514 Kingston - Hersham
 - 515 Kingston - Guildford
 - 555 Walton - Heathrow
 - 564 Xcel - Walton – Whiteley

Conclusion

- 8.13 There was a 0.3 tonne drop in per capita CO₂ emissions on the previous data overall, so the Borough is making progress towards its target of cutting per capita carbon emissions. This was coupled with a small increase of 4% in the proportion of granted residential developments containing renewable energy generation.

- 8.14 In terms of progress in the seven AQMAs in the Borough, one is now below the $40\mu\text{g}/\text{m}^3$ target, four are still above the target but the levels were falling towards it, two remained the same and one AQMA had increased level of pollution.
- 8.15 Lastly, during the monitoring year, six travel plans for developments which would generate significant amounts of movement (all of which were in relation to developments at schools) were submitted to the Council, of which one was part of an application that was ultimately refused.

9. Elmbridge's Historic Environment

9.1 Listed buildings, Conservation Areas, scheduled monuments and historic parks and gardens are important as individual entities, but together they help create the Borough's unique historic environment and add architectural, historic, artistic and archaeological value. They contribute significantly to the Borough's attractive environment as well as its economic and social vitality. They are also irreplaceable resources which are vulnerable to change and become at risk from decay, neglect and other threats. The Council has a duty to care for its historic environment and the assets it contains, thus it is imperative to monitor them to assist with their preservation, restoration and promotion.

Objective/s

To protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment.

Indicators:

- Number of listed buildings on the "Buildings at Risk" Register
- Number of agreed prioritised up to date Conservation Area Appraisals

Buildings at Risk

9.2 Historic England⁴⁸ monitors historic sites at risk and are in need of rescue through the Heritage at Risk (HAR) programme. The latest [HAR Priority Sites register](#) published in October 2014 is the most comprehensive and up-to-date survey on the state of heritage assets within the Borough. The HAR register identified four heritage assets within the Borough 'at risk' but no new entries have been included on the register. The 'at risk' assets are:

- The Railway Straight – Brooklands Motor Racing Circuit is a Scheduled Monument and grade II Listed Building within the Brooklands Conservation Area. It is in 'very bad' condition but a repair scheme in progress.

⁴⁸ Formerly English Heritage – English Heritage was separated into two organisations on 1 April 2015 with Historic England, the Government advisory service on England's heritage assets, accepting responsibility for the HAR programme.

- The Belvedere Scheduled Monument and Listed Building grade II* within Claremont Park Registered Park and Garden (which is grade I). It is in 'fair' condition however it is slowly decaying with no solution to this agreed.
- The former kitchen garden walls to Claremont House Listed Building (grade II*) within Claremont Park Registered Park and Garden (grade I). In 'poor' condition but its decay is slow and a solution has been agreed but not yet implemented.
- Brooklands Conservation Area (consists of 5 listed buildings and scheduled monument, including The Railway Straight – Brooklands Motor Racing Circuit) is in 'poor' condition.

Conservation Areas

9.3 There are currently 25 designated [Conservation Areas](#) in the Borough covering more than 1,800 properties. 23 Conservation Areas have Designation Statements, of which 14 have endorsed Character Appraisals and Management Plans (CAMPS). Within this AMR period, [a new CAMP](#) was endorsed for The Tilt, Cobham Conservation Area in March 2015.

Whiteley Village

9.4 Like other settlement policies contained within the Core Strategy, the monitoring of CS6 - Whiteley Village is not required as part of the Objective Led Performance Framework. However, because of the village's unique circumstances and the historic contribution the settlement makes to the Borough's heritage, it is important to note the effect of planning policies on the village and enable the community to engage in the planning process.

9.5 Policy CS6 stipulated that the completed [Whiteley Village CAMP](#)⁴⁹ was to form Supplementary Planning Guidance to provide more detail when making decisions on future development and ensure its sensitivity to the village's historical environment. The policy also recognised the need for infill development within the village boundary provided it meets the requirements of the policy.

⁴⁹ The Whiteley Village Conservation Area Character Appraisal and Management Plan document was produced in partnership between the Whiteley Village Trust, Elmbridge Borough Council, Philips Planning Services, Forum Heritage Services and Context4D. The document was endorsed by the Council July 2012.

9.6 In January 2015 planning permission was given for the conversion of a listed building to provide five homes⁵⁰ in Whiteley Village. In the same month a temporary permission was approved for the change of use of a vacant house (previously used for staff accommodation) from C3 (residential use) into emergency homeless accommodation until 31 March 2015⁵¹.

Conclusion

9.7 There are four heritage assets within the Borough which are on Historic England's HAR register but no new entries have been added during the year. In addition to this, the assets that are in 'very bad' and 'poor' condition have solutions agreed for their repair. A new CAMP was endorsed during the reporting year for The Tilt, Cobham Conservation Area. Because of these actions it is reasonable to say the Council is meeting the objective of protecting the Borough's unique character and enhancing the high quality of the historic environment. The Council will continue to conserve heritage assets so they can be enjoyed for their contribution to the Borough's quality of life for current and future generations.

⁵⁰ Planning application reference number 2014/4780

⁵¹ Planning application reference number 2014/4189

10. Elmbridge's Quality of Life

Objectives

To retain the high quality of life experienced by most Borough residents and share the benefits across all sections of the community.

To deliver high quality buildings and neighbourhoods that enhance character, improve people's sense of safety and security and promote healthier lifestyles.

To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the Borough.

Indicators

- Resident satisfaction with Council services
- Resident satisfaction with the Borough as a place to live
- Resident's feeling of safety in the Borough
- Overall health of residents
- Number of Elmbridge super output areas in the bottom quartile for Surrey for Indices of Multiple Deprivation.

10.1 The above indicators replace the original National Indicators (NI) set out in the Core Strategy which have been removed and are no longer monitored. Some of these indicators are taken from the [Residents Panel Survey](#) which asks Elmbridge residents how satisfied they are with the Council. The results of the survey helps gauge how well the Council is performing.

Satisfaction with Council services and the local area

10.2 The Residents Panel Survey was most recently carried out in autumn 2014 and received 645 responses⁵². The survey showed 88% of residents said they were satisfied with a number of Council services, representing an increase of 2% since 2013 and an 18% increase in the last three years. Just 9% of respondents were dissatisfied with Council services, a decrease of 2% since 2013.

⁵²645 respondents (43%) of 1510 members of which 41% were over the age of 65, 20% between 55-64 years, 17% between 45-54 years, 9% between 35-44 years and, 2% under 34 years. There were no respondents between 18-24 years of age.

- 10.3 The Residents Panel Survey also asked, in accordance with guidance issued by the Local Government Association, how satisfied residents were with their local area as a place to live. 96% of residents were satisfied with Elmbridge as a place to live with 95% agreeing Elmbridge is a good place to work.

Feeling of Safety

- 10.4 Elmbridge is one of the safest areas in the country with low incidences of crime, just 4.47 notifiable offences per thousand population and ranked 5 out of the 11 Surrey boroughs / districts. However, people's perceptions and fear of crime in the Borough is high, as identified in the [Core Strategy](#). To address the fear of crime Policy CS17 – Local Character, Density and Design requires inclusive design and developments that create accessible and socially inclusive environments where new buildings are physically integrated into the community through safe permeable access routes which minimise opportunities for crime. The [Design and Character SPD](#) supports Policy CS17 by stating that developers should demonstrate in plans how the principles of [Secured by Design](#) should be incorporated to reduce the potential for crime.
- 10.5 The crime figures have fallen over the last several years with a decrease of 41% of notifiable offences between 2007 and 2013. However crime figures in 2014 showed the first rise for the first time in many years of 8.8%. Despite this, the Borough still has one of the lowest crime rates in the country but this has not changed resident's perceptions of crime. The Residents Panel Survey shows that working with the police to keep crime and anti-social behaviour low should be one of the Council's top three highest priorities over the next five years. Therefore an objective identified in the [Council Plan 2015](#) is to reduce the level and fear of crime. To help achieve this objective, the Council will implement the outcome of the procurement options CCTV Review by March 2016. By meeting this objective, this will help the Council achieve a top priority for 2015/16 to create a safe, caring and healthy Elmbridge.

Health and Well-being

- 10.6 Encouraging development which provides social and cultural benefits to the Borough underpins good community health and well-being and contributes to the

high quality of life enjoyed by local residents. The [Core Strategy](#) intends to deliver high quality buildings and neighbourhoods that enhance the character of an area and promote healthier lifestyles. This is to be achieved through a variety of Core Strategy policies, most notably by protecting, enhancing and managing green infrastructure assets including avoiding loss of and contributing to biodiversity and ensuring the appropriate provision of social and community facilities. These policies are monitored and reported on separately in other sections of the AMR but it's important to report on the overall success of the Core Strategy on the levels of health and well-being in the local community.

- 10.7 In June 2015 Public Health England published a [Health Profile report](#) for the Borough which covered the general health, deprivation, life expectancy and ethnicity of residents. The profile found the health of people in the Borough is generally better than the England average. Deprivation is also lower than the national average with none of the Borough's lower layer super output areas (used by the Office for National Statistics) within the bottom 20% of England's most deprived areas. Over 70% of Borough residents are defined as the least deprived, however, approximately 8% (2,100) of children live in poverty. Life expectancy for both men (81.5) and women (85) is higher than the England average (79.4 for men and 83.1 for women), however life expectancy is 6 years lower for men and 2.4 years lower for women in the more deprived areas of the Borough compared with the least deprived areas. The majority of indicators which measure the health of residents in the Borough were identified as significantly better than the England average. The only health indicator which Public Health England identifies as significantly worse than the England and regional average are the incidences of malignant melanoma
- 10.8 The Residents Panel Survey also asked residents about their overall health. 79% of respondents felt their health was good or very good with only 2% feeling their health was bad. However, this is a self-reported measure so it is unlikely respondents would consider their own health to be bad. Residents were then asked about a number of services Elmbridge offers and whether they were aware of them. Of the respondents 54% had not heard of the Health Walks and Cycle Ride Programme, 85% were not aware of the Exercise Referral Scheme and, 97% weren't aware of their AirAlert system. This shows more needs to be done to inform local residents of the services on offer which could help overall health. As such the [Council Plan 2015](#)

has set out an objective to develop and deliver a series of targeted activities by January 2016 to encourage an increase in physical activities. The Council will also work with partners to develop a Physical Activity Strategy 2016-2020.

Conclusion

- 10.9 The high proportion of the Borough's residents who were satisfied with the way the Council runs its services for which it is responsible shows the Council is efficient and effective in delivering the needs of the Borough's residents. This is reflected in the high resident satisfaction of the Borough as a place to live and work.
- 10.10 The Borough is one of the safest areas in the country despite the recent rise in the crime rate, but the perception of crime is still high which is reflected in the results of the Residents Panel Survey. The Council will continue to encourage new developments to consider design principles to 'design out crime' through Core Strategy Policy CS17 and the [Design and Character SPD](#) to address resident's perception of crime. To tackle these issues the Council published the Council Plan 2015 which sets out the Council's objectives for the year ahead. One of the plan's objectives is to reduce the level and fear of crime by implementing the outcome of the procurement options CCTV review by March 2016. This will help achieve one of the Borough's top priorities to deliver a safe, caring and healthy Elmbridge.
- 10.11 The Borough generally has a good overall health and life expectancy and low levels of deprivation, despite small pockets of this affecting life expectancy and the rates of child poverty. These positive results have been reflected in the responses received for the Resident Panel Survey. These results show the Core Strategy supports the delivery of high quality neighbourhoods that enhance the character of an area and promote healthier lifestyles. The survey also showed residents were not aware of Council schemes to encourage exercise and improve health. This issue has been addressed and solution agreed in the Council Plan 2015.

11. Community Infrastructure

Objective/s

To respond to the social and physical infrastructure needs arising from new development in a way that delivers sustainable growth.

Community Infrastructure Levy

- 11.1 Local Infrastructure planning in Elmburgh is of paramount importance. It plays a key role in identifying what infrastructure is needed to meet current and future demands and enables the delivery of required improvements to achieve the vision for Elmburgh, as set out in the Local Plan. It is about ensuring the Borough grows in a sustainable way, providing not just homes and jobs, but all the other elements that collectively make the area a great place to live, work and visit. By infrastructure we mean physical or hard infrastructure such as utilities (e.g. water, gas and electricity networks) and transport; green infrastructure such as parks, open spaces and the natural environment; and social infrastructure such as schools, health facilities and other public service centres.
- 11.2 Housing development in Elmburgh is primarily on small sites of fewer than ten units. Over the years this has placed an increasing amount of incremental pressure on local infrastructure. To ensure continued funds are available to support infrastructure improvements the Council is actively pursuing new means to deliver infrastructure through partnership working and in response to Government changes in relation to planning contributions. An example of this is the successful introduction of the [Community Infrastructure Levy \(CIL\)](#) in Elmburgh in 2013.
- 11.3 CIL is the mechanism for the pooling of developer contributions by LPAs to secure appropriate financial contributions to meet the infrastructure requirements arising from new development; essentially a local levy placed on new development. The [Developer Contributions SPD \(2012\)](#) and [Community Infrastructure Charging Schedule \(2013\)](#) set out the financial contributions required from new development to fund new and improvements to existing infrastructure, as identified on the Council's Regulation 123 list, as well as SANG and SAMM.

- 11.4 In July 2013 the Council agreed to the governance arrangements for the spending of CIL receipts collected, which included a decision to pass a 'meaningful amount' of 25% of contributions collected each year to communities. Legislation requires this meaningful amount to be passed on to either Parish Councils or a Neighbourhood Forum where these exist. As Elmbridge has only one Parish Council (Claygate) and no neighbourhood forums the Council has established Local Spending Boards through which bids for funding from this local allocation can be considered and supported. The remaining strategic allocation is then considered through a Strategic Spending Board which recommends allocations to the Council's Cabinet.
- 11.5 Overall, the new approach is considered more transparent; it is bespoke to the circumstances in Elmbridge and ties in with our settlement-based approach to planning. It is also more democratic with elected members playing a central role in shaping priorities and delivering improvements.

Monies Collected

- 11.6 It is anticipated (taking into account market and affordable housing targets set out within the [Core Strategy](#)) the amount of CIL collected annually would be £2m on average, totalling at least £20m collected by 2023. The previous AMR period was the first year CIL was applied to new developments and thus it was expected the monies collected would be below the £2m / year average for this first year. The amount of CIL money collected totalled £1,687,470.
- 11.7 In the 2014/15 monitoring year the total collected monies by CIL was £2,588,440. Of this total, £129,422 (5%) was spent on the administration of CIL leaving a total of £2,459,018 available to spend. This is above the £2m per annum anticipated for the year and means that on average £2,073,244 has been collected over the two years CIL has been in place.
- 11.8 Over the past few years the Government has made significant changes to what CIL could be charged against. Relief from CIL has been introduced for all residential extensions, all self-build development, and on Starter Home exception sites. This will have an impact on the overall amounts collected in future.

Monies Allocated

11.9 Of CIL monies collected, 25% in each settlement area are spent in that area, e.g. of all CIL monies collected from developments in the Hersham settlement area, 25% of the monies will be allocated to projects within the area. The allocation of CIL monies to local projects is decided by the Local Spending Boards (the first meetings of which took place in this AMR period), and Claygate Parish Council.

11.10 Projects put forward by the local community and organisations (which bid for funds) that have been allocated CIL monies during meetings of the Local Spending Boards and Claygate Parish Council are outlined in Table 24 below. The Council has allocated £3,070,057 after the monitoring year towards a variety of both local and strategic projects throughout the Borough. These projects will be delivered by Elmbridge Borough Council, Surrey County Council and the local organisation / group that the money was allocated to. Although this allocation of funds did not take place during the monitoring year, it took place shortly afterwards, and demonstrates that the Council is making progress in the utilisation of CIL receipts towards both local and strategic projects and infrastructure. In addition £4,453 was transferred to Claygate Parish Council during the monitoring year.

Table 24: Local project allocated CIL monies through the Local Spending Boards

Project	Total	Delivery Organisation	Settlement area
Education (including early years)			
New changing facilities to release additional teaching space	£50,000	St Andrews Primary School, Cobham	Cobham, Oxshott, Stoke D'Abernon and Downside
Improved pedestrian access to address safety issues of growing school	£20,000	St Andrews Primary School, Cobham	Cobham, Oxshott, Stoke D'Abernon and Downside
Front entrance project to make school fit for purpose and provide additional teaching space	£80,000	The Royal Kent Primary School, Oxshott	Cobham, Oxshott, Stoke D'Abernon and Downside
New soakaway to improve playground capacity for growing school	£2,365	Oatlands School	Weybridge
New community Centre for Learning to provide additional teaching space for growing school	£70,000	Ashley C of E Primary School	Walton-on-Thames

Contribution towards rebuild of Hersham Community Centre for early years provision	£98,610	Walton Charity	Walton-on-Thames and Hersham
Improvements to outdoor space	£2,329	Chandlers Field School	East and West Molesey
Total	£323,304		
Footpath works			
Upgrading of public footpaths in Cobham	£5,724	Surrey County Council	Cobham, Oxshott, Stoke D'Abernon and Downside
New pedestrian Path across Hare Lane Green	£8,840	Elmbridge Borough Council	Esher
Rifle Range Path surfacing to ensure year round access	£4,785	Lower Mole Countryside Management Project	Esher
Hurst Park Footpath surfacing to ensure year round access	£10,000	Elmbridge Borough Council	East and West Molesey
New footpath Cowey Sale - Grenside Road	£101,640	Surrey County Council	Weybridge
Total	£130,989		
Transport and wider transport infrastructure			
Tilt Road specification work	£15,000	Elmbridge Borough Council	Cobham, Oxshott, Stoke D'Abernon and Downside
Signage, Weston Green	£500	All Saints Church, Weston Green	Thames Ditton, Long Ditton, Hinchley Wood and Weston Green
Total	£15,500		
Improvements to open space / green infrastructure⁵³			
Fencing and water supply for new Cobham Community Garden	£3,000	Cobham Community Garden Group	Cobham, Oxshott, Stoke D'Abernon and Downside
Eco-toilet on Randalls Allotment site	£2,049	Cobham Garden Club	Cobham, Oxshott, Stoke D'Abernon and Downside
Broadwater Lake remedial work	£8,000	Templemere Residents Association	Weybridge
Community allotments on Island Farm Road	£6,000	Paragon Housing	East and West Molesey
Green space improvements at Lynwood Road	£3,000	1 st Hinchley Wood Scout Group	Thames Ditton, Long Ditton, Hinchley Wood and Weston Green
Total	£22,049		

⁵³ Projects discussed here do include but are not exclusive to improving green infrastructure assets, defined by Policy CS14 of the Core Strategy, and so not all are discussed in Table 22: CIL monies allocated to green infrastructure projects.

Built community space			
Cobham Village Hall refurbishment and improved storage	£39,918	Cobham Village Hall Committee	Cobham, Oxshott, Stoke D'Abernon and Downside
Contribution towards the rebuild of St Mary's Church Hall for community use, Stoke D'Abernon	£30,000	St Mary's Church	Cobham, Oxshott, Stoke D'Abernon and Downside
Heritage facilities at Cedar Centre, following closure of Elmbridge Museum	£4,450	Elmbridge Borough Council	Cobham, Oxshott, Stoke D'Abernon and Downside
Enhancements of EBC owned Walton Playhouse	£13,340	Playhouse Users Group	Walton-on-Thames
Enhancements to Walton scout hut to enable wider community use.	£11,550	4 th Walton Scout Group	Walton-on-Thames
Remodelling of St. Mary's Church to provide facilities with a community dimension	£38,000	St Mary's Church	East and West Molesey
Enhancements to Molesey scout hut to enable wider community use.	£5,000	2 nd Molesey Scout Group	East and West Molesey
Enhancements at Walton Bowling Green	£5,000	Walton Bowling Club	Walton-on-Thames
Total	£147,258		
Health			
Cobham Health Centre access improvements	£14,483	NHS Surrey Downs	Cobham, Oxshott, Stoke D'Abernon and Downside
Total	£14,483		
Heritage			
Informal and formal learning provision at Brooklands museum	£25,000	Brooklands Museum	Weybridge
Total	£25,000		
Leisure provision			
New multi user boating facility	£40,000	Sunbury and Walton Sea Cadets	Walton-on-Thames
Total	£40,000		

11.11 There are a number of strategic projects that are due to be progressed in the Borough with the help of CIL funds. These, like the community led projects, had to bid for CIL monies for their proposals. Some these are to be delivered by Elmbridge Borough Council, others by Surrey County Council and one by Surrey Police. Table

25 outlines those projects to be delivered by Elmbridge Borough Council and Table 26 lists the projects to be delivered by Surrey County Council.

Table 25: Strategic projects to be delivered by Elmbridge Borough Council

Project	Total awarded
Facilities at the Elmbridge Sports Hub, Waterside Drive. This comprises children's play area, synthetic turf playing pitch and additional athletic tracks	£1,350,000
Greenline fitness loop	£8,500
Total:	£1,358,500

Table 26: Strategic projects to be delivered by Surrey County Council

Project	Total awarded
Bus stop accessibility improvements and Real Time Passenger Information at the busiest bus stops in the Borough	£110,000
Expansion of primary school provision in the Walton and Hersham area	£662,974
Extension of external play space to support the expansion of Cleves Junior Academy, Weybridge	£200,000
Automatic Number Plate Recognition camera provision on main arterial roads in the borough to detect and deter criminal activity – is to be delivered by Surrey Police	£20,000
Total:	£992,974

Schools

11.12 Though not a monitoring requirement of the [Core Strategy](#), it is worth noting that during the reporting year almost 2,000m² of additional floorspace has been completed at schools around the Borough, with a further 5,694m² of school floorspace under construction. This includes a new primary school in Molesey and the demolition and erection of a replacement Rydens Enterprise School.

Conclusion

11.13 CIL has been very successful so far with the collection of funds on average above the anticipated amount of £2m each year. Because of the level of housing coming forward, there are no issues with viability of the levy and as such the CIL charge remains appropriate. A wide variety of groups and organisations have submitted bids and been awarded monies from CIL with the Council allocating more than £3m to such projects. CIL is supporting a wide variety of infrastructure and community projects across the Borough in order to enable growth to be managed sustainably.

11.14 The introduction of CIL and the accompanying allocation process is a significant change in the way that the Council will support infrastructure improvements as a result of development. It places more responsibility on the Council to allocate resources effectively but it also allows the Council to work more effectively with partners in supporting any improvements required.

11.15 During the reporting year almost 2,000m² of additional floorspace has been completed at schools around the Borough. A further 5,694m² of school floorspace is under construction.

12. Performance of Planning Services

Background

12.1 In the interests of transparency and information sharing the Council is committed to reporting on the performance and achievements of Planning Services. This helps provide an insight into the different functions and day to day activities of the service being delivered to the public.

Satisfaction with Planning Services

12.2 The [Residents Panel Survey](#) showed 44% of residents were satisfied with Planning Services, representing a 5% improvement on the previous year, an increase only bettered by Environmental Services (8%). However in comparison to the other five Council services, Planning is fourth in terms of satisfaction with a Council service and is a long way behind the next best service (Leisure and Cultural Services – 68%).

Council Performance Report 2014/15

12.3 For the year 2014/15, of 99 planning appeals determined 57 (59%) were dismissed, 34 (35%) allowed and 5 (6%) withdrawn. The proportion of appeals found in favour of the Council (dismissed) was 3.5% lower than the previous year and 11% off the 70% target for the reporting year. Excluding the withdrawn appeals, 78 appeals were originally officer delegated decisions of which 25 were allowed (32%) and 53 dismissed and of the 21 appeals which were originally refused by sub-committee 11 were allowed (52%) and 10 dismissed. Table 27 displays the breakdown of appeals dismissed by quarter.

12.4 The Council exceeded the national target on processing major and minor planning applications with 81% of major applications processed within the statutory 13 week period and 76.75% of minor applications processed within the statutory 8 week period. However the Council has fallen short of the 83% target it had been set for both major and minor applications for the reporting year. The figures were also lower than the previous monitoring year by 3.75% and 8% for major and minor

applications respectively. The Council did however exceed the national target on processing other planning applications by 10% with 90.75% of applications completed within the allotted time period but failed to achieve the local target, falling short by 1.25%. The reason why the Council was unable to achieve its local targets for major, minor and other applications was as a result of a number of factors including high turnover of staff and a very high number of cases. Actions are being taken by the Council to address recruitment and retention issues in order to meet the high number of applications being submitted. These actions should mean that the Development Management Team is fully staffed to meet the demand for its services in future.

Table 27: Council Performance Report 2014/15 – Planning Services Performance

	Appeals Dismissed	Major Applications	Minor Applications	Other Applications
Q1 Apr – Jun	50%	60%	81%	89%
Q2 Jul - Sept	38%	62.5%	73%	90%
Q3 Oct - Dec	70%	100%	76%	92%
Q4 Jan - Mar	76%	100%	77%	92%
Annual average 2014/15	59%	81%	76.75%	90.75%
National target	N/A	60%	65%	80%
Difference	N/A	+21%	+11.75%	+10.75%
Local target	70%	83%	83%	92%
Difference	-12%	-2%	-6.25%	-1.25%
Annual average 2013/14	62.5%	84.75%	84.75%	92.38%
Difference	-4.5%	-3.75%	-8%	-1.63%

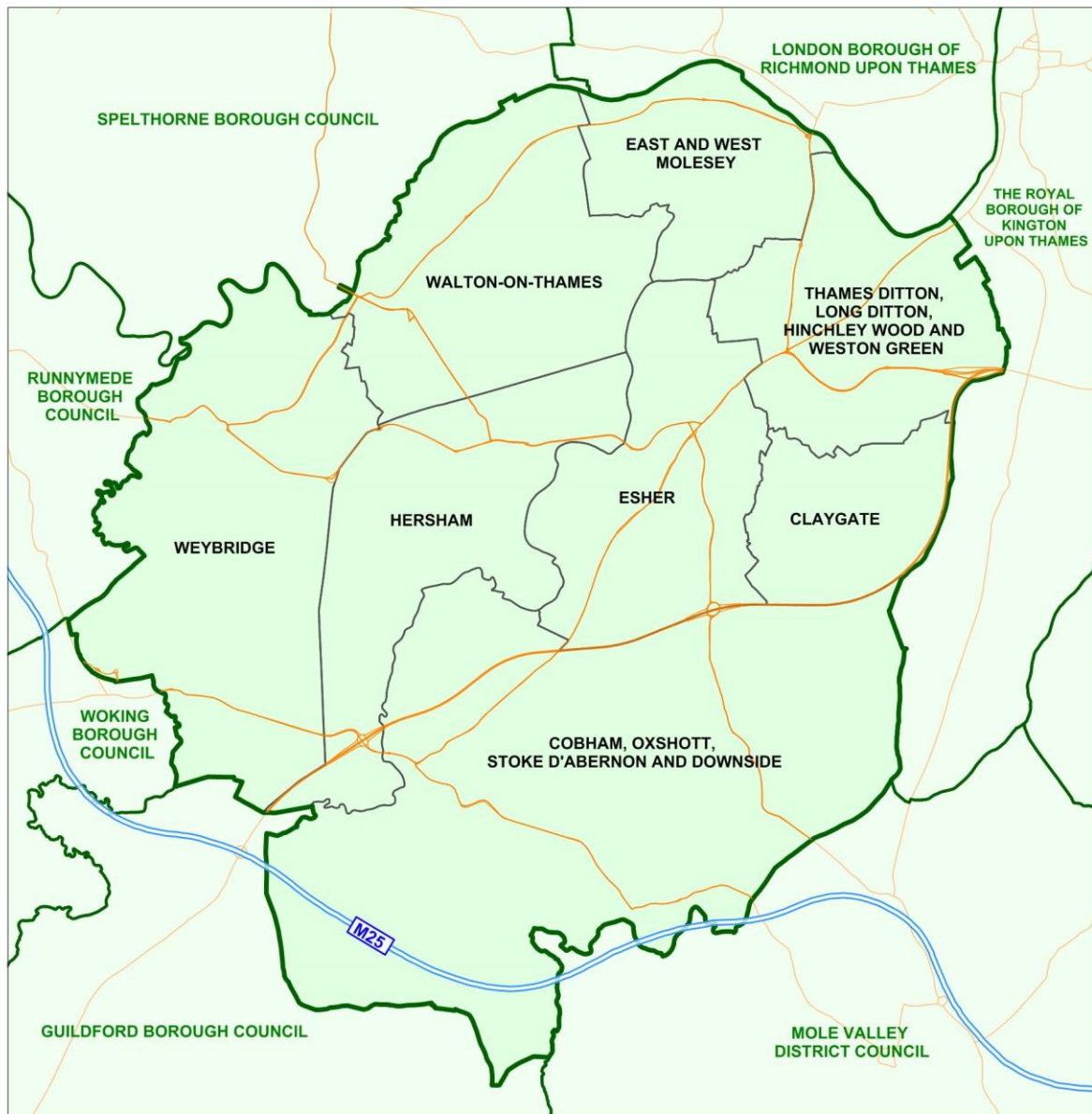
13. Future Monitoring

- 13.1. Monitoring is a key element to the 'plan, monitor, manage' approach to planning that has been adopted by councils across the country. Without comprehensive monitoring it is impossible to understand the impacts of both the local and national policies being implemented by the Council.
- 13.2. The Council is committed to maintaining transparency regarding its policies and their outcomes. The AMR helps achieve this by outlining the broad impact of its policies on the local environment and community. Therefore, the Council will continue to publish an AMR on its website. As part of its objective led performance framework the AMR will continue to monitor those indicators outlined in the [Core Strategy](#) and other Local Plan documents. The indicators have been examined alongside agreed objectives in order to assess their effectiveness regarding whether the policies set out are achieving the agreed objectives. Monitoring will also allow the Council to know if it is necessary to trigger contingency plans outlined in the Core Strategy should performance fall below expectations.
- 13.3. Effective monitoring and reporting requires corporate support. As such reporting activities in the Council plan should form a part of the monitoring and reporting in the AMR. This means reporting on indicators and targets should be linked to local priorities and corporate goals. The Elmbridge [Council Plan for 2015/16](#) 'Building on Excellence' sets out Flagship Activities and Strategic Priorities of which some relate to planning activities and the Council's planning service. For more effective monitoring of the service it's integral to report through the AMR on the Flagship Activities and Strategic Priorities held within the Council Plan.
- 13.4. The [Development Management Plan \(DMP\)](#) was adopted in April 2015. As such additional indicators have been created to help in assessing the effectiveness of the DMP in meeting the overarching objectives of the Local Plan. These indicators are contained within the DMP Appendix 6: Additional Indicators. The DMP and its policies will require monitoring and reporting on to determine whether the stated targets, and thus the objectives of the Local Plan (Core Strategy) are being met. Consequently performance of the DMP will be assessed through the AMR. Some of the policies contained within the DMP can be monitored through existing indicators.

Where there are new indicators it has been necessary to amend the Council's internal monitoring systems so future AMRs can report on the related DMP policies. The first reporting of DMP policies and targets will be within the 2015/16 AMR.

- 13.5. As the Local Plan progresses it is possible neighbourhood plans for specific areas within the Borough may emerge. For any neighbourhood plans that may emerge there progress and policies will be monitored and reported on within AMR.
- 13.6. It is intended the level of monitoring will continue to improve and go beyond the statutory monitoring set out in existing legislation once new policy becomes embedded. Indicators will become more locally specific and, wherever possible, will monitor performance at both a Borough wide and settlement level. Monitoring information at a settlement level will enable us to understand the impacts of our policies at a local level and better support the Localism agenda of the Government.
- 13.7. To achieve this level of monitoring the Council is improving its data collection processes. Over the last two years the Council has updated procedures for reporting on housing and development activity within town and village centres. Our monitoring practices are under constant review in order to improve the collection of baseline information on employment uses outside of the main centres. The AMR will continue to widen the scope of the Council's monitoring and in doing so, will aim to achieve a more holistic understanding of how its spatial policies are impacting on the Borough and its settlements.

Appendix 1: Elmbridge overview map



© Crown Copyright. All Rights Reserved Elmbridge Borough Council 100024882 2015

Produced by Elmbridge Borough Council