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Report

Elmbridge Local Plan
Authority Monitoring Report 2015/16

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Executive Summary

Monitoring is an essential part of the planning process and this report provides a yearly snapshot of the Council's performance in meeting the objectives set out in the Core Strategy. 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 known as the Authority 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 because 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.

Some of the headline figures and indicators for the 2015/16 monitoring year are detailed below.

Housing Delivery

In the monitoring year an additional 240 homes were built with 78 of these homes being affordable homes. Of the homes built, 43% had four or more bedrooms and 32% were one-bedroom properties with only 25% having two or three bedrooms. However, all of the homes built complied with our minimum space standards. The Council can demonstrate a five-year of deliverable land to meet its Core Strategy housing targets.

Local Economy and Employment

Over the monitoring year, 2,033sqm employment floor space was lost including 2,398sqm of office floor space. However, there was a gain of 5,272sqm employment space on Strategic Employment Land (SEL). Despite the desire for new office space in town centres, the PD right to change offices to residential has reduced the amount of office floor space in town centres by 2,018sqm during the monitoring year. Currently 37,133sqm of office floor space in the Borough is vacant.

Natural Environment

The Green Belt covers 57% of the Borough. This figure remains unchanged in recent years with no additional homes or commercial floor space built within the Green Belt. All development has been directed to utilise previously developed or brownfield land. Over the monitoring year, 122 homes were permitted that will contribute £355,859 to support mitigation on the Thames Basin Heaths. The proportion of Oakham & Wisley Commons in favourable condition increased from 33.19% to 35.63%, but there were no changes to the management of sites of nature conservation importance (SNCI). No developments were granted planning permission that contravened Environment Agency (EA) advice, and 79% of all new build residential development granted planning permission incorporated Sustainable Drainage Systems (SuDS).

Sustainable Lifestyles

Latest pollution figures show a reduction in CO₂ produced per person to 58.8 tonnes per capita, but average NO₂ levels in Air Quality Management Areas (AQMAs) exceeded the national air quality objective. There were transport infrastructure improvements with a new cycle path on Terrace Road and the redevelopment of Hinchley Wood train station. Improvement works are planned at other stations within the Borough, including a cycle hub at Walton-on-Thames.

Historic Environment

There have been no changes to the number of heritage assets in the Borough identified as 'at risk' on Historic England's Heritage At Risk (HAR) register. Investigations are underway as to whether the Templemere Estate should be designated as a conservation area.

Quality of Life

The Residents Panel Survey revealed residents believe the Council provides good value for money and are highly satisfied with the services it provides. The survey also showed most respondents were extremely satisfied with their local area and the Borough as a place to live and work. Other statistics show the overall quality of life is good with higher than average life expectancy and adult participation in sport, with a high proportion of residents feeling very or fairly safe. The Borough is also the fifth least deprived local authority area in the entire country.

Local Infrastructure Delivery

In the monitoring year, more than £4million of Community Infrastructure Levy (CIL) was collected by the Council, which will be used to deliver key infrastructure projects in the Borough to support growth. The 2016 local spending board allocated £323,558 to local and community projects and the latest strategic spending boards allocated

£1,976,421 towards projects to be delivered by the Council and Surrey County Council.

Performance of Planning Services

During the monitoring year, 58% of applications refused planning permission by the Council were dismissed at appeal, matching last year's figure. The service met and out-performed its own targets, and the national target, on the number of planning applications decided within statutory time limits. Planning services delivered on all but one of its seven objectives that were set out in the 2015/16 Council Plan.

Abbreviations

AMR – Authority Monitoring Report

CIL – Community Infrastructure Levy

DCLG – Department for Communities and Local Government

DEFRA – Department for Environment, Food and Rural Affairs

DMP – Development Management Plan

FEA – Functional Economic Area

HMA – Housing Market Area

LAA – Land Availability Assessment

LDS – Local Development Scheme

LPA – Local Planning Authority

NDP – Neighbourhood Development Plan

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

OAHN – Objectively Assessed Housing Need

ONS – Office for National Statistics

SAMM – Strategic Access Management and Monitoring Project

SANG – Suitable Accessible Natural Green space

SHMA – Strategic Housing Market Assessment

SPA – Special Protection Area

SPD – Supplementary Planning Document

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1 Introduction

Purpose

1.1 Every Local Planning Authority (LPA) must prepare reports at least annually as required by Section 35 of the Planning and Compulsory Purchase Act 2004 as amended by Section 113 of the Localism Act 2011. This report is called the Authority Monitoring Report (AMR) and is part of the Council's Local Plan. Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 stipulates what information an AMR must contain. These regulations are summarised in Paragraph 27 on Local Plans in PPG that state:

'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.'

Methodology

1.2 Data collected for inclusion into the AMR will where possible cover the one year period between 1 April 2015 and 31 March 2016; otherwise the AMR will report on the most up-to-date information and data. For example, when reporting on the Duty to Cooperate, Local Plan progress and the allocation of Community Infrastructure Levy (CIL) monies from local and strategic spending boards, the most up-to-date information will be included in the AMR at the time of publication.

1.3 The AMR uses indicators set out in Core Strategy Appendix 1: Objective-led Performance Framework and, for the first time since adoption, the additional indicators set out in Appendix 6 of the Development Management Plan (DMP). The AMR also comments on whether the Council has met its planning objectives as set out within the Council Plan for the same period.

1.4 Due to changes in Government direction and policy, some indicators within the Core Strategy are no longer monitored. Where possible and relevant, the Council will use their own or local equivalent indicators to monitor and report on the effectiveness of the Local Plan. Unless otherwise stated, the Council has been responsible for the monitoring of data and information contained within the AMR.

Structure

1.5 Before examining the Council's performance against its objectives the AMR sets out how the Council has been working with the relevant authorities as part of it the Duty to Co-operate as well as identifying how the Council has delivered against its plan making targets as set out in the Local Development Scheme.

1.6 The following chapters then set out how the Council has performed against each of the objectives in the Core Strategy, In addition these section also examine how effective decisions using the policies in Development Management Plan have been in relation to these objectives by examining whether there use has been supported by Planning Inspectors at appeal. These chapters are set out in the following order:

- Housing Delivery;
- Gypsies, Travellers and Travelling Showpeople;
- Local Economy and Employment;
- Natural Environment;
- Sustainable Lifestyles;
- Historic Environment;
- Quality of Life and;
- Local Infrastructure Delivery, which comments on the amount of developer contributions, collected as a result of the Community Infrastructure Levy (CIL), that have been allocated to local and strategic infrastructure projects in the Borough.

1.7 The penultimate chapter discusses the Performance of Planning Services during the 2015/16 monitoring year. This details meeting planning application targets and objectives set out in the Council Plan. The AMR ends with a chapter on Future Monitoring, setting out anticipated changes and improvements to be made in the 2016/17 AMR.

2 Duty to Cooperate

Background

2.1 In 2011, the Government placed a legal duty on LPA's, county councils and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. This is known as the Duty to Co-operate and is seen as a key part of ensuring that each LPA seeks to plan on a strategic basis with neighbouring authorities and key strategic partners such as Surrey County Council and the Environment Agency. As part of this duty every LPA is required to report on, in the AMR, any activity relating to the duty to cooperate.

Activity

2.2 In 2015, the Council published a Duty to Cooperate Scoping Statement to demonstrate how it will comply with the duty to cooperate. The statement sets out how it will cooperate with local planning authorities, Surrey County Council and prescribed bodies on strategic cross-boundary matters to ensure the effectiveness of its local plan policies are maximised. The Council's activities relating to the duty to cooperate over the past year are set out in Table 1.

Table 1: Duty to Co-operate activities

Strategic Matter	Details of Cooperation
Housing	Joint working with neighbouring local planning authorities identified a Kingston & North-East Surrey Housing Market Area (HMA) for the purposes of preparing a Strategic Housing Market Assessment (SHMA). The HMA covers Elmbridge Borough, Epsom & Ewell Borough, Mole Valley District and the Royal Borough of Kingston-upon-Thames. As part of the Duty the partnership consulted other neighbouring local planning authorities and prescribed bodies (e.g. the Greater London Authority and Local Enterprise Partnerships) on the HMA and SHMA. The next steps as to how we work to meet these needs are currently being discussed between authorities in the HMA.
Gypsies & Travellers	The Council has worked in partnership with Tandridge District and Reigate & Banstead Borough Council's to prepare a new methodology for the assessment of need.
Employment Land Provision	The Council consulted with neighbouring local planning authorities on the Functional Economic Area (FEA) and Baseline Review.
Open Space	Over the past year, there have been no discussions on this

	strategic matter whereby the Council would need to comply with the duty.
Local Green Space	The Council has undertaken a Local Green Space Assessment however there were no strategic matters that arose where the Council would need to comply with the duty.
Green Belt	Having explored the possibility of a joint review alongside the Councils 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 with neighbouring local authorities and prescribed bodies in the drafting of the methodology, identification of local area parcels for assessment, the draft and final report. Alongside this the Council also assessed the strategic importance of the Green Belt in the wider area as part of the study.
Thames Basin Heaths SPA – SANG	The Council is an active partner within the Thames Basin Heaths Special Protection Area (SPA) 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 continue to provide financial contributions through planning obligations on developments for SANG and SAMM mitigation measures related to the SPA.
Infrastructure Capacity - Highways	The Council regularly liaises with infrastructure providers in order to understand the forecast pressures on infrastructure within the Borough. In particular, the Council cooperates with the County Council, as the local transport authority. This has taken the form of input to the Borough Local Transport Strategy and transport assessment work. There has also been joint working with SCC on Local Enterprise Partnership submissions for funding.
Infrastructure Capacity - Flood Risk	The Council worked in partnership with the Environment Agency and SCC as the lead local flood authority and other key stakeholders to prepare a Strategic Flood Risk Assessment (SFRA) and Flood Risk SPD.
Infrastructure Capacity - Schools	The Council continues to work with Surrey County Council (SCC) to ensure that any increase in the need for school place provision can be accommodated. The Council assists with the effective forward planning of education provision by providing SCC with data on housing trajectories twice a year to inform school place forecasting.
Retail and Leisure	The Council has completed a retail assessment of the Borough. The Council contacted neighbouring local planning authorities, initially to discuss the possibility of a joint working arrangement of which it was agreed that none of the authorities (for various reasons) were in a position to undertake. The Council has since consulted on the draft methodology and draft report.

2.3 The Council has also responded to consultations informing the preparation of other LPA's Local Plans and evidence base documents as part of its legal duty to cooperate. During the 2015/16 period the Council was consulted on the following Local Plans:

- Guildford Borough Council Proposed Submission Local Plan: Strategy & Sites
- London Borough of Richmond-upon-Thames – meeting to discuss cross-boundary issues in regards to their Local Plan review prior to publication.
- London Borough of Sutton Local Plan Issues and Preferred Options Consultation
- Runnymede Local Plan 2015 Issues, Options and Preferred Options Consultation
- Woking Borough Council Local Plan 2027, Site Allocations Development Plan Document

2.4 The Council responded to evidence base studies from:

- Reigate & Banstead Borough Council, on the proposed methodologies for the Summary of Urban Extensions and Green Belt Boundary Review.
- Reigate & Banstead Borough Council, on the draft brief and final draft of the Retail Needs Assessment.
- Runnymede and Spelthorne Borough Council's, on the joint draft Strategic Land Availability Assessment methodology.
- Runnymede Borough Council, on the draft Town and Local Centre Study
- Spelthorne Borough Council, on the draft Functional Economic Market Area Report and draft Green Belt Assessment Specification.
- Reading and Windsor & Maidenhead Borough Council's, on their Duty to Cooperate Scoping Statement's.

2.5 The Council has also cooperated and worked with bodies on other strategic and cross-boundary matters including:

- Responding to a consultation on development of Cross Rail 2.
- A study to investigate the options for addressing congestion on the South West quadrant of the M25.
- Allocating roughly £1.5million towards expansion of schools, through the Strategic Spending Board.
- Involvement in the London Plan review via the South East Councils and South East Strategic Leaders discussions.
- The Surrey Infrastructure Study, cooperating with Surrey County Council.
- The Surrey Local Strategic Statement (stated below).

2.6 Surrey Leaders have agreed to meet as the Surrey Planning and Infrastructure Board with a specified Terms of Reference to facilitate the preparation of a Surrey Local Strategic Statement (LSS). The LSS will provide a spatial planning

vision for the local authorities in the County, which will reflect their respective evidence base and the common strategic issues that they would like to address. This could include shared objectives on housing need, environmental enhancement, economic growth and infrastructure provision. The first phase is underway as local authorities across the county produce evidence base documents around four main themes. These are broadly:

- a picture of housing need in the area through the preparation of a Strategic Housing Market Assessment;
- an up to date assessment and review of the Green Belt boundary;
- a picture of infrastructure needs and envisaged economic growth through close working with the Local Enterprise Partnerships.

2.7 The information that is gathered will be used to establish strategic growth options in Surrey and the strategic infrastructure needs that could be aligned to support the growth, employment and economic needs and opportunities. It will also provide a strategic approach to safeguarding the Green Belt and the conservation of environmental assets such as Special Protection Areas and Special Areas of Conservation.

3 Local Plan Progress

Local Development Scheme (LDS)

3.1 LPAs are legally required to report on the implementation of the LDS and to show progress with Local Plan preparation. The LDS is a public work programme setting out the scope and timetable for the production of Local Plan documents over a three-year period. It explains the purpose of each document and their role within the Local Plan.

3.2 Following the evidence base review the Council has recently agreed and published a new LDS for the next three years up to 2019. Following the evidence base review the Council has decided that a new Local Plan setting out the strategic direction for development in the Borough, including allocations and designations, should be produced. This new LDS sets out the timescales for delivering the new Local Plan as well as a review of the Developer Contributions Supplementary Planning Document (SPD) and CIL Charging Schedule. The LDS also discusses the Burwood Park Neighbourhood Plan although the timetable is to be led by the Neighbourhood Forum and is unknown. Table 2 sets out the timetable specified in the new LDS.

Table 2: Summary timetable of the Local development Scheme 2016 to 2019

Local Plan Document	Task	Timeframe
Local Plan	Commencement of document preparation	September 2016
	Strategic options consultation	January to February 2017
	Preferred approach to Spatial Strategy and Policies – including Site Allocations and Designations	July to September 2017
	Publication of the Proposed Submission Plan	February 2018
	Submission	May 2018

	Examination	July 2018
	Adoption	September 2018
Developer Contributions SPD	Commencement of document preparation	March 2018
	Consultation on Draft SPD	December 2018
	Adoption	March 2019
CIL Charging Schedule	Commencement of document preparation	February 2017
	Consultation on Preliminary Draft Charging Schedule	July to August 2017
	Consultation on Draft Charging Schedule	February 2018
	Submission for examination	May 2018
	Adoption	September 2018
Burwood Park Neighbourhood Plan	Timetable to be led by the Neighbourhood Forum. Once provided this information will appear in future AMR's.	

The Local Plan

3.3 Table 3 sets out the documents that Council proposed to deliver as part of previous Local Development Schemes and the status of each of these documents.

Table 3: Current Plans and SPDs

Local Plan document	Status
Core Strategy	Adopted July 2011. To be replaced by new Local Plan for the period 2015 to 2035
Development Management Plan	Adopted April 2015
Saved Policy NRM6 'Thames Basin	Adopted April 2006

Heaths Special Protection Area' of the South East Plan	
Design & Character SPD	Adopted April 2012
Developer Contributions SPD & CIL Charging Schedule	Adopted April 2012 & February 2013. To be reviewed in LDS 2016 to 2019.
Flood Risk SPD	Adopted May 2016

3.4 Whilst the evidence base review was the principal piece of work being undertaken by the Council, other pieces of work have been taken forward over the year. These include:

- The preparation and adoption of the Flood Risk SPD;
- Working with residents of Burwood Park to submit an application to designate a Neighbourhood Area and Forum for the purposes of preparing a Neighbourhood Development Plan (NDP), and;

Flood Risk Supplementary Planning Document

3.5 The Flood Risk SPD was adopted by the Council on 3 May 2016 and is now part of the Local Plan. The SPD aims to ensure, where possible, development is directed to areas of lowest flood risk but will seek to ensure where development does take place in areas at risk of flooding that it's safe and does not increase the risk of flooding and where possible reduces the overall risk. The SPD is designed mainly as a practical tool to assist applicants in preparing Flood Risk Assessments (FRA) to accompany planning applications to ensure that sufficient information is provided to support an application.

Neighbourhood Planning

3.6 Residents of Burwood Park Private Estate, Hersham contacted the Council setting out their intention to establish and nNeighbourhood Forum with aim of preparing a NDP. On 29 February 2016 the Council received applications to designate a neighbourhood area and forum for Burwood Park. The Council held a consultation between 14 March and 2 May 2016 inviting comments from the public on the neighbourhood area and forum applications. The Council designated the Burwood Park Neighbourhood Area and Forum on 20 July 2016 and the applications and comments can be viewed on the Elmbridge Borough Council website.

Review of the Local Plan evidence base

3.7 The review of the Council's Local Plan evidence base has been largely completed and since production of last years' AMR, the Council has produced a number of evidence base documents:

- Baseline Review and Functional Economic Area (FEA)
- Green Belt Boundary Review
- Land Availability Assessment (LAA)
- Local Green Space Assessment
- Retail Assessment
- Review of Absolute Constraints
- Strategic Housing Market Assessment (SHMA)
- Transport Assessment
- Traveller Accommodation Assessment
- Review of Exceptional Circumstances
- Alternative Development Options

Changes to National Planning Policy

3.8 One of the most significant changes to planning policy and legislation this year was the introduction of the Housing and Planning Act 2016 which received royal assent on 12 May. The Act puts in place measures to support the delivery of the Government's commitments to build more homes that people can afford, give more people the chance to own their own home, and to improve the way housing is managed. The Act also implements reforms that aim to remove any unnecessary obstacles in the planning system to the delivery of new homes.

3.9 However, whilst the Act enables the Government to make changes these must be done through the introduction of regulations. These regulations provide the necessary detail to allow for the implementation of the Act. Until further regulations are published the full implications of the Act are not known. However, the Government have published consultations regarding the potential content of these regulations to which the Council has responded.

3.10 As reported in last year's AMR, a high court judgement quashed government policy expressed through a Written Ministerial Statement to exempt small developments from affordable housing contributions with the related Planning Practice Guidance (PPG) paragraphs later removed. Following this, the Government launched a legal challenge against this decision. On the 10 May 2016 the Court of Appeal ruled in favour of the Government, reversing the High Court order and the Government promptly amended the PPG on 19 May 2016. However the Council will continue to consider its current Local Plan Policy CS21 Affordable Housing as part of the decision making process. A statement setting out the Council's response and

position concerning the Written Ministerial Statement and Affordable Housing contributions is on the Council's website¹.

¹ <http://www.elmbridge.gov.uk/planning/developer-contributions>

4 Housing Delivery

Introduction

4.1 Housing delivery is a major issue for central Government and they have clearly stated that they would like to see a significant increase in the delivery of housing by local authorities in the coming years. As such they delivery of housing is closely monitored by government and all local planning authorities must show not only how much they have delivered but also the expected future supply of housing over the next ten years. This section sets out this information as well as examining the mix of housing and the amount of affordable housing delivered in the monitoring year.

4.2 As part of the data collection required preparing this AMR, we also try to ensure consistency and to avoid double counting. As part of the process of reviewing our data sets, it has been noted that there has been previous incidents of under reporting of housing delivery. The Council's monitoring system relies on Elmbridge Building Control certificates to determine the commencement and completion of developments in the Borough. However, building control notices and certificates from private building control services, excluding NHBC, were not recorded and instead, these developments were recorded by officers going out on-site. Our monitoring systems have been changed to record development commencements and completions from private building control services. As a result, for the period 2012 to 2015, a total of 74 gross new homes and 42 net additional homes have been added to the 2012/13, 2013/14 and 2014/15 delivery figures.

Housing Completions

Objectives

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

Densities of completed developments

Proportion of residential units permitted below minimum space standards

Number of units built on previously developed or brownfield land

Number of units permitted on garden land

4.3 Overall delivery across the plan period must meet the adopted target of delivering at least 3,375 net additional homes by 2026. Given the strong market for housing in the Borough and the Council's commitment to promote sustainable economic growth and provide wider housing opportunity, it is considered the Local Plan target will be achieved and potentially exceeded without resulting in unacceptable consequences to the built, historic and natural environment.

4.4 The total dwelling stock as of 31 March 2015 was 56,785 dwellings² and at the end of the 2015/16 monitoring year, the Council recorded a total of 240 net additional homes and 321 gross new homes completed. The 240 net additional homes completed in 2015/16 represent a 16% decrease on the 2014/15 figure and a 31% decrease on average net additions between 2004 and 2015 (350 homes). The annual net additional homes completed since 2004 are shown in Table 4.

Table 4: Annual Net Additional Homes Completed

Monitoring Year	Additional Homes Completed
2004/05	336

² This figure is taken from Housing Flow Reconciliation Form, pre-filled by the Department for Communities and Local Government (DCLG).

2005/06	362
2006/07	450
2007/08	718
2008/09	327
2009/10	201
2010/11	355
2011/12	300
2012/13	264
2013/14	257
2014/15	273
2015/16	240

4.5 The Council's objective on housing delivery is Borough-wide but in developing the Core Strategy, focus was applied to delivery by settlement area. The anticipated housing distribution to the Borough's settlement areas is monitored and reported on in the AMR. These distributions, detailed in Table 5, give a broad indication of where new housing will be developed but should not be interpreted as targets.

Table 5: Anticipated Broad Distribution of Net Additional Homes from 2011 to 2026

Settlement Area	Anticipated Housing Distribution 2011-2026
Walton-on-Thames	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, Oxshott, Stoke D'Abernon and Downside	575-625
Claygate	50-100

4.6 Figure 1 provides a breakdown the 2015/16 net additional housing completions across the Borough's eight settlement areas. Walton-on-Thames, Hersham, East and West Molesey and Claygate all met or delivered above their annual anticipated completions. The two settlement areas of Weybridge and Cobham, Oxshott, Stoke D'Abernon and Downside both delivered considerably below their annual anticipated distribution despite a gross delivery of 42 and 39 homes respectively. Further analysis of these two settlement areas reveals a large number of developments were for replacement dwellings thereby not delivering a net increase.

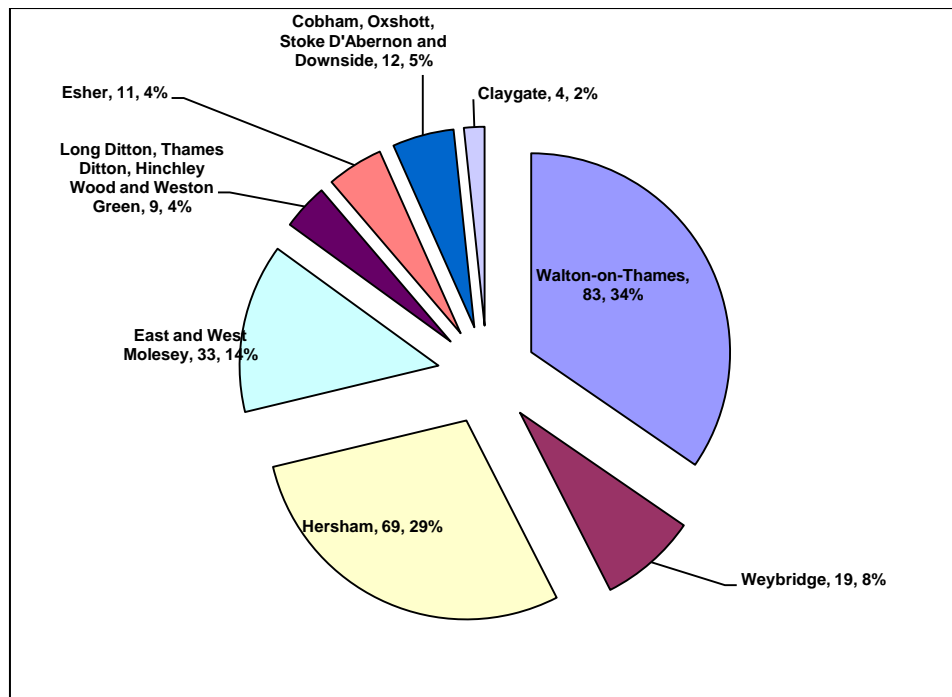


Figure 1: Number and Proportion of 2015/16 net Additional Housing Completions by Settlement Area

Future Housing Land Supply

4.7 The Council has published the Land Availability Assessment (LAA) 2016 which reviews the supply of housing land to be delivered. Since the previous LAA and AMR 2014/15, there have been changes to the methodology used to calculate the Borough's housing land supply. Previous documents did not include the number of homes under construction in the five-year supply and instead were included as part of the delivered homes. This had the effect of reducing the total amount of additional homes required by 2026. In the LAA 2016 and this AMR, the number of homes under construction is included in the five-year supply, to reflect more accurately the expected delivery coming forward in the next five years and the number of homes needed across the remaining plan period. In addition, a varied percentage discount on the number of units to be completed from unimplemented planning permissions, opportunity sites and windfall, to factor in non-delivery on identified sites and a reduction in the amount of available land within the urban area for small site windfall development, has been included.

4.8 Between 2011 and 2016, 1,334 net additional homes have been completed. This equates to an average of 266 net additional homes per annum, which is above the Local Plan target of 225 net additional homes per annum. This delivery means a minimum of 2,041 net additional homes are required over the remaining Local Plan period up to 2026, equating to 205 net additional homes per annum.

4.9 The Council's Strategic Housing Market Assessment (SHMA) 2016 identified the Borough's Objectively Assessed Housing Need (OAHN) as 9,480 net additional homes between 2015 and 2035, which equates to an additional 474 net homes per annum. The Council are required by Government to assess future supply against needs even though this is an unconstrained assessment and any final target in the new Local Plan will take account of any constraints, as set out in paragraph 14 of the NPPF, when seeking to plan for the delivery of new development in the Borough. Taking into account the 240 additional homes completed in the 2015/16 monitoring year, this leaves a residual figure of 9,240 net additional homes to deliver over the next 19 years, equating to 487 net additional homes per annum.

Five Year Housing Land Supply

4.10 Paragraph 47 of the NPPF requires LPAs to demonstrate a five year supply plus a 5% buffer of deliverable land for housing development. Where there has been a record of persistent under delivery, the buffer increases to 20%. The Council considers the 5% buffer appropriate in light of consistent over delivery against set housing targets. Therefore the adjusted Local Plan target of 205 homes per annum increases to 215 homes per annum.

4.11 Based on the adjusted target of 215 homes per annum, 1,075 homes would need to be delivered to satisfy the Borough's five year housing land supply. The Borough's five year land supply is calculated from anticipated completions from:

- 436 homes under construction;
- 723 homes from unimplemented planning permissions, including a 5% discount, and;
- 455 homes from deliverable opportunity sites³, including a 10% discount.

4.12 Therefore, 1,614 net additional homes are anticipated to be completed over the next five years, which is the equivalent of a 7.51 years supply of housing land or an additional allowance of 50%. If a 20% buffer was applied instead, 1,225 homes would need to be delivered to satisfy the Borough's five year housing land supply. On the basis of a 20% buffer, the Borough would have the equivalent of a 6.59 years supply of housing land or an additional allowance of 32%. Figure 2 visualises the Borough's five year housing land supply against an adjusted Core Strategy target.

³ These are developments of five and more homes anticipated to be completed within the next five years.



Figure 2: Core Strategy Five Year Housing Land Supply

4.13 The residual OAHN of 487 net additional homes per annum with an added 5% buffer increases the figure to 511 net additional homes per annum. Therefore 2,555 net additional homes would need to be delivered to satisfy the Borough's five year housing land supply. A total of 1,614 net additional homes are anticipated to be completed over the next five years, which is the equivalent of a 3.16 years supply of housing or a deficit of 37%. Against the adjusted OAHN, the Borough cannot deliver a five year housing land supply.



Figure 3: Objectively Assessed Housing Need Five Year Housing Land Supply

Ten Year Housing Land Supply

4.14 There are 10 years remaining of the plan period so to satisfy the Borough's ten year housing land supply, all remaining 2,041 net additional homes will need to be completed plus 5%. On top of anticipated completions in the next five years, it is also anticipated a further 949 net additional homes will be delivered on developable opportunity sites and 414 net additional homes from small site windfalls. These homes are expected to be completed in year's six to ten and both figures have a 10% discount applied to them.

4.15 Therefore a total of 2,977 net additional homes are anticipated to be completed within the remaining plan period, which is the equivalent of a 13.89 years supply of housing land or an additional supply of 39% above the ten year target. If a 20% buffer was applied instead, 2,449 homes would need to be delivered to satisfy the Borough's ten year housing land supply. At present the Borough has the equivalent of a 12.15 years supply of housing land or an additional supply of 21% above the ten year target.

4.16 Measured against the adjusted OAHN figure plus a 5% of 511 net additional homes per annum, 5,110 net additional homes would need to be delivered to satisfy the Borough's ten year housing land supply. As a total of 2,977 net additional homes are anticipated to be completed over the next ten years, this is the equivalent to 5.83

years of supply to meet housing needs, or a deficit of 42%. Against the adjusted OAHN, the Borough cannot deliver a ten year housing land supply.

Housing Trajectory and Land Supply Overview

Figure 4: Core Strategy Housing Trajectory 2011 to 2026 and Table 6: Core Strategy Housing Land Supply 2011 to 2026 by Settlement Area, show past completions since the Local Plan was adopted in 2011 and future anticipated completions over the remaining plan period.

Figure 4: Core Strategy Housing Trajectory 2011 to 2026

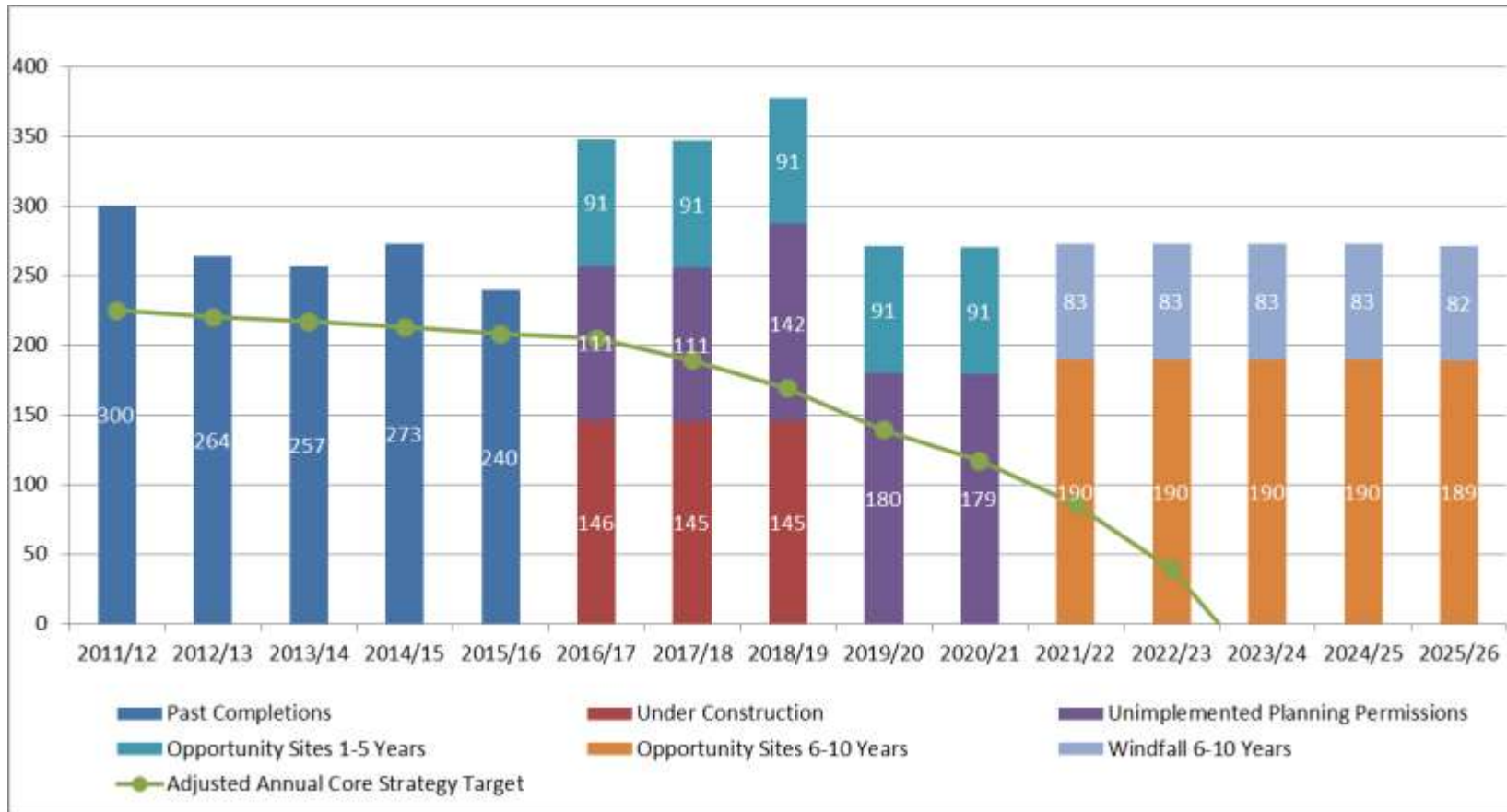


Table 6: Core Strategy Housing Land Supply 2011 to 2026 by Settlement Area

Settlement Areas	Completions since 1 April 2011 up to 31 March 2016	Under Construction as of 31 March 2016	Unimplemented Planning Permissions as of 31 March 2016	LAA 2016 Opportunity Sites		Estimated Potential from 2016 up to 2026	Anticipated Broad Distribution
				Years 1 to 5	Years 6 to 10		
Walton-on-Thames	381	103	138	124	403	768	675-725
Weybridge	175	42	53	127	55	277	625-675
Hersham	179	31	352	6	145	534	350-400
East and West Molesey	168	38	133	131	64	366	475-525
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	145	63	27	17	127	234	375-425
Esher	124	18	27	39	130	214	250-300
Cobham, Oxshott, Stoke D'Abernon and Downside	124	128	23	34	15	200	575-625
Claygate	38	13	8	28	115	164	50-100
Total	1,334	436	723⁴	455⁵	949⁶	2,977⁷	3,375

⁴ The total figure is discounted by 5% from 761 additional homes to take account of possible non-delivery.

⁵ The total figure is discounted by 10% from 506 additional homes to take account of possible non-delivery.

⁶ The total figure is discounted by 10% from 1,054 additional homes to take account of possible non-delivery.

⁷ The total figure includes an additional 414 homes from windfall for years 6 to 10 with a 10% discount (83 homes p.a.).

Figure 5: Objectively Assessed Housing Need Trajectory 2015 to 2035 and Table 7: Objectively Assessed Housing Need Land Supply 2015 to 2035 by Settlement Area, show past completions and future anticipated completions over the remaining OAHN period.

Figure 5: Objectively Assessed Housing Need Trajectory 2015 to 2035

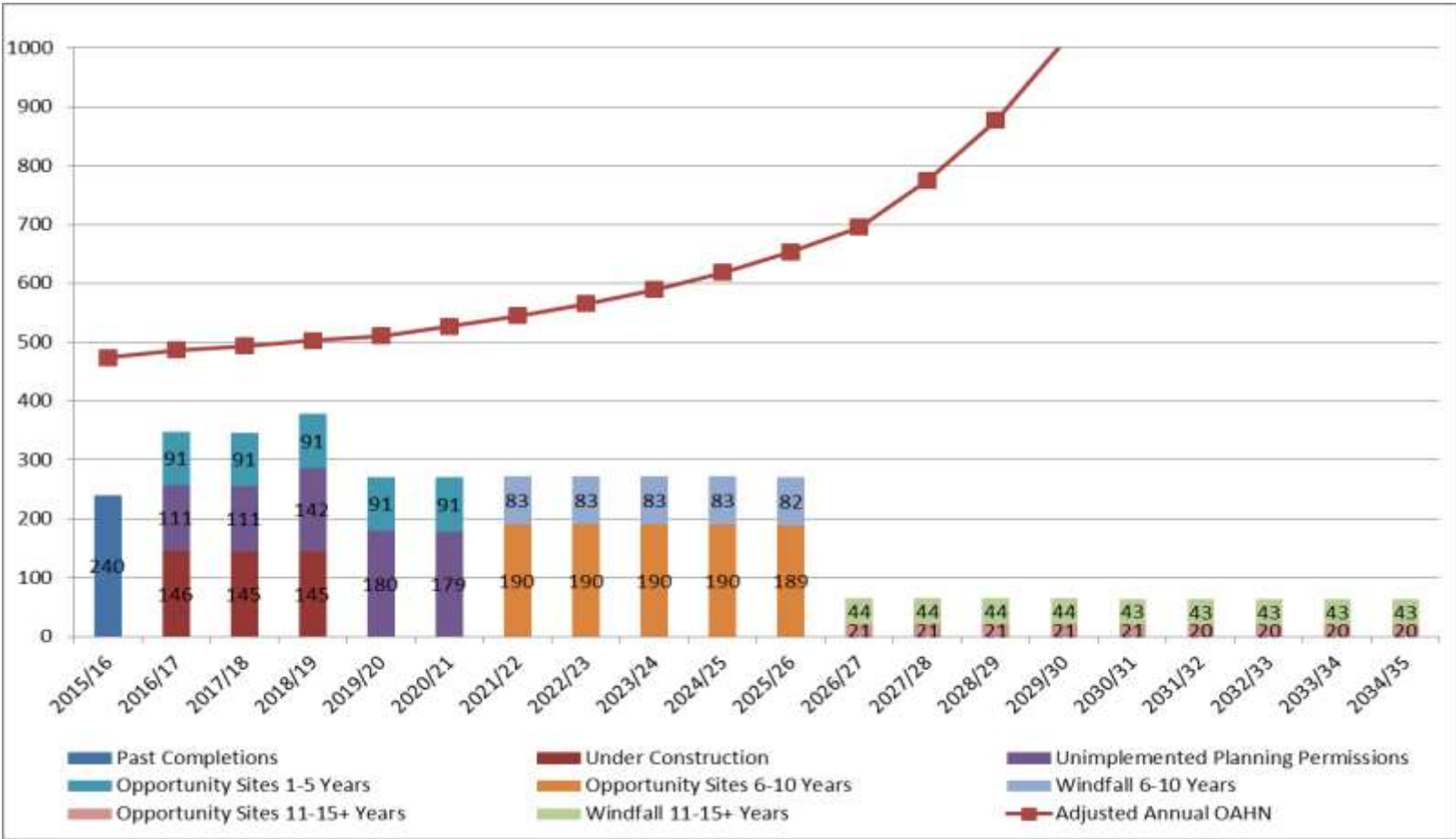


Table 7: Objectively Assessed Housing Need Land Supply 2015 to 2035 by Settlement Area

Settlement Areas	2015/16 Completions	Under Construction as of 31 March 2016	Unimplemented Planning Permissions as of 31 March 2016	LAA 2016 Opportunity Sites			Estimated Potential from 2016 up to 2035
				Years 1 to 5	Years 6 to 10	Years 11 to 15+	
Walton-on-Thames	83	103	138	124	403	0	768
Weybridge	19	42	53	127	55	85	362
Hersham	69	31	352	6	145	0	534
East and West Molesey	33	38	133	131	64	70	436
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	9	63	27	17	127	0	234
Esher	11	18	27	39	130	0	214
Cobham, Oxshott, Stoke D'Abernon and Downside	12	128	23	34	15	50	250
Claygate	4	13	8	28	115	0	164
Total	240	436	723⁸	455⁹	949¹⁰	185¹¹	3,553¹²

⁸ The total figure is discounted by 5% from 761 additional homes to take account of possible non-delivery.

⁹ The total figure is discounted by 10% from 506 additional homes to take account of possible non-delivery.

¹⁰ The total figure is discounted by 10% from 1,054 additional homes to take account of possible non-delivery.

¹¹ The total figure is discounted by 10% from 205 additional homes to take account of possible non-delivery.

¹² The total figure includes an additional 414 homes from windfall in years 6 to 10 with a 10% discount (83 homes p.a.) and an additional 391 homes from windfall in years 11 to 15+ with a 15% discount (78 homes p.a.).

Affordable Housing

Affordable Housing Delivery

Objectives

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

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

4.17 Affordable housing delivery over the plan period must meet the Local Plan target of at least 1,150 gross new-build affordable homes by 2026. This equates to an annual target of 77 gross new-build affordable homes per annum. The Council's new Strategic Housing Market Assessment (SHMA) 2016 shows the Borough has severe affordability issues with a need for a 6,640 net additional affordable homes over a twenty-year period from 2015 to 2035. This equates to 332 net additional affordable homes per annum.

4.18 At the end of the 2015/16 monitoring year, there were 78 gross new-build affordable homes completed, accounting for 24% of the overall gross new homes delivered. As well as completions from new developments the Council, in partnership with registered providers, work to acquire existing market homes to change their use to affordable. At the end of the 2015/16 monitoring year, the Council's housing services reported 8 affordable homes have been acquired this way. As such, 86 gross affordable homes were delivered at the end of the 2015/16 monitoring year.

4.19 Reviewing housing data for this AMR has revealed instances of double counting and under reporting of affordable housing delivery between 2011 and 2015. Reviewing affordable housing data also showed inconsistencies with separating the

counting and reporting of affordable homes delivered through new developments and affordable homes acquired by purchasing existing market housing. These changes are explained further in Appendix 1. Affordable housing delivery since 2011, from new development and acquisitions, is expressed in Table 8.

Table 8: Affordable Housing Delivery 2011-2016

Monitoring year	Gross new-build affordable homes completed	Gross acquisitioned affordable homes	Total gross affordable homes
2011/12	70	13	83
2012/13	36	8	44
2013/14	67	5	72
2014/15	104	5	109
2015/16	78	8	86
Total	355	39	394
Average per annum	71	7	78

4.20 Delivery of new-build affordable housing came from four developments, as shown in Figure 6, of which three (PGS House, The Surveyor and Mellor Close) were 100% affordable housing schemes delivered by registered providers (housing associations).

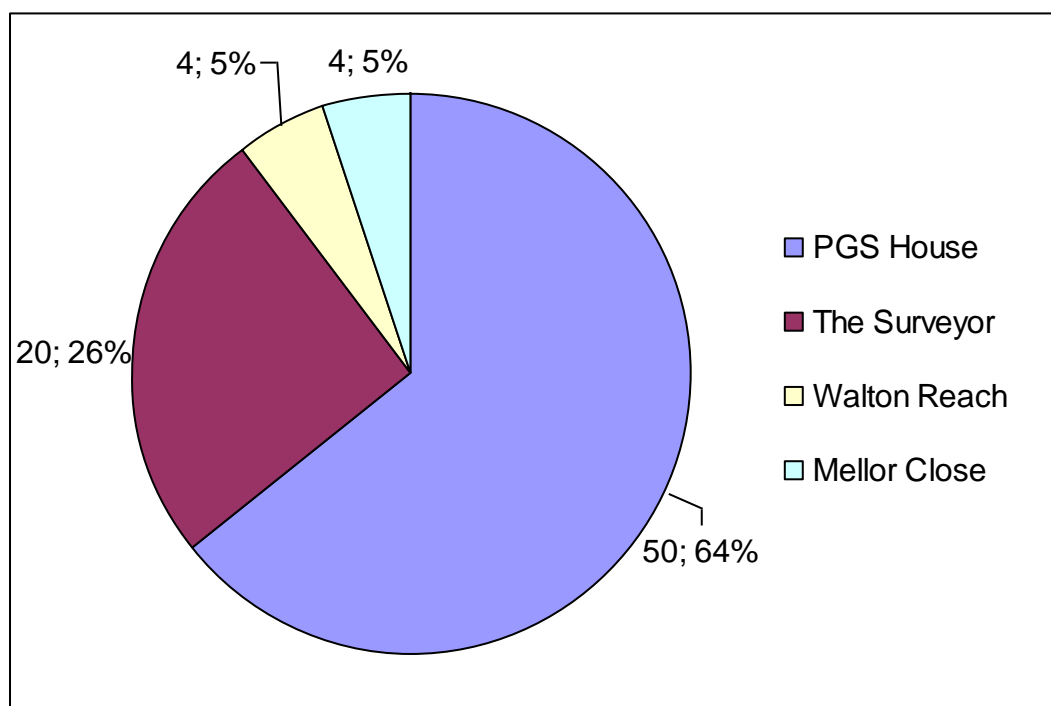


Figure 6: Number of Affordable Homes from new-build developments

4.21 The Core Strategy sets out a target that no new-build affordable homes delivered will require grant funding. For the second successive year, all completed new-build affordable housing developments required grant funding. For acquisitions, the Homes and Community Agency (HCA) provided funding for the Empty Homes Acquisition Programme and the Council part-funded all acquisition schemes by channelling developer's financial contributions collected through planning S106 agreements / unilateral undertakings. Table 9 shows the schemes utilised to acquire affordable homes in this way during the 2015/16 monitoring year.

Table 9: Number of Affordable Homes from acquisitions

Scheme	Number of Affordable Homes
Empty Homes Acquisition Programme	1
Elmbridge Homeownership Assistance Scheme	5
Young People's Housing Scheme	1
Thames Homeless Project (THP) House	1
Total	8

4.22 At the end of the 2015/16 monitoring year, there were 24 affordable homes under construction, accounting for less than 4% of the total gross homes under construction. Of those affordable homes under construction, 20 are from a single development in the Cobham, Oxshott, Stoke D'Abernon and Downside settlement area.

4.23 There are also a further 243 affordable homes with planning permission but not yet implemented, accounting for around 26% of the total gross homes not yet implemented. 128 affordable homes of those not yet implemented will come forward from development at Rydens Enterprise School and a further 88 in East and West Molesey are from developments at Molesey Community Centre (50 affordable homes) and Imber Court Trading Estate (38 affordable homes).

4.24 The Council is on average meeting its annualised Local Plan target of 77 affordable homes per annum, however the latest SHMA shows need for affordable homes to be 332 affordable homes per annum. The anticipated affordable housing delivery from commenced developments and unimplemented planning permissions combined is less than the SHMA's need figure for a single year. Contingency measures are set out within the Core Strategy to address under delivery of affordable housing. However, as set out in the new Local Development Scheme 2016-2019, the Council will be preparing a new Local Plan that will aim to address the Borough's affordable housing and affordability issues.

Housing Mix

Objectives

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

Market Housing Bedroom Mix

4.25 The Core Strategy sets out the ideal mix required with regard to the size of housing that would best meet the identified needs of the Borough. To achieve this aim the Council is seeking to deliver 90% of our new homes as either one, two and three bedroom homes.

4.26 At the end of the 2015/16 monitoring year, the Council recorded 243 gross new market homes out of the total 321 gross new homes completed. Homes with bedrooms of four or more bedrooms should account for 10% of gross new market homes but in this monitoring year accounted for 43% of all new homes., Whilst the proportion of one bedroomed homes, at 32%, achieved our target the proportion of two and three bedroomed homes, at 17% and 8% respectively was significantly below our targets. This position is principally down to the number of small sites in the Borough and the demand for and value of larger housing. Almost all of the Borough's gross new market homes of four and more bedrooms completed during the 2015/16 monitoring year were on sites of less than four additional homes with almost half coming from replacement developments i.e. where there is no additional home.

Table 10: Type and Bedroom Mix of Gross New Market Housing

Type of Property	1B	2B	3B	4B+	Total
Flat	76	35	1	0	112
Detached	1	2	7	86	96
Semi-Detached	0	4	11	18	33
Terrace	0	1	0	1	2
Total	77	42	19	105	243
Proportion	32%	17%	8%	43%	

Affordable Housing Bedroom Mix and Tenure

4.27 The Core Strategy sets out the proportional mix of bedrooms desired for affordable housing stating one and two bedroom homes should make up 65% of the delivery of affordable homes with the remaining 35% from three and four bedroom homes. The Council's SHMA 2016 also sets out the desired mix of bedrooms for affordable homes with, in descending order:

- Two bedroom homes accounting for 40% of affordable housing need, equating to 131 affordable homes per annum;
- 22% or 74 affordable homes per annum with three bedrooms;
- 20% or 67 affordable homes per annum with one bedroom, and;
- 18% or 60 affordable homes per annum with four bedrooms

4.28 Table 11 shows the property type and bedroom mix of affordable homes completed during the 2015/16 monitoring year. 71 affordable homes, the equivalent of 91% of the total delivery of affordable homes during the 2015/16 monitoring year, were one and two bedroom homes. Furthermore, out of the 78 total affordable homes delivered during the 2015/16 monitoring year, 72 affordable homes were from flatted developments with 69 of these as one and two bedroom properties. The proportional mix of bedrooms for affordable homes completed favours more one and two bedroom homes than required, resulting in an under delivery of three and four bedroom homes against the Core Strategy target. There were no affordable detached and terraced properties and no affordable homes comprising 4 and more bedrooms delivered during the 2015/16 monitoring year.

Table 11: Type and Bedroom Mix of New Affordable Housing

Type of Property	1B	2B	3B	Total
Flat	31	38	3	72
Semi-Detached	0	2	4	6
Total	31	40	7	78
Proportion	40%	51%	9%	

4.29 The Council's Developer Contributions SPD 2012 expects 70% of gross new affordable housing to be social and affordable rent with the balance provided as intermediate affordable (including shared ownership). The Council's new SHMA 2016 shows the focus on meeting affordable housing need by tenure should be on delivering social rented affordable homes; 80% of the Borough's affordable housing need is expected to be for social rent. Of the 78 affordable homes completed, 50

were affordable rent and 28 intermediate affordable with no social rented homes. This equates to a tenure mix of 64% affordable rent and 36% intermediate affordable.

Table 12: Affordable Housing Tenure

	Social Rent	Affordable Rent	Intermediate Affordable (including Shared Ownership)
Developer Contributions SPD	70%		30%
SHMA 2016	266 (80%)	7 (2%)	59 (18%)
2015/16 Completed	0	50 (64%)	28 (36%)
2015/16 Under Construction	0	11 (46%)	13 (54%)

4.30 Of the 24 affordable homes under construction, 11 were affordable rent and 13 were intermediate affordable with no social rented homes. This represents a 46% to 54% percentage split of affordable housing tenure. Government intentions to include starter homes within the definition of affordable housing will have an impact on the tenure mix in future and reduce the Council's ability to deliver affordable rented accommodation and in particular social rented homes.

Housing Density

4.31 To promote the best use of urban land, Core Strategy Policy CS17 expects developments to contribute to achieving an overall density target of 30 dwellings per hectare. This excludes however, the strategic low-density character areas of St. Georges Hill Estate, Burwood Park Estate, and the Crown Estate, Oxshott, where a minimum of 30 dwellings per hectare is required.

4.32 At the end of the 2015/16 monitoring year, completed developments achieved an overall average density of 57 dwellings per hectare across the Borough. Table 13 shows the average density achieved by developments within each of the Borough's settlement areas, excluding developments within the strategic low-density character areas.

Table 13: Average Density of Completed Housing Developments by Settlement Area

Settlement Area	Average Density of Completed Developments (dwellings per hectare)
Walton-on-Thames	112
Weybridge	23
Hersham	73
East & West Molesey	90
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	42

Esher	51
Cobham, Oxshott, Stoke D'Abernon and Downside	15
Claygate	14

4.33 CS17 also states developments within town centres should exceed 40 dwellings per hectare. Ten developments completed were within the Borough's town, district and local centres achieving an average density of 168 dwellings per hectare, thus far exceeding the target. Excluding the four lawful changes of use developments that took place within the Borough's centres, the average density increased up to 189 dwellings per hectare. The four new build developments alone achieved an average density of 200 dwellings per hectare.

Space Standards

4.34 Policy DM10 of the Council's Development Management Plan (DMP) sets out Minimum Space Standards that apply to all new housing developments. Monitoring of this policy requires all new residential units permitted to meet minimum space standards set out in Policy DM10. At the end of the 2015/16 monitoring year, there were no planning permissions for development where the homes would be below the minimum space standard.

New Homes Bonus

4.35 The New Homes Bonus introduced in 2011 provided an incentive for local authorities to encourage housing growth in their areas. The Government has determined the grant the Council will be paid in 2016/17 is £2,967,242. The Government has undertaken a technical consultation on changes to the New Homes Bonus to reflect better the authorities' delivery of new housing. These changes include withholding the Bonus from areas where an authority does not have a Local Plan in place; abating the Bonus in circumstances where planning permission for a new development has only been granted on appeal; and adjusting the Bonus to reflect estimates of whether or not the housing would have been built without an incentive.

Self-Build and Custom House Building

4.36 The Government wants to enable more people to build or commission their own home, with Councils required to keep a register of aspiring self and custom house building. The Council has set up a register for local people to register their interest, which will provide an indication of the demand for self-build and custom house building in the Borough. This will then allow the Council to work to identify a range of suitable sites to meet the needs and requirements of self and custom house

builders. At the time of AMR publication, there were 56 submissions of interest in the Borough for self and custom house building.

Starter Homes

4.37 At the end of the 2015/16 monitoring year, there had been no planning applications submitted for the development of starter homes. The House Builders Federation (HBF) has set up a national starter homes register, on behalf of DCLG, for people to register an interest in starter homes. As of 7 April 2016, the HBF had received a total of 128 submissions of interest from local people in the Borough with 70 submissions in Walton-on-Thames and 58 in Weybridge¹³.

4.38 There is not enough hard information available on the final structure of the starter home scheme to model the actual impact of a starter homes requirements on the calculations of affordable housing need in the SHMA 2016. That said the SHMA 2016 states starter homes would not affect, in terms of the calculations, the need for social and affordable rented housing though there may be some overlap with need figures for intermediate affordable housing. Furthermore, the SHMA 2016 states there will be significant impact with the roll out of starter homes and "...the primacy of starter homes would in effect wipe out new provision of social and affordable rented homes". Once details are finalised with clear legislation and national policies in place, the SHMA will need to be revisited and revised.

Housing for Older People

Objectives

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

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

¹³ The HBF national starter homes register records submissions to the nearest towns and cities, not at a borough / district level. As such, local people residing in the Borough's smaller towns and villages aren't identified and submissions could be included in figures for towns outside the Borough and vice versa. Therefore these figures are not an accurate and precise level of demand for starter homes in the Borough.

Indicators

Extra care completions by tenure and size

Private sheltered completions

4.39 At the end of the 2015/16 monitoring year, there were 59 sheltered homes completed at the former Forsyth house site in Walton-on-Thames; this is the first monitoring year since Core Strategy adoption in 2011 in which either extra care or private sheltered homes for older people have been built in the Borough. There are at least a further 56 sheltered homes or homes for older people under construction. There were also an additional 5 homes for older people delivered in Whiteley Village during the 2015/16 monitoring year however these homes meet specialised needs and are not considered to fall under the description of extra care or private sheltered homes.

4.40 The Council's Core Strategy target is to increase provision of extra care homes by a minimum of 250 units and private sheltered homes by 200 units by 2021 to meet the needs of an increasingly ageing population. Delivery means there is a residual target to deliver at least 141 private sheltered homes and 250 extra care homes by 2021.

4.41 The Council's SHMA 2016 identified that the Borough has an increasing older people population of 10,000 over 65's between 2012 and 2037; a 67% increase. The SHMA 2016 shows there is need for an additional 1,326 homes for older people in the Borough between 2015 and 2035, equating to 66 additional homes per annum. Though delivery in the Borough for the year is slightly below the 66 figure identified in the SHMA 2016, this figure is a reflection of need and isn't a final target, which is likely to be lower to take account of the Boroughs environmental constraints and designations.

Summary

4.42 The Council is on target to deliver against its housing targets of 3,375 additional homes and 1,150 new affordable homes by 2026. The Council can also demonstrate a supply of land required to meet its housing targets. However, the Government have stated that Local Planning Authorities must also indicate whether they have a five year supply when considered against the Borough's Objectively Assessed Housing Need. Whilst delivery and land supply remain strong against our current housing target the OAHN is significantly higher than our target and, this means the Council is unable to demonstrate a supply of deliverable sites to supply five years of housing against this higher figure. This is not surprising given the constraints in the Borough that limit the supply of developable land and the limited

amount of developable sites in the urban area. For this reason the Council has committed to prepare a new Local Plan to consider options for increasing delivery.

4.43 Whilst the Council has met its affordable housing target what is significant is that this is largely due to the delivery of three developments comprising entirely of affordable units. This position reflects the difficulty in delivering on site units through S106 agreements due to the nature of housing developments in the Borough. The majority of developments are for less than 5 units which deliver no on site provision but provide a commuted sum in lieu of affordable units. However, it is expected that these contributions that currently support delivery will be reduced due to the Government's new policy giving an exemption from affordable housing contributions to all developments of fewer than 10 units and less than 1000sqm.

4.44 Another area for concern is the size of new homes being permitted and delivered. Because of the number of small sites and the demand for, and value of, larger dwellings, these now form the main type of dwelling provided. The same is true for new affordable homes where there is a lack of 'family-sized' affordable homes of three or more bedrooms and a lack of affordable homes for rent.

5 The Local Economy and Employment

Introduction

5.1 Elmbridge has one of the most vibrant economies in the area. Not only is the area home to a number of major multinational corporations but also sees a large number of new businesses start within the Borough each year. These businesses are supported by thriving retail centres that whilst not being major centres provide important services not only for our residents but also for those who work and visit the Borough. In order to maintain our economy the Council needs to ensure that the right type of development is supported but also key properties and locations are protected from inappropriate redevelopment. This section examines our performance in seeking to support the local economy to continue to thrive.

Offices, Warehousing and Factories

Objectives

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

Indicators

Working age people on out of work benefits

Total amount of additional floor space – by type

Total amount of employment floor space on previously developed land – by type

Employment land available – by type

5.2 The Borough continues to have very low levels of unemployment. While figures vary between each quarter of a year, trends show reduced unemployment and a greater proportion of the population as economically active following economic decline of 2008. The ONS annual population survey taken during the 2015/16 monitoring year shows approximately 64,800 or 80.1% of the total population of Elmbridge are economically active with model-based estimates showing 2,100 people or 3.3% of the economically active are unemployed. The ONS claimant count

by sex and age, taken for June 2016, shows there are 355 people living in Elmbridge claiming Jobseekers Allowance and Universal Credit. Latest figures from ONS, from 2015, show there are approximately 60,000¹⁴ jobs in the Borough of which 42,000 or 70% are full-time. The majority of jobs in Elmbridge are in the wholesale and retail trade (including repair of motor vehicles) and from professional, scientific and technical activities.

Employment Floor Space

5.3 At the end of the 2015/16 monitoring year, there was no gain or loss of B2 industrial floor space but there was a net loss of B1 business and B8 storage or distribution floor space. The net loss of B1 business floor space came as a result of the significant loss of B1a office floor space despite a gain in B1c Light Industrial development from new-build developments within Molesey Industrial Estate SEL. The significant loss of B1a office floor space comes as a result of the permitted development right to lawfully change the use from offices to residential without the need for planning permission; this is explained in more depth under the next sub-heading.

Table 14: 2015/16 Changes to Employment Floor Space (sqm)

	B1a	B1b	B1c	B2	B8
Loss	2,923	0	2618	0	2290
Gain	525	0	3216	0	2057
Net	-2,398	0	598	0	-233

5.4 In 2013, The Government introduced new permitted development categories allowing for the changes of use from offices to residential with only a prior notification required by the developer. This means developments proposing a change of use from offices to housing do not require planning permission and are not subject to the Council's local plan policies. During the 2015/16 monitoring year, a total of 2,635sqm of office floorspace was lost from the commencement of developments under the lawful change of use from offices to residential.

5.5 At the end of the 2015/16 monitoring year, a total of 5,272sqm of new employment floor space was delivered on SEL. These developments were for light industrial and storage or distribution uses and all were within Molesey Industrial Estate SEL. Two further 'B' use class developments within SEL commenced during the 2015/16 monitoring year which when completed will deliver 1,222sqm of light industrial and storage or distribution employment floor space.

5.6 At the end of the 2015/16 monitoring year, all completed commercial developments, new-build and extensions, were built on previously developed or

¹⁴ Figure excludes jobs for people who are self-employed, government-supported trainees, HM Forces and farm-based agriculture.

brownfield land. The same is also true for commercial development granted planning permission during the 2015/16 monitoring year. There have been no new-build developments on green field land that are completed, commenced or were granted planning permission during the 2015/16 monitoring year.

5.7 There has been a number of developments granted planning permission during the 2015/16 monitoring year on sites within the Green Belt; however, all were on previously developed land. There was one completed commercial development within the Green Belt, to redevelop an existing garden centre, but this did not result in additional commercial floor space.

Vacant Floor Space

5.8 Utilising a combination of collected business rates data as of 1 June 2016 and the Valuation Office Agency website, it's possible to calculate the amount of empty or vacant floor space by type. As of 1 June 2016, there was a total of 98,555sqm of vacant commercial floor space, discounting vacant sites and buildings in the process of being redeveloped such as former employment uses at former Imber Court Trading Estate which is due to be redeveloped for housing.

Table 15: Vacant Floor Space as of 1 June 2016

	B1a	B2	B8	A1
Vacant Floor Space (sqm)	37,133	22,552	19,623	12,889
% of Total Vacant	38%	23%	20%	13%

5.9 38% or 37,133sqm of vacant floor space in the Borough resides from former / vacant offices, which is more than any other use class. Combined employment 'B' uses total for more than 80% of vacant floor space in the Borough. A1 retail uses had the highest amount of vacant floor space outside of the 'B' use class accounting for 13% of the total vacant floor space from commercial units. Further information on the proportion of vacant units in the Borough's town, district and local centres is presented in Table 17.

Town Centres

Objectives

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

To support and develop the distinctive roles of our town and village centres in

Indicators

Total amount of B1 floor space in town centres

Monitor in each area the floor space in town centres

5.10 At the end of the 2015/16 monitoring year, 192sqm of new B1a office floor space was delivered in the Borough's centres with a further 2,624sqm of new B1a office floor space in the Borough's centres granted planning permission. However, there has been a significant loss of office floor space within town centres because of the permitted development right for lawful change of use for offices to residential. This right has now been made permanent and its likely further office floor space within town centres will be changed to residential. Table 16 shows net losses of floor space was also true for A1 and A2 uses in the Borough's centres though these are marginal with no identified trend suggesting this will continue.

Table 16: 2015/16 Changes to 'A' use classes and B1a Offices in Town, District and Local Centres by Floor Space (sqm)

	A1	A2	A3	A4	A5	B1a
Loss	770	130	0	0	0	2,210
Gain	190	0	307	0	0	192
Net	-580	-130	307	0	0	-2,018

5.11 A survey of retail uses in all of the Borough's designated town, district and local centres was undertaken between January and March 2016. The study recorded the number commercial use of each property and the number of vacant units within each centre. The table below shows the proportion of units within the 'A' and B1 use

classes and proportion of vacant units of the total commercial units within each of the Boroughs 15 town, district and local centres.

Table 17: Proportion of commercial units by use class in each centre (%)

Town, District and Local Centres	A1	A2	A3	A4	A5	B1	Vacant
Walton-on-Thames Town Centre	52.6	7.5	11.0	1.2	2.8	8.6	6.7
Cobham District Centre	59.6	11.4	9.2	0.7	1.4	8.5	9.2
East Molesey District Centre	53.0	9.6	12.2	0.9	1.7	5.2	8.7
Esher District Centre	26.6	14.4	9.5	1.8	0.9	30.6	13.1
Hersham District Centre	47.5	1.6	9.8	1.6	3.3	6.6	4.9
Weybridge District Centre	42.1	9.7	12.5	0.9	1.4	11.6	6.0
Claygate Local Centre	54.2	6.8	13.6	0	0	10.2	8.5
East Molesey Bridge Road Local Centre	42.9	1.0	16.3	2.0	3.1	16.3	4.1
Hinchley Wood Local Centre	45.7	5.7	8.6	0	0	8.6	0
Oatlands Local Centre	64.3	7.1	14.3	3.6	0	0	3.6
Oxshott Local Centre	52.4	9.5	9.5	4.8	0	4.8	0
Thames Ditton Local Centre	46.7	6.7	5.0	3.3	0	38.3	13.3
Walton Halfway Local Centre	34.6	0.0	11.5	0	9.6	9.6	1.9
Walton Terrace Road Local Centre	23.9	1.1	3.4	1.1	2.3	62.5	17.1
Weybridge Queens Road Local Centre	37.2	7.7	9.0	1.3	1.3	23.1	1.3

5.12 In the majority of centres, A1 retail uses are dominant with A1 making up at least a fifth of all commercial units across all centres. Only in Esher and on Terrace Road did A1 units account for a lower proportion of the total units in comparison with another use, with B1 uses accounting for a greatest proportion in both centres. In these centres as well as Thames Ditton, which has the second highest proportion of

B1 across all the centres, the proportion of units vacant was above 10%. However, B1 uses are limited in these centres and as such; a small amount of vacant floorspace can be a larger proportion of total floorspace.

5.13 Going forward, the retail centres study will be undertaken regularly to improve monitoring of the centres. This improved monitoring will help maintain the centres viability and vitality, as recommended in the 2016 Retail Assessment.

Development Management Plan Policies

5.14 Policy DM3 – Mixed Use of the Development Management Plan (DMP) sets out that the Council will encourage a diversity of residential and commercial uses in town and district centres. Proposed developments will be refused planning permission if they are considered detrimental to town centre vitality and viability. At the end of the 2015/16 monitoring year, there were three appeals where the Planning Inspectorate referred to Policy DM3, and for all three appeals found that the development proposal was in accordance with the policy. However just one proposal was allowed on appeal as the other two were found to be in conflict with other Local Plan policies.

5.15 Policy DM3 also aims to prevent major developments¹⁵ in town centres that have only one use. At the end of the 2015/16 monitoring year, there were two planning permissions granted for major developments in town centres, both of which are mixed-use developments. There were only four wholly residential developments proposed within the centres however one was refused by planning officers but allowed on appeal and the other three developments are permitted change of use with two of these developments above existing ground floor 'A' use classes that will be maintained.

¹⁵ Above 1,000sqm

Advertisements & Telecoms

Objectives

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

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

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

5.16 Of the 87 planning applications for advertisement consent decided during the 2015/16 monitoring year, eight applications were refused with two appealing against the Council's decision. These two applications were both refused because of their impact on visual amenity. Both proposals were allowed on appeal.

5.17 At the end of the 2015/16 monitoring year, there were ten planning applications decided that related to the retention, replacement and installation of telecommunications equipment. Of these, nine were refused with two, both prior notification applications, appealing against the Council's decision. Just one appeal was dismissed.

Tourism

Objectives

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.

Indicators

Number of new bed spaces provided

Number of tourist attractions improved

5.18 During the 2015/16 monitoring year, work was completed at the Watermans Arms in Hersham to provide 8 bed and breakfast rooms and work commenced at the Hand & Spear in Weybridge to provide 12 hotel bedrooms. Planning permission was granted for development at The Bear in Esher which will provide an extra 4 hotel bedrooms.

5.19 During the 2015/16 monitoring year, planning permission was granted at Brooklands Museum to dismantle, relocate and reconstruct Bellman Hanger and build a new flight shed. Other than this and planned new facilities and hotel at Sandown Park Racecourse, there are no planned improvements to existing tourist attractions. According to the Visit England's Annual Survey of Visits to Visitor Attractions, last undertaken in 2014, Claremont Landscape Gardens was the most visited attraction in the Borough with 182,350 visits in 2014, up 6.4% on the previous year. Brooklands Museum had 176,985 visitors in 2014, up 3% on the previous year, and The Homewood historic house had 2,114 visitors, up 8.1% on the previous year.

Summary

5.20 Elmbridge has an excellent labour force with a high proportion of the working population classed as economically active with a small proportion currently unemployed and small numbers claiming Jobseekers Allowance in comparison to national averages. This is despite the recent global financial crises, subsequent economic recessions, and Government economic programmes.

5.21 There have been a number of large-scale employment uses completed during the 2015/16 monitoring year but there have been no substantial additional floor space delivered, due in part to the reuse of existing employment floor space within SELs. The stand out change at the end of the 2015/16 monitoring year is the loss of almost 3,000sqm of office floor space mostly as a result of the lawful change of use from offices to residential, with most of this occurring in the Borough's town, district and local centres. The attractiveness to change offices into residential use has also had an effect on the amount of vacant floor space with nearly 40% of all vacant floor space in the Borough from vacant offices.

5.22 Other than office space, losses of commercial 'A' uses within town, district and local centres has been relatively minor and there's no indication these losses will continue each year. Table 4 shows the majority of the Borough's centres are healthy, with the higher proportions of vacant commercial uses in centres where there is a higher proportion of offices. The survey of retail centres will be undertaken regularly by the Council to ensure effective monitoring of the state of the Borough's centres. Policy DM3 – Mixed Uses of the DMP is working effectively to maintain the vitality and viability of the Borough's centres and is preventing single use buildings / developments within the centres.

6 Natural Environment

Introduction

6.1 Ensuring the Borough retains a high quality natural environment is of key importance to both the Council and residents. Local Plan policies aim to ensure Green Belt is maintained and areas of environmental, biodiversity and landscape importance are protected and the negative impacts on our sensitive environments are mitigated against.

Green Belt and Urban Area

Objectives

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

Planning appeals allowed for new buildings in the Green Belt

Planning permissions granted for replacement dwellings in the Green Belt

Planning appeals allowed for extensions in the Green Belt

Proportion of planning appeals allowed above permitted volume and footprint

6.2 There has been no change to the Green Belt boundary during the reporting year and continues to cover 57% of the Borough, equivalent to roughly 5,515Ha. Green Belt coverage has remained the same across AMR periods as the Council continues to uphold the Government policy and local desire to protect and enhance the Green Belt.

6.3 The Green Belt helps to direct development to the most sustainable locations within the urban area. As such, most new residential and commercial development completed during the 2015/16 monitoring year was within the urban area. There was limited development within the Green Belt but this would be on previously developed land and in accordance with the NPPF and Local Plan Policies DM17 and DM18 of the Development Management Plan (DMP), including where necessary demonstrating very special circumstances. As such only 7 new homes built during the reporting year were within Green Belt. Two of these were replacement dwellings and five from the conversion of existing apartments in Whiteley Village. This equates to 2% of gross new completed during the 2015/16 monitoring year thus 98% of gross new residential dwellings were built within the urban area. Only one commercial development was within the Green Belt during the 2015/16 monitoring year for a replacement garden centre comprising a total of 3,375sqm that resulted in a net loss of 103sqm.

Land Use

6.4 At the end of the 2015/16 monitoring year, 200 net additional homes were on previously developed or brownfield land. No net additional homes were on undeveloped or green belt land, though there were a number of replacement dwellings (which do not result in a net increase), with only 11 net additional homes built on garden land. The remaining 29 net additional homes were delivered through conversions or sub-divisions of large dwellings and through changes of use of buildings from commercial, including agricultural, activities.

6.5 At the end of the 2015/16 monitoring year, 18 additional homes received planning permission to be built on garden land. This is where an existing residential garden is divided to provide two or more plots to build additional homes alongside the existing residence (demolition of an existing house and delivering two homes in its place is not considered garden land development). Paragraph 53 of the National Planning Policy Framework (NPPF) states Local Planning Authorities (LPAs) should consider the case for setting out policies that resist inappropriate development of residential gardens. In Elmbridge, garden land development has made a meaningful contribution to the supply of housing as an efficient use of land, particularly large and underused gardens, and as such, the Council is not seeking to resist all development in residential gardens¹⁶.

Development Management Policies

6.6 At the end of the 2015/16 monitoring year, there were three appeal decisions in relation to Policy DM17 – development of new buildings in the Green Belt. For two development proposals, the Inspector decided that they contravened DM17 and the

¹⁶ Refer to Policy DM10d of the Council's Development Management Plan.

appeals were dismissed. For one dismissed appeal, this was despite the proposals being found to be in accordance with other Local Plan policies.

6.7 Looking at appeals decided during the 2015/16 monitoring year, four appeals related to Policy DM18 – development of existing buildings in the Green Belt. For one appeal, the proposed development was deemed by the Inspector to contravene DM18 and as a result was dismissed. For two appeals, the development proposals were found by the Inspector to be in accordance with DM18 and subsequently allowed. For the remaining appeal, the Inspector considered the proposed development to contravene DM18 but the appellant was able to demonstrate very special circumstances in accordance with the NPPF, and so in accordance with other Local Plan policies, the proposal was allowed.

6.8 At the end of the 2015/16 monitoring year, there were three planning permissions granted for replacement dwellings in the Green Belt, 100% of which were permitted in accordance with Policy DM18 – development of existing buildings in the Green Belt, and the NPPF. None of these developments were required to demonstrate very special circumstances. There was one refused application for a replacement dwelling within the Green Belt that was allowed on appeal. In this case the replacement dwelling was considered as inappropriate development but that there were very special circumstances allowing the proposed development to be permitted.

Thames Basin Heaths Special Protection Area (SPA)

Objectives

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 the enhance biodiversity interests.

Indicators

The efficacy of Suitable Accessible Natural Greenspace (SANGs) as set out in the Thames Basin Heaths SPA Delivery Framework

Status of Annex 1 bird species of Thames Basin Heaths SPA.

6.9 In 2005 the Government designated areas of heathland within the Thames basin as a protected habitat known as a Special Protection Area (SPA). The Thames

Basin Heaths SPA was identified as an internationally important habitat for three rare species of ground nesting birds: Dartford Warbler; Nightjar, and; Woodlark. The SPA covers areas of heathland across eleven LPAs in Surrey, Hampshire and Berkshire. Within Elmbridge the heathland lays to the south of the Borough, in an area located between the M25, the A3 and Borough boundary.

6.10 Natural England, the Government's adviser on issues concerning England's natural environment, considers intensification of residential development up to 5km away from the SPA would result in a range of pressures with adverse effects on the protected habitat. It's considered within 400m of the SPA it's not possible to avoid or mitigate the impacts of new development; as such there will be a presumption against new housing development within this zone. Between 400m to 5km from the SPA, mitigation must accompany new housing development in the form of provision of SANG to attract informal recreation users, such as walkers and dog walkers, away from the SPA. SANG is combined with other measures to manage recreational pressures on the SPA itself – such as educational programmes, wardens and improved monitoring of key species.

6.11 The 5km mitigation zone covers roughly one third of the Borough, including Cobham and Downside, Stoke D'Abernon, St. Georges Hill, Whiteley Village, parts of Weybridge and parts of Burwood Park. New housing developments in these areas are required to contribute towards SANG provision and the SAMM project. To date there are two SANGs in the Borough; Brooklands Community Park and part of Esher Common.

6.12 At the end of the 2015/16 monitoring year, 122 homes were granted planning permission within 5km of the SPA, with a resulting £355,859 committed to support mitigation measures to protect the Thames Basin Heaths. This is broken down as £248,650 for SANG and £107,209 for SAMM. The amount paid during the 2015/16 monitoring year includes amounts paid from units permitted prior to 2015/16¹⁷. Up until 31 March 2016, a total of £375,287 had been collected to support mitigation measures on the Thames Basin Heaths SPA. This is broken down as £263,008 for SANG and £112,279 for SAMM.

Table 18: Summary of collections to support mitigation of housing development on the Thames Basin Heaths SPA

SPA Mitigation Measure	Homes permitted in the SPA 5km mitigation zone 2015/16	Potential contributions from units permitted within the SPA	Amount paid during 15/16	Total amount collected to date to support mitigation

¹⁷ There is a discrepancy with figures from previous years as the 2015/16 figures are broken down to include phased payments, rather than invoices raised. These figures now take phased payments that are made over different financial years into account.

		5km zone 2015/16		
SANG	122	£248,650	£35,567	£263,008
SAMM		£107,209	£65,930	£112,279

6.13 A survey is undertaken annually to provide information on the status of the SPA's rare birds. Table 19 shows the number of territories for each rare bird species since 2007.

Table 19: Bird territories within Thames Basin Heaths SPA

Bird Species	Survey Year								
	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dartford Warbler	511	464	61	38	47	87	118	292	451
Nightjar	289	248	296	326	337	320	325	355	306
Woodlark	224	150	157	159	161	202	135	155	137

6.14 The Dartford Warbler count of 451 territories was up 54.5% on 2014, maintaining the growth witnessed over recent years. The species has now recolonised all but one of the sites (Hazeley Heath) from which it was lost during the 2008/9 and 2009/10 winters. A severe fire at Ash to Brookwood caused a small reduction in numbers compared to 2014, but it appears most of the birds were displaced to neighbouring sites as Colony Bog and Bagshot Heath for example saw an increase in territories from 45 in 2014 to 138 in 2015.

6.15 For the Nightjar, the 2015 survey produced a count of 306 which is 13.8% lower than the 2014 figure, although the 2014 figure was the highest since monitoring began. Whilst there has been a small decrease in numbers at numerous sites, the largest fall was seen at Ash to Brookwood where a fire destroyed a large area of suitable habitat. For the SPA as a whole, the Nightjar population has remained relatively constant. This relative stability is unsurprising given that Nightjars winter in Africa and are therefore not subject to pressures associated with harsh winters in the UK.

6.16 At 137 territories, the coverage of Woodlarks in 2015 was down 11.6% from 2014. As with the Nightjar, the fire at Ash to Brookwood had an impact with the number of territories on this site down from 41 in 2014 to 24 in 2015. The availability of suitable habitat is the prime factor limiting Woodlark numbers on the SPA.

Biodiversity

Objectives

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 the enhance biodiversity interests.

Indicators

Number, area and condition of regionally or locally designated wildlife sites
Condition of SSSI's

Restoration and creation of Priority Habitats

6.17 The Borough possesses a number of nationally and locally designated areas containing important biodiversity resources. They are:

- 3 Sites of Special Scientific Interest (SSSI);
- 22 Sites of Nature Conservation Importance (SNCI);
- 7 Local Nature Reserves (LNR), and;
- Significant areas of woodland including ancient woodland.

6.18 The Council's approach is to protect and strengthen the Borough's biodiversity resources. As such there has been no change in the number or size of the Borough's designated sites listed above.

6.19 Natural England monitors the Borough's three SSSI's and their condition is set out in Table 20. There has not been a new assessment of the Esher Commons SSSI as expected, however a new assessment of the standing open water and canals main habitat within the Ockham and Wisley SSSI shows the habitat has improved from unfavourable recovering to favourable. As such, the area of land within the Ockham and Wisley Commons SSSI in favourable condition has increased from 33.19% in 2009 to 35.63% in 2016.

Table 20: Condition of SSSI's

SSSI	Area (Ha)	Condition
Esher Commons	360.84	20.33% Favourable 79.67% Unfavourable - Recovering
Knight & Bessborough Reservoirs	63.43	100% Favourable

Ockham & Wisley Commons	264.45	35.63% Favourable 64.37% Unfavourable - Recovering
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6.20 Of the Borough's 22 SNCI's the number of them in positive conservation management is 13 (59%), 5 are not in positive conservation management and the remaining 4 sites have no evidence available. These results are shown in Table 21. There has been no change in the number of SNCI's in positive conservation management from the previous monitoring period.

Table 21: Management of SNCI's

No. of SNCI's	SNCI's in positive conservation management						
	2009	2010	2011	2012	2013	2014	2015
22	9 (43%)	11 (52%)	11 (52%)	12 (57%)	13 (59%)	13 (59%)	13 (59%)

6.21 The Surrey Nature Partnership is taking forward work to help protect biodiversity in Surrey in line with DEFRA's Biodiversity 2020 strategy. Biodiversity Opportunity Areas (BOAs) are areas where there is improved habitat management and efforts to restore, re-create and enhance priority habitats and species. The Surrey Nature Partnership has now set objectives and targets for each of the counties BOAs to meet the objectives and targets in Biodiversity 2020. The objectives and targets for priority habitats and species in each of the Boroughs BOAs are set out in Table 22.

Table 22: BOA objective and targets on priority habitats and species

BOA	Priority habitat restoration & creation	Priority species stabilisation and recovery by 2020
Wisley, Ockham and Walton Heaths	Heathland: 8.25ha by 2020. Acid grassland: 7.25ha by 2020. Wet woodland: 1.5ha by 2020.	Annual knawel Pillwort Heath tiger-beetle Nightjar Woodlark Sand lizard
Esher & Oxshott Commons	Heathland: 3.75ha by 2020. Acid grassland: 3.5ha by 2020. Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area. Hedgerows: 0.8km by 2020. Ponds: 0.75ha by 2020.	Starfruit White-letter hairstreak Adder Nightjar Woodlark
Ashted & Epsom Wood Pasture, Princes Coverts & Horton Country	Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area.	White-letter hairstreak Heart moth Adder Harvest mouse

Park	Wet woodland: 1.5ha by 2020. Wood pasture & parkland: 6ha by 2020. Heathland: 8.25ha by 2020. Acid grassland: 7.75ha by 2020. Hedgerows: 1.7km by 2020.	
Thorpe & Shepperton	Standing open water: 3ha by 2020. Floodplain grazing-marsh: 34.25ha by 2020. Acid grassland: 9.25ha by 2020. Wet woodland: 3ha by 2020. Reedbeds: 4.75ha by 2020.	Greater water-parsnip Marsh stitchwort Lapwing Water vole
Molesey & Hersham	Standing open water: 0.75ha by 2020. Floodplain grazing-marsh: 9.5ha by 2020. Acid grassland: 4.25ha by 2020. Reedbeds: 1.25ha by 2020.	Lapwing Reed bunting Water vole
River Wey	Floodplain grazing-marsh: 35.25ha by 2020. Wet woodland: 4.5ha by 2020. Rivers (in-channel / bankside habitat creation): 10km by 2020. Meadows: 11.75ha by 2020. Reedbeds: 7ha by 2020.	Marsh stitchwort White-clawed crayfish Lapwing Harvest mouse Otter Water vole European eel
River Mole	Floodplain grazing-marsh: 22ha by 2020. Wet woodland: 2.75ha by 2020. Rivers (in-channel / bankside habitat creation): 5km by 2020. Meadows: 7.25ha by 2020. Reedbeds: 4.25ha by 2020.	Marsh stitchwort Harvest mouse Water vole Otter Brown trout European eel
River Thames	Rivers (in-channel / bankside habitat creation): 3km by 2020. Floodplain grazing-marsh: 2.75ha by 2020. Wet woodland: 0.25ha by 2020.	Greater water-parsnip Depressed river mussel European eel

Enhancements and Improvements

Objectives

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 the enhance biodiversity interests.

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

Tree strategy is in place to deliver relevant targets in accordance with national guidance

Appeals dismissed for applications considered to have a negative impact on the Borough's landscape and trees

6.22 At the end of the 2015/16 monitoring year, there had been no change to the amount of Council owned publicly accessible open green space in the Borough, with the total figure remaining at 793Ha. There has not been any significant change to this figure since Core Strategy adoption.

6.23 At the end of the 2015/16 monitoring year, there have been five environmental improvement schemes delivered by the Council. These are:

- Additional tree planting;
- Paddling pool refurbishment;
- Repair of Ditton slipway and retaining wall;
- Improved green space security, and;
- Greenline fitness loops

Further enhancements to the Borough's green infrastructure network are shown in Table 1 under the Local Infrastructure Delivery section of this AMR.

Development Management Policies

6.24 At the end of the 2015/16 monitoring year, four appeals were decided which were made with reference to Policy DM6 – Landscape and Trees of the DMP. Appeals would be dismissed if the Inspector agreed with the Council that development proposals would have a negative impact on the Borough’s landscape and trees. Three development proposals were found by the Inspector to accord with DM6 and, in accordance with other Local Plan policies, were all allowed on appeal. One proposal was found to be in contravention of DM6 and other Local Plan policies and subsequently dismissed.

Waterways and Flooding

Objectives

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 permissions granted contrary to EA advice on flooding and water quality grounds

Percentage of development involving SuDS

Number of environmental management and improvement schemes delivered along the Borough’s riparian landscape and waterways

Number of planning permissions granted which secure river restoration or enhancement or impact on the Borough’s riverside areas

Number of planning permissions granted which support the recreational use of the Borough’s waterways

6.25 Depending on the scale of a proposed development and the risk from potential flooding, the Council will either consult the Environment Agency (EA) or refer to their standing advice notes. At the end of the 2015/16 monitoring year, there were no planning permissions granted contrary to EA advice, received through formal consultations and standing advice notes, on flooding and water quality grounds.

6.26 Sustainable Drainage Systems (SuDS) are required as part of all new-build developments to mitigate the impact of new development on surface water run-off and fluvial and non-fluvial flooding. At the end of the 2015/16 monitoring year, 123 out of 156 planning permissions approved for new-build residential development incorporated SuDS. This equates to 79%, down 2% on the previous year. The Climate Neutral Checklist, which was required as part of the validation process has to recorded the incorporation of SuDS in development schemes. However changes to Government policy mean the checklist could no longer be required as part of the validation process. Monitoring and recording the implementation of SuDS in development schemes will however, be pursued using an alternative method.

6.27 At the end of the 2015/16 monitoring year, a number of environmental management and improvement schemes were delivered along the Borough's riparian landscape and waterways. These are:

- Amenity enhancements at River Hill Cobham on the River Mole.
- Invasive species control of the Himalayan Balsam weed at West End Common on the River Mole.
- Invasive species control of the Himalayan Balsam weed at Arbrook and Littleworth Common on the River Rythe.

6.28 At the end of the 2015/16 monitoring year, the Council granted thirteen planning permissions that relate to Policy DM13 – riverside development and uses that secure river restoration, enhance or affect the Borough's riverside areas. The Council also granted two planning permissions during the 2015/16 monitoring year that relate to Policy DM22 and support the recreational uses of waterways.

Summary

6.29 The vast majority of development delivered in the monitoring year was on previously developed land and the Council has continued to ensure that the Green Belt meets the purposes for which it designated. It still covers 57% of the Borough and its openness has been preserved by using development management policies that were adopted in 2015.

6.30 Developments within the 5km zone of influence of the Thames Basin Heath SPA continue to contribute financially towards mitigation measures that protect, manage and monitor the SPA. At the end of the 2015/16 monitoring year, the Council had collected a total of £375,287 since collection began, with £101,497 (roughly a third) collected in the 2015/16 monitoring year alone. In particular this mitigation strategy alongside improved management and monitoring of the SPA has seen the number of Dartford Warbler territories vastly increased compared to the numbers seen the year before, with numbers almost recovered to those in 2007. There was a slight decrease on the number of Nightjar and Woodlark territories but not in-line with any significant trend.

6.31 The Council has also delivered a range of environmental improvements that ensure that our Green infrastructure continues to make an effective contribution to the well-being of the community. Overall, the Council's approach to supporting Green infrastructure and biodiversity appears to be having a positive effect. The combination of effective development management and appropriate mitigation has combined to ensure the impact of new development is minimised.

7 Sustainable Lifestyles

Introduction

7.1 To meet the challenges of climate change, the Council is committed to ensuring new developments reduce CO₂ emissions, increase the use and supply of renewable energy, and promote the reuse, recycling and composting of waste. In order to reduce congestion and pollution from vehicular traffic, created by the Borough's strategic location close to London and Heathrow and Gatwick airports and access to the M25, the Council will also pursue measures that reduce people's reliance on private motor cars and promote more sustainable and environmentally friendlier forms of transport.

Objectives

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.

To promote sustainable lifestyles and reduce the Borough's ecological footprint through minimising and reducing the need to travel, minimising the use of natural resources and maximising the use of renewable energy.

To respond to the social and physical infrastructure needs arising from new

Indicators

Percentage of household waste sent for reuse, recycling and composting

Per capita reduction in carbon dioxide (CO₂) emissions.

Pollution levels in Air Quality Management Areas (AQMAs).

Appeals dismissed which are considered to contravene / fail to achieve pollution standards within Policy DM5.

Number of travel plans submitted.

Congestion levels

Length of cycleways implemented.

Length of new footways implemented.

Number of train stations improved.

Number of bus services improved.

Appeals dismissed which do not accord with Elmbridge Parking Standards set out in Policy DM7.

Household Waste

7.2 At the end of the 2015/16 monitoring year, the Council's performance indicators show that 50.2% of household waste was sent for reuse, recycling and composting. This exceeds both last year's figure of 48.1% and the target of 49% for the 2015/16 monitoring year. There were two further indicators providing a breakdown of the percentage of household waste sent for recycling and composting separately. The first indicator shows 26.4% of household waste was sent for recycling, exceeding last year's figure and the 2015/16 target of 25%. The second indicator shows the remaining 23.8% of household waste was sent for composting, exceeding last year's figure of 22.9% but marginally below the 2015/16 target of 24%.

Pollution

7.3 Statistics collected by the Department for Business, Energy and Industrial Strategy give estimates on the levels of CO₂ emitted annually by local authority. Table 23 shows the levels of CO₂ emitted per capita in Elmbridge since 2005.

Table 23: CO₂ emissions per person

Year	Population ('000s, mid-year estimates)	CO ₂ emissions per tonne per capita			
		Industrial & Commercial	Domestic	Transport	Grand Total
2005	127.3	1.9	2.9	2.5	7.4
2006	128.8	2.0	2.9	2.6	7.5
2007	129.8	1.9	2.8	2.5	7.2
2008	129.9	1.9	2.9	2.4	7.2
2009	130.0	1.7	2.6	2.3	6.6
2010	130.9	1.7	2.8	2.2	6.8
2011	131.4	1.5	2.5	2.2	6.3
2012	131.5	1.7	2.7	2.2	6.6
2013	132.2	1.6	2.7	2.1	6.3
2014	132.8	1.4	2.2	2.2	5.8

7.4 In 2014, there was record low in the levels of CO₂ emitted across the Borough with less than 800 kilo tonnes produced for the first time since these measurements began to be recored, equating to 5.8 tonnes per capita. Over a nine year period, the amount of CO₂ emitted in the Borough has fallen by 1.6 tonnes per capita. There were falls in emissions from industrial & commercial and domestic sources, with the latter falling by a record 0.5 tonnes per capita on the previous year. There was a slight increase in CO₂ emissions resulting from transport sources for the first time since 2006; however, the general trend shows a reduction in CO₂ emitted from Transport sources since 2005. Industrial & Commercial and Domestic sources, as well as the grand total, have all previously experienced static year-on-year changes in CO₂ emissions so the increase in CO₂ emissions from transport sources in 2014 shouldn't prove too much of a concern; anticipating the general trend to reduce CO₂ emissions will continue. If the general trend changes whereby increases in CO₂ emissions are sustained year-on-year, at this point remedial action will be required.

7.5 Seven AQMAs have been declared within the Borough where the national air quality objective is unlikely to be achieved. The Borough collects data annually on the levels of nitrogen dioxide (NO₂), produced primarily from vehicle use and congestion, within each AQMA. The national air quality objective is to not exceed more than 40 micrograms per cubic meter (µg/m³) of NO₂. Table 24 details the levels of NO₂ recorded in each of the Boroughs AQMAs in 2015 and associated data relating to the 40µg/m3 objective.

Table 24: NO₂ emissions in AQMAs

Air Quality Management Area (AQMA)	Number of monitoring points	Number of monitoring points where air quality objective is exceeded	Highest level recorded (µg/m ³)	Average (µg/m ³)
Esher High Street	8	8	62.1	52.9
Walton Road, Molesey	4	3	62.1	44.7
Weybridge High Street	10	9	72.8	49
Walton High Street	4	4	56.7	47.1
Cobham High Street	2	2	59.9	48.1
Hampton Court	5	4	61	51.4
Hinchley Wood	2	1	58.9	46.2

7.6 AQMA shows that none of the AQMAs achieved the 40µg/m³ air quality objective. The highest levels and averages for all AQMAs exceeded the levels of NO₂ recorded in 2014. For four of the AQMAs, the highest levels recorded were more than 50% above the 40µg/m³ air quality objective with Weybridge High Street with by far the highest recorded level of 72.8µg/m³. While there's been a reduction in the number of monitoring points from 37 to 35 on the previous year, the number of monitoring points where the air quality objective has been exceeded rose from 22 to 31.

Development Management Policies

7.7 There was one appeal decision which related to Policy DM5 – Pollution of the Development Management Plan. The Council's decision to refuse planning permission wasn't based on the living conditions of neighbouring properties in terms of the impact from the proposed development on noise and light pollution. However, due to objections to the development proposal from neighbouring properties, the Inspector did discuss this issue in the reasons for their decision, concluding that the development proposal was in accordance with DM5. Taking into account other Local Plan policies as well as DM5, the Inspector allowed the appeal.

Transport

7.8 At the end of the 2015/16 monitoring year, there were three consultations received from Surrey County Council on the details of school travel plans pursuant to

planning permissions related to development of schools. The Council raised no objection to all three consultations. The Council also received five applications for confirmation of compliance of conditions for travel plans, four of which relate to the development at schools and the other application for development at Hersham Village Golf Club. For all five applications, the Council decided the travel plans were compliant and met the relevant condition.

7.9 The Department for Transport compiles and collects statistics on average vehicle speeds taken, for both directions, on A-roads. Average vehicle speeds are used to determine the level of congestion with lower speeds signalling higher congestion. It is difficult to draw comparisons between each road, because of varying speed limits and restrictions, but analyses can be undertaken on yearly changes. Table 25 shows the average vehicular speeds, using an average of March and September months, taken on the Borough's six A-roads (excluding the A3 trunk road) since 2011.

Table 25: Average vehicle speeds on the Borough's A-roads

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

7.10 There seemed to be general trends of falling average speeds, hence increasing congestion, until 2013 and 2014 but the following years have since shown rising average speeds, therefore less congestion. This could be down to a number of factors including modal shifts i.e. changing the mode of travel from a private motorcar to public transport and cycling. Average speed figures and congestion levels for 2015 are more positive than in previous years, but population increases projected in the SHMA 2016 will make transport infrastructure development and improvements necessary otherwise congestion levels will increase.

7.11 At the end of the 2015/16 monitoring year, there was one new cycle path completed at Terrace Road, Walton-on-Thames that was 3.3km in length. There were not any projects commenced for new cycle paths during the 2015/16 monitoring

year. There were also no new footways delivered and no bus services improved in Elmbridge. However, projects for footpath improvements in the Borough and the Cobham Chatterbus were allocated CIL funding earlier in the year by the respective Local Spending Boards (further details are set out in the chapter on Local Infrastructure Delivery).

7.12 South West Trains in partnership with Network Rail have recently completed redeveloping Hinchley Wood station as part of Network Rail's National Station Improvement Plan. The new station building will comprise of a new ticket office and waiting room, a new Virtual Ticket Vending Machine, a more spacious platform area and new additional seating. As well as Hinchley Wood station, Claygate station, Weybridge station and Walton-on-Thames station will all benefit from new cycling facilities with a cycle hub at Walton-on-Thames station providing 140 cycle spaces. A summary of recent station projects¹⁸ also shows Access for All improvements at Oxshott station.

Development Management Policies

7.13 At the end of the 2015/16 monitoring year, there were six appeal decisions that related to Policy DM7 – Access and parking. Of these, only one development proposal was deemed by the inspector to contravene with DM17 and, in contravention of other local plan policies, was dismissed. Of the five development proposals, which were found to be in accordance with DM17, two were dismissed because they contravened other Local Plan policies.

Summary

7.14 Whilst planning policies will not on their own deliver increased recycling or reductions in pollution they do seek to support these wider goals. As such, improvements in these indicators are positive and show that planning policies and improvements to infrastructure are contributing to an increasingly positive picture. However, whilst traffic speeds are increasing, congestion and pollution remain key problems. We are seeing increased pollution across our AQMAs and this situation will be monitored closely. In particular, this will need to be considered as part of the plan making process and how ensure that development in does not impact negatively on congestion and pollution.

¹⁸ www.southwesttrains.co.uk

8 Historic Environment

Objectives

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

Number of planning permissions granted involving the significant harm to, or loss of a designated heritage asset

Introduction

8.1 Elmbridge has 770 Listed Buildings, 300 Locally Listed Buildings, 25 Conservation Areas, 3 Historic Parks and Gardens, 6 Scheduled Monuments and 56 Sites of High Archaeological Potential. These contribute significantly to the Borough's attractive environment as well as its economic and social vitality. However they are irreplaceable resources that are vulnerable to decay, neglect and other threats.

Heritage and Buildings at Risk

8.2 Historic England is the public body responsible for preserving England's historic environment. Historic England annually updates the Heritage at Risk (HAR) register which identifies those sites most at risk of being lost as a result of neglect, decay or inappropriate development. In 2015 the HAR register identified four heritage assets in the Borough at risk which represents no change from last year. Those at risk are:

- The Railway Straight – Brooklands Motor Racing Circuit is a scheduled monument and a grade II listed structure within a conservation area. The HAR register reported last year a repair scheme was in progress but the register has now stressed agreed works need to be completed to address the assets 'very bad' condition.

- The Belvedere, Claremont Park, Esher is a scheduled monument and a grade II* listed building within Claremont Park, a grade I registered park and garden. The condition of the Belvedere is classified as 'fair'. Last year the HAR register reported the Belvedere was slowly decaying with no solution agreed, but since then discussions are underway with the owners.
- Former kitchen garden walls to Claremont House, Claremont Park Road, Esher are grade II* listed structures, also within Claremont Park. The condition of the former kitchen garden walls are classified as 'poor' but, after investigations were completed with one of the owners for possible repair techniques and materials, some repairs have taken place but more repairs are required along with a full survey of the walls.
- Brooklands conservation area, consisting of five listed buildings and structures and the Railway Straight scheduled monument, is in 'poor' condition but its vulnerability is considered low.

8.3 The Council are currently undertaking a 'Buildings at Risk' survey of all 770 statutory Listed Buildings in the Borough. This is a once in a decade snapshot of all of the listed structures that will assess their current condition, and where any are identified as 'at risk', then the owners will be notified of advice and action they could take to improve the state of the building. Work on this began in April 2016 and is due to complete by the autumn of this year. Whilst a full survey is undertaken infrequently it provides an excellent basis from which to monitor and manage our stock of listed buildings.

Conservation Areas

8.4 There are currently twenty-five designated conservation areas in the Borough covering more than 1,800 properties. Twenty-three conservation areas have designation statements of which fourteen have endorsed Conservation Appraisal and Management Plans (CAMPs). As stated in the 2015/16 Council Plan, the Council are investigating the Templemere Estate, Weybridge as a potential new conservation area and are now working with the local community to produce a CAMP as supporting evidence.

Heritage Strategy

8.5 As part of the 2015/16 Council Plan, one of our top priorities is to create a 'unique, green and attractive Elmbridge'. To help meet this priority the Council endorsed a Heritage Strategy on 2 December 2015. The new Heritage Strategy provides the framework for how we understand, preserve, manage, integrate, interpret and promote the Borough's heritage both in the immediate and long term future. The strategy reviews the national and local heritage context, identifies some of the strengths, weaknesses, opportunities and threats for service delivery before suggesting key priorities and recommendations.

Whiteley Village

8.6 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's important to note the effect of planning policies on the village and enable the community to engage in the planning process.

8.7 At the end of the 2015/16 monitoring year there had been just one planning application within Whiteley Village. The proposed development was for a single storey building for use as office space for a period of two years. The application was refused planning permission on 1 May 2015 because the proposed development represents inappropriate development within the Green Belt, which by definition would be harmful to the openness of the Green Belt. It was not considered that very special circumstances have been demonstrated to outweigh the harm of the inappropriate development.

Development Management Policies

8.8 To help assess the effectiveness of the Development Management Plan (DMP) in meeting the overarching Local Plan Core Strategy objectives, an indicator was created to review planning permissions, on an annual basis, to see if any had been granted that involved the significant harm to, or loss of a designated heritage asset. The DMP sets a target of zero planning permissions granted on this basis except where justified in accordance with policy. At the end of the 2015/16 monitoring year there were no granted planning permissions involving the significant harm to, or loss of a designated heritage asset.

Summary

8.9 The Council is taking positive steps to protect its heritage assets by working proactively with owners to ensure their preservation. The Heritage Strategy provides an excellent framework with which to manage our assets and we have made significant steps in delivering the actions in this plan. In particular, we have surveyed all our listed buildings as part of the Buildings at Risk survey and for the first time created an electronic database of our listed buildings and their status. This will enable us to update this information far more easily in future and to better monitor the status of our listed buildings.

9 Quality of Life

Introduction

9.1 Elmbridge was rated number one for quality of life across the UK, in 2010 by the Halifax Quality of Life Survey. However, a main challenge of delivering additional development and infrastructure is that it does not compromise people's quality of life. We aim to maintain Elmbridge's reputation as one of the most sought after areas in which to live.

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 local area as a place to live

Overall health of residents

Adult participation in sport

Residents feeling of safety in the Borough

Number of Elmbridge super output areas in the bottom quartile for Surrey for the IMD.

Proportion of appeals dismissed for development that fails to achieve a high standard of design and layout and or privacy and amenity.

Total number of permissions granted for horse related activity

Proportion of developments for horse-related activities allowed at appeal.

Resident Satisfaction

9.2 The Council undertakes an annual survey of selected Elmbridge residents annually, called the Residents' Panel survey, to assess the extent the Council is performing with respect to local people residing in the Borough. Results in 2015 show 75% of survey respondents thought the Council provided value for money for the services for which it is responsible. This is a 2% increase on last year. Residents were also asked overall how satisfied or dissatisfied they are with the way the Council runs its services. 88% of respondents said they were satisfied which is the same as the year before.

9.3 The survey also asked residents how satisfied they were with their local area; the local area considered being the area within 15 – 20 minutes walking distance of their home. As a place to live 93% of respondents were satisfied with their local area, which is 3% down from 96% reported in 2014. 95% of respondents agreed that Elmbridge is a good place to live and work, which is the same as last year.

9.4 This year residents were asked what one improvement they would like to see in their local area. Over 400 comments were received and the most mentioned were around improving road maintenance, closely followed by reducing traffic congestion.

Health, Participation in Sport, and Safety

9.5 The latest Public Health England Health Profile for Elmbridge produced June 2015 states the health of people in Elmbridge is generally better than the England average with life expectancy for men (81.5 years) and woman (85 years) both better than the England average (79.4 years for men and 83.1 years for women). The profile shows that, on the whole, Elmbridge performs significantly better than the national average.

9.6 Sport England's Local Sport Profile for Elmbridge showed adult (16+) participation in sport at least once a week reached a record high of 48.9% during the 2015/16 monitoring year. This monitoring year, adult participation in sport was 4% higher than in 2014/15 and continues to be far above the South-East regional average of 38.7% and the England average of 36.1%. There tends to be an improvement in adult participation in sport for the South-East and across England during Olympic years (2008, 2012, and 2016), but for Elmbridge figures are more static year-on-year.

9.7 The Council administered the annual Community Safety Survey in February 2016 asking those who live, work and visit Elmbridge a variety of questions on crime and anti-social behaviour. Of the respondents, 96% said they felt very and fairly safe outside in their local area during the day and 76% after dark. These figures are better than those collected last time in 2014, with the proportion of residents saying they were very safe during the day and after dark at 75% and 27% respectively.

9.8 The proportion of respondents to the 2016 survey, as an average, 86% have said they felt very and fairly safe outside in their local area during the day and after dark, exceeding the 85% target within the Core Strategy. The survey results also showed 77% of respondents felt that crime in Elmbridge is lower than crime in the rest of the UK, which is encouraging as crime in the Borough and the rest of Surrey is lower than the UK average, but the survey acknowledges the perception of crime in Elmbridge is a lot higher than actual crimes.

Deprivation

9.9 The Government collects data on a wide variety of statistics related to income, employment, education, health, crime; barriers to housing and services, and living environment. These themes / domains are combined and weighted to produce an Index of Multiple Deprivation (IMD) to measure the level of deprivation in small areas, called Lower-layer Super Output Areas (LSOAs). Local Authorities are ranked on the level of deprivation in their area, with '1' being most deprived and '326' being least deprived. The latest IMD was published in autumn 2015 with the Borough ranked 322 with no LSOAs in the most deprived 10% nationally. The Borough

continues to be one of the least deprived areas in the country with Waverley the only Surrey local authority area achieving a higher rank of 323.

Development Management

9.10 The majority of refused planning applications and subsequent planning appeal decisions relate to the impact of the proposed development upon the character and appearance of the local area and on the living conditions of future occupiers and neighbours. Policy DM2 – design and amenity is the basis for which the Council makes decisions to ensure development achieves a high standard of design and layout and or privacy and amenity. As such, DM2 has been referred to in 83 planning and householder appeal decisions over the 2015/16 monitoring period. Of the 83 appeal decisions, Inspectors deemed 46 proposals contravened Policy DM2 and were all dismissed. There were not any appeals allowed where the proposed development was deemed to contravene DM2.

9.11 At the end of the 2015/16 monitoring year, there were just two planning applications that referred to horse-related development and Policy DM19. One proposal was granted and the other refused with no appeal. The refusal was based on the proposal constituting inappropriate development in the Green Belt with no very special circumstances being demonstrated and therefore contravening DM19 as well as DM17 and the NPPF. There weren't any appeal decisions during the 2015/16 monitoring year that were associated with horse-related uses and development, and that referred to Policy DM19.

Summary

9.12 As for previous years, the data from the Council-led resident surveys and borough profiles show that residents continue to enjoy a high quality of life in the Borough. In particular, our residents have identified that the quality of the environment they live in is important and as such, it is vital that we continue to make planning decisions that support development to happen whilst ensuring it is of a high quality. We have achieved this through the implementation of our polices set out the Development Management Plan and the close scrutiny of the design of buildings. These polices are used more than any other in determining the quality of buildings and our decisions to refuse buildings where the design is considered to be inappropriate for the area have been upheld at appeal.

10 Local Infrastructure Delivery

Introduction

10.1 Local Infrastructure planning in Elmbridge 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 Elmbridge, 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.

Infrastructure Schedule

Objectives

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

Indicators

Number of projects outlined in the Regulation 123 List that are delivered

Planning permissions granted for the provision or improvement of social and community facilities

10.2 The definition of infrastructure is broad, including structures such as schools, medical facilities, sport and recreation facilities, open spaces, road and other transport related structures. Strategic infrastructure covers projects like building new schools and highways improvements that affect the entire Borough and beyond. Local infrastructure projects will include development such as footpath and open space improvements, which benefit local groups and communities. The Regulation 123 List sets out the types of strategic infrastructure within the Borough that could be funded through the Community Infrastructure Levy (CIL).

10.3 A number of education related development projects on the Regulation 123 Infrastructure List have made progress over the past year:

- Rebuilding and expansion of Hurst Park Primary School
- Expansion of Cranmere Primary School
- Expansion of Manby Lodge Infant School

- Granting of planning permission (April 2016) for expansion of Cleves School
- Granting of planning permission (June 2016) for expansion of Ashley Church of England Primary School
- Granting of permission (June 2015) and start of works to expand Hinchley Wood Primary School

10.4 A number of highway related projects have also progressed over the past year. They were:

- Design and consultation work for road safety measures outside schools in Long Ditton
- Design and consultation work for Burwood Road safety improvements

10.5 At the end of the 2015/16 monitoring year, there was one appeal decision which referred to Policy DM9 – Social and community facilities. The Inspector agreed with the Council’s decision and dismissed the appeal, citing the proposals inadequacy to provide a replacement community facility that would meet the needs of the existing local community.

Community Infrastructure Levy (CIL)

10.6 The Community Infrastructure Levy (CIL) is the mechanism for the pooling of developer contributions to secure appropriate finances to meet infrastructure requirements arising from new development; essentially a local charge placed on new development. The Developer Contributions SPD (adopted 2012) and CIL Charging Schedule (adopted 2013) and the Council’s planning contributions charge sheet calculation tool set out the financial contributions required from developments in Elmbridge to fund infrastructure projects.

10.7 The Council is required to allocate a proportion of CIL receipts to spend on priorities that should be agreed with the local community in areas where development has taken place. The proportioned amount is transferred to Parish, Town and Community Councils, where they exist and to communities where a Neighbourhood Plan has been made. As Elmbridge has only one Parish Council (Claygate) and no made Neighbourhood Plans, the Council has established Local Spending Boards through which bids for funding from local projects in that settlement can be considered. There is a Local Spending Board for each of the Borough’s settlement areas, with the exception of Claygate. The Council has decided to allocate up to 25% of available CIL to be spent on infrastructure that is required in the communities where development took place. .

10.8 The Council, as the local charging authority, can retain 5% of CIL monies to recover the costs of administering the levy. The remaining proportion of CIL monies collected is for strategic infrastructure whereby bids to fund strategic projects are considered by the Council’s Strategic Spending Board.

CIL Monies Collected and Paid

10.9 In the 2015/16 monitoring year, a total of £4,300,492 CIL was collected. Of this, £215,025 (5%) was retained for administration costs. As of the end of the 2015/16 monitoring year a total of £9,645,682 of CIL monies had been received since CIL charging began in April 2013. .

CIL Monies Allocated

10.10 As part of the 2016/17 Council Plan's top priorities to create a 'vibrant and thriving Elmbridge', the Council will continue to support improvements to local and strategic infrastructure through CIL. The latest meeting of the Local Spending Board's for each of the Borough's settlement areas, excluding Claygate, took place in February and March 2016. A total of £323,558 of CIL monies were allocated to local projects during the meeting of the 2016 Local Spending Boards. The details of the projects and CIL monies allocated by the Local Spending Boards are shown in Table 26.

10.11 For the 2015/16 monitoring year, a total of £6,214 of monies collected through CIL were transferred to Claygate Parish Council as the body responsible for allocating CIL monies to local projects in Claygate. Since adoption of the CIL charging schedule, Claygate Parish Council has not spent any CIL monies collected in order to accrue a larger and more significant amount for local projects.

Table 26: Local Spending Board Projects and Allocations

Local Spending Board	Project	Organisation	Total Awarded
Education			
Weybridge	Improved and expanded cycle storage facilities at Heathside School	Heathside School	£18,000
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	Multi-use games court	Hinchley Wood Secondary School	£9,900
Esher	Esher High School Access Improvements	Esher High School	£27,344
Cobham, Oxshott, Stoke D'Abernon and Downside	Outdoor play space at Cobham Free School	Cobham Free School	£17,280
Cobham, Oxshott, Stoke D'Abernon and Downside	Outdoor playground and learning space at St Matthews Infant School	St Matthews Infant School	£33,359
Footpaths			
Walton-on-Thames	Footpath works to Elmgrove Recreation Ground	Elmbridge Borough Council	£8,000
Esher	Arbrook Lane footpath works	Elmbridge Borough Council	£6,000

Cobham, Stoke D'Abernon, Oxshott and Downside	Improvements to public footpaths in Cobham	Surrey County Council and Cobham Heritage Trust	£3,875
Transport and wider transport infrastructure			
Weybridge	Town centre signage	Weybridge Town Business Group	£3,900
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	Cycle parking facilities at Hinchley Wood Station	Match funding for Department for Transport station cycle upgrade schemes	£10,500
Cobham, Stoke D'Abernon, Oxshott and Downside	Chatterbus	Cobham Community Bus Community Interest Company	£15,000
Built community space			
Walton on Thames	Refurbishment of St Mary's Hall	Walton Parochial Church Council	£20,400
Weybridge	Weybridge Centre for the Community refurbishment	Elmbridge Borough Council	£35,000
Esher	Improvement works to King George's Hall	King George's Hall Trustees	£90,000
Improvements to open space / green infrastructure			
Weybridge	Weybridge Point – improvements to open space	Thames Landscape Strategy	£5,000
Weybridge	Signage to link the Wey Trail with the	Thames Landscape Strategy	£12,000

	Thames Path		
Health			
Cobham, Stoke D'Abernon, Oxshott and Downside	Health equipment Cobham Heath Centre	Cobham Health Centre	£8,000

10.12 The Strategic Spending Board met twice in 2016 to allocate CIL funding to strategic projects. Two schemes to be delivered by Elmbridge Borough Council were allocated CIL funding. These were:

- £77,000 for improvements to Elm Grove tennis courts, and;
- Up to £95,000 for new outdoor gyms

Seven schemes to be delivered by Surrey County Council were allocated CIL funding. These were:

- £300,000 towards the Ashley Church of England Primary School expansion;
- £489,000 towards the Cleves School expansion;
- £175,000 towards the Burhill School Multi Use Games Area to complete school expansion;
- £78,145 towards the Manby Lodge Infant School expansion;
- £326,676 towards the rebuild and expansion of Hurst Park Primary School;
- £55,600 towards the expansion of Hinchley Wood Primary School, and;
- £380,000 towards the rebuild and expansion of Cranmere Primary School.

Summary

10.13 CIL has been very successful with the collection of funds on average above the anticipated amount of £2million per annum. CIL has played a vital role in ensuring developments financially contribute towards the delivery of new infrastructure and community-based projects to meet the needs of local people and allow growth to be managed sustainably. The introduction of CIL and the Council's allocating process of CIL monies to infrastructure and community-based projects is a significant change in the way the Council will support infrastructure 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 that are needed.

11 Performance of Planning Services

Introduction

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

Objectives

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

Indicators

Total number of planning appeals per annum and proportion dismissed

Council Performance Indicators

11.2 At the end of the 2015/16 monitoring year, there were 125 planning appeal decisions handed down of which 57% were made in favour of the Council and dismissed. This proportion is down 2% on the previous year and below the 65% target, however there were 39 appeals more than in the previous year. Of the total appeals, 102 refused decisions were officer delegated of which 60 or 59% were dismissed. The remaining 23 refused decisions were made by sub-committee of which 11 or 49% were dismissed. The 40% recorded in the second quarter reflects the unpredictability of planning appeal decisions however this performance rectified itself in the following quarters.

11.3 At the end of the 2015/16 monitoring year, 91% of major planning applications were processed within the statutory 13-week period. This is an increase of 10% on last year and is above the Council target of 83% and well above the national target of 60%. For minor applications, where the statutory time period to process an application is 8 weeks, 83% were processed within 8 weeks thereby meeting the Council's 83% target and exceeding the national target of 65%. This is an increase of 6% on the previous year. The service also ensured 94% of other applications were processed which beats last year's figure of 91% and exceeds the national and Council targets of 80% and 92% respectively.

Table 27: Planning Services Performance Data 2015/16

	Appeals Dismissed	Major Applications	Minor Applications	Other Applications
April to June	55%	100%	80%	93%

2015 (Q1)				
July to September 2015 (Q2)	40%	85%	77%	91%
October to December 2015 (Q3)	70%	93%	85%	97%
January to March 2016 (Q4)	64%	85%	90%	93%
2015/16	58%	91%	83%	94%
National Target	N/A	60%	65%	80%
Difference	N/A	+31%	+18%	+14%
Local Target	65%	83%	83%	92%
Difference	-7%	+8%	0%	+2%
2014/15	58%	81%	77%	91%
Difference	0%	+10%	+6%	+3%

Council Objectives

11.4 The Council Plan 2015/16 set out a number of objectives for Planning Services to meet during the 2015/16 monitoring year in order to work towards achieving the five year Council Vision 2013-18 and the Council's Top Priorities for 2015/16. These objectives are to:

1. Deliver a Flood Risk Supplementary Planning Document (SPD) to ensure effective implementation of local and national policy;
2. Deliver appropriate planning decisions for sustainable development that provides Elmbridge residents with a good quality of life;
3. Continue to allocate CIL to support improvements in local infrastructure;
4. Review the evidence base supporting the Core Strategy, specifically housing targets and development constraints, in order to agree the future direction of the Local Plan;
5. Adopt and implement the new Development Management Plan (DMP), which will set out clear policies that support delivery of appropriate development in the Borough;
6. Investigate the Templemere Estate as a potential new Conservation Area, and;
7. Develop a strategic approach to conserving, protecting and enhancing the Borough's heritage and trees.

11.5 At the end of the 2015/16 monitoring period, the status of these Council Plan objectives are:

1. The Council's Flood Risk SPD was adopted in May 2016.
2. A total of 3,864 applications were decided within the reporting year of which 774 were refused. More details on the performance of planning services in deciding planning decisions is provided in Table 27.

3. The Council allocated CIL to various local projects through meetings of the Local Spending Boards and allocated CIL to Elmbridge Borough Council and Surrey County Council projects through the Strategic Spending Boards which took place over June, July and August 2015. There were another set of meetings for some of Local Spending Boards between January and March 2016 and another two meetings on the Strategic Spending Board in 2016.
4. A review of the evidence base supporting the Core Strategy has been completed with a new LDS published in September 2016.
5. The Council's DMP was adopted in April 2015.
6. Investigation of the Templemere Estate for Conservation Area designation had been delayed due to staff absences and rescheduled but work is underway to prepare a Character Appraisal and Management Plan (CAMP) document to provide supporting evidence.
7. The Council's Heritage Strategy was endorsed in December 2015.

Satisfaction

11.6 Results of the 2015 Residents Panel Survey show 41% of respondents were very and fairly satisfied with Planning Services, which is a 3% decrease on last year's figure. That said 27% of respondents said they were very and fairly dissatisfied with the service and a further 32% stating they had not used the service or 'don't know'. In comparison with the Council's eight other services, planning came sixth behind Waste Collection (89%), Local Taxation (77%), Street Cleaning (75%), Environmental Services (73%) and Leisure and Cultural Services (63%).

12 Future Monitoring

Introduction

12.1 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. The Council, like the Government, is committed to maintaining transparency with regard to its policies and their outcomes. An annual AMR helps achieve this by outlining the broad impact of the Council’s policies on the local environment and community.

Changes to the AMR for 2016/17

12.2 Changes to Government planning policy and direction have meant the Council has had to change what it monitors and reports on in the AMR. Going forward, the Council will be required to report on starter home activity and self-build and custom house building within the Borough, which will be done through the AMR.

12.3 The Council commenced a review of its electoral ward boundaries, undertaken by the Local Government Boundary Commission for England, which resulted in a reduction in the number of wards from 22 to 16 wards. These changes were implemented in May 2016 when Council elections took place. The Council’s settlement areas were coterminous¹⁹ with its ward boundaries but following changes to the ward boundary, changes were also made to the settlement areas so they remained coterminous with the Borough’s wards. As a result of the ward boundary changes, the key changes to the Borough’s settlement areas are:

- Burwood Park and Whiteley Village were within Hersham settlement area but are now within Weybridge.
- Painshill Park was within the Hersham settlement area but is now part of Cobham & Oxshott.
- Residential area south of Hersham Golf Club was within the Hersham settlement area but is now part of Esher.
- Areas south-east of the River Mole and Bridge Road East Molesey including Hampton Court Parade; Old Tiffians Sports Ground; and Imber Court Trading Estate, are now part of the Long Ditton, Thames Ditton, Hinchley Wood and Weston Green settlement area.

12.4 The Council will continue to collect and analyse data by settlement area. Changes to the settlement areas mean comparisons cannot be drawn to data collected and analysed in previous years or to the anticipated broad distribution of housing delivery by settlement area.

12.5 The Council will put in place new monitoring systems and processes in order to report on the effectiveness of the Flood Risk SPD. This includes a revised system to ensure the use of sustainable drainage systems in new development, and creating new indicators in addition to and to replace the indicators set out within the Core Strategy that relate to Policy

¹⁹ Having the same boundaries or covering a common area.

CS26 – Flooding. This includes monitoring planning permissions for developments with a Flood Risk Assessment and specific flood risk mitigation methods.

Summary

12.6 As part of its objective led performance framework, the AMR will continue to monitor those indicators outlined in the Core Strategy, Development Management Plan 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 also allows the Council to assess whether it's necessary to trigger contingency plans, should performance fall below expectations.

12.7 As the Local Plan progresses it is possible neighbourhood plans for specific areas within the Borough may emerge. Any neighbourhood plans that may emerge there progress and policies will be monitored and reported on within AMR.

12.8 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 2016/17 'Building on Excellence' sets out flagship activities and strategic priorities of which some relate to the Councils planning service. For more effective monitoring of the service it's integral to report on in the AMR the performance of planning services in relationship to flagship activities and strategic priorities of the Council Plan.

12.9 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 the Council to better understand the impacts of our policies at a local level and better support the Localism agenda of the Government.

12.10 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 and 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 affecting the Borough and its settlements.

Appendix 1: Affordable Housing Delivery

12.11 Reviewing housing data for this AMR has revealed instances of double counting and under reporting of affordable housing delivery between 2011 and 2015. These occurrences were due to the phased delivery on developments and errors in recording on the Council's monitoring systems. Issues also arose with the inclusion of affordable housing acquisitions in overall affordable housing delivery. As a result, there has been an over reporting of 10 affordable homes, in comparison to delivery stated in previous AMRs between 2011/12 and 2014/15.

Affordable Housing Delivery from New Build Developments

12.12 Development at 21-72 Oakbank Avenue & 56-72 Homefield Road resulted in the delivery of 66 gross affordable homes. The whole development was recorded as complete in the 2011/12 AMR, however the 2012/13 AMR stated 24 affordable homes were completed during the monitoring year, and the 2014/15 AMR recorded a further 15 affordable homes as complete from this development. Scrutinising the Elmbridge Building Control figures found that not all 66 affordable homes had been completed in 2011/12 and the development had been phased, with 13 affordable homes completed in 2011/12, 24 in 2012/13, 14 in 2013/14 and 15 in 2014/15. This is reflected in the tables below.

12.13 Development at Imber Place resulted in 12 gross affordable homes. The development was phased, with phase one of 3 affordable homes delivered in 2012/13; this was recorded in the 2012/13 AMR. The 2013/14 AMR recorded phase two of the remaining 9 affordable homes as under construction and a site visit for the 2014/15 AMR confirmed the development was completed. However, a completion certificate was requested for 12 new dwellings on 28 March 2013 and Elmbridge Building Control show electrical installations for new build dwellings were completed during the 2013/14 monitoring year. Given the lack of a completion date for phase two, the 9 affordable homes will be recorded as delivered during the 2013/14 monitoring year.

12.14 Land next to Molesey Football Ground was developed for 20 homes with 8 provided as affordable. When collecting data for the 2014/15 AMR, the Council's monitoring system showed the site had commenced and partially completed. As the whole development was not completed, it was deemed as under construction and not included within the completion figures for the 2014/15 AMR. After reviewing the monthly NHBC house-building returns, it was found the remaining dwellings had in fact been completed but were not recorded on the Council's monitoring system. Therefore, the whole development, including 8 affordable homes, are recorded as completed in 2014/15.

12.15 Discounting acquisitions from previous AMR affordable housing figures, there has been an over reporting of 25 gross affordable homes from new build developments. Table 1 below sets out the total gross number of affordable homes delivered through new build developments, each year from 2011/12 onwards.

Table 28: Gross New Build Affordable Housing Completions from 2011 to 2016

Site	Affordable Homes	Year of Completion
Former Ambleside and Swansmere Schools	27	2011/12
21-72 Oakbank Avenue & 56-72 Homefield Road	13	2011/12
	24	2012/13
	14	2013/14
	15	2014/15
Faraday Road	30	2011/12
Windmill Lane	9	2012/13
Imber Place	3	2012/13
	9	2013/14
Brookfield Gardens	10	2013/14
Former Walton Swimming Pool, Kings Close	17	2013/14
Hylton Lodge	17	2013/14
The Dell	48	2014/15
303 Molesey Road	12	2014/15
Garage block on Latton Close	4	2014/15
Garage Block at 19 Gavell Road	4	2014/15
Wyndham Avenue	4	2014/15
Garage Block at fire station Gavell Road and 31-33 Hamilton Avenue	3	2014/15
Garage block at 51 Oakbank Avenue	2	2014/15
Garage block at Tonbridge Road	4	2014/15
Molesey Football Ground	8	2014/15
PGS House	50	2015/16
Mellor Close	4	2015/16
The Surveyor	20	2015/16
Walton Reach	4	2015/16
Total	355	2011-2016

Affordable Housing Delivery from Acquisitions

12.16 13.6 Utilising financial contributions from developments through S106 agreements, the Council works alongside registered providers / housing associations to purchase existing housing on the open market and turning it into affordable housing. These acquisitions make a small contribution towards meeting the Council's affordable housing target. Acquisitions take place through a number of Council-led schemes such as the Elmbridge Homeownership Assistance Scheme.

12.17 Affordable homes acquisitioned through the Elmbridge Homeownership Assistance Scheme were included in the AMR affordable housing delivery figures since 2012/13. However, affordable housing delivery figures have not included any affordable homes acquired through other schemes, and the 2011/12 AMR did not include any acquisitions. The

following tables show the total affordable housing delivery from acquisition schemes, each year from 2011/12.

Table 29: Acquired Affordable Homes from 2011 to 2016

Scheme	Affordable Homes	Year of Acquisition
Elmbridge Housing Trust	2	2011/12
Elmbridge Homeownership Assistance Scheme	11	2011/12
	8	2012/13
	4	2013/14
	4	2014/15
	5	2015/16
Mortgage Rescue Scheme	1	2013/14
Empty Homes Programme	1	2014/15
	1	2015/16
Young People's Housing Scheme	1	2015/16
Thames Homeless Project (THP) House	1	2015/16
Total	39	2011-2016

Affordable Housing Delivery by Year

12.18 The following tables express the gross affordable housing delivery each monitoring year from 2011/12 to 2015/16. The tables distinguish between new build development sites and acquisition schemes.

Table 30: Gross Affordable Housing Delivery in 2011/12

Site / Scheme	Delivery Method	Affordable Homes
Former Ambleside and Swansmere Schools	New Build	27
21-72 Oakbank Avenue & 56-72 Homefield Road	New Build	13
Faraday Road	New Build	30
Elmbridge Housing Trust	Acquisition	2
Elmbridge Homeownership Assistance Scheme	Acquisition	11
Total	New Build: 70 Acquisition: 13	83

Table 31: Gross Affordable Housing Delivery in 2012/13

Site / Scheme	Delivery Method	Affordable Homes
21-72 Oakbank Avenue & 56-72 Homefield Road	New Build	24
Windmill Lane	New Build	9
Imber Place	New Build	3
Elmbridge Homeownership Assistance Scheme	Acquisition	8
Total	New Build: 36 Acquisition: 8	44

Table 32: Gross Affordable Housing Delivery in 2013/14

Site / Scheme	Delivery Method	Affordable Homes
21-72 Oakbank Avenue & 56-72 Homefield Road	New Build	14
Imber Place	New Build	9
Brookfield Gardens	New Build	10
Former Walton Swimming Pool, Kings Close	New Build	17
Hylton Lodge	New Build	17
Elmbridge Homeownership Assistance Scheme	Acquisition	4
Mortgage Rescue Scheme	Acquisition	1
Total	New Build: 67 Acquisition: 5	72

Table 33: Gross Affordable Housing Delivery in 2014/15

Site / Scheme	Delivery Method	Affordable Homes
21-72 Oakbank Avenue & 56-72 Homefield Road	New Build	15
The Dell	New Build	48
303 Molesey Road	New Build	12
Garage block on Latton Close	New Build	4
Garage Block at 19 Gavell Road	New Build	4
Wyndham Avenue	New Build	4
Garage Block at fire station Gavell Road and 31-33 Hamilton Avenue	New Build	3
Garage block at 51 Oakbank Avenue	New Build	2
Garage block at Tonbridge Road	New Build	4
Molesey Football Ground	New Build	8
Elmbridge Homeownership Assistance Scheme	Acquisition	4
Empty Homes Programme	Acquisition	1
Total	New Build: 104 Acquisition: 5	109

Table 34: Gross Affordable Housing Delivery in 2015/16

Site / Scheme	Delivery Method	Affordable Homes
PGS House	New Build	50
Mellor Close	New Build	4
The Surveyor	New Build	20
Walton Reach	New Build	4
Empty Homes Programme	Acquisition	1

Elmbridge Homeownership Assistance Scheme	Acquisition	5
Young People's Housing Scheme	Acquisition	1
Thames Homeless Project (THP) House	Acquisition	1
Total	New Build: 78 Acquisition: 8	86