



Elmbridge
Borough Council
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Policies Annual Targets
Trends ²⁰¹⁶ Performance

Authority

Environment
Housing
Data
Local Plan
Indicators

Monitoring

Report

Elmbridge Local Plan
Authority Monitoring Report 2016/17

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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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Executive Summary

Monitoring is an essential part of the planning process and provides a yearly snapshot of performance in the context of set objectives and indicators which determine the success of the Local Plan. Despite on-going changes to Government guidance, the obligation to produce a report setting out performance on the delivery of development locally remains as important as ever. This is now known as the Authority's Monitoring Report (AMR) and must be produced annually. The report forms part of the Government's drive towards local decision making and as such is produced to allow 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 has continued producing an AMR on an annual basis, as part of its continuous monitoring of the objectives set out in the Core Strategy & Development Management Plan, and its commitment to reporting the effectiveness of local planning policy initiatives to local communities.

Some of the headline figures and indicators for the 2016/17 monitoring year are detailed below.

Housing Delivery

Objectives
To provide sufficient housing to meet the local requirement of 3,375 units in the most sustainable locations in the urban area
To supply homes and land that address local housing needs in terms of mix, size, design and tenure

- 267 net additional homes have been completed between 1 April 2016 and 31 March 2017
- 361 gross new homes completed between 1 April 2016 and 31 March 2017
- Of the 357-gross new market / private homes completed, 26% have 1 bedroom, 34% have 2 bedrooms, 9.5% have 3 bedrooms and 30.5% have 4 or more bedrooms.
- The 3 most delivered types of new market / private homes were: detached with 4 or more bedrooms; flat with 1 bedroom, and; flat with 2 bedrooms.

- Highest average densities (dwellings per hectare - dph) of completed housing developments were in Walton-on-Thames (93.8dph) Thames Ditton, Long Ditton, Hinchley Wood and Weston Green (77.84dph) and East & West Molesey (75.31dph).
- The lowest average densities were in Esher (39.61dph), Claygate (29.17dph) and Cobham, Oxshott, Stoke D'Abernon & Downside (10.73dph).
- The average density from developments within the Town, District and Local centres was 150.48dph.
- All new housing developments granted planning permission met the national and local minimum floorspace standard.
- 175 net additional homes were built on previously developed or brownfield land.
- 2 net additional homes were built on garden land with a further 39 net additional homes granted planning permission to be developed on garden land.
- The Council cannot deliver a 5-year supply of deliverable land for housing against the most up to date assessment of housing need (Kingston & North-East Surrey Strategic Housing Market Assessment 2016).
- The Council will be paid £1,888,752.02 of New Homes Bonus for 2017/18.

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

- No private sheltered homes for older people were completed from 1 April 2016 and 31 March 2017.

Affordable Housing

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

- 4 gross new-build affordable homes completed between 1 April 2016 and 31 March 2017.
- Affordable housing completions accounted for 1% of the total 361 gross new homes completed.
- None of the affordable homes provided required grant funding.
- An additional affordable home was acquired through the purchasing and re-use of an existing market house.
- Of the 4 gross new-build affordable homes, 25% (1 home) has 1 bedroom and 75% (3 homes) have two bedrooms. All 4 affordable homes provided were flats / apartments.
- Of the 4 gross new-build affordable homes, 1 (25%) was for affordable rent, 1 (25%) was for intermediate affordable which includes shared ownership and 2 were sheltered housing units.
- There were no new starter homes completed.

Gypsies, Travellers and Travelling Showpeople

Objective

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

- No new pitches for gypsies and travellers were provided.
- The Council cannot deliver a 5-year supply of deliverable land to meet the Borough's local need for Gypsy and Traveller pitches.

Local Economy and Employment

Objective

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

- 470 working-age people claiming out of work benefits.
- A net loss of 1,499sqm office floor space with the majority being lost through permitted development rights.
- All new employment floor space was delivered on previously developed land.

Town Centres

Objective

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

- Additional net loss of offices and shop floor space across the Borough's Town, District and Local centres.
- Additional net gain of 378.5sqm of restaurant and café and 45sqm pub / bar floorspace across the Borough's Town, District and Local centres.

Tourism

Objective

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

- An additional 12 hotel rooms provided.
- No tourist attractions improved but works underway to improve facilities at Brooklands Museum with planned improvements at Sandown Racecourse.

Green Belt

Objective

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

- 57% of the Borough is Green Belt. This remains unchanged.
- 100% of gross new homes were built within the existing settlement areas.
- 1 planning appeal for new buildings in the Green Belt which was dismissed.
- 2 out of 3 planning appeals dismissed for development of existing buildings in the Green Belt, though 1 was not in relation to the Green Belt Policy, but due to design and character issues.
- 1 planning permission for 2 replacement dwellings in the Green Belt was granted during the monitoring year.

Thames Basin Heaths and Biodiversity

Objective

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

- An additional £307,660 collected towards Suitable Accessible Natural Greenspace (SANG) and an additional £133,543 collected towards the Strategic Access Management and Monitoring (SAMM) project.
- There was a slight decrease to the count of Dartford Warbler and Woodlark territories with moderate increases to the count of Nightjar territories compared to the previous year.
- There was an increase in the amount of land in favourable condition within the Ockham and Wisley Commons Site of Special Scientific Interest in the most recent assessment (2016) compared to the previous one (2009).
- 13 SNCI's are in positive conservation management.

Enhancements and Improvements to the Natural Environment

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

- 793 ha of Council owned publicly accessible open green space. This remains unchanged from last year.
- Eight environmental improvement schemes delivered by the Council.
- 3 appeals were allowed and 1 dismissed by the Planning Inspectorate for developments that were considered as having a negative impact on the Borough's landscape and trees.

Waterways and Flooding

Objective

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

- There were 2 planning permissions granted contrary to the Environment Agency advice on flooding and water quality grounds.
- Of the 46 Major Applications granted permission during the monitoring year, only 4 that were permitted did not have a SuDs proforma, but they did not require them for various reasons.
- Three environmental management and improvement schemes were delivered along the Borough's riparian landscape and waterways.

- There were no planning applications securing river restoration or enhancing or impacting on the Borough's riverside areas.
- There were no planning applications supporting the recreational use of the Borough's waterways.

Historic Environment

Objective

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

- 4 heritage assets on Historic England's Heritage at Risk register.
- 14 Conservation Areas have endorsed Conservation Appraisal and Management Plans.

Household Waste and Pollution

Objectives

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

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

- 51.3% of household waste sent for reuse, recycling and composting.
- A reduction of 0.7 tonnes of carbon dioxide emissions per capita on the most recently recorded year (2015).
- 7 Air Quality Management Areas, all with average nitrogen dioxide levels above the 40 micrograms/m³ national air quality objective.

Transport

Objective

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

- Congestion levels have increased on the previous year.
- No new cycle paths completed through other projects that may be completed by the end of the next monitoring year are in progress.

Resident Satisfaction

Objective

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

- 86% of Residents Panel Survey respondents satisfied with the Council's services.
- 93% of Residents Panel Survey respondents satisfied with their local area as a place to live.
- 94% satisfaction that Elmbridge is a good place to live and work.

Health, Participation in Sport, and Safety

Objective

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

- Overall health of people in Elmbridge is significantly better than the England average.
- 48.9% of adults participate in sport at least once a week.
- On average, 81.5% of respondents to the Community Safety Survey said they felt safe outside in their local area.

Deprivation

Objective

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

- Ranked 322 out of 326 local authorities with a rank of 326 in terms of the least deprived Boroughs and Districts in the country.
- No Lower-layer Super Output Areas in the most deprived 10% nationally.

Infrastructure Delivery

Objective

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

- 3 education-related and 3 highways-related infrastructure delivery projects on the Council's Regulation 123 List have made progress.

Performance of Planning Services

Objective

To retain the high quality of life experienced by most Borough residents and share the benefits across all sections of the community
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- 61% of planning appeal decisions were made in favour of the Council and dismissed.
- 92% of major development applications, 90% of minor development applications, and 94% of other development applications were decided within the statutory time periods.
- 43% of Resident Panel Survey respondents were satisfied with the Council's Planning Service

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 Authorities 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 [Planning Practice Guidance](#) 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 1-year period between 1 April 2016 and 31 March 2017; otherwise the AMR will report on the most up-to-date information and data. When reporting on the Duty to Cooperate, Local Plan progress and the allocation of 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 the additional indicators set out in Appendix 6 of the [Development Management Plan](#) (DMP). For the first time the AMR reports against the objectives and indicators of the draft Surrey Local Strategic Statement (LSS). Finally, the AMR also comments on whether the Council's planning objectives set out within the Council Plan have been met.
- 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 sections also examine how effective decisions using the policies in Development Management Plan have been in relation to these objectives by examining whether their use has been supported by Planning Inspectors at appeal. These chapters are set out in the following order:
 - 1.7 The following chapters relate to the monitoring indicators set out in the Core Strategy, Development Management Plan and draft Local Strategic Statement. These chapters are:
 - Housing Delivery;
 - Affordable Housing;
 - 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) and those that have been allocated to local and strategic infrastructure projects in the Borough.
 - 1.8 The penultimate chapter discusses the performance of Elmbridge Borough Council's Planning Services during the 2016/17 monitoring year. This details whether the Council has planning application targets and objectives set out in the Council Plan.

- 1.9 The AMR ends with a chapter on Future Monitoring, setting out anticipated changes and improvements to be made in the 2017/18 AMR.

2. Duty to Cooperate

Background

- 2.1 The duty to cooperate places a legal duty on Local Planning Authorities (LPAs), county councils and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Elmbridge Borough Council is required to report on, in the AMR, any activity relating to the duty to cooperate.

Activity

- 2.2 The Council published an updated [Duty to Cooperate Scoping Statement](#) in September 2016 to demonstrate how it has and will comply with the duty to cooperate. The statement sets out how it has and will continue to cooperate with other local planning authorities, Surrey County Council and prescribed bodies on strategic cross-boundary matters to ensure that the effectiveness of its local plan policies are maximised.
- 2.3 The Council's activities relating to the duty to cooperate over the past year are set out in Table 1 below.

Table 1: Duty to Cooperate Activities

Strategic Matter	Details of Cooperation
Housing	In 2016 a joint SHMA was published for the Kingston and North East Surrey Housing Market Area. This covered the Local Authority areas of Elmbridge, Mole Valley, Epsom and Ewell and Kingston. In line with the Government's latest consultation (Planning for the right homes in the right places) the HMA partners are seeking to prepare a Statement of Common Ground focusing on the spatial distribution of future housing delivery.
Gypsies & Travellers	The Council has published its updated GTAA (2017) in accordance with national guidance (Planning Policy for Traveller sites (August 2015)). This followed a joint methodology prepared for the Council in partnership with Reigate and Banstead Borough Council and Tandridge District Council. A number of

	other Surrey authorities are now using this method (e.g. Mole Valley, Runnymede and Surrey Heath).
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. This document was consulted upon as part of the evidence base supporting the Strategic Options Consultation.
Green Belt	The Council commissioned the Green Belt Boundary Review 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. The Council has now commissioned additional work regarding subdivisions. It will continue to engage neighbouring authorities in the same manner as has previously been the case.
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 continues to provide financial contributions through planning obligations on developments for SANG and SAMM mitigation measures related to the SPA.
Infrastructure capacity – highways	The Council works closely with the County Council, as the local Highways Authority. This takes the form of regular liaison with the Area Highways Team, transport assessment work and collaborative work on Local Enterprise Partnership submissions for funding.
Infrastructure capacity – flood risk	The Council regularly liaises with the Environment Agency and SCC as the lead local flood authority. The Council is currently in the process of updating its Strategic Flood Risk Assessment (SFRA) and preparing a Water Cycle Study.

Infrastructure capacity - schools	Nationally, any new school required has to be a Free School, which is a new academy schools. The Free Schools Programme is operated by the Education and Skills Funding Agency (ESFA) and the Council therefore also engages with the ESFA as required.
Infrastructure capacity – water resources	The Council has responded to the relevant Water Company requests for information to inform their strategic water resource planning. This has taken the form of providing housing trajectories to inform Water Resource Management Plans and long-term investment plans.
Infrastructure capacity – healthcare	The Council liaises with the two Clinical Care Commissioning Groups covering the Borough to understand forecast pressures on infrastructure within the Borough.
Retail and Leisure	The Council has previously completed a retail assessment of the Borough. This document was consulted upon as part of the evidence base supporting the Strategic Options Consultation.

2.4 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. Elmbridge Borough Council was consulted on the following Local Plans during the monitoring year:

- Guildford Borough Council's Proposed Submission Local Plan
- London Borough of Kingston's Direction of Travel consultation
- London Borough of Richmond's draft Local Plan
- London Borough of Sutton's Local Plan Issues and Options consultation
- Reigate and Banstead's New Local Plan
- Runnymede Borough Council's Issues and Option and Preferred Approaches consultation for their Local Plan
- Surrey County Council's Waste Local Plan Issues and Options consultation
- Tandridge District Council's Preferred Strategy for their Local Plan
- Woking Borough Council's Site Allocations Development Plan Document

2.5 The Council responded to evidence base studies from in the previous monitoring year, falling in the below main categories:

- Absolute constraints assessments
- Duty to Cooperate Scoping Statement

- Functional Economic Areas
- Green Belt Boundary Review and Green Belt Boundary Review methodology
- Gypsy and Traveller Accommodation
- Strategic Flood Risk
- Strategic Housing Land Availability Assessment methodology
- Strategic Housing Markets
- Sustainability Assessment / Strategic Environmental Assessment Scoping
- Transport Strategy

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

- A study to investigate the options for addressing congestion on the South West quadrant of the M25
- Environment Agency on the development of the River Thames Scheme
- Heathrow airport
- London Plan – this includes the draft Mayor’s Transport Strategy
- Ongoing engagement with Enterprise M3 LEP
- Ongoing engagement with TFL/Network Rail around Cross Rail 2
- Responding to the Highways England consultation on the proposed M25 junction 10/A3 Wisley interchange improvement scheme and ongoing engagement around scheme development
- The Surrey Infrastructure Study, managed by Surrey County Council
- The Surrey Local Strategic Statement
- The Surrey Waste Plan including informal consultations on site selection methodology

Surrey Local Strategic Statement

2.7 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 (a non-statutory document) will provide a spatial planning vision for the local authorities in the County covering the period 2016 - 2031, 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.

2.8 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. It also provides important evidence to demonstrate that cooperation on strategic matters is an integral part of their Local Plan preparation.

2.9 As part of this LSS, each of the local authorities in Surrey will provide data and information that will go towards monitoring the objectives set. For local authorities this includes:

Objective 1: Supporting economic prosperity:

- losses and gains in employment floor space (B1a, B2 and B8 uses) – overall total and for each safeguarded employment site;

Objective 2: Meeting housing needs:

- number of additional dwellings completed;
- number of starter homes granted planning permission / completions;
- number of custom and self-build properties granted planning permission / completions;
- number of traveller pitches / plots granted planning permission / completions;
- number of affordable homes granted planning permission / completions;
- number of bed spaces in sheltered housing schemes and C2 care home / extra care schemes granted planning permission / completions; and
- % of new homes granted on previously developed land;

Objective 3: Delivering Infrastructure:

- number of patients per GP-average figure on a borough by borough basis (from NHS choices); and
- number of planning permissions granted for alternative development in areas safeguarded for waste-related development AND where an objection was raised by the county council.

Objective 4: Supporting environmental sustainability, natural resource management and conserving and enhancing the character and quality of the countryside and openness of the Green Belt. Monitoring criteria will include:

- measuring biodiversity improvements / net gains (against positive measures implemented in the Biodiversity Opportunity Area Policy Statements); and
- assessing the condition of sites and whether they are being managed positively.

2.10 These objectives / the data required to monitor them will be highlighted through this and future AMRs in their relevant sections e.g. in the housing section for the number of additional houses completed. This will show where a statistic / information is being supplied to monitor both local and LSS.

3. Local Plan Progress

Local Development Scheme (LDS)

- 3.1 LPA's 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 to produce Local Plan documents over a 3-year period. It explains the purpose of each document and their roles within the Local Plan.
- 3.2 The Council adopted its current LDS on 15 November 2017 and a summary of its content is set out in Table 2. This replaces the previous LDS which was adopted on 14 September 2016 and has been updated due to significant changes made to the plan-making process in light of the publication of the Government's [Housing White Paper \(HWP\) 'Fixing our broken housing market'](#). Published on 7 February 2017, the HWP stated that the Government intended to publish a new standardised methodology for calculating housing needs (which acts as a starting point when preparing a Local Plan).
- 3.3 This methodology is likely to require the Council to utilise the new figure as the 'Objective Assessed Housing Need' (OAHN), which forms the basis of determining the appropriate number of new dwellings that a LPA has to deliver. The consultation on this proposed methodology started on 14 September 2017 and the Council has formally responded to it. The Council is now waiting to see what the finalised methodology means for Elmbridge with an expected publication date for this (alongside the required amendments to the [NPPF](#) and [PPG](#)) in the spring of 2018.
- 3.4 In addition to this, the HWP also sets out a number of additional areas that it expects all LPAs to explore as part of its evidence base. This includes detailed studies into urban capacity and dwelling density studies to investigate any additional capacity LPAs might be able to find within their existing urban areas. This additional evidence base information does impact on the timetable for the preparation of the new Local Plan and has been factored into the current LDS.
- 3.5 As well as setting out the timetable for delivering the new Local Plan, the LDS also sets out a timeframe for a review of the [Developer Contributions SPD](#) and [CIL Charging Schedule](#). The LDS also discusses the Burwood Park Neighbourhood Plan which is led by the Neighbourhood Forum, however, the timetable is unknown. Table 2 below sets out the timetable specified in the current LDS.

Table 2: Summary Timetable of the Local Development Scheme 2017 to 2020

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 2018
	Publication of the Proposed Submission Plan	January-February 2019
	Submission	March-April 2019
	Examination	August-September 2019
	Adoption	November-December 2019
Developer Contributions SPD	Commencement of document preparation	November 2017
	Consultation on Draft SPD	January-February 2019
	Adoption	January-February 2020
CIL Charging Schedule	Commencement of document preparation	November 2017
	Consultation on Preliminary Draft Charging Schedule	July to September 2018
	Consultation on Draft Charging Schedule	January-February 2019
	Submission for examination	March-April 2019
	Adoption	January-February 2020
Burwood Park Neighbourhood Plan	Timetable to be led by the Neighbourhood Forum. Once provided this information will appear in future AMRs.	

The Local Plan

- 3.6 Table 3 shows the range of documents the current and future Local Plan for Elmbridge Borough will comprise.

Table 3: The Elmbridge Local Plan

Local Plan document	Status
Core Strategy	Adopted July 2011. To be replaced by new Local Plan in LDS 2017-2020.
Development Management Plan	Adopted April 2015
Saved Policy NRM6 'Thames Basin Heaths Special Protection Area' of the South East Plan	Adopted April 2006
Design & Character SPD	Adopted April 2012
Developer Contributions SPD & CIL Charging Schedule	Adopted April 2012 & February 2013. To be reviewed in LDS 2017 to 2020.
Flood Risk SPD	Adopted May 2016

- 3.7 The Council has undertaken a substantial amount of work over the past year. This primarily includes preparing a number of evidence base documents to support the implementation of the Council's Local Plan. Much of this work was reported in last years' AMR and was written prior to the public consultation on the Strategic Options for the new Local Plan which took place between December 2016 and February 2017. However, considering feedback and responses submitted during the consultation period and other development more generally (e.g. national policy etc.), elements of this work have been revisited and reviewed. These documents include:

- Borough-wide Density Study of the existing settlement area;
- Green Belt Boundary Review – further work looking at smaller sub-divisions has been commissioned;
- Land Availability Assessment (LAA) updated setting out sites which are suitable and available for development and where that development is deliverable;
- Strategic Housing Market Assessment (SHMA) – as mentioned above the Council is awaiting the finalised version of the Government's revised methodology for calculating housing needs;

- The Local Green Space Assessment – additional potential areas have been suggested and the comments relating to the methodology used to assess them;
- Transport Assessment – this has been commissioned to look at the impacts of proposed development on the highways network; and
- Urban Capacity Study – exploring options to optimise the amount of development that can take place in our existing settlements.

Changes to National Planning Policy

- 3.8 Throughout the year DCLG have held consultations on proposed changes to the planning system and technical consultations that give further detail on likely changes to the planning system resulting from the [Housing and Planning Act 2016](#).
- 3.9 On February 7 2017 the Government published its Housing White Paper ([Fixing our broken housing market](#)). This paper sets out a number of proposals that the Government believes would support LPAs and developers to deliver more land for housing and ensure that development on this land comes forward more efficiently and quickly.
- 3.10 Subsequent to this, on 14 September 2017 the Government published a consultation ([Planning for the right homes in the right places](#)) setting out how it planned to achieve some of the aims set out in the White Paper. This included:
- proposing a nationally standardised methodology for calculating housing need for each LPA and how this would impact on the calculation of the 5-year housing land supply LPAs to produce a Statement of Common Ground with neighbouring Councils and proposals to make it easier and quicker to calculate viability assessments.
- 3.11 These proposals above sit alongside proposed changes to the [National Planning Policy Framework \(NPPF\)](#) and [Planning Practice Guidance \(PPG\)](#). The Government is looking to have these in place by the spring of 2018.
- 3.12 More recently the Government has continued with its push in relation to self and custom house building, with the introduction of the statutory requirement for all LPAs in England to have Brownfield Register of Land in place by 31 December 2017. Details of this were set out by the [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) which came into force on 16 April 2017.

- 3.13 The Council published its Brownfield Register in December 2017. This is accessible from the Council's website - <http://www.elmbridge.gov.uk/brownfield-land-register/>
- 3.14 Alongside the regulations which established the need for a register of brownfield land, the Government has also set out new regulations for LPAs to grant Permission in Principle (PiP) to suitable sites on the register. This would grant outline planning permission for solely residential or residential-led development. This was done through the [Town and Country Planning \(Permission in Principle\) Order 2017](#) which came into force on 15 April 2017.

4. Housing Delivery

Objective
To provide sufficient housing to meet the local requirement of 3,375 units in the most sustainable locations in the urban area
To supply homes and land that address local housing needs in terms of mix, size, design and tenure

Indicators:

- Net additional homes delivered (linked to LSS Objective 2)
- Proportion of new dwellings that are 1, 2 and 3 bedrooms
- Densities of completed developments
- Number of units built on previously developed or brownfield land (linked to LSS Objective 2)
- Number of units permitted on garden land
- Amount of developable land available in the next 5 years

The Council's approach to reporting housing delivery

- 4.1 On 14 September 2017 the Government's published its [Planning for the right homes in the right places](#) consultation. Set out amongst the proposals was a new standardised methodology for calculating the housing requirements for each LPA. Once finalised this will be the starting point for the Council to prepare its Local Plan and the first step in the process of establishing a housing target that then considers various constraints in meeting the housing figure such as Green Belt and infrastructure capacity.
- 4.2 Because of these changes, the Council will, in the future, need to base its housing delivery against the standardised methodology figure and prepare its 5-year housing land supply statement on this basis. Until then the Council will continue to report against the remaining relevant sections of the [Core Strategy](#) and the [Kingston & North-East Surrey Strategic Housing Market Assessment \(SHMA\)](#) (2016) in terms of its 5-year housing land supply position.

Core Strategy - housing delivery

- 4.3 Core Strategy Policy CS2 - Housing provision, location and distribution, sets out the Council's adopted housing target to deliver at least 3,375 net additional homes by 2026 (225 net dwellings per annum). In accordance with the [NPPF](#) this policy is however, out of date as it does

not reflect the most up-to-date position of housing need (as set out in the Council's SHMA).

- 4.4 As such, when calculating the 5-year housing land supply, this should no longer be measure against the Core Strategy. Nevertheless, the Council acknowledges that for our residents it is useful to understand housing delivery against the Core Strategy and the spatial distribution of housing completions. For these purposes, this information has been set out below.

Housing completions and the spatial distribution of delivery

- 4.5 The total dwelling stock as of 31 March 2016 was 57,025 dwellings¹ and at the end of the 2016/17 monitoring year (in line with both Core Strategy and LSS monitoring), the Council recorded a total of 267 net additional homes and 361 gross new homes completed. The 267 net additional homes completed in 2016/17 represent an 11% increase on the 2015/16 figure however, a 21.5% decrease on average net additions between 2004 and 2016 (340 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
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
2016/17	267

¹ This figure is taken from Housing Flow Reconciliation Form, pre-filled by the Department for Communities and Local Government (DCLG).

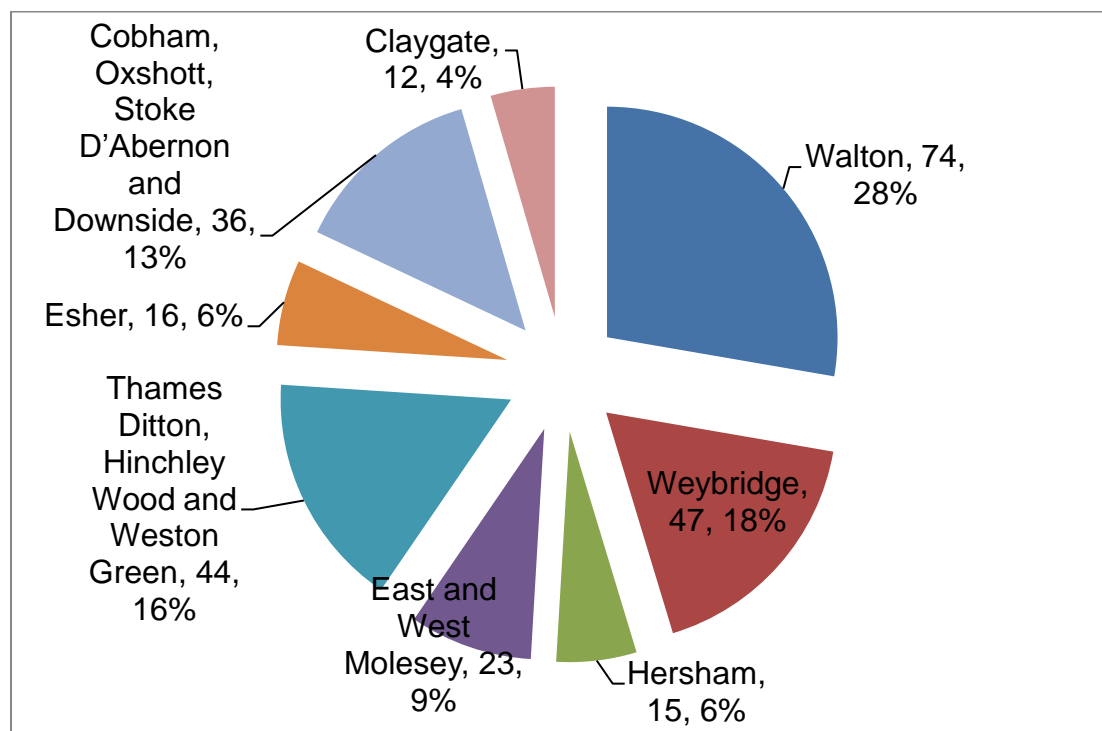
- 4.6 The housing target set out in the Core Strategy is borough-wide however, in developing the Core Strategy, focus was applied to delivery by settlement area based on the Government's Localism Agenda at the time. The anticipated housing distribution to the Borough's settlement areas is monitored and reported on in the AMR. These distributions, detailed in Table 5, give a broad indication of where new housing will be developed (based on the Core Strategy requirement) but should not be interpreted as targets / maximises for each settlement area.

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

Settlement Area	Anticipated Housing Distribution 2011-2026	Anticipated Housing Annual Distribution
Walton-on-Thames	675-725	45-48
Weybridge	625-675	42-45
Hersham	350-400	23-27
East and West Molesey	475-525	32-35
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	375-425	25-28
Esher	250-300	17-20
Cobham, Oxshott, Stoke D'Abernon and Downside	575-625	38-42
Claygate	50-100	3-7

- 4.7 Figure 1 provides a breakdown of the 2016/17 net additional housing completions across the Borough's eight settlement areas. The settlement of Walton-on-Thames, Weybridge, Long Ditton, Thames Ditton, Hinchley Wood and Weston Green and Claygate delivered above their annual anticipated completions, delivering 74, 47, 44 and 12 dwellings respectively.
- 4.8 Of the settlement areas that had completion levels below their anticipated level, Esher and Cobham, Oxshott, Stoke D'Abernon and Downside were just below their anticipated level by 1 and 2 units respectively. For the remaining 2 (East and West Molesey and Hersham), part of this fall can be attributed to revised settlement area boundaries that were adopted in 2016 which greatly reduce the size of their settlement areas, thus reducing the amount of development likely to be delivered in that area against their original expected completions, which were based on different, pre-2016 settlement area boundaries.

Figure 1: Number and Proportion of 2016/17 Net Additional Housing Completions by Settlement Area



Housing Mix

- 4.9 Elmbridge is one of the least affordable parts of the country to live. Some of this is due to the high cost of housing but it is also due to the type of housing that is built. Over the last few years the provision of larger detached properties (4+ bedrooms) has dominated new supply. Whilst it is not necessarily the case that smaller homes (1 to 3 bedrooms) equal cheaper more affordable homes, they are required to ensure wider choice and balance of supply in the housing market. The supply of smaller homes is particularly important to those seeking their first step on the property ladder, young families moving up the property ladder, and older persons seeking to downsize.
- 4.10 The Council wants to deliver a variety of high quality housing that widens the tenures, types and sizes of homes currently available within the Borough to meet the needs and demands of different households in our community. This includes smaller homes for those seeking their first step on the property ladder, young families, older people, and Travellers. New housing must take account of local need to give a genuine choice of housing and help create balanced, sustainable and inclusive communities.

4.11 To address this issue the Council asks developers to provide certain types of housing as part of a development, such as the mix of flats and houses, and the number of 1, 2, 3 and 4+ bedroomed homes that are provided on different sites. The Core Strategy sets out the proportional mix of bedrooms desired from gross new market homes delivered in the Borough. 1, 2 and 3-bedroom homes should make up 90% of the delivery of gross new market homes. This is supplemented by the SHMA 2016 which identifies the housing mix required as a proportion of our housing need. This information is shown in the table below.

Table 6: Mix of housing needed in Elmbridge based on the 2016 SHMA

Size of Unit	No. of Units Required	Percentage of Objectively Assessed Housing Need
1	2,654	28%
2	3,982	42%
3	2,749	29%
4+	95	1%
Total	9,480	100%

4.12 At the end of the 2016/17 monitoring year, the Council recorded a total of 357 gross new market homes completed. Of the 357 gross new market homes 1, 2 and 3-bedroom homes accounted for 26%, 34% and 9.5% of gross delivery respectively. Homes with bedrooms of 4 or more bedrooms should account for 10% or 1% (based on the Core Strategy or SHMA) of gross new market homes but in this monitoring year accounted for 30.5%, more than either 1, 2 and 3-bedroom homes.

4.13 79% the Borough's gross new market homes of 4 and more bedrooms completed during the 2016/17 monitoring year were delivered on sites of less than 4 additional homes with almost half coming from replacement developments i.e. where there is no additional home. Because land values in the Borough are considerably higher in comparison with other parts of the country, detached homes of 4 or more bedrooms are an ideal proposition to maximise their value.

Table 7: Type and bedroom mix of gross new market housing

Type of Property	1B	2B	3B	4B+	Total
Flat	93	118	15	0	230
Detached	0	0	4	87	91
Semi-Detached	0	0	5	18	23

Terrace	0	3	10	4	17
Total	93	121	34	109	357
Proportion	26%	34%	9.5%	30.5%	

Starter Homes

4.14 In line with LSS Objective 2, the Council can report that there were no permissions or completions for either Starter or Self and Custom build homes during the monitoring period.

Housing Density

4.15 To promote the best use of urban land, [Core Strategy](#) Policy CS17 expects developments to contribute to achieving an overall density target of 40 dwellings per hectare (dph). This excludes however the low-density character areas of St. Georges Hill Estate, Burwood Park Estate, and the Crown Estate, Oxshott, where a minimum of 30dph is required.

4.16 At the end of the 2016/17 monitoring year, the Council recorded completed developments achieving an overall average density of 57dph across the Borough. **Table 8** shows the average density achieved by developments within each of the Borough's settlement areas, excluding developments within the low-density character areas.

Table 8: Average Density of Completed Housing Developments by Settlement Area

Settlement Area	Average Density of Completed Developments (dph)
Walton-on-Thames	93.8
Weybridge	64.77
Hersham	71.25
East & West Molesey	75.31
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	77.84
Esher	39.61
Cobham, Oxshott, Stoke D'Abernon and Downside	10.73
Claygate	29.17

4.17 The highest average density was achieved in Walton-on-Thames whereas developments in Claygate and Cobham, Oxshott, Stoke D'Abernon and Downside had average densities below the 30dph target.

Claygate and Cobham, Oxshott, Stoke D'Abernon and Downside contain a number of undesignated private residential estates making these settlements principally residential, especially Claygate which has a rural character with limited opportunities for redevelopment at higher densities within its Local centre.

- 4.18 If densities of developments within low density character areas were included, this would reduce the average densities in Weybridge (42.7dph) and Cobham, Oxshott, Stoke D'Abernon and Downside (10.14dph).
- 4.19 CS17 also states developments within town centres should exceed 40dph. Ten developments were completed within the Borough's Town, District and Local centres achieving an average density of 150.48dph, thus far exceeding the target. Excluding the 10 lawful changes of use developments that took place within the Borough's centres, the average density decreased to 143.96dph. The 4 new build developments alone achieved an average density of 165.93dph.

Land Use

- 4.20 At the end of the 2016/17 monitoring year (in line with Core Strategy and LSS monitoring), 175 net additional homes were built on previously developed or brownfield land. No net additional homes were built on undeveloped or Green Belt land, though there were a number of replacement dwellings², with only 2 net additional homes built on garden land. The remaining 90 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.
- 4.21 At the end of the 2016/17 monitoring year, 39 additional homes were granted planning permission to be developed on garden land, whereby an existing residential garden is to be divided to provide 2 or more plots to build new additional homes alongside the existing residence (demolition of an existing house and delivering 2 homes in its place is not considered garden land development).
- 4.22 Paragraph 53 of the [National Planning Policy Framework \(NPPF\)](#) states 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

² See Natural Environment section on Green Belt policy, page 63.

gardens, and as such the Council is not seeking to resist all development in residential gardens³.

Lawful change of use of offices to dwelling houses

- 4.23 Class O of the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) as amended by article 7 of the [Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) Order 2016](#), permits the lawful change of use of offices to dwelling houses. This means, subject to certain conditions including prior approval from the LPA, developments proposing a change of use from offices to dwelling houses do not require planning permission and are not subject to the Council's Local Plan policies. The right to change a building used as an office into dwelling houses had been temporary however the article 7 amendment, which came into force on 6 April 2016, has made this right permanent.
- 4.24 Of the 267 net additional homes completed, 37 homes were delivered because of the lawful change of use from offices to dwelling houses. At the end of the 2016/17 monitoring year, there were 46 homes commenced and 68 homes not yet implemented from development proposals for the lawful change of use from offices to dwelling houses.

Calculating the Council's Five Housing Land Supply

How many homes should the Council be delivering?

- 4.25 As set out previously within this section, [Core Strategy](#) Policy CS2 - Housing provision, location and distribution, sets out the Council's adopted housing target to deliver at least 3,375 net additional homes by 2026 (225 net dwellings per annum). However, that in accordance with the [NPPF](#) and [PPG](#), this is considered to be out of date as it does not reflect the most up-to-date position of housing need (as set out in the Council's [SHMA 2016](#)).
- 4.26 As such, when calculating the 5-year housing land supply, the Core Strategy and annual target of 225 dwellings should no longer be used. Rather, it is the figure within the SHMA that form the basis of the 5-year housing land supply position. The SHMA identifies a housing need of 9,480 dwellings (474 dwellings / annum) across a plan period of 2015 – 2035. This figure is an assessment of need and because of the Borough's environmental constraints and designations; a final Local Plan target will be lower. However, until such a time that a new Local Plan is

³ Refer to Policy DM10d of the Council's [Development Management Plan](#).

adopted, the 5-year supply must be calculated against the entire need figure.

How many homes has the Council delivered between 2015 and 2017?

- 4.27 Between 2015 and 2017, 507 additional homes have been delivered (240 homes in 2015/16 and 267 homes in 2016/17). This is against an annual target of 474 dwellings. Due to this under delivery across the first two-years (441 dwellings shortfall), this leaves a residual need of 8,973 net additional homes to be delivered within the plan period.

What should the Council's 5-Year Housing Land Supply be?

- 4.28 Paragraph 47 of the NPPF requires LPAs to demonstrate a 5-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%.
- 4.29 The Council considers the 5% buffer appropriate considering consistent over delivery against previously set housing targets. Also, the increase in housing need signifies a significant increase above previous housing target for which the Council considers it only appropriate for sufficient time to be given to address the delivery of new homes through the preparation of its new Local Plan.
- 4.30 The residual need of 499 net additional homes per annum with an added 5% buffer increases the figure to 524 net additional homes per annum. Therefore 2,620 net additional homes would need to be delivered to satisfy the Borough's 5-year housing land supply.
- 4.30 In calculating the above, it should be noted that what is known as the 'Liverpool' method is used as opposed to the 'Sedgefield' method. The Liverpool method of calculating land supply spreads the shortfall of housing delivery in previous years over the whole remaining plan period whereas the Sedgefield method involves adding any shortfall of housing delivery from previous years over the first five years.
- 4.31 In the Council's case this means spreading the shortfall of 441 dwellings across the remaining 18 years (499 dwellings per annum plus 5% buffer) as opposed to addressing the shortfall in years 1-5 (562 dwellings per annum plus 5% buffer).
- 4.32 The Council has opted to follow the Liverpool method because in its new Local Plan, the Council is likely to be reliant upon larger sites to help boost housing delivery, which naturally take longer to come forward due

to their relative complexities. For example, those associated with getting planning permission and other development consents, land ownership issues and infrastructure delivery - compared to smaller sites, such that they are more likely to deliver later into the plan period. Furthermore, the increase in housing need signifies a significant increase above previous housing target for which the Council considers it only appropriate for sufficient time to be given to address the delivery of new homes through the preparation of its new Local Plan.

- 4.33 Consequently, the Sedgefield method is not currently appropriate in the Borough, whereas the Council's approach of anticipating a 'curved' or 'stepped up' rather than a 'straight-line' delivery and spreading the shortfall over the plan period is. This approach has been taken in recent appeal decisions.

How many homes can the Council deliver over the next 5 years?

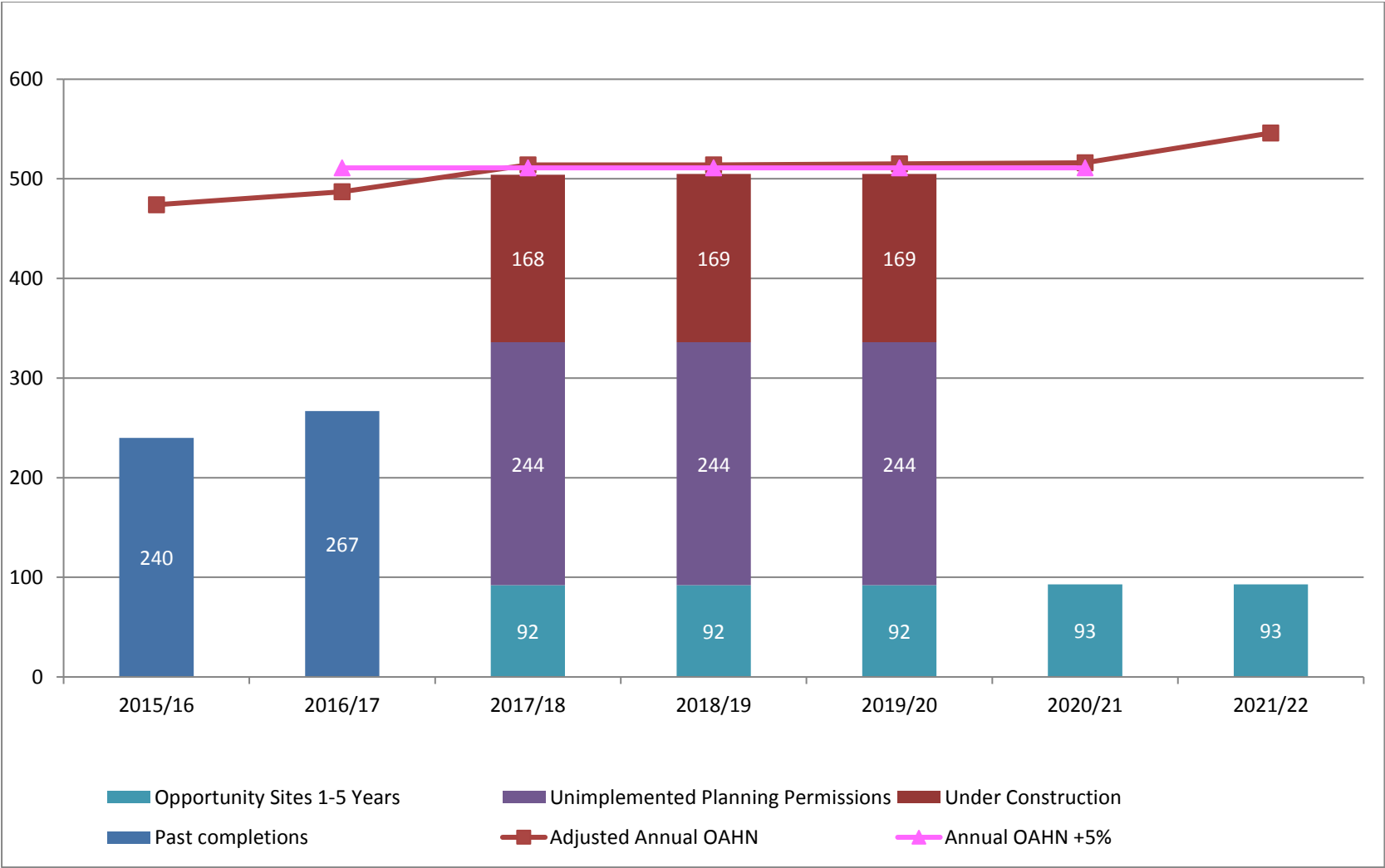
- 4.34 The Council has published the [Land Availability Assessment \(LAA\) 2016](#) which reviews the supply of housing land to be delivered. Since the 2014/15 LAA and AMR, there have been changes to the methodology used to calculate the Borough's housing land supply. Previous documents did not include the number of homes under construction in the 5-year supply. In the LAA 2016 and this AMR, the number of homes under construction is included in the 5-year supply (Years 1 to 5).
- 4.35 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. Full details are set out in the LAA.
- 4.36 The Council's latest assessment of net additional homes anticipated to be completed over the next five years is 1,700 dwellings. This consists of:
- 506 homes under construction;
 - 732 homes from unimplemented planning permissions, including a 5% discount, and;
 - 462 homes from deliverable opportunity sites, including a 10% discount.
- 4.37 Against the need to provide for 2,620 homes over the next 5 years, the anticipated supply of 1,700 homes is the equivalent of a 3.25 years supply of housing or a deficit of 35%. Therefore, against the adjusted

housing need figure identified in the SHMA, the Borough cannot deliver a 5-year housing land supply.

Housing land supply over and housing trajectory

4.38 Figures 3 and 4 over the page, present a visual picture of the Council's 5-year housing land supply and a housing trajectory up to 2035. It must be noted that these are only intended to be interim and that the Council intends to publish an updated housing land supply position and trajectory by summer 2018. This will take into account information in the updated LAA which is currently being prepared and also the Urban Capacity Study that will identify additional development opportunities within the existing settlement areas.

Figure 2: Objectively Assessed Housing Need Five Year Housing Land Supply



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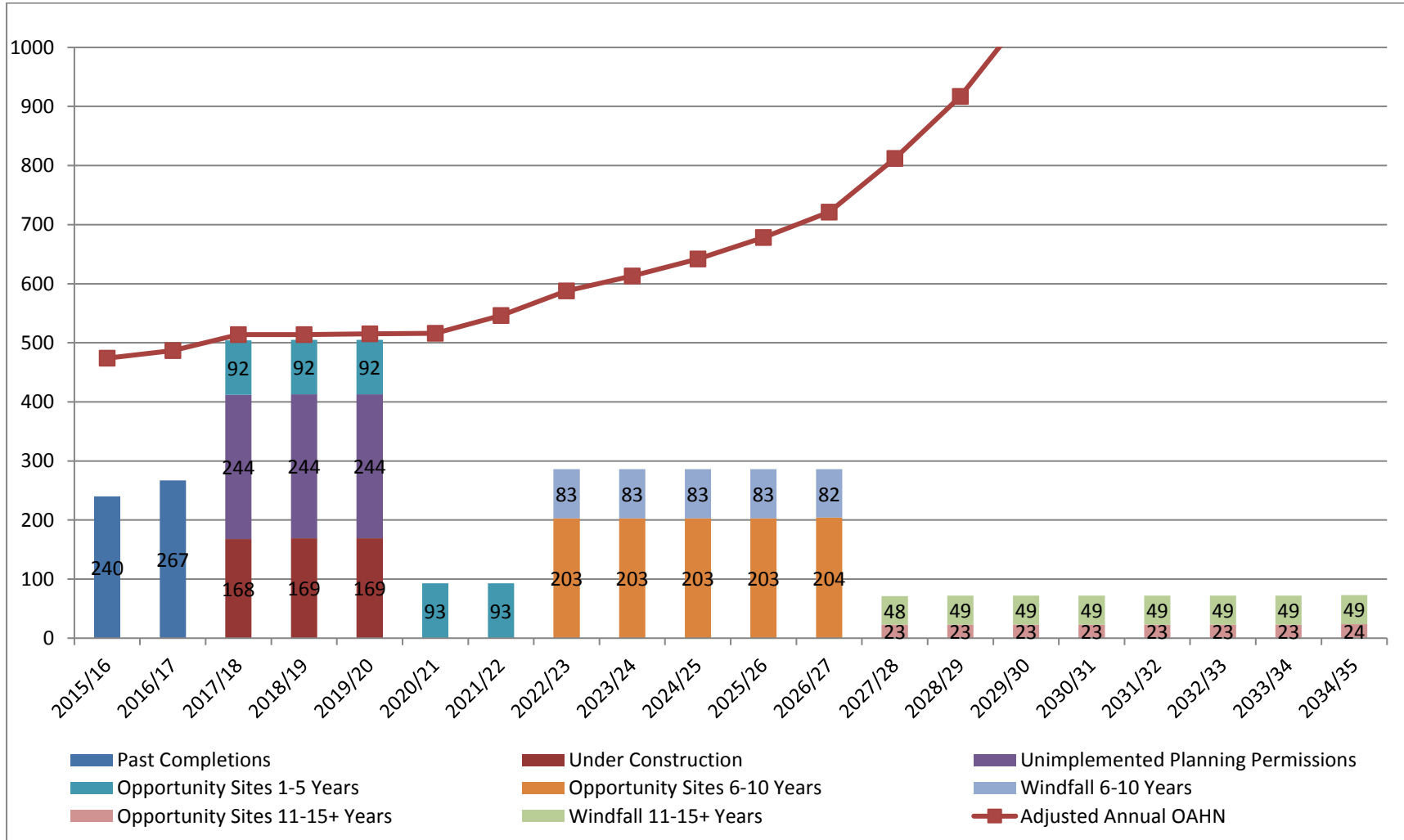


Table 9: Objectively Assessed Housing Need Land Supply 2015 to 2035

	2015-17 Completions	Under Construction as of 31 March 2017	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+	
Elmbridge	507	506	732 ⁴	462 ⁵	1,016 ⁶	185 ⁷	3,408 ⁸

⁴ The total figure is discounted by 5% from 770 additional homes to take account of possible non-delivery.

⁵ The total figure is discounted by 10% from 513 additional homes to take account of possible non-delivery.

⁶ The total figure is discounted by 10% from 1,129 additional homes to take account of possible non-delivery.

⁷ The total figure is discounted by 10% from 205 additional homes to take account of possible non-delivery.

⁸ 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 with a 15% discount (78 homes p.a.).

New Homes Bonus

4.39 The [New Homes Bonus](#) was introduced in 2011 to provide an incentive for local authorities to encourage housing growth in their areas. The Government has determined the grant the Council will be paid in 2017/18 is £1,888,752.02. The Government has undertaken a [technical consultation](#) on changes to the New Homes Bonus to better reflect authorities' delivery of new housing. These changes include:

- a move to 5-year payments for both existing and future Bonus allocations in 2017/18 and then to 4 years from 2018/19; and
- the introduction of a national baseline of 0.4% for 2017/18 below which allocations will not be made.
- the Government will also retain the option of adjusting the baseline in future years to reflect significant and unexpected housing growth.

4.40 However, the Government says it will revisit the case for withholding New Homes Bonus from 2018-19 from LPAs that are not planning effectively, making positive decisions on planning applications and delivering housing growth. To encourage more effective local planning, they will also consider withholding payments for homes that are built following an appeal.

4.41 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. By the end of the 2016/17 monitoring year there had been 107 submissions of interest in the Borough for self and custom house building since the launch of the register (which started on 4 January 2016), with 94 submissions during the monitoring year.

Housing for Older People & Supported Housing

Objective
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

Indicators:

- Extra care completions by tenure and size (linked to LSS Objective 2)

- Private sheltered completions (linked to LSS Objective 2)
- 4.42 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. Previous delivery (in the 2015/16 monitoring year) means there is a residual target to deliver at least 141 private sheltered homes and 250 extra care homes by 2021.
- 4.43 At the end of the 2016/17 monitoring year, there were 65 assisted living (extra care) apartments completed at Austin Place, Weybridge. However, this permission initially resulted in the loss of 88 bed-sits and therefore there has no net additional provision. The existing units were demolished due to the lack of demand for out-of-date bed-sit accommodation and closed in 2010.
- 4.44 In addition to this complete development there were 3 applications either granted permission or under construction that will provide additional supported housing (all converted from existing residential properties) in the Borough including:
- Four C2 use (sheltered housing) flats at Mayfield, 74 Hersham Road Hersham Walton-On-Thames
 - A children's care home (for up to 6 children) at 413 Walton Road, West Molesey
 - A residential care home for people who require assisted living at 90 Hersham Road, Hersham
- 4.45 There may also be some supply coming forward in future years at Whiteley Village.
- 4.46 The Council's [SHMA 2016](#) identified that the Borough has an increasing number of older people with an anticipated increase 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. Although there has been no net increase in the delivery in the Borough for the year, this figure reflects need and is not a final target, which may be lower to take account of the Borough's environmental designations or other physical or policy constraints which may prevent the Council from meeting its housing need.

Summary

- 4.47 267 net additional homes were completed during the 2016/17 monitoring year. Given the need for housing as set out in the new SHMA, housing delivery for this monitoring year is below the annual need. Set against

the Borough's SHMA the Council is unable to demonstrate a 5-year supply (3.25 years).

- 4.48 175 net additional homes were built on previously developed or brownfield land and 2 net additional homes built on residential garden land. No net additional homes were built on greenfield land and in the Green Belt.
- 4.49 30.5% of gross new homes completed had 4 or more bedrooms. This disregards the bedroom mix set out in the Core Strategy and SHMA. The desired mix of new housing remains an issue for the Council where land values in the Borough are high, thereby impacting on the viability of providing smaller homes.
- 4.50 The average density of completed housing developments in the Borough is 55dph. Average densities from developments within Walton-on-Thames, Weybridge, East and West Molesey, Thames Ditton, Long Ditton, Hinchley Wood and Weston Green and Hersham settlement areas were considerably higher with the densities of completed developments in Weybridge, Cobham, Oxshott, Stoke D'Abernon and Downside, Esher and Claygate considerably lower. These settlements are characterised by low density private residential estates, and because new developments are designed to respect the character and appearance of the area, this means the density of new developments in these areas is lower than the 40dph target. The highly urbanised form of Town, District and Local centres result in much higher densities with an average of 150.48dph recorded from new developments within the Borough's centres.
- 4.51 The Council is under performing in terms of meeting the Core Strategy target of 200 private sheltered homes and 250 extra care homes by 2021. The new SHMA 2016 shows the population of over 65's in the Borough is set to increase by 10,000 by 2037 resulting in a need for 1,326 net additional homes for older people between 2015 and 2035; this is three times greater than the Core Strategy target.

5. 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 (linked to LSS Objective 2)
- Percentage of affordable homes completed
- Percentage of affordable homes provided without a financial grant
- Proportion of new affordable homes that are 1, 2 and 3 bedrooms
- Tenure mix of affordable homes provided

5.1 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 [Strategic Housing Market Assessment \(SHMA\)](#) 2016 shows the Borough has significant affordability issues with a need for a 6,640 net additional affordable homes to be delivered over a 20 year period from 2015 to 3035. This equates to 332 net additional affordable homes per annum.

5.2 At the end of the 2016/17 monitoring year, there were 4 gross new-build affordable homes completed, accounting for 1% of the overall gross new homes delivered. Delivery of new-build affordable housing emanated from 3 developments, of which one at Fenner House was a 100% affordable housing scheme delivered by the Walton Charity.

Table 10: Affordable housing delivery per annum 2011 - 2017

Monitoring year	Gross new-build affordable homes completed
2011/12	70
2012/13	36
2013/14	67
2014/15	104
2015/16	78
2016/17	4
Total	281
Average per annum	47

- 5.3 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. These acquisitions do not count towards meeting the Local Plan target. However, at the end of the 2016/17 monitoring year, the Council's Housing Services reported an additional affordable home has been acquired this way. The Council funded the acquisition schemes by channelling developer financial contributions collected through planning S106 agreements / unilateral undertakings.
- 5.4 Table 11 shows the scheme utilised to acquire the affordable home during the 2016/17 monitoring year and Table 12 shows acquisitions since 2011.

Table 11: Affordable homes acquired in 2016/17

Scheme	Number of Affordable Homes
Elmbridge Homeownership Assistance Scheme	1
Total	1

Table 12: Affordable homes acquired 2011 - 2017

Monitoring year	Number of Affordable Homes
2011/12	13
2012/13	8
2013/14	5
2014/15	5
2015/16	8
2016/17	1
Total	53

- 5.5 At the end of the 2016/17 monitoring year, there were 53 affordable homes under construction, accounting for 10.5% 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.
- 5.6 Linked to the monitoring of both the Core Strategy and LSS (Objective 2), there are also a further 277 affordable homes with planning permission but not yet implemented, accounting for around 43% 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. A further 88 affordable homes will be provided in East and West Molesey from developments at the Molesey Centre for the

Community (50 affordable homes) and Imber Court Trading Estate (38 affordable homes). The Council would expect these to be built within the next 1-5 years, but there is not set date for their delivery yet.

- 5.7 Across the last 6 monitoring years the Council is, is on average, failing to meet its Local Plan target of 77 affordable homes per annum. In addition, the latest SHMA shows need for 332 affordable homes per annum. The anticipated affordable housing delivery from commenced developments and unimplemented planning permissions combined is slightly less (at 330) 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 (see below for more detail in relation to this). It should however, be noted that as set out in the new [Local Development Scheme 2017-2020](#), the Council will be preparing a new Local Plan which will aim to address the Borough's affordability issues.

Policy CS29 – Monitoring

- 5.8 This policy sets out that the Council will monitor and review the effectiveness of the [Core Strategy](#) in achieving objectives and targets set out at local, county and national level. In paragraph 8.11 of the supporting text, contingency measures are set out which state that affordable housing is 1 of the keys issues of significant importance in the Borough. The supporting text sets out 2 scenarios, 1 being where overall housing targets are being met or exceeded, yet affordable housing delivery is not being delivered.
- 5.9 Subsequently, under paragraph 8.16, 5 measures are set out which the Council will consider or adopt to attempt to rectify this issue. Each of these is examined in turn in the paragraphs below:
1. Reconsider the scope of planning obligations required from new developments, with a view to prioritising funds in order that affordable housing is considered as a priority (except for where a contribution is required to mitigate the effects of the development on Thames Basin Heaths).
 2. Review the use of the Council's enabling fund to facilitate an increase in the delivery of affordable housing.
 3. Consider the potential to increase the delivery of affordable housing on Council owned sites.
 4. Reconsider the potential for achieving a higher proportion of affordable housing on an individual basis on allocated sites.
 5. Examine the opportunities available through new Government initiatives to support the development of new affordable housing.

The scope of planning obligations

- 5.10 When reconsidering the scope of planning obligations (which are now largely covered by the Community Infrastructure Levy (CIL)), it is not possible to redirect these towards funding affordable housing provision as it has been set out in the 2014 DCLG [CIL Planning Practice Guidance](#) that charging authorities (e.g. the Council) may not use the levy to fund affordable housing.

The Council's Enabling Fund

- 5.11 When reviewing the use of the Council's enabling fund to facilitate the further delivery of affordable housing, Housing Associations will be invited to come forward with proposals for funding and Council Officers will also be following up on opportunities to utilise this funding to further increase the supply of affordable housing. An example of this includes potentially funding Paragon Asra Housing to assist it to deliver a 20-unit development for 100% affordable housing scheme in Hersham (subject to planning permission).
- 5.12 Since 2011 over £5.6m has been committed from the Enabling Fund to increase affordable housing supply and to meet housing need.

Council owned sites

- 5.13 When looking at the potential to increase affordable housing delivery through the utilisation of the Council's own sites, there are 5 sites the Council is potentially looking to redevelop. These are:
- Weybridge Hall (5 dwellings)
 - Abermarle House, Thames Ditton (5 dwellings)
 - Cobham Garages, rear of high street, Cobham (5 dwellings)
 - Land adjacent to the Elmbridge Community Hub, High St, Walton (potentially 4 dwellings)
 - Ansell Hall, Oakbank Avenue, Walton (number of dwellings unknown)
- 5.14 Whilst some progress has been made on some of these sites, there is no set timeframe as to if / when they may be delivered. Planning and Housing Services will however, work alongside the Council's Asset Management Team to ensure that the provision of affordable housing can be optimised at every opportunity.

Allocated sites

- 5.15 Reconsidering the potential for achieving a higher proportion of affordable housing on allocated sites is something the Council is looking to pursue through the development of its new Local Plan. The current

preferred approach outlined by the Council would involve the release of a number of larger sites which are currently located in the Green Belt. If such sites were released for housing development, the Council would expect a large proportion of affordable housing on each site.

- 5.16 Due to recent changes in the plan-making system, because of the Government's [Housing White Paper](#) (published on 7 February 2017, and the subsequent [consultation on a new method for calculating Objectively Assessed Housing Need](#)), this process has been delayed by approximately a year.

Government initiatives

- 5.17 Finally, in terms of examining opportunities from new Government initiatives to increase affordable housing supply, a number of these have caused a decrease in the Council's ability to deliver more affordable homes. This has happened through a number of different channels including the introduction of the [Vacant Building Credit](#) where if a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the LPA calculates any affordable housing contribution. The effect of this is to remove the requirement to provide affordable housing contributions for sites that have vacant buildings already upon them. During the 2016/17 monitoring year, directly because of the utilisation of the Vacant Building Credit scheme, various developments were able to avoid making affordable housing contributions totaling of £66,227.61. On-site provision was also affected.
- 5.18 In addition to this, there has been the introduction of the [Written Ministerial Statement](#) on 28 November 2014 in which the Minister for Housing and Planning stated that sites of 10 units or less should not have to make affordable housing contributions. The Council has argued against this approach and continues to implement its current [Core Strategy](#) Policy (CS21) in relation to small sites, requiring them to continue to make contributions towards affordable housing. This is based on local circumstances and issues relating to affordability within the Borough.
- 5.19 However, despite this continued use of the Council's policy there have been some cases where the applicant has appealed (and won) against the Council's refusal of planning permission on the grounds of no affordable housing provision being made. This has resulted in a further reduction in the supply of affordable housing both via a financial contribution and on-site provision.
- 5.20 A further change in Government policy that has resulted in a reduction in the amount of affordable housing that has been supplied in Elmbridge

was the introduction of the permitted development right to change offices to residential use without the need for planning permission and subsequently affordable housing contributions. Having reviewed the number of developments permitted via this mechanism (which was initially introduced as a temporary measure in 2013, but later made permanent) between the introduction of this right until 15 September 2017, and on the assumption of each of the developments making the required contributions set out in Policy CS21, the number of affordable units that have not been delivered is as follows:

- 20% on sites of 5 units or less (where a site has less than 5 units then a proportionate financial contribution should be made in lieu of a unit being provided on site): 5 units on-site and financial contributions from a further 85 units
- 30% on sites of 6-14 units: 26 affordable units.
- 40% on sites of 15+ units: 50 affordable units.

5.21 As shown by the results above, the introduction of this set of permitted development rights has resulted in the Council being unable to deliver a further 81 affordable units, and not being able to collect financial contributions for the provision of affordable housing on the further 85 units.

5.22 Overall, there have been a number of recent changes that have negatively affected the Council's ability to enable the provision of affordable housing.

Affordable Housing Mix and Tenure

5.23 The Core Strategy sets out the proportional mix of bedrooms desired for affordable housing stating 1 and 2-bedroom homes should make up 65% of the delivery of affordable homes with the remaining 35% from 3 and 4-bedroom homes. The Council's [SHMA 2016](#) also sets out the desired mix of bedrooms for affordable homes with, in order:

- 1-bedroom homes accounting for 20% (67) affordable homes per annum;
- 2-bedroom homes accounting for 40% (131) affordable homes per annum;
- 3-bedroom homes account for 22% (74) affordable homes per annum; and
- 4-bedroom homes accounting for 18% (60) affordable homes per annum.

5.24 All the homes delivered during the monitoring year 2016/17 were 1 and 2-bedroom flats.

- 5.25 The Council's [Developer Contributions SPD](#) 2012 expects 70% of affordable housing to be provided as social and affordable rent with the balance to be provided as intermediate affordable (including shared ownership). The Council's new SHMA 2016 shows the affordable housing need by tenure is heavily swayed towards delivering social rented affordable homes; 80% of the Borough's affordable housing need is for social rent (266 affordable homes per annum).
- 5.26 Of the 4 affordable homes completed, 1 was affordable rent, 1 intermediate affordable and 2 social rent homes. This equates to a tenure mix of 25% affordable rent, 25% intermediate affordable and 50% social rent.

Table 13: Affordable housing delivery by tenure

	Social Rent	Affordable Rent	Intermediate Affordable (including Shared Ownership)
Developer Contributions SPD	70%		30%
SHMA 2016	266 (80%)	7 (2%)	59 (18%)
2016/17 Completed	2 (50%)	1 (25%)	1 (25%)
2016/17 Under Construction	2 (4%) (sheltered housing)	18 (34%)	33 (62%)

- 5.27 Of the 53 affordable homes under construction, 18 are for affordable rented properties and 33 were intermediate affordable with no social rented homes, but sheltered housing flats. This represents a 34%, 62% and 4% split of affordable housing tenure respectively. Government intentions to diversify the mix of affordable homes with the inclusion of starter homes to buy will affect the delivered tenure mix of affordable housing in the near future. Socially rented homes are more difficult to provide due to the lack of Central Government subsidy or grants, when combined with the low level of income from this tenure means that this type of property is financially difficult to provide.

Affordable Housing Grant

- 5.28 The Core Strategy sets out a target that no affordable homes delivered will require grant funding. Grant funding came from a variety of sources including the Council and the Homes and Communities Agency (HCA). In 2016/17, none of the affordable housing developments completed were supported by grant funding.

Starter Homes

- 5.29 At the end of the 2016/17 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 3 October 2017, the HBF had received a total of 154 submissions of interest from local people in the Borough with 84 submissions in Walton-on-Thames and 70 in Weybridge⁹.
- 5.30 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 as starter homes are rolled out 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.

Summary

- 5.31 At the end of the 2016/17 monitoring year, 4 gross new affordable homes were built accounting for 1% of overall gross delivery of all new homes. This is well below the annualised Core Strategy target of 77 affordable homes per annum. The lack of affordable housing provided in previous years and the decreased potential supply means the Council is currently not meeting its Core Strategy target of delivering 1,150 affordable between 2011 and 2026.
- 5.32 As noted above, this situation has triggered the contingency measures outlined in policy CS29 and some of these can be acted upon by the Council, such as investigating some of the sites its owns for their potential for redevelopment for affordable housing. However, there are a number of factors (such as changes to government policy) which have made it harder to deliver affordable housing that the Council has no control over such as the changes to national policy (e.g. the Vacant Building Credit). In future, the number of affordable units should

⁹ 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 are not identified and submissions could be included in figures for towns outside the Borough and vice versa. Therefore, these figures are not considered to be an accurate and precise level of demand for starter homes in the Borough.

hopefully increase again, as highlighted by the higher number of units (53) currently under construction in this monitoring year, in addition to a number of larger developments within the Borough starting to be developed.

- 5.33 All the affordable housing delivered in 2016/17 was of 1 and 2-bedroom homes. Consequently, there is a lack of 3 and 4-bedroom affordable homes being delivered, with no 3 or 4-bedroom affordable homes delivered in the 2016/17 monitoring year. While most of affordable homes completed are 2 bedrooms as expected in the Core Strategy and SHMA 2016, the SHMA 2016 expects 131 affordable homes per annum to have 2 bedrooms, which is vastly higher the amount delivered in 2016/17. No monitoring year since Core Strategy adoption has recorded a total affordable housing delivery of more than 131 affordable homes.
- 5.34 2 affordable rented homes were completed during the 2016/17 monitoring year, the equivalent of 50%, and the remaining 2 affordable homes delivered were either affordable rent or intermediate affordable (shared ownership). While this is broadly in line with the percentage split expected in the Developer Contributions SPD, the lack of affordable homes for social rent delivered and anticipated future supply will worsen affordability issues in the Borough. Indeed, the SHMA 2016 identifies a need for 266 affordable homes for social rent per annum between 2015 and 2035 but none were under construction or completed in the 2016/17 monitoring year. Delivery of social rented and other forms of affordable housing will in the near future be further prejudiced by starter homes.

6. Gypsies, Traveller and Travelling Showpeople

Objective

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

Indicator:

- Net additional pitches for Gypsies, Travellers and Travelling Showpeople (linked with LSS Objective 2)

Delivery 2016/17

- 6.1 At the end of the 2016/17 monitoring year (in line with Core Strategy and LSS monitoring), no additional pitches and plots for Gypsies, Travellers and Travelling Showpeople came forward. There have been just 4 additional pitches delivered for the past 4 years; however, these are only temporary up to 2019.

Future Pitch Supply

- 6.2 The latest [Gypsy and Traveller Accommodation Assessment Report](#) (GTAA) 2017 identified a need for a total of 2-9 Gypsy and Traveller pitches over the 15-year period from 2016 to 2031. This need is arising from those who are known to meet the Government's new definition of a 'Traveller' ([Planning policy for Traveller Sites](#), August 2015) or could meet the definition subject to further information submitted. The latest assessment showed that no Travelling Showpeople met the current definition of a 'Traveller'.
- 6.3 Unlike for housing development, there is no target for Gypsy and Traveller pitches set out in the Local Plan other than to meet needs set out in the most up-to-date assessment. Therefore, the figures set out in the GTAA 2017 should be interpreted as targets for the purposes of calculating future supply.

5 Year Pitch Supply

- 6.4 As with conventional bricks and mortar housing, the [NPPF](#) and the Government's policy on Travellers, states that LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets. An additional buffer of 5% should be added to targets to ensure choice and competition in the market for land and where there has been a record of persistent under delivery, the buffer increases to 20%.

- 6.5 Based on the requirement for 2 pitches up to 2031 to meet the needs of those households who meet the new definition, it is known that 1 pitch is required in years 1-5. Though this could increase by up to an additional 4 pitches if permanent permission is not granted for the site with temporary permission which is due to expire in 2019.
- 6.6 The 5% buffer increases the 5-year requirement to a potential need for between 1.05 pitches and 5.25 pitches. The 20% buffer increases the potential need for between 1.2 pitches and 6 pitches.
- 6.7 There are no outstanding planning permissions for the provision of Gypsy and Traveller pitches and the LAA 2016 has identified just 1 site as having the potential to provide new pitches. However, this site is anticipated to become available in the next 6 to 10 years and as such is not included in the 5-year supply. Given that there are no anticipated pitches to be delivered in the next 5 years, the Council cannot deliver a 5-year supply of Gypsy and Traveller pitches to meet their accommodation needs.

Non-Travelling Travellers

- 6.8 Elmbridge has a well-established community of Gypsies, Travellers and Travelling Showpeople. However, for planning purposes the Council, as required by Government policy, only needs to assess through the GTAA the needs of those Travellers who travel or who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily.
- 6.9 Those who have given up their nomadic habit of life are, in planning terms, considered as 'non-Travelling Travellers'. Whilst there is no current requirement to include the needs of 'non-travelling' Travellers in the GTAA, the Council is required to consider the accommodation needs of all people residing in or resorting to the Borough. The GTAA therefore identified the number of pitches and plots required in the Borough to meet the needs of 'non-travelling' Travellers. This information is summarised in the table below.

Table 14: The needs of 'non-Travelling' Households in Elmbridge by 5-year periods

Year Household	2016 - 2021	2021 - 2026	2026 - 2031	Total
Gypsies & Travellers (non-travelling)	16	3	4	23 pitches
Travelling Showpeople (non-travelling)	1	1	0	2 plots

6.10 The implication for Traveller households who do not travel and do not meet the planning definition of a Traveller is that their needs form part of the wider housing needs of the area as identified through the SHMA process. Whilst this need forms part of the wider housing need identified, the provision of pitches and plots will need to be balanced against our ability to provide other types of accommodation such as affordable homes and homes for older people.

Summary

6.11 Against the needs set out in the GTAA 2017, the Council cannot deliver sufficient Gypsy and Traveller pitches to satisfy the 5-year pitch supply. Where LPA's are unable to demonstrate an up-to-date 5-year supply of deliverable sites, this should be a significant material consideration in determining planning applications for the grant of temporary permission, except if the site is within Green Belt where Traveller sites are considered to be inappropriate development. The issue of personal circumstances and unmet demand for Traveller sites are also unlikely to outweigh harm to the Green Belt (subject to the best interests of the child) to establish very special circumstances.

6.12 Because of this, the provision of appropriate sites for Gypsies and Travellers proves difficult in a Borough where the settlement boundaries are tightly drawn with the remaining land designated as Green Belt. The delivery of sites becomes more difficult when developable land within the settlement areas will yield a much higher rate of return for alternative uses e.g. bricks and mortar accommodation, rather than providing Gypsy and Traveller pitches.

6.13 To ensure sufficient pitches are provided to meet the identified accommodation needs of Travellers, the Council will seek to allocate land through the Local Plan process and will need to explore alternative development options.

7. The Local Economy and Employment

Objective

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 (linked to LSS Objective 1)
- Total amount of employment floor space on previously developed land – by type
- Employment land available – by type

Labour Force

- 7.1 The ONS annual population survey taken during the 2016/17 monitoring year shows approximately 59,900 or 72.5% of the total population of Elmbridge are economically active with model based estimates showing 1,900 people or 3.2% of the economically active are unemployed. The ONS claimant count by gender and age, taken for June 2017, shows there are 470 people living in Elmbridge claiming Jobseekers Allowance and Universal Credit. While figures vary between each quarter of a year, trends show reduced unemployment and a greater proportion of the population as economically active following the UK's economic recessions and the Government's subsequent austerity programmes.
- 7.2 The Latest figures from ONS, from 2015, show there are approximately 60,000 jobs in the Borough of which 42,000 or 70% are full-time. The majority of jobs in Elmbridge are in professional, scientific and technical activities (52%).

Employment Floorspace

- 7.3 As required by the Core Strategy and LSS Objective 1, the changes in the amount of B1, B2 and B8 floorspace have been monitored. At the end of the 2016/17 monitoring year, there was a net loss of 1,499sqm B1a business floorspace in commenced developments. There was also a net loss of 324sqm of B2 industrial floor space but no losses or gains in B8 storage or distribution floor space. A significant part of the loss of B1a office floor space comes because 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 15: 2016/17 Changes to Employment Floor Space (sqm)

	B1a	B1b	B1c	B2	B8
Loss	3,701	0	0	530	0
Gain	2,202	0	0	206	0
Net	-1,499	0	0	-324	0

Lawful Change of Use of Offices to Residential

- 7.4 As stated under Housing Delivery, Class O of the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) as amended by article 7 of the [Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) Order 2016](#) permits the lawful change of use of offices to dwelling houses. This means developments proposing a change of use from offices to dwelling houses do not require planning permission and are not subject to the Council's local plan policies. During the 2016/17 monitoring year, at least 3,351sqm of office floorspace was lost from the commencement of developments under the lawful change of use from offices to residential.

Land Use

- 7.5 As required by the Core Strategy and LSS Objective 1 the amount of floorspace that has been gained or lost on safeguarded sites (in the case of Elmbridge this is Strategic Employment Land (SEL)) is also monitored. At the end of the 2016/17 monitoring year no employment floor space was completed in SEL areas. A B1a class development within the Brooklands Industrial Park, Weybridge SEL commenced during the 2016/17 monitoring year which when complete will deliver 1,344sqm of office employment floor space.
- 7.6 At the end of the 2016/17 monitoring year, all completed commercial developments, new-build and extensions, were built on previously developed or brownfield land. The same is also true for commercial development granted planning permission during the 2016/17 monitoring year. There have been no new-build developments completed, commenced or granted planning permission during the 2016/17 monitoring year that are on green field land.
- 7.7 There have been two developments that have been granted planning permission during the 2016/17 monitoring year on sites within the Green Belt; one for retail and the other for restaurants / café use. However, both were on previously developed land. One of these permitted developments, 298sqm retail floorspace at a garden centre, was completed within the monitoring year.

Vacant Floor Space

7.8 Utilising a combination of collected business rates data as of 1 May 2017 and the Valuation Office Agency website, it is possible (where the data is available) to calculate the amount of empty or vacant floor space by type. As of 1 May 2017, there was a total of 67,680sqm of vacant commercial floor space. Table 16 identifies that amount of vacant floorspace by type for the four most common employment use classes within the Borough.

Table 16: Vacant Floor Space (sqm) as of 1 May 2017

	B1a	B2	B8	A1
Vacant	26,346	12,188	21051	5,453
% of Total Vacant	38.85%	17.97%	31.05%	8.04%

7.9 38.85% or 26,345sqm of vacant floor space in the Borough comprises vacant offices which is more than any other use class. Of this large amount of vacant space (over 16,000sqm) is due to the vacant office space at Walton Court, Walton-on-Thames which has been empty since 2008. This has a significant impact upon the overall vacancy rates. Combined employment 'B' uses total for more than 85% 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 8.04% 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 18.

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 to provide a strong focus for commercial and community development

Indicators:

- Total amount of B1 floor space in town centres
- Monitor in each area the floor space in town centres

7.10 At the end of the 2016/17 monitoring year, no new B1a office floor space was delivered in the Borough's centres but a further 1,800sqm of new B1a office floor space in the Borough's centres was granted planning permission. There has however, been a significant loss of office floor

space within town centres due to permitted development right for lawful change of use for offices to residential. This right has now been made permanent and it is likely further office floor space within town centres will be changed to residential. Table 17 shows that 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 17: 2016/17 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	264.5	0	0	45	0	3,507
Gain	0	0	378.5	90	0	0
Net	-264.5	0	378.5	45	0	-3,507

7.11 A retail study for the entire Borough's designated Town, District and Local Centres was undertaken between January and February 2017. The study recorded the 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 vacant units as a proportion of the total commercial units within each of the Boroughs fifteen town, district and local centres.

Table 18: Proportion of commercial units by use class in each centre (%) (this does not include all use types; hence the total is not 100%)

Town, District and Local Centres	A1	A2	A3	A4	A5	B1	Vacant
Walton-on-Thames Town Centre	52.7	7.8	9.8	1.6	2.7	8.2	7.8
Cobham District Centre	59.6	11.4	9.2	0.7	1.4	8.5	7.8
East Molesey District Centre	47.8	10.4	13.0	0.9	2.6	2.6	5.2
Esher District Centre	32.9	12.8	14.8	2.0	1.3	16.8	13.1
Hersham District Centre	45.9	1.6	9.8	1.6	3.3	6.6	1.6
Weybridge District Centre	41.1	9.6	12.8	0.9	1.4	12.8	3.7
Claygate Local Centre	53.3	6.7	15.0	0	0	10	3.3
East Molesey Bridge Road Local Centre	40.8	2	16.3	2.0	3.1	16.3	2
Hinchley Wood Local Centre	45.7	5.7	8.6	0	0	8.6	2.9
Oatlands Local Centre	65.5	3.5	17.2	3.5	0	0	3.5
Oxshott Local Centre	54.6	9.1	9.1	4.6	0	4.6	4.6
Thames Ditton Local Centre	29.9	6.0	10.5	3.0	0	20.9	7.5

Walton Halfway Local Centre	34.6	0.0	11.5	0	9.6	9.6	0
Walton Terrace Road Local Centre	60	6.7	10.0	3.3	6.7	0	0
Weybridge Queens Road Local Centre	38.5	6.4	9.0	1.3	1.3	23.1	1.3

7.12 In most centres, A1 retail uses are dominant with A1 making up at least a third of commercial units in all centres bar 2. A2-5 units occupied a range of unit proportions varying from 0 to 17.2% which varied across the centres. B1 uses in centres varied from 0 to just below 21% of units.

7.13 Vacancy rates have generally dropped across the centres compared to the previous year, with Esher having the highest rate at 13.1%. In comparison, the rate was below 5% in 10 of the centres, with higher rates in the larger centres. There were no vacant units recorded in Walton Halfway and Walton Terrace Road Local Centres, possibly due to the small size of the centres, which may also be the reason for lower rates in the smaller centres, due to the lower number of units present.

7.14 Policy DM3 – Mixed Use of the [Development Management Plan](#) 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 2016/17 monitoring year, there were no appeals where the Planning Inspectorate referred to Policy DM3.

7.15 Policy DM3 also aims to prevent major developments in town centres that have only 1 use. At the end of the 2016/17 monitoring year, there were 2 planning permissions granted for major developments in town centres, 1 of which was mixed use consisting of a retail extension and 6 flats (the other was for the conversion of offices to residential).

7.16 There were 11 wholly residential developments proposed within the centres however 7 were prior notification applications for the conversion of offices to residential units, with the remaining 4 being subdivisions / extensions to existing residential properties to create further residential units.

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 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

- 7.17 Of the 58 planning applications for advertisement consent decided during the 2016/17 monitoring year, 9 applications were either partially or wholly refused under DM15, with 1 appealing against the Council's decision. This appeal was allowed because it was deemed by the Planning Inspector not have a negative impact on the character and appearance of the area.
- 7.18 At the end of the 2016/17 monitoring year, there were 20 planning applications decided that related to the retention, replacement and installation of telecommunications equipment. Of these, 7 were refused under DM16 with 4 appealing against the Council's decision. 1 was allowed by the Planning Inspector because it would not harm the character and appearance of the area, with the other 3 being dismissed.

Tourism

Objective

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

- 7.19 During the 2016/17 monitoring year, work was completed at the Hand & Spear in Weybridge to provide 12 hotel bedrooms. Planning permission was granted for the conversion of meeting room to provide 3 extra bedrooms at the Travelodge Hotel in Walton-on-Thames. These additional 3 rooms sit alongside an existing permission for 4 additional rooms at The Bear in Esher.
- 7.20 During the previous 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 2015, Brooklands Museum was the most visited attraction in the Borough with 185,823 visits in 2015, up 5% on the previous year.

Claremont Landscape Gardens had 182,812 visitors in 2015, up 0.3% on the previous year, and The Homewood historic house had 2,014 visitors, down 4.7 % on the previous year.

Local Enterprise Partnership

- 7.21 Local Enterprise Partnerships (LEPs) are public-private partnerships between Local Planning Authorities (LPAs) and businesses with the purpose to support and drive local economic growth by deciding what the local economic priorities should be for investment in roads, buildings and facilities in the area. They play a central role and provide the strategic leadership in their areas in determining local economic priorities and undertake activities to drive economic growth.
- 7.22 Elmbridge Borough is located within the Enterprise M3 LEP area which includes 13 other LPAs across Hampshire and Surrey, with the LEP focused around the M3 motorway. While no areas within Elmbridge have been identified for economic growth and infrastructure investment by Enterprise M3, the Council remains committed to working closely with the LEP.
- 7.23 During 2016/17 Elmbridge Borough Council started working with Surrey County Council to develop a Business Case for LEP funding for the Brooklands Business Park Accessibility project, which aims to make sustainable transport improvements to the business park.

Summary

- 7.24 Elmbridge has a skilled labour force with a high proportion of the working population classed as economically active. A small proportion is currently unemployed, with small numbers claiming Jobseekers Allowance in comparison to national averages. This is despite the recent global financial crises and subsequent economic recessions and Government economic programmes.
- 7.25 There have not been any large-scale employment uses completed during the 2016/17 monitoring year as well as no substantial additional floor space delivered, due in part to the reuse of existing employment floor space within SELs. The most significant change in the 2016/17 monitoring year is the loss of nearly 5,000sqm of office floor space mostly because of the lawful change of use from offices to residential, with most of this occurring in the Borough's Town, District and Local centres.
- 7.26 Other than office space, changes in commercial 'A' uses within Town, District and Local centres has been relatively minor (with only slight gains this year compared to slight losses in the previous monitoring year) and there is no indication this is a consistent trend year on year in

either direction. Table 18 shows most of the Borough's centres are healthy vacancy rates generally decreasing. A retail centres study undertaken regularly by the Council will ensure more effective monitoring of the state of the Borough's centres. Policy DM3 – Mixed Uses is working effectively to maintain the vitality and viability of the Borough's centres and is preventing single use buildings / developments within the centres.

7.27 In terms of tourism, an additional 12 bed spaces were provided by the end of the 2016/17 monitoring year with a further 7 bed spaces anticipated to be delivered, increasing the supply of visitor accommodation in the Borough. During the previous monitoring year, the Brooklands Museum has been granted planning permission to bring about major improvements to their features including a new flight shed. New facilities and hotel are also planned at Sandown Racecourse that will bring further improvements to the Borough's tourist attractions. Visit England's Annual Survey of Visits to Visitor Attractions shows the number of visitors to the Borough's tourist attractions listed in the survey is generally increasing, with only a slight decrease in visitor number for The Homewood historic house.

8. Natural Environment

Green Belt and Urban Area

Objective
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 limits

- 8.1 There has been no change to the Green Belt boundary during the reporting year with the designation continuing to cover 57% of the Borough, equivalent to approximately 5,515 ha. 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. Boundaries can also only be amended through the preparation of a Local Plan as opposed to ad hoc planning applications for development in the Green Belt.
- 8.2 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 2016/17 monitoring year was built 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](#), including where necessary demonstrating very special circumstances. As a result, none of the gross new dwellings completed in the monitoring year were built in the Green Belt and only 2 replacement dwellings were given permission during the monitoring year.
- 8.3 Only 1 commercial development was delivered in the Green Belt during the 2016/17 monitoring year for the enclosure of an existing open sided canopy with an additional open sided canopy (223sqm) and single storey side extension to existing coffee shop (75sqm) located at a garden centre, comprising a total of 298sqm additional floorspace.

- 8.4 At the end of the 2016/17 monitoring year, there was 1 appeal decision in relation to Policy DM17 – Development of new buildings in the Green Belt. For this development proposal, the Planning Inspector decided that it contravened DM17 and the appeal was dismissed.
- 8.5 Looking at appeals decided during the 2016/17 monitoring year, 3 appeals related to Policy DM18 – Development of existing buildings in the Green Belt. For 1, the proposed development was deemed by the Planning Inspector to contravene DM18 and as a result was dismissed. For another the development proposals were found by the Planning Inspector to be in accordance with DM18 and subsequently allowed. For the remaining appeal, the Inspector considered the proposed development complied with DM18 however, that the nature of the proposal would have a negative impact on the character and appearance of the area. The application was consequently dismissed under Policy DM2.
- 8.6 At the end of the 2016/17 monitoring year, there were 2 planning permissions granted for replacement dwellings in the Green Belt, both of which were permitted in accordance with Policy DM18 – Development of existing buildings in the Green Belt, and the NPPF. Neither of these developments was required to demonstrate very special circumstances. There was 1 refused application for a replacement dwelling within the Green Belt, but this was subsequently allowed on appeal. In this case the replacement dwelling was considered as being appropriate under the terms of DM18. There were 2 further appeals which were dismissed by the Inspector. The first was dismissed because the development would be inappropriate. The second was dismissed because the development would be harmful to the character and appearance of the existing building.
- 8.7 As part of the Council's review of its Local Plan evidence base, a [Green Belt Boundary Review](#) was undertaken by independent planning consultants. The review assessed the extent to which London's Metropolitan Green Belt, in and around the Borough, is meeting the purposes of Green Belt. The review does not recommend areas for development or take account of absolute constraints such as SSSI's and Ancient Woodland; the review is an assessment of the Green Belt designation only, with any possible areas for development to be considered at a later stage in Local Plan production. The review found the majority of Green Belt in and around the Borough was strongly or moderately performing but did identify a number of local areas or parcels that are weakly performing in terms of meeting the purposes of Green Belt. Subsequently the review has made a number of recommendations where the Green Belt boundary should be altered, extended and removed subject to further investigation including the consideration of exceptional circumstances.

Thames Basin Heaths Special Protection Area (SPA)

Objective

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 SANGs as set out in the Thames Basin Heaths SPA Delivery Framework
 - Status of Annex 1 bird species of Thames Basin Heaths SPA.
- 8.8 In 2005 the Government designated areas of heathland within the Thames basin as an SPA under [European Directive 79/409/EEC](#) (transposed into the [UK Habitats Regulations 2010](#), as amended). 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.
- 8.9 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 is considered that within 400m of the SPA it is 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 Suitable Alternative Natural Greenspace (SANG) to attract informal recreation users, such as walkers and dog walkers, away from the SPA. SANG is combined with Strategic Access Management and Monitoring (SAMM) measures to manage recreational pressures on the SPA itself.
- 8.10 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 2 SANGs in the Borough; Brooklands Community Park and part of Esher Common.

8.11 At the end of the 2016/17 monitoring year, a total of 128 units were granted planning permission within 5km of the SPA, with a resulting £309,177 committed to support mitigation measures to protect the Thames Basin Heaths. This is broken down as £220,167 for SANG and £89,010 for SAMM.

8.12 The amount paid during the 2016/17 monitoring year includes amounts paid from units permitted prior to 2016/17. There is a discrepancy with figures from previous years as the 2016/17 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.

8.13 In the monitoring year (2016/17), £441,203 had been collected to support mitigation measures on the Thames Basin Heaths SPA. This is broken down as £307,660 for SANG and £133,543 for SAMM.

Table 19: SANG & SAMM monies 2016/17

	Units permitted in the SPA 5km mitigation zone 2016/17	Potential contributions from units permitted within the SPA 5Km Zone 2016/17	Amount paid during 16/17	Total amount collected to date to support mitigation
SANG	128	£220,167	£307,660	£570,669
SAMM		£89,010	£133,543	£245,822

8.14 A survey is undertaken annually to provide information on the status of the SPA's rare birds. Table 20 shows the number of territories for each rare bird species since 2007.

Table 20: Number of territories

Bird Species	Survey Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Dartford Warbler	511	464	61	38	47	87	118	292	451	427
Nightjar	289	248	296	326	337	320	325	355	306	332
Woodlark	224	150	157	159	161	202	135	155	137	117

8.15 The Dartford Warbler count of 427 territories was down 5% on 2015, ending the rapid growth witnessed over recent years, however the population of all 3 species does fluctuate over time, as a result, the Dartford Warbler and the Nightjar are considered to be within their 'normal range', with the Nightjar increasing its population by 8%. 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.

- 8.16 The Woodlark has not fared as well, with a reduction of 15% in its population on the previous year, but as significant work was undertaken during the winters of 2015/16 and 2016/17 to increase the amount of habitat suitable for Woodlark, Natural England is hopeful of an improvement in their numbers in the next rounds of data collection.
- 8.17 A visitor survey (last undertaken in 2012/13) explores the numbers and reasons for people visiting the SPA. This survey replicates and expands on the previous visitor survey undertaken in 2005. In 2012, a total of 5,454 adults, 957 children and 4,314 dogs visited the SPA. Most visitors arrived by car and were local e.g. 94% within 5km. Compared with the 2005 survey the number of people entering the SPA was 10% higher but this difference was not considered to be significant and falls within the limits of what could be expected by chance. This data in no way tests the effectiveness of SANGs as a mitigation measure and further work is ongoing to investigate this.

Biodiversity

Objective

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 (linked to LSS Objective 4)
- Condition of Sites of Special Scientific Interest (SSSI)
- Restoration and creation of Priority Habitats

- 8.18 The Borough possesses a wealth of nationally and locally designated areas containing important biodiversity resources. They are:

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

8.19 The Council's approach is to protect and strengthen the Borough's biodiversity resources. As such there has been no change in the number and area coverage of the Borough's designated sites stated above.

8.20 The Borough's 3 SSSI's are monitored by Natural England and their condition is set out in Table 21. There has not been a new assessment of the Esher Commons SSSI as expected however, a relatively 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. This is linked to LSS Objective 4.

Table 21: The condition of the Borough's SSSIs

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

8.21 Of the Borough's 22 SNCI's the number in positive conservation management is 13 (59%), 5 are not in positive conservation management with the remaining 4 sites having 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 22: SNCI's in positive conservation management

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

8.22 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 23 below. This also links in with the monitoring of LSS Objective 4.

Table 23: BOA objectives and targets

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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Starfruit • White-letter hairstreak • Adder • Nightjar • Woodlark
Ashtead & Epsom Wood Pasture, Princes Coverts & Horton Country Park	Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area. 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.	<ul style="list-style-type: none"> • White-letter hairstreak • Heart moth • Adder • Harvest mouse
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.	<ul style="list-style-type: none"> • Greater water-parsnip • Marsh stitchwort • Lapwing • Water vole
Molesey & Hersham	Standing open water: 0.75ha by 2020.	<ul style="list-style-type: none"> • Lapwing • Reed bunting • Water vole

	Floodplain grazing-marsh: 9.5ha by 2020. Acid grassland: 4.25ha by 2020. Reedbeds: 1.25ha by 2020.	
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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Greater water-parsnip • Depressed river mussel • European eel

Enhancements and Improvements

Objective

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.

8.23 At the end of the 2016/17 monitoring year, there had been negligible change (less than 1 ha) to the amount of Council owned publicly accessible open green space in the Borough, with the total figure remaining at 793 ha. There has not been any significant change to this figure since Core Strategy adoption.

8.24 At the end of the 2016/17 monitoring year, there have been a total of 8 environmental improvement schemes delivered by the Council. These are:

- 3 outdoor gyms
- Play area redevelopment
- Basketball court refurbishment
- Tennis court improvements
- 2 paddling pool refurbishments

8.25 Further enhancements to the Borough's green infrastructure network are shown in Table 30 under the Local Infrastructure Delivery section of this AMR.

8.26 The Council's Tree and Woodland Strategy is currently being developed.

8.27 At the end of the 2016/17 monitoring year, 3 appeals were decided which referred to Policy DM6 – Landscape and Trees. 1 proposal was found by the Planning Inspector to accord with DM6 and other Local Plan policies and therefore allowed on appeal. The 2 proposals were both found to be in contravention of DM6 (development proposals would have a negative impact on the Borough's landscape and trees) and other Local Plan policies and subsequently dismissed.

Waterways and Flooding

Objective
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 major development involving a Surface Water Drainage Pro-forma (this has been adjusted from monitoring the use of SuDs in all developments to just major applications due to changes in government policy – see below for more information)
- 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

8.28 Depending on the scale of a proposed development and the risk from potential flooding, the Council will either consult the Environment Agency or follow their standing advice notes. At the end of the 2016/17 monitoring year, there were two planning permissions granted contrary to EA advice, received through formal consultations and standing advice notes, on flooding and water quality grounds.

8.29 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. A Climate Neutral Checklist was previously used to record the incorporation of SuDS in development schemes, and had been required from applicants as part of the validation of planning applications process. However, changes to Government policy mean the checklist is no longer required as part of this process. Monitoring the use of has therefore been limited solely to major applications which require consultation with Surrey County Council via the Surface Water Drainage Pro-forma. The [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) makes Surrey County Council in its capacity as Lead Local Flood Authority (LLFA), a statutory consultee on surface water management drainage issues for all new major developments, and it is these consultations that will be monitored as the new measure of the utilisation of SuDs.

8.30 During the monitoring year there were 46 major applications submitted, and of these, 26 were permitted (either via a grant of planning permission or via the appeals process). Of these 26, 15 of them did not require a SuDs proforma due to the nature of the application (e.g. it was a variation of condition(s) that had no bearing on flooding, or were small developments on large sites e.g. new entrance gates). Of the remaining 11 applications, 4 were permitted, despite not having a SuDs proforma, whilst 7 did have one, or a sufficiently detailed drainage / SuDs report / strategy accompanying the application. Of the 4 that were permitted but did not have a SuDs proforma, one did not mention flooding anywhere in the application, reports etc. and another involved the upgrading (with soil) of a sports pitch and re-surfacing the car park with free draining

aggregate and topped with gravel so, would not have had any impact upon drainage. The third application was outside an area of flood risk and involved demolishing 2 dwellings and replacing it with 1 and the fourth was in relation to the retention of an existing marquee (and therefore no formal drainage systems were involved) for a further 10 years.

8.31 At the end of the 2016/17 monitoring year, a number of environmental management and improvement schemes were delivered along the Borough's riparian landscape and waterways. These are:

- 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.
- An annual scavenge and clean of the Borough's ordinary (i.e. not maintained by the Environment Agency) watercourses also takes place each winter. This to clear them to ensure flood resilience.

8.32 At the end of the 2016/17 monitoring year, there were no planning applications that relate to Policy DM13 – Riverside development and uses that secure river restoration or enhance or impact on the Borough's riverside areas. There were no planning applications during the 2016/17 monitoring year that relate to Policy DM22 which relates to applications that support the recreational uses of waterways.

Summary

8.33 The Green Belt covers 57% of the Borough and is integral to the distinctiveness and appeal of the local area. The Council thereby, in line with Government policy, will continue to protect and enhance the Green Belt by directing development within the existing urban area and reuse previously developed land. The limited opportunities for development within the Green Belt, demonstrated by the small amount of development granted planning permission and completed during the 2016/17 monitoring year, prove the effectiveness of Local Plan policies to achieve this objective.

8.34 Developments within the 5km zone of influence of the Thames Basin Heath SPA are required to financially contribute towards mitigation measures that protect, manage and monitor the SPA. At the end of the 2016/17 monitoring year, a total of £570,669 had been collected for SANG by the Council since collection began, with £307,660 in the 2016/17 monitoring year alone. For SAMM, in the monitoring year, £133,543 was collected, out of a total of £245,822 collected in total to date. The Thames Basin Heath SPA is an internationally recognised habitat for 3 rare bird species: the Dartford Warbler, Nightjar and Woodlark. In 2016 the number of Dartford Warbler territories had slightly

decreased compared to the numbers seen the year before. There was a slight increase in the number of Nightjar territories, but a more notable decrease in Woodlark territories but not in-line with any significant trend.

- 8.35 The Council is committed to protecting and enhancing the Borough's biodiversity interests. Over the past year there has not been any harm or loss to any of the Borough's designated sites with the condition of designated sites unchanged except at Ockam & Wisley Commons SSSI where there was a slight increase in the proportion of SSSI features in favourable condition. In terms of Priority Habitats, there is no data available yet because of the rolling out of the new Biodiversity 2020 strategy but Table 23 sets out Biodiversity targets to be achieved by 2020.
- 8.36 At the end of the 2016/17 monitoring year, there have not been any planning decisions which would cause adverse harm to the Borough's green and riparian landscapes. There have also been a number of enhancement schemes to the Borough's green and riparian landscapes undertaken during the 2016/17 monitoring year with further enhancements to the green infrastructure network detailed in Table 30 of Local Infrastructure Delivery section.

9. Sustainable Lifestyles

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 development in a way that delivers sustainable growth

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

9.1 At the end of the 2016/17 monitoring year, the Council's performance indicators show that 51.3% of household waste was sent for reuse, recycling and composting. This exceeds both last year's figure of 50.2% and the target of 50% for the 2016/17 monitoring year. There were 2 further indicators providing a breakdown of the percentage of household waste sent for recycling and composting separately. The first indicator shows 26.1% of household waste was sent for recycling, a slight decrease from last year's figure of 26.4% last year's figure but above the 2016/17 target of 25%. The second indicator shows the remaining 25.2% of household waste was sent for composting, exceeding last year's figure of 23.8% and above the 2016/17 target of 25%.

9.2 In addition to the above Core Strategy monitoring, in line with LSS Objective 3, there were no planning permissions granted for alternative

development in areas safeguarded for waste-related development where an objection was raised by the County Council.

Pollution

9.3 Statistics collected by the Department for Business, Energy and Industrial Strategy give estimates on the levels of CO₂ emitted annually by local authority. For Elmbridge Borough this information is presented in Table 24.

Table 24: Levels of CO₂ emitted per capita in Elmbridge since 2005

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
2015	132.7	1.25	2.14	1.71	5.1

9.4 In 2015, there was a record low in the levels of CO₂ emitted across the Borough with less than 700 kilo tonnes produced for the first time, equating to 5.1 tonnes per capita. Over a 10-year period, the amount of CO₂ emitted in the Borough has fallen by 2.3 tonnes per capita. There were falls in emissions from industrial & commercial and domestic sources, with the latter falling by almost 0.5 tonnes per capita on the previous year, in a similar drop to the previous year.

9.5 There was a large drop in CO₂ emissions resulting from transport continuing the previous trend for further reductions. 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 should not prove too much of a concern; anticipating the general trend to reduce CO₂ emissions will continue. If the general trend changes where increases in the amount of CO₂ emissions are sustained year-on-year, at this point remedial action will be required.

9.6 7 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 because of 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 25 details the levels of NO₂ recorded in each of the Boroughs AQMAs in 2016 and associated data relating to the 40µg/m³ objective.

Table 25: Levels of NO₂ recorded in each of the Boroughs AQMAs in 2016

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	9	9	65.8	38.2
Walton Road, Molesey	4	3	52.6	32.1
Weybridge High Street	10	9	54.5	33.6
Walton High Street	6	4	49.8	32.4
Cobham High Street	4	2	44.2	29.3
Hampton Court	5	4	54.5	36.2
Hinchley Wood	2	1	46.1	34.7

9.7 The AQMA data shows that none of the AQMAs achieved the 40µg/m³ air quality objective as; at least 1 tube was over the limit in at least 1 month each year. Except for Esher High Street, the highest levels for all AQMAs in 2016 were lower than the peak levels of NO₂ recorded in 2015. For the Esher High Street AQMA, the highest levels recorded were more than 50% above the 40µg/m³ air quality objective with the highest recorded level being 65.8µg/m³.

9.8 There has been an increase in the number of monitoring points from 35 to 40 in the monitoring year and the number of monitoring points where the air quality objective has been exceeded rose from 31 to 35. Despite this, the average level of NO₂ has dropped across all the AQMAs compared to the previous year.

9.9 There was one appeal decision which related to Policy DM5 – Pollution of the Development Management Plan in the monitoring period. The Council’s decision to refuse planning permission was based on the living conditions of neighbouring properties in terms of the impact from the proposed development on noise and light pollution. Considering other Local Plan policies as well as DM5, the Inspector allowed the appeal.

Transport

9.10 At the end of the 2016/17 monitoring year, there were 4 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 4 consultations. The Council also received 3 applications for confirmation of compliance of conditions for travel plans, 2 of which related to development at schools and the other application for the extension to a supermarket. For all 3 applications, the Council decided the travel plans were compliant and met the relevant condition.

9.11 Previously, the Department for Transport collected statistics on average vehicle speeds taken, for both directions, on A-roads. Average vehicle speeds were used to determine the level of congestion with lower speeds signalling higher congestion. Bearing in mind varying speed limits and restrictions, it is difficult to draw comparisons between each road, but analysis was possible on yearly changes. Table 26 shows the average vehicular speeds in mph, using an average of March and September months, taken on the Borough’s six A-roads since 2011.

Table 26: 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
Road Name	Road Direction	2011	2012	2013	2014	2015
A307	Eastbound	19.6	18.9	19.5	20.7	20.4

A307	Westbound	19.6	19.1	17.8	18.2	19.4
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9.12 Since December 2015 the methodology for collecting this data has changed and so the most recent data is not comparable with this data or contained within the above table. Data is now only collected on a County / Unitary Authority level. The data available is set out below:

Table 27: Average speed across Surrey

Local Authority Area	Average speed (mph)		Change in last year (%)
	2015	2016	
Surrey	26.0	25.6	-1.5

9.13 When looking at the data for Elmbridge, 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 across the Borough. 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.

9.14 For Surrey however, average speed figures and congestion levels for 2016 have deteriorated compared to 2015. This issue may become more acute due to population increases projected in the SHMA 2016 and other authorities' Local Plans, which may require transport infrastructure development and improvements to mitigate any potential impacts. Without such improvements congestion levels are likely to continue to increase.

9.15 At the end of the 2016/17 monitoring year, there were no new cycle paths completed although there are projects that are being implemented that may be completed by the end of the next monitoring year. Cycle provision improvements at Claygate and Weybridge stations were also made during this monitoring year.

9.16 At the end of the 2016/17 monitoring year, there were no new footways delivered in Elmbridge, but there were accessibility improvements at 8 bus stops on the K3 route (along Manor / Effingham Road). There were also a number of adjustments to bus timetables (mainly timing and service provider) due to Abellio reducing the amount of services it provides. These have however, been generally been filled by other providers. Further details are set out in Table 28.

Table 28: Changes to bus services

Service number	Route	Current provision	Change
436	Woking-Sheerwater-West Byfleet-Byfleet-Brooklands-Mercedes Benz World-Weybridge	Generally hourly, Mondays to Saturdays, operated by Arriva, but hourly on Sunday between Woking and Brooklands only, operated by Abellio	On Mondays to Saturdays Arriva will increase the service to run generally every 30 minutes between Woking and Weybridge. Withdrawn on Sundays.
437	Woking-Maybury Estate-Warren Farm-Pyrford-West Byfleet-Byfleet-Brooklands-Mercedes Benz World-Weybridge	Generally hourly, Mondays to Saturdays, operated by Arriva	Due to the change to service 436, Arriva will operate the 437 mainly between Woking and West Byfleet only, but with journeys starting or finishing at Byfleet at school times. There will also be an extension beyond West Byfleet in the morning to allow one hour forty minutes shopping time at Brooklands Tesco/M&S. In general, the 437 will run about every 90 minutes.
458	Staines-Laleham-Shepperton-Walton- Walton Station-Hersham Green-Esher-Portsmouth Road-Kingston	Half hourly, but hourly evenings and Sundays	Will be run by Hallmark Connections over the current route, on Mondays to Saturdays once per hour from Staines to Kingston, but with additional buses between Staines and Walton town centre, so a bus runs every half hour between those two towns. Last buses from Kingston and Staines may be earlier. On Sundays, will run hourly Staines to Kingston

459 (new service)	Walton to St. Peter's Hospital via Vicarage Fields Estate, Cottimore Lane, Ambleside Avenue, Rodney Road, Walton Station, Queens Road, Weybridge, Addlestone, Coombelands and Ottershaw	N/A	Will generally run hourly, operated by Abellio on Mondays to Saturdays and will maintain a direct bus service between Walton, Weybridge and St Peter's Hospital, to replace 461 and will replace service 564 between Vicarage Fields Estate and Walton town centre. It will also give a link from Vicarage Fields and north Walton to the health centre and hospital in Rodney Road, to St Peter's Hospital and to Walton Station. The 459 will be the service that covers Queens Road between Sir Richard's Bridge and Temple Market (instead of 514), maintaining the link to Weybridge and offering new ones to Walton town and station, as well as St Peter's Hospital.
461	Kingston-Hampton Court-Hurst Park-West Molesey-Field Common Entrance-Ambleside Avenue-Cottimore Lane-Walton-Oatlands-Weybridge-Addlestone-Coombelands-Ottershaw-St.Peter's Hospital-Chertsey-Staines	Mondays to Saturdays half hourly Kingston-St. Peter's Hospital, hourly through to Staines, but hourly throughout evenings and Sundays	Route to be shortened and will operate only between Kingston and Addlestone, half hourly Mondays to Saturdays, but generally hourly evenings and Sundays. On Sundays, the 461 will continue to run through from Kingston to Chertsey, along the existing route
513	Downside-Cobham- Stoke D'Abernon-	Mondays to Fridays, two	Will be operated by Cardinal Buses, with a revised timetable but still with two

	Oxshott- Esher- Weston Green- Hampton Court- Kingston	journeys each way	journeys each way on Mondays to Fridays. Diverted between Weston Green and Kingston via Thames Ditton village, Winters Bridge and Portsmouth Road, to supplement revised services 514/515.
514	Addlestone- Byfleet & New Haw Station- Brooklands- Byfleet- Weybridge- Queens Road- Walton Station- Hersham- Field Common Estate- West Molesey- High Street- Beauchamp Road-Molesey Park Road-East Molesey-Imber Court-Thames Ditton-Winters Bridge-Surbiton- Kingston	Mondays to Saturdays, generally every 75 minutes	This service will be withdrawn, except for some journeys which will be operated by Falcon Coaches. These journeys will operate between Winters Bridge and Kingston via Portsmouth Road direct and not via Surbiton.
515	Guildford- Burpham- Burnt Common-Ripley- Wisley-Cobham- Esher-Lower Green-Douglas Road-Ember Lane-Imber Court-Thames Ditton-Winters Bridge-Surbiton- Kingston	Mondays to Saturdays, generally every 75 minutes, Sundays hourly	Will be operated by Falcon Coaches and revised to run from Field Common Estate to Kingston via Molesey Road, Hersham Library, Esher, Lower Green, Douglas Road, Ember Lane, Imber Court, Thames Ditton, Winters Bridge and Portsmouth Road (not via Surbiton).
555	Hersham Green- Walton Station- Walton- Shepperton- Sunbury Village-	Daily, half hourly, but evenings and Sundays hourly	It is expected that at least an hourly service will operate from the Heathrow area to Hersham Green. However, discussions with Heathrow

	Sunbury Cross- Sunbury Tesco- Ashford Common- Feltham Hill Road-Ashford- Ashford Hospital- Stanwell- Terminal 4- Hatton Cross- Heathrow Central		Airport, which is a key stakeholder in this service, have not yet concluded regarding the frequency of service, period of the day covered, the route in the airport area or funding support.
564	Whiteley Village- Burwood Road- Hersham- Molesey Road- Ambleside Avenue-Walton Hospital-Bowes Road-Walton- Vicarage Fields Estate-Xcel Leisure Centre	Mondays to Saturdays, every 80 minutes	Abellio will continue to run this service between Whiteley Village and Walton town centre along the current route. Frequency increased to every 60 minutes.
663	Walton-Cottimore Lane-Ambleside Avenue-Molesey Road-Hersham Library-Esher High School	school days only, one journey each way	Instead of two single deck vehicles running in convoy, Cardinal Buses will run one double deck vehicle on this service so route to be restructured to avoid low bridges and Molesey Road between Hersham Station and Hersham Library would not be served.
715 (new service)	Guildford and Kingston via Burpham, Burnt Common, Ripley, Wisley, Cobham, Esher and Portsmouth Road	N/A	To be operated by Stagecoach to replace service 515. On Mondays to Saturdays, will run hourly until early evening, with last bus from Guildford at 7pm and from Kingston at 1925. On Sundays, 7.15am will run every 90 minutes Guildford-Kingston and will divert between Esher and Winters Bridge via Lower Green, Douglas Road, Ember Lane, Imber Court and Thames

			Ditton, to give those areas a service on that day.
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9.17 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 (see the Local Infrastructure Delivery section).

9.18 At the end of the 2016/17 monitoring year, there were 3 appeal decisions which related to Policy DM7 – Access and Parking. Of these, only 1 development proposal was deemed by the Planning Inspector to contravene DM7 and, in contravention of other local plan policies, was dismissed. Of the 2 development proposals which were found to be in accordance with DM7, both were allowed because they did not contravene other Local Plan policies.

Summary

9.19 Just over half of all household waste collected in the Borough in 2016/17 was sent for reuse, recycling and composting. There has also been a significant reduction in the tonnes of CO₂ produced per capita, with the largest reduction from transport sources. The average levels of NO₂ in all 7 of the Boroughs AQMAs continues to exceed the national air quality objective with an increase in the number of monitoring points where the air quality objective was exceeded. However, compared to 2015 it could be argued that there has been an improvement of NO₂ levels and results. There were no significant concerns with the implementation of Policy DM5 – Pollution as there was only one appeal decision that specifically related to it.

9.20 The Council received a total of 4 travel plans during the 2016/17 monitoring year which all related to schools. Figures on congestion show that in the 2016/17 monitoring year there has been a reverse to the previously improving trend with the average speed of motor-vehicles in 2016/17 lower than before, however, these results are not directly comparable to previous years due to a change in the methodology used by the Department for Transport. There were many changes made to bus services running in and through the Borough, but no new cycleways or footpaths improvements made. There were no significant concerns with the implementation of Policy DM7 – Access and parking.

10. Historic Environment

Objective

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

10.1 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 which are vulnerable to change and can become at risk from decay, neglect and other threats such as inappropriate development.

Heritage and Buildings at Risk

10.2 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 because of neglect, decay or inappropriate development. In 2016 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 is 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

10.3 The Council are currently undertaking a 'Buildings at Risk' survey of all 770 statutory Listed Buildings in the Borough. This is a once a decade snapshot of all 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 should take to improve the state of the building. Work on this began in April 2016 and is due to be completed by the autumn of this year (2017) as it is 97% complete.

Conservation Areas

10.4 There are currently 25 designated [Conservation Areas](#) in the Borough covering more than 1,800 properties. 23 Conservation Areas have designation statements of which 14 have endorsed 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 evidence¹⁰.

Whiteley Village

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

10.6 At the end of the 2016/17 monitoring year there had been 4 planning applications decided upon within Whiteley Village. 1 was for works to a tree, another for an extension to the opening hours of the nursery and the other 2 were screening options as to whether an Environmental Impact Assessment would be required for a potential extension to the Village (which has subsequently been applied for, but the application was decided in the 2017/18 monitoring year).

¹⁰ Following a 6-week public consultation, the Templemere Estate was designated as a conservation area by Planning Committee on 13 June 2017.

Development Management

10.7 To help assess the effectiveness of the Development Management Plan 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 Development Management Plan sets a target of zero planning permissions granted on this basis except where justified in accordance with policy. At the end of the 2016/17 monitoring year there were no planning permissions granted involving the significant harm to, or loss of a designated heritage asset.

Summary

10.8 There are four heritage assets in the Borough on Historic England's HAR register but no new entries have been added during the year and there has been progress to preserve and restore these four assets. There are currently 14 endorsed CAMPs and the Council is working with the local community to produce a CAMP for the Templemere Estate (subsequently adopted in the 2017/18 monitoring year). There were no planning permissions granted during the reporting year that involved the significant harm to, or loss of a designated heritage asset.

10.9 These actions indicate the Council is working towards meeting its Core Strategy objective and [Heritage Strategy](#) (December 2015) of protecting the Borough's unique character and enhancing the high quality of the built and historic environment. The Council will continue to conserve heritage assets, so they can be enjoyed for their contribution to the Borough's quality of life by current and future generations.

11. Quality of Life

Objectives

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

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

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

Indicators:

- Resident satisfaction with Council services
- Resident satisfaction with the 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.
- The number of patients per GP (LSS Objective 3)

Resident Satisfaction

11.1 The Council undertakes a survey of selected Elmbridge residents annually, called the Residents' Panel survey. The purpose is to assess the extent the Council is performing with respect to local people residing in the Borough. Results in 2016 show 73% of survey respondents thought that the Council provided value for money for the services for which it is responsible. This is a 2% decrease on last year. Residents were also asked overall how satisfied or dissatisfied they are with the way the Council runs its services. 86% of respondents said they were satisfied, also a 2% decrease on the previous year.

11.2 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, the same as the previous survey. 94% of respondents agreed that Elmbridge is a good place to live and work, which is 1% down on the previous year.

11.3 Respondents were asked what issues are the most important for Elmbridge over the next 5 years. In the question they were able to tick up to 3 answers. The most popular were:

- Protecting the character of the area from building development (63%)
- Working with the Police to keep crime and anti-social behaviour low (45%)
- Minimise council tax (33%)

11.4 This represents no change from 2015.

Health, Participation in Sport, and Safety

11.5 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 (82.3 years) and woman (85.5 years) both better than the England average (79.5 years for men and 83.1 years for women). The profile shows that, overall, Elmbridge performs significantly better than the England average.

11.6 In terms of the number of patients per GP (as required though the monitoring of LSS Objective 3), this is set out in the table below. This information is based on GP information from NHS choices online and population figures from the 2016 mid-year estimates (for each ward which is then combined for each settlement area), as opposed to looking at the number of patients registered with each GP.

11.7 The ratio of the number of patients per GP as set by the NHS is 1:1,800. From this, only 1 area (Weybridge) falls above this recommended ratio.

Table 29: Number of people per GP by population

Area	Name of surgery	GPs in each surgery	Area GP total	Population	Population / GP
Claygate	Capelfield Surgery	5	5	7,116	1: 1,423
Cobham	Cobham Health Centre	10	14	18,682	1: 1,334
	Oxshott Medical Practice	4			
Thames Ditton,	Lantern Surgery	3	15	24,287	1: 1,619

Long Ditton, Hinchley Wood and Weston Green	Giggs Hill Surgery	9			
	Thorkhill Surgery	3			
East and West Molesey	Glenyn Medical Centre	7	11	16,909	1: 1,537
	The Vine Medical Centre	4			
Esher	Esher Green Surgery	6	8	8,971	1: 1,121
	Littleton Surgery	2			
Hersham	Hersham Surgery	5	5	7,714	1: 1,543
Walton	Fort House Surgery	8	18	24,862	1: 1,381
	The Yellow Practice	2			
	The White Practice	2			
	The Red Practice	5			
	Ashley Medical Practice	1			
Weybridge	Rowan Tree Practice	5	12	24,223	1: 2,019
	Church Street Practice	7			
TOTAL		88	88	132,764	

11.8 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%. This research was undertaken between April 2015 and March 2016 but has not been updated since. As this represents the most up to date information, adult participation in sport was 4% higher than in 2015/16 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.

11.9 The Council administered the annual Community Safety Survey in February 2017 asking those who live, work and visit Elmbridge a variety of questions on crime and anti-social behaviour. Of the respondents,

95% said they felt very and fairly safe outside in their local area during the day and 68% after dark.

11.10 These figures are a decrease from those collected in 2016 (by 1% and 8% respectively). The proportion of respondents to the 2017 survey, who as an average, said they felt very and fairly safe outside in their local area during the day and after dark (81.5%), is slightly below the 85% target within the Core Strategy.

11.11 The survey results also showed 73% 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. The results of this survey helped to support the Council's Partnership Action Plan 2017/18 and a similar survey will be administered next year.

Deprivation

11.12 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

11.13 The majority of planning applications refused permission by the Council and subsequently dismissed at appeal by the Planning Inspectorate, related 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.

11.14 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 86 planning and householder appeal decisions over the 2016/17 monitoring period. Of the 86 appeal decisions, Planning Inspectors deemed 56 proposals (65%) contravened Policy DM2 and were all dismissed. There were 35 appeals allowed (35%) by the

Planning Inspectorate whereby the proposed development was not deemed to contravene Policy DM2.

- 11.15 At the end of the 2016/17 monitoring year, there were just 2 planning applications that referred to horse-related development and as such Policy DM19, both of which were granted permission.

Summary

- 11.16 The results of the Council's Resident Panel Survey reveal that 73% of respondents consider the services provided by the Council offer value for money with 86% of respondents satisfied with the way in which the Council provides its services. Satisfaction with the Council's services is however down by 2% for both indicators compared to last year. 93% of respondents were satisfied with their immediate local area as a place to live, the same as last year, with 94% of respondents stating Elmbridge is a good place to live and work, which is a 1% decrease from last year.
- 11.17 The overall health of our residents is on average significantly better than the rest of England and adult participation in sport is also high and outstrips the England average. In addition, aside from Weybridge, the ratio of GPs to population is below the recommended ratio set by the NHS. The Council's Community Safety Survey results showed that 95% of residents felt very and fairly safe outside during the day and 68% at night, with a higher proportion of residents saying they felt very safe, rather than fairly safe.
- 11.18 The Borough is one of the least deprived local authorities in England with no small areas within the 10% most deprived nationally and ranked 322 out of 326 local authorities. Waverley is the only other Surrey-based local authority ranked higher at 323. Elmbridge residents continue to enjoy a high quality of life, which is evident from these positive figures that by far outstrip the national average.

12. Local Infrastructure Delivery

Infrastructure Schedule

Objective

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

12.1 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. The definition of infrastructure is broad, including educational establishments, medical facilities, sport and recreation facilities, open spaces, roads and other transport related provision. The Regulation 123 List sets out the types of strategic infrastructure within the Borough that could be funded through the **Community Infrastructure Levy (CIL)**.

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

- Expansion of Ashley Church of England Primary School, Walton on Thames;
- Expansion of Cleves Junior School, Weybridge;
- Expansion of Hinchley Wood Primary School; and
- Permission for expansion of Long Ditton St Mary Junior School, Thames Ditton.

12.3 Although it is not a Regulation 123 Infrastructure List project, there will also be a significant expansion in education provision with the rebuild and expansion of Three Rivers Academy in Hersham, which is due to open early 2018.

12.4 2 highway related projects have also progressed over the past year. They were:

- Traffic survey work to inform Esher Transport Study; and

- Long Ditton School safety measures scheme.

Community Infrastructure Levy (CIL)

- 12.5 The Community Infrastructure Levy (CIL) is the mechanism for the pooling of developer contributions to secure finances to meet infrastructure requirements arising from new development; essentially a local charge placed on new development. The [Developer Contributions SPD](#) (adopted 2012), [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.
- 12.6 The Council is required to allocate a minimum of 15% 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 1 Parish Council (Claygate) and no made Neighbourhood Plans, the Council has established Local Spending Boards through which bids for funding for local projects in that settlement can be considered. There is a Local Spending Board for each of the Borough's settlement areas, except for Claygate (some area Boards are combined). 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 has taken place.
- 12.7 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

- 12.8 In the 2016/17 monitoring year, a total of £5,901,096 CIL payments were collected. Of this, £295,055 (5%) was retained for administration costs. As of the end of the 2016/17 monitoring year a total of £15,546,778 of CIL monies has been received since CIL charging began in April 2013. Further detail on CIL spend is available in the 2016/17 CIL Annual Report.

CIL Monies Allocated

- 12.9 As part of the 2017/18 Council Plan, one of the top priorities is 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 2017. A total of £726,693 of CIL monies were allocated to local projects during the meeting of the 2017 Local Spending Boards. The details of the projects and CIL monies allocated by the Local Spending Boards are shown in Table 30.

12.10 For the 2016/17 monitoring year, a total of £4,391 of monies collected through CIL were transferred to Claygate Parish Council as the body responsible for allocating CIL monies to local projects. Since adoption of the CIL charging schedule, Claygate Parish Council has not spent any CIL monies collected to accrue a larger and more significant amount for local projects.

Table 30: Local Spending Board Projects and Allocations

Settlement area	Project	Organisation	Total awarded
Education			
Weybridge	Surfacing for additional play space for the growing school	Manby Lodge Infant School	£17,820
Weybridge	Additional funding for further cycle stands at the school	Heathside Secondary School	£2,000
Cobham, Stoke D'Abernon, Oxshott and Downside	Canopy for the dining hall courtyard to enable year-round use for the growing school	St Andrews primary	£18,000
Thames Ditton, Hinchley Wood, Long Ditton and Weston Green	Additional classroom space to provide group space, specifically for Special Educational Need provision for the growing school	Long Ditton St Marys Junior School	£40,000
Thames Ditton, Hinchley Wood, Long Ditton and Weston Green	Additional cycle parking	Hinchley Wood Secondary	£12,995
Footpath works			
Cobham, Stoke D'Abernon, Oxshott and Downside	Remedial works to the river footpath	Cobham Conservation and Heritage Trust	£6,815
Walton on Thames	Restoration of footpath that runs between Walton Bridge and towpath north of Walton Marina	Lower Mole Partnership	£2,000
Hersham and Esher	Surfacing of Hersham Riverside Path for community use	Lower Mole Partnership	£4,425
Walton on Thames	New footpath in Ashley Park to respond to requests for an all-weather path in this area of the recreation ground	Elmbridge Borough Council	£5,000
Weybridge	Additional construction costs to create the new Broadwater footpath, including necessary tree works	Surrey County Council	£43,400

Public realm and town centre improvements			
Weybridge	Weybridge Streetscape project (Elmgrove Road to Ship Yard). Creation of a focal plaza, cycle stands, paving improvements and street furniture renewal. The project aims to deliver shared flexible spaces for markets/events and retain on-street parking	Elmbridge Borough Council	£329,038
Improvements to open space			
Cobham, Stoke D'Abernon, Oxshott and Downside	Riverhill flood gates to enable closure of the site to improve site safety and protect and enhance the heavily used site	Elmbridge Borough Council	£6,500
Weybridge	Weybridge Point improvements, including car park works and viewing platform	Thames Landscape Strategy	£72,000
Community facilities			
Hersham and Esher	Additional toilet facilities in the Beaver Lodge on site for users of the Vauxmead field. In recent months there has been significant work to enable increased community use of the field for supervised sport and recreation, particularly for children	St Peters PCC	£19,500
Walton	Walton Playhouse – auditorium and sound and lighting improvements	Playhouse User's Group	£10,000
Thames Ditton, Hinchley Wood, Long Ditton and Weston Green	Thames Ditton Centre for the Community Café	Elmbridge Borough Council	£40,000
Transport			
Cobham, Stoke D'Abernon, Oxshott and Downside	Contribution to a 5-year lease for a new bus for the service, equating to a £19,440 annual contribution for 5 years.	Cobham Community Bus Community Interest Company	£97,200

12.11 The Strategic Spending Board met once in 2016/17. 3 schemes to be delivered by Elmbridge Borough Council were allocated CIL funding. These were:

- Leisure – Elmbridge Sports hub, Waterside Drive: £806,000
- Leisure – Hurst Park multi use games area: £35,000
- Community facilities: additional community space within the rebuilt Claygate Pavilion - £50,000

12.12 3 schemes to be delivered by Surrey County Council were allocated CIL funding. These were:

- Education – provision of canopy and groundworks for external learning area at Cobham Free School to enable provision of a bulge class to meet primary demand: £30,000
- Education – new multi-use games area at St Lawrence C of E Junior School: £100,000
- Highways – Hinchley Wood Schools safety scheme to include a footway/cycleway facility along Claygate Lane and a toucan crossing across the A309: £260,000

12.13 1 scheme to be delivered by the Environment Agency was allocated CIL funds:

- Flood risk management – River Rythe flood alert/warning area telemetry installation: £6,000

12.14 The Police were also allocated CIL funds for 1 project:

- Community safety (Police) – Built-in automatic number plate recognition: £14,000

Summary

12.15 A total of 7 projects on the Regulation 123 List relating to education and highways improvements, have progressed during the 2016/17 monitoring year, and another which is not on the list, but has still made significant progress as well. This included the expansion of 3 primary schools and permission to expand another primary school.

12.16 During the 2016/17 monitoring year, a total of £5,901,096 of CIL monies had been collected. Since CIL was introduced in Elmbridge in April 2013, the Council has collected a total of £15,546,778 of CIL monies.

12.17 During the 2016/17 monitoring year a total of £726,693 of CIL monies was allocated to local projects. A further £1,301,000 was allocated to deliver a range of strategic projects in the Borough.

13. Performance of Planning Services

Objective

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

Indicator:

- Total number of planning appeals per annum and proportion dismissed

Council Performance Indicators

- 13.1 At the end of the 2016/17 monitoring year, there were 136 planning appeal decisions handed down from the Planning Inspectorate. Of these, 61% were made in favour of the Council and dismissed. This proportion is up 3% on the previous year but still below the 65% target. The number of appeal decisions received this year has increased by 11 in comparison to the 2015/16 monitoring period.
- 13.2 Of the total number of appeals (136), 119 refused decisions were officer delegated of which 61% (73 appeals) were dismissed by the Planning Inspectorate. The remaining 17 refused decisions were made by sub-committee of which 59% (10 appeals) were dismissed by the Planning Inspectorate.
- 13.3 As show in Table 31, 100% of appeal decisions in July to September 2016 (Quarter 2) were dismissed. This reflects the unpredictability of planning appeal decisions in terms of both numbers and outcomes. During this period there were only 7 appeal decisions handed down in comparison to an average of 43 decisions across the other three quarters with an average dismissal rate of 59%.
- 13.4 At the end of the 2016/17 monitoring year, 92% of major planning applications were processed within the statutory 13-week period. This in an increase of 1% on last year and is above the Council target of 83% and well above the national target of 60%.
- 13.5 For minor applications, where the statutory time period to process an application is 8 weeks, 90% were processed within this timeframe thereby exceeding both the Councils of 83% and the national target of 65%. This is an increase of 7% on the previous year. The service also ensured 94% of other applications were processed which matches the

2015/16 figure and exceeds the national and Council targets of 80% and 92% respectively.

Table 31: Planning Services Performance Data 2016/17

	Appeals Dismissed	Major Applications	Minor Applications	Other Applications
April to June 2016 (Q1)	64%	75%	95%	93%
July to September 2016 (Q2)	100%	100%	83%	92%
October to December 2016 (Q3)	61%	94%	92%	95%
January to March 2017 (Q4)	50%	100%	91%	97%
2016/17	61%	92%	90%	94%
National Target	N/A	60%	65%	80%
Difference	N/A	+32%	+25%	+14%
Local Target	65%	83%	83%	92%
Difference	-4%	+9%	+7%	+2%
2015/16	58%	81%	77%	91%
Difference	+3%	+11%	+13%	+3%

Council Objectives

13.6 The Council Plan 2016/17 sets out a number of objectives for Planning Services to meet during the 2016/17 monitoring year in order to work towards achieving the 5 year Council Vision 2013-18 and the Council's Top Priorities for 2016/17. These objectives are to:

- Deliver appropriate planning decisions for sustainable development that provides Elmbridge residents with a good quality of life;
- Continue to allocate CIL to support improvements in local infrastructure;
- Complete the evidence base of planning policies aimed at providing for housing growth whilst safeguarding the environment;
- Commence the delivery of the Borough's Heritage Strategy.

13.7 At the end of the 2016/17 monitoring period, the status of objectives 1-4 of the Council Plan are:

1. A total of 3,742 applications were decided within the reporting year of which 734 were refused. More details on the performance of planning services in deciding planning decisions is provided in Table 31.
2. 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 in February and March 2017. Further details relating to specific projects are set out in the previous chapter.
3. A significant proportion of the evidence base review has now been completed. This helped to inform the Local Plan Strategic Options Consultation that took place in December 2015 – February 2016. Following the consultation and a number of Government announcements relating to potential changes to the planning framework, additional evidence base studies are now being completed.
4. Good progress has been made on implementing the Heritage Strategy with:
 - an update of Heritage information provided on the Council's website completed in October 2016;
 - commencement of a new Buildings at Risk survey to cover the 770 Listed Buildings within Elmbridge;
 - partnership work with the Brooklands Heritage Partnership to progress a new Brooklands Conservation Management Plan; and
 - investigating the 1960s SPAN built Templemere estate in Weybridge as a potential new conservation area undertaken with the local community.

Satisfaction

13.8 Results of the 2016 Residents Panel Survey show 43% of respondents were very and fairly satisfied with Planning Services, which is a 2% increase on last year's figure. That said, 27% of respondents said they were very and fairly dissatisfied with the service and a further 30% stating they had not used the service or 'don't know'. In comparison with the Council's eight other services, planning came sixth in terms of resident' satisfaction behind Waste Collection (86%), Local Taxation (77%), Street Cleaning (66%), Environmental Services (76%) and Leisure and Cultural Services (64%).

14. Future Monitoring

Changes to the AMR

- 14.1 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, self-build and custom house building within the Borough.
- 14.2 The Council will also need to ensure that in terms of housing delivery, this is monitored against the most up to date Government requirements. Reported in next years' AMR for example, is likely to be housing delivery against the housing need for the Borough as calculated by the Government's standard methodology. The Council will also be required to report against the Government's Housing Delivery Test.
- 14.3 The Council are also in the process of putting in place new monitoring systems and processes to report on the effectiveness of the Flood Risk SPD. This includes, for example, a system of monitoring planning permissions for developments with a Flood Risk Assessment and specific flood risk mitigation methods and new developments taking place in Flood Zones 3a and 3b where the permitted development rights have been removed.

Boundary changes

- 14.4 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.
- 14.5 These changes were implemented in May 2016 when Council elections took place. The Council's settlement areas used for its Local Plan policies were coterminous¹¹ with the previous ward boundary. Following the reduction in the number of wards, changes were also made to the settlement areas, so they remained coterminous with the Borough's wards. Because 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.

¹¹ Having the same boundaries or covering a common area.

- 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.

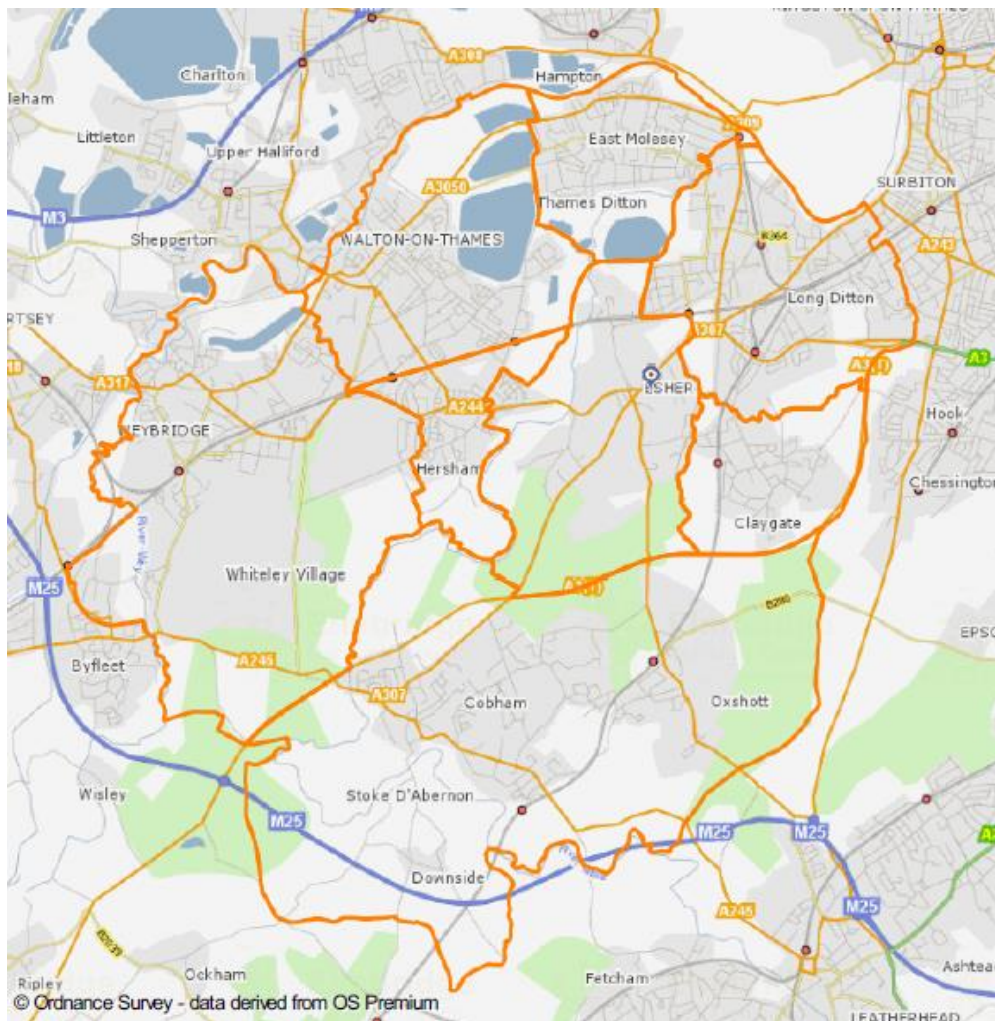
14.6 The previous and new settlement areas are shown in Figure 5. The Council will continue to collect and analyse data by settlement area. Changes to the settlement areas mean comparisons cannot however be drawn to data collected and analysed in previous years or to the anticipated broad distribution of housing delivery by settlement area.

Figure 5: Settlement Areas

Previous



New



Summary

- 14.7 Monitoring is a key element to the 'plan, monitor, and manage' approach to planning that has been adopted by local authorities 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 about 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.

- 14.8 The Council will therefore continue to produce and publish an AMR. 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 to assess their effectiveness regarding whether the policies set out are achieving the agreed objectives. Monitoring also allows the Council to assess whether it is necessary to trigger contingency plans, should performance fall below expectations.
- 14.9 As the Local Plan progresses it is possible neighbourhood plans for specific areas within the Borough may emerge. Any neighbourhood plans that may emerge their progress and policies will be monitored and reported on within AMR.
- 14.10 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 2017/18 'Building on Excellence' sets out flagship activities and strategic priorities of which some relate to the Council's 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 the strategic priorities in the Council Plan.
- 14.11 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.
- 14.12 To achieve this level of monitoring, the Council is improving its data collection processes. Over the last 3 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 impacting on the Borough and its settlements.