
Shaping Elmbridge A New Local Plan



Authority Monitoring Report 2019/20



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

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Acronyms

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

1. Introduction

Purpose

- 1.1 The primary purpose of this Authority Monitoring Report (AMR) is to assess the implementation of the Local Development Scheme (LDS 2020) and the extent to which policies in adopted Local Development Documents (LDDs) are being achieved.
- 1.2 Every Local Planning Authority (LPA) must publish an AMR at least annually as required by [Section 35 of the Planning and Compulsory Purchase Act 2004](#) as amended by [Section 113 of the Localism Act 2011](#). This enables the Council to share the performance and achievements of the planning service with the local community at least once every 12 months. Authorities can largely choose for themselves which targets and indicators to include in the report provided they are in line with the relevant UK and EU Regulations. These regulations are summarised in [Paragraph 073 \(Reference ID: 61-073-20190315\)](#) of National Planning Guidance that states:

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

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

Adopted Development Plan

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

- 1.4 The data presented in this AMR relates to the development, projects and activities undertaken between 1 April 2019 and 31 March 2020. If such time specific data is unavailable, the most up-to-date information has been used instead.

The Council Plan

- 1.5 The [Council Plan 2020/21](#) is working towards achieving the 5-year Vision of what we would like Elmbridge to be in 2023 – ‘A responsive and effective Council, protecting and promoting the interests of residents and businesses and safeguarding our environment, while maintaining a community for all’.
- 1.6 To help achieve the vision the Council sets out objectives to be met by Planning Services as long term outcomes and priorities to be achieved by 2023, in the 2020/21 monitoring year these were:
- Publish the Regulation 19 draft Local Plan and submit the Council’s draft Local Plan to the Planning Inspectorate for Examination.
 - Ensure all development is of the highest quality with the best environmental design.
 - Promote the modernisation and intensification of our industrial areas to provide modern, flexible spaces to meet the demands of smaller businesses.
 - Maximise the opportunities for Elmbridge in relation to Heathrow expansion.
- 1.7 The progress and achievements in relation to meeting these objectives is discussed in section 2 which sets out the performance of Planning Services throughout this monitoring period, summarising the key activities and achievements of each team within Planning Services

Monitoring Indicators

- 1.8 This report is intended to be more accessible and succinct than those of previous years whilst retaining the publication of key information. The monitoring of individual LDD policies, including data collection and analysis, has therefore been categorised using key indicators / topic areas. These are:
- Performance of Planning Services;
 - Delivering the right homes;
 - Housing land supply;
 - Supporting the local economy and employment;

- Protecting and enhancing the natural environment;
- Sustainable lifestyles;
- Conserving the historic environment; and
- Quality of life.

1.9 Where appropriate, the format includes signposting to other sources, publications and monitoring reports, many produced by the Council. This reduces duplication and increases the accuracy and consistency of reporting.

1.10 As the collection and reporting of CIL spending is governed by its own statutory process, this AMR contains an overview of key activities. Full details of planning obligations (Section 106) and CIL monies collected and spent are included in the Annual Infrastructure Funding Statement. This statement also includes the Infrastructure list, which sets out the infrastructure projects or types of infrastructure which the council intends will be, or may be, wholly or partly funded by CIL. These details are reported in the [Annual Infrastructure Funding Statement](#).

2. Performance of Planning Services

Progress on the Local Plan

2.1 Monitoring of the Council's plan-making progress is against the Local Development Scheme (LDS). The latest LDS was published in October 2020. The [Local Development Scheme 2020-2023](#). Although this is outside of the monitoring period for this AMR it is considered the most appropriate as it is up-to-date and supersedes the LDS's that were in place for this monitoring period.

Table 1: Local Development Scheme 2020-23

Local Plan Document	Task	Timeframe
Local Plan	Commencement of document preparation	September 2016
-	Strategic options consultation	December 2016 to February 2017
-	Preferred approach to Spatial Strategy and Policies – including Site Allocations and Designations ¹	August – September 2019
-	Regulation 19 representation period	January – February 2021
-	Submission	March/ April 2021
-	Examination	Autumn 2021
-	Adoption	Spring 2022
Review of Developer Contributions SPD	Commencement of document preparation	September 2018
-	Consultation on Draft SPD	January-February 2020
-	Anticipated adoption	July 2020
-	Adopted	July 2020
Review of the CIL charging schedule	Commencement of document preparation	April 2019
-	Consultation on Draft Charging Schedule	January – February 2021
-	Submission for examination	March/ April 2021
-	Examination	Autumn 2021
-	Adoption	Spring 2022

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

Parking SPD	Commencement of document preparation	October 2018
-	Consultation on Draft SPD	January-February 2020
-	Adopted	July 2020
Design SPD	Commencement of document preparation	Spring 2021
-	Consultation on Draft SPD	Summer 2021
-	Adoption	Spring 2022
Flood Risk SPD	Commencement of document preparation	Spring 2021
-	Consultation on Draft SPD	Summer 2021
-	Adoption	Spring 2022
Renewables SPD	Commencement of document preparation	Spring 2021
-	Consultation on Draft SPD	Summer 2021
-	Adoption	Spring 2022
Burwood Park Neighbourhood Development Plan	Timetable to be led by the Neighbourhood Forum. Once provided this information will appear in future AMRs.	-

- 2.2 Since the publication of the previous LDS (December 2019) the Council has undertaken a further Regulation 18 consultation on the Local Plan. The Creating our vision and objectives and direction of development management policies 2020 consultation was open from 27 January to 9 March 2020. The consultation focused on issues around employment, our town and local centres and our approach to tackling climate change as well as how we protect and enhance the environment and heritage assets. The development management policies will be incorporated into the new Local Plan as one document.
- 2.3 The Council has also adopted a new Parking Supplementary Planning Document (SPD) on 22 July 2020. The purpose of this SPD is to provide more detail on how the Council will apply its adopted Development Management Policy DM7 (Access and parking) across the Borough. It contains guidance regarding parking provision and design, it seeks to encourage modal shift, as well as ensuring appropriate mitigation measures are included within developments including the enablement of car free development in sustainable locations.
- 2.4 In addition, the Council has adopted the Development Contributions SPD on 22 July 2020 which provides more detailed guidance on the implementation of policies in relation to Affordable Housing, Thames Basin Heaths and Infrastructure Delivery. The SPD sets out our approach to the collection of S106 and CIL and how this will be distributed to support plan delivery. The SPD is Borough-wide however the SPD sets out specific mitigation measures in relation to the Thames Basin Heaths Mitigation Strategy which will apply to a 7km zone around each Thames Basin Heaths Special Protection Area.

Delivering sustainable planning decisions

2.5 The delivery of appropriate sustainable planning decisions is monitored against two indicators. The Council has however, undertaken other activities this monitoring year to improve the way in which planning applications are processed and decisions made.

Figure 2 Monitoring indicators for planning services
Indicators
The % of major, minor and other planning applications processed within the statutory timescales for each quarter and for the whole year
The total number of applications of other types (e.g. CCOs, Trees etc.) decided

Processing applications

2.6 Table 2 outlines the major, minor and all other applications applications decided within the statutory time-period and these all continue to exceed both national and local targets. This year also marked an improvement in processing times in all three categories compared to 2018/19. This is most notable within 'other' applications which had previously fallen below the national and local targets of 80% and 90% respectively. In the year 2019/20 95% of 'other' applications were decided within the statutory timeframe, an improvement of 39%.

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

	Major Applications (13 weeks)	Minor Applications (8 weeks)	Other Applications (Decisions issued)
April to June 2019 (Q1)	89%	86%	94%
July to September 2019 (Q2)	77%	87%	95%
October to December 2019 (Q3)	100%	85%	96%
January to March (Q4) 2020	75%	88%	95%
2019/20	85%	87%	95%
National Target	60%	65%	80%
Difference	+25%	+22%	+15%
Local Target	83%	83%	92%

Difference	+2%	+4%	+35
2018/19	77%	86%	56%
Difference	+8%	+1%	+39%

Appeal performance

2.7 Table 3 outlines the total number of appeals by quarter and Table 4 outlines the number of appeals decisions dismissed which has increased from 65% to 72% in this monitoring period. This represents a 7% increase on the previous year and exceeds the local target of 65%.

Table 3: Appeal decisions (total) by quarter 2019/20

	Total	Minors Allowed	Minors Dismissed	Majors Allowed	Majors Dismissed
Q1	28	5	13	1	9
Q2	10	0	3	2	5
Q3	12	5	6	0	1
Q4	15	4	8	1	2

Table 4: Appeal decisions (%) by quarter 2019/20²

	Appeals Allowed	Appeals Dismissed
April to June 2019 (Q1)	21%	79%
July to September 2019 (Q2)	20%	80%
October to December 2019 (Q3)	42%	58%
January to March 2020 (Q4)	33%	67%
2019/20	28%	72%

2.8 The appeal performance of individual Development Management and Core Strategy policies is provided in Table 5. It demonstrates that Policy DM2 Design and Amenity and Policy CS17 Local Character Density and Design remains the most common ground for appeal of which more than 68% were dismissed.

2.9 There were also 21 policies which did not have any appeals raised against them. This is four more than the previous year. There was also one appeal that remained undecided at the end of the year relating to DM8 and CS15. This is reflected in Table 5.

Table 5: Appeal performance by Development Management and Core Strategy Policies 2019/20

DM Policy	No of appeals	% of total appeals	Number of	% of appeals allowed	No. of appeals dismissed	% of appeals dismissed
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² Table 4 includes Minor, Major and 'Other' types of appeals (Householder applications, Changes of use, Adverts, Listed Building applications, Certificates of Lawfulness, Notifications and Permissions in Principle applications). Other types of appeal are not included in Table 3.

	by policy		appeals allowed			
DM1 – Sustainable Development	0	N/A	0	N/A	N/A	N/A
DM2 – Design and Amenity	44	42%	14	32%	30	68%
DM3 – Mixed Uses	1	1%	0	0%	1	100%
DM4 – Comprehensive Development	0	N/A	0	N/A	0	N/A
DM5 – Pollution	1	1%	0	0%	1	100%
DM6 - Landscape and Trees	5	5%	1	20%	4	80%
DM7 – Access and Parking	8	8%	2	25%	6	75%
DM8 – Refuse, Recycling and External Plant	2	2%	0	0%	1	50%
DM9 – Social and Community Facilities	3	3%	0	0%	3	100%
DM10 – Housing	12	11%	1	8%	11	92%
DM11 – Employment	1	1%	0	0%	1	100%
DM12 – Heritage	5	5%	1	20%	4	80%
DM13 – Riverside Development and Uses	0	0%	0	N/A	0	N/A
DM14 – Evening Economy	0	0%	0	N/A	0	N/A
DM15 – Advertisements, Shopfronts and Signage	0	0%	0	N/A	0	N/A
DM16 - Telecommunications	0	0%	0	N/A	0	N/A
DM17 – Green Belt (Development of new buildings)	3	3%	1	33%	2	67%
DM18 – Green Belt (Development of existing buildings)	3	3%	1	33%	2	67%
DM19 – Horse Related Uses and Developments	0	0%	0	N/A	0	N/A
DM20 – Open Space and Views	0	0%	0	N/A	0	N/A
DM21 – Nature Conservation and Biodiversity	2	2%	0	0%	2	100%

Core Strategy Policy	No. of appeals by policy	% of total appeals	No. of appeals allowed	% of appeals allowed	No. of appeals dismissed	% of appeals dismissed
CS1 – Spatial Strategy	0	0%	0	N/A	0	N/A

CS2 – Housing Provision, Location and Distribution	0	0%	0	N/A	0	N/A
CS3 – Walton-On-Thames	2	2%	0	0%	2	100%
CS4 – Weybridge	2	2%	0	0%	2	100%
CS5 – Hersham	1	1%	0	0%	1	100%
CS6 – Whiteley Village	0	0%	0	N/A	0	N/A
CS7 – East and West Molesey	2	2%	1	50%	1	50%
CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	5	5%	1	20%	4	80%
CS9 – Esher	5	5%	2	40%	3	60%
CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside	0	0%	0	N/A	0	N/A
CS11 - Claygate	3	3%	1	33%	2	67%
CS12 – The River Thames Corridor and its Tributaries	0	0%	0	N/A	0	N/A
CS13 – Thames Basin Heaths Special Protection Area	2	2%	0	0%	2	100%
CS14 – Green Infrastructure	1	1%	0	0%	1	100%
CS15 – Biodiversity	4	4%	0	0%	3	75%
CS16 – Social and Community Infrastructure	1	1	0	0%	1	100%
CS17 – Local Character Density and Design	35	33%	7	20%	28	80%
CS18 – Town Centre Uses	0	0%	0	N/A	0	N/A
CS19 – Housing Type and Size	10	10%	1	10%	9	90%
CS20 – Older People	0	0%	0	N/A	0	N/A
CS21 – Affordable Housing	21	20%	5	24%	16	76%
CS22 – Gypsies, Travellers and Travelling Showpeople	0	0%	0	N/A	0	N/A

CS23 – Employment Land Provision	0	0%	0	N/A	0	N/A
CS24 – Hotels and Tourism	0	0%	0	N/A	0	N/A
CS25 – Travel and Accessibility	5	5%	1	20%	4	80%
CS26 – Flooding	2	2%	0	0%	2	100
CS27 – Sustainable Buildings	0	0%	0	N/A	0	N/A
CS28 - Implementation and Delivery	0	0%	0	N/A	0	N/A
CS29 – Monitoring	0	0%	0	N/A	0	N/A

Affordable housing

- 2.10 The publication of the NPFF 2018 changed national policy on affordable housing, stating that local planning authorities should not seek affordable housing contributions on development sites of 10 dwellings or less. These provisions were previously set out in a Government Written Ministerial Statement (WMS) and changes to Planning Practice Guidance (PPG).
- 2.11 Changes in national policy have meant that a conflict has arisen with the Council’s approach to affordable housing provision as set out in Policy CS21 ‘Affordable Housing’ of the adopted Elmbridge Local Plan: Core Strategy (July 2011). In response to the WMS the Council decided to continue to apply Policy CS21 (Affordable Housing) in the decision-making process and to consider on a case by case basis the weight to be given to any conflicting local and national planning policy. To support the decision to continue the application of Policy CS21, the Council published a Position Statement (November 2018) alongside supporting viability evidence. Where relevant, this Statement is issued to the Planning Inspectorate in support of appeals.
- 2.12 During the 2019/20 monitoring period, the Council has had success in defending its position of requiring affordable housing contributions on developments of 10 dwellings or less. In total 19 appeals were decided against the requirement to make such contributions. The appeal was dismissed by the inspector on 14 occasions with five being allowed.

Community Infrastructure Levy

- 2.13 During the 2019/20 monitoring period, there have been meetings of both the Local and Strategic Spending Boards. Monies have been secured for delivery in a number of infrastructure projects. The details of these are outlined in the CIL [Annual Spending Report](#) which is published on the Council’s website.

Other activities and achievements of Planning Services

Development Management

- 2.14 In 2019/20 the Pre-Application Advice Service was reviewed, and changes were agreed by the Planning Committee on 22 October 2019. The aim of the review being to improve the quality and speed of advice given to applicants and developers in advance of the submission of a planning application. The review also aimed to improve the quality of proposals submitted to the Council.

Business Support Team

- 2.15 The Business Support Team reviewed the [Local Validation Checklist](#) which was adopted in September 2018. Minor amendments were made as a result of feedback from applicants and planning officers to improve the quality of documents submitted and reduce the chance of applications being invalid upon receipt. The interactive web page provides information to understand a proposal and ensure that applications are reasonably standardised when submitted.

Compliance

- 2.16 During the period from 1 April 2019 to 31 March 2020, the Planning Compliance team opened 424 investigations into alleged breaches of planning control and closed 462 investigations. In addition, the team served 1 breach of condition notice, 1 temporary stop notice, 30 planning enforcement notices and 8 planning contravention notices in this monitoring year.

Local Plan

- 2.17 During the reporting period, the Local Plan team have completed a number of additional evidence base documents and two Regulation 18 consultations on the Local Plan. The Options Consultation which took place from 19 August to 30 September 2019, and a consultation titled 'Creating our vision, objectives and the direction of development management policies' in January to February 2020. The team has also consulted on the Parking Supplementary Planning Document and the Development Contributions Supplementary Planning Document. Both these SPDs were adopted by the Council in July 2020.
- 2.18 As part of the Government's duty to cooperate³, the team has responded to a number of other local authority consultations in accordance with its [Duty to Cooperate Scoping Statement \(2016\)](#). These activities are set out in Table 6.

Table 6: Neighbouring Consultations

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

Epsom and Ewell Borough Council	Stoneleigh and Auriol Neighbourhood Forum	20/02/2020
Guildford Borough Council	Draft Climate Change, Sustainable Design, Construction and Energy SPD	28/02/2020
Guildford Borough Council	Draft Strategic Development Framework SPD	20/01/2020
Guildford Borough Council	Lovelace Neighbourhood Plan	28/10/2019
Guildford Borough Council	Draft Guildford Town Centre Views SPD	17/06/2019
Hounslow Borough Council	Draft CIL Charging Schedule	05/07/2019
Hounslow Borough Council	Local Plan Regulation 19 Consultation	13/01/2020
Hounslow Borough Council	Draft CIL Charging Schedule	31/07/2019
Kingston Borough Council	Malden Rushett Neighbourhood Area and Neighbourhood Forum	15/07/2019
Kingston Borough Council	Local Plan Regulation 18.	17/10/2019
Kingston Borough Council	Statement of Community Involvement	01/05/2019
Kingston, Croydon, Merton and Sutton Borough Councils	South London Waste Plan – Regulation 18	12/04/2019
London Borough of Richmond-Upon-Thames	Call for Sites	31/10/2019
Richmond and Wandsworth Borough Councils	Kneller Hall SPD	24/02/2019
Richmond and Wandsworth Borough Councils	Transport SPD	13/12/2019
Richmond and Wandsworth Borough Councils	Planning Obligations SPD	13/12/2019
Richmond and Wandsworth Borough Councils	Sustainable Checklist SPD	13/12/2019
Richmond and Wandsworth Borough Councils	Ham & Petersham Neighbourhood Forum Application	13/12/2019
Richmond Borough Council	Draft Statement of Community Involvement and Local Validation Checklist	22/07/2019
Runnymede Borough Council	Draft Infrastructure Delivery & Prioritisation SPD	24/02/2020

Runnymede Borough Council	Draft CIL Charging Schedule	24/02/2020
Runnymede Borough Council	Local Plan Main Modifications	10/01/2020
Runnymede Borough Council	Englefield Village Green Neighbourhood Area and Forums Applications	10/08/2019
Runnymede Borough Council	Local List of Heritage Assets	13/05/2019
Rushmoor Borough Council	Draft Home Improvements and Extensions SPD	25/10/2019
Rushmoor Borough Council	Draft Affordable Housing SPD and Draft Statement of Community Involvement	03/06/2019
Spelthorne Borough Council	Preferred Options Consultation – Regulation 18	05/11/2019
Spelthorne Borough Council	Local Green Space Assessment Methodology	24/04/2019
Surrey County Council	Surrey Waste Plan	13/01/2020
Surrey County Council	Statement of Community Involvement	07/05/2019
Tandridge Borough Council	Caterham, Chaldon and Whyteleafe Neighbourhood Plan	19/07/2019
Waverley Borough Council	Affordable Housing SPD	01/07/2019
Wokingham Borough Council	Arborfield and Barkham Neighbourhood Plan	09/07/2019

Infrastructure and CIL

- 2.19 To comply with amendments to the CIL regulations, improvements to the administration of the CIL programme were implemented, including the merger of the strategic CIL funding segments into one Strategic Priority Programme (SPP) which is administered through the Strategic CIL Working Group, replacing the Strategic Spending Board. The annual funding process for community-based applications remains via the Local Spending Boards and Claygate Parish Council. The monitoring software package is being implemented for the collection of CIL and planning obligations (Section 106).
- 2.20 The council continues to engage with and respond to a number of Nationally Significant Infrastructure Project (NSIP) plans and consultations, including the M25 J10 / A3 Wisley Interchange Development Consent Order (DCO), Heathrow Airport expansion, Gatwick Airport expansion, and the River Thames Scheme.

Trees

- 2.21 The trees team helped produce and present the Council risk based Oak Processionary Moth Management Policy to Senior Management about how the Council will tackle the increasing problem in 2020. This was agreed and is now

the Council's adopted method for managing the pest with potential further review in 2020.

- 2.22 The tree team has refined its arboricultural planning conditions to be used on development management applications to provide improved enforceability, and greater protection of green infrastructure.
- 2.23 The team produced and published a new arboricultural framework agreement for the Council. This was published towards the end of the 2019/2020 period to be awarded later in 2020.
- 2.24 Statistically in this monitoring year the tree team has responded to 580 arboricultural development management consultation responses, 257 tree work applications and 185 conservation area tree work notifications. Whilst serving 65 Tree Preservation Orders to protect assets under threat.

Heritage

- 2.25 The Heritage and Design services continues to provide specialist advice on all applications that affect heritage assets and on major applications for substantial development. The service has been working closely with local residents and Councillors to improve and protect Elmbridge's built environment.

3. Delivering the right homes

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

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

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

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

Housing need

- 3.1 The 225 homes per year set by the Core Strategy 2011 is out of date. Therefore, housing delivery and land supply is calculated against the Borough's identified housing need figure. The Local Housing need figure for Elmbridge calculated using the National Standard Methodology (SM) as set by the Government gives a figure of 623 dwellings per annum.
- 3.2 The SHMA (2016) is a relevant and up to date source of qualitative information regarding the size, type and tenure of homes needed in Elmbridge. The assessment concluded there is an overwhelming need for smaller new homes (C3 accommodation) and an acute need for affordable housing (primarily social rented tenure). The housing need can be broken down by size of homes required with 1 bed (28% needed), 2 beds (42% needed), 3 beds (28% needed) and plus 4 beds (1% needed). The delivery of smaller homes will provide much needed choice and balance to the supply in the housing market.
- 3.3 In terms of affordable housing need the SHMA (2016) identified a total affordable housing need of 458 dwellings per annum between 2015-2025. This was broken down to a need of 20% 1 beds, 40% 2 beds, 22% 3 beds and 18% 4+ beds.

Table 7: Housing need changes since the Core Strategy 2011

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

Housing delivery

- 3.4 Table 8 demonstrates the overall housing delivery has continued to exceed the (out of date) Core Strategy target of 225 since its adoption in the 2010/2011 monitoring period. The number of completions delivered in 2019/20 was 396 new homes which is a 12.81% increase upon the previous monitoring year (Table 7). However, as the Council does not have an up to date housing target, delivery must be measured against the Local Housing Need Figure of 623 homes per annum which results in a under delivery of -227 homes for the monitoring year.
- 3.5 The introduction of the Housing Delivery Test (HDT) through the NPPF monitors the delivery of new homes against an up to date housing target or local housing need figure over a three-year period. The HDT results published by Government in March 2020 showed significant under delivery of new homes in the borough and, as such, the Council published a Housing Delivering Action

Plan in July 2020. This Action Plan analyses the reasons for the under-delivery of new homes and sets out actions to improve housing delivery within the Borough.

Table 8: Overall net housing completions

Monitoring Year	Additional Homes Completed
2010/11	355
2011/12	300
2012/13	264
2013/14	257
2014/15	273
2015/16	240
2016/17	267
2017/18	231
2018/19	353
2019/20	396

3.6 Whilst the targets for the delivery of new homes per settlement area is now out of date, they provide a useful demonstration of the spatial distribution of new homes across the Borough. Table 9 sets out the net delivery of new homes by settlement per annum and sets out the variance against the target no of homes for each settlement.

Table 9: Net delivery of new homes by settlement area

Settlement	Number of homes	Variance against target (homes)	Variance against target (%)
Claygate	0	-3	N/A
Cobham, Oxshott, Stoke D'Abernon and Downside	11	-25	-69.44
East and West Molesey	62	+30	+93.75
Esher	57	+39	+135.29
Hersham	63	+30	+90.91
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	101	+75	+304
Walton-On-Thames	37	-7	-15.91
Weybridge	65	+23	+54.76

3.7 In May 2013 a temporary permitted developed right for change of use from office (Class B1(a)) to residential (Class C3) was granted. This was to drive underused commercial properties and encourage the development of

residential properties. This temporary right has since been made permanent in May 2016 and also expanded to allow the demolition of office buildings for new residential use.

- 3.8 The net increase in housing units through permitted development is set out in Table 10. In 2019/20 there were five net dwellings completed through permitted through permitted development rights with a further 119 currently under-construction and 285 net units where which have not yet begun construction.

Table 10: Net units permitted through the lawful change of use from office to residential in 2019/20

Development Status in 2019/20	Net new homes
Extant	285
Under-Construction	119
Complete	5
Total	409

Optimisation of development land

- 3.9 The NPPF states that there where there is a shortage of land for meeting identified need, it is especially important that planning decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. It further states that ‘Local Planning Authorities should refuse applications that fail to make efficient use of land, taking into account the policies within the NPPF’.

- 3.10 Table 11 shows a decrease in development density across Elmbridge from housing completions in 2019/20 of -16.14%. This is largely driven by low density completions in Esher and the Dittons and Hinchley wood with percentage decreases of 48.31% and 45.51% with further declines in Claygate, Cobham, Oxshott & Stoke D’Abernon, Hersham and Walton-On-Thames. This is to some degree offset by increases in density in East and West Molesey (42.20%) and Weybridge (33.67%) but these are not substantial enough to prevent a net decline across the Borough. The density in the settlement areas is calculated by looking at each planning permission and dividing the number of units by the size of the plot. These are then grouped by settlement and an average taken of the completed developments to arrive at the reported figure. Table 12 shows the densities of developments completed within town, district and local centres.

Table 11: Densities of new homes by settlement area

Settlement	2018/19 dph*	2019/20 dph*	Percentage change +/-
Claygate	16.30	14.29	-12.33
Cobham, Oxshott, Stoke D’Abernon and Downside	25.00	16.77	-32.92

East and West Molesey	42.83	60.69	+42.70
Esher	31.63	16.35	-48.31
Hersham	70.50	61.38	-12.94
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	59.72	32.54	-45.51
Walton-On-Thames	81.50	49.27	-39.55
Weybridge	46.67	62.38	+33.67
Borough- wide average	46.77	39.21	-16.14

Table 12: The densities of new residential development within the Borough's Town, District and Local Centres at the end of the monitoring year 2019/20

Settlement	2019/20 dph*
Claygate	-
Cobham, Oxshott, Stoke D'Abernon and Downside	-
East and West Molesey	-
Esher	66.67
Hersham	47.17
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	-
Walton-On-Thames	82.89
Weybridge	250.00
Average	123.22

3.11 National policy gives 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs' (paragraph 118-point d). As stated in the Council's Core Strategy Policy CS1 states that new development will be directed toward previously developed land within the existing built up area. In this monitoring year, 72.22% of completed residential development was on brownfield land.

Table 13: Net housing completions by land type

Net housing units by land type	No. of new homes	Percentage
Brownfield	286	72.22%
Greenfield	101	25.51%
Garden	9	2.27%
Total	396	100%

Delivering the right homes

3.12 The delivery of the right type homes is also very important. The Local Plan evidence indicates the need for smaller market homes, primarily 1, 2 and 3 bed homes. At the end of the monitoring year a gross total of 482 new dwellings (Table 14) were completed. Amongst these were 288 flats which represents 59.75% of the total completions, with the next largest housing type being Semi-Detached with 88 completions, 18.26% of the total completions.

3.13 There were 14 three bedroom houses and 68 four bedroom houses completed in 2019/20. Included in this number were 43 replacement dwellings (Table 15). This are where a dwelling is demolished, and another dwelling is erected in its place on the same site for no net gain. This offers some explanation as to why the number of large detached properties completed is so high.

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

House type	1 bed	2 bed	3 bed	4 bed	Total
Flat	129	146	13	0	288
Terrace	0	8	7	6	21
Semi-Detached	0	18	51	19	88
Detached	0	3	14	68	85
Total	129	175	85	93	482

Table 15: The number of replacement dwellings granted permission and completed in Elmbridge in the year 2019/20

2018/19	Net new homes
Granted Permission	50
Completed	43

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

Monitoring Year	Number of submissions
2018/19	48
2019/20	89

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

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

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

2019/20	43
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Table 18: The number of self and custom-built homes completed

Monitoring Year	The number of self and custom-built units completed
2016/17	0
2017/18	26
2018/19	20
2019/20	21

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

Monitoring Year	The number of all decisions exempt of CIL
2016/17	56
2017/18	62
2018/19	46
2019/20	49

3.14 The number of sites added to the Brownfield Land Register in 2019/20 was 54. This was due to review of the Brownfield Land Register being completed in May 2019. The result of this was a net addition of 54 sites to the Brownfield Land Register.

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

Monitoring Year	Number of sites added to the Brownfield Register
2017/18	14
2018/19	0
2019/20	54

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

Monitoring Year	Grant Received
2017/18	£1,102,433
2018/19	£957,930
2019/20	£864,320

Affordable Housing

3.15 The Council is committed to the delivery of new affordable homes. Tables 22-28 outline the delivery in 2019/20 as well as financial contributions collected to enable the delivery of future affordable homes.

- 3.16 The Council is continuing with its approach on seeking affordable housing contributions from small sites⁵. Small sites are a major source of new homes in Elmbridge. Without the ability to collect affordable housing contributions on small sites, the ability of the Council to provide affordable homes will be highly restricted.
- 3.17 In relation to the delivery of new affordable homes, 2019/20 marked the completion of 126 new affordable homes compared with 57 the previous year. This represents an increase of 121.1%. In addition to this there were 144 new affordable homes under-construction at the years end with construction yet to begin on 219 more. In addition, there was support from the Council with their new Homeownership Assistance Scheme (see Table 24) and the Property Acquisition Scheme which provided a combined nine additional affordable homes.
- 3.18 In total £11,373,582 has now been committed to the housing enabling fund (Table 23). This is an increase of £2,447,737 from the previous monitoring year.
- 3.19 In 2018/19 the Council received a further 8 submissions of interest in Starter Homes in the Borough. Similar to the year before, no planning applications for Starter Homes had been received in 2019/20.

Table 22: Affordable Housing Delivery 2019/20

	Social Rent	Affordable Rent	Intermediate Affordable (Including Shared Ownership)	Total
Need				
Developer Contributions SPD	70%	30%		100%
SHMA 2016	266 (80%)	7 (2%)	59 (18%)	100%
Delivery				
2019/20 Completed	8 (6.35%)	68 (53.97%)	50 (39.68%)	126 (100%)
2019/20 Under Construction	0 (0%)	73 (50.70%)	71 (49.30%)	144(100%)
2019/20 Unimplemented	31 (14.16%)	104 (47.48%)	84 (38.36%)	219 (100%)

Table 23: Affordable Housing Financial Contributions 2019/20

⁵ [Statement on the Government's NPPF \(2018\) – Affordable Housing Provision on Small Sites \(November 2018\)](#)

Affordable Housing Contributions in 2018/19	Affordable Housing Collections Collected since 2011
£2,112,000	£17,812,000.

Table 24: Affordable Housing units through acquisitions 2019/20

Scheme	Number of Affordable Homes
Elmbridge Homeownership Assistance Scheme	4
Elmbridge Property Acquisition Scheme	5
Total	9

Table 25: Monies committed to the Councils Housing Enabling Fund

Monitoring Year	Amount Committed
2016/17	£5,600,000
2017/18	£6,600,000
2018/19	£8,925,845
2019/20	£11,373,582

Table 26: Proposed Affordable Housing Schemes on Council owned sites

Site	Number of Units	Status	Anticipated Completion date	AHEF Spend 2019/20
Albermarle House	5	Permission Granted	Completed 2018/19	£383,180.44
Weybridge Hall	5	Permission Granted	Completing 2020/21	£77,943.30
Barnet House, Weybridge	4	Permission Granted	Completing 2020/21	£0
Land adjacent to the Elmbridge Community Hub, High Street, Walton-on-Thames	TBC	Options or site being considered	TBC	£0
Ansell Hall	10	Permission Granted	Anticipated Completion 2021/22	TBC
				£461,123.74

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

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

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

Table 28: The number of applications received for permissions to build starter homes in the monitoring year 2019/20

Monitoring Year	No. of applications to build starter homes
2016/17	0
2017/18	0
2018/19	0
2019/20	0

Housing for older people

- 3.20 In light of the competing pressures on development land in the Borough, Use Class C2 proposals are required to be supported by robust evidence to demonstrate that the proposal represents the most efficient use of the site. This is further explained in the Council's Development Advice Note 3.
- 3.21 Within 2019/20 there 15 net C2 units completed with a further 173 units under construction and 111 with planning permission that has yet to be implemented.
- 3.22 No further sheltered homes were provided in this monitoring year.

Table 29: Use Class C2 residential development 2019/20

Application number by status	Site Address	Gross Units	Net C2 Dwellings	Gross Bed Spaces	Net Recorded Units
Extant					
2017/2534	St Georges House 24 Queens Road Weybridge KT13 9UX	43	43	0	43
2017/3822	Sherwood House 40 Severn Drive Walton-On-Thames KT12 3BH	30	0	30	15
Under-Construction					
2016/3472	Whiteley Village Octagon Road Hersham Walton-On-Thames	74	44	30	59
2017/1494	The Glashaus 74 Portsmouth Road Cobham KT11 1HY	53	53	0	53*
2008/1600	Jolly Boatman and Hampton Court Station Redevelopment Area Hampton Court Way East Molesey	61	61	0	61
Complete					
2016/3574	1-24 Abbey Walk West Molesey	28	15	0	15

Table 30: Number of Sheltered Homes delivered

Monitoring Year	Net number of sheltered homes completed	Residual target remaining to be delivered by 31 March 2021
2016/17	2	141
2017/18	4	137
2018/19	0	137
2019/20	0	137

Gypsy Roma, Travellers and Travelling Showpeople

3.23 In 2019/20 there was no change in the number of plots and pitches for Gypsy Roma, Travellers and Travelling Showpeople in the Borough.

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

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

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

	2017/18	2018/19	2019/20
Permissions Granted	0	0	0
Under-Construction	0	0	0
Completed	0	0	0

4. Housing land supply

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

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

Figure 5: Council indicators for housing land supply for Elmbridge

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

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

Local Housing Need Figure: Five Year Housing Land Supply

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

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

4.6 The 5-year land supply objective is therefore 2,964 units / 748 units per annum. Table 32 and Figure 6 provides a breakdown of the Council’s 5-year housing land supply calculations based on the Local Housing Need Figure. This includes assumptions based on the delivery of larger housing sites which are expected to commence and deliver over this period.

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

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

Deliverable Housing Sites		Homes
Under Construction		542
Unimplemented Planning Permissions		736
Opportunity Sites 1-5 Years		1,686
	Total	2,964
	Annualised Supply	593
	Years of supply	3.96

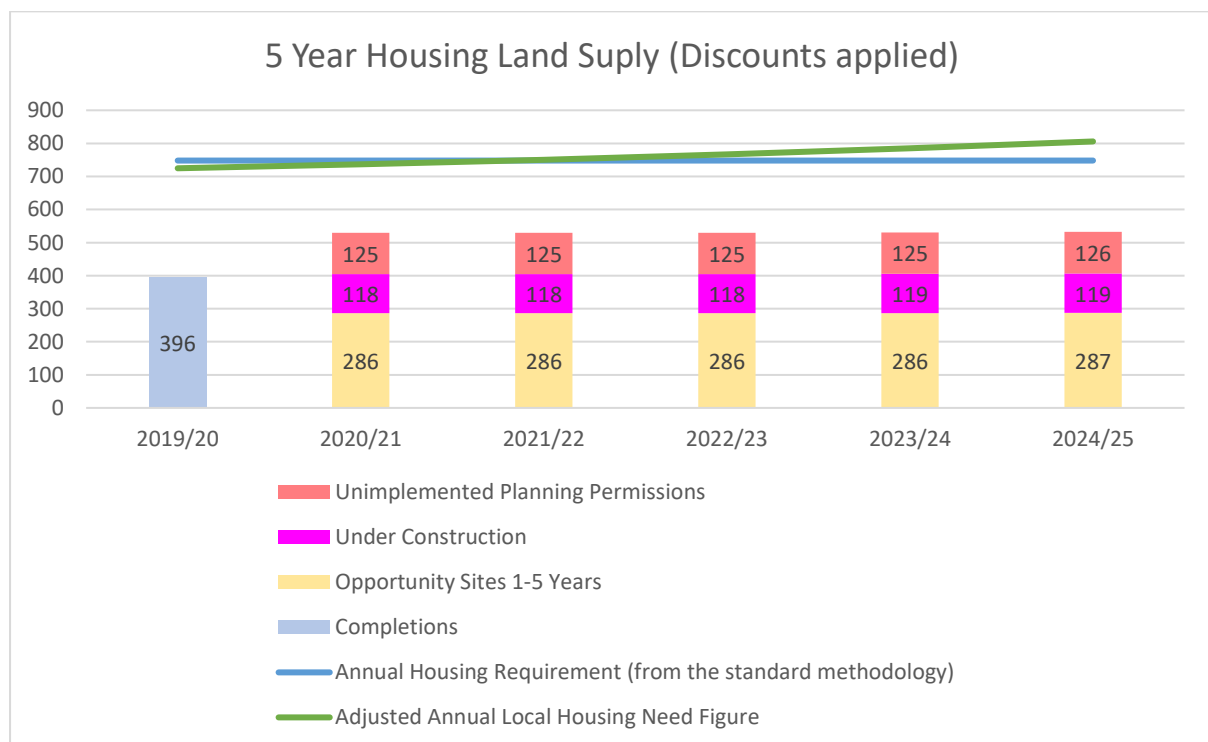


Figure 6: The Council’s 5 Year Housing Land Supply

Local Housing Need Figure: Housing Trajectory

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

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

4.9 Table 34 demonstrates the applied Local Housing Need figure for the forthcoming plan period against the current housing land supply. Combining the number of units under construction, unimplemented planning permission and identified opportunity sites, there is potential for the delivery of 6,810 homes across the next plan period. It is estimated that an additional 722 units will come forward between 6-10 years and 15+ years from unidentified windfall sites by 2035.

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

Deliverable Housing Sites		Homes
Under Construction		542
Unimplemented Planning Permissions		736
Opportunity Sites 1-5 Years		1,686
Opportunity Sites 6-10 Years		1,193
Opportunity Sites 11-15 Years		2,539
Windfall Sites 6-10 Years		437
Windfall Sites 11-15+ Years		438
	Total	6,783
	Annualised Supply	418
	Years of Supply	9.55

Summary of Elmbridge's Housing Land Supply

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

Table 35: Housing Supply 2019-2035 to meet the Local Housing Need Figure

Completions 2019/20	Under Construction as of 31 March 2020	Unimplemented Planning Permissions as of 31 March 2020	Years 1-5	Years 6-10	Years 10-15	Estimated Potential from 2018 up to 2035
396	542	1,198	1,686	1,193	2,539	7,713

Non-implementation discount rates applied

396	542	1,078 (-15%)	1,433 (-15%)	1,001 (-15%)	2,158 (-15%)	6,782
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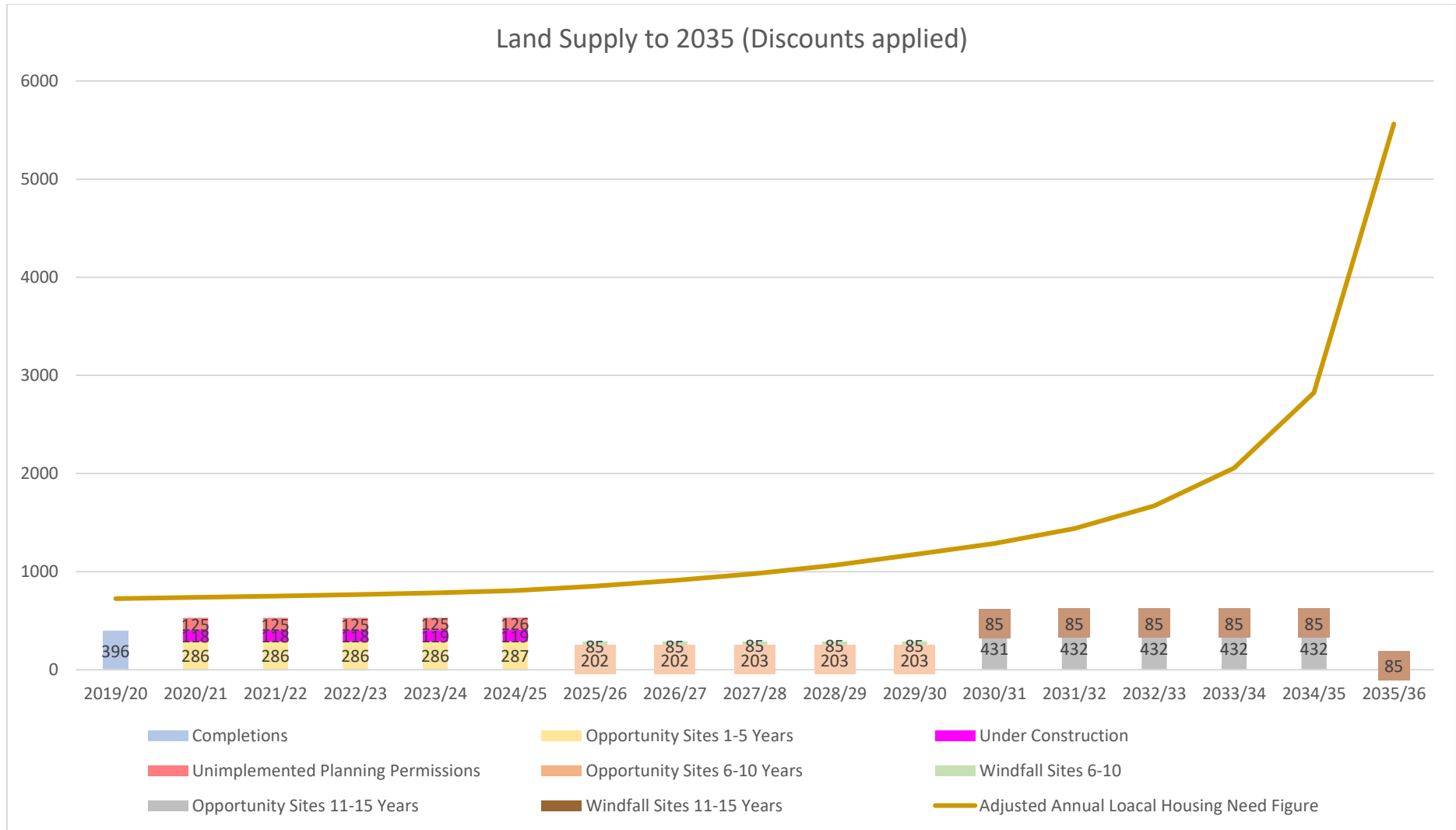


Figure 7: The Council's Housing Land Supply trajectory to 2036

Summary of Elmbridge's Housing Land Supply Assumptions

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

Table 36: Summary of Housing Land Supply calculation assumptions

Assumption	Summary and rationale
Application of a 20% buffer to the Local Housing Need Figure	Added as required by paragraph 73 of the NPPF which sets out that this level of buffer is required due to there being significant under delivery over the past 3 years.
Provision of C2 accommodation	Since the changes to Planning Practice Guidance in March 2014, C2 units are now able to be counted towards the supply of new homes. The Council's approach is that for developments that provide self-contained units these will be counted on a 1:1 basis towards the housing supply, whereas those that are part of a wider care home with shared facilities will be counted on a 2:1 basis (e.g. 2 units counting as 1 dwelling).
Application of a non-implementation discount rate	This takes account of the fact that not all sites granted permission will be implemented. Based on historical trends a figure of 10% is applied.
Windfall allowance	Assumed to be 87.5 units per annum due to the average level of delivery in windfall sites for the period between 20 July 2011 (the adoption date of the Core Strategy) and 31 March 2018.
Phased delivery of large sites	The phased delivery of sites spreads the delivery of the number of units over a number of years to take account of the fact that there may be longer lead-in times due to various factors such as site clearance and preparation, pre-commencement conditions and the size of the site itself.

5. Supporting the local economy and employment

- 5.1 This section looks at the progress during 2019/20 against the employment indicators set out below. It compares the progress against the performance in recent years and against the level of development anticipated in the Core Strategy Plan (2011 to 2026) and provides data on current employment land availability.

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

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

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

Figure 9: The Council’s indicators for supporting the local economy and employment in Elmbridge

Employment

- 5.2 In 2019/20 there was an increase of 200 people living in the Borough compared with the previous year but, with 16,700 residents becoming economically inactive from the previous year in 2017/18⁷. There was also an increase in the number of people economically active. This rose by 1,700 (2.63%) over the 12 month period.
- 5.3 There has been an increase in the number of individuals claiming Universal Credit. This rise had been anticipated by the ONS as the roll-out of Universal Credit gathered pace. This figure within itself does not necessarily represent an increase in unemployment but moreover an increase in distribution and efficiency of the Universal Credit system.

Table 37: A summary of employment levels within Elmbridge in 2019/20

	Number of Individuals
Population	136,800 ⁸
Economically Active	66,400
Estimated number unemployed	1,500
Estimated number claiming unemployment benefits and Universal Credit	995
The percentage of residents of working age claiming unemployment benefits	1.5%

Table 38: The number of jobs within Elmbridge in 2019/20

	Jobs
Number of jobs within Elmbridge	59,000
Number of jobs within Elmbridge which are full time	39,000
Proportion of jobs within Elmbridge which are full-time	66.1%

5.4 Within this monitoring year there has been a loss in B1 office and B2 industry floor space. In total 5758 square metres (net) of B1 office floor space was lost of which 5198.8 was through Permitted Development rights to C3 (residential). There were minor gains of both B2 and B8 floor space with one permission being implemented for each. This represents a net rise in available employment floorspace in Use Classes with very low vacancy rates (4.9% and 0.86% respectively) within the borough.

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

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

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

	B1	B1	B2	B2	B8	B8
	Loss	Gain	Loss	Gain	Loss	Gain
Meters sq.	5951	193	0	239.9	0	104.1
Total	-5758		239.9		104.1	

Table 40: Commercial vacant floor space (sqm) 2019/20

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

Town Centres

5.5 The high street has experienced changes to shopping behaviour and online shopping. Over 2019/20 there was a modest loss of A1 retail space (201sqm) but can to some extent be offset by a gain of 280.45sqm across Use Classes A2, A3 and A4. The vacancy rates in retail centres can be summarised as having moderately increased, although this is not true of all the centres. There was a reduction in the amount of vacant units in East Molesey District Centre and Walton Halfway Local Centre Local Centre, whilst two centres (Hinchley Wood Local Centre and Oatlands Local Centre) had no vacant units at the time the data was collected.

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

Table 41: The net change in available floorspace (sqm) for A Use Class and B1a offices in town, district and local centres following completions in 2019/20

	A1	A2	A3	A4	A5	B1a
Loss	201	0	0	0	0	326
Gain	0	77.5	114.5	88.45	0	0
Net	-201	77.5	114.5	88.45	0	-326

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

Town, District and Local Centres	A1 %	A2 %	A3 %	A4 %	A5 %	B1 %	Vacant %
Walton-On-Thames Town Centre	48.83	8.59	11.33	1.56	2.34	7.42	9.38
Cobham District Centre	56.43	12.14	10.00	0.71	1.43	10.00	10.00
East Molesey District Centre	47.83	8.70	13.04	1.74	1.74	1.74	6.09
Esher District Centre	32.26	12.26	12.90	3.87	1.29	16.77	11.21
Hersham District Centre	46.03	1.59	9.52	1.59	3.17	6.35	4.76
Weybridge District Centre	44.34	8.60	11.76	0.90	1.36	11.31	9.05
Claygate Local Centre	57.67	5.00	13.33	1.67	0	10.00	10.00
East Molesey Bridge Road Local Centre	37.76	2.04	17.35	2.04	3.06	14.29	6.12
Hinchley Wood Local Centre	44.44	2.78	8.33	0	0	8.33	0
Oatlands Local Centre	60.00	6.67	16.67	3.33	0	0	0
Oxshott Local Centre	47.83	8.70	13.04	4.35	0	8.70	4.34
Thames Ditton Local Centre	29.85	4.48	11.94	2.99	0	20.90	7.46
Walton Halfway Local Centre	34.62	0	11.54	0	9.62	9.62	1.92
Walton Terrace Road Local Centre	57.58	0	9.10	3.03	6.06	3.03	6.06
Weybridge Queens Road Local Centre	39.24	5.06	8.86	1.27	1.27	22.78	7.59

Telecommunications

5.7 In 2019/20 27 telecommunication applications that were submitted and decided. These were all granted planning permission under the permitted development legislation.

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

Monitoring Year	Applications Received	Applications decided	Permissions Granted	Permissions Refused	Percentage of applications granted permission
2016/17	20	20	14	6	70%
2017/18	18	18	17	1	94%
2018/19	79 ⁹	79	79	0	100%
2019/20	27	27	27	0	100%

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

Advertisements

5.8 There was a reduction in the number applications for advertisement consent in 2019/20. There was a total of 33 applications decided with 29 (74.36%) being granted permission this is down from the 88.3% percent of applications granted permission in the previous year. The remaining four applications (25.64%) were all outright refused outright with no decisions granted permission in part.

Table 44: Applications for advertisements decided, granted and refused

Monitoring Year	Applications Decided	Permissions Granted	Permissions Part-Granted and Part-Refused	Permissions Refused
2017/18	75	47	23	5
2018/19	43	38	2	3
2019/20	33	29	0	4

Tourism

5.9 In 2019/20 permission was granted for the creation of six additional C1 bed spaces. The creation of 24 additional C1 bed spaces which equals the total created in the years between 2016 and 2019.

5.10 It is not currently possible to assess the vitality of the tourist attractions within Elmbridge as at the time of writing the visitor numbers to these attractions have not yet been published. There have however been several planning applications submitted for a range of works across these attractions. This includes a large scheme at Sandown Park which included the provision of 318 new homes and 150 C1 bedrooms. This application was refused by the Council.

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

Monitoring Year	Number of C1 bed spaces permitted
2016/17	3
2017/18	27
2018/19	76
2019/20	6

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

Monitoring Year	Number of C1 units completed
2016/17	12
2017/18	12
2018/19	0
2019/20	24

Table 47: The number of visitors to attractions

Tourist Attraction	2016	2017	2018	2019
Claremont Landscape Gardens	182,812	182,245	178,688	Unavailable
Homewood House and Gardens	2,014	1,493	2,023	Unavailable
Brooklands Museum	185,823	186,459	187,295	Unavailable

Update not published no indication when the 2019 data will be published

Table 48: Applications decided relating to visitor sites in 2019/20

Site	Description	Decision
Homewood House and Gardens	Listed Building Consent: Replacement of roof light.	Grant Listed Building Consent
Sandown Park	Tree Preservation Order - EL:144 - Crown reduce 1 x Beech tree by 3m.	Grant Consent
	Hybrid planning application for the redevelopment of Sandown Park Racecourse involving: Outline application for development/redevelopment of sections of the site to replace/modify existing operational/associated facilities, and to provide up to 150 bedroom hotel (Use Class C1), family/community zone, residential development up to 318 units (Use Class C3) and to relocate existing day nursery (Use Class D1), all with	Refuse Planning Permission (Appeal Lodged)

	car parking, access and related works following demolition of existing buildings and hardstanding (for access only). Full application for the widening of the southwest and east sections of the racecourse track including associated groundworks, re-positioning of fencing, alterations to existing internal access road from More Lane and new bell-mouth accesses serving the development.	
Brooklands Museum	Listed Building Consent: Addition of accessible ramp to ground floor entrance, removal of ground floor partition and internal alterations to first floor to improve accessibility including widening of structural openings and widening of a corridor in association with application for planning permission 2019/3234.	Grant Listed Building Consent
-	Addition of accessible ramp to ground floor entrance, removal of ground floor partition and internal alterations to first floor to improve accessibility including widening of structural openings and widening of a corridor AND Listed Building Consent: Addition of accessible ramp to ground floor entrance, removal of ground floor partition and internal alterations to first floor to improve accessibility including widening of structural openings and widening of a corridor.	Grant Permission

6. Protecting and enhancing the natural environment

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

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

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

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

Green Belt

- 6.1 Elmbridge Borough Council strictly follows [National Planning Policy Framework \(NPPF\) \(2019\)](#) and where there are planning applications for development in the Green Belt, it is presumed that they are inappropriate unless in very special circumstances. Amendments to Green Belt boundaries can only be made through the local plan process and in exceptional circumstances. There has been no change to the Green Belt boundary with the Borough.

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

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

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

Monitoring Year	Number of permissions granted for replacement dwellings in the Green Belt
2017/18	3
2018/19	2
2019/20	2

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

Monitoring Year	Number of Dwellings
2016/17	0
2017/18	3
2018/19	2
2019/20	0

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

Monitoring Year	Gross Units	Net Units
2017/18	14	11
2018/19	6	2
2019/20	0	0

Thames Basin Heaths Special Protection Area

- 6.2 Any new residential development that is likely to have a significant impact on the ecological integrity of the Thames Basin Heath Special Protection Area (SPA) will be required to demonstrate mitigation or how to avoid any impact. All measures will need to be agreed by Natural England.
- 6.3 The monitoring data from 2018/19 demonstrated that there was a decrease in two out of the three protected bird species. The greatest loss was of the Dartford Warbler with numbers down by 217 in 2018. At the time of this publication the 2019 assessment data has yet to be received. If it is received it will be published as an addendum to this report at a later date.
- 6.4 There was a decline in the number of net new dwellings granted planning permission within the Thames Basin Heath SPA 5km buffer zone with 112 dwellings granted permission in 2019/20 compared with 540 in the previous year. As a result of this there is a decline in the monetary value of invoices

raised for SAMM and SANG payments in the year 2019/20 compared with the previous year.

Table 53: Survey of protected bird species by year

Bird Species	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Dartford Warbler	464	61	38	47	87	118	292	451	427	482	265	Xxx
Nightjar	248	296	326	337	320	325	355	306	332	345	366	Xxx
Woodlark	150	157	159	161	202	135	155	137	117	160	112	xxx

Table 54: Monies collected from development within the Thames Basin Heaths SPA 2019/20

	Net units permitted in the SPA 5km mitigation zone 2018/19	Potential contributions from units permitted within the SPA 5km zone 2019/20	Payments received from invoices issued in 2019/20	Total amount collected to date to support mitigation
SANG	112	£444,028	£469,556	£931,468
SAMM	-	£87,019	£247,075	£440,073

Table 55: Monies collected from Community Infrastructure Levy (CIL) payments 2019/20

Monies due from invoices issued in 2019/20	Total CIL monies collected to date
£2,928,469.11	£33,602,772

Sites of Special Scientific Interest

- 6.5 Natural England assesses the condition of Site of Special Scientific Interest (SSSI) in England against standard categories used across England, Scotland, Wales and Northern Ireland.
- 6.6 The data contained in tables 56 to 58 remains the same as this data has not been collected by DEFRA due to the ongoing Covid-19 pandemic. In lieu of this we have consulted with our colleagues across the Council and they have concluded that the data reported in the 2018/19 remains accurate.
- 6.7 There are three SSSIs within the Borough. The main focus for improvements is Esher Commons SSSI. The Esher Commons SSSI Restoration and Management Plan was primarily concerned with the restoration of the Esher Commons SSSI to favourable status by recreating open areas such as heathland and grassland. The management plan detailed works to recreate much needed heathland by clearing 22.6 hectares of woodland. Subsequent

Stewardship Schemes provided by the Council are ongoing to manage and bring the SSSI and other SSSIs back to favourable status.

Table 56: The conditions of the areas covered by SSSI designations 2019/20

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

SNCI's in positive management

Table 57: SNCIs positive management

No. of SNCI's	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
22	10	11	11	13	13	13	13	10	10	10
	(52%)	(52%)	(52%)	(59%)	(59%)	(59%)	(59%)	(59%)	(45%)	(45%)

Biodiversity Opportunity Areas

Table 58: Analysis of Biodiversity Opportunity Areas (BOA) 2019/20

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

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

Green spaces

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

Monitoring Year	Amount of publicly accessible open space (ha)
2016/17	793
2017/18	793
2018/19	793
2019/20	793

Environmental Improvements

6.8 In 2019/20 there was no change in the amount of publicly available open space remaining at 793 hectares. Table 60 outlines the current improvement scheme that are ongoing throughout the Borough.

Table 60: The number of environmental improvement schemes conducted by Elmbridge Borough Council in 2019/20

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

7. Sustainable lifestyles

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

Figure 12: Council objectives for sustainable lifestyles in Elmbridge

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

Figure 13: Council indicators for sustainable lifestyles in Elmbridge

Waterways and Flooding

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

policies and with respect to development management decisions.

- 7.4 Similar to the year before there was not any permissions granted that would have been contrary to advice received from the Environment Agency.

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

Monitoring Year	Number of Permissions Granted
2016/17	2
2017/18	0
2018/19	0
2019/20	0

Household Waste and Pollution

- 7.5 Surrey Waste is dealt with by the County Authority (Surrey County Council) and is underpinned by their Surrey Waste Plan 2008. Surrey County Council submitted their new [Waste Local Plan \(WLP\) 2019-2033](#) to the Inspectorate for examination on 12 April 2019. The hearing for this took place in September 2019. In January Surrey County Council consulted on the modifications made to the Waste Plan following the receipt of the Inspectors Report.

- 7.6 In 2019/20 there was a 0.8% improvement in the proportion of household waste reused, recycled or composted (Table 62) compared with the previous year. This whilst an improvement falls short of the local target of 56% by 4.5%.

- 7.7 The data of the volume of pollutants recognised in Table 63 remain as the most up to date information available. Similarly, the average amount of pollutants (by µg/m³) by each Air Quality Management Area (AQMA) has not yet been published and therefore could not be provided this monitoring year. Should these data sets be made available prior to the publication of the next AMR, an addendum will be issued.

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

Monitoring Year	Target figure for Elmbridge Borough Council	Percentage of household waste reused, recycled or composted	Difference
2016/17	56%	51.3%	-4.7%
2017/18	56%	54.5%	-1.5%
2018/19	56%	50.7%	-5.3%
2019/20	56%	51.5%	-4.5%

Table 63: The volume of pollutants [CO2] emitted by source

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

Table 64: The condition of the Air Quality Management Area (AQMA) 2019/20

Air Quality Management Area [AQMA]	Number of monitoring points	Number of monitoring points where air quality objective is exceeded	Highest level recorded ($\mu\text{g}/\text{m}^3$)	Average ($\mu\text{g}/\text{m}^3$)
Esher High Street	9	1	46	38.5
Walton Road, Molesey	9	0	39.2	34.1
Weybridge High Street	12	1	45.6	33.8
Walton High Street	6	0	39.4	35.5
Cobham High Street	4	0	33.6	28.8
Hampton Court	6	1	41	36.6
Hinchley Wood	2	0	37.4	34.4

Transport

7.8 The data on Table 65 demonstrates the average speeds on the Boroughs six main A-Roads for the years 2019, 2018 and 2017. There was an increase in average road speed on the A244, A245, A309 and A317 suggesting a reduction in congestion on these roads. In contrast there was a reduction in average speeds on the A3050 and A307 suggesting increased road use and congestion.

7.9 Overall there was 1% increase in average speeds across the borough rising from 22.1 mph in 2018 to 22.3 in 2019.

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

Road	Percentage change	2019 (mph)	2018 (mph)	2017 (mph)
A244	+7	21.5	20.1	20.9
A245	+2.3	22.4	21.9	22.1
A3050	-1.5	20.2	20.5	19.5
A307	-6.4	21.8	23.3	23.0
A309	+3.4	27.5	26.6	26.7
A317	+1.5	20.3	20.0	20.0

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

Year	Average speed (mph)	Change in last year (%)
2015*	26.0	N/A
2016	25.6	-1.5
2017	25.6	0
2018	22.1	-14.7
2019	22.3	1

Table 67: Number of School Travel Plans received

Monitoring Year	Number of School Travel Plans received	Number of plans approved	Number of plans rejected
2016/17	4	4	0
2017/18	2	2	0
2018/19	1	1	0
2019/20	0	0	0

7.10 Table 68 indicates that there have been various improvements to footpaths and cycle infrastructure within the Borough to support sustainable movement. These improvements seek to deliver the Core Strategy’s objective to promote sustainable travel and accessibility to services. These improvements are to assist with local accessibility.

7.11 The Council has not however been made aware of any substantial alterations or improvements to either the rail or bus networks in the reporting year 2019/20.

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

Location	Scheme
Hinchley Wood	Creation of new footway/cycleway from Claygate Lane (from A309) to Manor Road North measuring 500 metres in length

Walton-On-Thames	Creation of a new cycleway from Terrace Road measuring 100 metres in length
Weybridge	<p>Brooklands Business Park Accessibility Project:</p> <ul style="list-style-type: none"> • Provision of a cycling and walking route between the Brooklands Business Park, Weybridge Railway Station and Weybridge town centre. • Improvements to pedestrian crossings and road safety in the vicinity of Weybridge Railway Station. • Changes at Weybridge Railway Station to potentially increase cycle storage, provide bus real-time information screens to better integrate rail/bus travel, and improve the footway by the station entrance. • Seeking to make improvements to and safeguarding access through private roads in Brooklands. • Providing better public bus facilities (shelters, real-time passenger information, raising kerbs and provision of clearway markings). • Improving wayfinding signage in the area to assist with navigation for those travelling on foot or by bike.

8. Conserving the historic environment

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

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

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

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

- 8.1 There was no change in the amount of listed historic assets within the borough which remains at 778 with no permissions granted which would reduce this number. There has also been no change how many Conservation Area Management Plans (CAMPs) there are within the Borough. There are 18 CAMPs and 26 designated Conservation Areas in Elmbridge. This represents 69% coverage by a management plan. The Council will be working with local conservation groups to produce/ update the management plans for each conservation area.
- 8.2 The Council has sought to enhance tourist assets to make them more accessible for public visiting whilst preserving the character of the heritage assets. There has also been further maintenance of protected trees whilst supporting biodiversity in our protected gardens and Conservation Areas.

Table 70: Number of heritage assets in Elmbridge

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

Sites of High Archaeological Potential	63
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Table 72: The number of Conservation Areas and the proportion of which are covered by Conservation Appraisal and Management Plans (CAMPs)

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

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

Monitoring Year	Number of permissions granted causing the loss of listed buildings.
2016/17	0
2017/18	0
2018/19	1
2019/20	0

8.3 Table 74 demonstrates that there are few buildings that are at the highest risk and there are more buildings that are lower risk. The buildings that are lowest risk have been improved or have remained the same. This document is updated approximately once every 10 years with the most recent revision having been published in February 2019.

Table 74: Buildings at risk at the end of the monitoring year 2019/10

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

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

Monitoring Year	Applications Decided	Applications Granted Permission	Applications Refused
2017/18	2	2	0
2018/19	0	0	0
2019	1	1	0

9. Quality of life

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

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

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

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

Residents Satisfaction

9.1 In the year 2019/20 there was an improvement in resident satisfaction levels. There was an increase of 9% satisfaction as it relates to all council provided services, whilst satisfaction with planning services is up 15%. Elmbridge continues to perform well as a place to live with 84% of residents surveyed expressing satisfaction. This is up from 73% in the last survey.

Table 76: Resident satisfaction

	Percentage of satisfied residents by criteria
Resident satisfaction with Council services	80%
Resident satisfaction with the local area as a place to live.	84%
Satisfied with planning services	50%

Health, participation in sport and sense of safety

- 9.2 The residents of Elmbridge enjoy a good quality of live. The average life expectancy of a male resident is 81.8 years which exceeds the national average by 2.5 years. A female resident in Elmbridge has an average life expectancy of 85.1 years which exceeds the national average for females by 2.2 years and also Elmbridge males by 3.3 years.
- 9.3 In Table 78 of the ratios of GPs by settlement area it suggests that there has been a decline in the total of GPs from the previous year from 89.4 to 88.2¹⁰. The circumstances for this decline are currently unclear.

Table 77: Health, participation in sport and sense of safety

Population life expectancy 2018/19	National Average (Years)	Elmbridge Average Surrey (Years)	Difference (Years)	Difference (%)
Men	79.3	81.8	+2.5	+3.2%
Women	82.9	85.1	+2.2	+2.7%

Table 78: Ratios of patients to GP's by settlement area 2019/20

Settlement	Name of Surgery	GPs in each surgery	Area GP total	Population	Population/GP
Claygate	Capelfield Surgery	3.7	3.7	7,091	1,916
Cobham	Cobham Health Centre	11	15.5	19,596	1,264
-	Oxshott Medical Practice	4.5	-	-	-
Thames Ditton, Long Ditton, Hinchley Wood and	Groves Heath Centre	4.8	14.8	24,876	1,681

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

Weston Green					
-	Giggs Hill Surgery	7	-	-	-
-	Thorkhill Surgery	3	-	-	-
East and West Molesey	Glenyn Medical Centre	7	16	17,507	1,094
-	The Vine Medical Centre	9	-	-	-
Esher	Esher Green Surgery	6	8	9,413	1,177
-	Littleton Surgery	2	-	-	-
Hersham	Hersham Surgery	5	5	8,101	1,620
Walton-On-Thames	Fort House Surgery	4.6	14	25,435	1,817
-	The Yellow Practice	2	-	-	-
-	Dr Sammy Morcos	2	-	-	-
-	The Red Practice	4.4	-	-	-
-	Ashley medical Practice	1	-	-	-
Weybridge	Rowan Tree Practice	6	11.2	24,607	2,197
-	Church Street Practice	5.2	-	-	-
Total		88.2	88.2	136,626 ¹¹	1,549

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

Adult participation in sport

9.4 Data for adult participation in sport was not provided by Sport England and was therefore not published.

9.5 In the year 2019/20 there were two applications relating to equestrian activities these were both granted planning permission.

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

Monitoring Year	Number of applications determined	Applications granted permission	Applications refused permission	Applications granted permission in part and refused in part
2016/17	2	2	0	0
2017/18	2	1	1	0
2018/19	4	2	1	1
2019/20	2	2	0	0

Sense of safety

9.6 Table 80 indicates the public's perception of their safety from a Community Safety Survey. The survey showed that 85% of respondents feel 'safe' in the borough during the day this is down 1% on the previous year. There was a more significant decline in those that said they feel 'safe' at night. This is down from 62% in 2018/19 to 49%. There was however a 2% decline in those stating they feel very unsafe in Elmbridge at night down from 7% to 5%.

Table 80: Sense of safety

	Very Safe	Fairly Safe	Neither Safe or Unsafe	Fairly Unsafe	Very Unsafe	Don't Know
Day	30%	55%	9%	5%	2%	0%
Night	7%	42%	22%	24%	5%	0%

Deprivation

9.7 The Indices of Multiple Deprivation (IMD) figures relating to the Borough demonstrate that Elmbridge is the 8th least deprived Borough in England out of 317 other Local Authorities. These were published in 2019 and the next statistical release is currently unknown. The previous release was in 2015 however so it is unlikely that there is an update pending.

Table 81: English Indices of multiple deprivation 2019

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

Not updated; no date given for next release. The previous release was 2015.

10. Conclusions for 2018/19

10.1 The main updates, challenges and achievements arising from 2019/20 are set out as follows:

Performance of Planning Services

- Planning Services conducted a second regulation consultation to inform the Local Plan in August 2019. It also consulted on draft Developer Contributions and Parking SPD's
- National targets exceeded for application processing.
- Determination of minor and major applications exceeded targets and in the case of monitor applications improved from the previous monitoring year.

Delivering the right homes

- Housing delivery has been higher than the Core Strategy (2011) target of 225 units. However, the housing target is now out of date and has been revised by the SHMA in 2016 (474) and the SM in 2018 (612) and 2019 (623). The housing need can be broken down by size of homes required with 1 bed (28% needed), 2 beds (42% needed), 3 beds (28% needed) and plus 4 beds (1% needed).
- There is an acute need for affordable housing (primarily social rented tenure). The housing need for affordable housing shows a requirement for larger homes, with an annualised need for 20% 1 beds, 40% 2 beds, 22% 3 beds and 18% 4+ beds.
- The number of net new homes build in the year was 396
- 126 new Affordable Homes were completed
- 288 of the 432 gross homes built were flats, principally one and two bedrooms
- There has been a decline in the average density of new residential development reflecting greater optimisation of urban land.
- Permissions were granted for 43 new self-build homes. There were also 21 self-build completions.
- Development continues to be directed to brownfield land where 72.22% of development has been approved protecting greenfield land, environmental and policy designations such as the Green Belt.
- There has been an increase of affordable homes under construction in this monitoring year.

- 54 new sites were added to the Brownfield Land Register

Housing land supply

- The introduction of the Government's 'Standard Methodology' this has resulted in a change in the Borough's housing need, recalculated in 2019 this provides a Local Housing Need Figure of 623 homes per year.
- Current data indicates that the Borough has approximately 4.31 years of housing land supply when calculated against the Local Housing Need Figure. This is a combination of the number of units under construction, unimplemented planning permission and identified opportunity sites.

Supporting the local economy and employment

- The population of Elmbridge increased by approximately 200 in the previous year.
- There has been an increase in the number of individuals claiming unemployment benefits and Universal Credit.
- The high street has experienced changes to shopping behaviour and online shopping. Over 2018/19 there was a modest loss of A1 retail space but this is largely offset by an increase in the amount of A2, A3 and A4 floor space.
- In general vacancy rates in retail centres increased slightly.
- There has been a loss of B1 (office) uses because of permanent permitted development changes to C3 (residential) use.
- There has been six permitted C1 bedrooms within the Borough and 24 completed C1 bedrooms.

Protecting and enhancing the natural environment

- There has been no change to the Green Belt boundary within the Borough.
- There has been two replacement dwellings and two net completions in the Green Belt.
- No data has been provided relating to the three protecting bird species the Thames Basin Heaths SPA.
- There has been a decrease in the number of residential units permitted within the Thames Basin Heaths SPA 5km buffer zone.

- No change in publicly available open space, remaining at 793 hectares.
- The condition of the SSSI's within Elmbridge remains largely unchanged.

Sustainable lifestyles

- No permission granted in flood risk areas that would have been contrary to advice given by the Environment Agency.
- An increase in the amount of household waste reused, recycled or composted. This was also short of Council targets.
- Pollution levels are similar to the previous monitoring year.
- Average transportation speeds are now close to 20 mph in Elmbridge.

Conserving the historic environment

- There has been no change to the number of listed buildings and CAMPs within the borough.

Quality of life

- The Borough of Elmbridge is ranked 8th least deprived Local Authority in England out of 317 other Local Authorities.
- There has been a decline in GPs by each settlement area, but this has also been compensated by a decline in the Borough population. This data has been provided by the NHS and requires further investigation.
- There has been an increase in the level of resident satisfaction with council services.
- The average life expectancy of Elmbridge residents exceeds the national average.