
Shaping Elmbridge A New Local Plan



Authority Monitoring Report 2020/21



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)
- Compliance with Conditions (CCO)
- 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, 2021) 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 2020 and 31 March 2021. If such time specific data is unavailable, the most up-to-date information has been used instead.
- 1.5 As this AMR has been prepared during and reports on activities occurring during the Covid-19 pandemic and associated restrictions in place, specific data becoming unavailable has increased from previous years as resources from across a number of organisations has been repurposed. In addition, it is important to note that the impacts of the pandemic and restrictions in place is clearly reflected in the data presented. For example, visitor numbers to tourist attractions.

The Council Plan

- 1.6 As set out in the [Council Plan 2020/21, the Borough Council](#) is working towards achieving the 5-year Vision of what we would like the authority 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’.
- 1.7 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 2021/22 monitoring year these were:
- Submit and progress the final stages towards the adoption of a new Local Plan for the borough.
 - Provide strategic representation and community leadership for our residents when dealing with major developments, infrastructure schemes and emergencies including the River Thames scheme, Heathrow expansion and similar scale proposals.
 - Commission a feasibility study for master planning the Lower Green area
 - Improve our digital services to support easier interaction with our community online.
 - Deliver on the initial elements of the Carbon Management and Reduction Action Plan working towards the 2030 Council target.
 - Continue to prioritise the delivery of more affordable housing, especially through the activities of EBC Homes Ltd.
- 1.8 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 the service.

Monitoring Indicators

- 1.9 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 Local Development Document [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.
- 1.10 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.
- 1.11 As the collection and reporting of Community Infrastructure Levy [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](#) that is published every December.

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 June 2021. The [Local Development Scheme 2021-2024](#) sets out the timetable for key milestones in the plan making progress. 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 2021-24¹

Local Plan Document	Task	Timeframe
Local Plan	Commencement of document preparation	September 2016
-	Strategic options consultation	December 2016 to February 2017
-	Options Consultation – including Site Allocations and Designations	August – September 2019
-	Vision, Objectives and Direction for Development Management Policies	January – March 2020
-	Regulation 19 representation period	Autumn 2021
-	Submission	Winter 2021
-	Examination	Spring 2022
-	Adoption	Autumn 2022
Review of Developer Contributions SPD	Commencement of document preparation	Summer 2022
-	Consultation on Draft SPD	Spring 2023
-	Adoption	Summer 2023
Review of the CIL charging schedule	Commencement of document preparation	April 2019
-	Consultation on Draft Charging Schedule	Autumn 2021
-	Submission for examination	Winter 2021
-	Examination	Spring 2022
-	Adoption	Autumn 2022

¹ As set out in the Introduction, the information reported in this AMR reflects the position of certain activities during the 2021/22 reporting period. Regarding Table 1, the timeframe for the Regulation 19 stage of the Local Plan process and subsequent stages thereafter was correct at 31 March 2021. Since this time however, the Council has published an updated timetable. The most up to date information regarding the preparation of the new Local Plan and other supporting documents can be found in the Council’s latest Local Development Scheme (LDS).

Parking SPD	Commencement of document preparation	Summer 2022
-	Consultation on Draft SPD	Spring 2023
-	Adoption	Summer 2023
Local Design Code	Commencement of document preparation	Spring 2022
-	Consultation on Draft SPD	Winter 2022
-	Adoption	Summer 2023
Flood Risk SPD	Commencement of document preparation	Summer 2022
-	Consultation on Draft SPD	Spring 2023
-	Adoption	Summer 2023
Renewables SPD	Commencement of document preparation	Spring 2022
-	Consultation on Draft SPD	Winter 2022
-	Adoption	Summer 2023
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 (October 2020) the Council has 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.
- 2.3 In addition, the Council 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 (SPA).
- 2.4 In April 2021 the Development Contributions SPD referred to above was updated to reflect changes to the CIL regulations (2019, the process in which the Council allocates CIL funding at a strategic level, and an uplift in the Strategic Access and Monitoring [SAMM] tariff.
- 2.5 The Development Contributions SPD includes a Statement on the Government's NPPF Affordable Housing Provision on Small Sites (Appendix 3 of the SPD). This was updated in October 2021 to take into account the latest planning application and appeals data. The SPD will be republished in due course however the statement is available on the Council's website.

2.6 In October 2021 the Council also published Development Management Advice Note 6: First Homes. Set within the context of the governments Written Ministerial Statement [WMS] (24th May 2021) and Planning Practice Guidance [PPG] the Advice Note sets out the key information relating to First Homes and the implementation of policy CS21 (Affordable Housing) of the Elmbridge Core Strategy (2011).

Delivering sustainable planning decisions

2.7 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 1 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

2.8 Table 2 outlines the major, minor and all other applications applications decided within the statutory time-period. The Council has continued to exceed both Local and National targets in all three categories. There was however a negligible reduction in the amount of applications in the minor and other categories determined against target times with a differential of -1% in each.

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 2020 (Q1)	80%	84%	96%
July to September 2020 (Q2)	92%	86%	93%
October to December 2020 (Q3)	86%	85%	94%
January to March (Q4) 2021	95%	88%	91%
2020/21	88%	86%	94%

	Major Applications (13 weeks)	Minor Applications (8 weeks)	Other Applications (Decisions issued)
National Target	60%	65%	80%
Difference	+28%	+21%	+14%
Local Target	83%	83%	92%
Difference	+5%	+3%	+2%
2019/20	85%	87%	95%
Difference	+3%	-1%	-1%

Appeal performance

2.9 Table 3 outlines the total number of appeals by quarter and Table 4 outlines the number of appeals decisions dismissed. In total 40 appeals were decided in the year 2020/21. In total 70% of these were dismissed which exceeds the Local target of 65% and represents a decline of 2% from the previous year.

Table 3: Appeal decisions (total) by quarter 2020/21

	Total	Minors Allowed	Minors Dismissed	Majors Allowed	Majors Dismissed
Q1	5	2	0	3	0
Q2	6	0	1	0	5
Q3	18	5	13	0	0
Q4	11	1	7	1	2

Table 4: Appeal decisions (%) by quarter 2020/21²

	Appeals Allowed	Appeals Dismissed
April to June 2020 (Q1)	100%	0%
July to September 2020 (Q2)	0%	100%
October to December 2020 (Q3)	28%	72%
January to March 2021 (Q4)	18%	82%
2020/21	30%	70%

2.10 The appeal performance of individual Development Management and Core Strategy policies is provided in Tables 5 and 6. It demonstrates that Policy DM2 Design and Amenity and Policy CS17 Local Character Density and Design remain the policies most frequently appealed against with 83 and 60 appeals raised respectively.

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.

2.11 There were also 16 policies which did not have any appeals raised against them. This is a reduction of five compared with the previous year showing a greater spread of issues have been subject to appeal in 2020/21.

Table 5: Appeal performance by Development Management Policies 2020/21

DM Policy	No of appeals by policy	% of total appeals	Number of appeals allowed	% of appeals allowed	No. of appeals dismissed	% of appeals dismissed
DM1 – Sustainable Development	1	1%	1	100%	0	0%
DM2 – Design and Amenity	83	79%	29	35%	54	65%
DM3 – Mixed Uses	0	0%		N/A		N/A
DM4 – Comprehensive Development	0	0%		N/A		N/A
DM5 – Pollution	4	4%	2	50%	2	50%
DM6 - Landscape and Trees	4	4%	2	50%	2	50%
DM7 – Access and Parking	13	12%	4	31%	9	69%
DM8 – Refuse, Recycling and External Plant	0	0%		N/A		N/A
DM9 – Social and Community Facilities	1	1%	0	0%	1	100%
DM10 – Housing	9	9%	4	44%	5	56%
DM11 – Employment	2	2%	0	0%	2	100%
DM12 – Heritage	8	8%	3	38%	5	63%
DM13 – Riverside Development and Uses	0	0%		N/A		N/A
DM14 – Evening Economy	0	0%		N/A		N/A
DM15 – Advertisements, Shopfronts and Signage	2	2%	1	50%	1	50%
DM16 - Telecommunications	5	5%	3	60%	2	40%
DM17 – Green Belt (Development of new buildings)	5	5%	3	60%	2	40%

DM18 – Green Belt (Development of existing buildings)	4	4%	2	50%	2	50%
DM19 – Horse Related Uses and Developments	0	0%		N/A		N/A
DM20 – Open Space and Views	0	0%		N/A		N/A
DM21 – Nature Conservation and Biodiversity	1	1%	0	0%	1	100%

Table 6: Appeal performance by Core Strategy policy 2020/21

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	1	1%	0	0%	1	100%
CS2 – Housing Provision, Location and Distribution	2	2%	0	0%	2	100%
CS3 – Walton-On-Thames	3	3%	1	33%	2	67%
CS4 – Weybridge	7	7%	2	29%	5	71%
CS5 – Hersham	2	2%	1	50%	1	50%
CS6 – Whiteley Village	0	0%		N/A		N/A
CS7 – East and West Molesey	4	4%	2	50%	2	50%
CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	7	7%	3	43%	4	57%
CS9 – Esher	4	4%	0	0%	4	100%
CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside	5	5%	1	20%	4	80%
CS11 - Claygate	4	4%	0	0%	4	100%
CS12 – The River Thames Corridor and its Tributaries	0	0%		N/A		N/A

CS13 – Thames Basin Heaths Special Protection Area	2	2%	1	50%	1	50%
CS14 – Green Infrastructure	2	2%	1	50%	1	50%
CS15 – Biodiversity	2	2%	1	50%	1	50%
CS16 – Social and Community Infrastructure	0	0%		N/A		N/A
CS17 – Local Character Density and Design	60	57%	19	32%	41	68%
CS18 – Town Centre Uses	1	1%	0	0%	1	100%
CS19 – Housing Type and Size	3	3%	1	33%	2	67%
CS20 – Older People	0	0%		N/A		N/A
CS21 – Affordable Housing	9	9%	2	22%	7	78%
CS22 – Gypsies, Travellers and Travelling Showpeople	0	0%		N/A		N/A
CS23 – Employment Land Provision	1	1%	0	0%	1	100%
CS24 – Hotels and Tourism	0	0%		N/A		N/A
CS25 – Travel and Accessibility	1	1%	0	0%	1	100%
CS26 – Flooding	7	7%	5	71%	2	29%
CS27 – Sustainable Buildings	0	0%		N/A		N/A
CS28 - Implementation and Delivery	0	0%		N/A		N/A
CS29 – Monitoring	0	0%		N/A		N/A

Affordable Housing

- 2.12 The publication of the National Planning Policy Framework [NPPF] 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). They remain in the latest NPPF published in July 2021.
- 2.13 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. The statement has been updated since first published to reflect the latest applications and appeals. The latest published statement is dated October 2021.
- 2.14 During the 2020/21 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 nine appeals were decided whereby the Council required such contributions. The appeal was dismissed by the inspector on seven occasions with two being allowed.

Development Management

- 2.15 The Development Management team continues to implement the Pre-Application Advice Service which was established in 2019/20. The aim of this service is to improve both the quality and speed of advice to developers in advance of the submission of a planning application. This is also intended to improve the quality of proposals submitted to the Council.

Business Support Team

- 2.16 The Business Support Team has reviewed the [Local Validation Checklist](#) which was adopted in September 2018. A six-week public consultation closed in November 2019 and minor amendments will be made as a result of feedback received over the last year.
- 2.17 A new "Dropped kerb enquiry form" has been created on the website to assist residents wishing to apply to Surrey County Council to have the kerb lowered at their property. This saves time and money for residents by seeking to

determine if planning permission is required without the need for a Lawful Development Certificate.

Table 7: Neighbouring Consultations

Organisation	Consultation	Date received
Bracknell Forest Council	Pre-Submission Local Plan	29/03/2021
Buckinghamshire Council	Statement of Community Involvement and Brownfield Call for Sites	16/02/2021
Central and East Berkshire	Minerals and Waste Local Plan Regulation 19.	04/09/2020
Croydon, Kingston, Merton and Sutton [South London] Borough Councils	South London Waste Plan	04/09/2020
Epsom & Ewell Borough Council	Stoneleigh and Auriol Neighbourhood Forum and Area	05/08/2020
Greater London Authority	Five Separate Planning Guidance Documents and Opportunity Area Planning Framework	16/10/2020
Kingston Borough Council	Article 4 Direction at Seething Wells Filter Beds	05/11/2020
Reigate and Banstead Borough Council	Brownfield Register	20/10/2020
Richmond and Wandsworth Borough Councils	Open Space Designations Review	08/03/2021
Runnymede Borough Council	CIL and Infrastructure SPD	17/07/2020
Runnymede Borough Council	Ottershaw Neighbourhood Area and Forum	27/07/2020
Runnymede Borough Council	Validation Document	03/09/2020
Runnymede Borough Council	Statement of Community Involvement	07/10/2020
Runnymede Borough Council	Brownfield Register and Strategic Land Availability Assessment	15/10/2020
Runnymede Borough Council	Design SPD	15/10/2020
Runnymede Borough Council	Thames Basin Heaths SPD	27/11/2020
Spelthorne Borough Council	Local Plan and CIL Viability Assessment	18/05/2020
Spelthorne Borough Council	Call for Sites	21/01/2021

Tandridge Borough Council	Open Space Strategy	29/09/2020
Waverley Borough Council	Pre-Submission Local Plan Part 2: Site Allocations and Development Management Policies	14/01/2021
Woking Borough Council	Site Allocations Development Plan Document (DPD)	18/11/2021

Infrastructure and CIL

- 2.18 The CIL regulations set out the requirements for collecting, administering and reporting, via the Infrastructure Funding Statement, CIL. The administration of the CIL programme is via the Strategic Priority Programme (SPP) which is administered through the Strategic CIL Working Group and via the annual funding process for community-based applications administered by the Local Spending Boards and Claygate Parish Council. The monitoring software package is being used for the collection of CIL and planning obligations (Section 106).
- 2.19 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, as well as regional infrastructure project consultations from Surrey County Council, the Environment Agency and other agencies.
- 2.20 Monitoring the collection of CIL/S106 obligations has been enhanced after the implementation of new system, Exacom. This provides full integration with the EBC Finance software for the generation of invoices and automatic updates in return when payments are received. This reduces manual duplication of data and adds robust financial reconciliation between systems. Further development could provide links to other Council workstreams such as Land Charges and Housing, as well as managing the expenditure of CIL/S106 funds.

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.
- 2.26 The Heritage Team also updated the Local List of heritage assets in partnership with Surrey County Council.

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 2: 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 3: Council indicators to assess the delivering of the right homes

Housing need

- 3.1 The target to deliver 225 homes per year, as 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 is calculated using the National Standard Methodology (SM) as set by the Government. Using the December 2020 version of the Standard Methodology gives a figure of 641 dwellings per annum is calculated.
- 3.2 The Assessment of Local Housing Needs (2020) is a relevant and up to date source of qualitative information regarding the size, type and tenure of homes needed in Elmbridge. This supersedes the previously cited Strategic Housing Market Assessment [SHMA] (2016). The assessment concluded there is an overwhelming need for smaller new homes (C3 accommodation). Housing need can be broken down by size of homes required with 1 bed (20% needed), 2 beds (50% needed), 3 beds (20% needed) and plus 4 beds (10% needed). The delivery of smaller homes will provide much needed choice and balance to the supply in the housing market.
- 3.3 The Assessment of Local Housing Needs (2020) identifies a net need of 269 Affordable Housing units per annum (this equates to 42% of our Local Housing Need Figure as calculated by the Standard Methodology). This should be broken down as 71% Affordable Rental units and 29% Intermediate. The identified Affordable Housing needs, in terms of bedrooms is broken down as: 15% 1 beds, 34% 2 beds, 11% 3 beds and 40% 4+ beds.

Table 8: Housing need changes since the Core Strategy 2011

Source	Status	New Homes per year
Core Strategy 2011	Target – Out of date	225
Assessment of Local Housing Needs 2020	Local Housing Need Figure	626
Published Local Housing Need Figure (as of 31 March 2021) using the Standard Methodology	Local Housing Need Figure	641

Housing delivery

- 3.4 Table 9 demonstrates that 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 2020/21 was 302. This is 34.22% above the Core Strategy target of 225 but 52.89% below the standard methodology figure of 641. As the Council does not have an up to date housing target, delivery must be measured against the Local Housing Need Figure of 641 homes per annum which results in a under delivery of -339 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 by applying a 20% buffer to the Housing Need and applying the Presumption of Sustainable Development.

Table 9: 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
2020/21	302

- 3.6 Table 10 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. It should be noted that the target figures, as set out in Policy CS2 of the Core strategy, are based on the Core Strategy target of 225 net dwellings per annum. This is now out of date as it has been superseded by the standard methodology figure of 641 net dwellings per annum as the new standard. It is however a good indicator of the spatial distribution of development around the borough.

Table 10: Net delivery of new homes by settlement area

Settlement	Net Number of Completions 2011-2021	Target 2011-2021 ³	Variance against target (homes)	Variance against target (%)
Claygate	68	34	+34	+ 100
Cobham, Oxshott, Stoke D'Abernon and Downside	264	384	-120	- 31.25
East and West Molesey	305	316	-11	- 3.48
Esher	289	166	+123	+ 74.10
Hersham	364	232	+132	+ 56.90
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	463	270	+193	+ 71.48
Walton-On-Thames	727	480	+247	+ 51.46
Weybridge	428	416	+12	+ 2.89

- 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 11. In 2020/21 there were 15 net dwellings completed through permitted development rights with a further 100 currently under-construction. In addition, 493 net units have permission under Permitted Development legislation but are not yet Under-Construction.

³ As taken from Appendix 2 of the Core Strategy by combining the 5-year targets (2011 – 16 and 2016 - 21) for the Settlement Areas

Table 11: Net units permitted through the lawful change of use from office to residential in 2020/21

Development Status in 2020/21	Net new homes
Extant	493
Under-Construction	100
Complete	15
Total	608

Optimisation of development land

- 3.9 The NPPF states that 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 to 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 in this Framework [NPPF]’ ([paragraph 125 part c](#)).
- 3.10 Table 12 shows that densities of new developments remain relatively steady in Elmbridge with a negligible decline in development density across Elmbridge of -0.42%. This is largely driven by declines in the densities of completed developments in Molesey, Walton-On-Thames and Hersham. This is to some extent offset by modest increases in Cobham, Oxshott, Stoke D’Abernon and Downside; Esher; Weybridge and Thames Ditton, Long Ditton, Hinchley Wood and Weston Green. There was however a sizeable increase in Claygate with the average development density rising from 14.29% to 73.24%, marking an increase of 412.53%.

Table 12: Densities of new homes by settlement area

Settlement	2019/20 dph*	2020/21 dph*	Percentage change +/-
Claygate	14.29	73.24	+412.53
Cobham, Oxshott, Stoke D'Abernon and Downside	16.77	18.29	+9.06
East and West Molesey	60.69	42.28	-30.33
Esher	16.35	19.13	+17.00
Hersham	61.38	25.83	-57.92
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	32.54	37.74	+15.98
Walton-On-Thames	49.27	43.37	-39.55
Weybridge	62.38	50.43	+11.97
Borough- wide average	39.21	38.79	-0.42

Table 13: The densities of new residential development within the Borough's Town, District and Local Centres at the end of the monitoring year 2020/21

Settlement	2020/21 dph*
Claygate	100
Cobham, Oxshott, Stoke D'Abernon and Downside	-
East and West Molesey	95.08
Esher	-
Hersham	-
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	-
Walton-On-Thames	239.05
Weybridge	49.41
Average	117.35

3.11 National policy gives 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs' (paragraph 120 part c). 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, 96.69% of completed residential development was on brownfield land with only 10 of 302 units built utilising Greenfield or Garden land.

Table 14: Net housing completions by land type

Net housing units by land type		
	No. of new homes	Percentage
Brownfield	292	96.69%
Greenfield	3	0.99%
Garden	7	2.32%
Total	302	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 372 gross new dwellings (Table 16) were completed. Amongst these were 165 flats which represents 44.35% of the total completions, with the next largest housing type being larger detached properties with 89 of the 100 detached properties constructed having at least three bedrooms. It should be noted though that 37 of the 89 were the result of an existing dwelling being demolished and a replacement erected in its place resulting in no net gain.
- 3.13 As set out in [section 1 of the Self-build and Custom Housebuilding Act 2015 \(as amended by the Housing and Planning Act 2016\)](#) each Local Planning Authority [LPA] must hold a Self-Build Register which is accessible for individuals to join in they have an interest in building their own home. In 2020/21 Elmbridge decided to conduct a review of the Self-Build Register following advice given to Barnsley Metropolitan Borough Council by the Planning Inspectorate [PINS] as part of their Local Plan preparations. In this instance the Inspector questioned the legitimacy of their Self-Build evidence base as it had not included everybody who had completed the registration process since its inception. The Inspector concluded that this may not reflect demand as some may be interested for various reasons. All those registered were asked if they wished to remain on the register or if they wish to be removed. Those that did not respond were removed from the register in line with [GDPR legislation](#).
- 3.14 At the end of 2020/21 there were 168 individuals on the Self-Build register. There were also 30 Self-Build Exemptions granted for new Self-Build schemes and a further 32 exemptions which were previously granted were completed.

Table 15: Housing completions for all dwellings (including self-build) by type and size (gross)⁴

House type	1 bed	2 bed	3 bed	4 bed	Total
Flat	63	94	7	1	165
Terrace	1	13	5	2	21
Semi-Detached	1	20	16	49	86
Detached	0	11	29	60	100
Total	65	138	57	112	372

Table 16: The number of residential dwellings granted permission and completed in Elmbridge for schemes of no net gain in the year 2020/21

2020/21	New homes
Granted Permission	46
Completed	40

Table 17: The number of submissions of interest in self-build housing through the completion of the Council's online form

Monitoring Year	Number of submissions
2020/21	168

Table 18: 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
2019/20	43
2020/21	30

Table 19: 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
2020/21	32

⁴ This includes replacement dwellings. Table 17 specifically separates the number of replacement dwellings granted and completed in 2020/21.

Table 20: 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
2020/21	88

3.15 The number of sites added to the Brownfield Land Register in 2020/21 was 11. This was a minor update to the document produced in 2019/20, which was a comprehensive overhaul of the Brownfield Register.

Table 21: 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
2020/21	11

Table 22: 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
2020/21	£461,774

Affordable Housing

3.16 The Council is committed to the delivery of new affordable homes. Tables 23-29 outline the delivery in 2020/21 as well as financial contributions collected to enable the delivery of future affordable homes.

3.17 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.

⁵ [Statement on the Government’s NPPF \(2018\) – Affordable Housing Provision on Small Sites \(October 2021\)](#)

- 3.18 In relation to the delivery of new affordable homes, 2020/21 marked the completion of 45 new affordable homes compared with 126 the previous year. This represents a decrease of 64.29%. There were 157 new affordable homes under-construction at the years end with construction yet to begin on 355 more. In addition, there was support from the Council with the Homeownership Assistance Scheme (see Table 25) and the Property Acquisition Scheme (Table 27) which provided a combined six additional affordable homes.
- 3.19 In total £15,723,582 has now been committed to the housing enabling fund (Table 26). This is an increase of £4,350,000 from the previous monitoring year.
- 3.20 In 2020/21 there were no applications received proposing the construction of starter homes. The Starter Homes initiative has since been replaced by [First Homes](#) consequently the programme for registering interest in Starter Homes has now closed.

Table 23: Affordable Housing Delivery 2020/21

	Social Rent	Affordable Rent	Intermediate Affordable (Including Shared Ownership)	Total
Need				
Developer Contributions SPD	70%	30%	0%	100%
LHMA 2020	68 (17%)	215 (54%)	116 (29%)	100%
Delivery				
2020/21 Completed	0 (0%)	24 (53.33%)	21 (46.67%)	45 (100%)
2020/21 Under Construction	0 (0%)	62 (39.49%)	95 (60.51%)	157(100%)
2020/21 Unimplemented	38 (10.71%)	204 (57.46%)	113 (31.83%)	355 (100%)

Table 24: Affordable Housing Financial Contributions 2020/21

Affordable Housing Contributions in 2020/21	Affordable Housing Collections Collected since 2011
£1,711,782.42	£17,970,164.34.

Table 25: Affordable Housing units through acquisitions 2020/21

Scheme	Number of Affordable Homes
Elmbridge Homeownership Assistance Scheme	4
Elmbridge Property Acquisition Scheme	2
Total	6

Table 26: 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
2020/21	£15,723,582

Table 27: Proposed Affordable Housing Schemes on Council owned sites

Site	Number of Units	Status	Anticipated Completion date	AHEF Spend 2020/21
Quadrant Court	5	Viability assessment	2022/23	£80,000
Weybridge Hall	5	Scheme under review	2022/23	£0
Barnet House, Weybridge	4	Due for occupation by end of 2021/22	Completed	£74,000
Harry Fletcher House	TBC	Options for site being considered	TBC	£0
Ansell Hall	10	Permission Granted, work on site started in July 2021	2022/23	£0
				£154,000.00

Table 28: Submissions of interest received for Starter Homes by settlement area

	2020/21	Total to date
Walton-On-Thames	N/A	92
Weybridge	N/A	73
Total	N/A	173

Table 29: The number of applications received for permissions to build starter homes in the monitoring year 2020/21

Monitoring Year	No. of applications to build starter homes
2016/17	0
2017/18	0
2018/19	0
2019/20	0
2020/21	0

Housing for older people

- 3.21 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.
- 3.22 Within the year 2020/21 no additional C2 units were completed. There were however 151 units under construction and a further 164 units from schemes where construction has not yet begun.
- 3.23 No further sheltered homes were provided in this monitoring year.

Table 30: Use Class C2 residential development 2020/21⁶

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
2019/0329	Site of Crow Gables 131 Fairmile Lane Cobham KT11 2BU	74	74	0	74
2019/3370	Hillview Nursery Seven Hills Road Walton-On-Thames KT12 4DD	64	0	64	32
Under-Construction					
2016/3472	Whiteley Village Octagon Road Hersham Walton-On-Thames	74	44	30	37
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					
N/A	N/A	0	0	0	0

⁶ The methodology for discounting the net recorded number of units is explained in Table 38 (Page 36)

Table 31: 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
2020/21	0	137

Gypsy Roma, Travellers and Travelling Showpeople

- 3.24 In 2020/21 there was an increase of eight permanent Gypsy, Roma and Traveller pitches in Elmbridge. This follows on from application [2019/1769](#) which saw the temporary site at 41 Pleasant Place made permanent with an additional four pitches included. The one Private Travelling Showpersons Yard has been withdrawn as our evidence shows this is no longer required.

Table 32: 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	7	29
Private site with temporary permission	0	0
Private Travelling Showpersons Yard	0	0

Table 33: Net change in the number of Gypsy, Roma and Traveller pitches

	2017/18	2018/19	2019/20	2020/21
Permissions Granted	0	0	0	8
Under-Construction	0	0	0	0
Completed	0	0	0	8

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 The housing trajectory for Elmbridge has been calculated based on the Government’s Standard Methodology (SM). The Government’s approach to calculating local housing need uses household projections and affordability ratio, adding an uplift for areas such as Elmbridge where average house prices are not affordable for those on an average wage. Regarding the household projections, the Government continues to use the 2014-based projections (as opposed to those more recently published). It is important to note that if the use of more up to date projections were applied, the local housing need for Elmbridge would reduce.

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

Figure 4: Council indicators for housing land supply for Elmbridge

Housing Land Supply 2020/21 – 2036/37 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 2021) in which (at paragraph 61) 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 74 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 (641 units x 5 years) + 20% = 3,846 / 770 units per annum

- 4.6 Table 35 and Figure 5 provide 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 34: The Council's Housing Need figure and 5 Year Housing Land Supply

Deliverable Housing Sites	Homes
Under Construction	1,264
Unimplemented Planning Permissions	1,225
Opportunity Sites 1-5 Years	1,266
Total	3,755
Annualised Supply	751
Years of supply	4.88

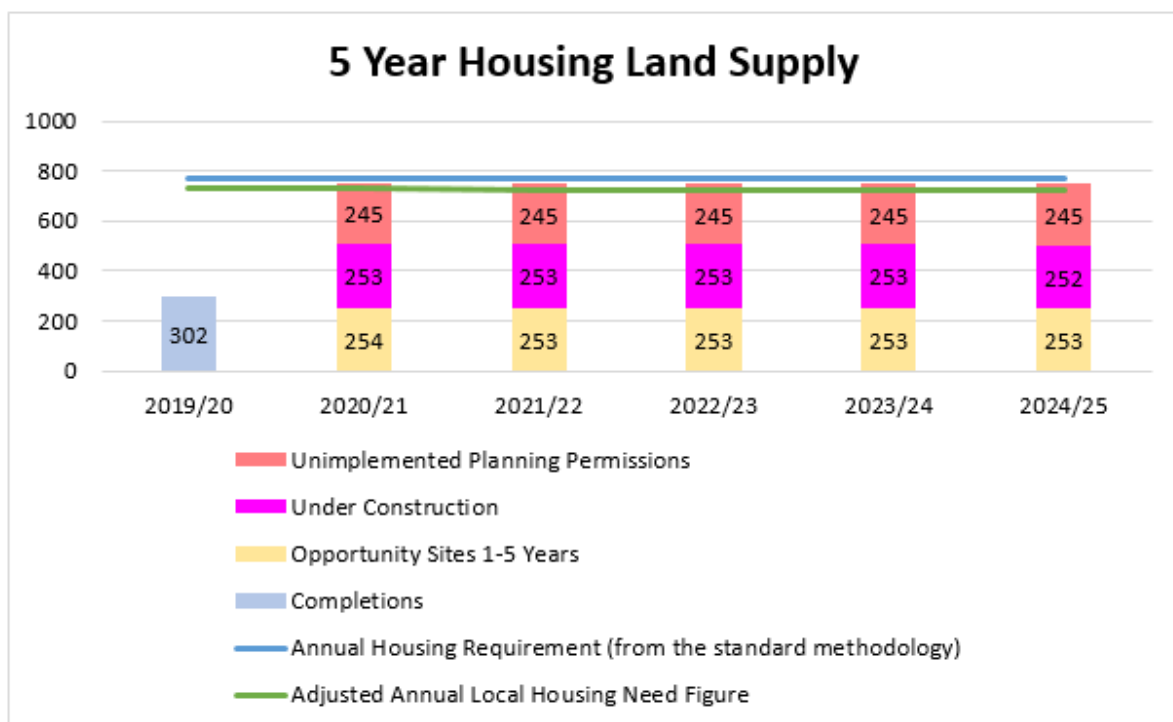


Figure 5: The Council's 5 Year Housing Land Supply

Local Housing Need Figure: Housing Trajectory

- 4.8 Applying the required 20% buffer, the 17-year land supply objective is therefore, 13,077/ 748 per annum.

Calculation (641 x 17 years = 10,897) + 20% = 13,077 units / 748 per annum

- 4.9 Table 35 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 7,750 homes across the next plan period. It is estimated that an additional 1,007 units will come forward between 6-10 years and 15+ years from unidentified windfall sites by 2035.

Table 35: Local Housing Need Figure 2020/21 - 2036/37 Housing Land Supply

Deliverable Housing Sites	Homes
Under Construction	1,264
Unimplemented Planning Permissions	1,225
Opportunity Sites 1-5 Years	1,266
Opportunity Sites 6-10 Years	1,145
Opportunity Sites 11-15 Years	1,843
Windfall Sites 6-10 Years	504
Windfall Sites 11-15+ Years	503
Total	7,750
Annualised Supply	516
Years of Supply	10.49

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 36 presents an overall summary of the housing requirements against the current supply of sites based on the Land Availability Assessment (LAA) 2020. Details of sites under construction and those with unimplemented planning permissions for residential use are presented.

Table 36: Housing Supply 2020/21 – 2036/37 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	LAA 2018 Opportunity Sites Years 1-5	LAA 2018 Opportunity Sites Years 6-10	LAA 2018 Opportunity Sites Years 10-15	Estimated Potential from 2018 up to 2035
302	1,264	1,225	1,266	1,145	1,843	7,750

Non-implementation discount rates applied

302	1,264	1,102 (-15%)	1,076 (-15%)	973 (-15%)	1,566 (-15%)	6,988
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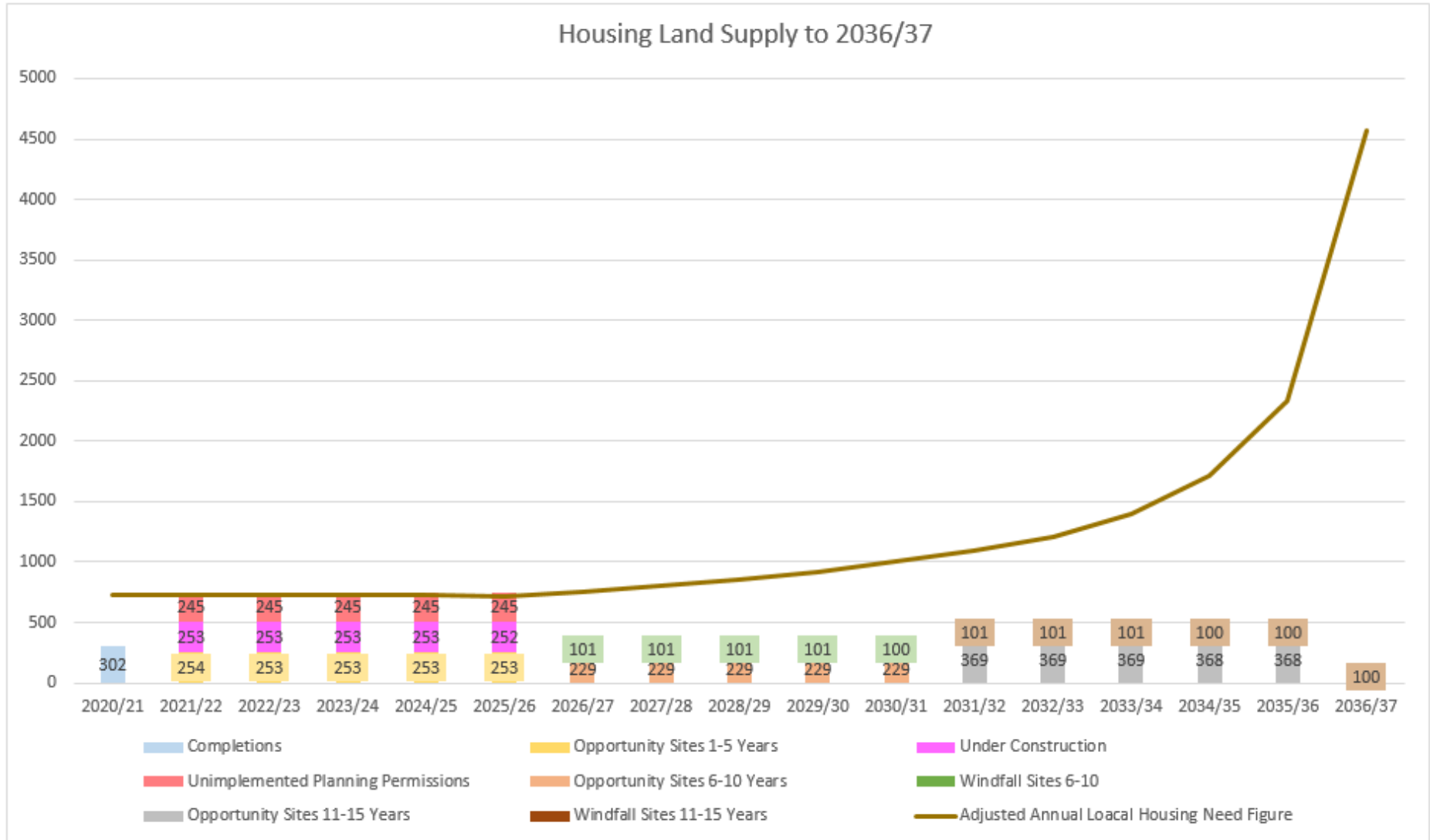


Figure 6: The Council's Housing Land Supply trajectory to 2036/37

Summary of Elmbridge’s Housing Land Supply Assumptions

4.11 Table 38 provides a summary of assumptions used to calculate the current land supply position. This includes the provision of C2 accommodation.

Table 37: 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 74 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 100.7 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 2020.
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 2020/21 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 7: 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 This AMR provides an overview of the employment market and employment status of the borough / our residents at a time when there was economic uncertainty due to the Covid-19 pandemic. To an extent the figures reflect the volatility in the employment market and the changing employment status of our residents during this time. For example, there has been a significant increase in the number of individuals claiming unemployment benefits and/or universal credit – rising from 995 to 2,290 people. This represents a rise of 130.15%. Furthermore, comparing those who became ‘economically inactive’ in March 2021 in comparison to March 2020, shows a 4.3% increase (3,000 people).
- 5.3 However, in other areas, there appears to be relative stability in the figures and in comparison, to previous years. For example, the figures for those ‘economic inactive and looking for a job’ only increased by 100 people between September 2019 and March 2021. One expected change during this time is the number of people working from home. As shown in Table 40, the percentage of people who primarily work at home is 17.78%; increased from 9.7% at the last census.

Table 38: A summary of employment levels within Elmbridge in 2020/21

	Number of Individuals
Population	137,200 ⁷
Economically Active	68,600
Estimated number unemployed	2,600
Estimated number claiming unemployment benefits and Universal Credit	2,290
The percentage of residents of working age claiming unemployment benefits	2.83%

Table 39: The number of jobs within Elmbridge in 2020/21

	Jobs
Number of jobs within Elmbridge	60,000
Number of jobs within Elmbridge which are full time	39,000
Proportion of jobs within Elmbridge which are full-time	64.99%

⁷ Population data is indifferent to that provided by the NHS in Section 9. This is being investigated further.

Table 40: Workplace commuting distances

Distance to Work	Number of Individuals	Percentage of Individuals
Less than 2 km	6959	12.24
2 km to 4.99 km	9035	15.89
5 km to 9.99 km	9600	16.88
10 km to 19.99 km	8176	14.38
20 km to 29.99 km	3705	6.52
30 km to 39.99 km	1398	2.46
40 km to 59.99 km	905	1.59
60+ km	1655	2.91
Primarily works from home	10110	17.78
No fixed place of work	5317	9.35
Total	56860	100

- 5.4 In September July 2020 an [amendment to the Use Classes Order](#) passed through parliament which came into effect on 1st September 2020. This fundamentally reshapes the way Land Uses are categorised with all A Class uses and B1 Office Space now falling under the newly established E Class. As this change was made midway through the monitoring year the decision was made to present all affected data under both the classifications established in the Use Class Order 1987 and the amended Use Class Order 2020 classifications. In forth coming years the data will be reported using the 2020 classifications, unless, any further amendments are made.
- 5.5 Within this monitoring year there has been a loss in B1/E office space. There was no change to the amount of floorspace in classes B2 or B8 through commenced developments.
- 5.6 In total there was 6,397.67 square metres of vacant B1/E Office floor space in the Strategic Employment Land [SEL] areas which accounts for 43.01% of all vacant floor space in these areas. The next largest classification was B2 with 5,580 square metres, 37.50%, of vacant floor space. The remaining vacant floor space fell within classes B8 and Sui Generis.

Table 41: Changes to Employment Floor Space (sqm) due to commenced developments in 2020/21 (Use Classes Order 1987/2020)

	B1/E		B2		B8	
	Loss	Gain	Loss	Gain	Loss	Gain
Meters sq.	177	0	0	0	0	0
Total	-177		0		0	

Table 42: Vacant employment floor space (sqm) 2020/21 (Use Classes Order 1987/2020)

	B1/E	B2	B8	Sg	Total
Vacant Floor Space (sqm)	6,397.67	5,580	1,528.3	1,372.46	14,878.43
% of total vacant floor space	43.01	37.50	10.27	9.22	100

Town Centres

- 5.7 The high street has experienced changes to shopping behaviour and online shopping. The way in which uses are both managed and recorded with the three of the A use Classes (A1, A2 and A3) together with B1 now consolidated into a single use – E Class. Use Classes A4 and A5 now fall under use Class Sui Generis. These changes were established in the Use Classes Order 2020.
- 5.8 In 2020/21 there was a rise in vacancy levels in nine of the 15 retail centres within Elmbridge. The levels of vacancies in five of the retail centres within Elmbridge were reduced, whilst in one centre (Oatlands Local Centre) where the vacancy level remained static.
- 5.9 The largest concentration of E Class units are within Cobham District Centre, Weybridge District Centre, Claygate Local Centre, Oatlands Local Centre and Weybridge Queens Road Local Centre. Each of these has at least 75% units within this class. The lowest concentration of E Class units are in Oxshott Local Centre and Thames Ditton Local Centre. In each of these Local Centres the concentration of E Class units is below 40%.

Table 43: The net change in available floorspace (sqm) for A Use Class and B1a offices in town, district and local centres following completions in 2020/21

	A1	A2	A3	A4	A5	B1a
Loss	157	0	0	0	0	396.4
Gain	143	52.5	0	0	0	85
Net	-14	52.5	0	0	0	-311.4

Table 44: The net change in available floorspace (sqm) for E Use Class in town, district and local centres following completions in 2020/21

Class E

Loss	553.4
Gain	280.5
Net	-272.9

**Table 45: Proportion of commercial units by use class in each retail centre
(Use Classes Order 1986)**

Town, District and Local Centres	A1 (%)	A2 (%)	A3 (%)	A4 (%)	A5 (%)	B1 (%)	Vacant (%)
Walton-On-Thames Town Centre	49.41	7.84	12.16	1.57	2.35	7.06	13.33
Cobham District Centre	56.43	11.43	10.71	0.71	1.43	10.00	12.14
East Molesey District Centre	42.52	7.87	11.81	1.57	1.57	2.36	6.90
Esher District Centre	34.84	10.97	12.26	3.87	1.29	16.77	15.48
Hersham District Centre	44.44	1.59	9.52	1.59	3.17	7.94	7.94
Weybridge District Centre	45.66	8.68	11.42	0.91	1.37	10.96	10.96
Claygate Local Centre	51.79	3.57	14.29	1.78	0	7.14	12.50
East Molesey Bridge Road Local Centre	36.73	2.04	18.37	2.04	3.06	14.29	9.80
Hinchley Wood Local Centre	45.95	2.70	8.11	0	0	8.11	2.70
Oatlands Local Centre	60.00	6.67	16.67	3.33	0	0	0
Oxshott Local Centre	52.17	8.70	8.70	4.35	0	8.70	17.39
Thames Ditton Local Centre	30.89	5.88	11.76	1.47	0	11.76	4.41
Walton Halfway Local Centre	34.62	0	11.54	0	9.62	7.69	5.77
Walton Terrace Road Local Centre	52.94	2.94	9.10	2.94	5.88	5.88	2.94
Weybridge Queens Road Local Centre	35.00	8.75	7.5	1.25	1.25	20.00	6.25

Table 46: Proportion of commercial units by use class in each retail centre (Use Classes Order 2020)

Town, District and Local Centres	Class E (%)	Sg (%)	Other (%)	Vacant (%)
Walton-On-Thames Town Centre	74.12	10.98	14.90	13.33
Cobham District Centre	88.57	4.29	5.00	12.14
East Molesey District Centre	73.58	11.76	14.66	6.90
Esher District Centre	74.19	13.55	12.26	12.90
Hersham District Centre	60.32	19.05	20.63	7.94
Weybridge District Centre	79.00	7.76	13.24	10.96
Claygate Local Centre	83.93	8.93	7.14	12.50
East Molesey Bridge Road Local Centre	71.43	16.32	12.24	9.80
Hinchley Wood Local Centre	39.47	5.26	55.26	2.70
Oatlands Local Centre	83.33	10.00	6.67	0
Oxshott Local Centre	30.43	13.05	56.52	17.39
Thames Ditton Local Centre	35.29	2.94	61.76	4.41
Walton Halfway Local Centre	46.15	32.70	21.15	5.77
Walton Terrace Road Local Centre	61.77	26.47	11.76	2.94
Weybridge Queens Road Local Centre	77.50	12.50	10	6.25

Telecommunications

5.10 In 2020/21 40 telecommunication applications were submitted of these, 38 had been decided of which 37 were granted permission. This represents 97% of all applications received.

Table 47: 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 ⁸	79	79	0	100%
2019/20	27	27	27	0	100%
2020/21	40	38	37	1	97%

⁸ 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

- 5.11 There was an increase in the number applications for advertisement consent in 2020/21 compared with the previous year. 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 (12.12%) were all refused outright with no decisions granted permission in part.

Table 48: 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
2020/21	40	34	0	6

Tourism

- 5.12 In 2020/21 permission was granted for the creation of 34 additional C1 bed spaces.
- 5.13 The visitor numbers for 2020 showed a significant decrease compared to previous years Homewood House and Gardens down 98% from the previous year with Claremont Landscape Gardens and Brooklands Museum down 30.15% and 73.83% respectively. It is likely that these declines can be attributed in large parts to Covid-19 and the associated restrictions.
- 5.14 There was only one application for planning permission at a visitor site in 2020/21. This was a telecommunications application at Sandown Park.

Table 49: 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
2020/21	34

Table 50: 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
2020/21	0

Table 51: The number of visitors to attractions

Tourist Attraction	2016	2017	2018	2019	2020
Claremont Landscape Gardens	181,819	188,245	178,658	189,100	132,087
Homewood House and Gardens	2,106	1,493	2,023	1,764	40
Brooklands Museum	183,188	186,642	187,295	183,636	49,006

Table 52: Applications decided relating to visitor sites in 2020/21

Site	Description	Decision
Sandown Park	Telecommunications Notification - The proposed upgrade consists of the installation of 1No. 300mm dish, internal cabin works and ancillary works.	Notification - Assessment Confirmed

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 8: 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 9: The Council's indicators for protecting and enhancing the natural environment in Elmbridge

Green Belt

- 6.1 The [National Planning Policy Framework \(NPPF\) \(2021\)](#) sets out the policy approach to considering development within the Green Belt. Amendments to Green Belt boundaries can only be made through the local plan process and where exceptional circumstances have been demonstrated. There have been no changes to the Green Belt boundary with the Borough.

Table 53: 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 54: 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
2020/21	9

Table 55: 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
2020/21	2

Table 56: 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
2020/21	6	4

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 There has been a significant rise in the number of protected birds within the Thames Basin Heaths Special Protection Area [SPA] compared to the previous number observed in 2018. The biggest increase is amongst the Dartford Warbler which increased from 465 to 711, a 52.90% increase. Whilst the Nightjars and Woodlarks increased 10.38% and 49.11% respectively.
- 6.4 There were 542 net residential units allowed within the Thames Basin Heaths SPA 5km buffer. This is a substantial increase from the 112 units which were permitted in 2019/20. And as such the potential contributions to support the provision and management of these areas exceed £1 million which is comparable to that which has been collected to date.

Table 57: Survey of protected bird species by year

Bird Species	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Dartford Warbler	38	47	87	118	292	451	427	482	465	Xxx	711
Nightjar	326	337	320	325	355	306	332	345	366	Xxx	404
Woodlark	159	161	202	135	155	137	117	160	112	Xxx	167

Table 58: Monies collected from development within the Thames Basin Heaths SPA 2020/21

	Net units permitted in the SPA 5km mitigation zone 2020/21	Potential contributions from units permitted within the SPA 5km zone 2020/21	Payments received from invoices issued in 2020/21	Total amount collected to date to support mitigation
SANG	542	£847,842	£186,582.28	£1,102,857.97
SAMM		£261,410	£135,891.45	£569,204.06

Table 59: Monies collected from Community Infrastructure Levy (CIL) payments 2020/21

Monies due from invoices issued in 2020/21	Total CIL monies collected to date
£5,123,280.58	£38,711,777.85

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 There are three SSSIs within the Borough. The main focus for improvements is Esher Commons SSSI. There has been no data received for 2020/21, anecdotally however it is believed that the data previously published remains correct at the end of 2020/21. This is as follows: 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 60: The conditions of the areas covered by SSSI designations 2020/21

SSSI	Area ha.	Condition
Esher Commons ⁹	360.84	57.18% Favourable
-	-	48.82% Unfavourable
Knight & Besborough Reservoirs	63.43	100% Favourable
Ockham & Wisley Commons	254.45	35.63% Favourable
-	-	64.37% Unfavourable

SNCI's in positive management

- 6.7 There has been no update provided in terms of the SNCIs in positive management. This data is compiled by DEFRA and Elmbridge have been advised that this data was suspended in 2019 as a result of the outbreak of the Covid-19 pandemic. We have further been advised that representatives from Surrey County Council and Natural England have informed DEFRA of their concern at the ongoing suspension of this data collection.

Table 61: SNCIs in positive management

No. of SNCI's	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
22	11	11	13	13	13	13	10	10	N/A	N/A
	(52%)	(52%)	(59%)	(59%)	(59%)	(59%)	(59%)	(59%)		

Biodiversity Opportunity Areas

Table 62: 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: 8.25 ha by 2020	Annual Knawel
-	Acid Grassland: 7.25 ha by 2020	Pillwork
-	Wet Woodland: 1.25 ha by 2020	Heath Tiger-Beetle
-	-	Nightjar
-	-	Woodlark
-	-	Sand Lizard
Esher & Oxshott Commons	Heathland: 3.75 ha by 2020	Starfruit
-	Acid Grassland: 3.5 ha by 2020	White-Letter Hairstreak
-	Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area	Adder
-	Hedgerows: 0.8 ha by 2020	Nightjar
-	Ponds: 0.75 ha by 2020	Woodlark
Ashted & Epsom Wood Pasture, Prince Coverts & Horton Country	Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area	White Letter-Hairstreak
-	Wet Woodland: 1.5 ha by 2020	Heart Moth
-	Wood Pasture and Parkland: 6 ha by 2020	Adder
-	Heathland: 8.25 ha by 2020	Harvest Mouse
-	Acid Grassland: 7.75 ha by 2020	-
-	Hedgerows: 1.75 ha by 2020	-
Thorpe & Shepperton	Standing Open Water: 3 ha by 2020	Great Water-Parsnip
-	Floodplain Grazing Marsh: 9.5 ha by 2020	Marsh Stitchwort
-	Acid Grassland: 4.25 ha by 2020	Lapwing
-	Reedbeds: 1.25 ha by 2020	Water Vole
-	Wet Woodland: 3 ha by 2020	-
Molesey & Hersham	Standing Open Water: 0.75 ha by 2020	Lapwing
-	Floodplain Grazing-Marsh: 9.5 ha by 2020	Reed Bunting
-	Acid Grassland: 4,25 ha by 2020	Water Vole
-	Reedbeds: 1.25 ha by 2020	-
River Wey	Floodplain Grazing-Marsh: 22 ha by 2020	Marsh Stitchwort
-	Wet Woodland: 4.5 ha by 2020	White Clawed Crayfish
-	Rivers (In-channel/bankside habitat creation): 10 km by 2020	Lapwing
-	Meadows: 11.75 ha by 2020	Harvest Mouse
-	Reedbeds: 7.25 ha by 2020	Water Vole
-	-	Otter
-	-	European Eel

River Mole	Floodplain Grazing-Marsh: 22 ha by 2020	Marsh Stitchwort
-	Wet Woodland: 2.75 ha by 2020	Harvest Mouse
-	Rivers (In-channel/bankside habitat creation): 5 km to 2020	Water Vole
-	Meadows: 7.25 ha by 2020	Otter
-	Reedbeds: 4.25 ha by 2020	Brown Trout
-	-	European Eel
River Thames	Rivers (In-channel/bankside habitat creation): 3 km by 2020	Greater Water-Parsnip
-	Floodplain Grazing-Marsh	Depressed River Mussel
-	Wet Woodland	European Eel

Green spaces

Table 63: 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
2020/21	793

Environmental Improvements

6.8 In 2020/21 there was no change in the amount of publicly available open space remaining at 793 hectares. Table 66 outlines the current improvement scheme that are ongoing throughout the Borough.

Table 64: The number of environmental improvement schemes conducted by Elmbridge Borough Council in 2020/21

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 10: 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 11: 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 several rivers

including the River Thames, Wey, Mole, Ember and Rytte. 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 were not any permissions granted that would have been contrary to advice received from the Environment Agency.

Table 65: 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
2020/21	0

Household Waste and Pollution

- 7.5 Surrey Waste is dealt with by the [Waste Local Plan \(WLP\) 2019-2033](#)
- 7.6 In 2020/21 there was a 2.8% improvement in the proportion of household waste reused, recycled or composted (Table 62) compared with the previous year. This also exceeds the local target of 50%. This target was revised down from 56% to 50% in the same year.
- 7.7 The data of the volume of pollutants recognised in Table 63 remains comparable with the previous year. This was the second consecutive year that the Cobham High Street AQMA had no exceedance of pollution levels. As a result of there being robust evidence that there were no breaches in air quality standards in this area a proposal was made to DEFRA to revoke this designation which was subsequently approved.

Table 66: The proportion of household waste reused, recycled or composed

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%
2020/21	50%	54.3%	+4.3%

Table 67: The volume of pollutants [CO2] emitted by source per ton per capita

Year	Population estimates (000's)	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 68: The condition of the Air Quality Management Area (AQMA) 2020/21

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	3	46	38.5
Walton Road, Molesey	4	0	39.2	34.1
Weybridge High Street	13	1	45.6	33.9
Walton High Street	6	0	37.0	35.5
Cobham High Street	4	0	33.6	28.8
Hampton Court	6	0	41	35.8
Hinchley Wood	2	0	37.4	34.4

Transport

7.8 The data on Table 71 demonstrates the average speeds on the Boroughs six main A-Roads for the years 2019, 2018 and 2017. This remains the most up to date data as no data has been received for the years 2020 and 2021.

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 69: 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 70: 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 71: Commuting distances to places of work

Distance	Number	Percentage (%)
Less than 2 km	6,959	12.24
2 km to 4.99 km	9,035	15.89
5 km to 9.99 km	9,600	16.89
10 km to 19.99 km	8,176	14.38
20 km to 29.99 km	3,705	6.52
30 km to 39.99 km	1,398	2.46
40 km to 59.99 km	905	1.59
60 km+	1,655	2.91
Work mainly at or from home	10,110	17.78
No fixed place of work	5,317	9.35
Total	56,860	100

Table 72: Number of School Travel Plans received

Monitoring Year	Number of School Travel Plans received ⁹	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
2020/21	2	2	0

⁹ Many schools across the borough have School Travel Plans and these are actively encouraged by the borough council as a means of promoting active travel with linkages to improved health and fitness, improved traveller awareness / safety, and a decrease in pollutants from vehicles. However, the figures in the Table only reflect those School Travel Plans received by the Borough Council in support of a planning application made by, for example, the County Council; Academy / Free School or private school, and tend to relate to larger scale developments e.g. a new school or sizeable expansion.

7.10 The Council has not been made aware of any substantial alterations or improvements to footpaths, cycle paths, the rail or bus networks in the reporting year 2020/21.

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 12: 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 13: Council indicators for conserving the historic environment in Elmbridge

- 8.1 There was one additional listed historic asset designated within the borough which increases the number from 778 to 779 with no permissions granted for works which would reduce this number. There has also been no change to 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.
- 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 73: Number of heritage assets in Elmbridge

Type	Number of assets
Listed Buildings	779
Locally Listed Buildings	300
Conservation Areas	26
Historic Park and Gardens	3
Scheduled Monuments	6
Sites of High Archaeological Potential	63

Table 74: 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 75: 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
2020/21	0

8.3 Table 76 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. The Buildings at Risk document is updated approximately once every 10 years with the most recent revision having been published in February 2019.

Table 76: Buildings at risk at the end of the monitoring year 2020/21

	Highest			Risk Level	Lowest			Total
	1	2	3	4	5	6		
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 77: Listed Building Consents granted within Whiteley Village in 2020/21

Monitoring Year	Applications Decided	Applications Granted Permission	Applications Refused
2017/18	2	2	0
2018/19	0	0	0
2019/20	1	1	0
2020/21	0	0	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 14: 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 15: Council indicators to assess the quality of life in Elmbridge

Residents Satisfaction

9.1 In the year 2020/21 there was no resident satisfaction survey undertaken. Therefore the data from 2019/20 remains the most up to date. In 2019/20 there was an increase of 9% satisfaction as it relates to all council provided services, whilst satisfaction with planning services is up 15% against the corresponding survey undertaken in 2018/19.

Table 78: Resident satisfaction 2019/20

	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 life. The average life expectancy of a male resident is 82.7 years which exceeds the national average by 4 years. A female resident in Elmbridge has an average life expectancy of 85.6 years which exceeds the national average for females by 2.2 years and 3.3 years for males
- 9.3 There is also a level of sporting participation with 69.7% of residents stating they engage in at least 150 minutes of sporting activity every week. This exceeds the participation rates in Surrey, the South East and England. Elmbridge also has a very low level of sporting inactivity (19.6%). This falls below the inactivity of Surrey, the South East and England. These factors suggest the residents of Elmbridge live healthy lifestyles.
- 9.4 In Table 83, the ratios of GPs by settlement area suggests that there has been a further decline in the number of GPs with 85.3 recorded at the end of 2020/21. This is a reduction from 88.2 in 2019/20 and 89.4 in 2018/19.

Table 79: Adult engagement in sport 2020/21

Area	Highly Active (150+ minutes per week)	Fairly Active (30-150 minutes per week)	Inactive (0-30 minutes per week)
England	60.9%	11.6%	27.5%
South East	64.0%	11.7%	24.3%
Surrey	66.4%	11.5%	22.1%
Elmbridge	69.7%	10.8%	19.6%

Table 80: Population Life Expectancy

	<u>National Average (Years)</u>	Elmbridge Average Surrey (Years)	Difference (Years)	Difference (%)
Men	78.7	82.7	+4	+5.1%
Women	82.7	85.6	+2.9	+3.5%

Table 81: Ratios of patients to GPs by settlement area 2020/21

Settlement	Name of Surgery	Gps in each surgery	Area GP total	Population	Population/ GP ratio
Claygate	Capelfield Surgery	4.8	4.8	7,091	1,477
Cobham	Cobham Health Centre	11	17	19,596	1,153
-	Oxshott Medical Practice	6	-	-	-
Thames Ditton, Long Ditton, Hinchley Wood and Weston green	Groves Health Centre	6	16	24,876	1,555
	Giggs Hill Surgery	7	-	-	-
	Thorkhill Surgery	3	-	-	-
East and West Molesey	Glenyn Medical Centre	7	11	17,507	1,592
	The Vine Medical Centre	4	-	-	-
Esher	Esher Green Surgery	6	8	9,413	1,777
	Littleton Surgery	2	-	-	-
Hersham	Hersham Surgery	5	5	8,101	1,620
Walton-On-Thames	Fort House Surgery	4.9	12.3	25,435	2,068
	The Yellow Practice	1	-	-	-
	Dr Samy Morcos	2	-	-	-
	The red Practice	3.4	-	-	-
	Ashley Medical Practice	1	-	-	-
Weybridge	Rowan Tree Practice	6	11.2	24,607	2,197

	Church Street Practice	5.2	-	-	-
Total	-	85.3	85.3	136,626 ⁶	1,602

9.5 In the year 2020/21 there were two applications relating to equestrian activities these were both granted planning permission.

Table 82: 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
2020/21	2	2	0	0

Sense of safety

9.6 Table 83 indicates the public's perception of their safety from a Community Safety Survey. The survey showed that those that feel 'Very Safe' during the day has increased significantly from 30% to 54.7% while there was also an increase in those that feel 'Very Safe' from 7% to 13.7%. There were also more moderate increases in those that feel 'Safe'. A total of 89.4% said they feel safe during the day, an increase of 4.4%. There was also an increase of 3.4% in those that said they feel safe in Elmbridge at night up from 49% to 52.6%. Conversely there was a minor increase in those responding that they feel unsafe in the Elmbridge during the day with 7.4% responding that they feel unsafe during the day, an increase of 0.4%.

Table 83: Sense of safety

	Very Safe	Fairly Safe	Neither Safe or Unsafe	Fairly Unsafe	Very Unsafe	Don't Know
Day	54.7%	34.7%	3.2%	3.2%	4.2%	0.0%
Night	13.7%	38.9%	18.9%	20.0%	6.3%	2.1%

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 84: Indices of multiple deprivation 2019

English Indices of Deprivation 2019	
Least Deprived Lowest 25%	0
Authority Ranked 1 to 317	8th

10. Conclusions for 2020/21

10.1 The main updates, challenges and achievements arising from 2020/21 are set out as follows:

Performance of Planning Services

- Planning Services adopted new SPDs for Parking and Developer Contributions and also published a new Advice Note for First Homes.
- Application processing times exceeded both Local and National targets for all three categories of application.

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 Standard Methodology which sets the Local Authority need figure at 641. The housing need can be broken down by size of homes required with 1 bed (20% needed), 2 beds (50% needed), 3 beds (20% needed) and 4+ beds (10% 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 15% 1 beds, 34% 2 beds, 11% 3 beds and 40% 4+ beds.
- The number of net new homes build in the year was 302.
- 45 new Affordable Homes were completed.
- There has been an increase of affordable homes under construction in this monitoring year.
- 54.03% of all gross residential completions were either one or two bedroom units.
- 96.69% of all residential completions were on Brownfield land.
- Permissions were granted for 32 new self-build homes. There were also 30 self-build completions.
- Development continues to be directed to brownfield land where 96.69% of development has been approved protecting greenfield land, environmental and policy designations such as the Green Belt.
- 11 new sites were added to the Brownfield Land Register.

Housing land supply

- The introduction of the Government's 'Standard Methodology' has resulted in a change in the Borough's housing need, recalculated in 2020 this provides a Local Housing Need Figure of 641 homes per year.
- Current data indicates that the Borough has approximately 4.88 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 400 in the previous year.
- There has been a significant increase in the number of individuals claiming unemployment benefits and Universal Credit.
- The Use Classes Order have been amended with all A Class uses now categorised as E Class.
- There has been a reduction in the amount of E Class floorspace within the Borough.
- In general vacancy rates in retail centres have increased.
- There has been a loss of B1 (office) uses because of permanent permitted development changes to C3 (residential) use.
- There were 34 permitted C1 bedrooms within the Borough but there were no additional bedrooms completed.

Protecting and enhancing the natural environment

- There has been no change to the Green Belt boundary within the Borough.
- Permission was granted for nine replacement dwellings in the Green Belt.
- There has been two replacement dwellings and two net completions in the Green Belt.
- There has been significant increases in the number of protected birds in the Thames Basin Heaths SPA.

- Permission was granted for 542 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 unchanged.

Sustainable lifestyles

- No permission granted in flood risk areas that would have been contrary to advice given by the Environment Agency.
- There was a decline in the amount of household waste reused, recycled or composted.
- The levels of waste reused, recycled or composted exceeded local targets.
- Pollution levels in the AQMAs are similar to the previous monitoring year.
- The Cobham High Street AQMA has been revoked.

Conserving the historic environment

- There has been a net increase in the number of listed buildings in Elmbridge of one.
- The Local List of historic assets has been updated in partnership with Surrey County Council.

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 the total number GPs working in Elmbridge. This is based on NHS data sources.
- The average life expectancy of Elmbridge residents exceeds the national average.