
Shaping Elmbridge A New Local Plan



Authority Monitoring Report 2021/22



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

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Acronyms

- Affordable Housing Enabling Fund (AHEF)
- Air Quality Management Area (AQMA)
- Authority Monitoring Report (AMR)
- Biodiversity Opportunity Area (BOA)
- Community Infrastructure Levy (CIL)
- Conservation Area Management Plans (CAMPs)
- Department for Transport (DfT)
- Dwellings Per Annum (dpa)
- 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 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)

Introduction

Purpose

- 1.1 The primary purpose of this Authority Monitoring Report (AMR) is to assess the implementation of the Local Development Scheme 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 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 2021 and 31 March 2022. If such time specific data is unavailable, the most up-to-date information has been used instead.

The Council Plan

- 1.5 As set out in the [Council Plan 2022/23, the borough council](#) is working towards achieving the Vision of what we would like Elmbridge to be in 2023 – ‘A responsive and effective Council, protecting and promoting the interests of residents and businesses and safeguarding our environment, while maintaining a community for all’.
- 1.6 To help achieve the vision the council sets out the following objectives to be met by Planning Services by 2023, these are:
- Progress the final stages towards the adoption of the new Local Plan for the borough.
 - Continue to prioritise the delivery of more affordable housing.
- 1.7 The progress and achievements in relation to meeting these objectives is discussed in section 2 which sets out the performance of Planning Services throughout this monitoring period, summarising the key activities and achievements of each team within Planning Services

Monitoring Indicators

- 1.8 This report is intended to be more accessible and succinct than those of previous years whilst retaining the publication of key information. The monitoring of individual 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
 - Quality of life.
- 1.9 Where appropriate, the format includes signposting to other sources,

publications and monitoring reports, many produced by the council. This reduces duplication and increases the accuracy and consistency of reporting.

- 1.10 As the collection and reporting of 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](#).

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 [Local Development Scheme 2022-2025](#) was published in February 2022.

Table 1: Local Development Scheme 2022-25

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	Summer 2022	
	Submission	Autumn 2022	
	Examination	Winter 2022	
	Adoption	Summer 2023	
Review of Developer Contributions SPD	Commencement of document preparation	Summer 2022	
	Consultation on Draft SPD	Summer 2023	
	Anticipated adoption	Autumn 2023	
Review of the CIL charging schedule	Commencement of document preparation	April 2019	
	Consultation on Draft Charging Schedule	Autumn 2022	
	Submission for examination	Winter 2022	
	Examination	Spring 2023	
	Adoption	Summer 2023	
	Parking SPD	Commencement of document preparation	Autumn 2022
		Consultation on Draft SPD	Summer 2023
Adoption		Autumn 2023	
Elmbridge Design Code	Commencement of document preparation	Spring 2022	
	Consultation on Draft SPD	Throughout 2022	
	Adoption	Winter 2022	
Flood Risk SPD	Commencement of document preparation	Autumn 2022	

	Consultation on Draft SPD	Summer 2023
	Adoption	Autumn 2023
Renewables SPD	Commencement of document preparation	Autumn 2022
	Consultation on Draft SPD	Summer 2023
	Adoption	Autumn 2023

- 2.2 Since the publication of the previous LDS (December 2021) the council has concentrated on the preparation of the [Regulation 19 representations stage](#) for the draft Local Plan. This included finalising key evidence base documents such as the sustainability appraisal, habitats regulation assessment, equalities report, viability assessment, transport assessment and an updated land availability assessment. These [evidence base documents](#) informed the strategy for the draft Local Plan.
- 2.3 In this monitoring year, work progressed on the Design Code with the commissioning of design consultants and an in-house architect. An initial consultation was carried out in January and February 2021 to ask how residents and key stakeholders would like to be involved or informed of the process of the design code. This helped develop the early engagement techniques scheduled throughout 2022.

Delivering sustainable planning decisions

- 2.4 The delivery of appropriate sustainable planning decisions is monitored against two indicators in figure 1. Appeal performance is also included in this section.

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

- 2.5 Table 2 outlines the major, minor and all other applications decided within the statutory time-period. Major and minor applications exceed both national and local targets with major applications 13% higher than last year's total. Other applications decisions did not meet the local target and were 9% lower than last year's results.

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 2021 (Q1)	94%	92%	92%
July to September 2021 (Q2)	83%	87%	86%
October to December 2021 (Q3)	85%	76%	83%
January to March (Q4) 2022	87%	83%	78%
2021/22	87%	85%	85%
National Target	60%	65%	80%
Difference	+27%	+20%	+5%
Local Target	83%	83%	92%
Difference	+4%	+2%	-7%
2020/21	88%	86%	94%
Difference	+13%	-1%	-9%

Appeal performance

2.6 Table 3 outlines the total number of appeals by quarter and Table 4 outlines the number of appeals decisions dismissed which has decreased from 70% to 64% in this monitoring period. This represents a 6% decrease on the previous year which is 1% below the local target of 65%.

Table 3: Appeal decisions (total) by quarter 2021/22

	Total	Minors Allowed	Minors Dismissed	Majors Allowed	Majors Dismissed
Q1	16	4	7	3	2
Q2	9	4	4	1	0
Q3	10	3	5	2	0
Q4	9	2	5	2	0

Table 4: Appeal decisions (%) by quarter 2021/22¹

	Appeals Allowed	Appeals Dismissed
April to June 2021 (Q1)	46%	54%
July to September 2021 (Q2)	52%	48%
October to December 2021 (Q3)	50%	50%
January to March 2022 (Q4)	42%	58%
2021/22	35.5%	64.5%

2.7 The appeal performance of individual Development Management and Core Strategy policies is provided in Table 5 and 6. It demonstrates that Policy DM2 Design and Amenity and Policy CS17 Local Character, Density and Design

¹ 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.

remain the policies most frequently appealed against with 66 and 46 appeals raised respectively.

2.8 There were also 14 policies which did not have any appeals raised against them. This is 7 less than the 21 reported for the previous year.

Table 5: Appeal performance by Development Management and Core Strategy Policies 2021/22

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	0	0%		N/A		N/A
DM2 – Design and Amenity	66	79%	34	52%	32	48%
DM3 – Mixed Uses	1	1%	1	100%	0	0%
DM4 – Comprehensive Development	1	1%	1	100%	0	0%
DM5 – Pollution	3	4%	2	67%	1	33%
DM6 - Landscape and Trees	2	2%	1	50%	1	50%
DM7 – Access and Parking	12	14%	6	50%	6	50%
DM8 – Refuse, Recycling and External Plant	2	2%	2	100%	0	0%
DM9 – Social and Community Facilities	2	2%	1	50%	1	50%
DM10 – Housing	11	13%	3	27%	8	73%
DM11 – Employment	0	0%		N/A		N/A
DM12 – Heritage	9	11%	4	44%	5	56%
DM13 – Riverside Development and Uses	2	2%	1	50%	1	50%
DM14 – Evening Economy	0	0%		N/A		N/A
DM15 – Advertisements, Shopfronts and Signage	1	1%	0	0%	1	100%
DM16 - Telecommunications	1	1%	1	100%	0	0%
DM17 – Green Belt (Development of new buildings)	7	8%	3	43%	4	57%

DM18 – Green Belt (Development of existing buildings)	2	2%	0	0%	2	100%
DM19 – Horse Related Uses and Developments	1	1%	1	100%	0	0%
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 2021/22

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	3	4%	1	25%	2	75%
CS2 – Housing Provision, Location and Distribution	0	0%		N/A		N/A
CS3 – Walton-On-Thames	6	7%	4	67%	2	33%
CS4 – Weybridge	3	4%	1	33%	2	67%
CS5 – Hersham	3	4%	1	33%	2	67%
CS6 – Whiteley Village	0	0%		N/A		N/A
CS7 – East and West Molesey	5	6%	2	40%	3	60%
CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	5	6%	2	40%	3	60%
CS9 – Esher	2	2%	0	0%	2	100%
CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside	10	12%	5	50%	5	50%
CS11 - Claygate	1	1%	0	0%	1	100%
CS12 – The River Thames Corridor and its Tributaries	1	1%	1	100%	0	0%
CS13 – Thames Basin Heaths	2	2%	0	0%	2	100%

Special Protection Area						
CS14 – Green Infrastructure	0	0%		N/A		N/A
CS15 – Biodiversity	2	2%	0	0%	2	100%
CS16 – Social and Community Infrastructure	1	0%		N/A		N/A
CS17 – Local Character Density and Design	46	55%	23	50%	23	50%
CS18 – Town Centre Uses	1	1%	1	100%	0	0%
CS19 – Housing Type and Size	4	3%	4	100%	0	0%
CS20 – Older People	0	0%		N/A		N/A
CS21 – Affordable Housing	9	11%	9	100%	0	0%
CS22 – Gypsies, Travellers and Travelling Showpeople	0	0%		N/A		N/A
CS23 – Employment Land Provision	0	0%		N/A		N/A
CS24 – Hotels and Tourism	0	0%		N/A		N/A
CS25 – Travel and Accessibility	2	2%	2	100%	0	0%
CS26 – Flooding	1	1%	1	100%	0	0%
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

- 2.9 The Written Ministerial Statement (November 2014) and the publication of the updated NPPF in 2019 introduced a conflict with the council's approach to affordable housing provision as set out in Policy CS21. The NPPF set out that local planning authorities should not seek affordable housing contributions on development sites of 10 dwellings or less ('small sites'). Following legal advice, the council decided to continue to apply Policy CS21 in the decision-making process and to consider on a case-by-case basis the weight to be given to conflicting local and national planning policy.
- 2.10 To support this decision, the council published a position Statement, the first of which was published in 2016. This was subsequently updated in February 2017 and then in November 2018. An update of the [Statement \(October 2021\)](#) was published this monitoring year and includes references to new applications and appeals and provides the latest data on house and rental prices, explains the affordability ratios in Elmbridge in comparison with other areas of England and sets out the delivery of affordable housing using the financial contributions collected.
- 2.11 In addition to this, a new [DM Advice Note 6: First Homes](#) was published in October 2021. The Government's policy on First Homes and how it should be implemented is set out in the Government's Written Ministerial Statement (24 May 2021) and Planning Practice Guidance (PPG). The purpose of this Advice Note is to set out the key information relating to First Homes and how this relates to the implementation of Policy CS21 (Affordable Housing) of the Elmbridge Core Strategy (2011).
- 2.12 During the 2021/22 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 14 appeals were decided against the requirement to make such contributions. The appeal was dismissed by the inspector on 10 occasions with four being allowed.

Community Infrastructure Levy

- 2.13 Monitoring the collection of CIL/S106 obligations continues with use of the 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.

Other activities and achievements of Planning Services

Development Management

- 2.14 The Development Management team continues to implement the Pre-application Advice Service, which aims to help improve 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. Planning Performance Agreements on larger pre-application enquiries and applications are also provided.

- 2.15 The [Statement of Community Involvement](#) was updated in 2021 after a public consultation from 25 June to 23 July 2021 regarding a change to neighbour notifications on planning applications. It was proposed to erect site notices instead of neighbour notification letters to fulfil the statutory duty with regard to consultation on planning applications. This was agreed by Cabinet on 15 September 2021.

Business Support Team

- 2.16 The Business Support Team supports all teams within the service including Development Management, Policy, Compliance, Heritage and Trees. The team continues to process, validate and register all planning applications submitted and provides support on Planning Performance Agreements and the Pre-application Advice Service alongside Development Management.
- 2.17 Following a six- week consultation carried out from 25 October to 6 December 2021, amendments were made to the Local Validation checklist regarding Design and Access Statements.

Compliance

- 2.18 During the period from 1 April 2021 to 31 March 2022, the Planning Compliance team opened 426 investigations into alleged breaches of planning control and closed 349 investigations. In addition, the team served 0 breach of condition notices, 0 stop notices, 1 temporary stop notice, 4 planning enforcement notices and 10 planning contravention notices in this monitoring year.

Local Plan

- 2.19 This monitoring year, the Local Plan team have focussed on the completion of key evidence base documents in preparation for the regulation 19 representations period. The strategy for the plan was agreed by Cabinet Members in March 2022 and work begun on the draft Local Plan in preparation for the Regulation 19 representations period.
- 2.20 As part of the Government's duty to cooperate, the team continues to work constructively with the neighbouring authorities and other prescribed bodies in accordance with its [Duty to Cooperate Scoping Statement \(2016\)](#). Please see the [Duty to Cooperate Statement of Compliance \(2022\)](#) for further information.

Infrastructure and CIL

- 2.21 The CIL regulations set out the requirements for collecting, administering and reporting, via the Infrastructure Funding Statement. The administration of the

CIL programme is via the Strategic Priority Programme (SPP) which is administered through the Strategic CIL Working Group. The annual funding process for community-based applications is 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).

- 2.22 The council continues to engage with and respond to a number of Nationally Significant Infrastructure Project (NSIP) plans and consultations, including 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. Permission was granted for the M25 J10 / A3 Wisley Interchange Development Consent Order (DCO) in May 2022 just outside the monitoring year.

Trees

- 2.23 The Trees Team has standardised and updated officer reports for determining tree work applications and submissions under section 211 notifications to provide better feedback to applicants. In addition to this, the team has produced a new format for assessing and evaluating the suitability of trees under new tree preservation orders in response to the issues caused by objectors.
- 2.24 Tree inspections are undertaken to maintain compliance with the tree risk management strategy. Over £95,000 of remedial tree surgery works to remove or reduce the risks posed by trees in the borough have been ordered and checked. The team have drafted a review of the council's tree risk management strategy which includes updating and improving records on land holdings. A peer review is currently being actioned and is waiting for responses.
- 2.25 Statistically in this monitoring year, the tree team has responded to 632 arboricultural development management consultation responses, 341 tree work applications and 150 conservation area tree work notifications. Whilst serving 36 Tree Preservation Orders to protect assets under threat.
- 2.26 The trees team has also helped implement the council's Oak Processionary Moth management plan in Partnership with Leisure and Cultural Services.

Heritage

- 2.27 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.
- 2.28 The Heritage Team also updated the Local List of heritage assets in partnership with Surrey County Council. This is due to be consulted upon on late 2022.

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) ²
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

² See the Glossary at Annex 2 of the [NPPF](#) for affordable housing tenure definitions.

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 affordability ratio published on 23 March 2022, this version of the SM gives a figure of 647 dwellings per annum.
- 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 7: Housing need changes since the Core Strategy 2011

Source	Status	New Homes per year
Core Strategy 2011	Target – Out of date	225
Local Housing Needs Assessment	Local Housing Need Figure	626
Published Local Housing Need Figure (as of 31 March 2022) using the Standard Methodology	Local Housing Need Figure	647

Housing delivery

- 3.4 Table 8 demonstrates that 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 2021/22 was 768 new homes due to the completion of 375 units at Walton Court Station. This results in a 154% increase upon the previous monitoring year (Table 8).

- 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 8: Overall net housing completions

Monitoring Year	Additional Homes Completed
2010/11	355
2011/12	300
2012/13	264
2013/14	257
2014/15	273
2015/16	240
2016/17	267
2017/18	231
2018/19	353
2019/20	396
2020/21	302
2021/22	768

- 3.6 Table 9 sets out the net delivery of new homes by settlement area per annum and sets out the variance against the target number 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 647 net dwellings per annum as the new standard. It is however a good indicator of the spatial distribution of development around the borough. There are only two settlements which are not delivering the Core Strategy target. All other settlements are exceeding the target.

Table 9: Net delivery of new homes by settlement area

Settlement	Net number of completions 2011-2022	Target 2011-2022	Variance against target (homes)	Variance against target (%)
Claygate	68	37	+31	+84
Cobham, Oxshott, Stoke D'Abernon and Downside	333	422	-89	-21
East and West Molesey	319	348	-29	-8

Esher	368	183	+185	+101
Hersham	430	255	+175	+69
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	480	291	+189	+65
Walton-On-Thames	1,142	519	+623	+120
Weybridge	536	458	+78	+17

- 3.7 In May 2013 a temporary permitted developed right for change of use from office (Class B1(a)) to residential (Class C3) was granted. This was to drive underused commercial properties and encourage the development of residential properties. This temporary right has since been made permanent in May 2016 and also expanded to allow the demolition of office buildings for new residential use.
- 3.8 The net increase in housing units through permitted development is set out in Table 10. In 2021/22, there were 120 net dwellings completed through permitted development rights with a further 26 currently under-construction. In addition, 507 net units have permission under Permitted Development legislation but are not yet under-construction.

Table 10: Net units permitted through the lawful change of use from office to residential in 2021/22

Development Status in 2021/22	Net new homes
Extant	507
Under-Construction	26
Complete	120
Total	653

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 ensure that developments make optimal use of the potential of each site. It further states that 'Local Planning Authorities should refuse applications that fail to make efficient use of land, taking into account the policies within the NPPF' (paragraph 125 part c).
- 3.10 Table 11 shows an increase in development density across Elmbridge from housing completions in 2021/22 of 2.29%. This is largely driven by higher density completions in Hersham and Thames Ditton, Long Ditton, Hinchley Wood and Weston Green. The density in the settlement areas is calculated by looking at each planning permission and dividing the number of units by the size of the plot. These are then grouped by settlement and an average taken of the completed developments to arrive at the reported figure. Table 12 shows the densities of developments completed within town, district and local centres.

Table 11: Densities of new homes by settlement area

Settlement	2020/21 dph*	2021/22 dph*	Percentage change +/-
Claygate	73.2	No new homes	N/A
Cobham, Oxshott, Stoke D'Abernon and Downside	18.2	14.5	-20.3
East and West Molesey	42.2	44.1	+4.3
Esher	19.1	17.4	-9.0
Hersham	25.8	51.4	+98.9
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	37.7	53.5	+41.7
Walton-On-Thames	43.3	45.9	+6.0
Weybridge	50.4	50.8	+0.7
Borough- wide average	38.7	39.6	2.29

*Density per hectare

Table 12: Densities of new residential development within the borough's Town, District and Local Centres at the end of the monitoring year 2021/22

Town, District and Local Centres	2021/22 dph total
Claygate Local Centre	-
Cobham District Centre	-
East Molesey District Centre	95.08
Esher District Centre	-
Hersham District Centre	-
Thames Ditton and Hinchley Wood Local Centres	-
Walton-On-Thames Town Centre	133.3
Weybridge District Centre and Weybridge Queens Road Local Centre	421.3
Average	72.1

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-point 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, 91% of completed residential development was on brownfield land.

Table 13: Net housing completions by land type

	No. of new homes	Percentage
Brownfield	701	91%
Greenfield	62	8%
Garden	5	1%
Total	768	100%

Delivering the right homes

3.12 The delivery of the right type homes is very important. The Local Plan evidence base 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 826 gross new dwellings (Table 14) were completed. Amongst these were 662 flats which represents 80% of the total completions, with the next largest housing type being semi-detached properties. Additionally, 80% of the total housing completions were 1- and 2-bedroom homes which indicates a change to the high number of 4-bedroom homes experienced in previous years.

Table 14: Housing completions by type and size (gross)³

House type	1 bed	2 bed	3 bed	4 bed	Total
Flat	285	333	44	0	662
Terrace	4	0	0	4	8
Semi-Detached	2	32	38	21	93
Detached	1	1	7	54	63
Total	292	366	89	79	826

Table 15: The number of replacement dwellings granted permission and completed in Elmbridge in the year 2021/22 (schemes resulting in zero net change)

2021/22	Net new homes
Granted Permission	32
Completed	39

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.

3.14 At the end of 2021/22, there were 80 individuals on the Self-Build register. There were also 23 Self-Build Exemptions granted for new Self-Build schemes and a further 35 exemptions which were previously granted were completed.

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

Monitoring Year	Number of submissions
2020/21	168
2021/22	80
Total	248

³ This includes replacement dwellings.

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

Monitoring Year	The number of self and custom-built units granted permission
2016/17	0
2017/18	17
2018/19	45
2019/20	43
2020/21	30
2021/22	23

Table 18: The number of self and custom-built homes completed

Monitoring Year	The number of self and custom-built units completed
2016/17	0
2017/18	26
2018/19	20
2019/20	21
2020/21	32
2021/22	35

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

Monitoring Year	The number of all decisions exempt of CIL
2016/17	56
2017/18	62
2018/19	46
2019/20	49
2020/21	88
2021/22	206

3.15 There was an increase in the number of decisions that were exempt from CIL payments this monitoring year. This is likely to be from the number of applications received and the awareness of the exemption.

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

Monitoring Year	Number of sites added to the Brownfield Register
2017/18	14
2018/19	0
2019/20	54
2020/21	11
2021/22	5

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

Monitoring Year	Grant Received
2017/18	£1,102,433
2018/19	£957,930
2019/20	£864,320
2020/21	£461,774
2021/22	£1,028,050

Affordable Housing

- 3.16 The council is committed to the delivery of new affordable homes. Tables 22-26 outline the delivery in 2021/22 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 sites⁴. Small sites are a major source of new homes in Elmbridge. Without the ability to collect affordable housing contributions on small sites, the ability of the council to provide affordable homes will be highly restricted.
- 3.18 In relation to the delivery of new affordable homes, 2021/22 marked the completion of 111 new affordable homes compared with 45 the previous year. This represents an increase of 147%. In addition to this, there were 91 new affordable homes under-construction at the years end with construction yet to begin on 113 more. Four additional affordable housing units were acquired in Elmbridge under the Next Steps scheme by Transform acquisitions (see Table 24).
- 3.19 In total £18,051,582 has now been received through planning obligations to the housing enabling fund (Table 23). This is an increase of £2,328,000 from the previous monitoring year.

Table 22: Affordable Housing Delivery 2021/22

	Social Rent*	Affordable Rent*	Intermediate Affordable (Including Shared Ownership*)	Total
Need				
Developer Contributions SPD	70%	30%	0%	100%

⁴ [Statement on Affordable Housing Provision on Small Sites \(updated October 2021\)](#)

LHMA 2020	68 (17%)	215 (54%)	116 (29%)	100%
Delivery				
2021/22 Completed	0 (0%)	5 (4%)	106 (95.5%)	111 (100%)
2021/22 Under Construction	18 (20%)	21 (23%)	52 (57%)	91 (100%)
2021/22 Unimplemented	0 (0%)	77 (68%)	36 (32%)	113 (100%)

*Definitions can be found in the glossary at Annex 2 of the [National Planning Policy Framework](#).

Table 23: Affordable Housing Financial Contributions 2021/22

Affordable Housing Contributions in 2021/22	Affordable Housing Collections Collected since 2011
£2,533,974.54	£20,504,138.88

Table 24: Affordable Housing units through acquisitions 2021/22

Scheme	Number of Affordable Homes
Elmbridge Homeownership Assistance Scheme	0
Elmbridge Property Acquisition Scheme	0
Transform Housing Support- Next Steps Acquisition Scheme	4
Total	4

Table 25: Monies received through planning obligations for the Councils Housing Enabling Fund

Monitoring Year	Amount cumulative
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
2021/22	£18,051,582

Table 26: Proposed Affordable Housing Schemes on Council owned sites

Site	Number of Units	Status	Anticipated Completion date

Ansell Hall	10	Permission Granted, work on site started in July 2021	2023/24
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3.20 There were no submissions of interest for starter homes or applications received for permissions to build starter homes.

Housing for older people

3.21 In light of the competing pressures on development land in the borough, Use Class C2 (Residential Institutions) 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 2021/22 there 90 net C2 units completed, 188 units under construction and 320 with planning permission that have yet to be implemented.

3.23 No further sheltered homes were provided in this monitoring year.

Table 27: Use Class C2 residential development 2021/22

Application number by status	Site Address	Gross Units	Net C2 Dwellings	Gross Bed Spaces	Net Recorded Units
Extant					
2019/0329	Site of Crow Gables 131 Fairmile Lane Cobham KT11 2BU	74	74	0	74
2020/1218	11 St Marys Long Ditton KT6 5EU	6	5	0	5
2020/0832	Homebase New Zealand Avenue Walton-On-Thames KT12 1XA	222	209	0	209
2019/1813	The Royal Cambridge Home, 82-84 Hurst Road, East Molesey	32	4	32	32
Under-Construction					

2020/1020	Upper Court, Portsmouth Road, Esher, KT10 9JH	112	111	112	111
2017/2534	St Georges House 24 Queens Road Weybridge KT13 9UX	43	43	0	43
2019/3370	Hillview Nursery Seven Hills Road Walton- On-Thames KT12 4DD	64	0	64	32
2020/3112	Former 10 Ashley Road Walton-On- Thames KT12 1HU	4	0	4	2
Complete					
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

Table 28: 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
2021/22	0	137

Gypsy Roma, Travellers and Travelling Showpeople

3.24 In 2021/22, there was no change to the number of Gypsy, Roma and Traveller pitches in Elmbridge.

Table 29: 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 Showperons Yard	1	1

Table 30: Net change in the number of Gypsy, Roma and Traveller pitches

	2017/18	2018/19	2019/20	2020/21	2021/22
Permissions Granted	0	0	0	4	0
Under-Construction	0	0	0	0	0
Completed	0	0	0	4	0

Housing land supply

- 4.1 This section sets out the council's housing land supply position and provides a housing trajectory for Elmbridge.

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 against the Local Housing Need Figure

- 4.2 The NPPF expects strategic policy-making authorities to follow the standard method (SM) for assessing local housing need. The SM uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The Elmbridge Local Housing Need calculation is set out in full in the [Establishing Local Housing Need Paper 2022](#).
- 4.3 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.
- 4.4 The resulting Local Housing Need (LHN) figure calculated by the SM is the baseline against which the council will assess its Housing Land Supply position.
- 4.5 The [Land Availability Assessment 2022 \(LAA\)](#) identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. This was updated during the monitoring year and provides the evidence needed for the five-year housing land supply and the housing trajectory with the 31 March 2022 as its base date.
- 4.6 Table 31 sets out the land supply figures including a windfall site allowance. Non-implementation discounts across sites with planning permission and LAA sites have also been highlighted. The table shows the land supply figures against the LHN figure, which results in a shortfall of 30% with the non-implementation discounts. The LAA 2022 provides the detailed evidence to support the windfall allowance figure and the non-implementation discount rate.

Table 31: Housing Land Supply 2022-2037 against the Local Housing Need Figure

Under Construction at March 31 2022	Planning Permissions not yet implemented at 31 March 2022	LAA sites (1-5 years)	LAA sites (6-10 years)	LAA sites (11-15 years)	Small Site Windfall Allowance	Total Estimated Capacity	Local Housing Need (LHN) Figure	Shortfall
868	1582	1067	935	2125	987	8,332	9,705	-2,141 -22%
868	1424* (- 10%)	907* (-15%)	795* (-15%)	1806* (-15%)	987	7,555	9,705	-2,918 -30%

* This includes the non-implementation discounts for planning permission not yet implemented and LAA sites.

Five Year Housing Land Supply

- 4.7 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 (647 units x 5 years) + 20% = 3,882 / 776 units per annum

- 4.8 The 5-year land supply objective is therefore 3,882 units / 776 units per annum. Table 32 and Figure 5 provides a breakdown of the council's 5-year housing land supply calculations based on the LHN Figure.

Table 32: The Council's 5 Year Housing Land Supply

Column ID	Housing Requirement 31 March 2022- 1 April 2027	Result
a	Local Housing Need Figure (LHN)	647
b	LHN x 5 years - 1 April 2022- 1 April 2027	3235
	Buffer	
c	20% Buffer b x 20%	647
d	Total housing requirement b + c	3882
e	Annual requirement d/5	776
	Housing supply	
f	Commencements	868
g	Planning permissions with 10% non-implementation	1424
h	LAA 1-5 with 15% non- implementation	907
i	Windfalls for year 5 only	90
j	Expected supply for 2022-2027 (f+g+h+i)	3289
k	Expected supply surplus/deficit (j-d)	-593
l	Supply in years j/e	4.36

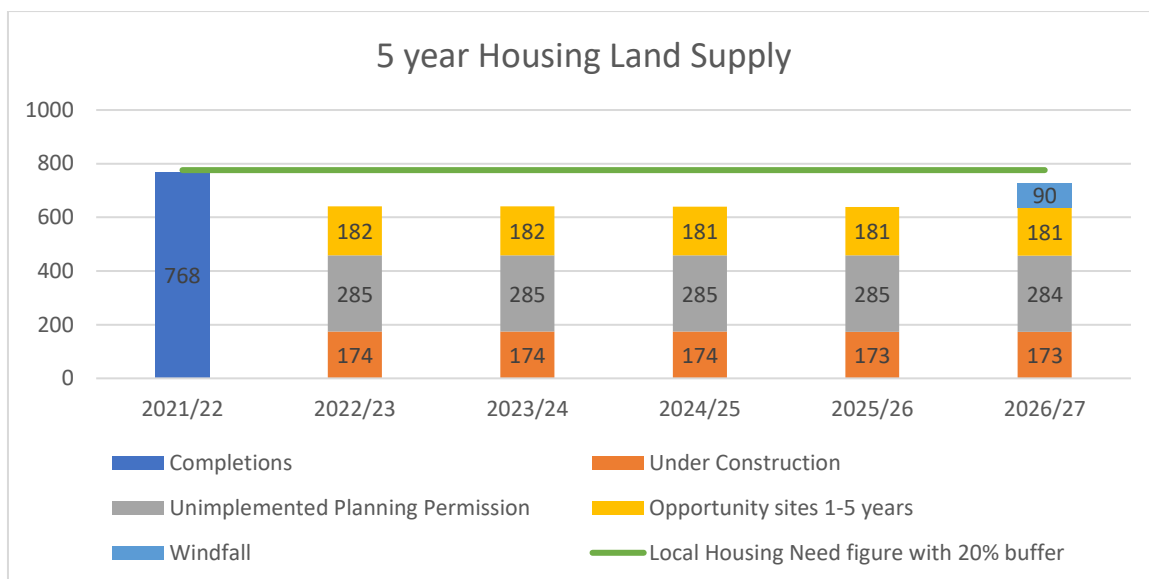


Figure 5: The Council’s 5 Year Housing Land Supply

Housing Trajectory

4.9 The housing trajectory for Elmbridge has been calculated based on the Government’s Standard Methodology (SM). Applying the required 20% buffer, the 15-year land supply objective is therefore, 11,646/ 776 per annum.

Calculation (647 x 15 years =) + 20% = 11,646 units / 776 per annum

4.10 Table 33 demonstrates the applied LHN figure for the forthcoming plan period against the current housing land supply. Combining the number of units under construction, unimplemented planning permissions, identified opportunity sites, as well as an estimated windfall allowance, there is potential for the delivery of 6,787 homes across the next plan period.

Table 33: Local Housing Need Figure 2022-2037 Housing Land Supply (Discounts applied)

Deliverable Housing Sites	Homes
Under Construction	868
Unimplemented Planning Permissions	1424
Opportunity Sites 1-5 Years	907
Opportunity Sites 6-10 Years	795
Opportunity Sites 11-15 Years	1,806
Windfall Sites 5-10 Years	540
Windfall Sites 11-15 Years	447
Total	6,787
Annualised Supply	452
Years of Supply	8.74

Summary of Elmbridge’s Housing Land Supply Assumptions

4.11 Table 34 provides a summary of assumptions used to calculate the current land supply position. This includes the provision of C2 accommodation⁵.

Table 34: 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 88 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 2022.
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 Please see Land Availability Assessment 2022 for detailed evidence on assumptions.

Supporting the local economy and employment

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
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 8: The council's indicators for supporting the local economy and employment in Elmbridge

Employment

- 5.1 This AMR chapter provides an overview of the employment market and employment status of the borough. As Table 35 shows, the population has increased by 1,600 this monitoring year. However, the number of those economically active and those unemployed has reduced from previous monitoring years. However, the number of jobs in the borough has increased by 2,000 and increases are seen across full-time and part time work.

Table 35: A summary of employment levels within Elmbridge in 2021/22

	Number of Individuals
Population	138,800
Economically Active	65,900
Estimated number unemployed	1,800

Data Source: ONS Census 2021 and Nomis Local Market Profile Elmbridge 2022

Table 36: The number of jobs within Elmbridge in 2021/22

	Jobs
Number of jobs within Elmbridge	62,000
Number of jobs within Elmbridge which are full time	42,000
Proportion of jobs within Elmbridge which are full-time	66.1%

Data Source: Nomis Local Market Profile Elmbridge 2022

- 5.2 On 1 September 2020, the Use Classes Order 1987 was significantly amended. A new national Permitted Development Right, Class MA, took effect on 1 August 2021, which permits a change of use of any land or buildings within Class E use (commercial, business and service) to residential use without the need for planning permission.
- 5.3 The change to the use class order makes it difficult to report the loss of offices because prior notification submissions do not provide floorspace areas. In addition to that, Class E includes a range of uses from restaurants, retail and leisure facilities. Therefore, this AMR presents the losses and gains of employment floorspace rather than just office space.
- 5.4 It has not been possible to report on the amount of vacant floorspace in the borough's SEL use designations or the town, district, and local centres. This will be undertaken for the next monitoring year.
- 5.5 There has been a reported loss of office space in the last monitoring years. Even though the use class for offices was revoked in the 2020 order, the commercial monitor has identified that 741 sqm of office floorspace was lost this monitoring year where a full application was submitted. The figures are

likely to be higher due to the prior notification applications. There was no change to the amount of floorspace in B8 but there was a loss to use class B2 light industrial.

Table 37: Changes to Employment Floor Space (sqm) due to completed developments in 2021/22.

Type	Loss	Gain	Total
Class E	2634.8	8024.1	+5389.3
B2- General Industrial	6206.8	336.1	-5870.7
B8- Storage or distribution	0	0	0
F1- Provision of education	0	221	+221
Sui Generis- class of its own	289	112	-177

Table 38: Changes to Employment Floorspace (sqm) in Strategic employment Land designations due to completed developments in 2021/22.

Completions 2021/22	Employment Floorspace
Loss	0
Gain	684
Net	684

5.6 There was an increase in employment land use in the boroughs SEL designations, due to extensions and portacabins for offices and retail uses.

5.7 In terms of appeal performance, there were no appeals relating to employment land provision and the one appeal raised against town centre uses CS18 was dismissed.

Town Centres

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. This will be updated in the next monitoring report.

- 5.9 The largest concentration of Use Class E units is 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 Use Class E units is in Oxshott Local Centre and Thames Ditton Local Centre. In each of these Local Centres the concentration of E Class units is below 40%.
- 5.10 As table 39 shows there are more Class E uses being lost than gained across the borough's town, district and local centres.

Table 39: The net change in available floorspace (sqm) for developments in use Class E town, district and local centres following completions in 2021/22

Completion 2021/22	Class E floorspace
Loss	2074.3
Gain	1335.6
Net	-738.7

Telecommunications

- 5.11 In 2021/22, 45 telecommunication applications were submitted of which 41 had been decided of which 38 were granted permission. This represents 93% of all applications received. Three applications were refused representing 7%. The remaining four applications were withdrawn prior to determination.

Table 40: 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	79	79	0	100%
2019/20	27	27	27	0	100%
2020/21	40	38	37	1	97%
2021/22	45	41	38	3	93%

Advertisements

5.12 There was a decline in the number applications for advertisement consent decided in 2021/22 compared with the previous year. There was a total of 31 applications decided with 25 (80%) being granted permission this is down from the 85% percent of applications granted permission in the previous year. There were 5 applications that were refused.

Table 41: 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
2021/22	31	25	1	5

Tourism

5.13 In 2021/22 there were no permissions granted for additional C1 bed spaces.

5.14 In this monitoring year, the visitor numbers for 2021 for the tourist attractions in Elmbridge show an increase from previous year as the last covid restrictions were lifted.

5.15 There were a number of Listed Building Consent applications for Brooklands Museum. With two applications at Painshill Park. At Sandown Park racecourse there was planning application for its redevelopment including: a hotel, family/community zone, residential development up to 318 units and to relocate existing day nursery. This planning application was dismissed at appeal.

Table 42: 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
2021/22	0

Table 43: 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
2021/22	0

Table 44: The number of visitors to attractions

Tourist Attraction	2017	2018	2019	2020	2021
Claremont Landscape Gardens	188,245	172,247	189,100	132,087	168,947
The Homewood	1,493	2,409	1,764	0 ⁶	391
Brooklands Museum	186,459	187,295	183,636	49,006	98,490

Table 45: Applications decided relating to visitor sites in 2021/22

Site	Description	Decision
Brooklands Museum	Listed Building Consent: External repairs, installation of new lift and internal alterations.	Grant Listed Building Consent
Brooklands Museum	Brooklands Conservation Area - Various works to various trees.	Conservation Area Tree Works Acceptable
Brooklands Museum	Listed Building Consent: Replacement external staircase to Napier Room and balcony on the Clubhouse and addition of handrails following removal of existing structure.	Grant Listed Building Consent
Brooklands Museum	Listed Building Consent: External repair and refurbishment works to the Clubhouse Tower and associated structural elements.	Grant Listed Building Consent
Painshill Park	Replacement Bridge	Grant Planning Consent

⁶ The Homewood was closed to visitors during in 2020.

Painshill Park	Confirmation of Compliance with Conditions: 3 (Materials samples), 4 (Re-landscaping of existing parking areas), 5 (Archaeology - Written Scheme of Investigation), 6 (Tree pre-commencement meeting), 9 (Tree planting and maintenance), 10 (Method of construction statement), 11 (SuDS - detailed design) and 16 (Security Gate and Height Barrier) of planning permission 2019/2922	Condition(s) - Confirm in Part- Refuse in Part
Sandown Park	Telecommunication Notification - Installation of additional steelwork; removal of existing antennas to be replaced by 6No. antenna apertures; installation of 1No. 600mm dish; removal of 1No. cabinet to be replaced by 8No. upgraded cabinets.	Withdrawn
Sandown Park	Hybrid planning application for the redevelopment of Sandown Park Racecourse involving: Outline application for development/redevelopment of sections of the site to replace/modify existing operational/associated facilities, and to provide up to 150 bedroom hotel (Use Class C1), family/community zone, residential development up to 318 units (Use Class C3) and to relocate existing day nursery (Use Class D1), all with car parking, access and related works following demolition of existing buildings and hardstanding (for access only). Full application for the widening of the southwest and east sections of the racecourse track including associated groundworks, re-positioning of fencing, alterations to existing internal access road from More Lane and new bell-mouth accesses serving the development.	Appeal Dismissed
Sandown Park	Tree Preservation Order EL:144 and EL:19/55 - Various works to various trees (T016-034, T037-T039).	Grant Consent

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 9: 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 10: 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. In 2021, the Green Belt boundary was slightly amended as result of a GIS mapping accuracy

exercise. This was so minor it does not impact on the proportion of Green Belt in table 46.

Table 46: 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 47: The number of replacement dwellings granted permission 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
2021/22	4

Table 48: 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
2021/22	0

Table 49: 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
2021/22	60	60

6.2 The 60 units completed in the Green Belt includes a prior notification application for change of use from offices to 59 residential units at Claygate House (2019/1047) and a Lawful Development Certificate for an existing residential unit at Ditton Nurseries (2020/3242).

Thames Basin Heaths Special Protection Area

- 6.3 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.
- 6.4 There has been a significant rise in the number of breeding protected birds within the Thames Basin Heaths Special Protection Area [SPA] across all three species since the first surveys reported in table 50. The number of Woodlarks and Nightjars are increasing gradually. Although there is a drop in the Dartford Warbler population, the Thames Basin Heath Partnership is not concerned with this as it may have been due to restricted access of surveyors. The record numbers of bird populations confirms that the Thames basin Heath protection measures are working

Table 50: Breeding bird survey by year

Bird Species	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Dartford Warbler	87	118	292	451	427	482	265	-	716	553
Nightjar	320	325	355	306	332	345	366	-	404	413
Woodlark	202	135	155	137	117	160	112	-	167	196

Source: Thames Basin Heath Partnership
<https://www.tbhpartnership.org.uk/news/breeding-bird-results-for-2021/>

Table 51: Monies collected from development within the Thames Basin Heaths SPA 2021/22

	Net units permitted in the SPA 5km mitigation zone 2021/22	Potential contributions from units permitted within the SPA 5km zone 2021/22	Payments received from invoices issued in 2021/22	Total amount collected to date to support mitigation
	453			
SANG		£572,933.00	£119,549.00	£1,380,196.56
SAMM		£315,211.00	£29,464.98	£598,576.06

- 6.5 There were 453 net residential units allowed within the Thames Basin Heaths SPA 5km buffer. This is based on information available and may contain some duplicates.

Table 52: Monies collected from Community Infrastructure Levy (CIL) payments 2021/22

Monies due from invoices issued in 2021/22	Total CIL monies collected to date
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£5,427,875.74

£45,967,603.84

Sites of Special Scientific Interest

- 6.6 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. There are three SSSIs within the borough: Esher Common, Ockham and Wisley Commons and Knight and Bessborough Reservoirs.
- 6.7 The main focus for improvements is Esher Commons SSSI. The Esher Commons SSSI Restoration and Management Plan is 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. The condition percentage have not changed since last year for this SSSI.
- 6.8 Ockham and Wisley Commons SSSI has seen a positive change to its condition from the favourable 35.63% reported in previous monitoring reports to 54.01% for 2022. This indicates that management of the site is having a positive impact on its condition.

Table 53: The conditions of the areas covered by SSSI designations 2021/22

SSSI	Area (Ha)	Condition
Esher Commons	360.84	57.18% Favourable 42.82% Unfavourable – Recovering
Knight & Besborough Reservoirs	63.43	100% Favourable
Ockham & Wisley Commons	267.41	54.01% Favourable 45.99% Unfavourable - Recovering

Source: Natural England: Report Condition Survey 2022
<https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

Sites of Nature Conservation Importance (SNCIs)

Table 54: SNCIs in positive conservation management

No. of SNCI's	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
22	11	11	13	13	13	13	10	10	10	10
%	(52%)	(52%)	(59%)	(59%)	(59%)	(59%)	(45%)	(45%)	(45%)	(45%)

6.9 There has been no results for the past two monitoring years on the positive management of sites of Nature Conservation Importance in the borough. The Countryside team have confirmed that there has been no significant change.

Biodiversity Opportunity Areas (BOA)

6.10 The following table sets out the projects for the restoration and creation of priority habitats within the borough. It has been confirmed by the Countryside team that the targets in column 2 have been met and these habitats are in good condition. The priority species in column 3 require monitoring to ensure their continued stabilisation and recovery.

Table 55: Restoration and creation of priority habitats.

BOA	Priority habitat restoration & creation targets	Priority species stabilisation and recovery
Wisley, Ockham and Walton Heaths	Heathland: 8.25ha Acid grassland: 7.25ha Wet woodland: 1.25ha	Annual Knawel Pillwork Heath tiger-beetle Nightjar Woodlark Sand lizard
Esher & Oxshott Commons	Heathland: 3.75ha Acid grassland: 3.5 Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area Hedgerows: 0.8km Ponds: 0.75ha	Starfruit White-letter hairstreak Adder Nightjar Woodlark
Ashtead & Epsom Wood Pasture, Prince Coverts & Horton Country	Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area. Wet woodland: 1.5ha Wood pasture & parkland: 6ha Heathland: 8.25ha Acid grassland: 7.75ha Hedgerows: 1.75ha	White-letter hairstreak Heart moth Adder Harvest mouse
Thorpe & Shepperton	Standing open water: 3ha Floodplain grazing marsh: 34.25ha Acid grassland: 4.25ha Reedbeds: 1.25ha Wet woodland: 3ha	Greater water-parsnip Marsh stitchwort Lapwing Water vole

Molesey & Hersham	Standing open water: 0.75ha Floodplain grazing-marsh:9.5ha Acid grassland: 4.25ha Reedbeds: 1.25ha	Lapwing Reed bunting Water vole
River Wey	Floodplain grazing-marsh: 22ha Wet woodland: 4.5ha Rivers (in-channel/bankside habitat creation): 10km Meadows: 11.75ha Reedbeds: 7.25ha	Marsh stitchwort White clawed crayfish Lapwing Harvest mouse Otter Water vole European eel
River Mole	Floodplain grazing-marsh: 22ha Wet woodland: 2.75ha Rivers (in-channel/bankside habitat creation): 5km Meadows: 7.25ha Reedbeds: 4.25ha	Marsh stitchwort Harvest mouse Water vole Otter Brown trout European eel
River Thames	Rivers (in-channel/bankside habitat creation): 3km Floodplain grazing-marsh: 2.75ha Wet woodland: 0.25ha	Greater water-parsnip Depressed river mussel European eel

Green spaces

Table 56: 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
2021/22	793

Environmental Improvements

6.11 In 2021/22, there was no change in the amount of publicly available open space remaining at 793 hectares. The table below outlines the current improvement schemes that are ongoing throughout the borough.

Table 57: The number of environmental improvement schemes conducted by Elmbridge Borough Council in 2021/22

Location	Scheme	Status
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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

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 11: 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
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
Length of new cycleways implemented
Length of new footways implemented
Number of train stations improved
Number of bus services improved

Figure 12: 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 the Core Strategy.
- 7.3 Elmbridge is a borough with a significant flood context with three rivers (the River Wey, Mole and Rythe). The [Strategic Flood Risk Assessment](#) 2019 assesses whether the Council are providing a holistic approach to its flood risk

policies and with respect to development management decisions.

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

Table 58: 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
2021/22	0

Household Waste and Pollution

- 7.5 Surrey Waste is dealt with by the County Authority (Surrey County Council) and is underpinned by the Surrey Waste Local Plan (WLP) 2019-2033.

- 7.6 In 2021/22, the percentage of household waste reused, recycled or composted continued to exceed the local target of 50%.

Table 59: 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% ⁷	54.3%	+4.3%
2021/22	50%	51.2%	+1.2%

⁷ Surrey Waste Local Plan 2019-2033, page 14, the government strategy is for 50% recycling of household waste by 2020

Table 60: The condition of the Air Quality Management Area (AQMA) 2021/22

Air Quality Management Area [AQMA]	Number of monitoring points	Number of monitoring points where air quality objective is exceeded	Highest level recorded ($\mu\text{g}/\text{m}^3$)
Esher High Street	7	3	30.2
Walton Road, Molesey	4	0	27.1
Weybridge High Street	10	0	33.6
Walton High Street	4	0	28
Cobham High Street	4	0	33.6
Hampton Court	6	0	26.4
Hinchley Wood	1	0	27.2

7.7 Table 60 reports an improvement to the condition of the borough's air quality management areas overall with only Cobham, Hampton Court and Walton Road remaining the same as last year. Weybridge High Street AQMA is no longer exceeding air quality monitoring points.

7.8 There was a 33% success rate in terms of applications dismissed at appeal that fail or contravene to achieve pollution standards as set out in policy DM5- Pollution. Two out of the three applications submitted were allowed at appeal.

Transport

7.9 In terms of appeals dismissed which did not accord with the Elmbridge Parking Standards (DM7- Access and Parking), six applications were dismissed in the monitoring year. This represents a 50% success rate as six other applications were allowed at appeal.

Table 61: Number of School Travel Plans received

Monitoring Year	Number of School Travel Plans received	Number of plans approved	Number of plans rejected
2016/17	4	4	0
2017/18	2	2	0
2018/19	1	1	0
2019/20	0	0	0
2020/21	2	2	0
2021/22	2	2	0

- 7.10 The same quantity of school travel plans was submitted and approved this monitoring year.
- 7.11 The council has not been made aware of any substantial alterations or improvements to footpaths, cycle paths or bus networks in the reporting year 2021/22.

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 13: 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 14: Council indicators for conserving the historic environment in Elmbridge

- 8.1 There was one additional listed historic asset designated within the borough (60 High Street Esher) which increases the number from 779 to 780 with no permissions granted for works which would reduce this number. Locally Listed Buildings are under review so this number will increase in the future. There has also been no change in how many Conservation Area Management Plans (CAMPs) there are within the borough. There are 18 CAMPs and 26 designated Conservation Areas in Elmbridge, which is no change from 2020/21. 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 the borough’s protected gardens and Conservation Areas.

Table 62: Number of heritage assets in Elmbridge

Type	Number of assets
Listed Buildings	780
Locally Listed Buildings	300
Conservation Areas	26

Historic Park and Gardens	3
Scheduled Monuments	6
Sites of High Archaeological Potential	63

Table 63: 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 64: 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
2021/22	0

Table 65: Listed Building Consents granted within Whiteley Village in 2021/22

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
2021/22	0	0	0

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 15: 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)
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 16: Council indicators to assess the quality of life in Elmbridge

Residents Satisfaction

9.1 In the monitoring year 2021/22, there was no resident satisfaction survey undertaken for Council services or Planning Services and 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 66: 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 years⁸. 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 also Elmbridge males by 3.3 years.
- 9.3 There is also a level of sporting participation with 69.28% of residents stating they engage in at least 150 minutes of sporting activity every week⁹. This exceeds the participation rates in Surrey, the Southeast and England. Elmbridge also has a very low level of sporting inactivity (19.53%). This falls below the inactivity of Surrey, the Southeast and England. These factors suggest the residents of Elmbridge live healthy lifestyles.

Table 67: Population Life Expectancy

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

Source: ONS, September 2021

Table 68: 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 ¹⁰	61.49%	11.5%	27.2%
Southeast	64.0%	11.7%	24.3%
Surrey	66.4%	11.5%	22.1%
Elmbridge ¹¹	69.28%	11.19%	19.53%

⁸ Surrey Life Expectancy, <https://www.surreyi.gov.uk/dataset/2okrnlife-expectancy>, original data source: ONS, Life Expectancy, 2018-2020

⁹ Sport England, Active Lives data tables, <https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

¹⁰ Sport England, Active Lives data tables, November 2020 to November 2021. The latest 12 months of data cover the period from November 2020 to November 2021. This includes five months of notable restrictions (two-and-a-half months of full national lockdowns and two-and-a-half months of significant restrictions) and seven months of limited restrictions (three months of easing restrictions and four months with no legal restrictions), <https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

¹¹ Sport England, Active Lives data tables, November 2020 to November 2021, <https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

9.4 In the year 2021/22, there were three applications relating to equestrian activities and these were all refused planning permission.

Table 69: 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
2021/22	3	0	3	0

Sense of safety

9.5 Table 70 indicates the public's perception of their safety from a Community Safety Survey carried out in 2022. The survey showed that those that feel 'Very Safe' during the day has decreased slightly from 54.7% to 50%. There was also slight decrease in those that feel 'Very Safe' from 13.7% to 11%. Conversely there was a decrease in those responding that they feel unsafe in Elmbridge during the day now at 1% but a minor increase in those that feel unsafe at night from 20% to 26%.

Table 70: Sense of safety

	Very Safe	Fairly Safe	Neither Safe or Unsafe	Fairly Unsafe	Very Unsafe	Don't Know
Day	50%	40%	7%	1%	2%	0%
Night	11%	32%	20%	26%	10%	1%

Data source: Community Safety Survey 2022

Deprivation

9.6 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.

Conclusions for 2021/22

10.1 The main updates, challenges and achievements arising from 2021/22 are set out as follows:

Performance of Planning Services

- Monitoring of the council's plan-making progress is against the Local Development Scheme (LDS) which was updated in February 2022. Final evidence base documents were prepared to support the draft Local Plan Regulation 19 representations period.
- Major and minor applications decided exceeded both national and local targets with major applications 13% higher than last year's total. Other applications decisions did not meet the local target and were 9% lower than last year's results.

Delivering the right homes

- Housing delivery has been higher than the Core Strategy (2011) target of 225 units for the last 11 monitoring years. However, this housing target is now out of date and has been replaced by the Standard Methodology, which sets the Local Housing Need figure at 647.
- 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 plus 4 beds (10% needed).
- There is an acute need for affordable housing (primarily social rented tenure¹²). 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 built in the year was 768. This increase was due to 375 units being completed at Walton Court Station.
- 111 affordable homes were completed in this monitoring year, which is up by 66 units from last year's total.
- 662 of the 826 gross homes built were flats, principally one and two bedrooms.
- There has been an increase in the average density of new residential development reflecting greater optimisation of urban land.

¹² See the Glossary at Annex 2 of the [NPPF](#) for affordable housing definitions.

- Permissions were granted for 23 new self-build homes. There were also 35 self-build completions.
- Development continues to be directed to brownfield land where 91% of development has been approved protecting greenfield land, environmental and policy designations such as the Green Belt.
- 5 new sites were added to the Brownfield Land Register this monitoring year.

Housing land supply

- The introduction of the Government's 'Standard Methodology' has resulted in a change in the borough's housing need, recalculated in 2022 this provides a Local Housing Need Figure of 647 homes per year.
- Including the 20% under delivery buffer, current data indicates that the borough has approximately 4.36 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 1,600 people in the monitoring year.
- There has been a decrease to people economically active and those unemployed but an increase to full time and part time jobs in the borough.
- The high street continues to experience changes to shopping behaviour. The data indicates further losses to class E uses in the borough's town, district and local shopping centres which include retail, restaurants and offices. Vacancy rates in the borough's retail centres will be updated next year.
- Loss of office space continues due to permanent permitted development changes to C3 (residential) use.
- In 2021/22, there were no permissions granted for additional C1 bed spaces.

Protecting and enhancing the natural environment

- In 2021, the Green Belt boundary was slightly amended as result of a GIS mapping accuracy exercise. However, the percentage of the borough covered by the Green Belt designation remains at 57%.
- There have been four replacement dwellings completed in the Green Belt.

- There is no change in publicly available open space which remains at 793 hectares.
- Improvements in the condition of Ockham and Wisley Commons SSSI has been reported for the monitoring year.

Sustainable lifestyles

- No permission has been granted in flood risk areas that would have been contrary to advice given by the Environment Agency.
- The levels of household waste reused, recycled or composted has slightly declined.
- Pollution levels have improved and Weybridge High Street AQMA is no longer exceeding air quality monitoring points.

Conserving the historic environment

- There has been a net increase in the number of listed buildings in Elmbridge of one.

Quality of life

- The borough of Elmbridge is ranked 8th least deprived Local Authority in England out of 317 other Local Authorities.
- Surveys of resident satisfaction with council services have not been updated.
- There is also a level of sporting participation with 69.28% of residents stating they engage in at least 150 minutes of sporting activity every week. This exceeds the participation rates in Surrey, the Southeast and England.
- The average life expectancy of Elmbridge residents exceeds the national average.