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# Authority Monitoring Report 2022/23

## Elmbridge Local Plan

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December 2023



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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)

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# 1.0 Introduction

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## Purpose

- 1.1 The 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 Development Plan 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 2022 and 31 March 2023. If such time specific data is unavailable, the most up-to-date information has been used instead.

## The Council Vision 2030

- 1.5 As set out in the [Council Vision 2030](#), the borough council is working towards achieving the Vision of what we would like Elmbridge to be in 2030 – ‘A sustainable, thriving Elmbridge driven by the power of our community’. In delivering this Vision the Council is striving to be a ‘high performing, environmentally and financially sustainable organisation’.
- 1.6 To help achieve the vision the council has set out priorities for the first three years, which includes:
- Maximising our open spaces
  - Adoption of the new Local Plan for the borough.

## Monitoring Indicators

- 1.7 The monitoring of individual Core Strategy and Development Management Plan 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
- 1.8 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.
- 1.9 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 2023 which is published every December.

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## 2.0 Performance of Planning Services

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### Progress on the Local Plan

2.1 Monitoring of the council’s plan-making progress is against the Local Development Scheme (LDS). An updated [Local Development Scheme 2023-2026](#) was published in July 2023 and sets out the timetable for key milestones in the plan making process. Although it 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 that was in place for this monitoring period. Table 1 below highlights the key dates relating to the draft Elmbridge Local Plan as well as details of supplementary planning documents and associated projects.

**Table 1: Local Development Scheme 2023-26**

Item	Coverage	Status	Commenced?	Consultation/ Representation	Consultation period	Submission	Examination	Adoption
<b>Elmbridge Local Plan</b>	Borough wide Local Plan		Yes	Reg.19 draft plan (Representation): Summer 2022	6 wk	Summer 2023	Winter 2023/ Spring 2024	Autumn 2024

Item	Coverage	Status	Commenced?	Consultation/ Representation	Consultation period	Submission	Examination	Adoption
<b>Review of the Community Infrastructure Levy Charging Schedule</b>	Borough wide	The charging schedule for the Community Infrastructure Levy will go through an examination and payment will be a legal requirement as set out in the Planning and Compulsory Purchase Act 2008 and CIL Regulations 2010 (as amended).	Yes	Draft Schedule: Autumn 2023	6 wk	Winter 2023	Spring 2024	Autumn 2024
<b>Elmbridge Design Code</b>	Borough wide	The document will provide more detailed guidance on the implementation policies set out in the Local Plan.	Yes	Various throughout 2022/23	4wk	N/A	N/A	Spring 2024
<b>Climate change and Renewables SPD</b>	Borough wide	The document is a Supplementary Planning Document and will provide more detailed guidance on the implementation of policies set out in the Local Plan.	Autumn 2023	Summer 2024	4wk	N/A	N/A	Spring 2025



Item	Coverage	Status	Commenced?	Consultation/ Representation	Consultation period	Submission	Examination	Adoption
<b>Biodiversity and nature SPD</b>	Borough wide	The document is a Supplementary Planning Document and will provide more detailed guidance on the implementation of policies set out in the Local Plan.	Autumn 2023	Summer 2024	4wk	N/A	N/A	Spring 2025
<b>Thames Basin Heath SPA SPD</b>	Thames Basin Heath SPA Zone of influence	The document is a Supplementary Planning Document and will provide more detailed guidance on the implementation of policies set out in the Local Plan and the Thames Basin Heaths SPA delivery Framework.	Autumn 2023	Summer 2024	4wk	N/A	N/A	Spring 2025
<b>Affordable Housing SPD</b>	Borough wide	The document is a Supplementary Planning Document and will provide more detailed guidance on the implementation of	Summer 2024	Winter 2024	4wk	N/A	N/A	Summer 2025

Item	Coverage	Status	Commenced?	Consultation/ Representation	Consultation period	Submission	Examination	Adoption
		policies set out in the Local Plan.						
<b>Review of Flood Risk SPD</b>	Borough wide	The document is a Supplementary Planning Document and will provide more detailed guidance on the implementation of policies set out in the Local Plan.	Spring 2024	Autumn 2024	4wk	N/A	N/A	Summer 2025
<b>Review of Parking SPD</b>	Borough wide	The document is a Supplementary Planning Document and will provide more detailed guidance on the implementation of policies set out in the Local Plan.	Autumn 2024	Spring 2025	4wk	N/A	N/A	Autumn 2025
<b>Healthy Environment SPD</b>	Borough wide	The document is a Supplementary Planning Document and will provide more detailed guidance on the implementation of	Autumn 2024	Spring 2025	4wk	N/A	N/A	Autumn 2025

Item	Coverage	Status	Commenced?	Consultation/ Representation	Consultation period	Submission	Examination	Adoption
	policies set out in the Local Plan.							

- 2.2 Since the publication of the previous LDS 2022 the council has undertaken a regulation 19 Representation period on the Local Plan, the regulation 19: Draft Elmbridge Local Plan 2037 was open from 17 June 2022 to 29 July 2022. This Regulation 19 representation period was the last stage of public engagement before submitting the draft Local Plan to the Planning Inspectorate for examination. This was a formal process with comments sought on the soundness and legal compliance of the draft Local Plan. Work around the publication of the Regulation 19 representations period 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.
- 2.3 As part of the Government’s duty to cooperate, the team continued to work constructively with the neighbouring authorities and other prescribed bodies in accordance with its [Duty to Co-operate Scoping Statement \(2016\)](#). Please see [Duty to Co-operate Statement of compliance \(2022\)](#) for further information.
- 2.4 In this monitoring year, work progressed on the draft Design Code Supplementary Planning Document with several engagement events taking place. In October 2022 face-face events in each of the settlement areas took place to find out from the public what people liked/disliked about their area as well as producing a questionnaire for those who attended and those who were unable. In January 2023 a design code vision workshop was held to find out what should be the vision for each area and a questionnaire was available to support this engagement.

## Delivering sustainable planning decisions

2.5 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

2.6 Table 2 outlines the percentage of major, minor and all other applications that were decided within the statutory time-period. Major and minor applications continue to exceed both national and local targets with no change relating to last year's major applications and a slight decrease in minor applications from last year by 2%. Other applications decisions did not meet the local target, however there was an improvement on last year's figures as the figures were 1% higher than the previous 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)
<b>April to June 2022 (Q1)</b>	80%	82%	86%
<b>July to September 2022 (Q2)</b>	83%	79%	90%
<b>October to December 2022 (Q3)</b>	83%	86%	79%
<b>January to March (Q4) 2022/2023</b>	100%	85%	88%
<b>2022/23</b>	<b>87%</b>	<b>83%</b>	<b>86%</b>
<b>National Target</b>	60%	70%	70%
<b>Difference</b>	+27%	+13%	+16%
<b>Local Target</b>	83%	83%	92%
<b>Difference</b>	+4%	0%	-6%
<b>2021/22</b>	87%	85%	85%
<b>Difference</b>	0%	-2%	+1%

## Appeal performance

2.7 Table 3 outlines the total number of appeals by quarter and Table 4 outlines the number of appeals decisions dismissed which has decreased from 64.5% to 62.2% in this monitoring period. This represents a 2.3% decrease on the previous year which is 2.8% below the local target of 65%.

**Table 3: Appeal decisions (total) by quarter 2022/23**

	Total	Minors Allowed	Minors Dismissed	Majors Allowed	Majors Dismissed
Q1	21	5	15	0	1
Q2	15	5	9	1	0
Q3	20	4	15	1	0
Q4	7	2	4	1	0

**Table 4: Appeal decisions (%) by quarter 2022/23<sup>1</sup>**

	Appeals Allowed	Appeals Dismissed
April to June 2022 (Q1)	34%	66%
July to September 2022 (Q2)	40%	60%
October to December 2022 (Q3)	35%	65%
January to March 2023 (Q4)	42%	58%
2022/23	37.8%	62.2%

2.8 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 remain the policies most frequently appealed against with 32 and 27 appeals raised respectively.

2.9 There were also 26 policies which did not have any appeals raised against them. This is 8 more than the 14 reported for the previous year.

**Table 5: Appeal performance by Development Management and Core Strategy Policies 2022/23**

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	32	28%	19	59%	13	41%
DM3 – Mixed Uses	0	0%	1	100%	0	0%

<sup>1</sup> 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.

<b>DM Policy</b>	<b>No of appeals by policy</b>	<b>% of total appeals</b>	<b>Number of appeals allowed</b>	<b>% of appeals allowed</b>	<b>No. of appeals dismissed</b>	<b>% of appeals dismissed</b>
<b>DM4 – Comprehensive Development</b>	0	0%		N/A	0	N/A
<b>DM5 – Pollution</b>	1	1%	1	100%	0	0%
<b>DM6 - Landscape and Trees</b>	4	3%	2	50%	2	50%
<b>DM7 – Access and Parking</b>	4	3%	3	75%	1	25%
<b>DM8 – Refuse, Recycling and External Plant</b>	1	1%	1	100%	0	0%
<b>DM9 – Social and Community Facilities</b>	0	0%		N/A		N/A
<b>DM10 – Housing</b>	3	3%	1	33%	2	67%
<b>DM11 – Employment</b>	0	0%		N/A		N/A
<b>DM12 – Heritage</b>	9	8%	2	22%	7	78%
<b>DM13 – Riverside Development and Uses</b>	2	2%	0	0%	2	100%
<b>DM14 – Evening Economy</b>	0	0%		N/A		N/A
<b>DM15 – Advertisements, Shopfronts and Signage</b>	1	1%	1	100%	0	100%
<b>DM16 - Telecommunications</b>	1	1%	1	100%	0	0%
<b>DM17 – Green Belt (Development of new buildings)</b>	0	0%		N/A		N/A
<b>DM18 – Green Belt (Development of existing buildings)</b>	0	0%		N/A		N/A
<b>DM19 – Horse Related Uses and Developments</b>	0	0%		N/A		N/A
<b>DM20 – Open Space and Views</b>	0	0%		N/A		N/A
<b>DM21 – Nature Conservation and Biodiversity</b>	1	1%	1	100%	0	0%

**Table 6: Appeal performance by Core Strategy policy 2022/23**

<b>Core Strategy Policy</b>	<b>No. of appeals by policy</b>	<b>% of total appeals</b>	<b>No. of appeals allowed</b>	<b>% of appeals allowed</b>	<b>No. of appeals dismissed</b>	<b>% of appeals dismissed</b>
<b>CS1 – Spatial Strategy</b>	0	0%		N/A		N/A
<b>CS2 – Housing Provision, Location and Distribution</b>	1	1%	0	0%	1	100%
<b>CS3 – Walton-On-Thames</b>	3	3%	3	100%	0	0%
<b>CS4 – Weybridge</b>	3	3%	2	66%	1	34%
<b>CS5 – Hersham</b>	0	0%		N/A		N/A
<b>CS6 – Whiteley Village</b>	0	0%		N/A		N/A
<b>CS7 – East and West Molesey</b>	2	2%	1	50%	1	50%
<b>CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green</b>	1	1%	1	100%	0	0%
<b>CS9 – Esher</b>	2	2%	0	0%	2	100%
<b>CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside</b>	2	2%	0	0%	2	100%
<b>CS11 - Claygate</b>	0	0%		N/A		N/A
<b>CS12 – The River Thames Corridor and its Tributaries</b>	2	2%	0	0%	2	100%
<b>CS13 – Thames Basin Heaths Special Protection Area</b>	2	2%	2	100%	0	0%
<b>CS14 – Green Infrastructure</b>	0	0%		N/A		N/A
<b>CS15 – Biodiversity</b>	1	1%	1	100%	0	0%
<b>CS16 – Social and Community Infrastructure</b>	0	0%		N/A		N/A

<b>CS17 – Local Character Density and Design</b>	27	23%	14	52%	13	48%
<b>CS18 – Town Centre Uses</b>	0	0%		N/A		N/A
<b>CS19 – Housing Type and Size</b>		0%		N/A		N/A
<b>CS20 – Older People</b>	0	0%		N/A		N/A
<b>CS21 – Affordable Housing</b>	4	3%	0	0%	4	100%
<b>CS22 – Gypsies, Travellers and Travelling Showpeople</b>	0	0%		N/A		N/A
<b>CS23 – Employment Land Provision</b>	0	0%		N/A		N/A
<b>CS24 – Hotels and Tourism</b>	0	0%		N/A		N/A
<b>CS25 – Travel and Accessibility</b>	0	0%		N/A		N/A
<b>CS26 – Flooding</b>	0	0%		N/A		N/A
<b>CS27 – Sustainable Buildings</b>	0	0%		N/A		N/A
<b>CS28 - Implementation and Delivery</b>	0	0%		N/A		N/A
<b>CS29 – Monitoring</b>	0	0%		N/A		N/A

## Community Infrastructure Levy

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

## Other activities and achievements of Planning Services

### Development Management



- 2.11 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.
- 2.12 The current [Statement of Community Involvement](#) was published in September 2021. A public consultation was carried out from 27 January to 24 February 2023 regarding a change to the publication of representations. Following a review of consultation responses, it was agreed to review the proposals and officers are preparing alternative proposals which will be subject to public consultation.

### **Business Support Team**

- 2.13 Within the 2022/23 monitoring period, The Business Support Team, undertook a substantial restructure. The team are now sub-divided in order to provide administrative and technical support to not only the various teams with planning (Development Management, Policy, Trees, Heritage and Compliance) but also the teams within Environmental Health (Licensing, Noise and Pollution and Food Safety).
- 2.14 The team continue 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. During the 2022/23 monitoring period, the team processed and registered a total of 3611 planning applications, 410 compliance cases relating to planning breaches and 122 planning and enforcement appeals.

### **Compliance**

- 2.15 During the period from 1 April 2022 to 31 March 2023, the Planning Compliance team opened 410 investigations into alleged breaches of planning control and closed 446 investigations. In addition, the team served 0 breach of condition notices, 0 stop notices, 0 temporary stop notice, 5 planning enforcement notices and 1 planning contravention notices in this monitoring year.

### **Infrastructure and CIL**

- 2.16 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).

- 2.17 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.

## Trees

- 2.18 The Trees team have been working in collaboration with other departments to improve our record keeping by adding layers to Mapstack, including updated Tree Risk Layers, Oak Processionary Moth, New Tree Planting, Subsidence Risk and Tree Canopy Coverage. These will help provide valuable data and resources for all teams involved in future projects and reducing the risk of unmanaged trees on Elmbridge land.
- 2.19 The team is continuing to undertake tree inspections in accordance with the Council's tree risk management strategy. Part of the process has been identifying pieces of land with ownership and management disputes. The team have also been working with SCC Highways to confirm whether several sites are under SCC management. The results are due to be uploaded to Mapstack by the end of the year.
- 2.20 The team has worked to improve the Council's ordering and management of tree works and contractor liaison to keep better track of funding and ensure works are completed in a timely fashion.
- 2.21 Statistically in this monitoring year, the Tree team has responded to 644 arboricultural development management consultation responses, 315 tree work applications and 181 conservation area tree work notifications. Whilst also serving 41 Tree Preservation Orders to protect assets under threat.

## Heritage

- 2.22 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.
- 2.23 The Heritage Team has been working on an update to the Local List of heritage assets in partnership with Surrey County Council. This was consulted on between the 5<sup>th</sup> December 2022 – 13<sup>th</sup> January 2023 and an [updated local list](#) was taken to Cabinet and agreed on the 5<sup>th</sup> July 2023 outside of the monitoring year.

## 3.0 Delivering the right homes

3.1 The delivery of housing in the borough is monitored against a series of objectives (set out in figure 2) and indicators (set out in figure 3). The mix of homes and affordable housing delivery is also included in this section.

**Figure 2: Council objectives to delivering the right homes in Elmbridge**

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

**Figure 3: Council indicators to assess the delivering of the right homes**

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) <sup>2</sup>
Densities of completed housing developments
Densities of completed housing developments in Town, District and Local Centres
New Homes Bonus
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

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

Extra care completions
Delivery of Gypsy and Traveller pitches
Amount of development (Number of new homes) on previously developed land

## Housing need

- 3.2 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 2023, this version of the SM gives a figure of 650 dwellings per annum.
- 3.3 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. 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.
- 3.4 In terms of affordable housing, the [Assessment of Local Housing Needs \(2020\)](#) identified a net need of 269 Affordable Housing units per annum (which equates to 42% of our Local Housing Need Figure as calculated by the Standard Methodology). This is 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 2023) using the Standard Methodology	Local Housing Need Figure	650

## Housing delivery

- 3.5 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 2022/23 was 236. This represents a decrease in completion compared to 768 in the previous

monitoring year. However in the previous monitoring year there were large site completions which included 375 units at Walton Court Station and at Rydens.

**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
2022/23	236

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 650 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 2011-2023	Target 2011-2023	Variance against target (homes)	Variance against target (%)
Claygate	69	40	+29	+73
Cobham, Oxshott, Stoke D'Abernon and Downside	355	460	-105	-23
East and West Molesey	347	380	-33	-9
Esher	404	200	+204	+102
Hersham	433	278	+155	+56
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	521	312	+209	+67

Settlement	Net number of completions 2011-2023	Target 2011-2023	Variance against target (homes)	Variance against target (%)
Walton-On-Thames	1,220	558	+662	+119
Weybridge	563	500	+63	+13

- 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 2022/23, there were 92 net dwellings completed through permitted development rights with a further 6 currently under-construction. In addition, 320 net units have permission under Permitted Development legislation but are not yet under-construction. Where subsequent applications for the same site exist, previous applications have not been included to avoid double counting.

**Table 10: Net units permitted through the lawful change of use from office to residential in 2022/23**

Development Status in 2022/23	Net new homes
Extant	320
Under-Construction	6
Complete	92
<b>Total</b>	<b>418</b>

### 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 2022/23 of 35.5%. This is largely driven by higher density completions in Esher, East and West Molesey, 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	2021/22 dph*	2022/23 dph*	Percentage change +/-
Claygate	No new homes	204.5	N/A
Cobham, Oxshott, Stoke D'Abernon and Downside	14.5	14.1	-2.8
East and West Molesey	44.1	102.2	+75.9
Esher	17.4	58.1	+234
Hersham	51.4	73.2	+42.41
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	53.5	71.4	+33.5
Walton-On-Thames	45.9	42.4	+7.6
Weybridge	50.8	35.5	-30.1
<b>Borough- wide average</b>	<b>39.6</b>	<b>75.1</b>	<b>35.5</b>

\*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 2022/23**

Town, District and Local Centres	2022/23 dph total
Claygate Local Centre	400
Cobham District Centre	-
East Molesey District Centre	166.1
Esher District Centre	161.2
Hersham District Centre	90.9
Thames Ditton and Hinchley Wood Local Centres	371.3
Walton-On-Thames Town Centre	-
Weybridge District Centre and Weybridge Queens Road Local Centre	97.3
Average	214.5

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, 94% of completed residential development was on brownfield land.

**Table 13: Net housing completions by land type**

	<b>No. of new homes</b>	<b>Percentage</b>
Brownfield	221	94%
Greenfield	3	1%
Garden	12	5%
<b>Total</b>	<b>236</b>	<b>100%</b>

### 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 296 gross new dwellings (Table 14) were completed. Amongst these were 170 flats which represents 57% of the total completions, with the next largest housing type being detached properties. Additionally, 60% of the total housing completions were 1- and 2-bedroom homes which is a decrease from the 80% completed in the previous year.

**Table 14: Housing completions by type and size (gross)<sup>3</sup>**

<b>House type</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>Total</b>
Flat	81	81	8	0	170
Terrace	10	1	7	1	19
Semi-Detached	0	1	35	4	40
Detached	1	2	16	48	67
<b>Total</b>	<b>92</b>	<b>85</b>	<b>66</b>	<b>53</b>	<b>296</b>

**Table 15: The number of replacement dwellings granted permission and completed in Elmbridge in the year 2022/23 (schemes resulting in zero net change)**

<b>2022/23</b>	<b>Net new homes</b>
Granted Permission	15
Completed	41

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 2022/23, there were 25 individuals on the Self-Build register.

<sup>3</sup> This includes replacement dwellings.



**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
2022/23	25
<b>Total</b>	<b>273</b>

3.15 The Town and Country Planning [Brownfield Land Register Regulations \(2017\)](#) is a statutory requirement for Local Planning Authorities to prepare and publish a Brownfield Land Register and update it on at least an annual basis. The purpose of the register is to support Local Planning Authorities with their delivery of housing more quickly and efficiently on utilised brownfield land. The register will also be used to monitor the government's commitment to the delivery of brownfield sites.

**Table 17: 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
2022/23	44

**Table 18: 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
2022/23	£114,885

## Affordable Housing

### Affordable housing

3.16 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.

- 3.17 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 the previous 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.
- 3.18 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).
- 3.19 During the 2022/23 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 7 appeals were decided against the requirement to make such contributions. The appeal was dismissed by the inspector on 4 occasions with three being allowed.
- 3.20 The council is committed to the delivery of new affordable homes. Tables 19-23 outline the delivery in 2022/23 as well as financial contributions collected to enable the delivery of future affordable homes.
- 3.21 The council is continuing with its approach on seeking affordable housing contributions from small sites<sup>4</sup>. 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.
- 3.22 In relation to the delivery of new affordable homes, 2022/23 marked the completion of 13 new affordable homes compared with 111 the previous year. There was a total of 8 units completed as temporary accommodation for the homeless which is not included in the total as this does not fully meet the criteria of affordable housing. In addition to this, there were 210 new affordable homes under-construction at the years end with construction yet to begin on 149 more. Two additional affordable housing units were acquired in Elmbridge under the Next Steps scheme by Transform acquisitions (see Table 21).

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<sup>4</sup> [Statement on Affordable Housing provision on small sites \(updated October 2021\)](#)

3.23 In total £24,442,306.21 has now been received through planning obligations to the housing enabling fund (Table 22). This is an increase of £6,390,724.21 from the previous monitoring year.

**Table 19: Affordable Housing Delivery 2022/23**

	<b>Social Rent*</b>	<b>Affordable Rent*</b>	<b>Intermediate Affordable (Including Shared Ownership)*</b>	<b>Total</b>
<b>Need</b>				
Developer Contributions SPD	70%	30%	0%	100%
LHMA 2020	68 (17%)	215 (54%)	116 (29%)	100%
<b>Delivery</b>				
2022/23 Completed	4 (31%)	2 (15%)	7 (54%)	13 (100%)
2022/23 Under Construction	29 (14%)	89 (42%)	92 (44%)	210 (100%)
2022/23 Unimplemented	19 (13%)	80 (54%)	50 (33%)	149 (100%)

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

**Table 20: Affordable Housing Financial Contributions 2022/23**

<b>Affordable Housing Contributions in 2022/23</b>	<b>Affordable Housing Collections Collected since 2011</b>
£1,347,033.41	£21,744,677.10

**Table 21: Affordable Housing units through acquisitions 2022/23**

<b>Scheme</b>	<b>Number of Affordable Homes</b>
Elmbridge Homeownership Assistance Scheme	0
Elmbridge Property Acquisition Scheme	0
Transform Housing Support- Next Steps Acquisition Scheme	2
<b>Total</b>	<b>2</b>

**Table 22: 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
2022/23	£24,442,306.21

**Table 23: 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

3.24 There were no submissions of interest for starter homes or applications received for permissions to build starter homes.

## Housing for older people

3.25 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 Specialist accommodation need.

3.26 Within 2022/23 there were 0 net C2 units completed, 188 units under construction and 320 with planning permission that have yet to be implemented.

**Table 24: Use Class C2 residential development 2022/23**

Application number by status	Site Address	Gross Units	Net C2 Dwellings	Gross Bed Spaces	Net Recorded Units
<b>Extant</b>					
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
<b>Under- Construction</b>					
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
<b>Complete – nil</b>					

**Table 25: 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
2022/23	0	n/a

## Gypsy Roma, Travellers and Travelling Showpeople

3.27 In 2022/23, there was no change to the number of Gypsy, Roma and Traveller pitches in Elmbridge.

**Table 26: 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 27: Net change in the number of Gypsy, Roma and Traveller pitches**

	2018/19	2019/20	2020/21	2021/22	2022/23
Permissions Granted	0	0	4	0	0
Under-Construction	0	0	0	0	0
Completed	0	0	4	0	0

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## 4.0 Housing land supply

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- 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. The Council's latest calculation of housing need (based on the standard method) uses the household projections for the period 2023 – 2033 (from the 2014 projections) and applies the affordability ratio published March 2023.
- 4.5 The Land Availability Assessment 2023 (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 2023 as its base date.
- 4.6 Table 28 sets out the land supply figures including a windfall site allowance. A non-implementation discount across sites with planning permission has also been highlighted. The table shows the land supply figures against the updated LHN figure, which results in a shortfall of 28% with the non-implementation

discount. The LAA 2023 provides the detailed evidence to support the windfall allowance figure and the non-implementation discount rate.



**Table 28: Housing Land Supply 2023-2038 against the Local Housing Need Figure**

<b>Under Construction at March 31 2023</b>	<b>Planning Permissions not yet implemented at 31 March 2023</b>	<b>LAA sites (1-5 years)</b>	<b>LAA sites (6-10 years)</b>	<b>LAA sites (11-15 years)</b>	<b>Small Site Windfall Allowance</b>	<b>Total Estimated Capacity</b>	<b>Local Housing Need (LHN) Figure</b>	<b>Shortfall</b>
966	1556	524	1489	1698	957	7,190	9,750	-2,560 -26%
966	1400*	524	1489	1698	957	7,034	9,750	-2,716 -28%

\*10% non-implementation discount rate applied.

## 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:

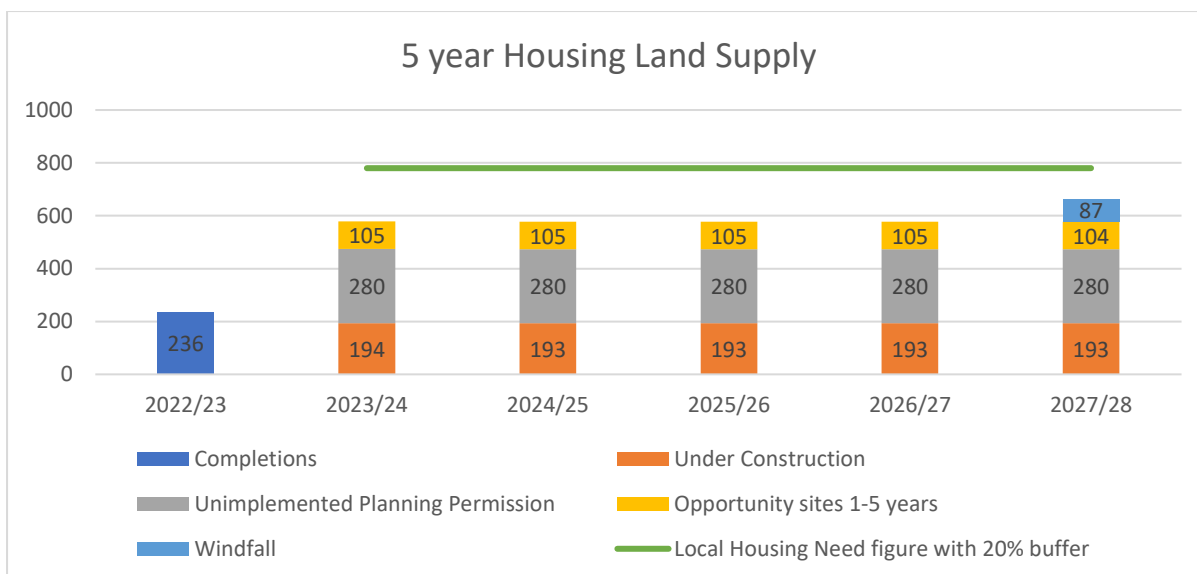
**Calculation (650 units x 5 years) + 20% = 3,900 / 5 years = 780 units per annum**

4.8 The 5-year land supply objective is therefore 3,900 units / 780 units per annum. Table 29 and Figure 5 provides a breakdown of the council's 5-year housing land supply calculations based on the LHN Figure.

**Table 29: The Council's 5 Year Housing Land Supply**

Column ID	Housing Requirement 31 March 2023- 1 April 2027	Result
a	Local Housing Need Figure (LHN)	650
b	LHN x 5 years - 1 April 2023- 1 April 2027	3250
	<b>Buffer</b>	
c	20% Buffer b x 20%	650
d	<b>Total housing requirement b + c</b>	<b>3900</b>
e	Annual requirement d/5	780
	<b>Housing supply</b>	
f	Commencements	966
g	Planning permissions*	1400
h	LAA 1-5	524
l	Windfalls in year 5	87
i	<b>Expected supply for 2023-2027 (f+g+h+i)</b>	<b>2977</b>
j	<b>Expected supply surplus/deficit (i-d)</b>	<b>-923</b>
k	<b>Supply in years i/e</b>	<b>3.81</b>

\*A 10% discount has been applied for non-implementation



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

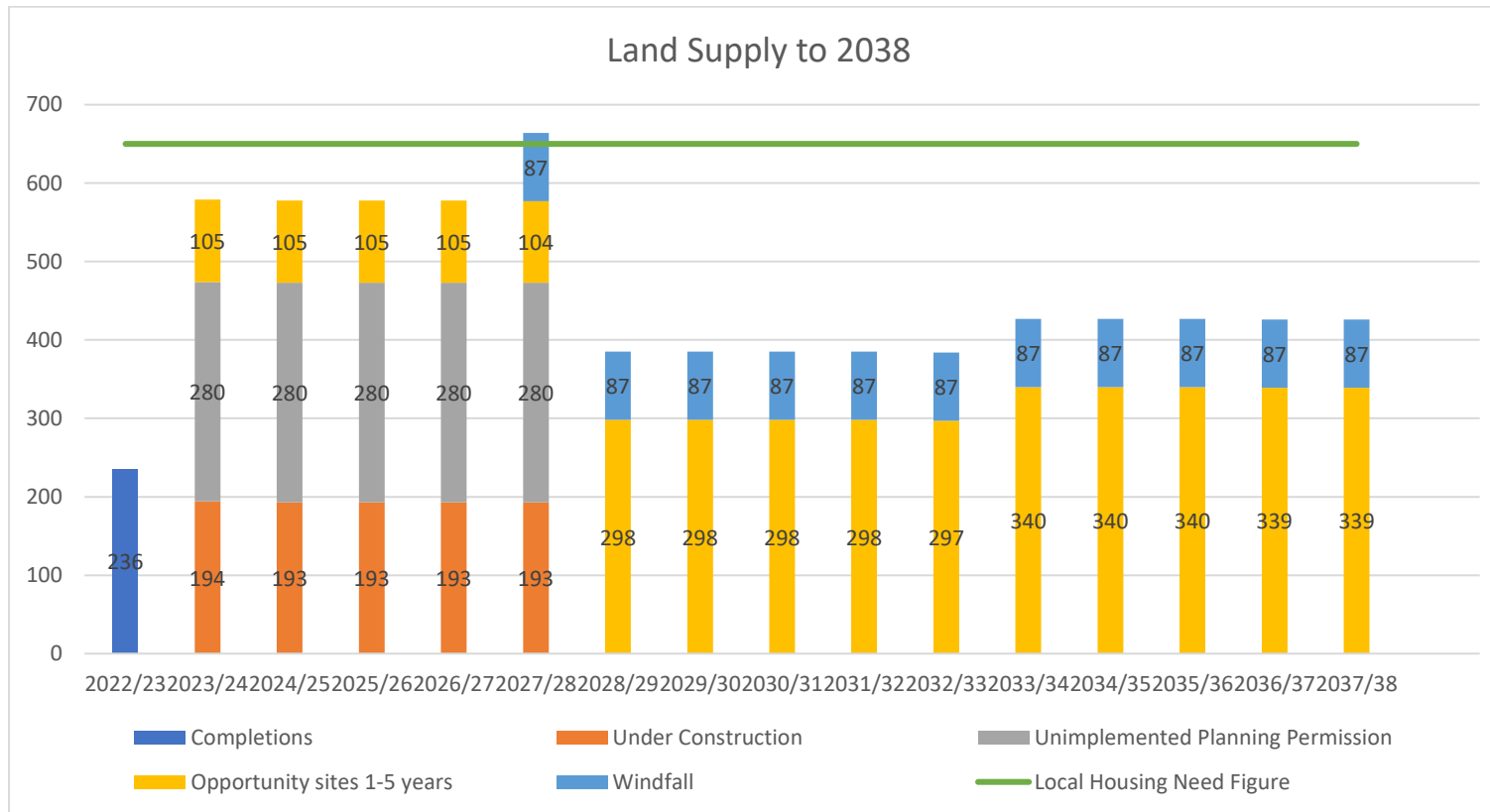
## Housing Trajectory

4.9 The housing trajectory for Elmbridge has been calculated based on the Government's Standard Methodology (SM). The 15-year land supply requirement is therefore, 9,750/ 650 per annum.

4.10 Table 30 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 7,034, homes across the next plan period.

**Table 30: Local Housing Need Figure 2023-2038 Housing Land Supply (Discount applied\*)**

Deliverable Housing Sites	Homes
Under Construction	966
Unimplemented Planning Permissions*	1400
Opportunity Sites 1-5 Years	524
Opportunity Sites 6-10 Years	1489
Opportunity Sites 11-15 Years	1698
Windfall Sites 5-10 Years	522
Windfall Sites 11-15 Years	435
<b>Total</b>	<b>7034</b>
Annualised Supply	468
Years of Supply (Total / 650)	10.8



**Figure 6: The Council's Housing Land Supply trajectory to 2038**

## Summary of Elmbridge’s Housing Land Supply Assumptions

4.11 Table 31 provides a summary of assumptions used to calculate the current land supply position. This includes the provision of C2 accommodation<sup>5</sup>.

**Table 31: Summary of Housing Land Supply calculation assumptions**

Assumption	Summary and rationale
Application of a 20% buffer to the supply of specific deliverable sites	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	The method for this is to calculate 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 2023. This is set out in the LAA 2023. To prevent double counting, 1 to 4 units under construction and with planning permission are subtracted and the remaining allowance split across years 5 to 15.
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.

<sup>5</sup> Please see Land Availability Assessment 2023 for detailed evidence on assumptions.

## 5.0 Supporting the local economy and employment

5.1 The supporting the local economy is monitored against the objectives in figure 7 and the indicators in figure 8.

**Figure 7: The Council’s objectives for supporting the local economy and employment in Elmbridge**

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

**Figure 8: The council’s indicators 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 and 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

## Employment

5.2 This AMR chapter provides an overview of the employment market and employment status of the borough. As Table 32 shows, the population has not changed based on the previous monitoring year. This is due to the fact that further mid-year population estimates that have not yet been published. The number of those economically active has increased from previous monitoring years and the estimated number unemployed has reduced slightly. The number of jobs within Elmbridge has increased from last years figure of 62,000 to 64,000, with the number of full-time jobs within remaining the same as last years figure. The proportion of jobs within Elmbridge which are full-time has decreased slightly from last years figure.

**Table 32: A summary of employment levels within Elmbridge in 2022/23**

	<b>Number of Individuals</b>
Population	138,800
Economically Active	67,200
Estimated number unemployed	1,700

Data Source: ONS Census 2021 and Nomis Local Market Profile Elmbridge 2023

**Table 33: The number of jobs within Elmbridge in 2022/23**

	<b>Jobs</b>
Number of jobs within Elmbridge	64,000
Number of jobs within Elmbridge which are full time	42,000
Proportion of jobs within Elmbridge which are full-time	65.6%

Data Source: Nomis Local Market Profile Elmbridge 2022

- 5.3 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.
- 5.4 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.
- 5.5 The amount of vacant floorspace in the borough's town, district, and local centres has been recorded following a retail site assessment during July and August 2023. Vacant floorspace in the borough's SEL designations is currently being reviewed.

- 5.6 As table 34 shows, the highest vacancy rates within the borough's town, district and local centres are found in Oxshott Local Centre, Esher District Centre and Walton Town Centre. The lowest vacancy rates are found in Hinchley Wood Local Centre, Thames Ditton Local Centre and Hersham District Centre. These centres contain units with a vacancy rate of under 5%. The average vacancy rate across the Borough is 8.64%. The overall high street vacancy rate across the UK during the first quarter of 2023 was 13.9%.<sup>6</sup>
- 5.7 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 296sqm 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 a loss the amount of floorspace in B8 but there was a gain to use class B2 light industrial.

**Table 34: Vacant units within the borough's town, district and local centres**

Retail Designation	Number of vacant units	Number of vacant units (%)
Claygate Local Centre	3	5.36%
East Molesey Bridge Road Local Centre	10	10.20%
Hinchley Wood Local Centre	1	2.8%
Oatlands Local Centre	3	10%
Oxshott Local Centre	4	16%
Thames Ditton Local Centre	2	2.9%
Walton Halfway Local Centre	3	5.88%
Walton Terrace Road Local Centre	4	11.43%
Weybridge Queens Road Local Centre	5	6.10%
Cobham District Centre	13	9.26%
East Molesey District Centre	7	6.09%
Esher District Centre	21	13.64%
Hersham District Centre	3	4.76%
Weybridge District Centre	22	9.95%
Walton Town Centre	36	13.79%

<sup>6</sup> <https://brc.org.uk/news/corporate-affairs/britain-loses-6-000-storefronts-in-five-years/>



**Table 35: Changes to Employment Floor Space (sqm) due to completed developments in 2022/23.**

Type	Loss	Gain	Total
Class E	7764	9419.	+1655
B2- General Industrial	0	64	+64
B8- Storage or distribution	392	149	-243
F1- Provision of education	0	2124	+2124
Sui Generis- class of its own	598	524	-74

**Table 36: Changes to Employment Floorspace (sqm) in Strategic employment Land designations due to completed developments in 2022/23**

Completions 2022/23	Employment Floorspace
Loss	312
Gain	7133
Net	6821

5.8 There was an increase in employment land use in the boroughs SEL designations, due to the completion of flexible industrial units and warehouse units at Unit A400 Vickers Drive North, Brooklands Industrial Park and 14 Vickers Drive South, Brooklands Industrial Park.

5.9 In terms of appeal performance, there were no appeals relating to employment land provision or town centre uses.

## Town Centres

5.10 A retail survey site assessment was conducted in 2023. In 2022/23, there was a rise in vacancy levels in four of the 15 retail centres within Elmbridge. The levels of vacancies in eight of the retail centres within Elmbridge were reduced, whilst there were three centres where the vacancy level remained static.

5.11 The largest concentration of Use Class E units is within Cobham District Centre, Walton Town 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%.

5.12 As table 37 shows there are more Class E uses being lost than gained across the borough's town, district and local centres.

**Table 37: The net change in available floorspace (sqm) for developments in use Class E town, district and local centres following completions in 2022/23**

Completion 2022/23	Class E floorspace
Loss	2536
Gain	609
Net	-1927

## Telecommunications

5.13 In 2022/23, 41 telecommunication applications were submitted of which 41 had been decided of which 23 were granted permission. This represents 56% of all applications received. Eighteen applications were refused representing 44%.

**Table 38: 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%
2022/23	41	41	23	18	56%

## Advertisements

5.14 There was an increase in the number applications for advertisement consent decided in 2022/23 compared with the previous year. There was a total of 37 applications decided with 35 (95%) being granted permission this up from the 81% percent of applications granted permission in the previous year. There were 2 applications that were refused.

**Table 39: Applications for advertisements decided, granted and refused**

<b>Monitoring Year</b>	<b>Applications Decided</b>	<b>Permissions Granted</b>	<b>Permissions Part-Granted and Part-Refused</b>	<b>Permissions Refused</b>
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
2022/23	37	35	0	2

## 6.0 Protecting and enhancing the natural environment

**Figure 9: The council’s objectives for protecting and enhancing the natural environment in Elmbridge**

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

**Figure 10: The council’s indicators 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

### 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 40.

**Table 40: 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 41: 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
2022/23	1

**Table 42: 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
2022/23	1

**Table 43: 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
2022/23	0	0

### Thames Basin Heaths Special Protection Area

- 6.2 Any new residential development that is likely to have a significant impact on the ecological integrity of the Thames Basin Heath Special Protection Area

(SPA) will be required to demonstrate mitigation or how to avoid any impact. All measures will need to be agreed by Natural England.

- 6.3 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 44. The number of Woodlarks and Nightjars dropped slightly in 2022 with the drop in numbers concerning Nightjars related to heathland fires at Ash Ranges, however both numbers are doing well when compared to the baseline counts recorded in the late 1990's. The number of Dartford Warblers have increased significantly. This is due to the extremely mild winter of 2021/22, with no prolonged period of zero temperatures or day with deep lying snow. The record numbers of bird populations confirms that the Thames basin Heath protection measures are working.

**Table 44: Breeding bird survey by year**

Bird Species	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Dartford Warbler	87	118	292	451	427	482	265	-	716	553	702
Nightjar	320	325	355	306	332	345	366	-	404	413	370
Woodlark	202	135	155	137	117	160	112	-	167	196	192

Source: Thames Basin Heath Partnership

<https://www.tbhpartnership.org.uk/news/breeding-bird-results-for-2022/>

**Table 45: Monies collected from development within the Thames Basin Heaths SPA 2022/23**

	Net units permitted in the SPA 5km mitigation zone 2022/23	Potential contributions from units permitted within the SPA 5km zone 2022/23	Payments received from invoices issued in 2022/23	Total amount collected to date to support mitigation
	60			
SANG		£279,050.00	£24,847.00	£1,438,511.88
SAMM		£142,837.00	£10,551.88	£614,656.93

- 6.4 There were 60 net residential units allowed within the Thames Basin Heaths SPA 5km buffer. This is based on information available and may contain some duplicates.

**Table 46: Monies collected from Community Infrastructure Levy (CIL) payments 2022/23**

Monies due from invoices issued in 2022/23	Total CIL monies collected to date
£4,294,418.14	£48,608,513.65

## 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. There are three SSSIs within the borough: Esher Commons, Ockham and Wisley Commons and Knight and Bessborough Reservoirs.
- 6.6 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.
- 6.7 The condition percentage for Ockham and Wisley Commons and Knight and Bessborough Reservoirs SSSI has not changed since the last monitoring year.

**Table 47: The conditions of the areas covered by SSSI designations 2022/23**

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

Source: Natural England: Report Condition Survey 2023  
<https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

## Sites of Nature Conservation Importance (SNCIs)

**Table 48: 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%)

6.8 There has been no results for the past three 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)

6.9 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 49: Restoration and creation of priority habitats.**

<b>BOA</b>	<b>Priority habitat restoration &amp; creation targets</b>	<b>Priority species stabilisation and recovery</b>
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-parnsnip Depressed river mussel European eel

## Green spaces

**Table 50: 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
2022/23	793

## Environmental Improvements

6.10 In 2022/23, 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 51: The number of environmental improvement schemes conducted by Elmbridge Borough Council in 2022/23**

<b>Location</b>	<b>Scheme</b>	<b>Status</b>
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

## 7.0 Sustainable lifestyles

Figure 11: Council objectives for sustainable lifestyles in Elmbridge

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

Figure 12: Council indicators 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
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

### 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 52: 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
2022/23	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 2022/23, the percentage of household waste reused, recycled or composted continued to exceed the local target of 50%.

**Table 53: 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% <sup>7</sup>	54.3%	+4.3%
2021/22	50%	51.2%	+1.2%
2022/23	50%	53.5%	+3.5%

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

**Table 54: The condition of the Air Quality Management Area (AQMA) 2022/23**

Air Quality Management Area [AQMA]	Number of monitoring points	Number of monitoring points where air quality objective is exceeded	Highest level recorded (µg/m3)
Esher High Street	8	0	38.9
Walton Road, Molesey	4	0	27.4
Weybridge High Street	10	0	32.8
Walton High Street	5	0	29.6
Hampton Court	5	0	27.6
Hinchley Wood	2	0	32.6

7.7 Table 54 reports an improvement to the condition of the borough’s air quality management areas overall with no AQMA’s exceeding air quality monitoring points.

## Transport

7.9 In terms of appeals dismissed which did not accord with the Elmbridge Parking Standards (DM7- Access and Parking), three applications were dismissed in the monitoring year. This represents a 75% success rate as one other application was allowed at appeal.

**Table 55: 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
2022/23	1	1	0

7.10 One school travel plan was received in the monitoring year. The site has been occupied since 1st September and as such the condition cannot be discharged, however the information supplied is satisfactory and confirms

compliance with the condition. Therefore, the plan has been confirmed as approved in the table.

- 7.11 The council are awaiting information from SCC regarding any substantial alterations or improvements to footpaths, cycle paths or bus networks in the reporting year 2022/23.

## 8.0 Conserving the historic environment

**Figure 13: Council objectives for conserving the historic environment in Elmbridge**

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

**Figure 14: Council indicators 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

- 8.1 There have been no additional designated heritage assets added. The number remains at 780 with no permissions granted for works which would reduce this number. Locally Listed Buildings have been reviewed and there are now over 300 non designated heritage assets. There has 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 2021/22. 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 56: Number of heritage assets in Elmbridge**

Type	Number of assets
Listed Buildings	780
Locally Listed Buildings	305
Conservation Areas	26

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

**Table 57: 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 58: 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
2022/23	0

**Table 59: 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



<b>Monitoring Year</b>	<b>Applications Decided</b>	<b>Applications Granted Permission</b>	<b>Applications Refused</b>
2022/23	3	3	0

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## 9.0 Quality of Life

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**Figure 15: Council objectives to the quality of life in Elmbridge**

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

**Figure 16: Council indicators to assess the quality of life in Elmbridge**

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

### **Residents Satisfaction**

- 9.1 In the monitoring year 2022/23, 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 60: 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<sup>8</sup>. 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 74.9% of residents stating they engage in at least 150 minutes of sporting activity every week<sup>9</sup>. This exceeds the participation rates in Surrey, the Southeast and England. Elmbridge also has a very low level of sporting inactivity (16.7%). This falls below the inactivity of Surrey, the Southeast and England. These factors suggest the residents of Elmbridge live healthy lifestyles.

**Table 61: 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](#)

<sup>8</sup> Surrey Life Expectancy, <https://www.surreyi.gov.uk/dataset/20krn/life-expectancy>, original data source: ONS, Life Expectancy, 2018-2020

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

**Table 62: Adult engagement in sport 2021/22**

Area	Highly Active (150+ minutes per week)	Fairly Active (30-150 minutes per week)	Inactive (0-30 minutes per week)
England <sup>10</sup>	63.1%	11.1%	25.8%
Southeast	66.5%	11.4%	22.1%
Surrey	69.9%	10.6%	19.5%
Elmbridge <sup>11</sup>	74.9%	8.4%	16.7%

9.4 In the year 2022/23, there were 2 applications relating to equestrian activities and these were all refused planning permission.

**Table 63: 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
2022/23	2	0	2	0

<sup>10</sup> Sport England, Active Lives data tables, November 2021 to November 2022.  
<https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

<sup>11</sup> Sport England, Active Lives data tables, November 2021 to November 2022,  
<https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

## Sense of safety

9.5 Table 64 indicates the public's perception of their safety from a Community Safety Survey carried out in 2023. The survey showed that those that feel 'Very Safe' during the day has increased slightly from 50% to 54%. There was no change in the percentage of those that feel 'Very Safe' during the night which remains at 11% . Conversely there was an increase in those responding that they feel fairly unsafe in Elmbridge during the day now at 6% and a minor increase in those that feel fairly unsafe at night from 26% to 28%.

**Table 64: Sense of safety**

	<b>Very Safe</b>	<b>Fairly Safe</b>	<b>Neither Safe or Unsafe</b>	<b>Fairly Unsafe</b>	<b>Very Unsafe</b>	<b>Don't Know</b>
<b>Day</b>	54%	32%	7%	6%	1%	0%
<b>Night</b>	11%	37%	18%	28%	6%	1%

Data source: Community Safety Survey 2023

## Deprivation

9.6 The Indices of Multiple Deprivation (IMD) figures relating to the borough demonstrate that Elmbridge is the 8<sup>th</sup> least deprived Borough in England out of 317 other Local Authorities. These were published in 2019 and the next statistical release is currently unknown.

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## 10. Conclusions for 2022/23

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10.1 The main updates, challenges and achievements arising from 2022/23 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 July 2023.
- The Regulation 19 representation period was undertaken from 17 June to 29 July 2022
- Major applications decided exceeded both national and local targets, whilst minor applications exceeded national targets and met the local target. Major applications decided remained the same target as last year's total. Other applications decisions did not meet the local target; however they were 1% higher 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 12 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 650.
- 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 tenure<sup>12</sup>). 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 236. The decrease compared to last years' figure of 768 was due to 375 units being completed at Walton Court Station.
- 13 affordable homes were completed in this monitoring year, which is down by 98 units from last year's total. This represents a significant fall in completions; however this can be attributed to the completion of 99 Affordable Homes on one large development in the previous monitoring year. Furthermore, there are 210 remaining affordable housing units which are still under construction and anticipated to be completed in the following monitoring year.

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

- 170 of the 296 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.
- Development continues to be directed to brownfield land where 94% of development has been approved protecting greenfield land, environmental and policy designations such as the Green Belt.
- 44 new sites were added to the Brownfield Land Register this monitoring year compared to 5 in the previous year.

### **Housing land supply**

- The introduction of the Government's 'Standard Methodology' has resulted in a change in the borough's housing need, this provides a Local Housing Need Figure of 650 homes per year.
- Including the 20% under delivery buffer, current data indicates that the borough has approximately 3.81 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.
- The housing trajectory has indicated that there is a supply of 7,035 homes over the local housing need period 2023-2038 which is equivalent to 10.8 years of supply.

### **Supporting the local economy and employment**

- There has been a decrease to people economically active, the figures for those unemployed and the number of jobs within Elmbridge has remained the same as this data has not been updated.
- 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. The borough has an average vacancy rate of 8.64% across its retail centres which is below the 13.9% national average. However, Oxshott Local Centre vacancy rate exceeds the national average.
- Loss of office space continues due to permanent permitted development changes to C3 (residential) use.

## **Protecting and enhancing the natural environment**

- The percentage of the borough covered by the Green Belt designation remains at 57%.
- There has been one replacement dwelling completed in the Green Belt compared to four in the previous year.
- There is no change in publicly available open space which remains at 793 hectares.

## **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 exceeded the target figure for Elmbridge Borough Council and has improved from last years' figure by 2.3%.
- Pollution levels have improved and no AQMA's exceed air quality monitoring points.

## **Conserving the historic environment**

- An updated local list has now been published which includes additional non-designated assets following consultation as well as a number that have been removed.

## **Quality of Life**

- Surveys of resident satisfaction have currently not been updated.
- There is also a level of sporting participation with 74.9% 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.