
2024/25 Authority Monitoring Report



December 2025



Elmbridge
Borough Council

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1. Introduction

1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended)¹ and Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)² establish that Local planning authorities (LPAs) must publish authority monitoring reports (AMRs) at least annually that detail the following:

- Progress with the preparation of planning policy documents identified in the Council's Local Development Scheme (LDS) including the local plan
- Information collected against the monitoring indicators set out in the adopted development plan
- Information on any adopted policies which are not being implemented if relevant
- The number of net additional homes delivered where adopted policy specifies a number relating to the delivery of new homes; and
- Any activity relating to the duty to cooperate

1.2 LPAs can also use AMRs to:

- Provide up-to-date information on the implementation of any neighborhood plans that have been brought into force if relevant
- Draw on information published in the Council's annual infrastructure funding statement (IFS) to highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used.
- Monitor the provision of housing for older and disabled people.

1.3 AMRs can help inform if there is a need to undertake a partial or full update of the local plan when carrying out a review at least every 5 years from the adoption date.

1.4 This AMR is a public document and is available on the Council's website.

¹ [Planning and Compulsory Purchase Act 2004 \(as amended\), Section 35](#)

² [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\), Section 34](#)

Monitoring period

- 1.5 This AMR presents data and provides updates on progress made in the last financial year - 1 April 2024 to 31 March 2025.

Monitoring indicators

- 1.6 The monitoring indicators used in this AMR are from the monitoring framework set out in the Council's adopted development plan, which includes the following documents:
- Core Strategy, 2011³
 - Development Management Plan, 2015⁴
 - The Council Plan⁵
- 1.7 This AMR and the information it reports against the Council's monitoring indicators and framework, is structured around the following themes/topic areas:
- 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 As the collection and reporting of Community Infrastructure Levy (CIL) spending is governed by its own statutory process, this AMR contains a high level overview of key CIL activities. Full details of planning obligations (Section 106) and CIL monies collected and spent for this financial year, along with the infrastructure list are included in the Council's Annual Infrastructure Funding Statement (AIFS), which is published every December.

³ [Elmbridge Borough Council, Core Strategy, July 2011](#)

⁴ [Elmbridge Borough Council, Development Management Plan, April 2015](#)

⁵ [Elmbridge Borough Council, the Vision](#)

Council Plan

- 1.9 The current Council plan called the Vision aims to see a “*sustainable, thriving Elmbridge driven by the power of our community*”, which will be delivered by a high performing, environmentally and financially sustainable Elmbridge Borough Council (EBC).

2. Performance of planning services

Planning policy documents

- 2.1 One of the few statutory requirements of the AMR is to monitor the progress that the Council has made in the implementation of the planning documents identified in its Local Development Scheme (LDS), which LPAs are required to produce and publish under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended)⁶.
- 2.2 The LDS is a project plan where a Council sets out a timetable for the production of the planning documents it is preparing, in particular the timetable for the production and adoption of the Local Plan. An LDS will be updated as and when documents are completed, or as the Council's priorities change. The Council's current [LDS](#) sets out the timetable for the production of a new Local Plan over the period 2025 – 2028 and was published in March 2025.

Local Plan

- 2.3 The Council's Draft Elmbridge Local Plan 2037 was submitted to the Planning Inspectorate for Examination in August 2023. At the close of Stage 2 in September 2024 of the Examination in Public the Inspector issued her interim findings in which the Draft Plan was found 'unsound' as submitted. The Inspector advised that the Council must choose to withdraw the Plan or request that she write up their full report in which the Plan will be found unsound.
- 2.4 At Full Council on 26 February 2025, Elmbridge Borough Council made the decision to withdraw the Draft Elmbridge Local Plan 2037 from Examination and begin work on the production of a new Local Plan for the Borough. The LDS in Table 2.1 below sets out a timetable for the production of a New Local Plan was adopted by the Council in March 2025.

| Stage | Timing | Notes |
|---------------------------------|--------------------------------------|---|
| Pre-commencement work programme | Mar. 2025 - Feb. 2026 (12 months) | <ul style="list-style-type: none">- Recruitment- Early internal engagement with heads of services and other Council departments to identify joint working and streamlining |

⁶ [Planning and Compulsory Purchase Act 2004 \(as amended\), Section 15](#)

| Stage | Timing | Notes |
|--|---|---|
| | | <p>opportunities</p> <ul style="list-style-type: none"> - Comms and public engagement strategy - Early Duty to Cooperate engagement to identify joint working opportunities - Procurement of consultants for key evidence base documents - Implementation of new planning data monitoring system <p>Implementation of Part 1 and 2 Self and Custom Build Register</p> |
| <p>Scoping and early participation (30 months' timeframe starts from here)</p> | <p>Feb./Mar. – Jun. 2026 (4 months)</p> | <ul style="list-style-type: none"> - Production of project initiation document - 4-week initial consultation (similar to a pre-Reg. 18 consultation) - Submission to Gateway 1 at end of Jun. 2026 |
| <p>Plan visioning and strategy development</p> | <p>Jul. – Dec. 2026 (6 months)</p> | <ul style="list-style-type: none"> - Initial (pre-Reg. 18) consultation response - Visioning - Production of a draft plan for Reg. 18 consultation - 8-week Regulation 18 consultation in |

| Stage | Timing | Notes |
|--|------------------------------------|---|
| | | Nov. – Dec. 2026 |
| Evidence gathering and drafting the plan | Jan. – Nov. 2027 (11 months) | <ul style="list-style-type: none"> - Reg. 18 consultation response - Production of evidence base - Production of Reg. 19 draft plan for consultation - Submission to Gateway 2 at end of Oct. 2027 |
| Engagement, proposing changes and submission | Dec. 2027 – May 2028 (6 months) | <ul style="list-style-type: none"> - 6 week Regulation 19 representation period - Response to Reg. 19 representations - Prepare modifications to Reg. 19 draft plan - Submission to Gateway 3 at the start of Apr. 2028 - Submission to the Planning Inspectorate at end of May 2028 |
| Examination | Jun. – Nov. 2028 (6 months) | <ul style="list-style-type: none"> - Examination in Public (EiP) |
| Adoption | Dec. 2028 (1 month) | <ul style="list-style-type: none"> - Post EiP modifications and finalisation of the Plan - Adoption process |

Table 1: Progress with the preparation of the Council's New Local Plan against the timetable set out in its current Local Development Scheme.

Design Code SPD

- 2.5 The Council's [Design Code SPD](#) was adopted on 17 April 2024 and is being used in the determination of all planning applications submitted to the Council after 6 January 2025.

Duty to cooperate

- 2.6 Section 110 of the Localism Act 2011⁷, requires LPAs to “*engage constructively, actively and on an ongoing basis*” with other LPAs and ‘prescribed bodies’ on strategic matters in the preparation of development plan documents and other local development documents. This is known as the Duty to Cooperate (DtC)
- 2.7 Paragraph 24 of the National Planning Policy Framework (NPPF)⁸ also states that LPAs “*continue to be under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries*”.
- 2.8 EBC prepared a DtC scoping statement and statement of compliance to demonstrate that the Council had met the DtC in full during the preparation of the Draft Elmbridge Local Plan 2037. These were submitted to the Planning Inspectorate (PINS) along with the draft plan and other relevant documents for examination.
- 2.9 The Examination in Public (EiP) hearings for the Draft Elmbridge Local Plan 2037 began with stage 1 - DtC, legal and procedural compliance in February 2024. At the close of the stage 1 hearings the Inspector confirmed that the Council had met the DtC during the preparation of the Draft Local Plan prior to submission in a letter dated 5 March 2024.
- 2.10 With the withdrawal of the Draft Elmbridge Local Plan 2037, the Council is preparing a new local plan and will fulfill the DtC through this process and in carrying out its wider planning function. So far DtC activities have included:
- Regular and ongoing DtC meetings with Surrey County Council and neighbouring boroughs, and prescribed bodies.
 - Specific DtC meetings with Epsom and Ewell Borough Council to agree a statement of common ground (SoCG) in advance of the submission of their draft local plan for examination in February and March 2025.
 - Specific DtC meetings with the London Borough of Kingston to discuss and feedback on their Green Belt review methodology.
 - Responses submitted to the ‘Towards a New London Plan’ consultation in

⁷ [Localism Act 2011, Section 110](#)

⁸ [National Planning Policy Framework](#)

June 2025 and Runnymede Borough Council's consultation on their draft DtC scoping statement in July 2025.

Neighbourhood planning

- 2.11 There are currently no adopted neighbourhood plans or neighbourhood forums in Elmbridge and no neighbourhood plans or forums are currently in development.

Delivering sustainable planning decisions

| Monitoring indicators |
|---|
| The % of major, minor and other planning applications processed within statutory timescales for each quarter and whole of the monitoring period |
| The total number of applications of other types (e.g. CCOs, Trees etc.) decided in the monitoring period |

Speed of determining planning applications

- 2.12 There are a number of performance indicators that can be used to benchmark the Council's performance against other local planning authorities. The speed in which planning decisions are made is a key performance indicator for Government.
- 2.13 Table 2.1 sets out the percentage of 'major', 'minor' and 'other' applications decided within statutory time periods between 1 April 2024 and 31 March 2025 (the monitoring period). The data shows that an average 78% of major and 83% of minor applications were determined within the statutory timeframes of 13 and 8 weeks during the 2024/25 monitoring period, with 91% of other applications were determined. This exceeds national targets of 60%, 70% and 70%, but is below local targets of 83%, 83% and 92%.

| Monitoring period | Major applications (13 weeks) | Minor applications (8 weeks) | Other applications (decisions issued) |
|---------------------------|----------------------------------|---------------------------------|--|
| Q1 - April to June 2024 | 80% | 64% | 88% |
| Q2 July to September 2024 | 70% | 90% | 94% |

| Monitoring period | Major applications (13 weeks) | Minor applications (8 weeks) | Other applications (decisions issued) |
|-------------------------------|----------------------------------|---------------------------------|--|
| Q3 - October to December 2024 | 67% | 90% | 90% |
| Q4 - January to March 2025 | 93% | 86% | 92% |
| 2024/25 | 78% | 83% | 91% |
| | | | |
| National Target | 60% | 70% | 70% |
| Difference | + 18% | + 13% | + 21% |
| Local Target | 83% | 83% | 92% |
| Difference | - 5% | - 1% | - 1% |

Table 2.1: Percentage of planning applications decided within statutory time periods.

- 2.14 Whilst table 2.2 demonstrates that the proportion of major and minor applications determined within statutory timeframes decreased during 2024/25 compared to the very high proportions seen over the previous 5 years. The data shows the planning service has maintained a very strong performance since 2013/14 with the proportion of decisions issued within statutory timeframes consistently well above national targets.

| Monitoring period | Major applications (13 weeks) | Minor applications (8 weeks) | Other applications (decisions issued) |
|-------------------------|----------------------------------|---------------------------------|--|
| National targets | 60% | 70% | 70% |
| Local targets | 83% | 83% | 92% |
| 2013/14 | 83% | 84% | 94% |
| 2014/15 | 81% | 77% | 91% |
| 2015/16 | 91% | 83% | 94% |

| Monitoring period | Major applications (13 weeks) | Minor applications (8 weeks) | Other applications (decisions issued) |
|------------------------|----------------------------------|---------------------------------|--|
| 2016/17 | 92% | 90% | 94% |
| 2017/18 | 98% | 85% | 88% |
| 2018/19 | 77% | 86% | 56% |
| 2019/20 | 85% | 87% | 95% |
| 2020/21 | 88% | 85% | 94% |
| 2021/22 | 87% | 85% | 85% |
| 2022/23 | 87% | 83% | 86% |
| 2023/24 | 93% | 88% | 85% |
| 2024/25 | 78% | 83% | 91% |
| Average | 87% | 85% | 88% |
| 10-year average | 88% | 86% | 87% |
| 5-year average | 87% | 85% | 88% |

Table 2.2: Percentage of planning applications decided within statutory time since 2013/14.

Performance at appeal

- 2.15 The appeal process is designed to allow applicants who disagree with a planning decision to appeal to the Planning Inspectorate. Table 2.3 outlines the number of decisions appealed and the percentage of these that were ultimately dismissed at appeal since 2014/15. The Council received 135 appeals in 2024/25, which represents more than double the annual number of appeals received since 2018/19. Of these, 67% were dismissed which is consistent with average dismissal rate since 2014/15 and above the local target.

| Monitoring period | No of appeals | Proportion of appeals dismissed (%) |
|---------------------|---------------|-------------------------------------|
| Local target | - | 65% |

| Monitoring period | No of appeals | Proportion of appeals dismissed (%) |
|------------------------|---------------|-------------------------------------|
| 2014/15 | 99 | 59% |
| 2015/16 | 125 | 57% |
| 2016/17 | 136 | 61% |
| 2017/18 | Not reported | 71% |
| 2018/19 | 47 | 65% |
| 2019/20 | 65 | 72% |
| 2020/21 | 40 | 70% |
| 2021/22 | 44 | 65% |
| 2022/23 | 63 | 62% |
| 2023/24 | 44 | 70.5% |
| 2024/25 | 135 | 67% |
| Average | 80 | 65% |
| 10-year average | 78 | 66% |
| 5-year average | 65 | 67% |

Table 2.3: Proportion of appeals dismissed since 2014/15.

- 2.16 The appeal performance of the Council's individual adopted policies in the Core Strategy and Development Management Plan since 2018/19 and 2017/18 respectively is set out in Table 2.4 and 2.5.
- 2.17 The data in table 2.4 and 2.5 demonstrates that decisions made in accordance with Policy CS17 - Local Character, Density and Design and Policy DM2 - Design and Amenity have been the policies/decisions most frequently appealed since their adoption with a cumulative of 352 and 537 appeals raised against them since 2017/18, including 70 and 85 in the 2024/25 monitoring period respectively, the majority of which – 71% and 67% were ultimately dismissed.

| Core Strategy policy | No of appeal in 2024/25 | Proportion dismissed in 2024/25 (%) | Cumulative no appeals since 2018/19 |
|--|--------------------------------|--|--|
| CS1 – Spatial Strategy | 0 | 0% | 9 |
| CS2 – Housing Provision, Location and Distribution | 1 | 0% | 5 |
| CS3 – Walton-On-Thames | 6 | 67% | 28 |
| CS4 – Weybridge | 10 | 60% | 35 |
| CS5 – Hersham | 4 | 75% | 12 |
| CS6 – Whiteley Village | 0 | 0% | 1 |
| CS7 – East and West Molesey | 3 | 67% | 20 |
| CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green | 3 | 100% | 41 |
| CS9 – Esher | 3 | 100% | 23 |
| CS10 – Cobham, Oxshott, Stoke D'Abernon and Downside | 17 | 65% | 53 |
| CS11 - Claygate | 0 | 0% | 18 |

| Core Strategy policy | No of appeal in 2024/25 | Proportion dismissed in 2024/25 (%) | Cumulative no appeals since 2018/19 |
|--|-------------------------|-------------------------------------|-------------------------------------|
| CS12 – The River Thames Corridor and its Tributaries | 0 | 0% | 4 |
| CS13 – Thames Basin Heaths Special Protection Area | 6 | 83% | 21 |
| CS14 – Green Infrastructure | 4 | 100% | 11 |
| CS15 – Biodiversity | 10 | 90% | 28 |
| CS16 – Social and Community Infrastructure | 0 | 0% | 4 |
| CS17 – Local Character Density and Design | 70 | 71% | 352 |
| CS18 – Town Centre Uses | 5 | 80% | 8 |
| CS19 – Housing Type and Size | 10 | 70% | 29 |
| CS20 – Older People | 0 | 0% | 0 |
| CS21 – Affordable Housing | 18 | 83% | 96 |
| CS22 – Gypsies, Travellers and Travelling Showpeople | 0 | 0% | 0 |

| Core Strategy policy | No of appeal in 2024/25 | Proportion dismissed in 2024/25 (%) | Cumulative no appeals since 2018/19 |
|------------------------------------|-------------------------|-------------------------------------|-------------------------------------|
| CS23 – Employment Land Provision | 0 | 0% | 3 |
| CS24 – Hotels and Tourism | 0 | 0% | 0 |
| CS25 – Travel and Accessibility | 8 | 88% | 24 |
| CS26 – Flooding | 6 | 100% | 28 |
| CS27 – Sustainable Buildings | 0 | 0% | 0 |
| CS28 - Implementation and Delivery | 0 | 0% | 0 |
| CS29 – Monitoring | 0 | 0% | 0 |

Table 2.4: Appeal performance by adopted Core Strategy policy since 2018/19.

| DM policy | No of appeals in 2024/25 | Proportion dismissed in 2024/25 (%) | Cumulative appeals since 2017/18 |
|--|---------------------------------|--|---|
| DM1 – Sustainable Development | 0 | 0 | 7 |
| DM2 – Design and Amenity | 85 | 67% | 537 |
| DM3 – Mixed Uses | 0 | 0% | 2 |
| DM4 – Comprehensive Development | 2 | 50% | 4 |
| DM5 – Pollution | 5 | 100% | 19 |
| DM6 - Landscape and Trees | 7 | 86% | 44 |
| DM7 – Access and Parking | 16 | 94% | 86 |
| DM8 – Refuse, Recycling and External Plant | 4 | 100% | 12 |
| DM9 – Social and Community Facilities | 0 | 0% | 7 |
| DM10 – Housing | 17 | 76% | 91 |
| DM11 – Employment | 0 | 0% | 7 |
| DM12 – Heritage | 8 | 75% | 53 |

| DM policy | No of appeals in 2024/25 | Proportion dismissed in 2024/25 (%) | Cumulative appeals since 2017/18 |
|---|---------------------------------|--|---|
| DM13 – Riverside Development and Uses | 0 | 0% | 6 |
| DM14 – Evening Economy | 0 | 0% | 0 |
| DM15 – Advertisements, Shopfronts and Signage | 10 | 80% | 15 |
| DM16 - Telecommunications | 3 | 67% | 14 |
| DM17 – Green Belt (Development of new buildings) | 5 | 60% | 34 |
| DM18 – Green Belt (Development of existing buildings) | 10 | 70% | 33 |
| DM19 – Horse Related Uses and Developments | 0 | 0% | 1 |
| DM20 – Open Space and Views | 2 | 100% | 5 |
| DM21 – Nature Conservation and Biodiversity | 9 | 89% | 41 |

| DM policy | No of appeals in 2024/25 | Proportion dismissed in 2024/25 (%) | Cumulative appeals since 2017/18 |
|--------------------------------------|--------------------------|-------------------------------------|----------------------------------|
| DM22 – Recreational uses of waterway | 0 | 0% | 0 |

Table 2.5: Appeal performance by adopted Development Management Plan policy since 2017/18.

Other activities and achievements of the planning service

Development Management

- 2.18 The Development Management team continues to provide the pre-application advice service and Planning Performance Agreements (PPAs), which improve the quality and speed of planning advice and decisions, whilst also improving the quality of proposals submitted to the Council.
- 2.19 The Council adopted its amended Statement of Community Involvement (SCI) in November 2024⁹ and updated the Validation Checklist after undertaking public consultations on both from 2 to 30 September 2024.

Policy

- 2.20 The Planning Policy team developed and implemented a new planning data monitoring system over the course of the 2024/25 monitoring period. The new monitoring system will provide more 'live', accurate and robust data for the service, improving the efficiency and accuracy of data reporting in AMRs, government data returns and Freedom of Information requests.
- 2.21 In addition, the policy team have prepared a new Land Availability Assessment and associated methodology, which will be published in December 2025, along with an updated housing trajectory and 5 year housing land supply position statement; published a new Housing Delivery Test Action Plan in June 2025; completed a full review of the Council's Brownfield land Register, which will also be published in December 2025; published a new Employment Land Review and Retail and Leisure Need Assessment in March and April 2025; and procured consultants to prepare a new Local Housing Need Assessment and Gypsy and Traveller Need Assessment, both of which will be published by early 2026.

Business Support Team

- 2.22 The Business Support Team (BST) welcomed a new manager in July 2025. The team continue to process, validate and register all planning applications submitted to the Council and provide support to the PPAs and the pre-application advice service alongside the Development Management team. BST processed 3,046 applications and 263 pre-applications over the 2024/25 monitoring period.

Compliance

- 2.23 Over the monitoring period, the Planning Compliance team opened 422 investigations into alleged breaches of planning control and closed 406 investigations. In addition, the team served 1 temporary stop notice, 9 planning enforcement notices and 7 planning contravention notices.

⁹ [Elmbridge Borough Council, Statement of Community Involvement, November 2024](#)

CIL and Infrastructure

- 2.24 Administration of the Council's CIL programme is done through our Strategic Priority Programme (SPP) and the Council's Strategic CIL Working Group. The annual funding process for community-based applications is administered by the Local Spending Boards and Claygate Parish Council. The Council's annual Infrastructure Funding Statement (IFS), available online on the Council's [website](#), provides a full report on the collection and spending of CIL and Section 106 monies.
- 2.25 The Council continues to engage with and respond to a number of Nationally Significant Infrastructure Project (NSIP) plans and consultations, including the 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 others.

Trees

- 2.26 The Trees team responded to 596 arboricultural development management consultations, 320 tree work applications and 146 conservation area tree work notifications during the 2024/235 monitoring period. Serving 13 Tree Preservation Orders (TPOs) to protect assets under threat.

Heritage

- 2.27 The Council's Heritage and Design service continues to provide specialist advice on all applications that effect heritage assets and major applications. The service continues to work closely with local residents and Councillors to improve and protect Elmbridge's built environment.

3. Delivering the right homes

- 3.1 The delivery of housing in the borough, including affordable housing and housing mix is monitored against the series of objectives and monitoring indicators set out below.

| 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 |

| Monitoring 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) |

| Monitoring indicators |
|---|
| Tenure mix of affordable housing provided (social rent, affordable rent and shared ownership) |
| Densities of completed housing developments |
| Densities of completed housing developments in town, district and local centres |
| New homes bonus |
| Number of 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 |

Housing need

- 3.2 The Council's adopted housing requirement to deliver 225 homes per year set out in Policy CS2 of the Core Strategy is recognised to be out of date. Paragraph 78 of the NPPF states that where a LPA's housing requirement is out of date housing delivery and land supply is to be assessed against the Borough's Local Housing Need (LHN), which is calculated using the standard method.
- 3.3 The NPPF published in December 2024 revised the standard method for calculating LHN. Using the revised standard method and the latest data, Elmbridge has a LHN of 1,584 dwellings per annum (dpa). 1,584 dpa is therefore the base requirement for the Borough when assessing housing delivery and calculating a 5-year housing land supply (5YHLS) position. The latest full standard method calculation is set out in Appendix 1.
- 3.4 The recent increase to the LHN for Elmbridge introduced by the new standard method follows a trend of increasing LHN over the past 10 years, which is demonstrated in table 3.1 below.

| Source | Methodology | Housing requirement (dpa) |
|--------------------|------------------------|---------------------------|
| Core Strategy 2011 | Adopted housing target | 225 |

| Source | Methodology | Housing requirement (dpa) |
|---|---|---------------------------|
| | (now out of date) | |
| Kingston and North Surrey Strategic Housing Market Assessment (SHMA) 2016 | Objective assessment of need (OAN) | 474 |
| Local Housing Need Assessment (LHNA) 2020 | 2020 standard method calculated LHN for 2020 | 626 |
| Local Housing Need Assessment (LHNA) 2021 | 2020 standard method calculated LHN for 2021 | 641 |
| Local housing need 2022 | 2020 standard method calculated LHN for 2022 | 647 |
| Local housing need 2023 | 2020 standard method calculated LHN for 2023 | 650 |
| Local housing need 2024 | Dec. 2024 standard method calculated LHN for 2024 | 1,574 |
| Local housing need 2025 | Dec. 2024 standard method calculated LHN for 2025 | 1,584 |

Table 3.1: Elmbridge Borough Council's increasing housing requirement since adoption of the Core Strategy in 2011.

- 3.5 The Council's Local Housing Need Assessment¹⁰ (LHNA) is currently the most up to date source information on the size, type and tenure of homes needed in the Borough. This supersedes the previous Strategic Housing Market Assessment, published in 2016.
- 3.6 The LHNA also identifies the breakdown of homes needed by size for market housing as 20% 1 bed, 50% 2 beds, 20% 3 beds and 10% 4+ beds and 15% 1 beds, 34% 2 beds, 11% 3 beds and 40% 4+ beds for affordable housing.

¹⁰ [Elmbridge Borough Council, Local Housing Need Assessment, March 2020](#)

Housing delivery test

- 3.7 The Housing Delivery Test (HDT) was introduced through the NPPF in July 2018. It assesses the number of homes delivered against the housing requirement for each LPA over a three-year period.
- 3.8 The latest HDT results (the 2023 HDT measurement) were published in December 2024¹¹. The results for EBC showed that 1,354 homes were delivered between 2020/21 and 2022/23 against a requirement of 1,709 homes, a score of 79%.
- 3.9 As less than 95% of the 1,709 homes required between 2020/21 and 2022/23 were delivered, the NPPF sets out that Elmbridge must prepare and publish an HDT Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. The Action Plan must be published within six months of the publication of the 2023 HDT results – i.e. by 12 June 2025.
- 3.10 The Council published its 2025 HDT Action Plan¹² in May 2025. The action plan sets out EBC's past performance against the housing delivery test in detail.
- 3.11 In addition, as less than 85% of the homes required between 2020/21 and 2022/23 were delivered, the NPPF states that a 20% buffer must be added to the Council's housing requirement for the purposes of the 5YHLS.

Housing delivery

- 3.12 Net completions of new self-contained residential dwellings in the Borough per year since 2010/11 are set out in table 3.2. A complete list of the planning permissions contributing to 2024/25 completions resulting in a gain or loss of residential dwellings is provided in Appendix 2.
- 3.13 Table 3.2 shows that 511 new self-contained dwellings were completed in the 2024/25 monitoring period. This represents the second highest number of completions in a monitoring period since 2010/11 and a trend towards an increasing rate of annual completions since 2022/23.

| Monitoring period | Net self-contained completions |
|-------------------|--------------------------------|
| 2010/11 | 355 |
| 2011/12 | 300 |
| 2012/13 | 264 |

¹¹ [Housing Delivery Test: 2023 Measurement](#)

¹² [Elmbridge Borough Council, Housing Delivery Test Action Plan, May 2025](#)

| Monitoring period | Net self-contained completions |
|------------------------------|--------------------------------|
| 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 |
| 2023/24 | 406 |
| 2024/25 | 511 |
| Total | 5,159 |
| Average since 2010/11 | 344 |
| 10-year average | 371 |
| 5-year average | 445 |

Table 3.2: Net self-contained residential completions 2010/11 to present.

Non self-contained residential completions

- 3.14 As well as self-contained dwellings, the Borough sees the completion of a number of non-self contained residential dwellings each monitoring period. In Elmbridge non-self contained completions are typically HMOs (Houses in Multiple Occupation) and care homes (Use Class C2). These can be included within the Council's completions and housing land supply at a ratio of 1:0.5.
- 3.15 Table 3.3 sets out the net non self-contained dwelling completions in the Borough for the 2024/25 monitoring period. 2024/25 net 30 non self-contained dwelling completions (15 at the 1:0.5 ratio), including the delivery of two new care homes and an HMO.

- 3.16 This AMR is the first in which the Council has split non-self contained completions out from self-contained completions. Doing so will ensure our net completions figures are accurate and correlate with Government data returns. However, it means we currently do not have historic data to compare with the 2024/25 non-self contained completions.

| Monitoring period | Net non-self-contained completions | Net non-self contained completions (1:0.5 ratio) |
|-------------------|------------------------------------|--|
| 2024/25 | 30 | 15 |

Table 3.3: Net non-self contained completions 2024/25.

Combined self-contained and non self-contained housing delivery

- 3.17 Table 3.4 sets out the combined net self-contained and non-self contained residential completions in the Borough for the 2024/25 monitoring period. Showing a total 526 net new residential dwellings were completed.

| Monitoring period | Net self-contained completions | Net non-self contained completions (1:0.5 ratio) | Combined net new residential completions |
|-------------------|--------------------------------|--|--|
| 2024/25 | 511 | 15 | 526 |

Table 3.4: Combined net self-contained and non-self contained residential completions 2024/25.

Distribution of development

- 3.18 Table 3.5 considers the spatial distribution of net self-contained and non-self contained residential completions in 2024/25 and cumulative completions since 2010/11 by the Borough's settlement areas. This shows that in 2024/25 Cobham, Oxshott, Stoke D'Abernon saw the most completions of new homes at 110 units, whilst Hersham saw the least with 13 units. The remaining settlements saw a similar scale of completions ranging from 59 to 76 units. A single completion in 2024/2025 was located on the boundary of Weybridge and Walton-on-Thames.
- 3.19 Table 3.5 also shows that since 2010/11 Walton-on-Thames has seen the most completions with a cumulative 1,331 units. Whereas East and West Molesey has seen the least with 417 net completed dwellings.

| Settlement area | Net completions 2024/25 | Cumulative net completions since 2010/11 |
|--|----------------------------|--|
| Claygate | 76.5 | 161.5 |
| Cobham, Oxshott, Stoke D'Abernon | 110 | 623 |
| East and West Molesey | 68 | 417 |
| Esher | 67.5 | 500.5 |
| Hersham | 13 | 453 |
| Long Ditton, Thames Ditton, Hinchley Wood and Weston Green | 59.5 | 601.5 |
| Walton-On-Thames | 59 | 1,331 |
| Weybridge | 68.5 | 752.5 |
| Weybridge/Walton-on- Thames | 4 | 4 |
| Total | 526 | 4,844 |

Table 3.5: Net combined self-contained and non-self contained residential completions by settlement since 2010/11.

Impact of permitted development

- 3.20 The introduction of permitted development rights (PDR) for change of use of offices and now Use Class E commercial premises to Use Class C3 self-contained residential dwellings has had a significant impact on the delivery of new homes in the Borough. Table 3.6 sets out the number and proportion of completions delivering new self-contained residential dwellings in the Borough permitted through PDR since 2023/24.
- 3.21 Table 3.6 shows that PDR has resulted in 49 completions of new self-contained residential completions in the Borough since 2023/24, with 36 completions in the 2024/25 monitoring year. Previously the Council has not separated PDR completions from change of use therefore it isn't possible to provide more historic PDR completions data.

| Monitoring period | Net self-contained completions through PD | Proportion of total net self-contained completions (%) |
|-------------------|---|--|
| 2023/24 | 13 | 3% |
| 2024/25 | 36 | 7% |
| Total | 49 | 5% |

Table 3.6: Number and proportion of self-contained residential completions through permitted development rights since 2023/24.

- 3.22 There are also an additional net 523 self-contained dwellings currently in the development pipeline from unimplemented schemes with extant planning permission and schemes currently under construction permitted through PDR.

Optimisation/efficient use of land

- 3.23 Paragraph 129 of the NPPF establishes that “*planning policies and decisions should support development that makes efficient use of land*”. Paragraph 130 (c) goes on to state that LPAs should refuse applications which they consider fail to make efficient use of land, taking into account the policies within the NPPF.
- 3.24 The density of new development can be used to indicate if development coming forward in the Borough is making efficient use of land in accordance with NPPF. The density of a development is calculated by dividing the gross number of new homes delivered in the scheme by the size of the development site to give a density per hectare (dph).
- 3.25 In September 2018, the Council published Development Management (DM) Advice Note 2 – Optimisation of development land¹³. This sought to respond to the over delivery of large, detached 4+ bed homes on large plots in the Borough, which was resulting in underutilisation and inefficient use of the limited supply of development land in the Borough.
- 3.26 Table 3.7 to 3.9 consider the average density of completed developments delivering new self-contained residential dwellings by the Borough’s settlement areas, town, local and district centres and compares these to the average density of development completed between 2013/14 and 2018/19 before the Council’s development management advice note 2 was introduced.
- 3.27 It should be noted that due to the time lag between the grant of planning permission for a development and the timeframe in which that development is actually delivered and completed, we would expect a similar time lag between the introduction of the Council’s development management advice note and

¹³ [Elmbridge Borough Council, Development Management Advice Note 2 – Optimisation of development land, September 2018.](#)

any change in the average density of development completed in the Borough.

- 3.28 Table 3.7 shows that overall, the average density of self-contained residential completions across the Borough has increased by 27% since 2013/14 from 56.6 to 72.1 dph. Although the average density decreased from 81.1 dph in the previous monitoring period (2023/24) to 72.1 dph in 2024/25. The average density for 2024/25 at 72.1 is above both the 10-year average of 53.6 dph and the 5-year average of 61.4 dph. This is compelling evidence demonstrating the Council's planning decisions are ensuring greater optimisation and efficient use of land in the Borough.
- 3.29 Please note that phased developments with completions over a number of years are counted in the year the scheme is fully completed to ensure the density of the scheme is considered correctly.

| Monitoring period | Avg. density of self-contained completions (dph) |
|------------------------|--|
| 2013/14 | 56.6 |
| 2014/15 | 43.9 |
| 2015/16 | 52.5 |
| 2016/17 | 57.8 |
| 2017/18 | 33.2 |
| 2018/19 | 46.8 |
| 2019/20 | 39.2 |
| 2020/21 | 38.8 |
| 2021/22 | 39.6 |
| 2022/23 | 75.1 |
| 2023/24 | 81.1 |
| 2024/25 | 72.1 |
| Average | 53.2 |
| 10-year average | 53.6 |
| 5-year average | 61.4 |

Table 3.7: Average density of development across the Borough delivering new self-contained residential dwellings since 2013/14.

- 3.30 Table 3.8 shows that the Thames Ditton, Long Ditton, Hinchley Wood and Weston Green and East and West Molesey settlement areas saw the highest average density of completed self-contained residential development in the 2024/25 monitoring period at 117.54 and 112.04 dph. Whereas Claygate and Cobham, Oxshott, Stoke D'Abernon and Downside saw the lowest average densities at 27.96 and 29.72 dph.
- 3.31 Compared to the average densities recorded between 2013/14 and 2018/19, the 2024/25 monitoring year saw an average increase of 24.6 dph across the borough. Whilst this represents a smaller increase from the previous monitoring year of 32.7 dph, the data clearly shows a general increase in densities since 2022/23 compared to the densities recorded before the Council's DM advice note 2 was published.

| Settlement area | Avg. density of self-contained completions in 2024/25 (dph) | Difference compared to avg. densities recorded between 2013/14 and 2018/19 (dph) | | | | |
|--|---|--|---------|---------|---------|---------|
| | | 2024/25 | 2023/24 | 2022/23 | 2022/21 | 2020/21 |
| Claygate | 27.96 | + 5.7 | + 183.3 | + 182.3 | - | + 51.0 |
| Cobham, Oxshott, Stoke D'Abernon and Downside | 29.72 | + 10.5 | + 10.3 | - 5.1 | - 4.7 | - 1.0 |
| East and West Molesey | 112.04 | + 48.5 | + 7.7 | + 38.7 | - 19.4 | - 21.3 |
| Esher | 84.79 | + 41.3 | + 29.9 | + 14.7 | - 26.0 | - 24.3 |
| Hersham | 77.78 | + 6.9 | - 18.2 | + 2.4 | - 19.4 | - 45.0 |
| Thames Ditton, Long Ditton, Hinchley Wood and Weston Green | 117.54 | + 65.2 | + 59.0 | + 19.1 | + 1.2 | - 14.6 |
| Walton-On-Thames | 81.45 | + 3.2 | - 34.0 | - 35.8 | - 32.3 | - 34.9 |
| Weybridge | 54.01 | + 15.7 | + 23.3 | - 2.8 | + 12.5 | + 12.1 |
| Weybridge/Walton-on-Thames | 20 | n/a | n/a | n/a | n/a | n/a |
| Borough-wide average | 72.19 | + 24.6 | + 32.7 | + 26.7 | - 8.8 | - 9.7 |

Table 3.8: Average density of completed developments delivering new self-contained residential dwellings by settlement area in 2024/25 and the difference in average densities recorded over the last 5 years compared to those recorded between 2013/14 and 2018/19.

3.32 Table 3.9 shows that the Thames Ditton local centre saw the highest average density of completed self-contained residential development across the Borough's town, district and local centres in the 2024/25 monitoring period at 446.70 dph, followed by Esher district centre and Molesey Bridge Road local centre at 400 and 302.12 dph. Whereas Oxshott local centre saw the lowest average densities at 33.33 dph, followed by Claygate and Weybridge Queen's Road local centres at 42.19 and 56.25 dph. At 214.22 dph, the average density across all centres for 2024/25 shows a marked increase from the previous monitoring year at 146.1 dph but is largely in line with the average densities recorded over the last 5 years.

| Town, district and local centres | 2024/25 (dph) | 2023/24 (dph) | 2022/23 (dph) | 2021/22 (dph) | 2020/21 (dph) |
|----------------------------------|---------------|---------------|---------------|---------------|---------------|
| Claygate | 42.19 | 400 | 400 | - | - |
| Cobham | - | 110 | - | - | - |
| East Molesey | 175.30 | - | 166.1 | 95.08 | - |
| Esher | 400 | 62.5 | 161.2 | - | 66.67 |
| Molesey Bridge Road | 302.12 | - | - | - | - |
| Oxshott | 33.33 | - | - | - | - |
| Weybridge Queens Road | 56.25 | - | - | - | - |
| Hersham | - | - | 90.9 | - | 47.17 |
| Thames Ditton | 446.70 | - | 371.3 | - | 82.89 |

| Town, district and local centres | 2024/25 (dph) | 2023/24 (dph) | 2022/23 (dph) | 2021/22 (dph) | 2020/21 (dph) |
|--|---------------|---------------|---------------|---------------|---------------|
| Walton-On-Thames | 162.46 | 42.8 | - | 133.3 | 250 |
| Weybridge | 150 | 115.2 | 97.3 | 421.3 | 123.22 |
| Average across the Borough's town, district and local centres | 214.22 | 146.1 | 214.5 | 216.6 | 114 |

Table 3.9: Average density of completed development delivering new self-contained residential dwellings by town, district and local centre over the last 5 years.

Housing mix

- 3.33 Guided by the evidence of identified need set out in the LHNA, the Council seeks to deliver the range of homes needed in the Borough - the right homes in the right place. Table 3.10 to 3.13 set out the number and proportion of net self-contained and non-self contained completions by size and type since 2010/11. Please note that shared accommodation refers to non-self contained dwellings that are counted at a ratio of 1:0.5 towards the Council's net 'C3 equivalent' completions.
- 3.34 In previous AMRs the Council reported gross completions by size and type rather than net. Switching to net completions for this and future AMRs will ensure data on the type and size of new homes delivered in the Borough is more easily understandable and can be correlated with the overall net completions for a monitoring period. However, it means the data reported in previous AMRs is not comparable with the data presented in this AMR.
- 3.35 Table 3.10 and 3.11 consider the breakdown of residential dwelling completions by type and size since 2013/14. Table 10 demonstrates the majority of net new dwellings completed since 2013/14 were 1 and 2 beds averaging of 26% and 34%, as well as 4+ beds also averaging 26%, particularly between 2014/15 and 2020/21. In 2024/25 most new dwelling completions delivered a mix of 1, 2 and 3 bed homes at 27%, 47% and 20% respectively, in line with trends towards more 1, 2 and 3 bed homes seen over the last 4 years.
- 3.36 Table 11 shows that since 2013/14 the majority of net new dwellings completed were flats and detached homes averaging 62% and 19% respectively, particularly between 2014/15 to 2020/21. The majority of completions in the 2024/25 monitoring period were again flats at 80%, which is again in line with trends towards greater proportion of smaller 1, 2 and 3 bed homes seen over the last 4 years.

| Type | Shared | Studios | 1 bed | 2 beds | 3 beds | 4+ beds | Total |
|--------------|-----------|----------|--------------|--------------|------------|--------------|--------------|
| 2013/14 | 0 | 0 | 50 | 107 | 40 | 85 | 282 |
| 2014/15 | 0 | 0 | 40 | 64 | 25 | 109 | 238 |
| 2015/16 | 0 | 0 | 77 | 42 | 19 | 105 | 243 |
| 2016/17 | 0 | 0 | 93 | 121 | 34 | 109 | 357 |
| 2017/18 | 0 | 0 | 45 | 64 | 38 | 130 | 277 |
| 2018/19 | 0 | 0 | 130 | 128 | 84 | 120 | 462 |
| 2019/20 | 0 | 0 | 129 | 175 | 85 | 93 | 482 |
| 2020/21 | 0 | 0 | 65 | 138 | 57 | 112 | 372 |
| 2021/22 | 0 | 0 | 292 | 366 | 89 | 79 | 826 |
| 2022/23 | 0 | 0 | 92 | 85 | 66 | 53 | 296 |
| 2023/24* | 0 | 0 | 156 | 196 | 42 | 26 | 420 |
| 2024/25 | 18 | 3 | 142 | 248 | 105 | 10 | 526 |
| Total | 18 | 3 | 1,311 | 1,734 | 684 | 1,031 | 4,781 |

Table 3.10: Combined self-contained and non-self contained residential completions by size since 2013/14.

** Housing mix reported between 2013/14 and 2023/24 are reported as the gross number of dwellings.*

| Type | Shared | Flats | Terrace | Semi detached | Detached | Total |
|----------|--------------|-------|--------------|---------------|--------------|------------|
| 2013/14 | Not reported | 120 | Not reported | Not reported | Not reported | 120 |
| 2014/15 | 0 | 111 | 8 | 18 | 101 | 238 |
| 2015/16 | 0 | 112 | 2 | 33 | 96 | 243 |
| 2016/17 | 0 | 230 | 17 | 23 | 91 | 361 |
| 2017/18 | 0 | 106 | 38 | 26 | 107 | 277 |
| 2018/19 | 0 | 229 | 55 | 66 | 112 | 462 |
| 2019/20 | 0 | 288 | 21 | 88 | 85 | 482 |
| 2020/21 | 0 | 165 | 21 | 86 | 100 | 372 |
| 2021/22 | 0 | 662 | 8 | 93 | 63 | 826 |
| 2022/23 | 0 | 170 | 19 | 40 | 67 | 296 |
| 2023/24* | 4 | 326 | 17 | 19 | 54 | 420 |
| 2024/25 | 18 | 422 | 12 | 71 | 3 | 526 |

| Type | Shared | Flats | Terrace | Semi detached | Detached | Total |
|-------|--------|-------|---------|---------------|----------|-------|
| Total | 22 | 2,941 | 218 | 563 | 879 | 4,623 |

Table 3.11: Combined self-contained and non-self contained residential completions by type since 2013/14.

** Housing mix reported between 2013/14 and 2023/24 are reported as the gross number of dwellings.*

Land use

- 3.37 Paragraph 124 (c) of the NPPF states that planning policies and decisions should give “*substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land*”. Criteria 2 of EBC’s Core Strategy Policy CS1 – Spatial Strategy reflects this position stating that “*new development will be directed toward previously developed land within the existing built-up areas, taking account of the relative flood risk of available sites, and the potential impact on Thames Basin Heaths*”.
- 3.38 Table 3.12 sets out the number and proportion of new self-contained and non-self contained residential completions by land type – i.e. brownfield or previously developed land (PDL) and greenfield or undeveloped land since 2013/14 when the Council began monitoring it.
- 3.39 Table 3.12 shows that the Council’s planning decisions have directed the overwhelming majority of developed towards brownfield or PDL, with 3,287 of the 3,755 net residential dwelling completions since 2013/14 located on brownfield land and an average 86% of completions on brownfield land over the same period.
- 3.40 The 2024/25 monitoring period also reflects the trend of brownfield development seen since 2013/14, with 385 (73%) net residential dwelling completions located on brownfield or PDL and 141 (27%) delivered on greenfield or undeveloped land.

| Monitoring period | Brownfield / PDL | Brownfield / PDL (%) | Greenfield / undeveloped land | Greenfield / undeveloped land (%) |
|-------------------|------------------|----------------------|-------------------------------|-----------------------------------|
| 2013/14 | 231 | 90% | 26 | 10% |
| 2014/15 | Not reported | Not reported | Not reported | Not reported |
| 2015/16 | 200 | 95% | 11 | 5% |
| 2016/17 | 175 | 99% | 2 | 1% |
| 2017/18 | 175 | 76% | 56 | 24% |
| 2018/19 | 241 | 68% | 112 | 32% |
| 2019/20 | 286 | 72% | 110 | 28% |

| Monitoring period | Brownfield / PDL | Brownfield / PDL (%) | Greenfield / undeveloped land | Greenfield / undeveloped land (%) |
|----------------------------|------------------|----------------------|-------------------------------|-----------------------------------|
| 2020/21 | 292 | 97% | 10 | 3% |
| 2021/22 | 701 | 91% | 67 | 9% |
| 2022/23 | 221 | 94% | 15 | 6% |
| 2023/24 | 380 | 94% | 26 | 6% |
| 2024/25 | 385 | 73% | 141 | 27% |
| Total / Average (%) | 3,287 | 86% | 576 | 14% |

Table 3.12: Number and proportion of net combined self-contained and non-self contained residential completions by land type since 2013/14.

- 3.41 Table 3.13 considers the number and proportion of new residential completions delivered on undeveloped garden land since 2015/16 when the Council began monitoring it. This shows that garden land has been a significant source of development land in the Borough, with 238 new residential dwelling completions located on garden land since 2015/16, equivalent to 6% of the total completions delivered over that period.
- 3.42 The 2024/25 monitoring period saw a record number of residential dwelling completions on garden land with 141 units, representing 27% of the total completions in the monitoring period.

| Monitoring period | Completions on garden land | % of completions on garden land |
|-------------------|----------------------------|---------------------------------|
| 2015/16 | 11 | 5% |
| 2016/17 | 2 | 1% |
| 2017/18 | 18 | 8% |
| 2018/19 | 24 | 7% |
| 2019/20 | 9 | 2% |
| 2020/21 | 7 | 2% |
| 2021/22 | 5 | 1% |

| Monitoring period | Completions on garden land | % of completions on garden land |
|----------------------------|----------------------------|---------------------------------|
| 2022/23 | 12 | 5% |
| 2023/24 | 9 | 2% |
| 2024/25 | 141 | 27% |
| Total / Average (%) | 238 | 6% |

Table 3.13: Number and proportion of net combined self-contained and non-self contained residential completions located on garden land since 2015/16.

New homes bonus

- 3.43 The new home bonus scheme is a grant program introduced in 2011 that aims to incentivise LPAs to increase housing delivery in their area. The Government pays a grant to LPAs based on the amount of extra council tax revenue raised from new homes, conversions, and long-term empty properties. LPAs receive the bonus for 6 years and there is an additional payment for each affordable home delivered.
- 3.44 Table 3.14 shows the amount of grant funding the Council has expected to receive through the New Homes Bonus scheme since 2016/17 when the Council began monitoring it. In total the Council has expected to receive £9,516,874.

| Monitoring period | New Homes Bonus grant funding received |
|-------------------|--|
| 2016/17 | £2,967,242 |
| 2017/18 | £1,888,857 |
| 2018/19 | £1,102,443 |
| 2019/20 | £957,930 |
| 2020/21 | £864,320 |
| 2021/22 | £461,774 |
| 2022/23 | £1,028,050 |
| 2023/24 | £114,885 |

| Monitoring period | New Homes Bonus grant funding received |
|-------------------|--|
| 2024/25 | £131,373 |
| Total | £9,516,874.00 |

Table 3.14: Grant funding to be received through the New Homes Bonus scheme since 2016/17.

Affordable housing

Affordable housing need

- 3.45 The Council's LHNA identifies the need for affordable housing in the Borough as 269 new affordable homes per year. This is then broken down by tenure at 71% social/affordable rent and 29% intermediate rent.

Affordable housing delivery

- 3.46 This need is reflected requirement for affordable housing set out in the Council's Core Strategy policy CS21 – Affordable Housing and Development Contributions SPD¹⁴ at 40% of the gross number of dwellings on sites of 15 dwellings or more, 30% of the gross number of dwellings on sites of 6 to 14 dwellings, 20% of the gross number of dwellings on sites of 5 dwellings and a financial contribution equivalent to the cost of 20% of the gross number of dwellings on sites of 1 to 4 dwellings.
- 3.47 EBC is committed to boosting the delivery of new genuinely affordable homes in the Borough and it is a key priority for the Council. Paragraph 65 of the NPPF sets out that LPAs should not seek affordable housing contributions on development sites of less than 10 dwellings – i.e. non major development. However, in recognition of the acute need for affordable housing in the Borough, the Council continued to apply Core Strategy Policy CS21 and sought financial contributions toward the provision of affordable housing on all development sites delivering 1 to 9 net residential dwellings contrary to national policy and guidance. This is in addition to the requirement for major development (development delivery 10 or more dwellings or greater than 0.5 ha) to provide a proportion of the new dwellings as affordable homes.
- 3.48 Following a review of its approach to small sites (1 to 9 net units), the Council determined that due to changes in circumstances, more weight needed to be attached to national policy than policy CS21 in the Core Strategy. Consequently, affordable housing contributions on small sites of less than 10 dwellings are no longer required. This applies to all relevant applications determined on or after 23 July 2025.

- 3.49 Table 3.15 and 3.16 set out the number and proportion of new affordable

¹⁴ [Elmbridge Borough Council, Development Contributions SPD, July 2020 \(updated April 2021\)](#)

homes completed in the Borough since 2011/12. The data reported between 2011/12 and 2023/24 is based on information provided by the Council's Housing team and is reported as the gross number of homes. From 2024/25 the Council will be reporting net completions of affordable homes based on planning permission data.

- 3.50 Switching to net completions for this and future AMRs will ensure data on the affordable housing delivery in the Borough is more easily understandable and can be correlated with the overall net completions for a monitoring period. However, it does mean the data reported in previous AMRs is not comparable with the data presented in this AMR.
- 3.51 Table 3.17 and 3.18 show that 91 net affordable homes were delivered in the 2024/25 monitoring period through new residential development schemes, representing 17.8% of the overall net residential dwellings delivered over the period. These were predominantly affordable rented (48%) and intermediate rent (53%). 91 affordable homes represents a strong level of delivery compared to the typical rate seen since 2011/12.
- 3.52 There are an additional net 486 affordable homes currently in the development pipeline from unimplemented schemes with extant planning permission and schemes currently under construction, including, 281 affordable rent, 183 intermediate rent and 42 first homes.

| Monitoring period | Social rent | Affordable rent | Intermediate rent and home ownership | Total |
|-------------------|--------------|-----------------|--------------------------------------|------------|
| 2011/12 | Not reported | Not reported | Not reported | 126 |
| 2012/13 | Not reported | Not reported | Not reported | 44 |
| 2013/14 | 7 | 24 | 17 | 48 |
| 2014/15 | 39 | 23 | 23 | 85 |
| 2015/16 | 0 | 50 | 28 | 78 |
| 2016/17 | 2 | 1 | 1 | 4 |
| 2017/18 | 8 | 18 | 47 | 73 |
| 2018/19 | 0 | 17 | 40 | 57 |
| 2019/20 | 8 | 68 | 50 | 126 |

| Monitoring period | Social rent | Affordable rent | Intermediate rent and home ownership | Total |
|-------------------|-------------|-----------------|--------------------------------------|------------|
| 2020/21 | 0 | 24 | 21 | 45 |
| 2021/22 | 0 | 5 | 106 | 111 |
| 2022/23 | 4 | 2 | 7 | 13 |
| 2023/24* | 0 | 22 | 28 | 50 |
| 2024/25 | - 1 | 44 | 48 | 91 |
| Total | 67 | 298 | 416 | 781 |

Table 3.15: Affordable housing completions by tenure based on planning permission data since 2011/12.

** Affordable housing delivery reported between 2011/12 and 2023/24 are reported as the gross number of dwellings based on information provided by the Council's Housing team. From 2024/25 the Council will be reporting net completions of affordable homes based on planning permission data.*

| Monitoring period | Social rent (%) | Affordable rent (%) | Intermediate rent and home ownership (%) |
|-------------------|-----------------|---------------------|--|
| 2011/12 | Not reported | Not reported | Not reported |
| 2012/13 | Not reported | Not reported | Not reported |
| 2013/14 | 15% | 50% | 35% |
| 2014/15 | 46% | 27% | 27% |
| 2015/16 | 0% | 64% | 36% |
| 2016/17 | 50% | 25% | 25% |
| 2017/18 | 11% | 25% | 64% |
| 2018/19 | 0% | 30% | 70% |
| 2019/20 | 6% | 54% | 40% |

| Monitoring period | Social rent (%) | Affordable rent (%) | Intermediate rent and home ownership (%) |
|-------------------|-----------------|---------------------|--|
| 2020/21 | 0% | 53% | 47% |
| 2021/22 | 0% | 5% | 95% |
| 2022/23 | 31% | 15% | 54% |
| 2023/24* | 0% | 44% | 56% |
| 2024/25 | - 1% | 48% | 53% |
| Average | 9% | 38% | 53% |

Table 3.16: Proportion of net affordable housing completions by tenure based on planning permission data since 2011/12.

** Affordable housing delivery reported between 2011/12 and 2023/24 are reported as the gross number of dwellings based on information provided by the Council's Housing team. From 2024/25 the Council will be reporting net completions of affordable homes based on planning permission data.*

Affordable housing delivered through acquisitions

- 3.53 Table 3.17 sets out the number of affordable homes the Council has delivered through the acquisition of existing market homes by type of affordable housing scheme since 2011/12. These are not counted towards the net new affordable homes delivered in the Borough. Table 3.17 shows the Council delivered a total of 117 new affordable homes through acquisitions since 2011/12, include 9 in the 2024/25 monitoring period.

| Monitoring period | Elmbridge homeownership assistance scheme | Elmbridge property acquisition scheme | Transform housing support- next steps acquisition scheme | Local authority housing fund acquisitions | Temporary accommodation acquisitions | Total |
|-------------------|---|---------------------------------------|--|---|--------------------------------------|-------|
| 2011/12 | 11 | 0 | 0 | 0 | 0 | 11 |
| 2012/13 | 8 | 0 | 0 | 0 | 0 | 8 |
| 2013/14 | 4 | 0 | 0 | 0 | 0 | 4 |
| 2014/15 | 4 | 0 | 0 | 0 | 0 | 4 |
| 2015/16 | 5 | 0 | 0 | 0 | 0 | 5 |
| 2016/17 | 1 | 0 | 0 | 0 | 0 | 1 |
| 2017/18 | 9 | 0 | 0 | 0 | 0 | 9 |
| 2018/19 | 20 | 0 | 0 | 0 | 0 | 20 |
| 2019/20 | 4 | 5 | 0 | 0 | 0 | 9 |
| 2020/21 | 4 | 2 | 0 | 0 | 0 | 6 |
| 2021/22 | 0 | 0 | 4 | 4 | 0 | 8 |
| 2022/23 | 0 | 0 | 2 | 2 | 0 | 4 |

| Monitoring period | Elmbridge homeownership assistance scheme | Elmbridge property acquisition scheme | Transform housing support- next steps acquisition scheme | Local authority housing fund acquisitions | Temporary accommodation acquisitions | Total |
|-------------------|---|---------------------------------------|--|---|--------------------------------------|-----------|
| 2023/24 | 0 | 0 | 0 | 17 | 2 | 19 |
| 2024/25 | 0 | 0 | 0 | 8 | 1 | 9 |
| Total | 70 | 7 | 6 | 31 | 3 | 117 |

Table 3.17: Affordable homes delivered through acquisitions by affordable housing scheme since 2011/12.

Financial contributions toward affordable housing

- 3.54 Table 3.18 sets out the total financial contributions toward the delivery of affordable housing the Council collected through planning obligations in the 2024/25 monitoring period and the cumulative amount collected since 2010/11, which now stands at £24,667,375.41.

| Affordable housing contributions collected 2024/25 | Affordable housing contributions collected since 2010/11 |
|--|--|
| £1,715,179.08 | £24,667,375.41 |

Table 3.18: Total financial contributions towards the delivery of affordable housing collected in 2024/25 and cumulative financial contributions collected since 2010/11.

- 3.55 Table 3.19 sets out the cumulative financial contribution the Council has committed towards the delivery of affordable housing through its Housing Enabling Fund since 2016/17 when it was set up, with a total £24,667,375.41 committed as of the 2024/25 monitoring period.

| Monitoring period | Cumulative financial contributions committed |
|-------------------|--|
| 2016/17 | £5,600,000 |
| 2017/18 | £6,600,000 |
| 2018/19 | £8,925,845 |
| 2019/20 | £11,373,582 |
| 2020/21 | £15,723,582 |
| 2021/22 | £18,051,582 |
| 2022/23 | £21,744,677.20 |
| 2023/24 | £22,952,196.33 |
| 2024/25 | £24,667,375.41 |

Table 3.19: Cumulative financial contributions committed towards the delivery of affordable housing through the Council's Housing Enabling Fund since 2016/17.

Affordable housing schemes on Elmbridge owned land/sites

- 3.56 There are currently no affordable housing schemes in the development pipeline located on EBC owned land or sites.

Gypsy and Traveller sites and pitches

- 3.57 The Council's Gypsy and Traveller Accommodation Assessment¹⁵ is the most recent evidence of the need for Gypsy and Traveller accommodation in the Borough. This identifies a need for an additional 18 pitches between 2020 and 2036 for households in the Borough who meet the planning definition. Along with an additional 9 pitches for households who did not meet the planning definition and up to 1 pitch for undetermined households.
- 3.58 Table 3.20 sets out the current provision of Gypsy and Traveller sites and pitches/plots in the Borough. There has been no change in the level of provision since 2020/21.

| Type of site | Number of sites | Total pitches/plots |
|---|-----------------|---------------------|
| Public sites | 1 | 16 |
| Private sites with permanent permission | 8 | 33 |
| Private sites with temporary permission | 0 | 0 |
| Private travelling show persons yard | 1 | 1 |
| Total | 10 | 50 |

Table 3.20: Number of Gypsy and Traveller sites and pitches in the Borough 2024/25.

- 3.59 Table 3.21 shows the net new Gypsy and Traveller pitches/plots granted planning permission and completed in the Borough since 2017/18 when the Council began monitoring it. Between 2017/18 and 2024/25 8 new pitches were delivered at 41 Pleasant Place, Hersham through planning permission 2019/1769 in 2020/21. No new pitches were delivered and no applications for new pitches were received in the 2024/25 monitoring period.

¹⁵ [Elmbridge Borough Council, Gypsy and Traveller Accommodation Assessment, October 2020](#)

| Monitoring period | Net permissions for Gypsy and Traveller pitch/plot | Net completions of Gypsy and Traveller pitch/plot |
|-------------------|--|---|
| 2017/18 | 0 | 0 |
| 2018/19 | 0 | 0 |
| 2019/20 | 0 | 0 |
| 2020/21 | 8 | 8 |
| 2021/22 | 0 | 0 |
| 2022/23 | 0 | 0 |
| 2023/24 | 0 | 0 |
| 2024/25 | 0 | 0 |
| Total | 8 | 8 |

Table 3.21: Net new Gypsy and Traveller pitches/plots granted planning permission and completed since 2017/18.

Specialist housing for older people

- 3.60 Considering the level of schemes coming forward for age restricted extra care accommodation or other forms of Use Class C2 residential institutions and the significant pressure for development land in the Borough to deliver new Use Class C3 residential dwellings. Development proposals for specialist housing for older people are required to be supported by robust evidence to demonstrate they represent the most efficient use of land. This position is explained in detail within the Council's Development Management Advice Note 3 - Specialist Accommodation Need¹⁶.
- 3.61 Table 3.22 sets out the net Use Class C2 bed completions in the Borough since 2015/16, showing 254 net C2 bed completions have been delivered since 2015/16, including 21 net beds in 2024/25.

| Monitoring period | Net Use Class C2 bed completions |
|-------------------|----------------------------------|
| 2015/16 | 59 |

¹⁶ [Elmbridge Borough Council, Development Management Advice Note 3 – Specialist Accommodation Need.](#)

| Monitoring period | Net Use Class C2 bed completions |
|-------------------|----------------------------------|
| 2016/17 | 0 |
| 2017/18 | 4 |
| 2018/19 | 0 |
| 2019/20 | 15 |
| 2020/21 | 0 |
| 2021/22 | 97 |
| 2022/23 | 0 |
| 2023/24 | 117 |
| 2024/25 | 21 |
| Total | 254 |

Table 3.22: Net Use Class C2 bed completions since 2015/16.

- 3.62 There are an additional gross 246 C2 beds currently in the development pipeline from unimplemented schemes with extant planning permission or schemes currently under construction.

4. Housing land supply

- 4.1 Paragraph 78 of the NPPF requires LPAs to publish a 5 year housing land supply (5YHLS) position statement at least annually, which identifies a list of specific deliverable sites that should be sufficient to meet 5 years' worth of housing against the LPA's housing requirement.

| Monitoring indicators |
|---|
| Amount of developable land available in the next five years |
| Future housing land supply beyond five years |
| Housing trajectory and overview |

- 4.2 The Council publishes a separate 5YHLS position statement which is updated annually in accordance with the NPPF and is available on the Council's [website](#). The Council's most recent 5YHLS has a base date of 31 March 2025.
- 4.3 The Council is unable to demonstrate a 5YHLS when assessed against the standard method housing requirement of 1,584 dpa. The Council's housing trajectory and 5YHLS position statement show EBC has a 1 year supply of deliverable sites.

5. Brownfield land register

- 5.1 The Town and Country Planning Brownfield Land Register Regulations 2017¹⁷ established a statutory requirement for LPAs to prepare and publish a Brownfield Land Register (BLR) of brownfield sites that meet the criteria set out in the regulations and update it on at least an annual basis. The regulations establish that sites are eligible for entry on a BLR if they are at least 0.25 hectares or capable of supporting at least 5 dwellings and are suitable, available and achievable. The Council updates its BLR annually and publishes it BLR on its [website](#).
- 5.2 Table 5.1 sets out the number of sites on the Council's BLR since it was introduced in 2017/18. With 99 sites now on the register in 2024/25, the number of sites on the Council's Brownfield Land Register has increased significantly since its introduction in 2017.
- 5.3 During the 2024/25 monitoring period the Council completed a full review of its Brownfield Land Register. As a result, 48 sites were removed as they did not meet the criteria set out in the Brownfield Land Register regulations.

| Monitoring period | Sites on Council's the brownfield land register |
|-------------------|---|
| 2017/18 | 31 |
| 2018/19 | 32 |
| 2019/20 | 55 |
| 2020/21 | 72 |
| 2021/22 | 76 |
| 2022/23 | 118 |
| 2023/24 | 120 |
| 2024/25 | 99 |

Table 5.1: Number of on the Council's brownfield land register since 2017/18.

¹⁷ [Town and Country Planning Brownfield Land Register Regulations 2017](#)

6. Self and custom build

- 6.1 Section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended)¹⁸ places a duty on LPAs to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. It also requires each LPA to publicise its register. Since 2016, EBC has formally held a publicly available self-build register online on its [website](#).
- 6.2 The Council publishes a separate monitoring report on self and custom build housing in the Borough each year, which is published on the Council's [website](#) alongside the AMRs. The monitoring reports considers the number of entrants on the self-build register and sets out the number of self-build permissions granted against those entrants for each monitoring period.

¹⁸ [Self-build and Custom Housebuilding Act 2015 \(as amended\)](#)

7. Supporting the local economy and employment

- 7.1 Supporting employment and the local economy, along with the delivery of new employment and commercial floorspace is monitored against the series of objectives and monitoring indicators set out below.

| 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. |

| Monitoring 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 |

| Monitoring indicators |
|--|
| 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 |
| Extra care completions |

Economic activity and unemployment

- 7.2 Table 7.1 considers the population of the Borough and the proportion of the population that is economically active to estimate the level of employment and unemployment since 2017/18.
- 7.3 Table 7.1 shows the Borough's population has increased since 2017/18 by 5,526 (4%). The proportion of the population that is economically active has risen slightly to 51% but has remained broadly consistent. The proportion of the population that is estimated to be unemployed has also remained consistent that 1%.

| Monitoring period | Population | Proportion economically active (%) | Estimated Proportion unemployed (%) |
|--------------------------|-------------------|---|--|
| 2017/18 | 136,400 | 60% | 1% |
| 2018/19 | 136,600 | 47% | 1% |
| 2019/20 | 136,800 | 49% | 1% |
| 2020/21 | 137,200 | 50% | 2% |
| 2021/22 | 138,800 | 47% | 1% |

| Monitoring period | Population | Proportion economically active (%) | Estimated Proportion unemployed (%) |
|-------------------|----------------|------------------------------------|-------------------------------------|
| 2022/23 | 138,800 | 48% | 1% |
| 2023/24 | 140,500 | 48% | 1% |
| 2024/25 | 141,926 | 51% | 1% |

Table 7.1: Population of Elmbridge, proportion of the population that is economically active and the estimated proportion that is unemployed since 2017/18 based on ONS mid-year population estimates and local market profile data.

- 7.4 Table 7.2 sets out the number of jobs available in the Borough and the proportion of those that are full time positions since 2017/18. Whilst ONS haven't published labour demand data since 2023, table 7.2 shows the number of jobs in the Borough has increased by 4,000 since 2017/18, with the proportion of full time roles decreasing by 1% over the same period.

| Monitoring period | Jobs | Proportion of full-time jobs (%) |
|-------------------|----------|----------------------------------|
| 2017/18 | 62,000 | 68% |
| 2018/19 | 60,000 | 67% |
| 2019/20 | 59,000 | 66% |
| 2020/21 | 60,000 | 65% |
| 2021/22 | 62,000 | 68% |
| 2022/23 | 64,000 | 66% |
| 2023/24 | 66,000 | 67% |
| 2024/25 | - | - |

Table 7.2: Number of jobs and proportion of full-time positions available in the Borough since 2017/18 based on ONS local market profiles.

Employment and commercial floorspace

- 7.5 On 1 September 2020, the Use Classes Order 1987 was amended to introduce new Class MA permitted development rights (PDR) that took effect on 1 August 2021. This amendment introduced Use Class E – commercial, business and services, replacing a number of use classes such as B1(a) – office and permits the change of use of any land or building within Use Class

E to residential use without the need to gain planning permission.

- 7.6 This change to the use classes order has made it difficult to monitor the loss of specific Class E uses such as offices and retail units as prior notification submissions required to confirm proposals that fall under the PDR do not need to provide detailed plans and floorspace information. In addition, proposals are often not required to define exactly what use or uses within Class E a proposal is intended to deliver with many applicants proposing 'flexible Class E uses'.
- 7.7 Table 7.3 sets out the net change in employment and commercial floorspace (and other non-residential uses) as a result of development completions by use in the Borough since 2021/22. Before 2021/22 the Council monitored commencements resulting in a gain or loss of employment and commercial floorspace, which cannot be compared to completion data. This AMR is the first in which the Council has broken down changes in Use Class E floorspace.
- 7.8 A complete list of the planning permissions contributing to 2024/25 completions resulting in a gain or loss of non-residential floorspace is provided in Appendix 3.
- 7.9 Table 7.3 shows the Borough has lost net 10,663. 87 sq. m of employment and commercial floorspace (use classes B2, B8 and E) since 2021/22, with 4,280.47 sq. m lost in the 2024/25 monitoring period. Demonstrating a trend toward the loss of significant amounts of employment and commercial floorspace of the last 4 years.

| Monitoring period | B2 | B8 | E | E(a) | E(b) | E(c) | E(d) | E(f) | E(g) | Sui Generis | F1 | F2 |
|-------------------|-------------------|--------------|------------------|---------------|------------|----------------|--------------|--------------|------------------|----------------|---------------|----------------|
| 2021/22 | - 5,870.70 | 0 | 5,389.30 | - | - | - | - | - | - | - 177 | 221 | 0 |
| 2022/23 | 64 | - 243 | 1,655 | - | - | - | - | - | - | - 74 | 2,124 | 0 |
| 2023/24 | 0 | 0 | - 7,378 | - | - | - | - | - | - | - 150 | 8,251 | 1,202 |
| 2024/25 | - 65 | - 490 | - 3,725.5 | 101.23 | 123 | - 217.4 | - 6 | - 936 | - 2,789.9 | - 360.8 | 1,501.5 | 254 |
| Total | - 5,871.70 | - 733 | - 4,059.2 | 101.23 | 123 | - 217.4 | - 6.4 | - 936 | - 2,789.9 | - 761.8 | 12,098 | 1,455.5 |

Table 7.3: Net sq. m change in non-residential floorspace, including employment and commercial uses, as a result of development completions by use since 2021/22.

Employment and commercial floorspace in strategic employment land

7.10 When the Council's Core Strategy was adopted in 2011, 13 strategic employment land (SEL) sites were designated across the Borough. SEL sites are land protected for employment uses. Since the adoption of the Core Strategy, and particularly since the introduction of PDRs allowing the change of use from office to residential in 2014, EBC has lost a significant amount of employment floorspace in these SELs, resulting in the total loss of 8 of the 13 SEL sites designated in the Core Strategy. As such, the Borough currently has 5 designated strategic employment land (SEL) sites remaining. These are:

- Hersham Technology Park
- The Heights
- Brooklands Industrial Park and Wintersells Road Industrial Park
- Lyon Road / North Weylands
- Molesey Industrial Estate

7.11 Table 7.4 considers the overall net change in employment and commercial floorspace within the Borough's designated SEL sites as a result of completed developments since 2021/22.

7.12 Table 7.4 demonstrates that whilst there was a net loss of - 292 sq. m of employment and commercial floorspace (Use Class B2, B8 and E) in the 2024/25 monitoring period, the Borough has seen a gain of 7,213 sq. m since 2021/22, largely resulting from the completion of 6,821 sq. m in 2022/23 due to the completion of flexible industrial and warehouse units at Brooklands Industrial Park (2019/1717 and 2020/1148).

| Monitoring period | Net change in floorspace (sq. m) |
|-------------------|----------------------------------|
| 2021/22 | 684 |
| 2022/23 | 6,821 |
| 2023/24 | 0 |
| 2024/25 | - 292 |
| Total | 7,213 |

Table 7.4: Overall net sq. m change in employment and commercial floorspace within the Borough's designated SEL sites as a result of development completions since 2021/22.

7.13 Table 7.5 breaks down the net change in employment and commercial floorspace within the Borough's SEL sites identified in table 7.4 by the

individual SEL for the 2024/25 monitoring period. This breakdown has not been presented in previous AMRs.

7.14 Table 7.5 shows that the loss of - 292 sq. m of employment and commercial floorspace in the Borough’s SELs over the 2024/25 monitoring period was all located in the Molesey Industrial Estate.

| Monitoring period | Brooklands Industrial Park and Wintersells Road Industrial Park | The Heights | Molesey Industrial Estate | Lyon Road / North Weylands | Hersham Technology Park |
|-------------------|---|-------------|---------------------------|----------------------------|-------------------------|
| 2024/25 | 0 | 0 | - 292 | 0 | 0 |

Table 7.5: Net sq. m change in employment and commercial floorspace within designated SEL sites as a result of development completions by SEL site 2024/25.

Employment floorspace vacancy rate

- 7.15 The vacancy rate of the Borough's employment floorspace was recently reviewed in the Council's new Employment Land Review (ELR)¹⁹. Based on data published by CoStar in 2024, the ELR found the average vacancy rate of the Borough's office market was at 5.2%, significantly lower than the average vacancy rate across Surrey (8.6%). In addition, net absorption – the difference between space leased and space vacated - was positive, indicating the demand in the Borough's office market is relatively strong.
- 7.16 Net absorption of industrial floorspace has been declining, with vacancy rates rising to 11.4% in 2024, indicating weaker demand in the Borough's industrial floorspace market.

Town, district and local centres

- 7.17 In accordance with paragraph 90 (a) of the NPPF, the Borough has a defined network and hierarchy of town, district and local centres adopted in the Core Strategy. The proportion of vacant units (the vacancy rate) in these centres is a good indication of their health and vitality. The vacancy rate is identified by carrying out a retail assessment of each centre which involves counting how many vacant and in use units there are in each centre.
- 7.18 Table 7.6 sets out the vacancy rate in each of the Borough's town, district and local centres in August 2025 and compares this with the average vacancy rate recorded since 2019. This shows that in August 2025 the Borough's centres had fairly low levels averaging 8.5% overall.
- 7.19 8.5% is only slightly higher than the pre-Covid vacancy rates recorded in 2019 and 2020 and indicates the Borough's centres are successful and working well. In addition, an average vacancy rate of 8.5% is significantly stronger than the national average of 13.9%²⁰, again demonstrating the Borough's centres are successful.
- 7.20 The only centres with relatively high vacancy rates were Esher district centre, Otlands and Oxshott local centres at 15.2%, 13.8% and 17.4% respectively. This continues the trend toward relatively high vacancy rates in Esher centre compared to the Borough's averages and fluctuating vacancy rates in the Otlands and Oxshott centres seen over the last 5 years.

¹⁹ [Elmbridge Borough Council, Employment Land Review, April 2025](#)

²⁰ [Retail and Leisure Needs Study March 2025](#)

| Centre | No of units (2025) | Vacant units (2025) | Vacant units (2024) | Vacant units (2023) | Vacant units (2022) | Vacant units (2021) | Vacant units (2020) | Vacant units (2019) |
|---------------------------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Claygate Local Centre | 56 | 0% | 3.6% | 5.4% | Not recorded | 12.5% | 10.0% | 3.2% |
| East Molesey Bridge Road Local Centre | 94 | 10.6% | 5.8% | 10.2% | Not recorded | 9.8% | 6.1% | 7.1% |
| Hinchley Wood Local Centre | 36 | 0% | 0% | 2.8% | Not recorded | 2.7% | 0.0% | 0.0% |
| Oatlands Local Centre | 29 | 13.8% | 6.9% | 10.0% | Not recorded | 0.0% | 0.0% | 6.7% |
| Oxshott Local Centre | 23 | 17.4% | 13.0% | 16.0% | Not recorded | 17.4% | 4.3% | 4.3% |
| Thames Ditton Local Centre | 70 | 7.1% | 7.1% | 2.9% | Not recorded | 4.4% | 7.5% | 7.5% |
| Walton Halfway Local Centre | 51 | 5.9% | 11.8% | 5.9% | Not recorded | 5.8% | 1.9% | 3.9% |

| Centre | No of units (2025) | Vacant units (2025) | Vacant units (2024) | Vacant units (2023) | Vacant units (2022) | Vacant units (2021) | Vacant units (2020) | Vacant units (2019) |
|------------------------------------|---------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Walton Terrace Road Local Centre | 36 | 11.1% | 8.6% | 11.4% | Not recorded | 2.9% | 6.1% | 6.1% |
| Weybridge Queens Road Local Centre | 84 | 4.8% | 9.8% | 6.1% | Not recorded | 6.3% | 7.6% | 7.6% |
| Cobham District Centre | 145 | 7.6% | 7.6% | 9.3% | Not recorded | 12.1% | 10.0% | 8.6% |
| East Molesey District Centre | 104 | 3.9% | 3.4% | 6.1% | Not recorded | 6.9% | 6.1% | 8.1% |
| Esher District Centre | 158 | 15.2% | 17.8% | 13.6% | Not recorded | 15.5% | 11.2% | 7.9% |
| Hersham District Centre | 63 | 7.9% | 3.2% | 4.8% | Not recorded | 7.9% | 4.8% | 3.2% |
| Weybridge District Centre | 240 | 11.7% | 11.2% | 10.0% | Not recorded | 11.0% | 9.1% | 4.1% |
| Walton Town Centre | 253 | 10.7% | 12.2% | 13.8% | Not recorded | 13.3% | 9.4% | 8.3% |

| Centre | No of units (2025) | Vacant units (2025) | Vacant units (2024) | Vacant units (2023) | Vacant units (2022) | Vacant units (2021) | Vacant units (2020) | Vacant units (2019) |
|------------------------|-------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Total / average | 1,442 | 8.5% | 8.1% | 8.5% | Not recorded | 8.6% | 6.3% | 5.8% |

Table 7.6: Vacancy rate by town, district and local centre in since 2019.

- 7.21 Table 7.7 considers the net change in Use Class E floorspace within the Borough's town, district and local centres by use class as a result of completed developments since 2021/22.
- 7.22 Table 7.7 shows that since 2020/21 there has been a loss of 4,509.67 sq. m of Use Class E floorspace, including a loss of 1,489 sq. m in the 2024/25 monitoring period. Again, demonstrating a trend toward the loss of employment and commercial floorspace in the Borough over the last 5 years.

| Monitoring period | E | E(a) | E(b) | E(c) | E(d) | E(f) | E(g) |
|-------------------|-------------------|--------------|------------|----------------|------------|----------|------------------|
| 2020/21 | - 272.9 | | | | | | |
| 2021/22 | - 738.7 | | | | | | |
| 2022/23 | - 1,927 | | | | | | |
| 2023/24 | - 82 | 84 | 0 | - 142 | 507 | 0 | - 531 |
| 2024/25 | - 1,489 | - 44.6 | 123 | - 184.4 | 0 | 0 | - 1,419.9 |
| Total | - 4,509.67 | 76.23 | 123 | - 326.4 | 507 | 0 | - 1,950.9 |

Table 7.7: Net sq. m change in use class E floorspace within town, district and local centres as a result of development completions by use class since 2021/22.

Impact of permitted development

- 7.23 Table 7.8 considers the change in Use Class E floorspace as a result of PDR within the Borough as a whole, as well as the Borough's SEL sites and town centres since 2023/24.
- 7.24 Table 7.8 indicates an overall net loss of - 2,826 sq. m of Use Class E floorspace as a direct result of completed PDR schemes since 2023/24, 1,912.43 sq. m of which was within the Borough's town, district and local centres. There has been no change in floorspace within the Borough's SELs.

| Monitoring period | Net change in floorspace | Net change in floorspace within SEL | Net change in floorspace within town centres |
|-------------------|--------------------------|-------------------------------------|--|
| 2023/24 | - 836 | 0 | - 636.43 |
| 2024/25 | - 1,990 | 0 | - 1,276 |

| Monitoring period | Net change in floorspace | Net change in floorspace within SEL | Net change in floorspace within town centres |
|-------------------|--------------------------|-------------------------------------|--|
| Total | - 2,826 | 0 | - 1,912.43 |

Table 7.8: Net sq. m change use class E floorspace across the Borough, within designated SEL and the Borough's town centres as a result of permitted development completions since 2023/24.

Appeal decisions

- 7.25 In the 2024/25 monitoring period no appeals were received relating to proposals for employment and commercial development.

Telecommunications

- 7.26 Table 7.9 sets out the number of planning applications the Council has received for development involving new telecommunications infrastructure since 2016/17 and the proportion of these that have been granted permission.
- 7.27 Table 7.9 shows a total 308 telecommunication applications have been received since 2016/17, 301 of which have been determined with 72% granted planning permission. This includes 4 applications for telecommunications received in 2024/25, 3 of which were determined by the Council.

| Monitoring period | Applications received | Applications decided | Proportion of applications decided granted permission (%) |
|-------------------|-----------------------|----------------------|---|
| 2016/17 | 20 | 20 | 70% |
| 2017/18 | 18 | 18 | 94% |
| 2018/19 | 79 | 79 | 100% |
| 2019/20 | 27 | 27 | 100% |
| 2020/21 | 40 | 38 | 97% |
| 2021/22 | 45 | 41 | 93% |
| 2022/23 | 41 | 41 | 56% |

| Monitoring period | Applications received | Applications decided | Proportion of applications decided granted permission (%) |
|------------------------|-----------------------|----------------------|---|
| 2023/24 | 34 | 34 | 88% |
| 2024/25 | 4 | 3 | 0% |
| Total / average | 308 | 301 | 78% |

Table 7.9: Planning applications for telecommunications received and proportion of those determined that have been granted permission since 2015/16.

Advertisement

- 7.28 Table 7.10 sets out the number of planning applications the Council has determined for development involving new advertisements over the last 10 years and the proportion of these that have been granted permission. The table shows a total of 482 applications for advertisements have been decided since 2015/16, 83% of which were granted permission. This includes 53 advertisement applications determined in 2024/25, 58% of which were granted permission.

| Monitoring period | Applications decided | Proportion of applications decided granted permission (%) | Proportion of applications decided granted permission in part (%) |
|-------------------|----------------------|---|---|
| 2015/16 | 87 | 93% | Not reported |
| 2016/17 | 58 | 86% | Not reported |
| 2017/18 | 75 | 63% | 31% |
| 2018/19 | 43 | 88% | 5% |
| 2019/20 | 33 | 88% | 0% |
| 2020/21 | 40 | 85% | 0% |
| 2021/22 | 31 | 81% | 3% |
| 2022/23 | 37 | 95% | 0% |
| 2023/24 | 25 | 96% | 0% |

| Monitoring period | Applications decided | Proportion of applications decided granted permission (%) | Proportion of applications decided granted permission in part (%) |
|------------------------|----------------------|---|---|
| 2024/25 | 53 | 58% | 0% |
| Total / average | 482 | 83% | 4% |

Table 7.10: Planning applications for development involving advertisement determined and proportion of these granted permission since 2015/16.

8. Protecting and enhancing the natural environment

- 8.1 Protecting and enhancing the natural environment, including impacts on the Green Belt and the efficacy of suitable alternative natural greenspace (SANG) is monitored against the series of objectives and monitoring indicators set out below.

| 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. |

| Monitoring 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 alternative natural greenspace as set out in the Thames Basin Heaths SPA Delivery Framework |

| Monitoring indicators |
|---|
| 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

- 8.2 The NPPF sets out the policy approach to considering proposals for development within the Green Belt. Amendments to Green Belt boundaries can only be made through the Local Plan process where exceptional circumstances are demonstrated.
- 8.3 The Council reports the proportion of Green Belt land in the Borough to government every year who then confirm and publish the Borough's percentage of Green Belt land. This has seen the proportion of Green Belt land in the Borough remain at 57% over the last 5 years. However, as result of a recent internal GIS mapping accuracy exercise, the Council consider the Borough's Green Belt land should be slightly greater at 58%.

| Monitoring period | Proportion of Green Belt land (%) |
|-------------------|-----------------------------------|
| 2020/2021 | 57% |
| 2021/2022 | 57% |
| 2022/2023 | 57% |
| 2023/2024 | 57% |
| 2024/2025 | 57% |

Table 8.1: Proportion of land in the Borough that is designated as Green Belt.

- 8.4 Tables 8.2 to 8.4 set out the planning permissions granted for residential dwellings and completions located in the Borough's Green Belt over the last 10 years.
- 8.5 Table 8.2 to 8.3 show that 4 planning permissions were granted for replacement dwellings and 1 replacement dwelling was completed within the Green Belt in the 2024/25 monitoring period, which sits comfortably within the averages seen since 2016/17.

| Monitoring period | Permissions granted for replacement dwellings in Green Belt |
|------------------------|---|
| 2015/16 | Not reported |
| 2016/17 | 2 |
| 2017/18 | 3 |
| 2018/19 | 2 |
| 2019/20 | 2 |
| 2020/21 | 9 |
| 2021/22 | 4 |
| 2022/23 | 1 |
| 2023/24 | 1 |
| 2024/25 | 4 |
| Total | 28 |
| 10-year average | 3 |
| 5-year average | 3.8 |

Table 8.2: Number of planning permissions for replacement dwellings resulting in no net gain of homes located in the Green Belt since 2015/16.

| Monitoring period | Replacement dwellings completed in Green Belt |
|-------------------|---|
| 2015/16 | 2 |

| Monitoring period | Replacement dwellings completed in Green Belt |
|------------------------|---|
| 2016/17 | 0 |
| 2017/18 | 3 |
| 2018/19 | 2 |
| 2019/20 | 0 |
| 2020/21 | 2 |
| 2021/22 | 0 |
| 2022/23 | 1 |
| 2023/24 | 3 |
| 2024/25 | 1 |
| Total | 14 |
| 10-year average | 1 |
| 5-year average | 1.4 |

Table 8.3: Number of replacement dwellings resulting in no net gain of homes completed in the Green Belt since 2015/16.

- 8.6 Table 8.4 shows that net 78 new homes were completed in the Green Belt in the 2024/25 monitoring period, representing the highest number of new homes completed in the Green Belt since 2015/16. This can primarily be attributed to the completion of 65 net units at Claygate House, Littleworth Road, Esher (2020/2095).

| Monitoring period | Net residential completions in Green Belt |
|-------------------|---|
| 2015/16 | 0 |
| 2016/17 | 11 |
| 2017/18 | 2 |
| 2018/19 | 0 |

| Monitoring period | Net residential completions in Green Belt |
|------------------------|---|
| 2019/20 | 4 |
| 2020/21 | 60 |
| 2021/22 | 0 |
| 2022/23 | 48 |
| 2023/24 | 11 |
| 2024/25 | 78 |
| Total | 214 |
| 10-year average | 21 |
| 5-year average | 39.4 |

Table 8.4: Net residential dwelling completions located in the Green Belt since 2015/16.

Thames Basin Heath special protection area

- 8.7 The Thames Basin Heaths Special Protection Area (TBH SPA) was designated on 9 March 2005 and is protected from adverse effects by law. The TBH SPA is one of the South East's most important natural assets with the lowland heath supporting important populations of Dartford Warbler, Nightjar and Woodlarks, all of which are vulnerable ground-nesting birds.
- 8.8 New residential development that is likely to have a significant impact on the ecological integrity of the TBH SPA is required to demonstrate mitigation of those impacts or how any impacts will be avoided. In addition, all avoidance and mitigation measures have to be agreed by Natural England.
- 8.9 Residential development resulting in a net gain of homes located within 400 m to 5 km of the TBH SPA is required to mitigate the impact of the additional residents resulting from the development on the SPA through the provision of suitable alternative green space (SANG). Development located 5 km – 7 km from the TBH SPA is also required to do the same where it delivers more than 50 new residential dwellings. New dwellings are not permitted within 400 m of the SPA.
- 8.10 The Council owns two strategic SANG sites - Brooklands Community Park and Esher Common. Development coming forward in the Borough that requires SANG mitigation can be assigned to these strategic SANGs in

agreement with the Council. The Council monitors its SANG capacity to ensure enough capacity is available to continue mitigating new development coming forward. If the Council has no SANG capacity available to mitigate a development requiring SANG mitigation, developers/applicants would be required to make use of a private SANG or provide their own SANG on site. If no SANG mitigation can be provided planning permission cannot be granted.

- 8.11 Table 8.5 sets out the Council's current SANG capacity as of 07 October 2025. This shows there is a combined 492.8 units, equivalent to 9.5 hectares (ha) of SANG capacity remaining in the Council's strategic SANGs, with 116.5 units (2.2 ha) remaining in Brooklands Community Park and 376.3 (7.2 ha) remaining in Esher Common.

| | Brooklands Community Park (units) | Esher Common (units) | Total (units) |
|--------------------|--|-------------------------------------|--------------------------|
| Starting capacity | 1104 | 1021 | 2125 |
| Remaining capacity | 116.5 | 376.3 | 492.8 |

Table 8.5: Remaining capacity at the Council's strategic SANG sites in units.

- 8.12 The Council also collects financial contributions towards the provision of SANG and SAMM from development delivering new residential dwellings located in the TBH SPA mitigation zones. Table 8.6 sets out the financial contributions towards SANG and SAMM the Council has collected since 2013/14. This shows that a considerable £3,085,325.42 has been raised since 2013/14, including £682,125.28 received over the 2024/25 monitoring period.

| Monitoring period | SANG contributions received | SAMM contributions received | Combined contributions received |
|------------------------------|--|--|--|
| 2013/14 | £35,636.00 | £16,468.00 | £52,104.00 |
| 2014/15 | £9,729.00 | £3,826.00 | £13,555.00 |
| 2015/16 | £35,567.00 | £65,930.00 | £101,497.00 |
| 2016/17 | £307,669.00 | £133,543.00 | £441,212.00 |
| 2017/18 | £56,039.00 | £60,375.00 | £116,414.00 |
| 2018/19 | £207,218.00 | £86,845.00 | £294,063.00 |

| Monitoring period | SANG contributions received | SAMM contributions received | Combined contributions received |
|-------------------|-----------------------------|-----------------------------|---------------------------------|
| 2019/20 | £496,556.00 | £247,075.00 | £743,631.00 |
| 2020/21 | £186,582.28 | £135,891.45 | £322,473.73 |
| 2021/22 | £119,549.00 | £29,464.98 | £149,013.98 |
| 2022/23 | £24,847.00 | £10,551.88 | £35,398.88 |
| 2023/24 | £85,938.00 | £47,899.55 | £133,837.55 |
| 2024/25 | £445,641.28 | £236,484.00 | £682,125.28 |
| Total | £2,010,971.56 | £1,074,353.86 | £3,085,325.42 |

Table 8.6: Financial contributions towards SANG and SAMM received since 2013/14.

- 8.13 Natural England undertake surveys of the TBH SPA every year to monitor the breeding population (number of pairs) of protected Dartford Warblers, Nightjars and Woodlarks. Table 8.7 sets out the results of these surveys since 2012.
- 8.14 Table 8.7 shows that overall, there has been a significant increase in the number of Dartford Warblers since 2012 and the current population of 590 is now above the baseline of 445 breeding pairs taken in 1999. There has been strong growth in the number of Nightjars with the latest population count exceeding both the baseline taken in 1998/99 and the 2012 population count, with a slight increase during 2024 compared to 2023. The number of Woodlarks has also risen from 169 pairs in 2023 to 220 in this monitoring period, which is again considerably higher than the baseline figure of 149 in 1997 and is the highest figure since data has been recorded.

| Year | Dartford Warbler | Nightjar | Woodlark |
|-----------------|-------------------|----------------------|-------------------|
| Baseline | 445 (1999) | 264 (1998/99) | 149 (1997) |
| 2012 | 87 | 320 | 202 |
| 2013 | 118 | 325 | 135 |
| 2014 | 292 | 355 | 155 |

| Year | Dartford Warbler | Nightjar | Woodlark |
|-------------|-------------------|-------------------|-------------------|
| 2015 | 451 | 306 | 137 |
| 2016 | 427 | 332 | 117 |
| 2017 | 482 | 345 | 160 |
| 2018 | 265 | 366 | 112 |
| 2019 | Data not recorded | Data not recorded | Data not recorded |
| 2020 | 716 | 404 | 167 |
| 2021 | 553 | 413 | 196 |
| 2022 | 702 | 370 | 192 |
| 2023 | 437 | 405 | 169 |
| 2024 | 590 | 422 | 220 |

Table 8.7: Natural England Thames Basin Heath breeding birds (number of pairs) survey results since 2012. Source: <https://www.tbhpartnership.org.uk/news/breeding-bird-results-for-2024/>

Sites of special scientific interest

- 8.15 A site of special scientific interest (SSSI) is a formal conservation designation intended to provide statutory protection for areas that are considered to be of special interest by reason of their flora, fauna, geological, or physiographical features. There are three designated SSSIs within the Borough - Esher Common, Ockham and Wisley Common and Knight and Bessborough Reservoir. Natural England monitor and assess the condition of all SSSIs across England to identify if improvements/enhancements or restoration is required.
- 8.16 A restoration and management plan were developed for the Esher Common SSSI, the objective of which is to restore Esher Common to a 'favourable' condition status by recreating open areas such as heathland and grassland. The management plan detailed a range of works required to recreate heathland by clearing 22.6 ha of woodland. Subsequent stewardship schemes have been provided by the Council to manage and bring the Esher Common and other SSSIs in the Borough back to favourable condition.
- 8.17 Table 8.8 sets out Natural England's assessment of the condition of each

SSSI in the Borough since 2013/14 showing that the condition of Esher Common has improved from 20.33% favourable in 2013/14 to 57.18% since 2017/18 and the condition of Ockham and Wisley Common has improved from 33.19% favourable in 2013/14 to 54.01% since 2015/16 over. Whereas the condition of Bessborough Reservoir has not changed with a consistent 100% favourable since 2013/14.

| Monitoring period | Esher Common | Ockham and Wisley Common | Knight and Bessborough Reservoir |
|--------------------------|---|---|---|
| Area (ha) | 360.84 | 267.41 | 63.43 |
| 2013/14 | 20.33% favourable 79.67% unfavourable – recovering | 33.19% favourable 66.81% unfavourable - recovering | 100% favourable |
| 2014/15 | 20.33% favourable 79.67% unfavourable – recovering | 33.19% favourable 66.81% unfavourable - recovering | 100% favourable |
| 2015/16 | 20.33% favourable 79.67% unfavourable – recovering | 35.63% favourable 64.37% unfavourable - recovering | 100% favourable |
| 2016/17 | 20.33% favourable 79.67% unfavourable – recovering | 35.63% favourable 64.37% unfavourable - recovering | 100% favourable |
| 2017/18 | 57.18% favourable 42.82% unfavourable – recovering | 35.63% favourable 64.37% unfavourable - recovering | 100% favourable |
| 2018/19 | 57.18% favourable 42.82% unfavourable – recovering | 35.63% favourable 64.37% unfavourable - recovering | 100% favourable |

| Monitoring period | Esher Common | Ockham and Wisley Common | Knight and Bessborough Reservoir |
|-------------------|---|---|----------------------------------|
| 2019/20 | 57.18% favourable 42.82% unfavourable – recovering | 35.63% favourable 64.37% unfavourable - recovering | 100% favourable |
| 2020/21 | 57.18% favourable 42.82% unfavourable – recovering | 35.63% favourable 64.37% unfavourable - recovering | 100% favourable |
| 2021/22 | 57.18% favourable 42.82% unfavourable – recovering | 54.01% favourable 45.99% unfavourable - recovering | 100% favourable |
| 2022/23 | 57.18% favourable 42.82% unfavourable – recovering | 54.01% favourable 45.99% unfavourable - recovering | 100% favourable |
| 2023/24 | 57.18% favourable 42.82% unfavourable – recovering | 54.01% favourable 45.99% unfavourable - recovering | 100% favourable |
| 2024/25 | 57.18% favourable 42.82% unfavourable – recovering | 54.01% favourable 45.99% unfavourable - recovering | 100% favourable |

Table 8.8: Natural England condition assessment of the Borough's sites of special scientific interest since 2013/14. Source: <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

Sites of nature conservation importance

- 8.18 There are also a number of designated sites of nature conservation importance (SNCI) in the Borough. A SNCI is a designation used by LPAs across the UK to safeguard sites of substantive local nature conservation and geological value that are not protected by the SSSI designation.
- 8.19 Table 8.9 sets out the number of SNCIs in the Borough and the results of positive conservation management activities on these undertaken by the Council's countryside team since 2011. This shows that the number of SNCIs in the Borough increased from 11 in 2011 to 13 between 2013 and 2016 before falling to 10 in 2017 where it has remained.
- 8.20 The Council's Countryside team have not reported the results of positive conservation management of the Borough's SNCIs since 2020. However, they have confirmed that there has been no significant change since then.

| Monitoring period | No of SNCIs | Positive conservation management |
|-------------------|-------------|----------------------------------|
| 2011 | 11 | 52% |
| 2012 | 11 | 52% |
| 2013 | 13 | 59% |
| 2014 | 13 | 59% |
| 2015 | 13 | 59% |
| 2016 | 13 | 59% |
| 2017 | 10 | 45% |
| 2018 | 10 | 45% |
| 2019 | 10 | 45% |
| 2020 | 10 | 45% |

Table 8.9: Number of sites of nature conservation importance in the Borough and results of positive conservation management activities between 2011 and 2020.

Biodiversity opportunity areas

- 8.21 In addition to SSSIs and SNCIs, the Borough has a number of designated biodiversity opportunity areas (BOAs). BOAs are priority areas for the

restoration and creation of biodiversity in the Borough. BOAs identify where the greatest opportunities for habitat creation and restoration lie, enabling focusing of resources to where they will have the greatest positive conservation impact.

- 8.22 Table 8.10 sets out the BOAs in the borough, including their priority habitat restoration and creation targets and priority species for stabilisation and recovery.

| Biodiversity opportunity areas | Priority habitat restoration and creation targets | Priority species for stabilisation and recovery |
|--|---|--|
| Wisley, Ockham and Walton Heaths | Heathland: 8.25 ha Acid grassland: 7.25 ha Wet woodland: 1.25 ha | Annual Knawel Pillwork Heath tiger-beetle Nightjar Woodlark Sand lizard |
| Esher and Oxshott Commons | Heathland: 3.75 ha Acid grassland: 3.5 ha Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area Hedgerows: 0.8 km Ponds: 0.75 ha | Starfruit White-letter hairstreak Adder Nightjar Woodlark |
| Ashted and Epsom Wood Pasture, Prince Coverts and Horton Country | Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area. Wet woodland: 1.5 ha Wood pasture & parkland: 6 ha Heathland: 8.25 ha | White-letter hairstreak Heart moth Adder Harvest mouse |

| Biodiversity opportunity areas | Priority habitat restoration and creation targets | Priority species for stabilisation and recovery |
|--------------------------------|---|--|
| | Acid grassland: 7.75 ha Hedgerows: 1.75 ha | |
| Thorpe and Shepperton | Standing open water: 3ha Floodplain grazing marsh: 34.25 ha Acid grassland: 4.25 ha Reedbeds: 1.25 ha Wet woodland: 3 ha | Greater water-parsnip Marsh stitchwort Lapwing Water vole |
| Molesey and Hersham | Standing open water: 0.75 ha Floodplain grazing-marsh: 9.5 ha Acid grassland: 4.25 ha Reedbeds: 1.25 ha | Lapwing Reed bunting Water vole |
| River Wey | Floodplain grazing-marsh: 22 ha Wet woodland: 4.5 ha Rivers (in-channel/bankside habitat creation): 10 km Meadows: 11.75 ha Reedbeds: 7.25 ha | Marsh stitchwort White clawed crayfish Lapwing Harvest mouse Otter Water vole European eel |
| River Mole | Floodplain grazing-marsh: 22 ha Wet woodland: 2.75 ha Rivers (in-channel/bankside habitat creation): 5 km | Marsh stitchwort Harvest mouse Water vole Otter Brown trout |

| Biodiversity opportunity areas | Priority habitat restoration and creation targets | Priority species for stabilisation and recovery |
|--------------------------------|---|---|
| | Meadows: 7.25 ha Reedbeds: 4.25 ha | European eel |
| River Thames | Rivers (in-channel/bankside habitat creation): 3 km Floodplain grazing-marsh: 2.75 ha Wet woodland: 0.25 ha | Greater water-parsnip Depressed river mussel European eel |

Table 8.10: Biodiversity opportunity areas in the Borough, the priority habitat restoration and creation targets and priority species for stabilisation and recovery.

Open space and environmental improvement schemes

- 8.23 The Council has maintained a consistent 793 ha of open space available to the public since 2016/17. This has not changed in the 2024/25 monitoring period.
- 8.24 Table 8.11 sets out the environmental improvement schemes the Council are currently working to deliver.

| Improvement scheme | Scope of work | Status |
|--------------------|--|---------|
| River Rhythe | Modelling/works for flood resilience | Ongoing |
| Fairmile Ditch | Modelling/works for flood resilience | Ongoing |
| Old Mole channel | Removal of invasive floating Pennywort | Ongoing |
| River Mole | Flood alleviation scheme | Ongoing |

Table 8.11: Environmental improvement schemes currently being delivered by EBC.

9. Sustainable lifestyles

- 9.1 Protecting lifestyles, including transport and waste is monitored against the series of objectives and indicators set out below.

| 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 development to sustainable locations, promoting attractive and convenient alternatives to using the private car and in doing so, reducing congestion and pollution caused by traffic. |

| Monitoring 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 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 |

Flood risk

- 9.2 Elmbridge is a borough with a significant flood context. A significant proportion of the Borough is located within areas at risk of river flooding associated with the river Thames, Mole, Dead River, Rythe and Wey. The borough is also affected by flooding from other sources, including surface water, groundwater, sewers and reservoirs. The pressure for development is high and it's important that the implications of flood risk are taken into account.
- 9.3 The Council published an updated Level 1 Strategic Flood Risk Assessment (SFRA) in April 2024²¹. The SFRA was prepared by AECOM and replaces the previous 2019 SFRA. The Level 1 SFRA provides an overview of flood risk from all sources and provides guidance to assist applicants in preparing site specific flood risk assessments (FRAs) in support of planning applications.
- 9.4 The Council's Flood Risk SPD²² aims to ensure that where possible development is directed to areas of lowest flood risk and where development takes place in areas at risk of flooding, ensure that it is safe; does not increase flood risk elsewhere; and where possible reduces flood risk overall.
- 9.5 Table 9.1 sets out the number of planning permissions the Council has granted contrary to flood risk advice received from the Environment Agency (EA) since 2016/17. Since 2 planning permissions granted in 2016/17, the Council has not granted any planning permissions contrary to advice received from the EA.

| Monitoring Year | Planning permissions granted |
|-----------------|------------------------------|
| 2016/17 | 2 |
| 2017/18 | 0 |
| 2018/19 | 0 |
| 2019/20 | 0 |
| 2020/21 | 0 |
| 2021/22 | 0 |
| 2022/23 | 0 |
| 2023/24 | 0 |
| 2024/25 | 0 |

²¹ [Elmbridge Borough Council Strategic Flood Risk Assessment, April 2024](#)

²² [Elmbridge Borough Council, Flood Risk SPD, May 2016](#)

| Monitoring Year | Planning permissions granted |
|-----------------|------------------------------|
| Total | 2 |

Table 9.1: Number of planning permissions granted contrary to advice received from the Environment Agency since 2016/17.

Waste and pollution

- 9.6 Surrey County Council (SCC) sets waste policy for all boroughs and districts in Surrey through the Surrey Waste Local Plan²³. The current iteration of the Surrey Waste Local Plan was adopted in 2020 and sets waste targets for Surrey over the period 2019 – 2033. The plan sets reuse, recycling and composting targets for each borough and district over the 2019 – 2033 plan period.
- 9.7 Table 9.2 sets out the proportion of household waste that is reused, recycled and composted in Elmbridge against the targets established by the Surrey Waste Local Plan over the last 10 years. This shows that since 2020/21 the proportion of recycling, reuse and composting in the Borough has exceeded the Surrey Waste Local Plan target and this has continued in the 2024/25 monitoring period.

| Monitoring period | EBC target | Proportion of household waste reused, recycled or composted (%) | Difference |
|-------------------|------------|---|------------|
| 2015/16 | 49% | 50.2% | + 1.2% |
| 2016/17 | 56% | 51.3% | - 4.7% |
| 2017/18 | 56% | 54.5% | - 1.5% |
| 2018/19 | 56% | 50.7% | - 5.3% |
| 2019/20 | 56% | 51.5% | - 4.5% |
| 2020/21 | 50% | 54.3% | + 4.3% |
| 2021/22 | 50% | 51.2% | + 1.2% |
| 2022/23 | 50% | 53.5% | + 3.5% |
| 2023/24 | 50% | 54.2% | + 4.2% |

²³ [Surrey County Council, Surrey Waste Local Plan, December 2020](#)

| Monitoring period | EBC target | Proportion of household waste reused, recycled or composted (%) | Difference |
|-------------------|------------|---|-------------|
| 2024/25 | 50% | 53.9% | +3.9% |
| Average | 52% | 52.5% | 0.2% |

Table 9.2: Proportion of household waste reused, recycled and composted in the Borough against targets set out in the adopted Surrey Waste Local Plan since 2015/16.

- 9.8 The Council currently has 6 air quality management areas (AQMA), which are spatial designations in areas where air quality fails to meet national air quality standards and improvements are required. The Council monitors the level of air pollution within its AQMAs to understand how air quality is changing over time with the aim of improving the air, so it no longer falls below national air quality standards.
- 9.9 Previously the Borough had 7 AQMAs. The Cobham high street AQMA was de-designated 2022/23 after no monitoring points recorded air quality levels below national standards since 2018/19.
- 9.10 Table 9.3 sets out the highest level of air pollution in micrograms per cubic metre ($\mu\text{g}/\text{m}^3$) of nitrogen dioxide (NO_2) as an indicator of air quality for each AQMA in the Borough since 2014/15. Exceedances of the NO_2 annual mean objective of $40 \mu\text{g}/\text{m}^3$ are shown in red. Table 9.3 shows that year on year air pollution has fallen in each of the AQMAs, with no annual mean NO_2 exceedances recorded since 2019/20.

| Monitoring period | Esher high street (µg/m3) | Walton Road, Molesey (µg/m3) | Weybridge high street (µg/m3) | Walton high street (µg/m3) | Cobham high street (µg/m3) | Hampton Court (µg/m3) | Hinchley Wood (µg/m3) |
|-------------------|---------------------------|------------------------------|-------------------------------|----------------------------|----------------------------|-----------------------|-----------------------|
| 2014/15 | 43.5 | 38.1 | 41.4 | 41.5 | 42.4 | 46.7 | 41.2 |
| 2015/16 | 52.9 | 44.7 | 49 | 47.1 | 48.1 | 51.4 | 46.2 |
| 2016/17 | 38.2 | 32.1 | 33.6 | 32.4 | 29.3 | 36.2 | 34.7 |
| 2017/18 | 33 | 30 | 32 | 31 | 31 | 33 | 33 |
| 2018/19 | 34.7 | 31.6 | 26.3 | 30.3 | 26.5 | 41 | 33.1 |
| 2019/20 | 38.5 | 34.1 | 33.8 | 35.5 | 28.8 | 36.6 | 34.4 |
| 2020/21 | 38.5 | 34.1 | 33.9 | 35.5 | 28.8 | 35.8 | 34.4 |
| 2021/22 | 30.2 | 27.1 | 33.6 | 28 | 33.6 | 26.4 | 27.2 |
| 2022/23 | 38.9 | 27.4 | 32.8 | 29.6 | Not reported | 27.6 | 32.6 |
| 2023/24 | 30.3 | 27.6 | 30.7 | 27.3 | Not reported | 24.9 | 28.5 |
| 2024/25 | 24.1 | 22.4 | 26.8 | 22.2 | Not Reported | 20.5 | 23.6 |
| Average | 36.6 | 31.7 | 33.4 | 32.8 | Not Reported | 34.6 | 33.5 |

Table 9.3: Highest level of air pollution in micrograms per cubic metre of nitrogen dioxide recorded by air quality management area since 2014/15.

9.11 Table 9.4 sets out the number of monitoring points in each AQMA and how many of these have had records of air quality below national standards since 2013/14. This again shows that year on year air pollution has fallen in each of the AQMAs, with no records of air quality below standards at any monitoring points in the Borough's AQMAs since 2022/23.

| Monitoring period | Esher high street | Walton Road, Molesey | Weybridge high street | Walton high street | Cobham high street | Hampton Court | Hinchley Wood |
|---------------------------------|-------------------|----------------------|-----------------------|--------------------|--------------------|---------------|---------------|
| Current no of monitoring points | 8 | 4 | 10 | 5 | 4 | 5 | 2 |
| 2013/14 | 8 | 4 | 4 | 2 | 4 | 10 | 2 |
| 2014/15 | 4 | 2 | 5 | 3 | 2 | 4 | 1 |
| 2015/16 | 8 | 3 | 9 | 4 | 2 | 4 | 1 |
| 2016/17 | 9 | 3 | 9 | 4 | 2 | 4 | 1 |
| 2017/18 | 0 | 0 | 1 | 0 | 2 | 0 | 0 |
| 2018/19 | 1 | 0 | 1 | 0 | 0 | 1 | 0 |
| 2019/20 | 1 | 0 | 1 | 0 | 0 | 1 | 0 |
| 2020/21 | 3 | 0 | 1 | 0 | 0 | 0 | 0 |

| Monitoring period | Esher high street | Walton Road, Molesey | Weybridge high street | Walton high street | Cobham high street | Hampton Court | Hinchley Wood |
|-------------------|-------------------|----------------------|-----------------------|--------------------|---------------------|---------------|---------------|
| 2021/22 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2022/23 | 0 | 0 | 0 | 0 | Not reported | 0 | 0 |
| 2023/24 | 0 | 0 | 0 | 0 | Not reported | 0 | 0 |
| 2024/25 | 0 | 0 | 0 | 0 | Not Reported | 0 | 0 |
| Average | 3 | 1 | 3 | 1 | Not reported | 2 | 0 |

Table 9.4: Number of monitoring points where air quality targets have been exceeded by air quality management area since 2013/14.

Transport

- 9.12 The Council monitors the number of school travel plans received in support of planning applications and the proportion of these that have been approved as an indicator of the level of development granted permission that is seeking to implement alternative active and sustainable modes of transportation to reduce reliance on the private car.
- 9.13 Table 9.5 shows that the Council has approved all of the small number of school travel plans received since 2016/16 but no travel plans were submitted to the Council for determination during the 2024/25 monitoring period.

| Monitoring period | No of school travel plans received | Proportion of travel plans granted permission (%) |
|------------------------|------------------------------------|---|
| 2015/16 | 5 | 100% |
| 2016/17 | 4 | 100% |
| 2017/18 | 2 | 100% |
| 2018/19 | 1 | 100% |
| 2019/20 | 0 | 0% |
| 2020/21 | 2 | 100% |
| 2021/22 | 2 | 100% |
| 2022/23 | 1 | 100% |
| 2023/24 | 1 | 100% |
| 2024/25 | 0 | 0% |
| Total / average | 18 | 80% |

Table 9.5: Number of school travel plans received and the proportion of these granted planning permission since 2015/16.

- 9.14 As the highway authority, SCC is responsible for planning and delivering improvements to the road, walking and cycling infrastructure as well as the bus network across Surrey, including within Elmbridge. SCC adopted the Surrey wide local transport plan 4 (LTP4) in July 2022²⁴ and the local cycling

²⁴ [Surrey County Council, Local Transport Plan 4, July 2022](#)

and walking infrastructure plan (LCWIP) for Elmbridge in March 2023²⁵. These set out the investments and plans currently in place for improving transport infrastructure in Elmbridge, including access to active and sustainable modes of transportation.

²⁵ [Surrey County Council, Elmbridge Local Cycling and Walking Infrastructure Plan, March 2023](#)

10. Conserving the historic environment

- 10.1 Conserving the historic environment, including impacts on the Borough's designated listed buildings and conservation areas is monitored against the series of objectives and indicators set out below.

| Objectives |
|--|
| To protect the unique character of the Borough and 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. |

| Monitoring indicators |
|--|
| Number of listed buildings on the buildings at risk register |
| Number of buildings on the heritage at risk (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 |

- 10.2 The current number of assets of historic importance recognised under the heritage designations available to the Council are set out in table 10.1.

| Designation | No of assets |
|--------------------------|--------------|
| Listed buildings | 780 |
| Heritage at risk | 2 |
| Locally listed buildings | 305 |

| Designation | No of assets |
|--|--------------|
| Conservation areas | 26 |
| Historic park and gardens | 3 |
| Scheduled monuments | 6 |
| Sites of high archaeological potential | 63 |

Table 10.1: Number of designated assets of historic importance in the Borough 2024/25.

Listed buildings

- 10.3 A listed building is a structure that has been recognised by Historic England for its special architectural or historic interest and is included on a statutory list of listed buildings across the UK. These buildings are protected by law to ensure their preservation for future generations. They are categorised into grades based on their significance. Sites of ‘exceptional historic interest’ are categorised as Grade I, those of ‘great historic interest’ as Grade II* and those of ‘special historic interest’ as Grade II. ‘Listing’ includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).
- 10.4 There are currently 780 listed buildings in the Borough and no new heritage assets have been added since October 2021 (the last entry being Grade II listed 60 High Street, Esher).
- 10.5 Table 10.2 sets out the number of planning permissions granted involving the demolition or loss of designated listed buildings in the Borough over the last 10 years. This shows that 2 planning permissions involving the demolition of a listed building (2023/1184 and 2017/1084) have been granted since 2015/16, with none granted in the 2024/25 monitoring period.

| Monitoring period | Permissions granted involving loss of heritage assets |
|-------------------|---|
| 2015/16 | 0 |
| 2016/17 | 0 |
| 2017/18 | 0 |
| 2018/19 | 1 |
| 2019/20 | 0 |
| 2020/21 | 0 |

| Monitoring period | Permissions granted involving loss of heritage assets |
|-------------------|---|
| 2021/22 | 0 |
| 2022/23 | 0 |
| 2023/24 | 1 |
| 2024/25 | 0 |
| Total | 2 |

Table 10.2: Number of planning permissions granted involving the demolition or loss of designated listed buildings in the Borough since 2015/16.

Heritage at risk

- 10.6 Historic England's heritage at risk (HAR) register is an official statistics tool used to identify cultural heritage assets that are at risk of loss due to neglect, decay, or inappropriate development. The register includes various types of heritage assets and is updated annually to reflect changes in condition of the heritage assets.
- 10.7 There are currently 2 structures in the Borough on the HAR register – The Belvedere, Claremont Park, Esher and Brooklands Motor Racing Circuit. No change to the number of buildings/structures on the HAR register was recorded in the 2024/25 monitoring period.

Locally listed buildings

- 10.8 Whilst not recognised as statutory listed buildings by Historic England, LPAs can designate 'locally listed' buildings, structures or features that are of local importance due to their architectural, historical or environmental significance.
- 10.9 The Council reviewed the inventory of locally listed buildings/structures in the Borough and adopted an updated list in July 2023. There are currently 305 locally listed buildings in the Borough. No planning permissions were granted involving demolition of a locally listed building in the 2024/25 monitoring period.

Conservation areas

- 10.10 A conservation area is a planning designation used to recognise and protect areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance. There are currently 26 designated conservation areas within the Borough, which cover more than 2,000 properties. These include historic town centres, village greens, Whitely Village - a philanthropic retirement village, a 1920s motor racing circuit and river

navigation channels.

- 10.11 Conservation area management plans (CAMPs) can be used to publish proposals for the preservation and enhancement of designated conservation areas and fulfil a LPA's duties under the Planning (Listed Buildings and Conservation Areas) Act 1990²⁶.
- 10.12 The Council maintains CAMPs for 18 (69%) of the 26 designated conservation areas in the Borough. There has not been a change in the number of CAMPs since June 2019 with the addition of the Cobham conservation area management plan and this remained the case in the 2024/25 monitoring period.

Whiteley Village

- 10.13 Whiteley Village is a philanthropic village built in Arts and Crafts style to a layout devised by the eminent architect Frank Atkinson. It was funded by a bequest of a million pounds in the will of William Whitely, founder of the London retail store, who died in 1907. Most of the buildings within the Village are now statutory listed. EBC designated Whiteley Village as a conservation area in 1979.
- 10.14 Table 10.3 considers the number of listed buildings consents for development located in Whiteley Village the Council has decided and granted planning permission over the last 10 years. This shows a total 17 listed building consents have been granted in Whiteley Village since 2015/16, including 4 in the 2024/25 monitoring period.

| Monitoring period | Applications decided | Proportion of applications decided granted permission (%) |
|-------------------|----------------------|---|
| 2015/16 | 1 | 0% |
| 2016/17 | 2 | Not reported |
| 2017/18 | 2 | 100% |
| 2018/19 | 0 | 0% |
| 2019/20 | 1 | 100% |
| 2020/21 | 0 | 0% |

²⁶ [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

| Monitoring period | Applications decided | Proportion of applications decided granted permission (%) |
|------------------------|----------------------|---|
| 2021/22 | 0 | 0% |
| 2022/23 | 3 | 100% |
| 2023/24 | 1 | 100% |
| 2024/25 | 7 | 57% |
| Total / average | 17 | 51% |

Table 10.3: Listed building consents for development in Whiteley Village since 2015/16.

11. Quality of life

- 11.1 The quality of life of Elmbridge's residents is monitored against the series of objectives and indicators set out below.

| Objectives |
|---|
| 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. |

| Monitoring 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 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) |

Resident satisfaction

- 11.2 The Council has not undertaken a resident satisfaction survey since 2019/20.

Health

- 11.3 Data published by Surrey County Council and based on data produced by ONS indicates the average life expectancy of residents of Elmbridge born between 2020 and 2022 is 82.1 years for men and 85.3 years for women²⁷, both of which exceed the national average of 78.8 for men and 82.8 women by 3.3 years and 2.5 years respectively. The data indicates that residents of Elmbridge enjoy long, relatively healthy lives. This is currently the most recent data available, with a new release anticipated before the end of 2025.

Adult participation in sport

- 11.4 The latest data available in the Active Lives Adult Survey, published by Sport England in April 2025²⁸ indicated a healthy level of sport participation in Elmbridge over the period November 2023 to 2024 set out in table 11.1, which demonstrates that 76% of residents engaged in 150 minutes or more of sporting activity every week, which exceeds the participation level reported at the county (69%), regional (66.8%) and national level (63.7%).

| Area | Highly Active (150+ minutes per week) | Fairly Active (30-150 minutes per week) | Inactive (0-30 minutes per week) |
|-----------|---|---|--|
| England | 63.7% | 11.2% | 25.1% |
| Southeast | 66.8% | 11.3% | 21.9% |
| Surrey | 69% | 12% | 19% |
| Elmbridge | 76% | 10% | 14% |

Table 11.1: Adult engagement in sport 2023/24. Source: [Active Lives Adult Survey November 2023-2024 Report](#)

Equestrian activities

- 11.5 Table 11.2 shows the number of planning applications for development relating to equestrian activities in the Borough the Council has determined and the proportion of these granted permission since 2016/17. This shows 61% of the 20 applications for equestrian related development determined by the Council have been granted permission since 2016/17, with 3% granted permission in part. This includes 1 of 2 applications received in 2024/25.

²⁷ [Surrey County Council, Life expectancy, 2024](#)

²⁸ [Active Lives Adult Survey November 2023-2024 Report](#)

| Monitoring period | No of applications determined | % of applications determined granted permission | % of applications determined granted permission in part |
|----------------------|-------------------------------|---|---|
| 2016/17 | 2 | 100% | 0% |
| 2017/18 | 2 | 50% | 0% |
| 2018/19 | 4 | 50% | 25% |
| 2019/20 | 2 | 100% | 0% |
| 2020/21 | 2 | 100% | 0% |
| 2021/22 | 3 | 0% | 0% |
| 2022/23 | 2 | 0% | 0% |
| 2023/24 | 1 | 100% | 0% |
| 2024/25 | 2 | 50% | 0% |
| Total/average | 20 | 61% | 3% |

Table 11.2: Number of planning applications for equestrian related development in the Borough determined and the proportion of these granted permission since 2016/17.

Sense of safety

- 11.6 The Council undertakes an annual community safety survey to monitor resident's perception of safety in the Borough. Table 11.3 sets out the results of the latest survey carried out between 2024/25, as well as the results of surveys undertaken over the last 5 years. The results of the 2024/25 survey demonstrates that overall respondents feel safer than they did in 2020/21, with 7% more reporting they feel very safe during the day and 14% more reporting they feel very safe at night.

| | 2024/25 | 2023/24 | 2022/23 | 2021/22 | 2020/21 |
|------------------------|---------|---------|---------|---------|---------|
| Day | | | | | |
| Very safe | 62% | 62% | 54% | 50% | 55% |
| Fairly safe | 32% | 32% | 32% | 40% | 35% |
| Neither safe or unsafe | 3% | 3% | 7% | 7% | 3% |
| Fairly unsafe | 1% | 1% | 6% | 1% | 3% |
| Very unsafe | 1% | 1% | 1% | 2% | 4% |
| Don't know | 1% | 1% | 0% | 0% | 0% |
| Night | | | | | |
| Very safe | 28% | 28% | 11% | 11% | 14% |
| Fairly safe | 44% | 44% | 37% | 32% | 39% |
| Neither safe or unsafe | 8% | 8% | 18% | 20% | 19% |
| Fairly unsafe | 13% | 13% | 28% | 26% | 20% |
| Very unsafe | 3% | 3% | 6% | 10% | 6% |

| | 2024/25 | 2023/24 | 2022/23 | 2021/22 | 2020/21 |
|------------|---------|---------|---------|---------|---------|
| Don't know | 4% | 4% | 1% | 1% | 2% |

Table 11.3: Results of the Council's annual community safety survey since 2020/21.

Deprivation

- 11.7 The most recent data on indices of multiple deprivation published by ONS in 2019²⁹ indicate that of the 317 local authorities in England, Elmbridge is the 8th least deprived. It is anticipated that ONS will publish updated indices of multiple deprivation data based on the results of the 2021 census soon, however it is not known when this will be.

²⁹ [ONS, Indices of multiple deprivation, September 2019](#)

12. Summary and conclusions

Performance of planning services

- The Council published a new LDS in March 2025 and the planning policy team have begun working on a range of early evidence to lay the groundwork for starting the preparation of a new local plan for the Borough, including the implementation of a new planning data monitoring system and production of a new LAA.
- 78% of major and 83% of minor applications were determined within the statutory timeframes of 13 weeks, 8 weeks and 91% of other applications were determined during 2024/25. This exceeds national targets of 60%, 70% and 70%, but is below local targets of 83%, 83% and 92%.
- The Council received 135 appeals in 2024/25, which represents more than double the annual number of appeals received since 2018/19. Of these, 67% were dismissed which is consistent with average dismissal rate since 2014/15.

Delivering the right homes

- 526 net self-contained new homes were completed during 2024/25, the second highest number of completions recorded since 2011/12 demonstrating a step up in the level of housing delivery in the Borough.
- The majority of completions 390 (74%) were one and two-bedroom flats, demonstrating delivery continues to be focused on smaller homes.
- 91 net affordable homes were completed in 2024/25 representing a relatively strong level of affordable housing delivery compared to delivery rates seen since 2011/12. There are also an additional net 486 affordable homes currently in the development pipeline
- 21 net C2 homes were completed representing a relatively low level of completions compared to the rate seen since 2015/16. However, there are an additional gross 246 C2 units currently in the development pipeline.
- Although the average density decreased from 81.1 dph in the previous monitoring period (2023/24) to 72.1 dph in 2024/25. The average density for 2024/25 at 72.1 is above both the 10-year average of 53.6 dph and the 5-year average of 61.4 dph. This is compelling evidence demonstrating the Council's planning decisions are ensuring greater optimisation and efficient use of land in the Borough.
- Development continues to be predominantly directed toward PDL with 73% of completions in 2024/25 located on brownfield or PDL. Whilst this figure is the lowest since 2019/20 (72%) it still represents the majority of development in the Borough completed in 2024/25.

- 2024/25 also saw record completions on garden land at 27%, which is a significant source of windfall development for the Borough.

Housing land supply

- The Council is unable to demonstrate a 5YHLS when assessed against the standard method housing requirement of 1,584 dpa. The latest housing trajectory informed by the recent land availability assessment indicates the Council has a 1 year supply of deliverable sites.

Supporting the local economy and employment

- The Borough has seen a net loss of 10,663.87 sq. m of employment and commercial floorspace (use classes B2, B8 and E) since 2021/22, with net 4,280.47 sq. m lost in the 2024/25 monitoring period. Demonstrating a trend toward the loss of significant amounts of employment and commercial floorspace of the last 4 years.
- Similarly, a net loss of 4,509.67 sq. m of Use Class E floorspace has been recorded since 2020/21, including net 1,489 sq. m lost in the 2024/25 monitoring period. Again demonstrating a trend toward the loss of employment and commercial floorspace in the Borough.
- Despite the overall loss of employment and commercial floorspace, a net gain of 7,213 sq. m Use Class E floorspace has been recorded in the Borough's SEL's since 2020/21, which can be primarily attributed to 6,821 sq. m in 2022/23.
- An 8.5% average vacancy rate was recorded across the Borough's retail centres in August 2025, well below the 13.9% national average, indicating the Borough's centres are generally successful and working very well. However, vacancy rates at Esher district centre and Oxshott local centre were above the national average at 15.2% and 17.4% respectively and vacancy rates at Oatlands local centre were also relatively high at 13.8%. This continues the trend toward relatively high vacancy rates in Esher centre compared to the Borough's averages and fluctuating vacancy rates in the Oatlands and Oxshott centres seen over the last 5 years.

Protecting and enhancing the natural environment

- The proportion of Green Belt land in the Borough reported by government remains at 57%.
- One replacement home was completed in the Green Belt in 2024/25, well within the average seen since 2015/16. However, 78 new homes were completed, representing the highest number of new homes completed in the Green Belt since 2015/16.

- The Council's remaining SANG capacity as of 7 October 2025 is 9.5 ha. This comprises 2.2 hectares at Brooklands Community Park and 7.2 ha at Esher Commons.

Sustainable lifestyles

- No planning permissions were granted contrary to Environment Agency flood risk advice during 2024/25.
- The levels of household waste reused, recycled or composted in Elmbridge continued to exceed the Surrey Waste Local Plan target of 50% in 2024/25.
- Air quality in the Borough continued to improve in 2024/25 improved with no AQMA monitoring points recorded exceedances of air quality targets.

Conserving the historic environment

- No planning permissions were granted resulting in the removal of either listed or locally listed buildings in the Borough during 2024/25 and there was no change to the number of buildings on the Heritage at Risk Register.

Quality of Life

- The latest data from 2023/24 shows 76% of Elmbridge residents stated they engage in at least 150 minutes of sporting activity every week, exceeding the participation rates in the Southeast and England by 9.2% and 12.3% respectively.
- The average life expectancy of Elmbridge residents exceeds the national average for men by 3.3 years and for women by 2.5 years, demonstrating residents lives relatively long healthy lives.

Appendix 1 - Standard method for calculating local housing need

December 2024 standard method

Step one - setting the baseline

| | Component | Figure |
|----------|--|--------|
| A | Existing dwelling stock – live table 125 unrounded | 60,315 |
| B | 0.8% of existing dwelling stock | 482.52 |

Step two - an adjustment to take account of affordability

| | Component | Figure |
|----------|---|--------|
| C | Affordability ratio 5 year average – house price to workplace-based earnings ratio ((16.38+17.76+19.19+15.68+16.08)/5) | 17.02 |
| D | Adjustment factor ((c-5)/5)*0.95+1 | 3.28 |

Step three – calculate minimum local housing need

| | Component | Figure |
|----------|----------------------------------|--------|
| E | Minimum local housing need (b*d) | 1,584 |

Appendix 2 - 2024/25 completions resulting in the gain or loss of new residential dwellings

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|--|---------------------|---|-----------------------|---------------------|
| 2020/1218 | 11 St Marys Long Ditton KT6 5EU | Long Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 3 | 2.5 |
| 2020/0749 | 31 Hurstfield Road West Molesey KT8 1QU | Molesey West | East & West Molesey | 2 | 1 |
| 2021/0826 | 360 Walton Road West Molesey KT8 2JE | Molesey West | East & West Molesey | 1 | 1 |
| 2021/0202 | Waterside Hampton Court Way East Molesey | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 1 |
| 2022/0653 | 20 New Road Esher Surrey KT10 9PG | Esher | Esher | 4 | 3 |
| 2022/2815 | 244 Walton Road, West Molesey, KT8 2HT | Molesey East | East & West Molesey | 1 | 1 |
| 2022/3795 | 254 Walton Road West Molesey Surrey KT8 2HT | Molesey East | East & West Molesey | 1 | 1 |
| 2022/0441 | Land North West of Campbell Cottage & 1 Beacon Mews South Road Weybridge Surrey KT13 9DZ | Weybridge Riverside | Weybridge | 2 | 2 |
| 2022/1342 | 4A Palace Road East Molesey Surrey KT8 9DL | Molesey East | East & West Molesey | 1 | 1 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|---|-------------------------|---|-----------------------|---------------------|
| 2020/3350 | 4 and 4A Castlevue Road Weybridge KT13 9AB | Weybridge Riverside | Weybridge | 2 | 2 |
| 2021/0114 | Fairmile Farm Cottage Denby Road Cobham KT11 1JY | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 1 | 1 |
| 2021/1928 | 143 Molesey Avenue, West Molesey, KT8 2RY | Molesey West | East & West Molesey | 3 | 3 |
| 2023/1124 | 516 Walton Road West Molesey Surrey KT8 2QF | Molesey West | East & West Molesey | 4 | 4 |
| 2023/2698 | 40 Fleetside West Molesey Surrey KT8 2NF | Molesey West | East & West Molesey | 1 | 1 |
| 2021/1791 | 45 More Lane Esher Surrey KT10 8AP | Esher | Esher | 25 | 25 |
| 2023/3355 | Unit 1 A C Court High Street Thames Ditton Surrey KT7 0SR | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 12 | 12 |
| 2019/1969 | 37 The Parade Claygate Esher KT10 0PD | Claygate | Claygate | 1 | 1 |
| 2017/2405 | Land South of 54 Foxholes Weybridge Surrey KT13 0BN | Oatlands & Burwood Park | Weybridge | 1 | 1 |
| 2018/1805 | Land Southwest of 9 Lower Sand Hills Long Ditton KT6 6RP | Long Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 1 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|--|---------------------------------|---|-----------------------|---------------------|
| 2019/0398 | 212 Walton Road East Molesey KT8 0HR | Molesey East | East & West Molesey | 2 | 1 |
| 2021/0056 | 19 Dale Road Walton- On-Thames KT12 2PY | Walton Central | Walton-on-Thames | 2 | 1 |
| 2020/0308 | Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 39 | 38 |
| 2019/3228 | Land Northeast of 15 Courtlands Avenue Esher KT10 9HZ | Esher | Esher | 1 | 1 |
| 2018/2132 | Land to the South of Old Oak March Road Weybridge KT13 8XA | Weybridge Riverside | Weybridge | 1 | 1 |
| 2020/1020 | Upper Court Portsmouth Road Esher KT10 9JH | Esher | Esher | 28 | 27.5 |
| 2019/3471 | Bevendean Cottage Warren Lane Oxshott Leatherhead KT22 0SU | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 15 | 14 |
| 2018/0175 | Grantchester House 5 Hinchley Way Esher KT10 0BD | Hinchley Wood & Weston Green | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 1 |
| 2018/2263 | Land East Of 13a Station Avenue Walton- On-Thames Surrey KT12 1NF | Walton South | Walton-on-Thames | 1 | 1 |
| 2019/1258 | Nyumbani Ruxley Crescent Claygate Esher KT10 0TZ | Claygate | Claygate | 2 | 1 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|--|--------------------------------|---|-----------------------|---------------------|
| 2020/3223 | 8-14 Oatlands Drive Weybridge KT13 9JL | Walton Central | Walton-on-Thames | 51 | 47 |
| 2020/1224 | Land South of 8 Arnison Road East Molesey KT8 9JJ | Molesey East | East & West Molesey | 1 | 1 |
| 2023/0643 | Land at 90 Fairmile Lane Cobham Surrey KT11 2DA | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 1 | 1 |
| 2018/0632 | Lincoln Court Old Avenue Weybridge Surrey KT13 0PH | Weybridge St. George's Hill | Weybridge | 28 | 19 |
| 2023/1139 | Thames Lodge 129 Thorkhill Road Thames Ditton Surrey KT7 0UN | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 1 |
| 2021/3517 | Oak House 19 Queens Road Weybridge Surrey KT13 9UE | Weybridge Riverside | Weybridge | 10 | 2 |
| 2019/3430 | 28 Esher Road Hersham Walton-On- Thames KT12 4LG | Esher | Esher | 3 | 2 |
| 2017/0419 | Site of 18 19 And 21 St Johns Drive Walton-On- Thames Surrey KT12 3NH | Walton North | Walton-on-Thames | 3 | 3 |
| 2019/0386 | St Catherines Thames Street Weybridge KT13 8JR | Weybridge Riverside | Weybridge | 28 | 2 |
| 2018/0492 | 28 Red Lane Claygate Esher KT10 0ES | Claygate | Claygate | 2 | 2 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|---|------------------------------|--------------------------------------|-----------------------|---------------------|
| 2021/3413 | 9 Water Lane Cobham KT11 2PA | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 3 | 2 |
| 2018/3671 | Site of 45 to 55 Waverley Road 1 and 3 Lyfield and 4 to 10 Webster Close Oxshott | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 23 | 11 |
| 2019/1588 | Land Adjacent to 39 Charlton Avenue Hersham Walton-On- Thames KT12 5LE | Hersham Village | Hersham | 2 | 2 |
| 2020/2095 | Site of Claygate House Littleworth Road Esher KT10 9PN | Claygate | Claygate | 65 | 65 |
| 2021/0160 | 16 Stevens Lane Claygate Esher KT10 0TE | Claygate | Claygate | 3 | 2 |
| 2022/1212 | Land Southeast of 39 Stoke Road Stoke D'Abernon Cobham Surrey KT11 3BH | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 2 | 2 |
| 2022/0086 | Beechcroft Manor Weybridge KT13 9NY | Oatlands & Burwood Park | Weybridge | 11 | 11 |
| 2023/0177 | 41 Riverside Road Hersham Walton-On- Thames Surrey KT12 4PH | Esher | Esher | 2 | 2 |
| 2019/2569 | 412 Walton Road West Molesey KT8 2JG | Molesey West | East & West Molesey | 50 | 38 |
| 2018/0160 | 16 Monument Green Weybridge KT13 8QT | Weybridge Riverside | Weybridge | 4 | 3 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|--|--|-----------------------------------|-----------------------|---------------------|
| 2019/2670 | Land to Rear of 41 Oatlands Chase Weybridge KT13 9RP | Oatlands & Burwood Park | Weybridge | 3 | 3 |
| 2020/2614 | 106 Walton Road East Molesey KT8 0HP | Molesey East | East & West Molesey | 4 | 3 |
| 2019/3494 | Horsley Bungalow Old Avenue Weybridge KT13 0PS | Weybridge St. George's Hill | Weybridge | 4 | 4 |
| 2021/2127 | Linbridge Oatlands Avenue Weybridge KT13 9TR | Oatlands & Burwood Park | Weybridge | 4 | 3 |
| 2021/3946 | Land West of 1 to 3 High Street and Trenchard Aridge Oakshade Road Oxshott Leatherhead Surrey KT22 0JU | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 3 | 3 |
| 2022/2376 | 4 Fernhill Oxshott Leatherhead Surrey KT22 0JH | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 4 | 3 |
| 2023/2396 | Land east of 9 Cricket Way Weybridge Surrey KT13 9LP | Oatlands & Burwood Park/Walton Central | Weybridge/Walton-on-Thames | 5 | 4 |
| 2019/0792 | 1 Green Lane Cobham KT11 2NN | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 6 | 5 |
| 2017/3397 | 55 Weston Avenue West Molesey KT8 1RG | Molesey West | East & West Molesey | 6 | 5 |
| 2018/2520 | Elmer Dene 95 Queens Road Hersham Walton- | Hersham Village | Hersham | 6 | 5 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|---|---------------------------------|---|-----------------------|---------------------|
| | On-Thames Surrey KT12 5LA | | | | |
| 2018/3193 | 70 Baker Street Weybridge Surrey KT13 8AL | Weybridge Riverside | Weybridge | 6 | 5 |
| 2022/1998 | 16 Sandy Lane Walton- on-Thames Surrey KT12 2EQ | Walton North | Walton-on-Thames | 6 | 5 |
| 2020/2626 | Administration Block Octagon Road Whiteley Village Hersham Walton-On-Thames Surrey KT12 4EG | Weybridge St. George's Hill | Weybridge | 5 | 5 |
| 2023/2311 | 63 Bridge Road East Molesey Surrey KT8 9ER | Molesey East | East & West Molesey | 8 | 5 |
| 2021/2254 | Copsem Manor 50 Copsem Lane Esher Surrey KT10 9HJ | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 6 | 6 |
| 2021/1431 | 5 Hinchley Way Esher Surrey KT10 0BD | Hinchley Wood & Weston Green | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 6 | 6 |
| 2023/1791 | AC Court Unit 7 7 High Street Thames Ditton KT7 0SR | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 6 | 6 |
| 2020/1243 | The Lodge 29A Palace Road East Molesey KT8 9DJ | Molesey East | East & West Molesey | 3 | 2 |
| 2021/3269 | Cold Norton Farm Ockham Lane Cobham Surrey KT11 1LW | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 7 | 7 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|---|------------------------------|---|-----------------------|---------------------|
| 2021/4404 | 39 Charlton Avenue Hersham Walton-On-Thames Surrey KT12 5LE | Hersham Village | Hersham | 7 | 6 |
| 2020/1795 | Merrywood Weston Green Thames Ditton KT7 0JZ | Hinchley Wood & Weston Green | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 26 | 25 |
| 2021/1399 | Heath Lodge St Georges Avenue Weybridge Surrey KT13 0DA | Weybridge St. George's Hill | Weybridge | 13 | 1.5 |
| 2024/0118 | Station House The Parade Claygate Esher Surrey KT10 0PB | Claygate | Claygate | 5 | 4.5 |
| 2023/2650 | 21 Church Street Walton-On-Thames Surrey KT12 2QP | Walton Central | Walton-on-Thames | 1 | 1 |
| 2024/1915 | Fir Tree Cottage Long Orchard Portsmouth Road Cobham Surrey KT11 1EL | Weybridge St. George's Hill | Weybridge | 1 | 1 |
| 2025/0259 | Annexe Portside Portsmouth Road Thames Ditton Surrey KT7 0TQ | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 1 |
| 2023/2658 | 21 Church Street Walton-On-Thames Surrey KT12 2QP | Walton Central | Walton-on-Thames | 2 | 1 |
| 2022/3086 | 19 Kelvedon Avenue Hersham Walton-On- | Oatlands & Burwood Park | Weybridge | 1 | 0 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|--|-----------------------------|---|-----------------------|---------------------|
| | Thames Surrey KT12 5EB | | | | |
| 2018/2470 | 16 Saxonbury Gardens Long Ditton Surbiton Surrey KT6 5HF | Long Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 0 |
| 2021/4040 | 11 Cross Road Weybridge KT11 9NX | Oatlands & Burwood Park | Weybridge | 1 | 1 |
| 2023/0491 | 142 High Street, Esher, KT10 9QJ | Esher | Esher | 6 | 6 |
| 2021/1463 | Site of Green Shadows Golf Club Road Weybridge Surrey KT13 0NN | Weybridge St. George's Hill | Weybridge | 1 | 0 |
| 2010/2062 | Site of Parklands Warreners Lane Weybridge Surrey KT13 0LJ | Weybridge St. George's Hill | Weybridge | 1 | 0 |
| 2022/1582 | 16 Broad High Way Cobham Surrey KT11 2RP | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 1 | 0 |
| 2021/2897 | Dunmore West Road Weybridge Surrey KT13 0LZ | Weybridge St. George's Hill | Weybridge | 1 | 0 |
| 2021/1458 | Aylesham Old Avenue Weybridge Surrey KT13 0PY | Weybridge St. George's Hill | Weybridge | 1 | 0 |
| 2021/2789 | 22 Sandown Road Esher Surrey KT10 9TU | Esher | Esher | 1 | 0 |
| 2020/1473 | 25 West End Lane Esher Surrey KT10 8LB | Esher | Esher | 1 | 0 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|--|-----------------------------|---|-----------------------|---------------------|
| 2022/3003 | 19 Wolsey Road East Molesey Surrey KT8 9EL | Molesey East | East & West Molesey | 1 | 0 |
| 2021/1735 | 55 Oatlands Drive Weybridge Surrey KT13 9LR | Oatlands & Burwood Park | Weybridge | 1 | 0 |
| 2020/3048 | 1 Portsmouth Avenue Thames Ditton Surrey KT7 0RU | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 4 | 3 |
| 2020/1017 | 24 Pelhams Walk Esher Surrey KT10 8QD | Esher | Esher | 1 | 0 |
| 2022/3398 | 25 Lodge Close Stoke D'Abernon Cobham Surrey KT11 2SG | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 1 | 0 |
| 2021/3199 | Site Of 196 Brooklands Road Weybridge Surrey KT13 0RJ | Weybridge St. George's Hill | Weybridge | 1 | 0 |
| 2020/0812 | Site Of Constantia South Road St Georges Hill Weybridge Surrey KT13 0NA | Weybridge St. George's Hill | Weybridge | 1 | 0 |
| 2021/2864 | 50 Cranley Road Hersham Walton-On-Thames Surrey KT12 5BS | Oatlands & Burwood Park | Weybridge | 1 | 0 |
| 2020/1886 | 45 Pelhams Walk Esher Surrey KT10 8QA | Esher | Esher | 1 | 0 |
| 2015/3518 | 1 Glebelands Claygate Esher Surrey KT10 0LF | Claygate | Claygate | 2 | 1 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|---|-----------------------------|---|-----------------------|---------------------|
| 2023/2575 | Land Adjacent to 26 West End Lane Esher KT10 8LA | Esher | Esher | 1 | 1 |
| 2021/3192 | 28 Clinton Avenue East Molesey Surrey KT8 0HS | Molesey East | East & West Molesey | 1 | 0 |
| 2023/0534 | Bay Tree Cottage 24 Angel Road Thames Ditton Surrey KT7 0AU | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 0 |
| 2015/2657 | 34 Westcar Lane Hersham Walton-On-Thames Surrey KT12 5ES | Oatlands & Burwood Park | Weybridge | 1 | 0 |
| 2021/3829 | Skerrols East Road Weybridge Surrey KT13 0LF | Weybridge St. George's Hill | Weybridge | 1 | 0 |
| 2021/4307 | Thornhill 17 Eaton Park Road Cobham Surrey KT11 2JJ | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 1 | 0 |
| 2016/3694 | Site Of 3 Ditton Grange Close Long Ditton Surbiton Surrey KT6 5HQ | Long Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 1 | 0 |
| 2018/0640 | First floor 111 Queens Road Weybridge Surrey KT13 9UW | Weybridge Riverside | Weybridge | 1 | 1 |
| 2018/3667 | 9 Harebell Hill Cobham Surrey KT11 2RS | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 1 | 0 |
| 2021/1934 | 11 Chargate Close Hersham Walton-On- | Oatlands & Burwood Park | Weybridge | 1 | 0 |

| PP ref. | Address | Ward | Settlement area | Gross (C3 equivalent) | Net (C3 equivalent) |
|-----------|--|--------------------------------|--------------------------------------|-----------------------|---------------------|
| | Thames Surrey KT12 5DW | | | | |
| 2023/0324 | Copsem Manor 50 Copsem Lane Esher Surrey KT10 9HJ | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 14 | 13 |
| 2011/7792 | 5 Oatlands Drive Weybridge Surrey KT13 9NA | Walton Central | Walton-on-Thames | 1 | 0 |
| 2020/1341 | 70 Onslow Road Hersham Walton-On- Thames Surrey KT12 5AY | Oatlands & Burwood Park | Weybridge | 1 | 0 |
| 2019/2308 | Crow Gables Cottage 133 Fairmile Lane Cobham KT11 2BU | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 4 | 3 |
| 2017/4155 | Site of 38 Knowle Park Cobham Surrey KT11 3AA | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 1 | 1 |
| 2015/2398 | Upper Farm Blue Bell Lane Stoke D'Abernon Cobham Surrey KT11 3PW | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 1 | 0 |
| 2016/1770 | Loreto The Fairway Weybridge Surrey KT13 0RZ | Weybridge St. George's Hill | Weybridge | 2 | 1 |

Appendix 3 - 2024/25 completions resulting in a gain or loss of non-residential floorspace

| PP ref. | Address | Ward | Settlement area | Gross floorspace (sq. m) | Net floorspace (sq. m) |
|-----------|--|------------------------------|---|--------------------------|------------------------|
| 2022/2815 | 244 Walton Road, West Molesey, KT8 2HT | Molesey East | East & West Molesey | -66 | -66 |
| 2022/3795 | 254 Walton Road West Molesey Surrey KT8 2HT | Molesey East | East & West Molesey | -52 | -52 |
| 2021/1928 | 143 Molesey Avenue, West Molesey, KT8 2RY | Molesey West | East & West Molesey | -292 | -292 |
| 2023/1124 | 516 Walton Road West Molesey Surrey KT8 2QF | Molesey West | East & West Molesey | -596 | -596 |
| 2023/3355 | Unit 1 A C Court High Street Thames Ditton Surrey KT7 0SR | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | -714 | -714 |
| 2019/1969 | 37 The Parade Claygate Esher KT10 0PD | Claygate | Claygate | -55 | -55 |
| 2018/0175 | Grantchester House 5 Hinchley Way Esher KT10 0BD | Hinchley Wood & Weston Green | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 90 | 90 |
| 2017/0419 | Site of 18 19 And 21 St Johns Drive Walton-On-Thames Surrey KT12 3NH | Walton North | Walton-on-Thames | 217 | 57 |

| PP ref. | Address | Ward | Settlement area | Gross floorspace (sq. m) | Net floorspace (sq. m) |
|-----------|---|-----------------------------|---|--------------------------|------------------------|
| 2018/3671 | Site of 45 to 55 Waverley Road 1 and 3 Lyfield and 4 to 10 Webster Close Oxshott | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 91 | 16 |
| 2020/2095 | Site of Claygate House Littleworth Road Esher KT10 9PN | Claygate | Claygate | -1332 | -1332 |
| 2020/2614 | 106 Walton Road East Molesey KT8 0HP | Molesey East | East & West Molesey | 84 | 7 |
| 2021/3946 | Land West of 1 to 3 High Street and Trenchard Arlidge Oakshade Road Oxshott Leatherhead Surrey KT22 0JU | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | -80 | -80 |
| 2022/1998 | 16 Sandy Lane Walton-on-Thames Surrey KT12 2EQ | Walton North | Walton-on-Thames | -655 | -655 |
| 2020/2626 | Administration Block Octagon Road Whiteley Village Hersham Walton-On-Thames Surrey KT12 4EG | Weybridge St. George's Hill | Weybridge | -269.4 | -269.4 |
| 2023/2311 | 63 Bridge Road East Molesey Surrey KT8 9ER | Molesey East | East & West Molesey | -104.4 | -104.4 |
| 2023/1791 | AC Court Unit 7 7 High Street Thames Ditton KT7 0SR | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | -380 | -380 |

| PP ref. | Address | Ward | Settlement area | Gross floorspace (sq. m) | Net floorspace (sq. m) |
|-----------|--|--------------------------------|---|--------------------------|------------------------|
| 2023/3047 | The Chatley Cottage Pointers Road Cobham Surrey KT11 1PL | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 74 | 74 |
| 2023/2650 | 21 Church Street Walton-On-Thames Surrey KT12 2QP | Walton Central | Walton-on-Thames | 36.83 | 73.66 |
| 2024/1646 | 154 Portsmouth Road Cobham Surrey KT11 1HX | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 0 | 0 |
| 2021/1545 | 42 Hampton Court Avenue East Molesey KT8 0BQ | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | -99.8 | -99.8 |
| 2021/0519 | 4 Bell Road East Molesey KT8 0SS | Molesey East | East & West Molesey | 413.2 | 32 |
| 2021/2132 | St Johns Hall Faulkners Road Hersham Walton- On-Thames KT12 5JB | Hersham Village | Hersham | 20.4 | 20.4 |
| 2021/4040 | 11 Cross Road Weybridge KT11 9NX | Oatlands & Burwood Park | Weybridge | -58.5 | -58.5 |
| 2022/0525 | Esher Lawn Tennis Club 7 Milbourne Lane Esher Surrey KT10 9DU | Esher | Esher | 29 | 0 |
| 2022/0461 | Land North West of Campbell Cottage & 1 Beacon Mews South Road Weybridge Surrey KT13 9DZ | Weybridge Riverside | Weybridge | 172.1 | 172.1 |
| 2022/2526 | Convent Of Notre Dame School Convent Lane | Weybridge St. George's Hill | Weybridge | 1445 | 1045 |

| PP ref. | Address | Ward | Settlement area | Gross floorspace (sq. m) | Net floorspace (sq. m) |
|-----------|---|-----------------------------|---|--------------------------|------------------------|
| | Cobham Surrey KT11 1HA | | | | |
| 2022/1620 | St Paul's Church Church Road East Molesey Surrey KT8 9DU | Molesey East | East & West Molesey | 611.5 | 12.5 |
| 2022/2119 | Security Lodge South Road St Georges Hill Weybridge Surrey KT13 0LZ | Weybridge St. George's Hill | Weybridge | 104.5 | 31.5 |
| 2022/3853 | Scout And Guide Association Hut Waverley Road Oxshott Leatherhead Surrey KT22 0RZ | Oxshott & Stoke D'Abernon | Cobham, Oxshott & Stoke D'Abernon | 496 | 152 |
| 2022/3703 | 6 Hampton Court Parade East Molesey Surrey KT8 9HB | Thames Ditton | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 81 | 0 |
| 2022/3401 | Unit B2, The Paddocks Retail Park, Sopwith Drive, Brooklands Industrial Park, Weybridge, KT13 0XR | Weybridge St. George's Hill | Weybridge | 170 | 170 |
| 2023/0491 | 142 High Street, Esher, KT10 9QJ | Esher | Esher | -473 | -473 |
| 2023/0046 | 28 High Street, Cobham, KT11 3EB | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 103 | 45.4 |
| 2022/2963 | 17-19 Church Street Weybridge Surrey KT13 8DE | Weybridge Riverside | Weybridge | 285 | 42 |

| PP ref. | Address | Ward | Settlement area | Gross floorspace (sq. m) | Net floorspace (sq. m) |
|-----------|---|---------------------------------|---|--------------------------|------------------------|
| 2023/1477 | 6A Station Road Esher KT10 8DY | Hinchley Wood & Weston Green | Thames Dittons, Long Ditton, Hinchley Wood & Weston Green | 200 | 200 |
| 2023/0893 | Manby Lodge Infant School Princes Road Weybridge Surrey KT13 9DA | Weybridge St. George's Hill | Weybridge | 1485 | 45 |
| 2023/2280 | 61 to 63 Terrace Road Walton-On-Thames Surrey KT12 2SW | Walton Central | Walton-on-Thames | 352.8 | 63.6 |
| 2022/2846 | Queensgate House South Road Weybridge Surrey KT13 9JX | Oatlands & Burwood Park | Weybridge | 306 | 0 |
| 2020/1933 | 99 Terrace Road Walton-On-Thames Surrey KT12 2SG | Walton North | Walton-on-Thames | 84 | 42 |
| 2023/2017 | 3A Elmgrove Road Weybridge Surrey KT13 8NZ | Weybridge Riverside | Weybridge | 33 | 0 |
| 2022/3014 | 160C Walton Road East Molesey Surrey KT8 0HP | Molesey East | East & West Molesey | 316 | 0 |
| 2023/2172 | 112A Down Street West Molesey Surrey KT8 2TU | Molesey West | East & West Molesey | 6.4 | 0 |
| 2023/0630 | 59 Winchester Road Walton-On-Thames Surrey KT12 2RH | Walton Central | Walton-on-Thames | 85.5 | 85.5 |

| PP ref. | Address | Ward | Settlement area | Gross floorspace (sq. m) | Net floorspace (sq. m) |
|-----------|--|---------------------|--------------------------------------|-----------------------------|---------------------------|
| 2016/2870 | 11 Church Street Weybridge Surrey KT13 8DE | Weybridge Riverside | Weybridge | 12.5 | 0 |
| 2018/2124 | Acs Cobham International School Portsmouth Road Cobham Surrey KT11 1BL | Cobham & Downside | Cobham, Oxshott & Stoke D'Abernon | 952 | 83 |
| 2018/0640 | First floor 111 Queens Road Weybridge Surrey KT13 9UW | Weybridge Riverside | Weybridge | -182 | -182 |

