Shaping Elmbridge
A New Local Plan

Consultation Statement: Options Consultation (Regulation 18)

Elmbridge Local Plan

November 2019

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

Contents

1   Introduction

Purpose of the document

1.1.   This consultation statement provides a record of the consultation methods and community engagement activities that have taken place as part of the Options Consultation for Elmbridge Borough Council's new Local Plan which was held from 19 August until 30 September 2019. It details how the Council has complied with the consultation requirements prescribed in the Town and Country planning (Local Planning) (England) Regulation 2012 (as amended) and the Council's Statement of Community Involvement (adopted December 2018) in the preparation of the new Local Plan.

1.2.   The document starts with a brief account of the early consultation preparation including engagement with our Councillors and the wider publicity methods. For more information on this, please see the Consultation Strategy 2019 that was agreed by Councillors and published before the consultation started.

1.3.   The document provides a breakdown of who responded to the consultation looking at locations and age groups of participants. It also presents the questionnaire responses and formal representations that were received during the consultation and looks at the common themes that have emerged.

1.4.   Respondents individual comments / and formal responses received can be viewed on the Options Consultation webpage.

Background

1.5.   Elmbridge's new Local Plan will set out the vision for the borough and the approach to development over a 15-year period. It will set targets for the delivery of different types of development, provide guidance on locations as to where this development will take place, and establish which areas should be protected. It will also set out policies by which future planning applications will be determined.

1.6.   We consulted on the Strategic Options, the first stage in the process for developing a new Local Plan, from Friday 16 December 2016 until Friday 24 February 2017. We received comments from 3,760 respondents. The consultation documentation including the summary of consultation responses are available to view on the Strategic Options webpage.

1.7.   Considering the consultation responses, the new National Planning Policy Framework, Planning Practice Guidance and in particular the introduction of the new Standard Methodology for calculating housing need, it was considered appropriate to review and re-evaluate the options. The review and re-evaluation, which has included additional technical work, has led to the

identification of five options for housing growth. This included the original three options which have evolved.

1.8.   On Monday 19 August, the Options Consultation commenced presenting the findings of the review and re-evaluation and the five options with our communities and stakeholders. We asked all those registered on our consultation portal to respond to the online questionnaire and encouraged all those interested in the consultation to register. This document explains the consultation methods we used to ensure as many people as possible participated and were able to feedback their views.

Limitations

1.9.   This report documents the consultation techniques used, provides more information on who responded and summarises the feedback received. It does not include the Council's response to the comments received.

1.10.   Consultation provides residents, stakeholders and interested parties with an opportunity to be involved in the Local Plan preparation.

1.11.   Unlike market research exercises, consultation is not a method of engagement that will ensure participation of a broad representative of the borough's residents. Overall resident participation in the consultation was 6% of the current population of Elmbridge and primarily concentrated in the areas of Claygate, Cobham and Thames Ditton and Long Ditton (60% of completed questionnaires). Therefore, we must be mindful that the results of consultation do not fairly reflect or recognise the diversity of values and opinions that exist within and between our communities across the borough.

1.12.   Similar, to consultation on a planning application, the consultation was not a vote on the five options presented but an opportunity to give views on the approaches to housing growth to be considered in the next stage of the Local Plan preparation. To treat the consultation as a vote would not be sound plan-making and would be open to challenge. Unfortunately, there was a misunderstanding from some local community groups and residents that the consultation was a 'vote' or 'referendum'. This was evident from the responses, the promotional material of some local community groups and in the correspondence throughout the consultation.

2   Consultation Preparation

Engagement with Councillors

2.1.   Early engagement with Councillors on progress with this stage in the Local Plan began in March 2019 where Members of the Local Plan Working Group were briefed on the key considerations informing the production of the Local Plan. They were asked to note the options and consider the next steps in the Local Plan programme.

2.2.   Officers undertook a meeting with leaders of the political parties to discuss issues arising from the previous consultation and how to communicate better with local people and Councillors making sure everyone has the information they need to respond to the consultation.

2.3.   Local Plan briefings took place in April and May to introduce the proposed consultation to all 48 Members of the Council. Specific briefings for new Members that joined the Council after the local elections in May 2019 also took place.

2.4.   A further two Local Plan Working Group meetings took place, one that discussed the consultation strategy (20 June 2019), and the other discussed the consultation document (11 July 2019). These meetings were open to all Councillors to attend.

2.5.   A series of briefing sessions with Councillors was then organised by officers in preparation of a special Cabinet meeting planned for the 24 July 2019, which allowed Councillors to discuss the consultation document and determine whether to approve the document for consultation.

2.6.   A similar briefing session was held for Surrey County Councillors and Members of Claygate Parish Council following the Cabinet's approval of the Options Consultation.

Early Publicity

2.7.   Early publicity officially started after the local elections in May 2019. The Local Plan website pages were updated to inform people that the consultation would take place in the summer following Cabinet approval. As well as updates on the Council's news webpages and planning policy webpages, the following early communication techniques were also adopted:

- Letters to Residents groups and associations informing them of the consultation were sent. This included an invitation to attend preview meetings to discuss the consultation prior to the consultation period. In total 10 Preview Meetings took place between 12 August and 14 August

with 22 associations and local community groups attending. Attendees were provided with a copy of the presentation.

- Claygate Parish Council were invited to attend a meeting and presentation with officers to discuss the consultation.

- In June 2019, an article in the Council's official newsletter informed people that the Local Plan consultation would take place in the summer. This newsletter is distributed to households across borough (Appendix 1).

- Four staff forums were held in June 2019 to inform all members of Council staff about the forthcoming consultation.

- In early August 2019, a letter was sent to all neighbouring authorities informing them of the upcoming consultation.

- Officers briefed frontline staff in customer services, so they were aware of the consultation and could advise people on how to respond.

- A press release was published online on 4 July 2019 stating that the consultation was approaching, and a further press release explained that the Council's Cabinet will meet to decide whether to approve the consultation (Appendix 2).

- Six public consultation meetings were programmed. A press release informing people about the consultation meetings and allowing people to book in advance was published 25 July 2019 (Appendix 3).

- External e-mail signatures included messages about the consultation and these were used by all planning officers to help publicise the consultation.

Figure 1: E-mail signature pre-consultation

3   The Consultation: Publicity undertaken

3.1.   The Options Consultation began at 9am on Monday 19 August 2019 and finished at midnight on Monday 30 September 2019.

3.2.   Table 1 below is taken from Appendix 2 of the Statement of Community Involvement 2018. This sets out the public/stakeholder involvement arrangements for the preparing a draft Local Plan. It states that the draft documents should be published for consultation for a minimum of six weeks and, at the start of the consultation period, should include:

Table 1: Public Involvement in Local Plans

Key stages	Involvement Level	Public/stakeholder involvement arrangements
Preparing a draft Local Plan	Asking what you think?	Publish draft documents for consultation for a minimum of **six weeks**, and, at the start of the consultation period: • Publish the Sustainability Scoping Report or Appraisal as appropriate; • inform specific consultation bodies; • inform relevant consultation bodies, other interested bodies and individuals on the consultation database; • publish electronic copies of consultation documents on the Council's website; • make hard copies of consultation documents available for inspection at the Civic Centre and borough libraries; • issue press release in local paper; • issue public notice in local newspaper; • add consultation information on Council's social media sites; and • arrange public meetings, exhibitions and focus groups as appropriate.

3.3.   The following sections of this chapter set out the consultation methods

adopted in compliance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement 2018.

3.4.   A specific consultation webpage was created for the consultation. This provided people with an introduction to the consultation, information of how to respond and included the library of consultation documents. A Frequently Asked Questions document was also included on the website. In compliance with the above table, the sustainable appraisal and habitats regulation assessment screening report was published on the consultation webpage. (Appendix 4)

3.5.   2,562 people registered on our database with an e-mail address were invited to join the consultation on 15 August 2019. They were invited to join the Local Plan consultation commencing on 19 August 2019.

3.6.   On Monday 19 August 2,562 people registered on the database received an e-mail to inform them that the consultation was open. 91 people without an e-mail address were sent a formal letter.

3.7.   The letter and electronic mailout included specific consultees, residents and key stakeholders in line with regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Appendix 1 of the 2018 SCI.

3.8.   The letter included a brief overview of the consultation, where to access the consultation information and how to respond to the consultation (see Appendix 5).

3.9.   A press release was issued on the Council's homepage throughout the consultation period to publicise the consultation and link to the consultation document, online questionnaire and supporting information (Appendix 6).

3.10.   A formal newspaper article was published on Friday 23 August 2019 (Appendix 7). Posters were put in all of the borough's public noticeboards. A leaflet was also available in the reception and was distributed to the community through Members. (Appendix 8).

3.11.   Social media messages using twitter and facebook were used throughout the consultation to encourage people to respond (Appendix 9).

3.12.   E-mails were sent to all Councillors on 19 August, the day the consultation started. An e-mail was also be sent to all of Planning Services to ensure that everyone knew the consultation had started. Planning officers e-mail signature image was also updated with the link to the consultation webpage (Figure 1).

Figure 2: E-mail signature during the Consultation

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Consultation closes on 30 September 2019

3.13.   All adverts, press releases, posters, leaflets and webpages explained how to respond to the consultation via the online questionnaire. This was important because it allowed people to read the privacy notice to comply with the 2018 General Data Protection Regulations.

3.14.   If people did not have access to a computer, we offered help at the Civic Centre to fill out the questionnaire or provided hard copies sent in the post with a stamped address envelope for easy return.

3.15.   A2 hard copies of the consultation document and the Frequently Asked Questions sheet were available to view at the Civic Centre and the borough libraries throughout the consultation time.

3.16.   In response to feedback from our previous consultation held in 2016, an interactive map (see Figure 3) was also available online allowing people to see the sites included for each option. Clicking on the site provided a summary of information about the timescale, capacity and source of the site.
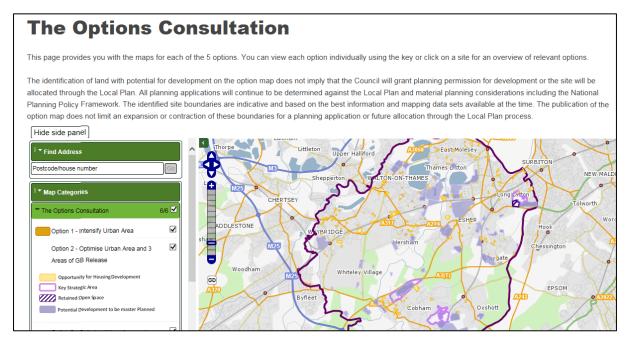
Figure 3: Interactive Map

3.17.   An animation was also created to provide a visual account of the consultation

content. This was included on the consultation webpage and press release and was uploaded on the Civic Centre reception tv screen for visitors to the Council to view.

Evening Meetings

3.18.   Six public meetings were held from the 27 August until 5 September 2019. These took place on the second and third week of the consultation to present the options to residents and answer any questions residents may have had about the consultation.

3.19.   The meetings were ticketed events and the tickets went live on the 25 July. People could submit questions to be answered on the specific evening meeting from the 22 August once the consultation document was live and downloadable. It was important that people had a chance to read the consultation document before submitting questions.

3.20.   The meetings were chaired by the Director of Strategic Services, Ray Lee, introduced by the Head of Planning, Kim Tagliarini and presented by Rachael Thorold, the Local Plan Manager. The consultation document was discussed in full and included a detailed explanation of the 5 options.

3.21.   The meetings took place at the Civic Centre starting at 7pm and finishing at 9pm. By ticketing the meetings, the Council could ensure everyone had a seat. 160 tickets were made available for each meeting and the last three meetings were fully booked. The table below provide information about the attendance for the evenings.

Table 2: Attendance of meetings

Settlement Focus	Date	Fully Booked	Number of Attendees
Weybridge	Tuesday 27 August	N	34
Walton-on-Thames and Hersham	Wednesday 28 August	N	41
Molesey	Thursday 29 August	N	26
Cobham, Oxshott and Stoke D'Abernon	Monday 2 September	Y	125
The Dittons and Hinchley Wood	Tuesday 3 September	Y	108
Esher and Claygate	Thursday 5 September	Y	100

3.22.   For those people who could not attend the meetings, a live webcast was available to view and can also be viewed at any time as the webcasts are archived and held for a period of 6 months. This allowed as many people as possible to view the meetings.

3.23.   The pre-submitted questions and answers discussed from the meetings were

included in the FAQs on the consultation website. These were updated throughout the consultation and the responses to all pre-submitted questions were published following the end of the meetings.

4   Consultation: Who responded?

The Consultation Questionnaire

4.1.   The consultation questionnaire was the main response method and 6,554 completed questionnaires were received in total. An initial figure of 6,528 was quoted immediately after the consultation closing date but since then work has been undertaken to ensure all questionnaires received before the closed date have been included. The data has now been collated and confirmed. In line with the Statement of Community Involvement, the Council will not accept any anonymous or confidential responses. No petitions were received to this consultation.

4.2.   In terms of who responded to the consultation, this is the following breakdown of the 6,554 questionnaire responses:

Table 3: Type of respondent

Type of Respondent	Number	%
Resident	6,419	98
Residents Associations/Group	31	0.4
Local Business	29	0.4
Non-Elmbridge Resident	15	0.2
Planning Consultant/Agent	9	*
Developer/Builder/Landowner	8	*
CAAC/Heritage/Conservation	8	*
Architects	5	*
Estate Agents	4	*
Amenity Group/Club	3	*
Environment	3	*
Religious Group	3	*
Central government	2	*
Local Government	2	*
Political Parties	2	*
Parish Council	2	*
School/College/Uni	2	*
Utilities	2	*
Youth Group	2	*
Care/Support	1	*
Housing Association	1	*
Media	1	*
Total	**6,554**	**100**

(*=less than 0.01%)

4.3. A total of 6,419 questionnaire responses were received from Elmbridge residents. This accounts for 98% of respondents. However, this only equates to 6% of the borough's adult population[1].

4.4. Out of the 22 residents' associations that attended the pre-consultation meetings to preview the consultation document, 18 returned questionnaires and 3 provided a formal representation. Only 1 group did not provide a response. Full responses can be viewed online and these have been summarised in the following sections of questionnaire summaries and representation summaries.

4.5. Question 2 of the questionnaire asked people to state where they live. The table below sets out the number and percentage of residents in each local area. 4 respondents did not answer this question.

Which local area do you live in?

Area	Number of respondents
Other	180
Weybridge	126
Walton	285
Thames Ditton and Long Ditton	1423
Stoke D'Abernon	402
Oxshott	488
Molesey	115
Hinchley Wood	548
Hersham	112
Esher	390
Cobham	1259
Claygate	1222

4.6. Thames Ditton and Long Ditton had the highest percentage of people responding in the borough followed by Cobham and Claygate. Molesey and Weybridge had the lowest respondents from their local area.

4.7. The 3% of others are set out on paragraph 4.2.

4.8. As well as the data taken from question 2, any respondent who lives in Elmbridge that left a postcode has been mapped to gain a visual understanding of who responded to the consultation.

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[1] Elmbridge Population of 16- 64 and 65+ using population estimates by broad age and gender, July 2016, Office for National Statistics.
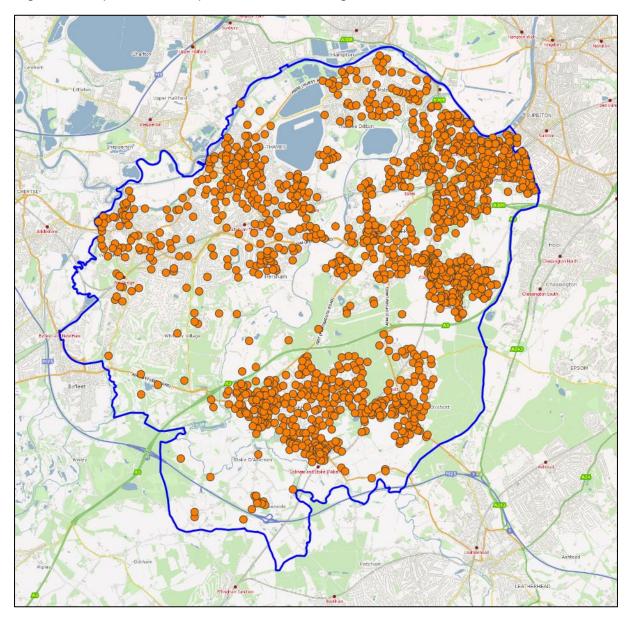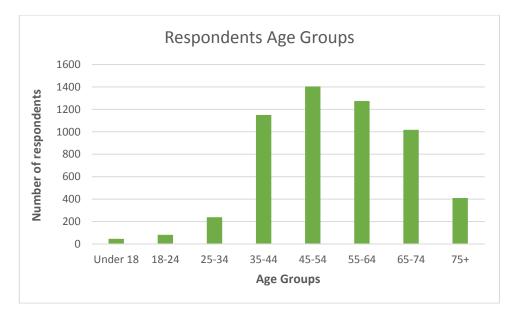
Figure 4: Map to show respondents in Elmbridge

4.9. 5,621 respondents specified an age bracket when they registered their details on the consultation portal. The following table sets out those numbers and percentages for each age group.

4.10. The age group with the highest number and percentages was the 45-54-year-old age group. This was followed closely by the 55-64 age group.

Formal Representations

4.11. In addition to the completed questionnaires, there were 94 formal representations submitted. These came from:

- 34 of which are Planning Consultants (defined as an Architect, Planning Consultant/ Agent, Estate Agent or Developer/ Builder/ Landowner)
- 24 of which are from Residents
- 11 of which are Resident Associations/ Groups
- 2 Parish Councils (Claygate and Ockham)
- 9 of which are Government bodies including Surrey County Council, Greater London Authority and statutory bodies.
- 8 local planning authorities
- 1 from a Local Business (Brooklands Museum)
- 1 Heritage (Historic Royal Palaces)
- 2 Transport (Transport for London, Highways England)
- 1 charity (Woodlands Trust)
- 1 Telecommunications (BT)
- 1 Utilities (National Grid)

4.12. In total 25 sites were promoted for consideration for residential or mixed-use development in the Local Plan through the formal call for sites exercise which ran alongside the consultation. Of these, 17 were sites in the Green Belt and 8

were sites in urban area. All 25 sites promoted were for consideration for residential and/ or mixed- use development. These sites will be put forward and investigated further in the Land Availability Assessment 2020.

5 Consultation: Questionnaire responses

5.1. The next section provides a summary of the responses provided in the questionnaire. There were some respondents that did not answer every question and therefore the total number of respondents vary for some of the following questions.

1. Have you read the Options Consultation document?

5.2. It was important to start the questionnaire with this simple question because it reminds people to read the consultation document. It is difficult to answer the questions without understanding how the options have been formed.

5.3. 6453 people read the consultation document and 93 did not. 18 respondents did not answer this question.

2. Which are do you live in?

5.4. This question helps to identify which area people live in across the borough and this question will be cross referenced to questions 3,4,5 and 6 so we can understand whether different communities have different viewpoints on future development. The following table provides the number and percentages for each local area.

Table 4: Local Areas

Local Area	Number	%
Claygate	1222	19%
Cobham	1259	19%
Esher	390	6%
Hersham	112	2%
Hinchley Wood	548	8%
Molesey	115	2%
Oxshott	488	7%
Stoke D'Abernon	402	6%
Thames Ditton and Long Ditton	1423	22%
Walton	285	4%
Weybridge	126	2%
Other	180	3%

3a. Place-making and the continued success of well designed, well-functioning places is fundamental to developing a growth strategy for the borough. What are the key characteristics that make your area a great place to live?

5.5. This question is important to find out what people like about their area and this will help us develop a vision for the borough. The question was cross referenced with the individual local areas from question 2 but interestingly when assessing each area, the same themes become apparent. The summary here aims to highlight the common themes expressed by people across all the local areas but will also highlight any specific points that were different.

Key Theme 1: The Natural Environment

5.6. The key characteristic which every local area discussed was the amount of green spaces available and access to it. People value highly their green spaces. They talked about regular leisure pursuits such as walking their dog and cycling. Many people cited the physical and mental health benefits for adults as well as the educational advantages of this environment for children. All elements of the natural environment were quoted including trees, rivers, specific habitats, wildlife and animals.

5.7. Interestingly, respondents stated that their decision to live in their local area was due to the amount of green space which differs from London and the greater London suburbs. They discussed a sense of space that the 'open countryside' allows. These comments were particularly common to Cobham, Stoke D'Abernon and Claygate.

5.8. A common theme that was mentioned across all local areas was the presence of Green Belt. People stated that this provided a separation from other local areas and the prevention of urban sprawl. Green Belt was deemed as having many of the social and health benefits discussed above. Most of the local areas in the south including Claygate talked about this rural or semi-rural character that they value so highly.

5.9. Stoke D'Abernon, Walton on Thames and Weybridge responses valued their access to the riverside and riverside walks. Interestingly, a lot of the local areas state that they value the clean air and lack of pollution. Limited noise and light pollution were also cited as advantages.

Key Theme 2: Built Environment and Social Infrastructure

5.10. A large number of respondents identified the village character and atmosphere as a key characteristic that made their area a great place to live. Living in a village provided a strong sense of identity and community. Many highlighted the semi-rural/rural feel of their area and the peaceful character as important characteristics. These comments were typical of respondents from a number of areas across the borough. Whilst respondents from Weybridge felt

it was the mix between urban environment and open spaces along with a range of housing which made it a great place to live.

5.11. A common theme throughout the local area responses was the feeling of community. With some respondents identifying that they liked the presence of a mixed community with residents from different backgrounds, levels of wealth, and a mix of ages.

5.12. Respondents felt that their local area had a sense of community with community facilities such as youth centre and community centre. Interestingly people talked about good school places, good GP services, good access to social groups. Some were more restrained stating that services were adequate.

5.13. Respondents talked about diversity of housing and mix of types of housing. Local areas to the south of the borough stated that the low-density housing was what made their area great. The historic environment was quoted in Stoke D'Abernon and Walton-on-Thames whilst another resident said it was sites of historic as well as cultural importance that made their area great.

5.14. Another common theme across all local areas was that people felt their local area was safe and that crime was low.

Key Theme 3: Infrastructure and the Economy

5.15. The most common themes across all local areas was the accessibility. People talked about rail links to London, road links to London (A3 and M25) providing easy access to international airports and the job market. Many stated that public transport was good.

5.16. People across all the local areas talked about access to regional shopping centres outside the borough as well as access to local shops and services. Some described these as vibrant, bustling and prosperous. Interestingly the emerging co-working culture in Weybridge was identified by one respondent. The amount of parking was also deemed a factor in making the place great.

5.17. A respondent in Oxshott felt that the hub of expensive properties and private estate attracts high wealth into the area. A Cobham resident quoted the visitor attractions and another respondent cited the internet and phone connections.

3b. What changes would you like to see in the borough over the next 15 years?

5.18. There were some common themes across all local areas so again these have been divided by common theme and summarised. Interestingly, some of these changes contradict what people thought was great about their local area. For example, some people referred to lack of traffic in 3a but other people in 3b felt that the roads were congested and full of traffic at certain times in the day.

This highlights the fact that some of the local areas experience good traffic conditions while other do not. These locational differences need to be borne in mind for this summary.

<u>Key theme 1: Improved infrastructure provision</u>

5.19. All local areas included improvements to infrastructure and some specifically stated for the existing community. Despite comments in 3a stating that infrastructure was good, the main message here was that every local area wants improved infrastructure, and this covered schools and more school places, healthcare, public transport, recreation and community facilities. Improvements to the existing road network was also suggested including better road conditions, road safety and the provision of new cycle paths. Improved parking was also suggested.

<u>Key theme 2: Protection of the natural environment</u>

5.20. All local areas talked about the protection of green spaces and the preservation / maintenance of the Green Belt. This included protecting nature, biodiversity and the upkeep of rivers. A number of respondents identified the important role open spaces had in providing flood storage and the need to retain this function. As well as this, respondents felt that air pollution should be tackled and strategies to reduce car use should be sought. A reduction in noise levels was also cited in several responses. There were also respondents calling for more green spaces and trees.

5.21. One respondent wanted to see an improvement in greener transport infrastructure and some suggested more electrical charging points across the borough. There were several comments regarding HGV management. Another respondent stated that they would like to see a strategy embracing technology to improve the health, sustainability and the environment including achieving zero carbon impact.

<u>Key theme 3: Housing provision and built environment</u>

5.22. There were comments that people did not want development or wanted less development. However, there was also those that stated an increase in housing density would help meet housing need. Many respondents used the phase, 'right housing in the right places' and said that it is important that affordable housing is near employment, schools, public transport and health facilities and shops.

5.23. Respondents stated that a better balance of housing was needed especially smaller family homes. One way to address this could be the use of empty homes, others reiterated the need to use brownfield land. There were many comments provided about the lack of affordable housing and the need to address this as well as older people accommodation. A few commented on the need to release Green Belt in order to ensure urban areas would not result in overdevelopment.

5.24. In terms of the built environment some respondents talked about a better quality of development, density needed to respect local character whilst others said they wanted to retain and protect the existing character of the area. Others were very clear that they wanted a reduction in large expensive houses however there were also those who said they wanted no more flats to be built. A few respondents mentioned better protection of historic environment and the promotion of historical and cultural sites.

5.25. One respondent stated that the Council should make better use of climate sensitive equipment/ technology and vehicles.

Key theme 4: The local economy

5.26. Many of the local area respondents felt high streets should be improved and suggested lower business rates and retail rents. Comments received from every local area felt that parking should be free in their local shopping area. A respondent from outside the borough stated that there should be less fast food outlets in the high street.

Other

5.27. Other improvements included better policing, increased police presence and security cameras.

5.28. A site-specific improvement included a Cobham bypass to take the A245 around Cobham High Street possibly by building across the flood meadow and around St Andrews Church.

5.29. The following questions ask specifically about the 5 options. They seek to find out which option best suits specific areas.

4a.	This options consultation document sets out 5 options for housing growth for the borough. These are: Option 1-intensify urban area Option 2-optimise urban area and 3 area of Green Belt release Option 3-optimise urban area and large Green Belt release Option 4-optimise urban area Option 5-optimise urban area and small areas of Green Belt release Which option will best suit your area?

Table 5: Results to question 4a

Option	Number of Respondents	Percentage of Respondents
Option 1	142	2%
Option 2	151	2%

Option 3	62	1%
Option 4	5567	85%
Option 5	353	5%
Other	241	4%

5.30. The results from question 4 can be cross referenced with question 2 to find out whether people from different local areas have different viewpoints in terms of the options.

5.31. The table below shows that those local areas with either 'strategic areas' or proposed Green Belt sites have supported option 4 in higher numbers than those local areas where development in the urban area has taken precedent. The comments below help to explain the reasoning behind these results.

Table 6: Results from Question 4 cross referenced with question 2

	Option 1	Option 2	Option 3	Option 4	Option 5	Other
Claygate	2.6%	1.5%	0.1%	90%	2.1%	2.9%
Cobham	0.7%	0.1%	0.6%	94%	2%	1.5%
Esher	6.6%	2.5%	1.2%	77%	7.1%	4.1%
Hersham	4.5%	9.9%	1.8%	41.4%	16.2%	23.4%
Hinchley Wood	2.9%	1.4%	1%	90.4%	2.1%	1.2%
Molesey	6%	8.6%	5.2%	42%	26%	10.4%
Oxshott	2%	2%	0.2%	92%	2.2%	1.4%
Stoke D'Abernon	0.4%	-	1.2%	96%	0.9%	0.7%
Thames Ditton and Long Ditton	1.1%	0.4%	0.2%	92%	3.3%	1.4%
Walton	2.8%	21%	4.5%	28.2%	15.5%	26.5%
Weybridge	3.9%	9.5%	4.7%	21.4%	54.7%	5.5%

Breakdown of Option chosen by Local Area (Count and percentage)*.

* The count figures are based on all those who answered this question and the percentages are for each local area.

Comments Received

5.32. A wide variety of reasons were received alongside respondents' choice of option 1 to 5 and these are summarised below for each option.

Option 1 – Intensify the urban area

5.33. In choosing this option many respondents considered that any future housing should be delivered on brownfield land within the urban areas, and not on green spaces, protecting the Green Belt and other green spaces such as allotments. Intensifying development within the urban areas was considered by respondents to have the benefit of being near to infrastructure such as stations, shops, schools and GPs, and therefore having the least impact. This was also considered to preserve the low-density wealthy areas while developing others.

5.34. Building on the Green Belt was considered by respondents to spoil the villages and contribute to urban sprawl, with areas such as car parks being built on before the Green Belt.

5.35. Respondents also considered that this option was the most environmentally friendly, maintaining green spaces that is important for the well-being of residents and as a habitat for wildlife. For many, it is the presence of these green spaces that are the main reason why they chose to live in this borough. Specifically mentioned were Cobham and Claygate, where respondents considered that this option would preserve the character and quality of life of residents.

5.36. Specific sites, the Diary Crest building and telecoms building, were mentioned by respondents. They commented that these should be used more efficiently.

5.37. Other respondents to this option questioned why housing is needed when the birth rate is failing, and that the Council needs to understand the demographics before releasing Green Belt.

Option 2 – Optimise the urban areas and three areas of Green Belt release

5.38. Some respondents choosing Option 2 considered that this option provides a fairer distribution of development across the borough, with one commenting that this option was a "sensible balanced option", rather than overcrowding urban areas such as Walton. Comments received supporting this option felt that areas of the borough should release their Green Belt and take more development, protecting existing urban areas from significant change in character, releasing the pressure from urban flatted developments and on areas such as Walton which were considered by some respondents to have already taken their fair share of development.

5.39. Option 2 was considered in some comments to be the best compromise of all the options, with the least impact whilst also providing housing. Any release of the Green Belt should be supported with the appropriate infrastructure and affordable housing. Larger areas of Green Belt release were considered the best option for achieving the balance of housing and infrastructure needs.

5.40. The comments received as part of this option also objected to the building on Sandown due to the impact on traffic and the open aspect in this part of Esher.

Option 3 – Optimise the urban areas and large Green Belt release

5.41.   In supporting this option respondents considered that this option fully met the housing needs of the borough and was the most long-term sustainable option, releasing Green Belt would provide the land needed for new infrastructure to support new housing. The release of poor-quality Green Belt could be used for high quality housing and be linked to environmental improvements. A respondent also commented that this option will assist in meeting years of under delivery that has made housing so expensive in the borough. Respondents felt that option 5 would avoid overcrowding in areas like Walton and protect areas like Molesey which have already reached saturation point.

5.42.   This option was also considered to be the best way to deliver affordable housing which is considered to be in need in the borough. This option was also considered by one respondent to be an opportunity to provide family housing, close to infrastructure, but that wasn't too dense with gardens and off-street parking provided for dwellings. Another respondent felt that Option 3 caused the least disturbance to the borough, it would protect character and identity whereas urbanisation would have a significant negative impact. One respondent felt that the creation of a new village in the Stoke D'Abernon was a good idea. Whilst another respondent felt that Option 3 with careful design, could create new homes for people in beautiful surroundings.

Option 4 – Optimise the urban area

5.43.   Respondents comments on Option 4 focused on preserving the Green Belt which would protect green spaces, areas for wildlife and the environment, and open spaces for health and well-being, and maintains and 'green lungs' of the area. Many respondents commented that the Green Belt is sacrosanct and should not be released for development.

5.44.   Many comments received considered that this option provided the least impact on the borough, congestion, infrastructure and services due to the lower densities and housing numbers. Other comments were in relation to limiting housing increased through this option and the ability therefore to protect and retain the character of the borough, and maintain space between the villages, limiting and preventing urban sprawl. One respondent commented that developments should be pushed further out and an already pressured environment should not be over developed.

5.45.   Respondents felt that this option made the most of urban brownfield land and that this was the more appropriate option. A variety of reasons were given including access to existing amenities and infrastructure within urban areas; that it will not spoil the countryside as much as other options; it would be in keeping with the area; that the area cannot sustain large scale development; and more affordable housing can be delivered through this option, allowing the affordability issue to be addressed. Achieving affordable housing was considered by some to be best achieved through high density urban development.

5.46. In terms of the design of urban developments some respondents commented that this should not be at the expense of the loss trees, lack of parking and the replacement of gardens.

5.47. When compared to the other options, it was felt option 4 had a good balance between urban development and open space, would not be at such high densities. This is the only real solution for the borough without destroying its semi-rural character, and any new building should not be to the detriment of existing residents and they should not lose their privilege. Respondents commented on the villages in the borough and the possibility of coalescing where the borough would just become part of London. Other respondents felt the area should stay the same.

5.48. Other respondents felt that it was irresponsible to build on the Green Belt with the current pressures on the environment and climate change, and that green spaces, such as the Green Belt, contribute to health and well-being and help to combat pollution.

5.49. Some specific areas and sites were mentioned in response to this question, particularly Cobham, Stoke D'Abernon and Oxshott were some respondents felt that before any building traffic needed to be restricted through Oxshott and that this area specifically could not cope with a large influx of people. Sites such as car parks and council owned land were also included in areas to be built on, as well as considering taller buildings and repurposing commercial spaces.

5.50. Some respondents felt that the council should be pushing back on the housing numbers and look for capacity in other boroughs.

Option 5 – Optimise the urban area and small areas of Green Belt release

5.51. One of the main themes of respondents to this option was they felt it provided a good balance, it would meet housing need whilst also preserving the overall feel and character of the borough. One respondent commented that the village feel of the area would largely be maintained by choosing this option, and another felt that the borough is well served by open space and that this option felt that the loss of some would still preserve the overall feel, whilst others supported this option because it would avoid overdevelopment with high rise buildings while supplying housing to meet need. Another respondent felt option 5 was best because it means we would be contributing towards resolving the country's housing crisis.

5.52. Other comments considered that this option was fairer through spreading the burden of development over the entire borough, sharing the impact. Responses also considered that this would be achieved through making the best use of the urban areas with small amounts of Green Belt release. This option would only mean releasing small amount of Green Belt and would retaining the strategic gaps between settlements.

5.53. Others felt that this option provided the opportunity for infrastructure to be planned, for green space to be incorporated into development, and one respondent felt there would be an opportunity to provide space for the development of community hubs to build social cohesion.

5.54. One respondent commented that the other options do not meet the housing target and are therefore pointless and likely to be thrown out by an Inspector.

Other

5.55. There were a range of other comments received in relation to question 4a, and these are summarised below.

5.56. Some respondents felt that none of the options were considered suitable for Elmbridge, and that the current service pressure needed to be addressed before building more new housing. One respondent commented that it was unfair to existing residents. One comment did not favour intense urban development or the large- scale release of Green Belt.

5.57. Respondents felt that the options did not address current issues and that existing amenities and infrastructure could not cope with further development and would impact on the environment.

5.58. There were also comments received that felt that the target should be 5300 homes with the release of 3 Green belt areas providing 1400 homes and the remaining 3900 being built in the urban areas, with respondents commenting that this is a mix of options 2 and 4.

5.59. In terms of land use comments received considered that there needs to be a balance between urban and rural land, with mixed views on urban intensification and Green Belt release. Some respondents commented that there should be no Green Belt release and development should be on brownfield land.

5.60. One respondent commented that planning needs to be more equitable across the borough, and specifically that Walton cannot take anymore high rise, high density developments.

5.61. Some respondents commented that they did not accept the government housing target, and one respondent felt that all the options were bad and that this was not a housing crisis but a housing finance crisis, and that this is all about housing desire in nice areas.

5.62. There were site specific responses regarding the Telegraph Hill site in Claygate identified in options 3 and 5 as it provides useful amenity and walking. In terms of option 5 one respondent was in favour of this option if the KSA between Cobham and Stoke D'Abernon was deleted, and the A3 Cobham junction modified to accommodate the KSA in north Cobham. Providing housing at Cobham station was also identified.

4b. **Please give details of any alternative ways you think we could meet the government's ambitious housing target for Elmbridge of 623 new homes each year for the next 15 years.**

5.63. This question allows respondents to give details of any alternative ways that the Council could explore to meet the Government's housing target. There are many respondents stating that we do not need to meet the housing need, but we are only summarising those comments that suggest alternative ways.

Key theme 1: Land Use

5.64. There were comments relating to making efficient use of land and using brownfield land particularly in town centres. Others suggested higher density developments within urban locations as long as it is not to the detriment of the character of the area. Additionally, respondents suggested identifying land close to railway stations and making suitable land acquisitions. One respondent suggested the reuse of commercial shops in the high street for housing. The use of derelict land, industrial land, business parks and empty buildings were all suggested as alternative ways to meet housing need. Another respondent suggested developing disused farming land. Whilst another suggested the use of infill development in villages and towns, building on underused car parks, subdivision of larger properties, building on top of shops and community buildings and providing smaller units.

5.65. There were several site-specific responses suggesting locations for housing such as Drake Park, Sainsbury's car park, land at Brooklands, traveller site on edge of Claygate, land around Whitely Village, allotment in Telegraph Lane and the BT exchange, Claygate. One respondent suggested utilizing large areas of land on the way to Guildford from the Elmbridge area. Someone else suggested using the Council building as well as other disused commercial buildings for flats. Disused airfields at Wisley and Ockham, were suggested as being able to accommodate several thousands houses with better access to the M25. The borough's golf clubs have also been suggested as appropriate land for housing development.

5.66. Others felt that housing should be built around the private estates and some felt it should be located near main roads for easy access. One respondent stated that development should be located next to train stations even if these are in the Green Belt. Another respondent suggests everyone with a large garden should build a house in their garden. One even suggested purchasing land from homeowners with large gardens.

5.67. One respondent suggested a Surrey wide plan where housing can be redistributed perhaps to a new town or urban area. Another suggested further Green Belt releases, held as reserve sites, in case those designated do not come forward in a timely manner to enable the Council to meet the housing need in full.

5.68. Another respondent wanted the luxury housing that foreign investors leave empty in central London to be repossessed and used for affordable housing. Many respondents state that second homes should not be allowed. There was also comments that there were too many retirement developments.

5.69. A few respondents suggested the creation of a new town, one suggesting it should be in a very low populated area, another said it should not be in the Green Belt however they felt that this would deliver the housing needed along with the infrastructure required and that this approach would minimise the impact on other areas in the borough.

Key theme 2: Housing type

5.70. There were many respondents asserting that larger properties should not been allowed. Some suggested the conversion of larger developments to flats or development for more than one home. Many people stated that smaller family homes should be built as well as flats, including those above shops. There were comments about the conversion of large aging properties for more smaller properties in addition to the use of empty homes. One respondent suggested developing smaller isolated sites throughout the borough.

5.71. Viewpoints regarding older people downsizing to local centres would free up larger properties for families were given in several responses. There was a comment to identify empty properties which can be utilized or converted.

5.72. Other alternatives included adding storeys on buildings in high street locations and building high rise in the town centre. Many respondents suggested high density housing with one including green walls, balconies and roof gardens.

5.73. One respondent stated that the Council's new housing company should be ambitious and deliver 100% affordable properties where viability allows for this. Another suggested we could have more areas with park homes such as those in Addlestone, to help meet the need for more affordable homes. Whilst another suggested building a shared living eco centre for key workers and young people on brownfield land.

5.74. The point was made that there are enough planning permissions nationally to meet the target and that Council's needed to force developers to build their planning permissions.

General

5.75. Solutions must be more creative and geared towards zero carbon new homes and conversion. Another respondent felt that there needs to be an investment in thoughtful design to optimise the use of urban sites.

5.76. One respondent suggested referencing other urban Councils for examples of how they built condense housing as well as burden sharing with northern boroughs.

5.77. Another respondent suggested spreading development equitably across the borough.

5.78. One respondent stated that the Council should allow and encourage property owners to split existing blocks. For example, any block with a land area of > 700m2, could be allowed to subdivide and build extra homes on that "new" block. The only approval to build though would be if town houses or 1 and 2-bedroom apartments were built, on the new "block". This would increase density and for older residents, it would also work as a method of equity-release - without having to sell or leave their home. Proper rules and control would be needed to manage this, but it is done in many other countries to great effect.

5.79. Another respondent felt the housing developments led by HRH Prince Charles were examples of large developments which provided attractive housing with infrastructure.

5.80. Whilst another respondent suggested providing houseboats as sustainable alternative to increase the number of homes and that they could be distributed across the borough to spread demands on infrastructure across the borough.

5. How do you think we should plan for the new homes we need in your area?

Table 7: Results for question 5

	Number of respondents	% of respondents
Higher Densities	1,953	32%
Green Belt release	113	2%
A mixture of higher densities with Green Belt Release	583	10%
Other	3,528	58%

Responses to each

5.81. There were many comments included in each of the four approaches above objecting to the Governments housing target and calling for this figure to be challenged particularly the Governments rejection of the 2016 household projections. However, many did provide some additional comments to the plans suggested. These are summarised below:

Higher Densities

5.82. Many respondents stated that higher densities should be the plan for new homes in their area. Most of the responses stated that this should be the alternative to the Green Belt and reiterated the importance of protecting and maintaining the Green Belt. One respondent felt that higher densities should be spread across the borough.

5.83. Some respondents felt that there was plenty of brownfield land to build at high densities and land underused by developers. People suggested methods such as increase stories in town centre locations, and focusing on high rise, tall flatted schemes. A respondent stated that innovative design was required. One respondent suggested compulsory purchasing brownfield land.

5.84. Other respondents agreed with high densities but only where amenities were not lost such as car parks and open spaces. Some stated that high density schemes were best suited to areas close to train stations or town centres. Another respondent felt that the refurbishment of older buildings would help, while one suggested using office buildings.

5.85. One respondent said that there was a noticeable in balance in terms of housing locations between the east and west of the borough. There were comments provided with regard to the building of smaller units rather than 4/ 5-bedroom homes which is impacting on land supply.

Green Belt Release

5.86. There were very few comments regarding this selection. One respondent felt a high-density strategy would cause social problems. Another felt that

carefully considered Green Belt release for areas that the Council states are weakly performing their Green Belt role. Green Belt release should be selective and focus on places with good public transport accessibility to ensure that they are sustainably located. Another felt that Green Belt release should be fairly distributed across Elmbridge. One respondent felt that this approach would encourage people to move away from the south-east.

A mixture of higher densities with Green Belt Release

5.87. There were some respondents supporting a mix of high density with some Green Belt release however it was also expressed that there could be partial Green Belt release and low density housing. Some said that this would prevent the social problems associated with high density development. There was a comment raised that it is difficult to find land for housing in the borough.

5.88. Some respondents stated that some Green Belt land could be released but only weakly performing Green Belt. One stated that this would allow both flats and houses to be built as well as affordable housing. Housing with gardens was considered important for children in terms of the natural environment and safety.

5.89. There were several comments stating adequate infrastructure should be planned alongside this strategy.

5.90. A number of comments stated that high rise buildings should be avoided to maintain existing urban character. Another respondent said that high rise, high density is oppressive, and not conductive to social integration and mental health.

Other

5.91. Respondents felt that a one size fits all approach would not work and that a range of methods would help in ensuring the borough meets its housing needs. Many quoted the use of brownfield land and high-density developments. More detailed responses included building on car parks and providing flats with parking underneath. Some suggested using the Civic Centre, offices, unoccupied buildings and run-down properties that need refurbishment. One respondent stated that brownfield sites should be compulsory purchased.

5.92. Some respondents stated that new housing should be built along major roads in the borough to reduce road usage and prevent pollution. While others stated that housing should be close to public transport and shopping centres. There were also a number of responses that included consideration of key infrastructure before building new homes.

5.93. There were a number of people saying that smaller properties should be planned rather than anymore 4/5-bedroom houses. Some felt small terraced houses and maisonettes should be built for first time buyers. Another felt similar builds to Birds Eye development and telephone exchange in Walton

were needed and more builds at Apps Court. Additionally, many people stated that affordable housing on brownfield land should be prioritised. There was one respondent that said that tax laws should encourage sensible home occupancy. A common response was that the character of the existing area must be respected.

5.94. Respondents reiterated the fact that housing should only be allowed in the urban area and that the Green Belt should continue to be protected. There were responses stating that some Green Belt land could be used but this was stated with caution. Some said only weakly performing Green Belt land and those under exceptional circumstances should be considered.

5.95. Another felt that the Council should work with the home counties on initiatives to build homes where workers can travel into the Capital, for example the Thames Valley is already addressing this and new towns should be considered.

5.96. One respondent stated that open spaces should be used for housing while others asserted that this land should be protected.

5.97. Many respondents repeated Option 4.

6a. Are you aware of any planning issues that need to be addressed in our detailed day-to-day planning policies?

5.98. These questions relate to the everyday policies that are needed in the Local Plan. 4,287 people stated that they were aware of planning issues that needs to be addressed. 1,749 stated that they did not.

6b. If yes, please specify which planning issues

Table 8: Results for question 6b

	Planning Issue	Number of respondents	% of respondents
1	Density	2,605	58%
2	Design/ Character	2,350	53%
3	Building heights	1,772	40%
4	Parking	2,776	62%
5	Conservation areas	2,234	50%
6	Historic features (e.g. listed buildings)	1,165	26%
7	Sustainability / renewable energy	2,127	48%
8	Flooding	1,855	42%
9	Open Spaces	2,752	62%
10	Other	857	19%

Please provide an explanation of the issue(s)

Planning issue 1: Density

5.99. This planning issue has a number of overlapping themes with Planning issue 2: Design/Character and Planning issue 3: Building heights.

5.100. Many respondents stated they did not support high density development. High-density developments were associated with overcrowding, cramming and "ghettoization" of areas. Many felt high density development would erode character. Walton-on-Thames was referenced numerous times as an example of a town centre which has too many high-density developments and an over provision of flats.

5.101. Suggestions were made that that low-density areas should either be re-designated or enforced against. Or that a density policy should be applied to small, defined character areas.

5.102. In contrast one respondent felt density levels should be increased irrespective of existing character. Other respondents observed how large detached dwellings have compounded the very low-density issue and that larger homes could be redeveloped to accommodate smaller homes.

5.103. Many respondents disliked the use of the word "maximised" and instead preferred "optimistion" of land use and that urban land should be optimised to control density, character and amenity space.

Planning issue 2: Design/Character

5.104. Majority of respondents felt that the design of new development did not respect local character. Some felt high rise buildings would negatively impact character of an area. New development needed to be better designed, respecting existing character, integrate into the existing built environment and protect amenity. A more considered approach to design was needed with respondent suggested the use of design review panels. One respondent said that sustainable design for practical living means either parking or superior public transport must be available. There were some respondents that provided specific examples of inappropriate design. Whilst new development in Cambridge was provided as an example of good design.

Planning issue 3: Building heights

5.105. A range of issues were raised, most did not support increased building heights as they would have negative impact on local character. Many felt that new development should be consistent with existing building heights and height needed to be controlled. One respondent stated that high rise buildings caused social isolation. Whilst another felt that the focus should be on affordable housing not building heights. In contrast, one respondent did support increasing building heights to improve housing density and this would protect the Green Belt and conservation areas from new development.

Planning issue 4: Parking

5.106. The majority of comments focussed on the need for more parking and that new development did not provide enough and this caused a range of issues. Policies needed to provide residents clarity about preserving access and parking standards for the long term. A number of responses said that new parking provision needed to be proportionate to the size of the development and a range of minimum parking requirements for new development were suggested. One respondent suggested that a fast electric charge point should be the minimum requirement for any new development.

5.107. A number of comments were made on car parks. One respondent expressed that the use of land for large car parks squandered valuable resources whilst another respondent felt car parks were important to support small businesses. Another respondent stated that train station car parks were being used by commuters living outside of the borough.

Planning issue 5: Conservation Areas

5.108. Respondents expressed that Conservation Areas should be respected and protected, they were important factor in the character and identity of the area. Others felt more Conservation Areas were needed in order to prevent new housing and that building around them would devalue them. A suggestion was made to expand the Conservation Area in Thames Ditton to include Alexandra and Queens Road. One respondent noted that Option 3 does not take into account the Conservation Area along Stoke Road which would affect its character and setting.

Planning issue 6: Historic features (e.g. listed buildings)

5.109. Respondents expressed they wanted protection of historic buildings and assets. They were significant factor in the character of an area. Claygate was referenced as an example of having historic assets. In contrast, one respondent said that the protection of historic features should be relaxed e.g. allow installation of double glazing to reduce energy consumption. Whilst another respondent said that the status of Listed Buildings is not respected e.g. Elm Grove and the Playhouse.

Planning issue 7: Sustainability/renewable energy

5.110. Most supported the use of renewable energy sources such as solar panels and ground source heat pumps in new homes, whilst another highlighted the use of low impact building materials in the construction of new homes. Some felt that renewable energy technology should be a standard requirement for new development. Whilst another respondent felt that there needed to be more incentives for house builders and developers to use renewable energy and build Eco Homes.

5.111. There were a number of respondents that stressed the importance of planting more trees in order to address the impacts of climate change, combat rising temperatures and increase biodiversity.

5.112. Overall respondents highlighted the importance of building new development in sustainable locations with facilities that encourage cycling and walking and made provision for electric vehicles. Another respondent said there was scope for new renewable energy sources for heating in new community developments.

Planning issue 8: Flooding

5.113. A number of comments said development should not take place on floodplains, increased building would worsen flooding and that any new developments would need to consider their impact on flooding and the effect of climate change. Another respondent said that releasing Green Belt for development would increase risk of flooding and alter the character of the local area. Some respondents indicated that some of the sites included in the consultation experienced flooding.

Planning issue 9: Open spaces

5.114. The majority of the comments expressed the importance of retaining and protecting open spaces citing their multi-functional role for biodiversity, climate change, flooding, health and wellbeing and contribution towards quality of life. Respondents also regarded allotments, woods, play grounds and Green Belt as open space and that these all should be protected from development. Some stated more trees and planting needed to be implemented.

5.115. In terms of open space evidence base, one respondent said the Playing Pitch Strategy is out of date and the Local Green Space Assessment was poor and missed out on some very important ones.

Planning issue 10: Other

5.116. Infrastructure was a common theme raised by many respondents. They focussed on the pressures felt on the current infrastructure (roads, schools and health) and the issues these caused. Many felt that it was important that new infrastructure was put into place prior to any new development being built. A major new infrastructure plan was needed to support new housing development.

5.117. Transport was another common theme, stating a need for a better public transport links, which would reduce car use, reduce congestion and improve parking issues. Others expressed the importance of building new development in sustainable locations so that walking and cycling were encouraged. Many commented on the current congestion levels and that may areas were already overdeveloped.

5.118. A number of comments supported preservation of the Green Belt and were against the use of this land for future development. One respondent identified 'Area 58' as strongly performing Green Belt.

5.119. A few comments focussed on housing and that the Council should ensure all those with planning permission are built out. Whilst another said that we should not be building the housing numbers demanded by central Government.

5.120. Overall there were a wide range of comments made, one said that development must be Council led, another said we should use employment land for housing. Others said that mixed uses should be considered in high streets whilst another mentioned more shared work places were needed.

5.121. Interestingly one respondent said that all of the issues were important and identifying individual criteria would be misleading.

7. Do you have any comments to make in relation to this Options Consultation?

5.122. This question is left very open so that we can understand any point of view regarding the consultation. This will help us improve our future consultations and understand the community's viewpoints. There are two key themes coming from these comments and some further additional comments, but we will not report on any comment that repeats the issues expressed in previous questions.

Key Theme 1: Feedback on the consultation.

5.123. There were positive comments made about being able to have the opportunity to comment on the consultation, and one respondent said thank you for the webinars. They felt these were very informative and cleared up a lot of questions. There was one respondent who felt the Council had done a good job at clearly presenting the complicated options available.

5.124. However, there were many comments that the consultation was not advertised enough. They felt this was done on purpose to prevent people commenting. People also commented about the timescale of the consultation starting in the school summer holidays and without extension to take account of this.

5.125. Some respondents felt that they had not been listened to in the previous consultation and that this consultation just repackaged the options. Some stated they felt cynical, that there was no transparency and that consultations are just tick box exercises. Another asked how much of a factor will these consultation responses have in the decision process. Another respondent felt there would be many who would be under represented in responding to this consultation as they were busy working and raising families, stating that

residents in affluent areas will have time and resources available to protect their communities.

5.126. There were comments with relation to accessibility and some felt the online focus excluded older people. Some said the website navigation was poor and malfunctioned. One respondent said that there must be a better way to engage. Others said that leaflets or letters should have been sent out to all residents to inform them about the consultation. Paper copies of the consultation and questionnaire should have been made available earlier, it should have been clear they were available and to be simple to obtain.

5.127. Some respondents wanted more information such an Infrastructure Delivery Plan while others found the amount of background documentation extensive. Some said the consultation was too complicated and difficult to understand, the dataset was too complex and there were too many weblinks. One respondent could not find details of the next steps.

5.128. In terms of the questionnaire, one respondent made the point that the questions were too focused on the area where respondents live rather than what is best for Elmbridge as a whole. They said that local issues are likely to skew the responses and the number of responses may well not provide proper weighting to each area of the borough. There were a number of comments that felt the word limit in the questionnaire was too restrictive.

Key Theme 2- The Options

5.129. There are many additional comments here that state respondent's objections to some of the options, many those that include Green Belt sites. Some stated that they understood the need for housing but did not want the loss of Green Belt land in the borough. This viewpoint is repeated in a large proportion of responses to this question.

5.130. One respondent stated that there was no option to choose 'none' of the options. One person made the point that the options are slightly misleading, as none of the presented options are likely to be the actual options that eventually appear in the draft plan.

5.131. Another respondent questions the fact that neither Option 2 or Option 4 will meet housing need and therefore these will be unlikely to be accepted by the Planning Inspectorate. One respondent felt that the proposals have no understanding of the area, geography and local pressures.

5.132. There were respondents that stated the Council should challenge the Government's housing need figure and some stated that the impact of Brexit should be considered. Another respondent stated that more money needs to come from Central Government or other boroughs to offset the high demand and high house prices in Elmbridge.

Other comments

5.133. Again, a lot of these comments repeat the messages in previous questions. Highlighted here are the comments that seek a solution or add something else to the generic objection or comment.

5.134. There were some positive comments in terms of the consultation with one respondent stating that this is an ambitious plan which deserves to succeed after it has been looked at in detail and any necessary modifications made.

5.135. Others felt strongly that there must be an infrastructure-driven strategy for our Local Plan. Infrastructure must be sustainable and demonstrably able to support the existing population first. One respondent wishes for a sensible and efficient outcome in keeping urban development without use of Green Belt.

5.136. The evidence published in Green Belt Boundary Review has been questioned by many respondents. Primarily in relation to the findings relating to specific sites.

5.137. One person asks "is this growth to carry on forever? Has anyone the courage to say at what point local communities are full?". On the other hand, another respondent stated that housing is needed for the people that staff our society. This is reinforced again with the comment that a sea change in attitude is necessary to sideline vested interests in favour of the desperate need for affordable homes. Someone else suggests that the Council should consider not promoting land for employment (which can move to other boroughs) and using land such as industrial estates for housing.

5.138. Another respondent stated that Councillors should support planning officer's recommendations. Further delay and cost should not be allowed.

8.	Did you respond to the previous Local Plan Strategic Options Consultation in 2016?

5.139. This question is useful for understanding whether the consultation has attracted any new participants. 2,205 respondents had previously responded to the previous consultation and 4,335 were new to the process. This clearly shows that this consultation has attracted new respondents.

6   Consultation: Representations received.

All formal representations submitted during the consultation can be accessed and viewed in full online. The following section provides a brief account of the comments received for each of the groups that submitted representations.

Planning consultants/ developers and landowners

6.1.   There were three representations received from architects. These include objections to the Green Belt evidence and objection to a potential redevelopment of Moore Place Golf Couse, Esher. A conservation statement for Foley Estate Conservation Area was also submitted and outlined the historical importance of the character and appearance of the area.

6.2.   23 planning agents, two estates agents and six developer/builders submitted representations on behalf of landowners in the borough. With only one exception being the Home Building Federation (HBF), they all confirm the site they are promoting and its availability. Most of these representations emphasise the benefits of their site in terms of its location and sustainability. Many of sites mentioned are sites located in the Green Belt and support for Option 3 and Option 5 is stated. Some consultants only supported Option 5. Many including HBF assert the comment that Options 2 and 4 fail to meet housing need.

6.3.   Some stated that the evidence should be revisited and that a more positive approach is taken when it comes to determining whether clear and defensible boundaries can be created through the mixture of strategic-scale and fine grain small area Green Belt sites. One consultant supported an approach that falls between Options 4 and 5, focusing on housing sites within existing settlements boundaries whilst releasing the most sustainable sites from Green Belt.

Claygate Parish Council, neighbouring authorities, Surrey County Council, statutory consultees and government agencies.

Claygate Parish Council

6.4.   Claygate Parish Council has advised that Claygate has a special character and strong sense of community due to the Green Belt. Looking forward they wish to protect Green Belt and increase green spaces and trees, deliver right homes in the right places-affordable near employment, transport links, shops & schools. Continue off-street parking provision. The need to address Climate Change and improved air quality was also outlined. The Parish Council supported Option 4 as Options 1, 3 and 5 would decimate the character of Claygate. They considered Option 4 to be the most environmentally friendly.

Neighbouring Local Authorities

6.5. Responses have been received from Epsom & Ewell Borough Council, Mole Valley District Council, Spelthorne Borough Council, Woking Borough Council, Waverley Borough Council, Runnymede Borough Council, Royal London Borough of Richmond upon Thames and the Royal Borough of Kingston.

6.6. Overall there was an acknowledgement of the shared challenge of meeting housing need. There was clear and consistent support for Elmbridge meeting its own needs. It was outline that they would be unable to support a Local Plan that fails to meet housing need. Spelthorne Borough Council advised that they object to a plan that did not meet housing need.

Surrey County Council

6.7. Surrey County Council (SCC) confirmed that they will liaise with the Council regarding availability of SCC owned land. SCC wanted to see the impact of development proposals on air quality quantified and has committed to continued working with the Council on infrastructure matters as the Local Plan progresses (in particular highways & education). The response welcomes reference to the use of developer contributions to ensure timely delivery of the infrastructure to support planned growth. The response also outlined concerns of the identification of Weylands Sewage Treatment Works under Option 3 (promoted for residential development) and potential conflict with the existing waste allocation and emerging Surrey Waste Plan.

Greater London Authority

6.8. The Greater London Authority (GLA) noted that some options did not meet need and would be reliant on other authorities meeting the shortfall. The response highlights the GLA demographic modelling provides alternative pop and household projects (2016) to be taken into account when applying the standardised approach.

6.9. In addition, the GLA encouraged the Council to consider opportunities from Cross Rail 2 and additional transport capacity it will bring including optimising development round stations that will benefit from investment. Furthermore, it suggested that the Council considers extending some of the objectives from the Major's Transport Strategy including the promotion of Healthy Streets, rebalancing the transport systems towards walking, cycling and public transport, improving air quality and reducing road danger.

Statutory consultees

6.10. The three statutory bodies the Council must consult with are the Environment Agency, Historic England and Natural England. These statutory bodies have responded and have not objected to the consultation but have offered advice to assist in the plan preparation going forward. The responses have been summarised below:

6.11. Environment Agency (EA): No strong preference on the options. Pleased to see Flood Risk Zone 3b identified as an Absolute Constraint. Encouraged the

undertaking a Flood Risk Sequential Test and allocating of sites with the lowest risk of flooding. This could be areas in the Green Belt. Development should not increase flood risk elsewhere. In accordance with NPPF, the EA expect Local Plans to consider: Water resources / supply; water quality and contamination, Biodiversity net gain; Sewerage capacity; and Biodiversity networks and Blue and Green Infrastructure. Advice for policy approaches and site selection has been provided.

6.12. Historic England: No expressed opinion on the options. Advised that decision to take forward an option and site selection must be supported by robust evidence in relation to impact on the historic environment and a heritage assessment. Advice for evidence gathering and site selection has been provided.

6.13. Natural England: Agrees with the conclusions in the Habitat Regulations Assessment (HRA) and would welcome discussions and a consultation on future HRA and SEA documents as the Plan progresses. They advised that it is likely that a full Appropriate Assessment will be required at a later stage.

Government Agencies

6.14. The Department for Education recognised that there will be additional pressure on social infrastructure such as education facilities because the annual housing requirement of 623 per annum homes and 9,345 in the plan period. The DfE accept that the Infrastructure Delivery Plan will be continuously reviewed and refined. The delivery of school places should be considered and incorporated into policies to provide certainty that there will be sufficient places to meet the basic need and need from projected growth in housing.

6.15. Site allocation and/ or associated safeguarding policies should seek to clarify requirement for the delivery of new schools. Development Management should not burden the delivery of schools by onerous development management policies. Should additional school places be required to meet the increase in demand of generated developments there should be a review of Developer Contributions and CIL rates to appropriate the infrastructure required.

6.16. Property NHS stated how the authority should ensure that priority is given to making optimum use of existing previously developed sites, including supporting higher densities in appropriate locations. Property NHS quoted two existing sites with various amendments to their existing site boundaries for future allocation as well as providing a new site to make effective use of Molesey Community Hospital.

Residents and residents' associations / groups

6.17. Some residents uploaded documents and questions from the questionnaires to allow no word limit on their comments. Much of these comments repeat the views already expressed in the majority of questionnaires responses submitted and summarised in Section 5 of this document. Key messages are:

- Object to building on Green Belt
- Objections to use of green space including allotments
- Support for Option 4
- Object to evidence (Arup - Green Belt Assessment)
- Concern about provision of infrastructure
- Compliant about consultation process- lack of advertising, difficulty registering, online questionnaire word limit and ignoring previous consultation responses.
- Concerns about lack of car parking provision.

6.18. One respondent did comment that the borough's Housing needs assessment needs to be kept under review and that providing housing for the aging population is important as this age group is growing.

6.19. Many respondents objected to specific urban and Green Belt sites featured in the Land Availability Assessment.

6.20. Residents' associations and groups gave similar comments to residents but added:

- Too much pressure to deliver inflated housing target which needs to be robustly challenged.
- Favour high quality development that benefits local community rather than the developer.
- Future policies to encourage open green spaces and parks and reliance to climate change and flooding.
- Objection to over development and high density in the urban area.

6.21. There were residents' associations in the north of the borough that did support optimisation of urban areas with some release of Green Belt so long as it minimised any negative impact on existing residents. One resident association believed a more pragmatic approach should be taken with new development being spread across the whole borough.

6.22. Ockham Parish Council are opposed to development in the Green Belt and are concerned with the lack of affordable housing being brought forward, infrastructure provision, impact on character and large development sites marginalising communities. They support the aspiration of providing a variety in size of affordable homes for key workers and others. There are social advantages to ensuring the affordable housing is not concentrated in larger developments but instead provided by smaller development sites. They also feel new homes need access to reliable public transport to help reduce the need for further cars on the roads.

Local Business, heritage and charity

6.23. Brooklands Museum object to two urban sites from the land availability assessment bordering the listed motor circuit due to its potential impact on scheduled monument. Historic Royal palaces also objected to urban sites

opposite neighbouring Hampton Court Palace because of its historic use as storage for the palace. The Woodland Trust objected to a number of sites that contain ancient woodland and or veteran trees.

Infrastructure providers and transport

6.24. BT confirmed that the BT sites included in the options are still in operational use. The National Grid wanted to be informed about the preparation, alteration and review of plans and strategies which may affect sites and equipment to facilitate future infrastructure investment.

6.25. Transport for London (TfL) indicate concerns where there is going to be an increase in development that will impact the Kingston and Richmond London Boroughs. Developer contributions may be required to provide improved public transport connectivity or increased capacity. TFL also mentioned the two proposed Crossrail 2 stations and would welcome support and reference to the Crossrail 2 link within the next version of the Local Plan as these will have strategic impact in terms of providing additional transport capacity and improved connectivity along the constrained South West mainline rail route. In addition, Tfl would be grateful about extending the Mayor's strategic transport policy objectives to promote healthy streets, rebalancing the transport system towards walking, cycling and public transport, improving air quality and reducing road danger.

6.26. Highways England have no particular comments on the spatial strategy options with the current consultation. They note the proposed different options and the relative impacts on the strategic road network and increased traffic levels contributing to poor air quality. They stress for appropriate monitoring and attention to air quality in the future.

7 Conclusion and next steps

7.1. With 6,554 completed questionnaires and 94 representations, the Options Consultation resulted in the highest response to any planning consultation in Elmbridge. The high response rate indicates that advertising the consultation was effective and a high number of people were able to participate. This maybe a result of the early engagements techniques explained at Section 3 of this document and the range of publicity used to advertise the consultation. One method which worked particularly well, was the meetings with the residents' groups held before the consultation which allowed these groups to feed back to their communities across the borough.

7.2. The age groups of respondents broadly match that of the demographics of Elmbridge and although the total responses (6,554) equates to 6% of the whole adult population of Elmbridge, it is still a good reflection of the communities' interest. The fact that the consultation attracted new participants (those that did not reply to the Strategic Options) was a sign that the consultation techniques were successful.

7.3. Although there were complaints about the online focus, we only received 89 written responses which indicated that a high percentage of people did use the online consultation portal to submit their comments and that participation was not limited to the online portal. We will continue to encourage use of the online consultation portal but will provide paper copies for those with no access to the internet.

7.4. As well as this, feedback on what we can do better in terms of consultation will be considered and the methods that people did praise will be continued for the following consultations as appropriate.

7.5. In terms of the responses received, this consultation has allowed an understanding of residents' views on what they value about their area and what changes they would like to see in the borough over the next 15 years. As Section 5 highlights, all local areas felt strongly about the same issues. We know that place-making should be at the core of the new Local Plan and it must have a strong shared vision and objectives at its heart. The fact that residents felt so strongly about the same issues is helpful to achieve this.

7.6. Although many local people thought question 4 was a vote, this was not the case. The questions were designed to find out what option would best suit their area. As the feedback summary highlights, there were differing opinions across the borough, and many felt a one size approach would not work for all local areas. Option 4 had the most support but there were differences in the strength of feeling depending on the local area. This is highlighted in the table at Section 5 paragraph 5.29.

7.7. The responses to the Options Consultation in conjunction with those received

in 2016/17, along with the emerging evidence base documents, including infrastructure, the ongoing Sustainability Appraisal and the requirements of the National Planning Policy Framework (NPPF) 2019, will inform the subsequent preferred approach for the Local Plan and site selection. This is an iterative process.

7.8.   At this stage in the plan-making preparations, it is not known what approach / strategy will underpin the Local Plan or the sites that will or will not be included.

7.9.   Place-making should be at the centre of the new Local Plan and it must have a strong shared vision and objectives at its heart. As such, the next stage is to review our residents' vision for their area against the Council's vision for the Borough and objectives. These must be considered against the requirement of the NPPF on matters such as employment, the environment, heritage, infrastructure as well as housing. We will then have to "marry up" these with our own evidence on those subjects which has identified where we can grow, strengths and weakness as well as recommended policy approaches. This again is an iterate process to identify an appropriate vision and objectives for the Local Plan

7.10.   The responses received to the Options Consultation and Strategic Options consultation are available to view online.

8   Appendices

Appendix 1: Early publicity - Article in Elmbridge Review June 2019

Shaping Elmbridge - a new Local Plan

We are working hard to progress our new Local Plan. This long-term plan aims to marry our national obligations to build more homes in Elmbridge with our desire to protect the character of our borough.

The next stage is a public consultation due this summer and we encourage all residents to get involved. You can sign up to alerts on the Local Plan through our website at **consult.elmbridge.gov.uk**.

Appendix 2: Early publicity- Press release from 4 July 2019

Elmbridge
Borough Council

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Keywords e.g. planning, business grants...

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Shaping Elmbridge - a new Local Plan consultation coming soon

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Love Elmbridge

Shaping Elmbridge

Elmbridge is undeniably an attractive place to live, our easy access to London and the South East, our attractive towns and villages, our woodlands and green spaces and our welcoming residents, all ensure that people will continue to want to live, bring up their children and to retire in Elmbridge.

The government has declared a 'national housing crisis' and set Elmbridge ambitious housebuilding targets for the next 15 years. We need a new Local Plan in order to control the development in our borough and to ensure that the creation of new homes is matched to the infrastructure (e.g. schools and medical facilities) needed to support the additional people that new homes bring. A local plan does that.

In 2016/17 we brought you three options for the Elmbridge Local Plan. With over 3,650 representations received by residents during the 2016/17 consultation, the people of Elmbridge spoke and were heard loud and clear – you did not want the character of our borough impacted by over development, you did not want any areas of Green Belt released for development and you were concerned about the effect on infrastructure.

We have listened, and we have been working hard to progress our new Local Plan. This long-term plan aims to marry our national obligations to build more homes in Elmbridge with our desire to protect the character of the borough.

The next stage is a public consultation due to start on 19 August through to 30 September and we encourage all residents to get involved. You can sign up to alerts on the Local Plan through our website and at consult.elmbridge.gov.uk

Councillor Karen Randolph, Portfolio Holder for Planning, would like as many residents as possible to get involved in the Local Plan consultation:

"It is vital for the future of our borough that our residents contribute to the development of the Elmbridge Local Plan. We are determined to do what is best for Elmbridge and we want to hear from you.

"When the consultation opens on 19 August there will be information available in libraries, at the Civic Centre in Esher, online on the Council's website and we will also host public meetings, all to provide our residents with as much information as possible on the Local Plan options.

"We want to shape Elmbridge for the benefit of all; will you help us?"

Date published: 4 July 2019

Home » News » local plan papers on website

Shaping Elmbridge - upcoming Cabinet meeting

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Love Elmbridge

local plan papers on website

On 24 July, Elmbridge Borough Council's Cabinet will meet to decide whether to approve the upcoming Local Plan consultation.

Depending on the decision taken by Cabinet on July 24, we will issue communications on July 25, providing more details on the consultation when it opens on 19 August.

In the meantime, residents can review the documents on our website, watch the cabinet meeting via webcast and sign up to alerts at consult.elmbridge.gov.uk/consult.ti

Related articles

Upcoming Local Plan consultation

Date published: 16 July 2019

Appendix 3: Early Publicity- Press Release about Local Plan Consultation Meetings

Local Plan consultation meetings

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Love Elmbridge

Local Plan consultation meetings

On 24 July, Elmbridge Borough Council's Cabinet met to discuss the upcoming Local Plan consultation and agreed on the options to be presented to Elmbridge residents from 19 August – 30 September 2019. They also agreed to a series of six public meetings to discuss the options with residents and to hear the views of our residents.

The meetings will each have a different area focus, they will all take place at the Civic Centre off the High Street in Esher and they will all be webcast, allowing residents to watch all the meetings from the comfort of their homes.

The meeting dates and area focus are as follows:

- Tuesday 27 August, 7-9pm - Weybridge
- Wednesday 28 August, 7-9pm - Walton-on-Thames and Hersham
- Thursday 29 August, 7-9pm - Molesey
- Monday 2 September, 7-9pm - Cobham, Oxshott and Stoke d'Abernon
- Tuesday 3 September, 7-9pm - The Dittons and Hinchley Wood
- Thursday 5 September, 7-9pm - Esher and Claygate

Residents should book to attend a meeting and we would request that residents attend one meeting only in person, to allow as many as people as possible to take part in the consultation. The webcast is also available to all and there will be a webcast replay service.

The format of the public meetings will be as follows:

7pm – Presentation on the Local Plan options

On the panel:

- Ray Lee, Strategic Director, Elmbridge Borough Council
- Kim Tagliarini, Head of Planning Services, Elmbridge Borough Council,
- Rachael Thorold, Local Plan Manager, Elmbridge Borough Council

7.30pm - Questions and answers session

- Questions should be submitted in advance. Following registration, residents will be sent an email with the opportunity to submit a question for the panel.

Councillor Karen Randolph, Portfolio Holder for Planning Services, would like to encourage residents to get involved in the upcoming consultation:

"The Local Plan is vitally important for the future of Elmbridge and we want to ensure that our residents are fully aware of the options, which is why I would encourage our residents to come along to the relevant public meeting or watch it through the webcast. Please book online to attend and send us your question in advance to ensure we can provide you with a full response."

Appendix 4: Consultation Webpage

Elmbridge Borough Council

Home » Planning » Planning Policy » A New Local Plan: The Options Consultation

A New Local Plan: The Options Consultation

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Consultation Home

Shaping Elmbridge
A New Local Plan

What is this consultation about?

This consultation is to seek views on 5 options for meeting the borough's housing need as part of the preparation of a new Local Plan to replace the Core Strategy.

Where can I find more information?

This consultation webpage includes the **consultation document** and all the supporting documents in the consultation library below.

Please see the **Interactive Map to view the 5 Options.**

A hard copy version of the consultation document is also available to view at the Civic Centre and the borough's local libraries.

There are 6 formal chaired panel style question and answer meetings being held at the Civic Centre during the consultation. These are ticketed events. Please book to attend one of these meetings.

Understanding the evidence

We have produced a useful summary paper to help assist with understanding how the technical documents have informed the options. Please see the evidence base to inform the Local Plan webpage which includes all the technical documents.

If you would like to read any of the evidence base documents in hard copy you will need to book an appointment at the Civic Centre. Please e-mail localplan@elmbridge.gov.uk to request this.

Let us know your views

Let us know your views

We would like to know your views on the 5 options. Please use the online questionnaire to submit your response.

If you are a developer, agent or landowner and want to submit a site for consideration, please use the call for site form. Please do not resend a site that was submitted for the Strategic Options consultation.

We are unable to accept anonymous questionnaire responses and your name and responses will be published after the consultation finishes.

If you require any assistance filling out the questionnaire online please e-mail localplan@elmbridge.gov.uk or call us on 01372474474.

What happens next?

The Consultation responses will be reviewed and considered as we prepare the more detailed draft plan. We will issue a log of the consultation responses received along with the council's consideration of the issues raised in the Autumn.

Timeline

Opened
19 Aug 2019 at 09:00

Closes
30 Sep 2019 at 23:59

Documents

The Options consultation questionnaire
Please let us know your views on the 5 options by submitting your response to the questionnaire.

The Options Consultation Document
Please read this document before answering the questionnaire as it provides important information about the 5 options.

Local Plan 2019 FAQs

Local Plan 2019 Myth Busters

Statement of representations procedure

Sustainability Appraisal

Habitats Regulation Assessment

Equality Impact Assessment: Consultation Strategy

Equality Impact Assessment: Consultation Document

Appendix 5: Consultation Letter

<table>
<tr><td><i>contact:</i></td><td>Planning Policy</td></tr>
<tr><td><i>telephone:</i></td><td>01372474474</td></tr>
<tr><td><i>e-mail:</i></td><td>localplan@elmbridge.gov.uk</td></tr>
<tr><td><i>your ref:</i></td><td>LP/2019</td></tr>
<tr><td><i>date:</i></td><td>19 August 2019</td></tr>
</table>

Dear XXXX

Shaping Elmbridge: A New Local Plan - Options Consultation

Elmbridge Borough Council is seeking views on 5 options for meeting housing need as part of the preparation of a new Local Plan.

How can I get involved?

If you would like to comment, the consultation starts at **9am on 19 August 2019 and ends at midnight on 30 September 2019**. You can read the document online at elmbridge.gov.uk/localplan or alternatively hard copies are available to view at:

• the Civic Centre, High Street, Esher, Surrey, KT10 9SD between 8.45am- 5pm (Monday to Thursday) and 8.45am- 4.45pm (Friday).
• All libraries in the borough – see the Surrey County Council website (www.surreycc.gov.uk) or call 0300 200 1001 for locations and opening times.

We have arranged a series of meetings for you so that we can talk to you about the Local Plan andexplain the options we are consulting on. These meetings are ticketed events. For more information on the dates and times of these, please see our consultation homepage at elmbridge.gov.uk/localplan

How can I comment?

Please use the online questionnaire at elmbridge.gov.uk/localplan and submit your comments by midnight on 30 September 2019. If you require assistance filling out the online questionnaire, please e-mail us on localplan@elmbridge.gov.uk or call us on 01372474474.

The consultation responses will be reviewed and considered as we prepare the more detailed draft plan. We will issue a statement of the consultation responses received along with the Council's consideration of the issues raised in the Autumn.

For further information on the Local Plan, please see our webpage at elmbridge.gov.uk/localplan

Yours sincerely,

Mrs Kim Tagliarini, Head of Planning Services

Appendix 6: Press Release on 19 August 2019

Local Plan consultation now open

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Love Elmbridge

Local Plan consultation now open

Animated explanation of the new Elmbridge Local Plan 2019

The Elmbridge Local Plan consultation has opened (19 August 2019) and will be open until end of day on Monday 30 September. This is your opportunity to have your say on the next 15 years of development in Elmbridge.

All the documentation associated with the Local Plan including options, maps, online questionnaire and background information will be available through the following:

- Elmbridge Borough Council planning policy webpages
- Online questionnaire on the consultation portal
- Elmbridge Borough Council Civic Centre reception, Esher High Street, KT10 9SD - print version to be read on site
- Local libraries - printed copy to read onsite (please refer to the Surrey County Council libraries webpage for opening times and addresses)

Consultation questionnaire

It is important that residents complete the Local Plan consultation questionnaire as part of their engagement with the consultation. This questionnaire consists of 8 questions and we anticipate it should take approximately 10 minutes to complete.

The consultation will also involve a series of six public meetings to discuss the options with residents and to hear the views of our residents. The meetings are as follows:

Appendix 7: Formal newspaper article

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

**Shaping Elmbridge:
A New Local Plan**

Options Consultation- Regulation 18

Elmbridge Borough Council is inviting comments on the Options consultation for a six-week period from **Monday 19 August until Monday 30 September 2019**. This consultation is to seek views on 5 options for meeting development needs as part of the preparation of a new Local Plan to replace the Core Strategy.

The options consultation document is available to view online at elmbridge.gov.uk/localplan

Alternatively, you can view the consultation document at the Civic Centre, between 8.45am- 5pm (Monday to Thursday) and 8.45am- 4.45pm (Friday). A hard copy is also available to inspect at the Borough libraries.

Responses must be made via the council's online consultation system available on the website at: elmbridge.gov.uk/localplan.

All comments must be received by **midnight on Monday 30 September 2019.**

For further information, please e-mail localplan@elmbridge.gov.uk, or telephone 01372 474474.

Appendix 8: Consultation leaflet

Where can I find our more information about the Local Plan?

You can find more information on our website, at local libraries and the Civic Centre in Esher.

There will also be public question and answer meetings held at the Civic Centre, Esher.

A focus on your area	Date	Time
Weybridge	Tuesday 27 August	7pm - 9pm
Walton & Hersham	Wednesday 28 August	7pm - 9pm
Molesey	Thursday 29 August	7pm - 9pm
Cobham, Oxshott & Stoke D' Abernon	Monday 2 September	7pm - 9pm
The Dittons & Hinchley Wood	Tuesday 3 September	7pm - 9pm
Esher & Claygate	Thursday 5 September	7pm - 9pm

These meetings are ticketed events. Book your place at **elmbridge.gov.uk/localplantickets** or watch online at **elmbridge.gov.uk/webcast**.

How can I take part in this consultation?

You can tell us what you think by registering online at **elmbridge.gov.uk/localplan** and completing the questionnaire.

When is the deadline to respond?

The consultation runs from 9am on 19 August to 12 midnight on 30 September 2019.

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

Find out more and sign up for alerts at **elmbridge.gov.uk/localplan**

Shaping Elmbridge
A new Local Plan

What is the Local Plan?

The Local Plan is a blue print that guides how our place's and communities will grow over the next 15 years. It will show where much needed new homes, businesses and infrastructure like roads and schools will be built in Elmbridge up to 2035.
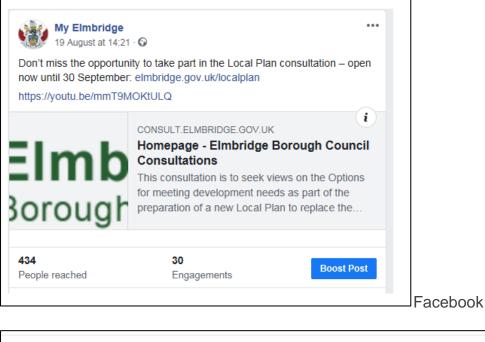
It is important because it will say where development can and cannot happen.

What is this consultation about?

The consultation document responds to the Government's housing target for Elmbridge of over 9,300 new homes by 2035. It builds on the Strategic Options consultation carried out in December 2016 and takes account of your feedback. We now have 5 options for housing growth to share with you.

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

Appendix 9: Consultation- Social media messages (Facebook and twitter)

Facebook

Twitter