
Housing Trajectory and Five Year Housing Land Supply



June 2024



Elmbridge

Borough Council

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1. Executive Summary

- 1.1 This document sets out Elmbridge Borough Council's (EBC's) plan period (2039/40) housing trajectory and 5-year housing land supply associated with the Council's Draft Local Plan, which was submitted to the Planning Inspectorate for Examination in August 2023.
- 1.2 The Council's supply of deliverable sites is compared against the housing requirement of 452 dwellings per annum (dpa) promoted in the Draft Plan and standard method housing requirement of 650 dpa over the 5 year period 01 April 2024 to 31 March 2029, plus the identified shortfall in 2021/22 and 2022/23 in accordance with the Sedgefield approach and a 5% buffer in accordance with paragraph 74 of the National Planning Policy Framework (NPPF)¹.
- 1.3 EBC's housing trajectory and 5 year housing land supply is calculated on the basis of the following key components:
- Sites allocated in the Draft Elmbridge Local Plan that meet the NPPF definition of deliverable or developable;
 - Major and minor developments with planning permission that meet the NPPF definition of deliverable or developable, minus a 10% non-implementation discount for small sites of less than 10 units;
 - Major development with a resolution to grant planning permission and clear evidence of deliverability;
 - Major and minor developments under construction that meet the NPPF definition of deliverable or developable; and
 - A small sites windfall allowance based on past trends.
- 1.4 These components show there is a total deliverable supply of **2,004** net dwellings over the 5 year period 01 April 2024 to 31 March 2029. As such there is a **shortfall of 644 dwellings over the 5 year period against the housing requirement of 2,648 promoted in the Draft Plan and 2,100 dwellings against the standard method housing requirement of 4,103**. This

¹ As the Draft Elmbridge Local Plan was submitted in August 2023, its Examination in Public (EiP) falls under the transitional arrangements set out in Annex 1: Implementation of the [NPPF published on 20 December 2023](#) and is being examined against the [NPPF as published on 20 July 2021](#). As such, references to the NPPF throughout this document refer to the 2021 version of the NPPF

represents a total **3.8 years and 2.4 years of housing supply respectively** and the Council is therefore not able to demonstrate a 5 year housing supply under the housing requirement promoted in the Draft Plan or the standard method calculation of housing need.

2. Policy Context

National Planning Policy

- 2.1 At paragraph 74, the NPPF establishes that “*local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating... The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
- *5% to ensure choice and competition in the market for land; or*
 - *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
 - *20% where there has been a significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply (this is measured against the Housing Delivery Test where the test shows delivery was below 85% of the housing requirement).”*
- 2.2 In the context of plan-making, Paragraph 004 (Reference ID: 68-004-20240205) of Planning Practice Guidance (PPG) on Housing Land Supply sets out that “*strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan”.*
- 2.3 Paragraph 059 (Reference ID: 68-058-20240205) goes on to state that “*in accordance with paragraph 69(a) [correct reference to 2021 NPPF is paragraph 68] of the National Planning Policy Framework, planning policies should identify a supply of specific, deliverable sites for five years following the intended date of adoption. A 5 year supply of specific, deliverable sites at the time of the conclusion of its examination is one of the criteria under paragraph 76 of the National Planning Policy Framework which a plan must meet in order for a local authority to not be required to demonstrate a 5 year housing land supply for the purposes of decision-making”.*

- 2.4 Demonstration of a 5-year housing land supply is a material consideration when determining applications and appeals. Paragraph 11 of the NPPF sets out that where a local planning authority cannot demonstrate a 5-year housing land supply, Local Plan policies which are most important for determining planning applications involving the provision of housing are considered out-of-date. Paragraph 11(d) states that for decision-taking this means “*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date², granting permission unless:*
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*
- 2.5 Paragraph 008 (Reference ID: 68-008-20190722) of the PPG on Housing Land Supply states that “*in Plan-making the Inspector examining the plan will test the evidence to ensure that the 5 year housing land supply identified in strategic policies is sound. If it is not, wherever possible the Inspector will recommend main modifications to the plan to ensure that the plan identifies a 5 year housing land supply from its date of adoption. In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework”.*

Local Plan Policy

- 2.6 EBC submitted its Draft Local Plan to the Planning Inspectorate for Examination on 10 August 2023. The Secretary of State appointed an Inspector to undertake the Examination in Public (EiP) on 16 August 2023, with the first hearing session taking place on 27 February 2024. The EiP was paused on 30 April 2024 and will restart on 17 June 2024.

² **NPPF Footnote 8:** This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

³ [Elmbridge Local Plan Examination webpage](#).

- 2.7 Strategic Policy SS1 of the Draft Plan proposes a housing requirement of 6,785 new homes over the 15 year period 2022/23 to 2036/37 (452 dpa). Through the EiP process the Inspector has concluded that the Council's plan period must be extended to 2039/40 in order to maintain a 15 year plan period after adoption of the Draft Plan.
- 2.8 The housing trajectory and 5 year housing land supply position presented in this document is set out against both the proposed housing requirement in the Council's Draft Local Plan and the Standard Method calculation of housing need in the Borough.
- 2.9 As the Examination of the Draft Plan has not been completed and the Council's proposed housing requirement hasn't been adopted, it cannot be used as the basis for calculating a 5 year (or 4 year) housing land supply for the purposes of development management decision making.

3. Methodology

Base Date

- 3.1 The base date of the Draft Local Plan housing trajectory is the monitoring/financial year starting 01 April 2022, reflecting the publication date of the Draft Plan in June 2022 for the Regulation 19 consultation.
- 3.2 For the purposes of the 5 year housing land supply, a base date of the monitoring/financial year starting 01 April 2024 is used, reflecting the latest monitoring data.

Housing Requirement

- 3.3 As set out in paragraph 2.7 above, the Council's housing land supply position is set out against both the housing requirement of 452 dpa proposed in the Council's Draft Local Plan and the standard method calculation of housing need - 650 dpa.

Supply Assumptions

- 3.4 Paragraph 68 of the National Planning Policy Framework (NPPF) states that *"Planning policies should identify a supply of:*
- (a) specific, deliverable sites for years one to five of the plan period⁴; and*
- (b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan."*
- 3.5 The glossary of the NPPF (Annex 2) sets out the definition of 'deliverable' and 'developable' sites as follows:

Deliverable

- 3.6 *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In*

⁴ **NPPF Footnote 34:** With an appropriate buffer, as set out in paragraph 74. See the Glossary in Annex 2 for the definitions of deliverable and developable.

particular:

- a) *Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

3.7 Sites considered “deliverable” and are therefore included in years 1 to 5 of the Council’s housing trajectory using the above definition are:

1. **Sites with units under construction** at the base date unless there is clear evidence homes will not be delivered within 5 years of the base date in accordance with the definition of deliverable set out in the NPPF.

- The best available site-specific information has been used to estimate the timeframe of completions for schemes of more than 20 units. Where it wasn’t possible to obtain site specific information an estimate of completion dates and build out rates was used based on historic completions data in the Borough over the last 10 years (2022/23 – 2014/15) for sites of 10 to 49 units and Lichfields Start to Finish (Third Edition)⁵ for sites of more than 50 units.

2. **Major developments (developments of 10+ net dwellings) with planning permission** unless there is clear evidence that homes will not be delivered within 5 years of the base date in accordance with the definition of deliverable set out in the NPPF.

- Again, the best available site-specific information has been used to estimate the timeframe of completions for sites of more than 20 units but where it wasn’t possible to obtain site specific information an estimate of completion dates and build out rates was used based on historic

⁵ [Lichfields Start to Finish Third Edition](#), March 2024.

completions data in the Borough for sites of 10 to 49 units and Lichfields Start to Finish (Third Edition) for sites of more than 50 units.

3. **Minor developments (development of less than 10 net dwellings) with planning permission** but not yet under construction unless there is clear evidence that homes will not be delivered within 5 years of the base date in accordance with the definition of deliverable set out in the NPPF.
 - An estimated three years to completion from the decision date was applied to sites of less than 10 units based on historic completions data in the Borough over the last 10 years (2022/23 – 2014/15).
4. **Major developments with a resolution to grant** where there is clear evidence that homes will be delivered within 5 years of the base date in accordance with the definition of deliverable set out in the NPPF.
 - Again, the best available site-specific information has been used to estimate the timeframe of completions for sites of more than 20 units but where it wasn't possible to obtain site specific information an estimate of completion dates and build out rates was used based on historic completions data in the Borough for sites of 10 to 49 units and Lichfields Start to Finish (Third Edition) for sites of more than 50 units.
5. **Site allocations proposed in the Draft Local Plan** where there is clear evidence that homes will be delivered within 5 years of the base date in accordance with the definition of deliverable set out in the NPPF. Care has been taken to ensure proposed site allocations that have planning permission or are under construction are not double counted.
 - Again, the best available site-specific information has been used to estimate the timeframe of completions for sites of more than 20 units but where it wasn't possible to obtain site specific information an estimate of completion dates and build out rates was used based on historic completions data in the Borough for sites of 10 to 49 units and Lichfields Start to Finish (Third Edition) for sites of more than 50 units.
6. **A small-sites windfall allowance** of 83 dpa is applied from year 4 onwards in accordance with paragraph 71 of the NPPF. The methodology used to calculate the Council's windfall allowance is set out below under

Developable

3.8 *“To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

3.9 Sites considered “developable” and are therefore included in years 6 to 10 and 11 to 15 of the Council’s housing trajectory using the above definition are:

1. **Proposed site allocations** where there is evidence that delivery is achievable more than 5 years from the base date in accordance with the definition of developable set out in the NPPF.
 - The best available site-specific information has been used to estimate the timeframe of completions for sites of more than 20 units but where it wasn’t possible to obtain site specific information an estimate of completion dates and build out rates was used based on historic completions data in the Borough for sites of 10 to 49 units and Lichfields Start to Finish (Third Edition) for sites of more than 50 units.
2. **Sites with units under construction, Planning Permission or a Resolution to Grant** where build out rates indicate homes will be delivered more than 5 years from the base date and therefore would not meet the definition of deliverable but would meet the definition of developable set out in the NPPF.
 - Again, the best available site-specific information has been used to estimate the timeframe of completions for sites of more than 20 units but where it wasn’t possible to obtain site specific information an estimate of completion dates and build out rates was used based on historic completions data in the Borough for sites of 10 to 49 units and Lichfields Start to Finish (Third Edition) for sites of more than 50 units.
3. **The small-sites windfall allowance** of 83 dpa is continued through years 6 to 16 of the housing land supply as set out above under the deliverable supply.

Vacant Units

3.10 The Council’s housing trajectory and 5 year housing land supply does not include any allowance for vacant units brought back into use in accordance with

paragraph 30 of PPG on Housing Land Supply⁶, which cautions against this due to potential issues of double counting.

Supporting Evidence

3.11 All site specific information gathered by the Council to inform the build out and completions rates used is set out in Appendix 1 – Housing Trajectory and Appendix 2 – Housing Trajectory Evidence.

3.12 The data and methodology used to calculate the average build out rates for sites where no site specific information could be obtained is provided in Appendix 3 – Build Out Rates.

Buffer

3.13 Paragraph 74 of the NPPF states that “*the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁷”.

3.14 The most recent Housing Delivery Test (HDT) result, published by the Department for Leveling Up, Housing and Communities (DLUHC) on 23 December 2023⁸ (reflecting the three year period 2019/20 - 2021/22), showed that 90% of the Council’s current housing requirement had been delivered over the three year period 2019/20 – 2021/22. The Council has therefore included a buffer of 5% in addition to the supply of deliverable sites within its 5 year housing land supply calculation in accordance with the approach set out in

⁶ [Planning Practice Guidance \(PPG\), Housing Land Supply](#), 05 February 2024.

⁷ **NPPF Footnote 41:** This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁸ [Housing Delivery Test: 2022 Measurement](#).

paragraph 73 of the NPPF.

Past Under-delivery

- 3.15 Paragraph 031 (Reference ID: 68-031-20190722) of the PPG on Housing Land Supply sets out that “*under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing... The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied*”.
- 3.16 Paragraph 031 (Reference ID: 68-031-20190722) of the PPG on Housing Land Supply establishes that step two of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure through the standard method.
- 3.17 A shortfall in housing delivery against the proposed housing requirement in the Draft Plan and the standard method calculation of housing need has however been identified in the 2022/23 and 2023/24. As the Draft Local Plan was published in June 2022 it is part way through its proposed plan period, the Council has therefore added this shortfall to the housing requirements used for the 5 year housing land supply and has applied the 5% buffer to the combined total in accordance with paragraph 31 of the PPG on Housing Land Supply.

Small Site Non-implementation Rate

- 3.18 A small site non-implementation rate of 10% is applied to the annual total supply of homes from minor development (less than 10 units). Whilst the NPPF and PPG do not require a non-implementation discount to be applied to a Local Authorities housing land supply, a 10% non-implementation rate applied to small sites (minor development) is widely used as a standard approach in the industry.
- 3.19 A non-implementation rate is not applied to medium and large sites as the best available site specific information has been used for these sites and applying a non-implementation rate to these could result in double discounting. In addition, the buffer applied through the 5 year housing land supply calculation is

considered to provide an equivalent level of flexibility to that achieved through the use of a non-implementation rate for medium and large sites.

Windfall Allowance Methodology

- 3.20 Windfall sites are defined in the Glossary of the NPPF (Annex 2) as “*sites not specifically identified in the development plan*”, with paragraph 71 establishing that “*where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends*”.
- 3.21 EBC considers it has evidence to justify making an allowance for windfall sites delivering between 1 and 4 units based on historic delivery rates over the last 10 years. This evidence is set out in Table 1 below, which demonstrates that although the Council has seen a reduction in the number of units coming through in the last 2 years, overall the rate of windfall development in the Borough has been consistent over the last 10 years.
- 3.22 Garden land is a consistent source of sites for windfall development due to the relatively suburban nature of the Borough, with low density housing and larger gardens, which allows sites to accommodate additional homes. Prior notification completions are also a significant source of windfall development in the Borough.

Monitoring Year	Windfall rate
2014/15	96
2015/16	78
2016/17	88
2017/18	73
2018/19	149
2019/20	47
2020/21	84

2021/22	97
2022/23	66
2023/24	49
Total	996
Average last 10 yrs (2023/24 – 2014/15)	83

Table 1: Number of net units delivered per monitoring year through small windfall sites of 1 to 4 units over the last 10 year 2014/15 to 2023/24.

3.23 The total number of units delivered on windfall sites of 1 to 4 units over the last 10 years between 2014/15 and 2023/24 is 996, equating to an average windfall rate of 83 units over the same 10 year period.

3.24 The small sites windfall allowance contributes to the Council's 5 year housing land supply and plan period housing trajectory years from year 4 (2028/29) of the 5 year supply. Windfall sites are not included as a source of housing supply in the first three years of the 5 year supply in order to avoid double counting.

Local Pan Site Allocations

3.25 A number of site allocations proposed in the submitted Draft Local Plan, which was published as a Regulation 19 document in June 2019, have since become unavailable for development whilst others have come forward for small scale development that fall, or will fall, under windfall development. These sites should not be taken forward as site allocations and are proposed for removal from the Draft Local Plan. The sites are included in the housing trajectory to ensure it reflects the Draft Local Plan as submitted but their contribution to the housing supply is zero.

3.26 The following sites should not be taken forward as allocations in the Draft Local Plan:

Site Allocation Ref.	Site Address	Reason for Removal
CL3	Garages to the rear of Holroyd Road, Claygate	Falls into windfall development
CL4	Hare Lane Car Park, Hare Lane, Claygate	No longer available
COS3	Site B Garages at Wyndham Avenue, Cobham	Falls into windfall development

COS4	Garages to the rear of 6-24 Lockhart Road, Cobham	Falls into windfall development
COS5	Garages at Waverley Road, Oxshott	Falls into windfall development
COS7	4 Fernhill, Oxshott, KT22 0JH	Falls into windfall development
COS15	87 Portsmouth Road, Cobham, KT11 1JH	No longer available
COS17	Selden Cottage and Ronmar, Leatherhead Road, KT22 0EX	Falls into windfall development
COS18	73 Between Streets, Cobham, KT11 1AA	Falls into windfall development
COS20	Ambleside, 3 The Spinney, Queens Drive, KT22 0PL	Falls into windfall development
COS22	Shell Fairmile, 270 Portsmouth Road, Cobham KT11 1HU	No longer available
COS27	Ford Garage, 97 Portsmouth Road, Cobham, KT11 1JJ	No longer available
COS32	Sainsbury's car park, Bridge Way, Cobham, KT11 1HW	No longer available
COS33	BMW Cobham, 18-22 Portsmouth Road, Cobham	No longer available
D3	4-6 Manor Road South and 4 Greenways, Hinchley Wood	Falls into windfall development
D5	89-90 Woodfield Road, Thames Ditton, KT7 0DS	Falls into windfall development
D7	47 Portsmouth Road, Thames Ditton, KT7 0TA	No longer available for residential (C3) development
D11	Garages to the rear of Blair Avenue, Weston Green	Falls into windfall development
D12	Sandpiper, Newlands Avenue, Thames Ditton, KT7 0HF	No longer available
D13	Thames Ditton Centre for the Community, Mercer Close, Thames Ditton, KT7 0BS	No longer available
D20	School Bungalow, Mercer Close, Thames Ditton, KT7 0BS	Falls into windfall development
ESH1	Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ	No longer available
ESH5	35 New Road, Esher, KT10 9DW	Falls into windfall development

ESH7	Willow House, Mayfair House and Amberhurst, Claremont Lane, Esher, KT10 9DW	No longer available
ESH8	Highwaymans Cottage Car Park, Portsmouth Road, Esher	No longer available
ESH12	Garages at Farm Road, Esher, KT10 8AX	Falls into windfall development
ESH15	Unit A & B Sandown Industrial Park, Esher, KT10 8BL	No longer available
ESH19	Hawkshill Place Portsmouth Road Esher KT10 9HY	No longer available
ESH20	81 High Street, Esher, KT10 9QA	No longer available
H2	19 Old Esher Road, Hersham, KT12 4LA	Falls into windfall development
H4	Park House, Pratts Lane, Hersham, KT12 4RR	No longer available
H7	New Berry Lane car park, Hersham	No longer available
H8	Hersham sports and social club 128 Hersham Road Hersham KT12 5QL	No longer available
H10	The Royal George 130-132 Hersham Road Hersham KT12 5QJ	No longer available
H11	Trinity Hall and 63-67 Molesey Road, Hersham	No longer available
MOL1	2 Beauchamp Road, East Molesey, KT8 0PA	Falls into windfall development
MOL 3	Garage block west of 14 and north of 15 Brende Gardens, West Molesey	Falls into windfall development
MOL4	East Molesey Car Park, Walton Road, East Molesey	Not available for housing (C3) development
MOL6	Garages to the rear of Island Farm Road, West Molesey	Falls into windfall development
MOL10	Vine Medical Centre 69 Pemberton Road East Molesey KT8 9LJ	No longer available
MOL14	43 Palace Road East Molesey KT8 9DN	No longer available
MOL16	Tesco Metro car park, Walton Road, East Molesey	No longer available
MOL17	Water Works south of Hurst Road, West Molesey	No longer available

MOL18	Molesey Clinic and library, Walton Road, West Molesey, KT8 2HZ	No longer available
WOT1	12-16a High Street, Walton- on-Thames, KT12 1DA	No longer available for residential (C3) development
WOT2	Leylands House, Molesey Road, Walton-on-Thames	No longer available
WOT3	Garages to the rear of 84- 92and 94-96 Rodney Road, Walton-on-Thames	Falls into windfall development
WOT6	Garages to the rear of 17-27 Field Common Lane Walton- On-Thames KT12 3QH	Falls into windfall development
WOT9	Garages adjacent to 1 Tumbling Bay Walton-On- Thames	Falls into windfall development
WOT10	Garages at Sunnyside, Walton-on-Thames	Falls into windfall development
WOT11	The Playhouse, Hurst Grove, Walton-on-Thames	No longer available
WOT14	20 Sandy Lane, Walton-on- Thames, KT12 2EQ	Falls into windfall development
WOT19	Walton Comrades Club 7 Franklyn Road Walton-On- Thames KT12 2LF	No longer available
WOT21	Fire/Ambulance station Hersham Road Walton-On- Thames KT12 1RZ	No longer available
WOT24	Garages off Copenhagen Way, Walton-on-Thames	No longer available
WOT26	Fernleigh Day Centre Fernleigh Close Walton-On- Thames KT12 1RD	No longer available
WOT28	Garages at Collingwood Place, Walton-on-Thames	No longer available
WOT31	Station Avenue Car Park, Station Avenue, Walton-on- Thames	No longer available
WEY1	75 Oatlands Drive, Weybridge, KT13 9LN	Falls into windfall development
WEY4	Quadrant Courtyard, Weybridge, KT13 8DR	No longer available
WEY8	Garages to the west of 17 Grenside Road Weybridge KT13 8PY	Falls into windfall development
WEY13	York Road Car Park, Weybridge	No longer available

WEY16	Weybridge Library, Church Street, Weybridge	No longer available for residential (C3) development
WEY17	Garages to the rear of Broadwater House Greside Road Weybridge KT13 8PZ	Falls into windfall development
WEY19	Shell Petrol Filling Station 95 Brooklands Road Weybridge KT13 0RP	No longer available
WEY27	Oatlands car park, Oatlands Drive, Weybridge	No longer available
WEY29	1 Princes Road Weybridge KT13 9TU	No longer available
WEY31	Weybridge Delivery Office, Elmgrove Road	No longer available
WEY34	Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge, KT13 9XU	No longer available

Table 2: List of sites included in the submitted Draft Elmbridge Local Plan that will not be taken forward for allocation as they have become unavailable for development or have come forward for windfall development.

3.27 A number of the site allocations proposed in the Draft Local Plan are now under construction or have Planning Permission. The contribution of these sites is included with the supply of homes from sites under construction and sites with Planning Permission and not from the supply of homes from site allocations to ensure there is no double counting.

4. Housing Trajectory

Assessment of Deliverable and Developable Supply

- 4.1 Table 3 below provides a summary of the Council's housing supply across the Plan period from each source identified in the Section 3 - Methodology using a base date of 01 April 2024. A detailed site by site list of all developments contributing to each source of housing land supply, along with the evidence that supports the projected build out/completions rates is provided in Appendix 1 to 3.

Source	Net units
Sites with units under construction - <i>Including site allocations that are under construction</i>	740
Sites with Planning Permissions Sites with (small sites of less than 10 units) - <i>Including site allocations with Planning Permission</i> * <i>with 10% non-implementation discount applied as set out in Section 3 – Methodology. This figure is included in the total supply figure below.</i>	196 (176)*
Sites with Planning Permissions (medium and large site of 10 or more units) - <i>Including site allocations with Planning Permission</i>	511
Sites with a Resolution to grant	426
Site allocations ⁹ - <i>Not including site allocations that are under construction or have Planning Permission</i>	2,771
Windfall allowance ¹⁰	1,075

⁹ Site allocations with planning permission or under construction are included within the under construction and planning permission components of supply to ensure there is no double counting.

¹⁰ The windfall allowance component of supply begins contributing to the Council's housing land

Total	5,700¹¹
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Table 3: Total contribution of each component of housing land supply over the plan period of the Draft Local Plan - 2024/25 – 2039/40.

4.2 Table 4 below provides a breakdown of the sources housing supply set out in Table 3 above into those that meet the NPPF definition of deliverable and developable.

Source¹²	Net units
Deliverable (1 – 5 yr)	
Sites under construction (major and minor development) - <i>Including site allocations that are under construction</i>	740
Sites with Planning Permissions (small sites) - <i>Including site allocations with Planning Permission</i>	196
<i>* with 10% non-implementation discount applied as set out in Section 3 – Methodology. This figure is included in the total supply figure below.</i>	(176)*
Sites with Planning Permissions (medium and large sites) <i>Including site allocations with Planning Permission</i>	413
Sites with a Resolution to grant	404
Site allocations - <i>Not including site allocations that are under construction or have Planning Permission</i>	105
Windfall allowance (yrs 4 & 5)	165
Sub-total	2,004¹³
Developable (6+ yrs)	
Sites under construction (major and minor development) - <i>Including site allocations that are under construction</i>	0

supply from year four of the housing trajectory (using a 2024/25 base date) in order to avoid any double counting with small sites of less than 5 units within the other components of supply.

¹¹ Rounded from 5,699 to 5,700 to be consistent with figures produced in Appendix 1.

¹² Footnotes 7 – 9 above also apply to the supply detailed in Table 4.

¹³ Rounded from 2,003 to 2,004 to be consistent with the figures produced in Appendix 1.

Sites with Planning Permissions (small sites) <i>Including site allocations with Planning Permission</i>	0
Sites with Planning Permissions (medium and large sites) <i>Including site allocations with Planning Permission</i>	98
Sites with a Resolution to grant	22
Site allocations - <i>Not including site allocations that are under construction or have Planning Permission</i>	2,666
Windfall allowance	910
Sub-total	3,696
Total (2,004 + 3,696)	5,700

Table 4: Total contribution of components of each housing land supply broken down into deliverable and developable sites over the plan period of the Draft Local Plan - 2024/25 – 2039/40.

Trajectory

Draft Local Plan Housing Requirement

4.3 Figure 1 below sets out the Council's projected housing trajectory over the plan period of the Draft Plan 2022/23 – 2039/40 against the proposed housing requirement of 8,779 homes (452 dpa plus a shortfall of 262 units from 2022/23 and 2023/24 and a 5% buffer). This generates a housing requirement of 530 dpa over the 5 year period 01 April 2024 to 31 March 2029.

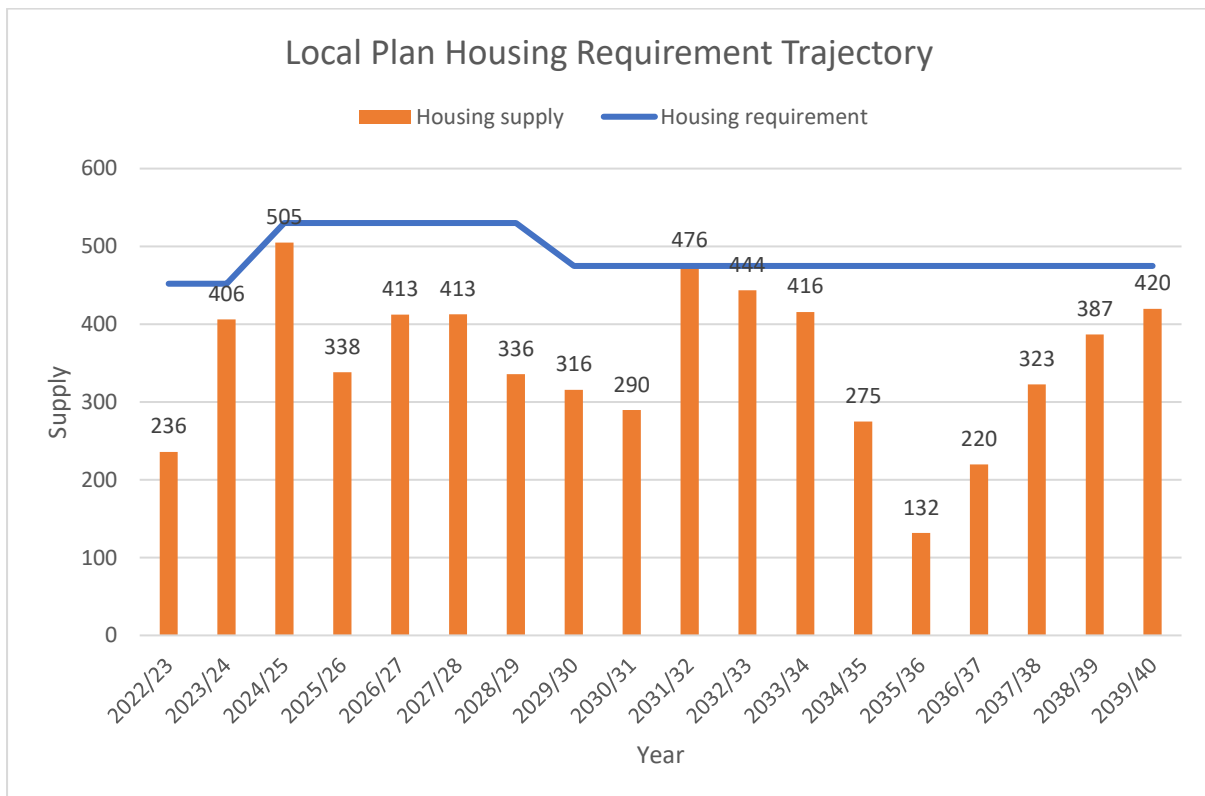


Figure 1: Housing trajectory 2022/23 – 2039/40 against Draft Local Plan housing requirement.

4.4 Figure 1 shows a year on year shortfall in housing supply against the housing requirement proposed in the Draft Plan, giving a cumulative undersupply of 2,438 homes by the end of the plan period of the Draft Local Plan (2039/40) demonstrated by Table 5 below.

Shortfall/Oversupply Against Local Plan Housing Requirement Trajectory

			Years 1 - 5					Years 6 - 10					Years 11 - 16						
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Total
Housing Requirement	452	452	530	530	530	530	530	475	475	475	475	475	475	475	475	475	475	475	8,779
Supply	236	406	505	338	413	413	336	316	290	476	444	416	275	132	220	323	387	420	6,342
Annual Shortfall (-) / Oversupply (+)	-216	-46	-25	-192	-118	-117	-194	-159	-185	1	-31	-59	-200	-343	-255	-152	-88	-55	-2,438
Cumulative Shortfall (-) / Oversupply (+)	-216	-262	-287	-479	-597	-714	-908	-1,068	-1,253	-1,252	-1,283	-1,343	-1,543	-1,886	-2,142	-2,294	-2,382	-2,438	-2,438

Table 5: Cumulative shortfall / oversupply against the housing requirement proposed in the Draft Local Plan.

Standard Method

- 4.5 As the Draft Local Plan was submitted in August 2023 the standard method calculation of housing need for the purposes of the Local Plan Examination is based on the household projections from 2023 to 2033 and 2022 affordability ratios. This position was agreed during the Examination hearing sessions in May 2024.

Step one

- 4.6 There are four steps to the standard method of calculating local housing need. Step one (setting a baseline) utilises sub-national household growth projections, specifically the 2014-based projections, to establish a baseline housing need figure, which is calculated by taking the average projected growth over a 10 year period from the current year.

Component	Figure
a) 2014-based household projections for 2023	57,268
b) 2014-based household projections for 2033	61,914
c) Household growth between 2023 and 2033 (a – b)	4,664
d) Average household growth per annum between 2023 and 2033 (c / 10) – baseline housing need figure	464.6

Table 6: Step one (setting the baseline) of the standard method calculation of local housing need.

Step two

- 4.7 Step two of the standard method (applying an adjustment to reflect affordability) applies an adjustment factor to the baseline housing need figure calculated through step one to take account of affordability using the most recent median workplace-based affordability ratios for the Borough. This generates the “uncapped housing need” figure. The affordability adjustment factor is calculated as follows:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

$$\text{Adjustment factor} = (20.04 - 4 / 4) \times 0.25 + 1 = 2$$

Component	Figure
e) Median workplace-based affordability ratio (2022)	20.04
f) Affordability adjustment factor	2
g) Uncapped local housing need (d x f)	929.2

Table 7: Step two (applying an affordability adjustment) of the standard method calculation of local housing need.

Step Three

- 4.8 In step three (applying a cap to the housing need figure) a cap is applied to the uncapped figure of housing need calculated through step one and two of the to ensure the level of housing need calculated is as deliverable as possible. The cap applied depends on the status of a Local Planning Authority (LPA) in the plan-making process.
- 4.9 Where an LPA's relevant strategic policies were adopted within the last 5 years the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies. The same 40% cap also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.
- 4.10 Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is again capped at 40% above whichever is the higher of:
- The projected household growth for the area over the 10 year period identified in step one; or

- The average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

4.11 EBC’s strategic housing policies were adopted more than 5 years ago in the Core Strategy. As such, the local housing need figure is capped at 40% above the baseline projected household growth.

Component	Figure
h) Capped adjustment factor	1.4
i) Local housing need (d x h)	650 dpa

Table 8: Step three (applying a cap) of the standard method calculation local of housing need.

Step Four

4.12 Step four (cities and urban centers uplift) of the standard method involves applying an uplift 35% in locations that are within cities and urban centers. As Elmbridge is not within these designation step four does not apply in the Borough.

Standard Method Housing Requirement

4.13 Using the standard method calculation of local housing need gives a housing requirement of 12,918 homes (650 dpa plus a shortfall of 658 units from 2022/23 and 2023/24 and a 5% buffer) over the Plan period (2022/23 - 2039/40). This generates a requirement of 821 dpa over the 5 year period 01 April 2024 to 31 March 2029.

4.14 Figure 2 below sets out the Council’s projected housing trajectory over the plan period of the Draft Plan 2022/23 – 2039/40 against the standard method calculation of housing need in the Borough.

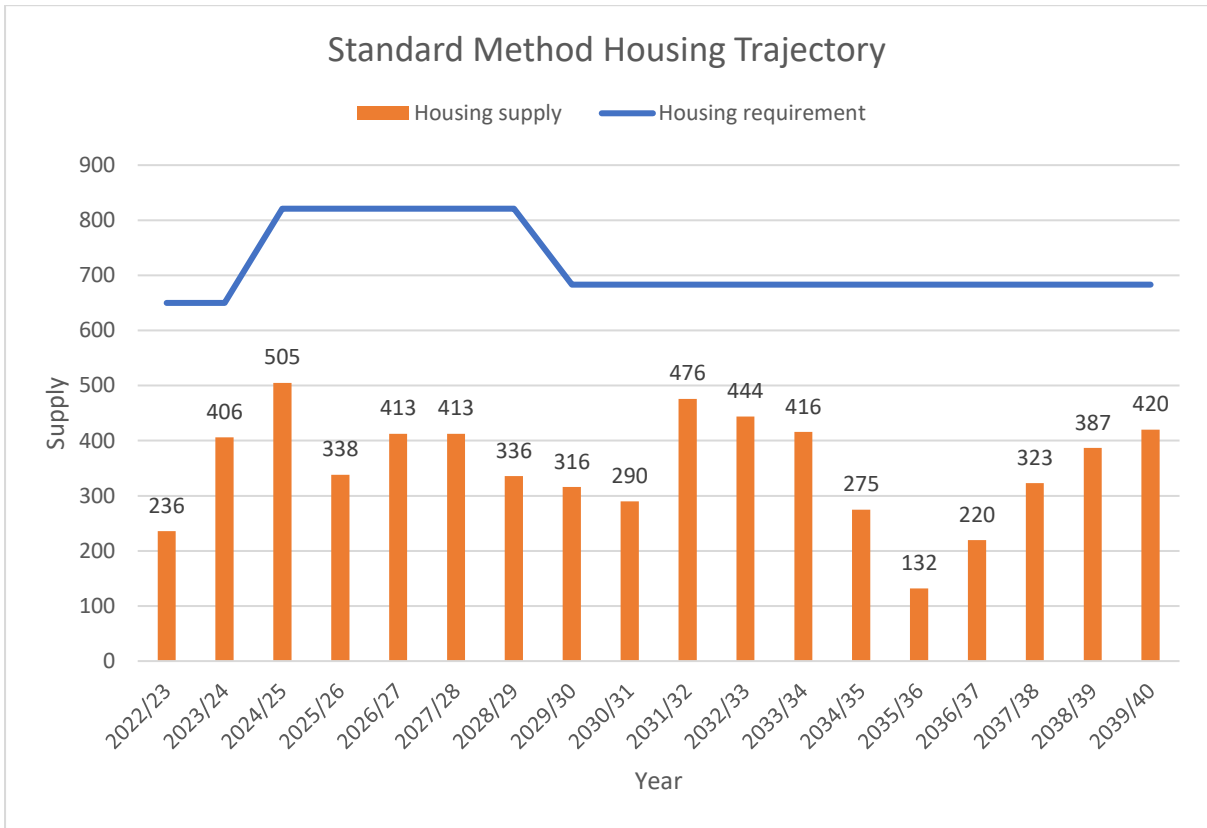


Figure 2: Housing trajectory 2022/23 – 2039/40 against standard method calculation of housing need.

4.15 Figure 2 shows a year on year shortfall in housing supply against the standard method calculation of housing need, giving a cumulative undersupply of 6,577 homes by the end of the plan period of the Draft Local Plan (2039/40) demonstrated by Table 9 below.

Cumulative Shortfall/Oversupply Against Standard Method Housing Requirement

Standard Method Housing Trajectory	2022/23	2023/24	Years 1 - 5					Years 6 - 10					Years 11 - 16					Total	
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39		2039/40
Housing Requirement	650	650	821	821	821	821	821	683	683	683	683	683	683	683	683	683	683	683	12,918
Supply	236	406	505	338	413	413	336	316	290	476	444	416	275	132	220	323	387	420	6,342
Annual Shortfall (-) / Oversupply (+)	-414	-244	-316	-483	-409	-408	-485	-367	-393	-207	-239	-267	-408	-551	-463	-360	-296	-263	-6,577
Cumulative Shortfall (-) / Oversupply (+)	-414	-658	-974	-1,457	-1,866	-2,274	-2,759	-3,127	-3,520	-3,727	-3,966	-4,234	-4,642	-5,193	-5,657	-6,017	-6,313	-6,577	-6,577

Table 9: Cumulative shortfall/oversupply against standard method housing requirement.

5. Five Year Housing Land Supply

Draft Local Plan Housing Requirement

5.1 Table 10 below sets out the Council's 5 year housing land supply position against the housing requirement proposed in the Draft Local Plan. Again, a detailed site by site list of all developments contributing to each source of housing land supply and the Council's 5 year housing land supply, along with the evidence that supports the projected build out/completions rates is provided in Appendix 1 to 3.

	Source	Net units
	Housing requirement	
A	Housing requirement per annum over plan period 2024/25 – 2039/40	452
B	Total housing requirement over 5 year period 2024/25 – 2028/29	2,260
C	Shortfall to 2024/25 (i.e. 2022/23 – 2023/24)	262
D	Total housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery [B+C]	2,522
E	5% Buffer	126
F	Total housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery and 5% buffer [D+E]	2,648
G	Annualised housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery and 5% buffer [F/5]	530
	Housing supply of deliverable sites	
H	Under construction	740
I	Planning permission (medium and large sites)	413
J	Planning permission (small sites)	196

K	10% Non-implementation rate applied to small sites with Planning Permission	20
L	Planning Permission (small sites) minus non-implementation rate [J-K]	176
M	Resolution to Grant	404
N	Site allocations	105
O	Windfall allowance yrs 4 & 5 (i.e. 2027/28 & 2028/29)	165
P	Total supply [H+I+L+M+N+O]	2,004¹⁴
	5 year housing land supply position	
Q	5 year housing land supply [G/P]	3.8 yrs

Table 10: Calculation of the Council's 5 year housing land supply position against the housing requirement proposed in the Draft Local Plan.

5.2 Table 10 shows that the Council can demonstrate 3.8 years of housing land supply against the 2,648 dwellings (530 dpa - 452 dpa, plus shortfall of 262 units from 2022/23 and 2023/24 and a 5% buffer) housing requirement proposed in the Draft Local Plan. As such, there is a shortfall of 1.2 years, equating to 644 units.

Standard Method

5.3 Table 11 below sets out the Council's 5 year housing land supply position against the standard method calculation of local housing need.

	Source	Net units
	Housing requirement	
A	Housing requirement per annum over plan period 2045/25 – 2039/40	650
B	Total housing requirement over 5 year period 2024/25 –	3,250

¹⁴ Rounded from 2,003 to 2,004 to be consistent with figures produced in Appendix 1.

	2028/29	
C	Shortfall to 2024/25 (i.e. 2022/23 – 2023/24)	658
D	Total housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery [B+C]	3,908
E	5% Buffer	195
F	Total housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery and 5% buffer [D+E]	4,103
G	Annualised housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery and 5% buffer [F/5]	821
	Housing supply of deliverable sites	
H	Under construction	740
I	Planning permission (medium and large sites)	413
J	Planning permission (small sites)	196
K	10% Non-implementation rate applied to small sites with Planning Permission	20
L	Planning Permission (small sites) minus non-implementation rate [J-K]	176
M	Resolution to Grant	404
N	Site allocations	105
O	Windfall allowance yrs 4 & 5 (i.e. 2027/28 & 2028/29)	165
P	Total supply [H+I+L+M+N+O]	2,004¹⁵
	5 year housing land supply position	
Q	5 year housing land supply [G/P]	2.4 yrs

Table 11: Calculation of the Council's 5 year housing land supply position against the standard method

¹⁵ Rounded from 2,003 to 2,004 to be consistent with figures produced in Appendix 1.

housing requirement.

- 5.4 Table 11 shows that the Council can demonstrate 2.4 years of housing land supply against the 4,103 dwellings (821 dpa - 650 dpa plus 658 units shortfall from 2022/23 and 2023/24 and a 5% buffer) housing requirement calculated using the standard method. As such, there is a shortfall of 2.6 years, equating to 2,100 units.

6. Conclusion

Draft Local Plan Housing Requirement

- 6.1 Based on the evidence set out above, EBC is unable to demonstrate a 5 year supply of land for housing development when assessed against the housing requirement of 452 dpa proposed in the Draft Local Plan with shortfall in delivery from 2022/23 and 2023/24 and a 5% buffer included. This assessment indicates a 3.8 year housing land supply (a shortfall of 644 dwellings, equating to a 1.2 years supply of housing land).
- 6.2 The evidence also shows that the supply of homes in the Borough is expected to result in a cumulative shortfall of 2,483 units over the proposed plan period - 2022/23 – 2039/40, when assessed against the proposed housing requirement.

Standard Method Housing Requirement

- 6.3 Similarly, the Council is unable to demonstrate a 5 year supply of land for housing development when assessed against the standard method housing requirement of 650 dpa with shortfall in delivery from 2022/23 and 2023/24 and a 5% buffer included. This assessment indicates a 2.4 year housing land supply (a shortfall of 2,100 dwellings, equating to 2.6 years supply of housing land).
- 6.4 The supply of homes in the Borough is expected to result in a cumulative shortfall of 6,577 units over the proposed plan period - 2022/23 – 2039/40, when assessed against the standard method housing requirement.

Appendix 1 – Housing Trajectory

1. The full housing trajectory is available as an Excel workbook on the Council's Local Plan Examination webpage [here](#) (document ref. HOU018a).

Appendix 2 – Housing Trajectory Evidence

Brooklands College (2023/1359)

From: [Zahra Waters](#)
To: [Paul Falconer](#)
Cc: [Margarita Romanovich](#)
Subject: Brooklands College, Weybridge - Proposed Housing Delivery
Date: 15 March 2024 13:12:06
Attachments: image001.jpg
external.png



Hi Paul

See below figures for the proposed housing delivery at Brooklands College, Weybridge – to caveat that this is a high level indication at the moment based on a mid-May 2024 start date and is subject to change as we review the detailed build programme. The below is based on calendar years.

2025 – 27

2026 – 160

2027 – 48

2028 – 71

2029 – 14

E = 320

Kind Regards

Zahra

Zahra Waters
Planning Manager

Mobile: [REDACTED] E: [REDACTED]
(Please note I do not work on Wednesdays)

CALA Homes (Thames) Ltd.

CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX.

Site of 412 Walton Road, West Molesey (2019/2569)

412 Walton Road, West Molesey- Molesey FC site



Tue 21/05/2024 15:07

External email >




Thanks for your email and I'm sorry I missed your call last week.

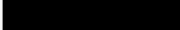
The new clubhouse for Molesey Football Club and Block A (the 26 HA units) are complete and have been handed over to MFC and PA Housing. We are expecting CML's for the 24 private units in November this year. Re the various applications, the original Application number is 2019/2569 and there are 6 subsequent S73 Applications which are all approved and noted below in order:


- 01 – Block A and Clubhouse S73 (2021/1628);
- 02 – Block B S73 (2021/4286);
- 03 – Substation S73 (2022/1309);
- 04 – External Materials S73 (2023/0157);
- 05 – Bin Store S73 (2023/0998); and
- 06 – Energy Statement S73 (2023/0648).


Kind regards





 Senior Land Manager







 rushmon.co.uk

 2 Esher Road, Herisham
Surrey, KT12 4JY



Site of Claygate House, Littleworth Road, Esher (2020/2095)

RE: Site of Claygate House, Littleworth Road, Esher



Wed 22/05/2024 12:38

 External email >



We are hoping Claygate will be completed and ready for occupation Oct/Nov this year.



I hope that helps.



Group Planning Director

Shanly Group
T: 01494 671331



www.shanlyhomes.com

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Glenelm and 160 Anyards Road, Cobham (Site Allocation COS12)

RE: Site of Claygate House, Littleworth Road, Esher



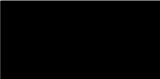
Wed 22/05/2024 12:38

External email >



In terms of Cobham, we are in the hands of your DM colleagues who are currently targeting a July 24 Committee. Assuming there is a positive outcome I would imagine we will be on site Q1 25 with completion Q3 26.

I hope that helps.



Group Planning Director

Shanly Group
T: 01494 671331



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Merrileas, Leatherhead Road, Oxshott (2020/0308)

RE: Merrileas, Leatherhead Road, Oxshott



Wed 22/05/2024 16:43

[External email >](#)



Apologies for the delay. Our last build completion is end of July.

Yes we are addressing Condition 13 (Land Contamination) and will be resubmitting once we have all the necessary information.

Kind regards



Senior Planning Manager



CALA Homes Thames and Legal & General Homes


CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX.

Torrington, 18-20 St Marys Road, Long Ditton (Site Allocation D8)

Re: Torrington, 18-20 St Marys Road, Long Ditton



Wed 22/05/2024 16:45

 If there are problems with how this message is displayed, click here to view it in a web browser.

 External email >



I think we would be looking at a start in early 2025 with a completion Spring 2026.

The S106 is progressing, however we are in discussions with Homes England regarding funding which impacts the S106 which is currently holding it up.

Kind regards



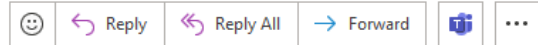
WWA Studios




<https://wwa-studios.com>

1-5 Hillside, Portsmouth Road, Esher (2018/3678, 2023/3173)

Re: 1-5 Hillside, Portsmouth Road, Esher: 2018/3678;2023/3173



Tue 21/05/2024 10:59

 If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Apologies for the delay in getting back to you, the applicants have confirmed the following with regard to the above site:

Application ref: 2023/3173 (net gain of 33 homes)

- Assuming July 2024 consent, Beechcroft Developments will exercise the option and anticipate build out of the scheme at the rate below:
 - First units to be delivered 2025/26;
 - Final completion 2027/28.
- All units are therefore anticipated to be delivered within the current five-year period.

Extant permission / application ref: 2018/3678 (net gain of 13 homes)


- If the current scheme does not secure consent, Beechcroft Developments will not exercise the option and the site will have to be taken to the market to be sold in order to be developed, resulting in a delay to delivery of any homes on this site;
- Furthermore, no action will be taken to progress the delivery of the extant scheme including marketing of the site for sale until an appeal has been prepared, submitted and determined in respect of any refusal of the current application;
- On the basis of the above, it is likely the first units on the extant permission would not be delivered until 2028/2029 at the very earliest;
- Anticipated two-year build period.

For the avoidance of doubt, the applicants intention is to deliver the scheme currently in planning should this secure consent.

Kind Regards,



Planner

@pegasusgroup.co.uk

The Royal Cambridge Home, East Molesey (2019/1813)

RE: The Royal Cambridge Home, East Molesey: 2019/1813



Reply Reply All Forward

Mon 20/05/2024 16:42

External email >



Following our tel con:

Phase 1 (32 bed care home - C2)

Building completion at the end of July 2024.

Elderly residents will be moved from the old building into the new one during August 2024.

NB the only outstanding condition is no. 19 (surface water drainage verification - pre-occupation) and the information will be submitted to EBC for discharge shortly.

Phase 2 (60 extra care age restricted apartments - C3)

Contractors will move onto site and start setting up welfare facilities etc at the end of August 2024.

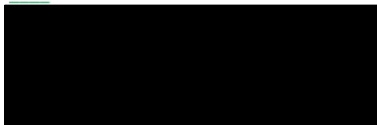
Commence development in September 2024.

Building completion in summer 2026.

NB the pre-development conditions will be submitted for discharge over the coming weeks.

I hope that this is helpful.

Kind regards



www.verveplanning.com

Merrywood, Weston Green, Thames Ditton (2020/1795)

RE: Merrywood, Weston Green, Thames Ditton: 2020/1795



Fri 17/05/2024 11:36

External email >



The first couple of occupations were last month and their will be a couple more houses occupied in June/early July, the remaining houses are for sale and the anticipated build completion will be end of July. With regards to the apartment blocks, The HA block 1 has a handover/complete date currently end of July and the Private/SO block 2 will be end of August/start of September build complete.

The S73 application is registered with a determination deadline of 12th July and we have various current applications submitted to discharge the planning conditions.

Regards



Senior Technical Coordinator



www.sigmahomesgroup.co.uk

Sigma Homes
LOCATION + QUALITY + DESIGN

Sigma Homes Ltd, 44-46 Springfield Road, Horsham, West Sussex, RH12 2PD
Tel 0203 019 0740 Registered in England No. 8031459

Heath Lodge, St Georges Avenue, Weybridge (2021/1399)

RE: Heath Lodge, St Georges Avenue, Weybridge: 2021/1399

IF



Thu 16/05/2024 13:08

External email >

[Redacted]

The anticipated building completion will be September 2024. The contractor is aiming to have the landscaping complete at that stage also.

The section 73 application has been implemented also, and had been factored into the construction programme with minimal disruption.

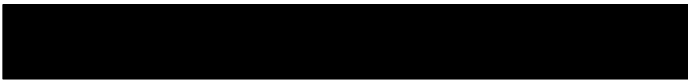
Regards,

[Redacted]

UNION ARCHITECTURE

Sundial House/Molesey Venture, Orchard Lane, East Molesey (Site Allocation D6)

D6/US462 - Sundial House, Orchard Lane



20/05/2024

 External email >

 First time sender >

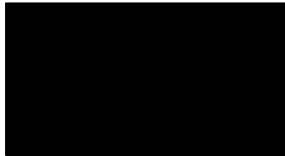
Dear Sir/Madam,

Further to the telephone call I received last week regarding the allocated site (ref. D6/US462) known as Sundial House/The Molesey Venture, Orchard Lane, East Molesey, KJT8 0BN, I am emailing you to provide clarification regarding the aspired implementation timescales for the 74 unit residential redevelopment of the site proposed by way of current planning application ref. 2022/3525.

The applicant/developer envisages commencement of the development in Q2 2025, subject of course to the LPA granting planning permission when the application is referred to Planning Committee later this year. It is envisaged that it will take between 18 months and 2 years for the development to be completed.

I trust this information assists.

Regards,



Beamish Planning Consultancy


--

GlaxoSmithKline, St Georges Avenue, Weybridge (Site Allocation WEY33)

RE: GlaxoSmithKline, St Georges Avenue, Weybridge - WEY33



Tue 28/05

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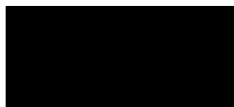
Thank you for the email about the St Georges allocation, site reference WEY33.

In response to your queries, we currently anticipate the following:

- The site will be vacant late 2027 / early 2028, following completion of the new facility at the Heights and a staggered decant.
- Construction is estimated at 12-18 months, in one phase.
- Allowing for planning and contractors, estimated start mid-2029, with practical completion late 2030.

We trust this provides sufficient information. Please don't hesitate to contact us if there are any further queries.

Kind regards
James



For and on behalf of Vail Williams LLP

Units 1 and 2 Hampton Court Estate, Summer Road, Thames Ditton (2019/2005)

RE: Units 1 and 2 Hampton Court Estate, Summer Road, Thames Ditton : 2019/2005



Fri 31/05

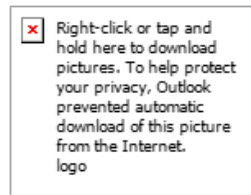
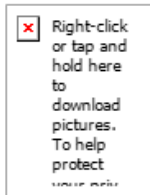
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Many thanks for your email below. I have been on leave but can confirm the following:

- 78 units to be delivered 25/26
- Additional information for outstanding conditions recently submitted to EBC, hoping to have Environment Agency comments back beginning of August and then discharge conditions
- S.73 immaterial to delivery and unit numbers.

If you need anything further please let me know.



Birchgrove, 2nd Floor, 32 Anyards Road, Cobham, KT11 2LA

Appendix 3 – Build Out Rates

Small Sites of less than 10 units Average Build Out Rate

- Historic completions data for all sites delivering net 1 to 9 units over the last 10 years (2023/24 – 2014/15) with reliable commencement and completion dates were used to calculate an average build out rates for sites delivering less than 10 units (minor development). A total of 384 records were used to produce an average time from decision to commencement and commencement to completion.
- A summary of the average build out rates is set out in table 1 below:

1 to 9 units	Flats	Houses	Mixed	Average
Decision to start (yrs)	1.1	1.0	1.2	1
Start to completion (yrs)	1.8	1.8	1.4	2
Decision to completion (yrs)	2.8	2.9	2.5	3

Table 1: Average build out rates for sites of 1 to 9 units.

- The raw data used to produce the averages in table 2 is set out below:

PP ref.	Address	Units (net)	Typology	Decision Date	Commencement Date	Completion Date	Decision to Start (Yrs)	Start to Complete (Yrs)	Decision to Complete (Yrs)
2004/1580	Land adjoining Noirmont Cottage Cobbetts Hill Weybridge Surrey KT13 0UB	1	House	Sep-04	Jun-14	Aug-15	9.7	1.2	10.9
2006/0731	Land west of 79 Grove Way and Site of 43, The Drive, Esher, KT10 8DJ	6	House	Nov-06	May-07	Jun-16	0.6	9.0	9.6
2007/1956	26 Sandy Lane Walton on Thames Surrey KT12 2EQ	4	Flat	Oct-07	Aug-12	Mar-15	4.9	2.5	7.4
2007/2055	6 Grove Cottages Grove Cottages Elm Grove Road Cobham KT11 3HD	1	House	Oct-07	May-10	Nov-14	2.6	4.6	7.1
2007/0406	Copthorne Wrens Hill Oxshott Surrey KT22 OHJ	1	House	Jan-08	Oct-08	Aug-15	0.8	6.9	7.6
2008/0058	Rothsay Court Gower Road, Weybridge, KT13 0EX	5	Flat	May-08	Mar-15	Jul-16	6.9	1.3	8.2
2008/1138	281 Hersham Road Hersham Walton on Thames Surrey KT12 2PZ	2	Flat	Jun-08	Feb-11	Mar-19	2.7	8.1	10.8

2009/1756	34a Manor Road Walton on Thames Surrey KT12 2PF	1	House	Dec-09	Apr-13	Mar-19	3.4	6.0	9.3
2009/1995	4 Rydens Avenue Walton on Thames Surrey KT12 3JP	2	House	Dec-09	Nov-12	Apr-16	2.8	3.4	6.3
2010/0048	45 Milbourne Lane Esher Surrey KT10 9EB	1	House	Mar-10	Feb-13	Jun-14	3.0	1.3	4.3
2010/0293	Land adjacent to 16 Claremont Drive Esher Surrey	1	House	Apr-10	Nov-11	Apr-14	1.6	2.4	4.0
2009/1200	160 Hare Lane Claygate Esher Surrey KT10 0RD (Land at 158)	1	House	Jun-10	Mar-13	Feb-15	2.8	1.9	4.7
2010/1728	24-26 Church Street Weybridge Surrey KT13 8DX	1	House	Sep-10	Apr-12	Mar-19	1.6	7.0	8.6
2011/0148	7 Claremont Park Road Esher Surrey KT10 9LT	1	House	Mar-11	Dec-13	May-16	2.8	2.4	5.2
2011/6963	27 Manor Road East Molesey Surrey KT8 9JU	1	House	Mar-11	Jun-12	May-14	1.2	2.0	3.2
2011/0523	Little Dormers Woodside Avenue Hersham Walton on Thames KT12 5LG	1	House	Apr-11	Mar-14	Jul-15	2.9	1.3	4.3
2011/0678	34C Queens Road Hersham Walton on Thames Surrey KT12 5LP	1	Flat	May-11	Sep-11	Mar-18	0.3	6.6	6.9
2011/0676	222-224 Portsmouth Road Cobham Surrey KT11 1HS	3	Flat	May-11	Mar-14	Dec-15	2.9	1.8	4.6
2011/0753	14 Drakes Close Esher Surrey KT10 8PQ	1	House	May-11	Sep-14	Oct-14	3.3	0.1	3.4
2011/0665	Land adjacent to 5 Denby Road Cobham Surrey KT11 1JX	3	House	May-11	Aug-13	Mar-19	2.2	5.6	7.9
2011/0619	4 Pelhams Walk Esher Surrey KT10 8QD	1	House	May-11	Jun-12	Jun-20	1.1	8.0	9.1
2011/5560	Land to rear of 91 Franklyn Road Walton on Thames Surrey KT12 2LQ	1	House	Jul-11	May-13	Mar-19	1.8	5.9	7.7
2011/5734	19 Sandown Road Esher Surrey KT10 9TT	1	House	Aug-11	Mar-13	May-14	1.6	1.1	2.7
2011/6565	9 Fairmeads & Land rear of 19 Fairmile Avenue Cobham Surrey KT11 2JD	2	House	Sep-11	Jun-12	Sep-14	0.7	2.2	3.0

2011/6378	Land Adjoining 3 Compton Close Esher Surrey KT10 9EF	1	House	Sep-11	Apr-13	Apr-14	1.5	1.0	2.5
2011/6118	St Martins Court 37 Queens Road Weybridge Surrey KT13 9UQ	8	Flat	Sep-11	Aug-13	Mar-16	1.9	2.6	4.5
2011/6406	Sycamore Court Oatlands Chase Weybridge Surrey KT13 9RS	2	Mixed	Nov-11	Jan-13	Jun-14	1.2	1.4	2.6
2011/6776	37 - 39 Walton Road East Molesey Surrey KT8 0DH	4	Flat	Nov-11	May-17	Mar-20	5.5	2.9	8.4
2011/7430	Golden Oaks Stokesheath Road Oxshott Leatherhead Surrey KT22 0PN	2	House	Nov-11	Sep-14	Oct-14	2.8	0.1	2.9
2011/0615	Narrow Waters and land to the rear of Osborne Oakshade Road Oxshott Leatherhead Surrey KT22 0LE	2	House	Jan-12	Nov-12	Jan-15	0.8	2.2	3.0
2011/5419	Land rear of Tanglewood Sandy Lane Cobham Surrey KT11 2EP	2	House	Jan-12	Jun-12	Apr-14	0.5	1.8	2.3
2011/7649	1 Spring Gardens West Molesey Surrey KT8 2JA	1	House	Feb-12	May-13	Jun-16	1.3	3.1	4.3
2011/8284	Pinecroft St. Georges Road Weybridge Surrey KT13 0EN	3	Flat	Apr-12	Sep-12	Mar-19	0.5	6.5	7.0
2012/1313	28 Tartar Road Cobham Surrey KT11 2AR	1	House	May-12	Nov-12	Mar-19	0.4	6.4	6.8
2012/1143	Foxcroft Oatlands Avenue Weybridge Surrey KT13 9TW	1	House	Jun-12	Jun-15	May-19	3.0	3.9	6.9
2012/1344	Land to rear of 35 Couchmore Avenue Esher Surrey KT10 9AS	2	House	Jul-12	Dec-12	Sep-14	0.5	1.7	2.2
2012/1699	Ditton House Elmbridge Lodge and Former Weston Green Resource Centre Weston Green Road Thames Ditton Surrey KT7 0HY	4	House	Jul-12	Dec-13	Jan-16	1.4	2.1	3.5
2012/0434	Weybridge House Queens Road Weybridge Surrey KT13 0AP	5	Mixed	Jul-12	Jan-15	Nov-16	2.5	1.8	4.3

2011/6418	Ye Olde Harrow PH & Bowling Green Weston Green Road Thames Ditton KT7 0HX	3	House	Aug-12	Dec-12	Dec-14	0.3	2.0	2.3
2012/1518	The Poplars & Dolphins Portsmouth Road Thames Ditton Surrey KT7 0TQ	4	House	Aug-12	Dec-13	Aug-15	1.3	1.7	3.0
2012/2374	2 Birds Hill Rise Oxshott Leatherhead Surrey KT22 0SW	2	House	Sep-12	May-13	Jan-15	0.7	1.7	2.4
2012/2792	22 Esher Park Avenue Esher Surrey KT10 9NP	5	Flat	Sep-12	Apr-13	Nov-14	0.6	1.6	2.1
2012/2730	14 Eaton Park Cobham Surrey KT11 2JE	1	House	Oct-12	Jun-13	Dec-14	0.7	1.5	2.2
2012/1951	Land rear of 31 Broadfields East Molesey Surrey KT8 0BW	1	House	Oct-12	Apr-13	Jun-15	0.5	2.1	2.6
2012/3085	Land to Rear of Heather Court, Copsem Lane Off Percival Close Oxshott Leatherhead Surrey KT22 0NU	1	House	Nov-12	Sep-13	Nov-15	0.9	2.1	3.0
2012/3114	39 Fleetside West Molesey Surrey KT8 2NF	1	House	Nov-12	Oct-14	Nov-17	1.9	3.1	5.0
2012/3633	The Haven Ellesmere Road Weybridge Surrey KT13 0HY	1	House	Nov-12	Oct-14	Mar-19	1.9	4.5	6.4
2012/3763	35 Esher Park Avenue Esher Surrey KT10 9PA	1	House	Nov-12	Mar-14	Dec-14	1.3	0.7	2.0
2012/3544	Woodland Ridge Warren Lane Oxshott Leatherhead Surrey KT22 0SU	1	House	Nov-12	Jan-14	Mar-16	1.1	2.2	3.3
2012/2872	102 Hare Lane Claygate Esher Surrey KT10 0RB	3	House	Dec-12	Jun-13	May-14	0.5	0.9	1.4
2012/1281	7 Warren Close Esher Surrey KT10 9RU	1	House	Dec-12	Feb-13	Sep-14	0.1	1.6	1.8
2012/3543	21 Anyards Road Cobham Surrey KT11 2LW	2	Flat	Jan-13	Oct-13	Sep-14	0.7	1.0	1.7
2012/3322	Beechfield House 22 Hanger Hill Weybridge Surrey KT13 9XS	4	House	Jan-13	Oct-13	Jan-15	0.8	1.3	2.1
2012/3122	Land off Darnley Park Weybridge Surrey KT13 8JL	1	House	Jan-13	May-13	Jul-15	0.4	2.1	2.5
2012/4038	44 Embercourt Road Thames Ditton Surrey KT7 0LQ	1	House	Jan-13	Nov-13	Jul-14	0.9	0.7	1.6

2012/4303	33 Red Lane Claygate Esher KT10 0ES	4	House	Jan-13	May-13	Mar-15	0.3	1.8	2.1
2012/4091	4 Birds Hill Rise Oxshott Leatherhead KT22 0SW	1	House	Feb-13	Jun-16	May-19	3.3	2.9	6.3
2012/4445	90 Hurst Road East Molesey Surrey KT8 9AH	3	House	Feb-13	Apr-14	May-14	1.1	0.1	1.2
2012/1984	Land To The Rear Of 6 Littleheath Lane Cobham Surrey KT11 2QG	1	House	Feb-13	Jun-13	May-15	0.3	1.9	2.2
2012/4203	Land to the rear of 29 & 31 Westcar Lane Hersham Walton on Thames	1	House	Feb-13	Aug-15	Mar-20	2.5	4.7	7.1
2012/4585	Land to South West of Woodlands House and Greenways Hillview Road Claygate KT10 0TU	2	House	Mar-13	Sep-15	Nov-16	2.5	1.2	3.7
2013/0221	Silverlea Pine Grove Weybridge Surrey KT13 9AX	1	House	Mar-13	Nov-13	Mar-15	0.6	1.3	2.0
2013/0331	Former Sub Station/Land on north of Carlton Road Walton- On-Thames	4	Flat	Mar-13	Aug-14	Mar-19	1.4	4.6	6.0
2013/0374	21 Water Lane Cobham Surrey KT11 2PA	1	House	Mar-13	Jul-14	Sep-17	1.3	3.2	4.5
2013/0496	Corners 18A Brampton Gardens Hersham Walton-on-Thames KT12 5HP	1	House	Apr-13	Oct-13	Jun-15	0.5	1.6	2.2
2013/0262	Garage Block South of 19 Gavell Road Cobham Surrey KT11 1AL	4	Flat	Apr-13	Feb-14	Nov-14	0.9	0.7	1.6
2012/2679	Existing Garage Block Victoria Way Weybridge Surrey KT13 9QU	5	Flat	Apr-13	Jan-14	Sep-14	0.7	0.7	1.4
2013/0559	Land Adjoining 19/19a Castleview Road Weybridge Surrey KT13 9AB	1	House	May-13	Sep-13	May-14	0.4	0.7	1.0
2012/2913	Land Adjacent to 11 Holtwood Road Oxshott KT22 0QL	1	House	May-13	Apr-14	Feb-15	0.9	0.9	1.8
2012/2379	Land east of 1 Central Parade Central Avenue Surrey KT8 2QY	3	Flat	May-13	Oct-13	Apr-14	0.3	0.6	0.9
2013/1307	22 Mayfield Road Weybridge Surrey KT13 8XD	1	House	Jun-13	Sep-14	Mar-16	1.2	1.6	2.8

2013/1075	161 Queens Road Weybridge Surrey KT13 0AD	2	House	Jun-13	Oct-13	Nov-14	0.4	1.1	1.4
2013/1512	122 Summer Road Thames Ditton Surrey KT7 0QP	1	House	Jul-13	Feb-17	Sep-17	3.6	0.6	4.2
2013/1836	Land adjacent 104 Wyndham Avenue Cobham Surrey KT11 1AT	4	Flat	Jul-13	Apr-14	Dec-14	0.7	0.6	1.4
2013/1839	7 Woodside Road Cobham Surrey KT11 2QR	1	House	Jul-13	Apr-14	Apr-15	0.7	1.0	1.7
2013/1401	Site of 24 to 28 Pemberton Road and Rear Of 35 to 41 Dennis Road East Molesey KT8 9LH	4	Mixed	Aug-13	Oct-14	Mar-16	1.2	1.4	2.6
2013/1985	51 Littleheath Lane Cobham Surrey KT11 2QF	1	House	Aug-13	Feb-14	Sep-14	0.5	0.6	1.1
2013/1938	1 Matham Road East Molesey Surrey KT8 0SX	1	House	Aug-13	Sep-14	Mar-19	1.1	4.6	5.6
2013/2523	9 High Street Cobham Surrey KT11 3DJ	2	Flat	Aug-13	Oct-13	Mar-20	0.1	6.5	6.6
2013/2253	Trefusis Cavendish Road Weybridge Surrey KT13 0JW	2	House	Sep-13	Jan-14	Mar-16	0.3	2.2	2.5
2013/2581	Monks Wood Hillview Road Claygate Esher Surrey KT10 0TU	2	House	Sep-13	Dec-13	Mar-19	0.3	5.3	5.5
2013/2697	61 Southdown Road Hersham Walton-On- Thames KT12 4PJ	1	House	Sep-13	Oct-14	Sep-15	1.1	0.9	2.0
2013/2453	12 - 16 Church Street Esher Surrey KT10 8QS	3	Flat	Sep-13	Dec-13	Dec-15	0.2	2.0	2.2
2013/3032	Garage Blocks north of Fire Station Gavell Road and rear of 31-33 Hamilton Avenue Cobham Surrey KT11 1AU	3	House	Sep-13	Jun-14	Nov-14	0.8	0.4	1.2
2013/3066	Land adjacent to 35 Stoke Road Cobham Surrey KT11 3BG	1	House	Sep-13	Dec-13	Jun-14	0.2	0.5	0.7
2013/2037	14-16 Lamma Lane Esher Surrey KT10 8NY	1	House	Sep-13	Mar-14	Mar-19	0.5	5.1	5.5
2013/3508	77 High Street Walton on Thames Surrey KT12 1DR	4	Flat	Oct-13	Dec-14	Apr-16	1.2	1.3	2.5

2013/3138	29 Ashley Road Thames Ditton Surrey KT7 0NH	1	House	Oct-13	Jun-14	Feb-15	0.7	0.7	1.4
2013/3152	Surrey House Pleasant Place Hersham Walton- on-Thames KT12 4HR	4	Flat	Oct-13	Oct-16	Mar-20	3.0	3.5	6.4
2013/3673	The Royal British Legion Heathfield Road Hersham Walton-on- Thames KT12 4PL	8	Mixed	Nov-13	Aug-16	Jul-17	2.8	0.8	3.7
2012/4522	Land rear of Arenella Mountview Road Claygate Esher KT10 0UD	1	House	Nov-13	Apr-14	Sep-15	0.4	1.4	1.8
2013/3787	9C The Grove Walton- on-Thames Surrey KT12 2HP	1	House	Nov-13	Dec-13	Aug-14	0.1	0.7	0.8
2013/3589	319 Molesey Road Walton-on-Thames Surrey KT12 3PF	2	Flat	Dec-13	Oct-14	Mar-19	0.9	4.5	5.3
2013/4155	17 Milbourne Lane Esher Surrey KT10 9EB	1	House	Dec-13	Sep-14	Mar-16	0.8	1.5	2.2
2012/4026	Land to the south west of 55 High Street Thames Ditton Surrey KT7 0SF	1	House	Dec-13	Sep-14	Nov-15	0.8	1.1	1.9
2013/4169	Land Rear Of 49 Elmgrove Road Weybridge Surrey KT13 8PB	4	House	Dec-13	Apr-14	Aug-15	0.3	1.4	1.7
2013/3592	10 The Mount Esher Surrey KT10 8LQ	1	House	Jan-14	Sep-14	Dec-15	0.7	1.2	1.9
2013/4413	23 Broadwater Close Hersham Walton-on- Thames KT12 5DD	1	House	Jan-14	Apr-14	Jan-16	0.2	1.8	2.0
2013/4646	Geneva Digital Ltd Geneva House 130 Terrace Road Walton- on-Thames KT12 2EA	5	Mixed	Jan-14	Sep-14	Jan-15	0.7	0.3	1.0
2013/4133	8 High Drive Oxshott Leatherhead KT22 0NG	1	House	Jan-14	Sep-14	Mar-16	0.7	1.5	2.2
2013/4373	45 Cambridge Road Walton-On-Thames Surrey KT12 2DP	4	Flat	Jan-14	Mar-15	Sep-16	1.2	1.5	2.7
2013/4495	Site of Garage Block Latton Close Walton on Thames Surrey KT12 3RY	4	Flat	Jan-14	Jul-14	Mar-15	0.5	0.7	1.2
2013/4654	31 Embercourt Road Thames Ditton Surrey KT7 0LH	2	House	Jan-14	Dec-15	Aug-17	1.9	1.7	3.6
2013/4363	38A Walton Road East Molesey Surrey KT8 0DQ	3	Flat	Feb-14	Jan-17	Aug-18	3.0	1.6	4.6

2013/4970	2 River Mount Walton-on-Thames Surrey KT12 2PW	3	House	Feb-14	Jul-14	Mar-19	0.4	4.7	5.1
2013/5047	Sefton House 2 Molesey Road Hersham Walton On Thames Surrey KT12 4RQ	1	Flat	Feb-14	Apr-14	Sep-14	0.1	0.5	0.6
2013/4876	18 Cowley Crescent Hersham Walton-on-Thames KT12 5RH	1	House	Feb-14	Sep-14	Apr-15	0.6	0.6	1.2
2013/4463	Site of Garages West of 51 Oakbank Avenue Walton on Thames Surrey	2	House	Mar-14	Nov-14	Mar-15	0.7	0.4	1.0
2014/0187	50 - 62 Carlton Road Walton-on-Thames Surrey KT12 2DG	4	House	Mar-14	Apr-14	Jun-15	0.1	1.2	1.3
2013/5130	Garage Site Tonbridge Road West Molesey Surrey KT8 2EL	4	House	Mar-14	Feb-15	Mar-15	1.0	0.1	1.0
2013/4960	78 Hurst Road East Molesey Surrey KT8 9BF	1	House	Mar-14	Nov-16	Mar-18	2.7	1.3	4.0
2014/0148	Acorns Steels Lane Oxshott Leatherhead KT22 0RF	1	House	Apr-14	Nov-15	Nov-16	1.6	1.0	2.6
2013/4275	Public Convenience Ferry Road Thames Ditton Surrey KT7 0XZ	1	House	Apr-14	Dec-14	Mar-20	0.6	5.3	5.9
2014/0882	Land to rear of 111-115 Terrace Road Walton-on-Thames Surrey KT12 2DU	2	House	Apr-14	Oct-15	May-17	1.5	1.5	3.0
2014/1281	2 Warren Close Esher Surrey KT10 9RU	1	House	May-14	Oct-14	Aug-15	0.4	0.8	1.2
2014/1425	11 High Drive Oxshott Leatherhead KT22 0NG	1	House	Jun-14	Nov-14	Feb-17	0.5	2.2	2.7
2014/0523	3 Sassoons Cottages Cottimore Crescent Walton-on-Thames KT12 2DA	1	House	Jun-14	Feb-15	Dec-15	0.7	0.8	1.5
2013/1789	10G Sidney Road Walton-On-Thames Surrey KT12 2NB	1	House	Jun-14	Nov-15	Oct-16	1.4	0.9	2.3
2014/1538	9 Heath Ridge Green Cobham Surrey KT11 2QL	1	House	Jun-14	Apr-15	Jan-16	0.8	0.8	1.6
2014/0673	Land to Rear of 33 Leigh Hill Road Cobham Surrey KT11 2HU	1	House	Jul-14	Oct-14	Jan-16	0.3	1.2	1.5
2014/1355	Land at rear of 136 - 138 High Street Esher Surrey KT10 9QJ	3	Flat	Jul-14	May-16	Oct-16	1.9	0.4	2.3

2014/1293	1 Fairacres Cobham Surrey KT11 2JW	1	House	Jul-14	Feb-16	Nov-16	1.6	0.8	2.4
2013/3819	58 More Lane Esher Surrey KT10 8AR	6	Mixed	Jul-14	Mar-15	Mar-17	0.7	2.0	2.7
2014/1627	Land West of Lantern Cottage/ Albany Fairoak Lane Oxshott KT22 0TH	1	House	Jul-14	Mar-15	Jun-16	0.7	1.3	2.0
2014/1944	Mellor Close Walton- On-Thames Surrey KT12 3RX	4	House	Jul-14	Nov-14	Jul-15	0.3	0.7	1.0
2014/2050	42-44 High Street Walton-On-Thames Surrey KT12 1BZ	4	Flat	Jul-14	Oct-14	Jul-16	0.3	1.7	2.0
2014/2096	16 Thorhill Road Thames Ditton Surrey KT7 0UE	2	Flat	Jul-14	Aug-15	Sep-16	1.0	1.1	2.2
2014/2098	16 Thorhill Road Thames Ditton Surrey KT7 0UE	2	Flat	Jul-14	Aug-15	Sep-16	1.0	1.1	2.2
2014/0883	Land adjacent to 32a and 34 Station Road Stoke D'Abernon Cobham KT11 3BN	1	House	Aug-14	Oct-15	Nov-16	1.2	1.1	2.3
2014/2315	2A High Street West Molesey Surrey KT8 2NA	1	Flat	Aug-14	Apr-15	Jun-15	0.7	0.1	0.8
2014/2430	76 Bridge Road East Molesey Surrey KT8 9HD	5	Flat	Aug-14	May-15	Mar-16	0.7	0.9	1.6
2014/1219	32 Cherry Orchard Road West Molesey Surrey KT8 1QZ	1	House	Aug-14	Nov-14	Mar-15	0.2	0.4	0.6
2014/2828	4 The Quintet Churchfield Road Walton-On-Thames Surrey KT12 2TZ	6	Flat	Sep-14	Sep-15	Jan-17	1.1	1.3	2.4
2014/2456	Hurst House 157-169 Walton Road East Molesey Surrey KT8 0DX	3	Flat	Sep-14	Nov-15	Nov-16	1.1	1.1	2.2
2014/2298	66 Speer Road Thames Ditton Surrey KT7 0PW	1	House	Sep-14	Aug-16	Apr-17	1.9	0.6	2.6
2014/2864	Pinewood Lodge Warren Lane Oxshott Leatherhead KT22 0ST	1	House	Oct-14	Jul-15	Mar-19	0.8	3.7	4.5
2014/3272	16 Riverside Road Hersham Walton-on- Thames Surrey KT12 4PE	1	House	Oct-14	Nov-15	Feb-18	1.0	2.3	3.3
2014/3282	79 High Street Walton- On-Thames Surrey KT12 1DN	2	Flat	Oct-14	Jan-15	Jul-16	0.2	1.5	1.7

2014/3596	46 Littleheath Lane Cobham Surrey KT11 2QN	1	House	Nov-14	Nov-15	Aug-16	1.0	0.8	1.8
2014/3719	8 Beauchamp Road East Molesey Surrey KT8 0PA	1	House	Nov-14	May-15	Jan-17	0.6	1.6	2.2
2014/3693	Barclays Bank Plc 2 High Street West Molesey Surrey KT8 2NA	2	Flat	Nov-14	Apr-15	Dec-15	0.4	0.7	1.1
2014/0298	Light Effects 18 Church Street Walton-on- Thames Surrey KT12 2QS	2	Flat	Nov-14	Jan-15	Sep-15	0.2	0.7	0.9
2014/1304	Cobbett House Cobbetts Hill Weybridge Surrey KT13 0UB	1	House	Nov-14	Feb-15	Aug-16	0.2	1.5	1.8
2014/3970	Claremont House 34 Molesey Road Hersham Walton-on- Thames KT12 4RQ	8	Flat	Dec-14	Jan-15	Nov-15	0.1	0.9	1.0
2014/4387	Chargate Lodge 19 Eriswell Road Hersham Surrey KT12 5DJ	1	House	Dec-14	May-15	Nov-16	0.5	1.5	1.9
2014/2696	1 Broad Close Hersham Walton-On-Thames Surrey KT12 4QX	1	House	Dec-14	Jun-15	Apr-16	0.5	0.8	1.3
2014/4111	8 to 18 and garages southwest of 74 Oakbank Avenue Walton-on-Thames KT12 3QY	6	Flat	Dec-14	Jan-17	Mar-18	2.1	1.2	3.3
2014/2214	63-65 Manor Road North Esher Surrey KT10 0AB	5	House	Dec-14	May-15	Apr-17	0.4	1.9	2.4
2014/3508	121/121A Bridge Road East Molesey Surrey KT8 9HT	1	Flat	Dec-14	Feb-15	Mar-18	0.1	3.2	3.3
2014/4581	12 Heath Road Weybridge Surrey KT13 8TQ	1	House	Jan-15	Apr-15	Jul-17	0.3	2.2	2.6
2014/3233	Witham & Sons Ltd 218 -220 Hersham Road Hersham KT12 5QD	3	House	Jan-15	Feb-15	Sep-17	0.1	2.6	2.7
2014/4545	Pond House Weston Green Thames Ditton Surrey KT7 0JX	1	Flat	Jan-15	Aug-16	Nov-17	1.6	1.2	2.8
2014/4615	76 Bridge Road East Molesey Surrey KT8 9HD	3	Flat	Jan-15	Jul-15	Jan-17	0.5	1.5	2.0
2014/3620	29 Embercourt Road Thames Ditton Surrey KT7 0LH	3	House	Jan-15	Feb-16	Mar-19	1.1	3.1	4.2

2014/4914	Land at 8 & 9 Carleton Close Esher KT10 8EE	1	House	Feb-15	May-16	Mar-19	1.3	2.8	4.2
2014/4669	72 Ember Lane Esher Surrey KT10 8EN	2	House	Feb-15	Jul-15	Nov-16	0.4	1.4	1.8
2014/4375	23 Vine Road East Molesey Surrey KT8 9LF	1	House	Feb-15	Jun-15	Apr-17	0.3	1.8	2.2
2014/4090	11 Eaton Park Cobham Surrey KT11 2JF	1	House	Feb-15	Jun-15	Sep-18	0.3	3.3	3.6
2014/4892	19 Grange Court Walton-on-Thames Surrey KT12 1JD	1	House	Feb-15	Jul-15	Jan-17	0.5	1.4	1.9
2014/4597	Lytheys House 2 Esher Road Hersham Walton-on-Thames KT12 4JY	2	Flat	Feb-15	Jun-15	Apr-16	0.3	0.8	1.1
2015/0080	1 Old Claygate Lane Claygate Esher Surrey KT10 0ER	1	House	Feb-15	Oct-15	Jun-16	0.6	0.7	1.3
2014/4741	Dene House Hanger Hill Weybridge Surrey KT13 9YW	3	House	Mar-15	Jun-16	Oct-17	1.2	1.4	2.6
2014/4042	29 West Palace Gardens Weybridge Surrey KT13 8PU	1	House	Mar-15	Sep-15	Jun-18	0.5	2.7	3.3
2015/0193	44 Fairmile Lane Cobham Surrey KT11 2DF	1	House	Mar-15	Apr-15	Aug-18	0.1	3.3	3.4
2015/0162	St Edmunds Homefield Road Walton-on-Thames Surrey KT12 3RG	2	House	Mar-15	Jun-15	Jul-16	0.2	1.1	1.3
2015/0210	9 Molesey Road Hersham Walton-On-Thames Surrey KT12 4RJ	1	Flat	Mar-15	Nov-15	Apr-17	0.6	1.4	2.0
2015/0320	91 Queens Road Weybridge Surrey KT13 9UQ	3	Flat	Mar-15	Apr-17	Jul-18	2.1	1.2	3.3
2015/0153	Hollymead Oakshade Road Oxshott Leatherhead KT22 0LF	1	House	Mar-15	Aug-15	Jun-16	0.4	0.8	1.2
2014/4798	15 Weybridge Park Weybridge Surrey KT13 8SL	1	House	Mar-15	Dec-15	Aug-17	0.7	1.7	2.4
2015/0106	Land to the South of 155 Thorkhill Road Thames Ditton Surrey KT7 0UN	1	House	Mar-15	Jun-16	Mar-18	1.2	1.8	3.0
2014/4639	Land northwest of 39 Homefield Road Walton-on-Thames Surrey KT12 3RE	1	House	Mar-15	May-19	Mar-20	4.1	0.9	5.0

2015/0040	Cedar Cottage Cedar Road Cobham Surrey KT11 2AA	1	House	Apr-15	Jul-15	Jul-16	0.3	1.0	1.3
2015/0546	Regency House, 18 Church Street Esher Surrey KT10 8QS	1	House	Apr-15	Sep-17	Mar-19	2.5	1.5	4.0
2015/0403	Torbrae St Georges Avenue Weybridge Surrey KT13 0DN	2	House	May-15	Jun-15	Mar-17	0.1	1.8	1.9
2015/0164	1 Betts Way Long Ditton Surbiton KT6 5HT	1	House	May-15	Feb-16	Sep-16	0.8	0.6	1.4
2015/1377	Land to rear of 2 Onslow Road Hersham Walton-on-Thames KT12 5BB	1	House	May-15	Dec-15	May-17	0.6	1.5	2.0
2015/0239	24 Birds Hill Road Oxshott Leatherhead Surrey KT22 0NJ	1	House	Jun-15	Sep-19	Oct-20	4.3	1.1	5.4
2015/1545	Pine Tops Oakshade Road Oxshott Leatherhead KT22 0JU	4	House	Jun-15	Oct-15	Mar-19	0.3	3.4	3.8
2015/1581	159 A and B Queens Road Weybridge Surrey KT13 0AD	2	House	Jun-15	Nov-15	Oct-16	0.4	0.9	1.3
2015/1379	44 Baker Street Weybridge Surrey KT13 8AR	3	Flat	Jun-15	Aug-15	Feb-17	0.1	1.5	1.7
2015/1487	3 High Street Esher Surrey KT10 9RL	2	Flat	Jul-15	Sep-17	Mar-20	2.2	2.6	4.7
2015/1360	Leeward House (formerly Windrush) Cavendish Road Weybridge KT13 0JW	1	House	Jul-15	Sep-15	Mar-18	0.2	2.5	2.7
2015/0478	Crown House 2 Church Street Walton-on-Thames Surrey KT12 2QS	6	Flat	Jul-15	Mar-16	Jan-17	0.7	0.8	1.5
2015/1930	Public Convenience Church Street Walton-on-Thames Surrey KT12 2QP	4	Flat	Jul-15	Jun-16	Feb-19	0.9	2.7	3.6
2015/1867	Riverfield 21-37 Portsmouth Road Cobham Surrey KT11 1JQ	6	Flat	Jul-15	Feb-16	Mar-18	0.6	2.1	2.7
2015/1775	6 Warren Way Weybridge Surrey KT13 0DL	1	House	Jul-15	Nov-15	Oct-18	0.3	2.9	3.2
2015/1632	Land between 99 and 101 Summer Road Thames Ditton Surrey KT7 0PW	2	House	Jul-15	Mar-16	Nov-16	0.7	0.7	1.3
2015/1970	19 Eaton Park Cobham Surrey KT11 2JF	2	House	Jul-15	Apr-16	Jan-18	0.7	1.8	2.5

2015/2363	5 Winston Drive Stoke D'Abernon Cobham Surrey KT11 3BP	2	Flat	Aug-15	Nov-16	Aug-17	1.2	0.8	2.0
2015/3897	40 Walton Road East Molesey Surrey KT8 0DQ	3	Flat	Sep-15	May-17	Mar-19	1.7	1.9	3.6
2015/3007	Wychbury Old Avenue Weybridge Surrey KT13 0PG	1	House	Sep-15	Mar-16	Jan-18	0.5	1.8	2.3
2015/2713	8 Sandown Avenue Esher Surrey KT10 9NT	1	House	Oct-15	Mar-16	Apr-17	0.5	1.1	1.6
2015/3009	109 Hare Lane Claygate Esher Surrey KT10 0QY	1	Flat	Oct-15	Mar-19	Mar-21	3.4	2.0	5.5
2015/1879	Land between 8 and 9 Crown Cottages Steels Lane Oxshott KT22 0RT	1	House	Oct-15	Jun-17	Feb-18	1.7	0.6	2.3
2015/3015	Chelversum 1 High Drive Oxshott Leatherhead KT22 0NG	1	House	Nov-15	Aug-16	Dec-17	0.7	1.4	2.1
2015/1919	86 Baker Street Weybridge Surrey KT13 8AL	1	House	Nov-15	Dec-15	Jul-17	0.1	1.6	1.6
2015/3565	65A High Street Walton on Thames Surrey KT12 1DJ	2	Flat	Nov-15	Feb-16	Sep-16	0.2	0.6	0.9
2015/3668	43 Fleece Road Long Ditton Surbiton Surrey KT6 5JP	2	Flat	Dec-15	Mar-18	Sep-18	2.3	0.5	2.8
2015/2108	8 Lynne Walk Esher Surrey KT10 9DZ	1	House	Dec-15	May-16	Mar-17	0.5	0.8	1.3
2015/3572	1 Fairbourne Cobham Surrey KT11 2BT	1	House	Dec-15	Apr-16	Mar-18	0.3	2.0	2.3
2015/1928	Land southeast of 23 Four Wents Cobham Surrey KT11 2NE	1	House	Dec-15	Oct-16	Aug-17	0.8	0.8	1.6
2015/4071	Crown House 2 Church Street Walton-on-Thames Surrey KT12 2QS	4	Flat	Dec-15	Mar-16	Jan-17	0.3	0.8	1.1
2015/3964	95B Oatlands Drive Weybridge Surrey KT13 9LH	1	House	Dec-15	Jun-16	Jun-17	0.5	1.0	1.5
2015/4103	Land Southwest of 1 Trelawney Rydens Road Walton-on-Thames KT12 3AR	1	House	Jan-16	Mar-17	Sep-17	1.2	0.5	1.7
2015/3872	Land to the rear of 48 Rushett Close Thames Ditton Surrey KT7 0UT	1	House	Jan-16	Jul-17	May-18	1.5	0.8	2.3
2015/3838	6 Tilt Road Cobham Surrey KT11 3EZ	1	House	Jan-16	Mar-17	Jun-18	1.2	1.3	2.4

2015/4113	98 West Grove Hersham Walton-on- Thames KT12 5PE	1	House	Jan-16	Jul-16	May-17	0.5	0.9	1.4
2015/4044	Windrush Elgin Road Weybridge Surrey KT13 8SW	2	House	Jan-16	Mar-16	Jun-17	0.1	1.3	1.4
2015/3431	Land East of Pond House Weston Green Thames Ditton Surrey KT7 0JX	1	House	Jan-16	Dec-16	Sep-17	0.9	0.7	1.6
2016/0177	Land South of 47 and 49 Embercourt Road Thames Ditton Surrey KT7 0LJ	2	House	Mar-16	Jul-16	Jun-17	0.3	0.9	1.2
2015/4245	33 Franklyn Road Walton-on-Thames Surrey KT12 2LQ	1	House	Apr-16	Jul-16	May-17	0.3	0.9	1.1
2016/0018	25 Water Lane Cobham Surrey KT11 2PA	2	House	Apr-16	Dec-18	Nov-20	2.7	2.0	4.6
2016/0585	Thames House Mayo Road Walton-On- Thames Surrey KT12 2QA	1	House	Apr-16	May-18	Dec-18	2.1	0.6	2.7
2015/2796	Land rear of 14 - 16 High Street Weybridge Surrey KT13 8AB	3	Flat	Apr-16	Jan-18	Aug-19	1.7	1.6	3.3
2016/0776	7A-9A Church Street Esher Surrey KT10 8QS	2	Flat	Apr-16	Jun-16	Mar-18	0.1	1.8	1.9
2016/0472	Marian Cottage Old Avenue Weybridge Surrey KT13 0PG	1	House	Apr-16	Apr-17	Jun-18	0.9	1.2	2.1
2016/0515	Withdean Cavendish Road Weybridge Surrey KT13 0JW	2	House	May-16	Sep-16	Aug-18	0.3	1.9	2.2
2015/4300	7 & 9 Kings Drive Thames Ditton Surrey KT7 0TH	1	House	Jun-16	Sep-16	Oct-17	0.3	1.0	1.3
2015/3936	4 Claremont Lane Esher Surrey KT10 9DW	7	Flat	Jul-16	Oct-17	Apr-20	1.3	2.5	3.8
2015/3384	April Cottage Queens Road Weybridge Surrey KT13 0AU	8	Mixed	Jul-16	Nov-16	Mar-17	0.4	0.3	0.7
2016/0591	Land adjoining Danes Hill Farm House Leatherhead Road Oxshott KT22 0JE	2	House	Jul-16	Mar-17	Apr-19	0.7	2.0	2.8
2015/3296	North Weylands Farm Bungalow 402 Molesey Road Walton-on- Thames KT12 3PG	4	Flat	Jul-16	Dec-17	Nov-18	1.4	1.0	2.4
2016/1462	Land At 72 Portmore Park Road Weybridge Surrey KT13 8HG	4	Flat	Jul-16	Mar-17	Nov-18	0.6	1.7	2.3

2016/0817	7 Kent Road East Molesey Surrey KT8 9JZ	1	House	Jul-16	Mar-17	Jan-18	0.6	0.9	1.5
2016/0380	53 and 53a The Furrows Walton-on- Thames Surrey KT12 3JG	4	House	Aug-16	Apr-17	Jun-18	0.6	1.2	1.8
2016/1367	9 Campbell Road Weybridge Surrey KT13 0TF	2	Flat	Sep-16	Feb-17	Mar-18	0.4	1.1	1.5
2016/1408	Land South Of 29 and 31 Imber Park Road and 1 Grove End Lane Esher KT10 8JA	1	House	Sep-16	May-17	May-18	0.7	1.0	1.7
2016/2153	15 Lammas Lane Esher Surrey KT10 8PA	2	House	Oct-16	Jul-17	May-18	0.7	0.8	1.6
2015/4445	Land to rear of 514 - 518 Hurst Road West Molesey Surrey KT8 1RF	2	House	Oct-16	Jun-17	Mar-18	0.6	0.8	1.4
2016/2878	Wide Horizon Ruxley Crescent Claygate Esher Surrey KT10 0TX	1	House	Nov-16	Sep-17	Mar-19	0.9	1.5	2.3
2016/2023	Carandal Brooklands Lane Weybridge Surrey KT13 8UX	1	House	Nov-16	Dec-16	Mar-18	0.1	1.3	1.4
2016/3105	Tasman House 2 New Zealand Avenue Walton-On-Thames Surrey KT12 1PU	2	Flat	Nov-16	Mar-17	Mar-18	0.3	1.0	1.3
2016/3759	Land North of 37 & 39 Hare Lane Claygate Esher KT10 9BT	1	House	Jan-17	May-17	Mar-18	0.3	0.9	1.2
2016/4063	Kingsbridge House Kingsbridge Road Walton-On-Thames KT12 2BH	6	Flat	Jan-17	Feb-17	Mar-18	0.1	1.1	1.2
2016/1498	Mimosa Blundel Lane Stoke D'Abernon Cobham Surrey KT11 2SF	1	House	Jan-17	Dec-17	Mar-19	0.8	1.3	2.1
2016/1091	109 Hare Lane Claygate Esher Surrey KT10 0QY	8	Flat	Jan-17	Nov-17	Apr-20	0.8	2.4	3.2
2016/1273	7 Cedar Road East Molesey Surrey KT8 9HP	1	House	Mar-17	Oct-17	Mar-21	0.6	3.4	4.0
2017/0262	Suite 1 - 3 168 - 170 Oatlands Drive Weybridge Surrey KT13 9ET	3	Flat	Mar-17	Sep-17	Sep-18	0.5	1.0	1.5
2016/4033	Hawkes Cottage Rear of 3 to 11 High Street Thames Ditton Surrey KT7 0SD	2	House	Apr-17	Nov-17	Mar-19	0.6	1.4	2.0

2016/3773	22 Broadfields East Molesey Surrey KT8 0BW	1	House	Apr-17	Sep-17	Mar-19	0.4	1.6	2.0
2016/3428	80 Queens Road Hersham Walton-on- Thames KT12 5LN	1	House	Apr-17	Nov-17	Mar-19	0.6	1.4	2.0
2016/3697	47 Balmoral Crescent West Molesey Surrey KT8 1QA	1	House	Apr-17	Jun-17	Mar-18	0.1	0.8	0.9
2016/1695	504 Walton Road West Molesey Surrey KT8 2QF	2	Flat	Jun-17	Jul-19	Jul-20	2.1	1.0	3.1
2017/1438	71 Queens Road Weybridge Surrey KT13 9UQ	1	Flat	Jun-17	Nov-17	Oct-18	0.4	0.9	1.3
2016/2056	Hazel Court & Sandstones Oakshade Road Oxshott Leatherhead KT22 0LF	2	House	Jul-17	Nov-17	Oct-20	0.4	2.9	3.3
2017/0936	92 Manor Road North Hinchley Wood Surrey KT10 0AE	1	House	Aug-17	Dec-17	Mar-21	0.3	3.3	3.6
2017/0050 & 2015/3582	93 Hersham Road Walton-On-Thames Surrey KT12 1RJ	4	Flat	Aug-17	Mar-19	Mar-21	1.6	2.0	3.6
2017/1426	26 Green Lane Hersham Walton-On- Thames Surrey KT12 5HD	1	House	Sep-17	Mar-18	Mar-19	0.5	1.0	1.5
2017/2261	Cherrys St Georges Avenue Weybridge Surrey KT13 0BS	2	House	Sep-17	Jun-18	Mar-19	0.7	0.8	1.5
2016/3470	Land West Of 4 Thistlecroft Road Hersham Walton-On- Thames Surrey KT12 5QZ	1	House	Sep-17	Jun-18	Apr-19	0.7	0.8	1.5
2017/1614	Upper Floor Flat 17 Queens Road Hersham Walton-On-Thames KT12 5ND	1	Flat	Oct-17	Jun-18	Feb-19	0.6	0.7	1.3
2017/0656	Millstones Portmore Park Road Weybridge Surrey KT13 8HA	2	House	Oct-17	Apr-18	Apr-19	0.5	1.0	1.4
2017/0214	88 Rydens Grove Hersham Walton-on- Thames Surrey KT12 5RU	1	Flat	Oct-17	Aug-18	Nov-18	0.8	0.2	1.0
2017/2743	Charters Cavendish Road Weybridge Surrey KT13 0JN	1	House	Nov-17	Mar-19	May-20	1.4	1.2	2.5
2017/2553	6 Clock House Mead Oxshott Leatherhead KT22 0RW	1	House	Nov-17	Mar-18	May-19	0.4	1.1	1.5

2017/2134	Land at 1 Minster Gardens West Molesey Surrey KT8 2ER	1	House	Nov-17	Feb-18	Apr-19	0.2	1.2	1.4
2017/2545	4 Seymour Road East Molesey Surrey KT8 0PF	2	House	Nov-17	Jan-19	Feb-19	1.1	0.1	1.2
2017/3171	Surrey House Pleasant Place Hersham Walton-On-Thames Surrey KT12 4HR	2	Flat	Dec-17	Mar-19	Mar-20	1.3	1.0	2.3
2017/1774	7 Central Parade Central Avenue West Molesey Surrey KT8 2QY	2	Flat	Dec-17	Jan-18	Mar-19	0.1	1.2	1.2
2017/3338	Land North Of Firfields House Firfields Weybridge Surrey KT13 0UD	1	House	Jan-18	Jun-18	Jul-19	0.4	1.1	1.5
2017/3408	Albermarle House 79 High Street Thames Ditton Surrey KT7 0SF	5	Flat	Jan-18	Jul-18	Feb-19	0.5	0.5	1.0
2017/3823	Applecross Eaton Park Road Cobham Surrey KT11 2JJ	1	House	Jan-18	Sep-18	Sep-20	0.7	2.0	2.6
2017/0007	42 Homefield Road Walton-on-Thames Surrey KT12 3RE	5	Flat	Mar-18	Jul-18	Nov-19	0.4	1.3	1.7
2017/2422	Land to rear 20-22 Charlton Avenue Hersham Surrey KT12 5LE	1	House	Apr-18	Jun-18	Mar-21	0.2	2.8	3.0
2017/4040	17 Queens Road Hersham Walton-On-Thames KT12 5ND	1	House	May-18	Jun-18	Mar-19	0.1	0.8	0.9
2017/3178	149 Cottimore Lane Walton-On-Thames KT12 2BJ	1	House	May-18	Nov-18	Sep-20	0.5	1.9	2.3
2017/3874	3 Lynne Walk Esher KT10 9DZ	1	House	Jun-18	Oct-18	Oct-19	0.3	1.0	1.3
2017/3850	19 Woodside Road Cobham KT11 2QR	3	House	Jun-18	Dec-18	Aug-20	0.5	1.7	2.2
2017/3018	14 Waverley Road, Stoke D'abernon, Cobham, Surrey, KT11 2SS	2	House	Jul-18	May-19	Oct-20	0.8	1.5	2.3
2018/0854	Grey Squirrels Leatherhead Road Oxshott Leatherhead KT22 0EX	3	House	Jul-18	Feb-19	Nov-20	0.6	1.8	2.3
2018/0871	33A High Street Weybridge KT13 8BA	1	Flat	Jul-18	Feb-19	Dec-19	0.5	0.8	1.4
2018/0698	Raymar Steels Lane Oxshott Leatherhead KT22 0RX	1	Flat	Jul-18	Oct-18	Mar-19	0.2	0.5	0.7

2018/1761	6A High Street Claygate Esher KT10 0JG	1	House	Aug-18	May-19	Jan-21	0.8	1.7	2.5
2018/1347	Albany Cottage Westdene Way Weybridge Surrey KT13 9RG	3	House	Aug-18	Aug-19	Nov-20	1.0	1.3	2.3
2018/1255	77 Rydens Avenue Walton-On-Thames KT12 3JL	2	House	Sep-18	Nov-18	Jun-20	0.2	1.6	1.8
2018/0900	Land West of 3 Iris Gardens Embercourt Road Thames Ditton KT7 0LH	1	House	Sep-18	Mar-19	Sep-20	0.5	1.5	2.1
2018/2262	Brookwood House 1 Churchfield Road Walton-On-Thames KT12 2TW	7	Flat	Sep-18	Mar-19	Dec-20	0.5	1.7	2.3
2018/2241	Land south of 158A Portsmouth Road, Cobham Surrey KT11 1HS	1	House	Nov-18	Jan-20	Oct-20	1.2	0.7	1.9
2017/3417	6 Molesey Road Hersham Walton-on- Thames Surrey KT12 4RQ	1	Flat	Dec-18	May-19	Nov-19	0.4	0.5	0.9
2018/2586	Silver Maples Molemer Road East Molesey Surrey KT8 9NJ	1	House	Jan-19	Apr-19	Jul-20	0.2	1.3	1.5
2018/1659	33 Carlton Road Walton-On-Thames Surrey KT12 2DF	1	House	Jan-19	Mar-19	Sep-19	0.2	0.5	0.7
2018/2134	Skerries Oatlands Avenue Weybridge KT13 9TR	1	House	Feb-19	May-19	Feb-21	0.2	1.7	2.0
2018/3581	Land Southeast Of Langleys Queens Drive Oxshott Leatherhead KT22 0PB	1	House	Feb-19	May-19	Mar-21	0.3	1.8	2.1
2019/0002	88 Albany Road Hersham Walton-On- Thames KT12 5QQ	1	Flat	Mar-19	May-19	Jul-19	0.1	0.2	0.4
2018/3809	27 Molesey Road Hersham Walton-On- Thames Surrey KT12 4RN	1	Flat	Apr-19	Jun-19	Aug-19	0.2	0.1	0.3
2018/3761	14 & 16 Second Avenue Walton-On- Thames KT12 2HW	2	House	May-19	Sep-19	May-20	0.3	0.7	1.0
2019/1491	22C High Street Weybridge KT13 8AB	1	Flat	Jul-19	Sep-19	Jan-21	0.1	1.3	1.4
2018/3020	33 Rectory Lane Long Ditton	1	House	Aug-19	Nov-19	Mar-21	0.3	1.3	1.6

2018/3677	Site of Beechcroft & Tall Timbers Field Common Lane Walton-On-Thames KT12 3QH	6	House	Sep-19	May-20	Jan-21	0.7	0.7	1.3
2018/3755	99 Sidney Road Walton-On-Thames KT12 2LX	1	House	Sep-19	Mar-20	Feb-21	0.5	0.9	1.4
2019/1061	Land South of 48 and 50 Beauchamp Road West Molesey	1	House	Oct-19	Jan-20	Jan-21	0.3	1.0	1.2
2019/2403	125B Queens Road Weybridge KT13 9UN	1	House	Oct-19	Jun-20	Sep-20	0.6	0.3	0.9
2019/0166	1 Manordene Close Thames Ditton KT7 0DZ	1	Flat	Jul-20	Sep-20	Oct-20	0.2	0.1	0.3
2014/4329	Land South of Winters Bridge Cottages Portsmouth Road Thames Ditton KT7 0TB	1	House	Jul-16	Jul-17	Mar-21	1.1	3.7	4.7
2016/3994	Land South Of 15 Queens Drive Thames Ditton Surrey KT7 0TJ	1	House	Feb-18	May-19	Mar-21	1.2	1.9	3.1
2016/4146	16 Hillary Crescent Walton-On-Thames KT12 2DE	1	House	Jun-18	Jul-18	Mar-21	0.1	2.7	2.8
2017/2371	71 Queens Road Weybridge Surrey KT13 9UQ	2	Flat	Feb-18	Mar-18	Mar-21	0.1	3.0	3.2
2017/1646	Land Southwest Of 20 Holstein Avenue Weybridge Surrey KT13 8NX	3	House	Feb-18	Nov-18	Mar-21	0.7	2.4	3.1
2011/6115	Elm Court 24A Monument Green Weybridge Surrey	1	Flat	Aug-11	Sep-14	Mar-21	3.0	6.6	9.6
2014/3732	31 Westcar Lane Hersham Walton-on-Thames KT12 5ER	1	House	Nov-14	Nov-17	Mar-21	3.0	3.4	6.4
2016/1824	40 West End Lane Esher Surrey KT10 8LA	1	House	Feb-17	Feb-18	Apr-21	1.0	3.1	4.1
2014/3330	37 Icklingham Road Cobham Surrey KT11 2NH	1	House	Nov-14	Mar-18	Mar-21	3.4	3.0	6.4
2017/0494	Unit 1 St John House 12 Portsmouth Road Cobham Surrey KT11 1HZ	2	Flat	Oct-17	Feb-19	Mar-21	1.3	2.1	3.4
2011/6206	Unit 3 St Martins Court York Road Weybridge Surrey KT13 9UU	3	Flat	Sep-11	Jul-12	Mar-21	0.8	8.7	9.5
2017/0346	89 West End Lane Esher Surrey KT10 8LF	1	House	Jun-17	Dec-17	Mar-21	0.5	3.3	3.8

2016/2201	66 Farm Road Esher Surrey KT10 8AY	1	House	Mar-17	Nov-18	Mar-21	1.7	2.4	4.0
2016/4131	Office Rear of 87 Walton Road East Molesey KT8 0DR	1	House	Aug-17	Mar-19	Apr-21	1.7	2.1	3.7
2018/0653	Belmont House Sandy Lane Cobham KT11 2EL	3	House	Jun-18	Sep-19	Apr-21	1.2	1.6	2.9
2020/0816	3 Beacon Mews South Road Weybridge KT13 9DZ	2	Flat	May-20	Jul-20	Apr-21	0.2	0.7	0.9
2018/3698	Rear of 96 Walton Road East Molesey KT8 0DL	2	Flat	Feb-19	Sep-19	Apr-21	0.6	1.6	2.2
2017/2484	Esher Tyre and Exhaust The Broadway Thames Ditton Surrey KT7 0LU	8	Flat	Dec-18	Aug-19	Feb-21	0.6	1.5	2.2
2017/0424	Cedar 81 Homefield Road Walton-On- Thames Surrey KT12 3RG	2	House	Jul-17	Nov-18	Jul-21	1.3	2.7	4.0
2018/0267	Land northeast of 11 and 12 Brunswick Close Walton-On- Thames Surrey KT12 3JJ	3	Flat	May-18	Mar-20	Jul-21	1.8	1.4	3.2
2019/2900	11 Cross Road Weybridge Surrey KT13 9NX	4	Flat	Jun-20	Aug-20	Jul-21	0.2	0.9	1.1
2020/1872	Land Northwest of 221- 223 Portsmouth Road Cobham	2	House	Oct-20	Jan-21	Sep-21	0.2	0.7	0.9
2017/3214	Wisley View Nursery Ockham Lane Cobham surrey KT11 1LP	3	House	Dec-17	May-20	Sep-21	2.5	1.4	3.8
2019/0201	Wood Cottage 30 Green Lane Cobham KT11 2NN	3	Flat	Jul-19	Dec-19	Sep-21	0.4	1.8	2.1
2018/2919	Land east of 10 Church Meadow, Long Ditton KT6 5EW	1	House	Jun-19	Feb-20	Oct-21	0.7	1.6	2.3
2019/2031	Land East of 20 Pool Road West Molesey	1	House	Sep-20	Oct-20	Aug-21	0.1	0.9	1.0
2018/3023	Wessex South Road Weybridge Surrey KT13 9DZ	8	Flat	Nov-18	May-21	Aug-21	2.5	0.2	2.8
2016/3305	70 Baker Street Weybridge Surrey KT13 8AL	6	Flat	Dec-16	Oct-18	Oct-21	1.9	2.9	4.8
2016/3378	70 Baker Street Weybridge Surrey KT13 8AL	4	Flat	Dec-16	Oct-18	Oct-21	1.9	2.9	4.8

2018/1577	1-3 Ditton Hill Road Long Ditton Surbiton KT6 5JB	1	Flat	Aug-18	Jan-21	Nov-21	2.5	0.8	3.3
2019/2470	152 High Street West Molesey KT8 2LX	1	House	Feb-20	Nov-20	Dec-21	0.7	1.1	1.8
2015/3846	3 Sandown Avenue Esher Surrey KT10 9NT	1	House	Feb-16	Nov-18	Jan-22	2.7	3.2	5.9
2019/0778	360 Walton Road West Molesey KT8 2JE	2	Flat	Sep-19	Feb-20	Jan-22	0.4	2.0	2.4
2018/0874	41C High Street Walton-On-Thames KT12 1DH	1	Flat	Jul-19	Oct-19	Jan-22	0.3	2.3	2.6
2016/2230	Princes Cottages Leatherhead Road Oxshott KT22 0EX	2	House	May-17	Mar-19	Mar-22	1.9	3.0	4.8
2018/1252	Land West of 39 Ashley Drive Walton-On- Thames KT12 1JT	1	House	Feb-19	Aug-20	Mar-22	1.6	1.6	3.1
2014/1600	Taggs Boatyard 44 Summer Road Thames Ditton Surrey KT7 0QQ	9	Flat	Feb-15	Mar-18	Mar-22	3.1	4.0	7.1
2016/2992	6 High Drive Oxshott Leatherhead Surrey KT22 0NG	1	House	Mar-17	Jul-17	Mar-22	0.3	4.7	5.0
2017/0085	Land South of Willoughbys Lodge Leatherhead Road Oxshott KT22 0HG	2	House	Mar-17	Oct-17	Mar-22	0.6	4.4	5.1
2018/1066	29 Kelvinbrook West Molesey KT8 1RU	1	Flat	Sep-18	Aug-21	Apr-22	2.9	0.6	3.6
2019/2702	Barnet House, Quadrant Way, Weybridge, KT13 8DT	4	Flat	Jan-20	Sep-20	May-22	0.7	1.7	2.4
2017/0955	34 Winterdown Road Esher Surrey KT10 8LP	1	House	May-17	Feb-19	Jun-22	1.8	3.3	5.1
2019/0560	36 Stoke Road Cobham Surrey KT11 3BD	9	Flat	Apr-20	Oct-20	Jun-22	0.5	1.7	2.2
2017/4029	39 Lovelace Road Long Ditton Surbiton Surrey KT6 6NZ	1	House	Apr-18	Feb-21	Jul-22	2.9	1.4	4.3
2018/1351	Land Southeast of 77 Garden Road Walton- On-Thames Surrey KT12 2HH	1	House	Nov-18	Jan-21	Jul-22	2.2	1.5	3.7
2020/0461	41 Oatlands Chase Weybridge KT13 9RP	1	House	Aug-20	Jan-21	Jul-22	0.4	1.5	2.0
2018/3818	48 Portmore Park Road Weybridge KT13 8EU	1	House	Jun-19	Mar-21	Aug-22	1.7	1.4	3.1
2018/3346	Land to rear of 1-7 Park Road East Molesey KT8 9LD	1	House	Mar-19	Sep-21	Sep-22	2.5	1.0	3.4

2018/2251	3 New Road Esher KT10 9PG	3	Flat	Oct-19	Jan-20	Sep-22	0.3	2.7	2.9
2016/1403	Land to rear of 17-19 Church Street Weybridge Surrey KT13 8DE	7	Flat	Feb-17	Dec-19	Oct-22	2.9	2.8	5.7
2018/3184	110 Fairmile Lane Cobham Surrey KT11 2BX	8	Flat	Oct-19	May-20	Nov-22	0.6	2.5	3.1
2020/0615	7 Embercourt Road and Land South of 5 to 9 Embercourt Road Thames Ditton KT7 0LH	8	Mixed	Jun-20	Mar-21	Dec-22	0.8	1.7	2.5
2021/3596	6 AC Court High Street Thames Ditton KT7 0SR	5	Flat	Dec-21	Jan-22	Dec-22	0.1	0.8	1.0
2021/3596	6 AC Court High Street Thames Ditton KT7 0SR	8	Flat	Dec-21	Jan-22	Dec-22	0.1	0.8	1.0
2019/1785	5 Bridge Road East Molesey Surrey KT8 9EU	2	Flat	Sep-19	Feb-21	Feb-23	1.4	2.0	3.4
2019/0408	Land to Rear of 79 Bridge Road East Molesey KT8 9HH	4	Flat	Nov-19	Jul-21	Feb-23	1.7	1.5	3.2
2021/3927	Harry Fletcher House High Street Esher Surrey KT10 9RN	8	House	Apr-22	Dec-22	Mar-23	0.7	0.3	1.0
2018/1504	15 Eaton Park Road Cobham KT11 2JJ	1	House	Jul-18	May-21	Apr-23	2.8	1.9	4.7
2020/2498	10 Brittain Road Hersham Walton-On- Thames KT12 4LR	7	Flat	Feb-21	Mar-22	May-23	1.1	1.1	2.2
2020/1072	1 The Mews Albany Crescent Claygate Esher KT10 0PG	1	House	Jun-20	Jan-21	Apr-23	0.6	2.2	2.8
2018/1043	56 Arch Road Hersham Walton-On-Thames KT12 4QR	1	House	Aug-18	Aug-21	Aug-22	3.0	0.9	3.9
2020/1991	43 Hampton Court Avenue East Molesey KT8 0BG	2	House	Mar-21	Oct-21	Aug-22	0.6	0.8	1.4
2020/0737	52 High Street Esher KT10 9QY	8	Flat	May-20	Jul-20	Jul-22	0.2	1.9	2.1
2019/0652	13 Kings Drive Thames Ditton KT7 0TH	1	House	Nov-19	Jun-20	Jun-22	0.6	1.9	2.6
2021/0415	40 Baker Street Weybridge KT13 8AR	3	Flat	Apr-21	Aug-21	May-22	0.3	0.7	1.1
2019/3020	Land to the rear of no 3 The Mount Esher KT10 8LQ	1	House	Mar-20	Sep-20	Apr-22	0.5	1.6	2.0

2019/1721	Land east of 74 to 128 Speer Road Thames Ditton KT7 0PP	1	House	Dec-19	Feb-20	Apr-22	0.2	2.2	2.3
2019/0837	2 Hillcrest Gardens Esher KT10 0BS	8	Flat	Sep-19	Apr-20	Apr-22	0.6	2.0	2.6
2020/1972	Nusrat Lodge 1 Assher Road Hersham Walton-On-Thames KT12 4RA	1	House	Mar-22	Oct-22	May-23	0.6	0.6	1.2
2019/2308 2021/2939	Crow Gables Cottage 133 Fairmile Lane Cobham KT11 2BU	3	House	Apr-20	Sep-20	Jun-23	0.4	2.7	3.1
2019/2553	4 Fairmile Lane Cobham KT11 2DJ	2	House	Oct-20	Aug-21	Jun-23	0.8	1.8	2.6
2020/1540	15A Castleview Road, Weybridge, KT13 9AB	3	Flat	Jun-21	Sep-21	Jun-23	0.3	1.8	2.0
2020/3112	Former 10 Ashley Road Walton-On-Thames KT12 1HU	2	Flat	Dec-20	Oct-21	Jun-23	0.8	1.6	2.5
2020/2572	70 Embercourt Road Thames Ditton KT7 0LW	3	House	Apr-21	22/06/2022	Sep-23	1.2	1.3	2.5
2018/2316	Land Northeast of 70 to 79 Berkeley Court Weybridge KT13 9HY	3	House	Jun-19	Jan-22	Dec-23	2.6	1.9	4.5
2023/0129	Flat 4 75 Rydens Avenue Walton-On-Thames Surrey KT12 3JL	1	Flat	Jun-23	Jul-23	Dec-23	0.1	0.4	0.4
2018/2819	Tandem House Queens Drive Oxshott Leatherhead KT22 0PH	1	House	Jan-19	Jan-22	Dec-23	3.0	1.9	4.9
2018/1627	28 Esher Green Esher Surrey KT10 8AF	1	House	Nov-18	Dec-19	Oct-23	1.1	3.9	5.0
2020/2883 2022/0359	Hunters Lodge Horsley Road Downside Cobham KT11 3NY	2	Flat	Dec-20	Oct-21	Oct-23	0.8	2.0	2.8
2021/3991	Land to South of 94 Manor Road North Esher Surrey KT10 0AE	1	House	Jun-22	Feb-23	Mar-24	0.7	1.0	1.7
2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	1	House	Feb-21	May-21	Jun-23	0.3	2.0	2.3
2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	2	House	Feb-21	May-21	Jun-23	0.3	2.0	2.3
2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	3	House	Feb-21	May-21	Oct-23	0.3	2.4	2.6
2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	3	House	Feb-21	May-21	Nov-23	0.3	2.5	2.7

2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	3	House	Feb-21	May-21	Jul-23	0.3	2.1	2.4
2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	2	House	Feb-21	May-21	Sep-23	0.3	2.3	2.6
2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	8	Mixed	Feb-21	May-21	Dec-23	0.3	2.6	2.8
2020/2423	42 High Street Walton- On-Thames KT12 1BZ	1	House	May-21	Jun-22	Jan-24	1.1	1.6	2.7
2014/4564	Land adjacent to 21 Icklingham Road Cobham Surrey KT11 2NQ	2	House	Jan-15	Jun-22	Jan-24	7.5	1.6	9.1
2021/1106	40 Baker Street Weybridge KT13 8AR	6	Flat	May-21	Apr-23	Jan-24	1.9	0.8	2.6
2019/1032	Land Northeast of 49 to 51 High Street Cobham	7	Flat	Jun-20	Apr-21	Jan-24	0.8	2.7	3.6
Average							1	2	3

Table 2: Sites that delivered net 1 to 9 units in Elmbridge over the last 10 years (2023/24 – 2014/15) with reliable commencement and completion dates.

Sites of 10 to 49 units Average Build Out Rate

- Historic completions data for all sites delivering net 10 to 49 units over the last 10 years (2023/24 – 2014/15) with reliable commencement and completion dates were used to calculate an average build out rates for sites delivering between 10 and 49 units (small scale major development). A total of 43 records were used to produce an average time from decision to commencement and commencement to completion.
- A summary of the average build out rates is set out in table 3 below:

10 - 49 units	Flats	Houses	Mixed	Average
Decision to start (yrs)	1.3	2.6	0.8	1.3
Start to completion (yrs)	2.2	7.8	1.7	2.3
Decision to completion (yrs)	3.2	5.0	2.2	3

Table 3: Average build out rates for sites of 10 to 49 units.

- The raw data used to produce the averages in table 4 is set out below:

PP ref.	Address	Units (net)	Typology	Decision Date	Commencement Date	Completion Date	Decision to Start (Yrs)	Start to Complete (Yrs)	Decision to Complete (Yrs)
2010/0342	18b Church Street Walton on Thames Surrey KT12 2QS	19	Flat	Apr-10	Mar-14	Jan-15	3.9	0.8	4.7
2011/0249	Kingston House 3 Southbank Thames Ditton Surrey KT7 0UD	12	Flat	Apr-11	Oct-13	Dec-16	2.5	3.2	5.7
2011/7242	The Surveyor Island Farm Road West Molesey Surrey KT8 2LQ	20	Flat	Dec-11	May-14	Sep-15	2.5	1.3	3.7
2011/7916	Land at Molesey Football Ground Anne Way West Molesey Surrey KT8 2JG	20	Mixed	Mar-12	Mar-14	Mar-15	1.9	1.0	3.0
2013/3067	The Old Mill Queens Reach East Molesey Surrey KT8 9DE	10	Flat	Nov-13	Apr-14	Mar-15	0.4	1.0	1.4
2013/5155	Hurst House 157- 169 Walton Road East Molesey Surrey KT8 ODX	14	Flat	Feb-14	Jan-14	Nov-16		2.9	2.8

2013/5139	Walton Reach 28 Manor Road Walton-on-Thames Surrey KT12 2PF	14	Mixed	Apr-14	Nov-14	Oct-15	0.5	0.9	1.5
2014/3899	Mark House 9-11 Queens Road Hersham Walton- on-Thames KT12 5LU	14	Flat	Jan-15	Apr-14	Oct-16		2.5	1.8
2015/0592	Crown House 2 Church Street Walton-on-Thames Surrey KT12 2QS	10	Flat	Apr-15	Oct-15	Jan-17	0.5	1.3	1.8
2015/1796	57-61 High Street Walton-on-Thames Surrey KT12 1DJ	16	Flat	Aug-15	Oct-15	Jan-20	0.2	4.3	4.5
2015/2293	Harley House 94 Hare Lane Claygate Esher Surrey KT10 0RB	10	Flat	Aug-15	Aug-15	Jun-16	0.0	0.9	0.9
2015/0997	46 Portsmouth Road Cobham Surrey KT11 1HY	11	Flat	Sep-15	Jan-16	Mar-19	0.4	3.1	3.5
2015/2656	Royal Thames House Portsmouth Road Thames Ditton Surrey KT7 0EH	10	House	Oct-15	Jun-10	Mar-18		7.8	2.4
2015/2656	Royal Thames Place, Portsmouth Road, Thames Ditton, Surrey, KT7 0XA	10	House	Oct-15	May-18	Jun-18	2.6		2.6
2015/4527	The Grotto Monument Hill Weybridge Surrey KT13 8RX	10	Flat	Apr-16	Dec-16	Feb-19	0.7	2.2	2.9
2016/0604	Chantry Court Minorca Road Weybridge Surrey KT13 8DU	14	Flat	Apr-16	Apr-16	Dec-16	0.0	0.7	0.7
2016/3574	1-24 Abbey Walk West Molesey Surrey KT8 2JH	15	Flat	Mar-17	Jan-18	Nov-19	0.8	1.8	2.6
2017/0554	The Wellington 60 High Street Walton- On-Thames Surrey KT12 1BY	12	Flat	Dec-17	Unknown	Mar-21			3.3

2016/1287	Site of 287 and 289 Brooklands Road Weybridge Surrey KT13 0QZ	15	Mixed	Nov-16	Feb-17	Mar-21	0.3	4.1	4.4
2018/3635	18 Springfield Lane Weybridge Surrey KT13 8AW	20	Flat	Jan-20	Jun-21	Aug-21	1.5	0.1	1.6
2019/0942	85 and Land Rear of 77-83 Manor Road North Esher KT10 0AB	14	Mixed	Nov-19		Dec-21			2.1
2018/1430	19 and 23 Church Road East Molesey KT8 9DS	11	Flat	Jan-20	Oct-20	Nov-22	0.8	2.1	2.9
2020/1882	1-3 Annett Road Annett Road Walton-On-Thames Surrey KT12 2JR	10	Flat	May-21		Dec-22			1.6
2019/1160	Ansell Hall Oakbank Avenue Walton-On- Thames KT12 3RB	10	Flat	Oct-19	Jun-22	Sep-23	2.7	1.2	3.9
2016/1066	162 Portsmouth Road Thames Ditton Surrey KT7 0XR	16	Flat	Aug-17	Nov-18	Apr-23	1.2	4.4	5.6
2008/0231	The Dell Locke King Road Weybridge Surrey	48	Flat	May-09	Jul-12	Apr-14	3.2	1.8	4.9
2011/8093	303 Molesey Road, Hersham, Walton on Thames Surrey KT12 4SG	39	Mixed	Jul-12	Mar-13	Jun-14	0.6	1.3	1.9
2013/0650	(Former) Police Station New Zealand Avenue Walton-on-Thames KT12 1PL	26	Flat	Jul-13	Dec-14	Jan-17	1.4	2.1	3.5
2014/1264	Bridge House Bridge Street Walton-on-Thames Surrey KT12 1AL	35	Flat	Aug-15	Jun-16	Feb-19	0.9	2.6	3.5
2014/5061	Riverdene Business Park Molesey Road Hersham Surrey KT12 4RG	38	Flat	Sep-15	Jul-17	Jun-20	1.8	2.9	4.8

2015/1222	Knowle Hill Park Fairmile Lane Cobham Surrey KT11 2PD	28	Mixed	Oct-15		Mar-17			1.4
2016/1396	Brassey House New Zealand Avenue Walton-On- Thames KT12 1QD	30	Flat	Nov-15	Jul-17	Nov-18	1.7	1.3	3.0
2015/3604	30 Queens Road Weybridge Surrey KT13 9UZ	46	Flat	Feb-16	Jan-17	Mar-20	1.0	3.2	4.2
2013/5035; 2015/2627	Rydens Enterprise School and Sixth Form College Hersham Road Hersham KT12 5PY	37	Flat	Mar-16	Sep-16	Mar-18	0.4	1.6	2.0
2016/2185	1-7 Holly Parade High Street Cobham Surrey KT11 3EE	24	Flat	Jan-17	Feb-17	Mar-21	0.0	4.1	4.2
2017/1421	Land South of the Pavilion Sports and Fitness Club Hurst Lane East Molesey KT8 9DX	40	Mixed	Jan-18	Aug-18	Aug-19	0.6	0.9	1.6
2021/0904	Clive House 12-18 Queens Road Weybridge KT13 9XE	29	Flat	Apr-21	Mar-21	Dec-21		0.7	0.7
2019/2556	Site of Stompond Lane Sports Ground Stompond Lane Walton-On-Thames KT12 1HF	27	Mixed	Aug-20		Mar-22			1.6
2016/3472	Whiteley Village Octagon Road Hersham Walton- On-Thames KT12 4EH	22	Flat	May-18	Sep-17	Mar-22		4.5	3.9
2018/2989	Bridge House 41-45 High Street Weybridge KT13 8BB	28	Flat	Jul-19	Apr-21	Mar-24	1.8	2.9	4.7
2019/3370	Hillview Nusery Seven Hills Road Walton-On-Thames KT12 4DD	32	Flat	Jul-20	Jul-21	Jan-24	1.0	2.5	3.5

2015/0997	46 Portsmouth Road Cobham Surrey KT11 1HY	39	Flat	Sep-15	Jan-16	Mar-18	0.4	2.2	2.5
2017/2534	St Georges House 24 Queens Road Weybridge Surrey KT13 9UX	43	Flat	Feb-18	May-21	Apr-23	3.3	1.8	5.1
Average							1.3	2.3	3.0

Table 4: Sites that delivered net 10 to 49 units in Elmbridge over the last 10 years (2023/24 – 2014/15) with reliable commencement and completion dates.

Sites of more than 50 units

7. The third edition of Lichfields Start to Finish, published in May 2023 was used to provide average build out rates for sites of more than 50 units. A summary of the average build out rates is set out in table 5 below:

	Validation to decision	Decision to delivery	Validation to completion of first dwelling	Build out rates (dpa)
50 - 99 units	1.5	2.3	3.8	22
100 - 499 units	2.8	3.2	6	49
500 - 999 units	3.4	1.5	5	68

Table 5: Average build out rates for sites of 50 to 999 units using Lichfields Start to Finish (third edition).

