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# Authority Monitoring Report 2023/24

## Elmbridge Local Plan

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December 2024



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

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## Acronyms

- Affordable Housing Enabling Fund (AHEF)
- Air Quality Management Area (AQMA)
- Authority Monitoring Report (AMR)
- Biodiversity Opportunity Area (BOA)
- Community Infrastructure Levy (CIL)
- Conservation Area Management Plans (CAMPs)
- Department for Transport (DfT)
- Dwellings Per Annum (dpa)
- Housing Delivery Test (HDT)
- Indices of Multiple Deprivation (IMD)
- Land Availability Assessment (LAA)
- Local Development Documents (LDDs)
- Local Development Scheme (LDS)
- Local Planning Authority (LPA)
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Site of Nature Conservation Interest (SNCI)
- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Standard Methodology (SM)
- Statement of Community Involvement (SCI)
- Strategic Access Management & Monitoring (SAMM)
- Strategic Employment Land (SEL)
- Strategic Housing Market Assessment (SHMA)
- Supplementary Planning Document (SPD)
- Waste Local Plan (WLP)
- Written Ministerial Statement (WMS)

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# 1.0 Introduction

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## Purpose

- 1.1 The purpose of this Authority Monitoring Report (AMR) is to assess the implementation of the Local Development Scheme and the extent to which policies in the adopted Development Plan are being achieved.
- 1.2 Every Local Planning Authority (LPA) must publish an AMR at least annually as required by [Section 35 of the Planning and Compulsory Purchase Act 2004](#) as amended by [Section 113 of the Localism Act 2011](#). This enables the council to share the performance and achievements of the planning service with the local community at least once every 12 months. Authorities can largely choose for themselves which targets and indicators to include in the report provided they are in line with the relevant regulations. These regulations are summarised in [Paragraph 073 \(Reference ID: 61-073-20190315\)](#) of National Planning Guidance that states:

*“Local Planning Authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to the indicators in the plan, and any policies which are not being implemented. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force and monitor the provision of housing for older and disabled people. It can help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review every 5 years from the adoption date.*

*This information should be made available publicly. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain. The reports can include other information, for example, the reports can draw on Infrastructure Funding Statements to highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Home Bonus payments, and how these have been used”.*

## Adopted Development Plan

- 1.3 The Monitoring Indicators reported against in this AMR are adopted as part of the following monitoring frameworks:
- The Core Strategy 2011
  - Development Management Document 2015
  - Council Plan for the reporting year
- 1.4 The data presented in this AMR relates to the development, projects and

activities undertaken between 1 April 2023 and 31 March 2024. If such time specific data is unavailable, the most up-to-date information has been used instead.

## The Council Vision 2030

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

## Monitoring Indicators

- 1.7 The monitoring of individual Core Strategy and Development Management Plan policies, including data collection and analysis, has therefore been categorised using key indicators / topic areas. These are:
- Performance of Planning Services
  - Delivering the right homes
  - Housing land supply
  - Supporting the local economy and employment
  - Protecting and enhancing the natural environment
  - Sustainable lifestyles
  - Conserving the historic environment
  - Quality of life
- 1.8 Where appropriate, the format includes signposting to other sources, publications and monitoring reports, many produced by the council. This reduces duplication and increases the accuracy and consistency of reporting.
- 1.9 As the collection and reporting of Community Infrastructure Levy (CIL) spending is governed by its own statutory process, this AMR contains an overview of key activities. Full details of planning obligations (Section 106) and CIL monies collected and spent are included in the Annual Infrastructure Funding Statement. This statement also includes the infrastructure list, which

sets out the infrastructure projects or types of infrastructure which the council intends will be, or may be, wholly or partly funded by CIL. These details are reported in the Annual Infrastructure Funding Statement which is published every December.

## 2.0 Performance of Planning Services

### Progress on the Local Plan

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

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

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



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



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

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

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

- 2.2 The Council submitted the Draft Elmbridge Local Plan 2037 to the Planning Inspectorate for Examination in August 2023, completing the LDS milestone of submission in summer 2023. The Examination in Public (EiP) hearings began with Stage 1 (Duty to Cooperate, Legal and Procedural Compliance) in February 2024. The Inspector confirmed that the Council had met the Duty to Cooperate during the preparation of the Local Plan prior to submission and the Examination would progress to Stage 2 (The spatial strategy and the distribution of growth over the plan period, including the approach to the Green Belt and site allocations) in a letter dated 05 March 2024.
- 2.3 Stage 2 began in April 2024 and concluded in June 2024. At the Conclusion of the Stage 2 hearings, the Inspector confirmed that the Examination would not progress to Stage 3 (Development Management Policies). The Inspector's Interim Findings were issued to the Council on 11 September 2024, in which the Inspector concluded that the Draft Elmbridge Local Plan was not sound as submitted but may be capable of being made sound through main modifications. The Inspector went on to detail the areas of work the Council is required to undertake and asked the Council if this could be completed in a 6 month timeframe. The Council responded to the Inspector's letter on 01 October 2024, setting out a proposed programme of work to meet the Inspector's requirements. Please see the Council's [Local Plan Examination webpage](#) for further detail.
- 2.4 The Inspector responded to the Council in a letter dated 18 October 2024 confirming that the 12–15 month timetable put forward for completing the required work to continue the Local Plan Examination is too long given the Government's requirement that EiPs be paused for no longer than 6 months. The Inspector advised that the Council must therefore choose to withdraw the Plan or request that the Inspector write up their full report in which they will find the Plan unsound.
- 2.5 On the 23 October 2024, the Council wrote to the Secretary of State requesting he review the Inspector's decision. The Secretary of State wrote back in a letter dated 25 November 2024 denying this request stating he considered it is for the Inspector to make a decision regarding the soundness of the Elmbridge Local Plan, having regard to the evidence base and informed by the initial hearings. As such, the Council wrote to the Inspector 27 November 2024 notifying them that the Council is minded to withdraw the Plan.
- 2.6 The team continue to work constructively with neighbouring authorities and other prescribed bodies in accordance with its [Duty to Co-operate Scoping Statement \(2016\)](#). Please see [Duty to Co-operate Statement of compliance \(June 2022\)](#) and [Duty to Co-operate Statement of Compliance Update \(June 2023\)](#) for full details of the Council's Duty to Co-operate activities.
- 2.7 In this monitoring year, work progressed on the Design Code, with the drafting of the Code in summer 2023 and a statutory

consultation on the draft document in October/November 2023. The final Design Code was adopted by the Council as a Supplementary Planning Document on 17 April 2024.

## Delivering sustainable planning decisions

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

**Figure 1: Monitoring indicators for planning services**

<b>Indicators</b>
The % of major, minor and other planning applications processed within the statutory timescales for each quarter and for the whole year
The total number of applications of other types (e.g. CCOs, Trees etc.) decided

### Processing applications

2.9 Table 2 outlines the percentage of major, minor and all other applications that were decided within the statutory time-period. Major and minor applications continue to exceed both national and local targets with a 6% increase in Major applications decided compared to the previous monitoring year and a 5% increase in Minor applications decided. Other applications decisions did exceed national targets, but did not meet the local target.

**Table 2: Percentage of applications decided within the statutory time period**

	<b>Major Applications (13 weeks)</b>	<b>Minor Applications (8 weeks)</b>	<b>Other Applications (Decisions issued)</b>
<b>April to June 2023 (Q1)</b>	71%	85%	81%
<b>July to September 2023 (Q2)</b>	100%	83%	83%
<b>October to December 2023 (Q3)</b>	100%	89%	88%
<b>January to March (Q4) 2023/2024</b>	100%	94%	87%
<b>2023/24</b>	<b>93%</b>	<b>88%</b>	<b>85%</b>
<b>National Target</b>	60%	70%	70%
<b>Difference</b>	+33%	+18%	+15%
<b>Local Target</b>	83%	83%	92%
<b>Difference</b>	+10%	5%	-7%
<b>2022/23</b>	87%	83%	86%
<b>Difference</b>	+6%	+5%	-1%

## Appeal performance

2.10 Table 3 outlines the total number of appeals by quarter and Table 4 outlines the number of appeals decisions dismissed which has increased from 62.2% to 70.5% in this monitoring period. This represents a 8.3% increase on the previous year which is 5.5% above the local target of 65%.

**Table 3: Appeal decisions (total) by quarter 2023/24**

	Total	Minors Allowed	Minors Dismissed	Majors Allowed	Majors Dismissed
Q1	10	1	8	1	0
Q2	17	4	8	0	5
Q3	7	0	7	0	0
Q4	10	2	7	0	1

**Table 4: Appeal decisions (%) by quarter 2023/24<sup>1</sup>**

	Appeals Allowed	Appeals Dismissed
April to June 2023 (Q1)	35%	65%
July to September 2023 (Q2)	24%	76%
October to December 2023 (Q3)	33%	67%
January to March 2024 (Q4)	25%	75%
2023/24	29.5%	70.5%

2.11 The appeal performance of individual Development Management and Core Strategy policies is provided in Table 5 and 6. It demonstrates that Policy DM2 Design and Amenity and Policy CS17 Local Character, Density and Design remain the policies most frequently appealed against with 70 and 53 appeals raised respectively.

2.12 There were also 18 policies which did not have any appeals raised against them. This is 8 less than the 26 reported for the previous year.

**Table 5: Appeal performance by Development Management and Core Strategy Policies 2023/24**

DM Policy	No of appeals by policy	% of total appeals	Number of appeals allowed	% of appeals allowed	No. of appeals dismissed	% of appeals dismissed
DM1 – Sustainable Development	0	0%		N/A		N/A
DM2 – Design and Amenity	70	80%	23	33%	47	67%
DM3 – Mixed Uses	0	0%		N/A		N/A

<sup>1</sup> Table 4 includes Minor, Major and 'Other' types of appeals (Householder applications, Changes of use, Adverts, Listed Building applications, Certificates of Lawfulness, Notifications and Permissions in Principle applications). Other types of appeal are not included in Table 3.



<b>DM Policy</b>	<b>No of appeals by policy</b>	<b>% of total appeals</b>	<b>Number of appeals allowed</b>	<b>% of appeals allowed</b>	<b>No. of appeals dismissed</b>	<b>% of appeals dismissed</b>
<b>DM4 – Comprehensive Development</b>	0	0%		N/A		N/A
<b>DM5 – Pollution</b>	4	5%	1	25%	3	75%
<b>DM6 - Landscape and Trees</b>	13	15%	1	8%	12	92%
<b>DM7 – Access and Parking</b>	10	11%	1	10%	9	90%
<b>DM8 – Refuse, Recycling and External Plant</b>	0	0%		N/A		N/A
<b>DM9 – Social and Community Facilities</b>	0	0%		N/A		N/A
<b>DM10 – Housing</b>	17	19%	2	12%	15	88%
<b>DM11 – Employment</b>	1	1%	0	0%	1	100%
<b>DM12 – Heritage</b>	6	7%	2	33%	4	67%
<b>DM13 – Riverside Development and Uses</b>	1	1%	1	100%	0	0%
<b>DM14 – Evening Economy</b>	0	0%		N/A		N/A
<b>DM15 – Advertisements, Shopfronts and Signage</b>	1	1%	0	0%	1	100%
<b>DM16 - Telecommunications</b>	2	2%	0	0%	2	100%
<b>DM17 – Green Belt (Development of new buildings)</b>	2	2%	0	0%	2	100%
<b>DM18 – Green Belt (Development of existing buildings)</b>	2	2%	0	0%	2	100%
<b>DM19 – Horse Related Uses and Developments</b>	0	0%		N/A		N/A
<b>DM20 – Open Space and Views</b>	1	1%	0	0%	1	100%
<b>DM21 – Nature Conservation and Biodiversity</b>	5	6%	1	20%	4	80%

**Table 6: Appeal performance by Core Strategy policy 2023/24**

<b>Core Strategy Policy</b>	<b>No. of appeals by policy</b>	<b>% of total appeals</b>	<b>No. of appeals allowed</b>	<b>% of appeals allowed</b>	<b>No. of appeals dismissed</b>	<b>% of appeals dismissed</b>
<b>CS1 – Spatial Strategy</b>	2	2%	0	0%	2	100%
<b>CS2 – Housing Provision, Location and Distribution</b>	0	0%		N/A		N/A
<b>CS3 – Walton-On-Thames</b>	1	1%	1	100%	0	0%
<b>CS4 – Weybridge</b>	7	8%	1	14%	6	86%
<b>CS5 – Hersham</b>	0	0%		N/A		N/A
<b>CS6 – Whiteley Village</b>	0	0%		N/A		N/A
<b>CS7 – East and West Molesey</b>	2	2%	0	0%	2	100%
<b>CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green</b>	9	10%	2	22%	7	78%
<b>CS9 – Esher</b>	2	2%	2	100%	0	0%
<b>CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside</b>	9	10%	2	22%	7	78%
<b>CS11 - Claygate</b>	1	1%	0	0%	1	100%
<b>CS12 – The River Thames Corridor and its Tributaries</b>	0	0%		N/A		N/A
<b>CS13 – Thames Basin Heaths Special Protection Area</b>	4	5%	0	0%	4	100%
<b>CS14 – Green Infrastructure</b>	4	5%	1	25%	3	75%

<b>CS15 – Biodiversity</b>	5	6%	1	20%	4	80%
<b>CS16 – Social and Community Infrastructure</b>	1	1%	0	0%	1	100%
<b>CS17 – Local Character Density and Design</b>	53	60%	14	26%	39	74%
<b>CS18 – Town Centre Uses</b>	1	1%	0	0%	1	100%
<b>CS19 – Housing Type and Size</b>		0%		N/A		N/A
<b>CS20 – Older People</b>	0	0%		N/A		N/A
<b>CS21 – Affordable Housing</b>	25	28%	2	8%	23	92%
<b>CS22 – Gypsies, Travellers and Travelling Showpeople</b>	0	0%		N/A		N/A
<b>CS23 – Employment Land Provision</b>	1	1%	0	0%	1	100%
<b>CS24 – Hotels and Tourism</b>	0	0%		N/A		N/A
<b>CS25 – Travel and Accessibility</b>	6	7%	1	17%	5	83%
<b>CS26 – Flooding</b>	8	9%	4	50%	4	50%
<b>CS27 – Sustainable Buildings</b>	0	0%		N/A		N/A
<b>CS28 - Implementation and Delivery</b>	0	0%		N/A		N/A
<b>CS29 – Monitoring</b>	0	0%		N/A		N/A

## Community Infrastructure Levy

2.13 Monitoring the collection of CIL/S106 obligations continues with use of the system, Exacom. This provides full integration with the EBC Finance software

for the generation of invoices and automatic updates in return when payments are received. This reduces manual duplication of data and adds robust financial reconciliation between the systems.

## **Other activities and achievements of Planning Services**

### **Development Management**

- 2.14 The Development Management team continues to implement the Pre-application Advice Service, which aims to help improve the quality and speed of advice to developers in advance of the submission of a planning application. This is also intended to improve the quality of proposals submitted to the council. Planning Performance Agreements on larger pre-application enquiries and applications are also provided.
- 2.15 The current [Statement of Community Involvement](#) was published in September 2021. Although outside this monitoring year, further amendments to the SCI were subject to consultation on 2 September until the 30 September 2024. Changes included not publishing names and addresses of people making comments on the website and local plan documents being available electronically rather than in hard copy at the borough's libraries. The amended SCI was adopted following the Individual Cabinet Members Decision Making meeting on 20 November 2024.
- 2.16 Changes to the Validation Checklist were also subject to consultation on 2 September until the 30 September 2024. These included changes to the Design Code and Biodiversity Net Gain requirements of the Local Validation Checklist and changes to the proposed advisory note relating to Street Scene elevations. The updated Validation Checklist was also published following the Individual Cabinet Members Decision Making meeting on 20 November 2024.

### **Business Support Team**

- 2.17 Within the 2023/24 monitoring period, The Business Support Team, focused on reducing the backlog in validating planning application. The team have successfully reduced the backlog to less than 2 weeks for major applications and 2-3 days for minor and other applications. They assisted the Local Plan Team with running the consultation for the Elm Grove Development Brief.
- 2.18 The team continue to process, validate and register all planning applications submitted and provides support on Planning Performance Agreements and the Pre-application Advice Service alongside Development Management. During the 2023/24 monitoring period, the team processed and registered a total of 3162 applications which included planning applications, tree works applications and preapplication enquiries. They also processed and registered 460 compliance cases relating to planning breaches and 100 planning and enforcement appeals.

## **Compliance**

- 2.19 During the period from 1 April 2023 to 31 March 2024, the Planning Compliance team opened 474 investigations into alleged breaches of planning control and closed 356 investigations. In addition, the team served 0 breach of condition notices, 0 stop notices, 1 temporary stop notice, 15 planning enforcement notices and 6 planning contravention notices in this monitoring year.

## **Infrastructure and CIL**

- 2.20 The CIL regulations set out the requirements for collecting, administering and reporting. The administration of the CIL programme is via the Strategic Priority Programme (SPP) which is administered through the Strategic CIL Working Group. The annual funding process for community-based applications is administered by the Local Spending Boards and Claygate Parish Council. The infrastructure Funding Statement, which is produced annually, reports on the collection and spending of CIL and S106.
- 2.21 The council continues to engage with and respond to a number of Nationally Significant Infrastructure Project (NSIP) plans and consultations, including Heathrow Airport expansion, Gatwick Airport expansion, and the River Thames Scheme, as well as regional infrastructure project consultations from Surrey County Council, the Environment Agency and other agencies.

## **Trees**

- 2.22 The tree team have completed a full review and drafted a new Tree Risk Management Strategy to help improve our resilience and defensibility as a Council for the trees we own and manage. This is in the process of being adopted.
- 2.23 The Tree team has fully populated several of the new layers on Mapstack including Subsidence Risk, Tree Canopy Coverage, Oak Processionary Moth to help provide useful data for all teams wishing to use them.
- 2.24 As part of the restructuring in Planning and Environmental Health the Trees team have been joined with Planning Compliance to form a new team. The Senior tree officer helped successfully defend a full planning inquiry for the St Georges Business Park development in Brooklands Weybridge.
- 2.25 Statistically in this monitoring year, the Tree team has responded to 542 arboricultural development management consultation responses, 291 tree work applications and 169 conservation area tree work notifications. Whilst also serving 11 Tree Preservation Orders to protect assets under threat.

## **Heritage**

- 2.26 The Heritage and Design services continues to provide specialist advice on all applications that affect heritage assets and on major applications for

substantial development. The service has been working closely with local residents and Councilors to improve and protect Elmbridge's built environment.

## 3.0 Delivering the right homes

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

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

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

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

Indicators
Number of affordable homes from new-build and acquisitions (split between each type)
Percentage of affordable homes completed
Number of new homes on garden land
Percentage of affordable homes provided without a grant (covering all types of grant)
Proportion of new market dwellings that are 1, 2 and 3 bedrooms
Proportion of new affordable homes that are 1, 2 and 3 bedrooms (including the split between flats and houses)
Tenure mix of affordable housing provided (Social Rent, Affordable Rent and Shared Ownership) <sup>2</sup>
Densities of completed housing developments
Densities of completed housing developments in Town, District and Local Centres
New Homes Bonus
Number of submitted forms to join the self-build register
Number of permissions and completions for starter homes
Number of people registering interest in starter homes
Private sheltered completions
Extra care completions

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



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

## Housing need

- 3.2 The target to deliver 225 homes per year, as set by the Core Strategy 2011, is out of date. Therefore, housing delivery and land supply is calculated against the borough's identified housing need figure. The Local Housing need figure for Elmbridge is calculated using the Standard Methodology (SM) as set by the Government.
- 3.3 For the purposes of the Council's Local Plan Examination the Local Housing Need figure is currently fixed at 650 dwellings per annum (dpa) calculated based on household projections from 2023 – 2033 and 2022 affordability ratios. Using the most recent data - 2024 projections and 2023 affordability ratios gives a Local Housing Need figure of 653 dpa. The full calculations for both figures is set out in Appendix A.
- 3.4 The [Assessment of Local Housing Needs \(2020\)](#) is a relevant and up to date source of qualitative information regarding the size, type and tenure of homes needed in Elmbridge. This supersedes the previously cited Strategic Housing Market Assessment [SHMA] (2016). The assessment concluded there is an overwhelming need for smaller new homes. Housing need can be broken down by size of homes required with 1 bed (20% needed), 2 beds (50% needed), 3 beds (20% needed) and plus 4 beds (10% needed). The delivery of smaller homes will provide much needed choice and balance to the supply in the housing market.
- 3.5 In terms of affordable housing, the [Assessment of Local Housing Needs \(2020\)](#) identified a net need of 269 Affordable Housing units per annum (which equates to 42% of our Local Housing Need Figure as calculated by the Standard Methodology). This is broken down as 71% Affordable Rental units and 29% Intermediate. The identified Affordable Housing needs, in terms of bedrooms is broken down as: 15% 1 beds, 34% 2 beds, 11% 3 beds and 40% 4+ beds.

**Table 7: Housing need changes since the Core Strategy 2011**

Source	Status	New Homes per year
Core Strategy 2011	Target – Out of date	225
Local Housing Needs Assessment	Local Housing Need Figure	626
Published Local Housing Need Figure (as of 31 March 2023) using the Standard Methodology	Local Housing Need Figure	650

## Housing delivery

3.6 The number of completions delivered in 2023/24 was 406. This represents an increase in completion compared to 236 in the previous monitoring year. A complete list of completed permissions contributing to the 406 homes reporting in the 2023/24 monitoring year is provided in Appendix B.

**Table 8: Overall net housing completions**

Monitoring Year	Additional Homes Completed
2010/11	355
2011/12	300
2012/13	264
2013/14	257
2014/15	273
2015/16	240
2016/17	267
2017/18	231
2018/19	353
2019/20	396
2020/21	302
2021/22	768
2022/23	236
2023/24	406

3.7 Table 9 sets out the net delivery of new homes by settlement area since 2011. This shows that Walton-on-Thames has seen the most development, with 1,272 dwellings delivered between 2011 and 2024. Whereas Claygate has seen the least, with 85 dwellings delivered between 2011 and 2024. The level of development in the Borough's remaining settlements has been broadly similar, with 300 - 600 units delivered between 2011 and 2024.

**Table 9: Net completions of new homes by settlement area (2011-2024)**

Settlement	Net number of completions 2011-2024
Claygate	85
Cobham, Oxshott, Stoke D'Abernon and Downside	513
East and West Molesey	349
Esher	433
Hersham	440
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	542
Walton-On-Thames	1,272
Weybridge	684

3.8 The net increase in housing units through permitted development is set out in Table 10. In 2023/24, there were 81 net dwellings completed through permitted development rights with a further 38 currently under-construction. In addition, 388 net units have permission under Permitted Development legislation but are not yet under-construction. Where subsequent applications for the same site exist, previous applications have not been included to avoid double counting.

**Table 10: Net units permitted through the lawful change of use from office to residential in 2023/24**

Development Status in 2023/24	Net new homes
Extant	388
Under-Construction	38
Complete	81
<b>Total</b>	<b>507</b>

### Optimisation of development land

3.9 The National Planning Policy Framework (NPPF) states that where there is a shortage of land for meeting identified need, it is especially important that planning decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. It further states that 'Local Planning Authorities should refuse applications that fail to make efficient use of land, taking into account the policies within the NPPF (paragraph 129 part c).

3.10 The density in the settlement areas is calculated by looking at each planning permission and dividing the number of units by the size of the plot. These are then grouped by settlement and an average taken of the completed developments to arrive at the reported figure. Table 12 shows the densities of developments completed within town, district and local centres. Table 11 shows that the average density across the Borough increased from 75.1 dph in 2022/23 to 81.1 dph in 2023/24, with Claygate, Thames Ditton, Long Ditton, Hinchley Wood and Weston Green seeing the greatest densities of 205.5 dph and 111.3 dph on average respectively, and Cobham, Oxshott, Stoke D'Abernon and Downside seeing the lowest densities of 29.5 dph on average.

**Table 11: Densities of new homes by settlement area**

Settlement	2022/23 dph*	2023/24 dph*	Percentage change +/-
Claygate	204.5	205.5	+ 0.5
Cobham, Oxshott, Stoke D'Abernon and Downside	14.1	29.5	+ 109.2
East and West Molesey	102.2	71.2	- 30.3
Esher	58.1	73.3	+ 26.2
Hersham	73.2	52.6	- 28.1

Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	71.4	111.3	+ 55.9
Walton-On-Thames	42.4	44.2	+ 4.2
Weybridge	35.5	61.6	+ 73.5
<b>Borough- wide average</b>	<b>75.1</b>	<b>81.1</b>	<b>+ 8</b>

*\*Density per hectare*

**Table 12: Densities of new residential development within the borough’s Town, District and Local Centres at the end of the monitoring year 2023/24**

<b>Town, District and Local Centres</b>	<b>2023/24 dph total</b>
Claygate Local Centre	400
Cobham District Centre	110
East Molesey District Centre	-
Esher District Centre	62.5
Hersham District Centre	-
Thames Ditton and Hinchley Wood Local Centres	-
Walton-On-Thames Town Centre	42.8
Weybridge District Centre and Weybridge Queens Road Local Centre	115.2
Average	146.1

- 3.11 National policy gives ‘substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs (paragraph 124(c)). The council’s Core Strategy Policy CS1 states that new development will be directed toward previously developed land within the existing built-up area. In this monitoring year, 94% of completed residential development was on brownfield land.
- 3.12 4% of completed residential development (17 units) were built on greenfield land. These included 14 units at Apps Court Farm, Hurst Road, Walton-on-Thames (2015/3651) and 3 units a Land north east of 70 to 79 Berkeley Court, Weybridge (2018/2316).

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

	<b>No. of new homes (Net)</b>	<b>Percentage</b>
Brownfield	380	94%
Greenfield	17	4%
Garden	9	2%
<b>Total</b>	<b>406</b>	<b>100%</b>

### **Delivering the right homes**

- 3.13 The delivery of the right type homes is very important. Evidence, as set out in the Local Housing Needs Assessment 2020, indicates the need for smaller

market homes, primarily 1, 2 and 3 bed homes. At the end of the monitoring year a total of 420 gross new dwellings (Table 14) were completed. Amongst these were 326 flats which represents 78% of the total completions, with the next largest housing type being detached properties. Additionally, 84% of the total housing completions were 1- and 2-bedroom homes which is an increase from the 60% completed in the previous year.

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

House type	1 bed	2 bed	3 bed	4 bed	Total
Bedsits	4	n/a	n/a	n/a	4
Flat	146	173	5	2	326
Terrace	1	4	12	0	17
Semi-Detached	1	3	11	4	19
Detached	4	16	14	20	54
<b>Total</b>	<b>156</b>	<b>196</b>	<b>42</b>	<b>26</b>	<b>420</b>

**Table 15: The number of replacement dwellings granted permission and completed in Elmbridge in the year 2023/24 (schemes resulting in zero net change)**

2023/24	Net new homes
Granted Permission	40
Completed	18

- 3.14 As set out in section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) each LPA must hold a Self-Build Register which is accessible for individuals to join in they have an interest in building their own home. A monitoring report on Self and Custom build homes is published alongside this AMR. The report contains information on the numbers of entrants on the self-build register and sets out the number of self-build permissions permitted against those entrants wishing to enter the register according to each reported base period.
- 3.15 The Town and Country Planning [Brownfield Land Register Regulations \(2017\)](#) includes a statutory requirement for LPAs to prepare and publish a Brownfield Land Register and update it on at least an annual basis. The purpose of the register is to support LPA's with their delivery of housing more quickly and efficiently on utilised brownfield land. The register will also be used to monitor the government's commitment to the delivery of brownfield sites.

**Table 16: The number of sites added to the Brownfield Register**

Monitoring Year	Number of sites added to the Brownfield Register
2017/18	14
2018/19	0

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

2019/20	54
2020/21	11
2021/22	5
2022/23	44
<b>2023/24</b>	<b>4</b>

3.16 The Governments New Home Bonus Scheme is a grant program that incentivises local councils to increase housing in their areas that was introduced in 2011. The program aims to encourage councils to grant planning permission for new homes. It also helps make the economic benefits of growth more visible in local areas. The government pays a grant to councils based on the amount of extra council tax revenue raised from new homes, conversions, and long-term empty properties. Councils receive the bonus for six years, and there is an additional payment for each affordable home built.

**Table 17: The grant to be received from the Governments ‘New Home Bonus’ Scheme\***

Monitoring Year	Grant Received
2017/18	£1,888,857
2018/19	£1,102,443
2019/20	£957,930
2020/21	£864,320
2021/22	£461,774
2022/23	£1,028,050
2023/24	£114,885

*\*Please note Table 17 has been updated to correct the previous erroneous data that had reported for each monitoring year.*

## Affordable Housing

### Affordable housing

3.17 The NPPF sets out that local planning authorities should not seek affordable housing contributions on development sites of 10 dwellings or less (‘small sites’). However, Core Strategy policy CS21 seeks affordable housing on all sites of 1 net additional dwelling. Following legal advice, the council decided to continue to apply Policy CS21 in the decision-making process and to consider on a case-by-case basis the weight to be given to conflicting local and national planning policy.

3.18 To support this decision, the council published a position Statement, the first of which was published in 2016. The most recent statement was published in October 2021<sup>4</sup> and includes references to new applications and appeals; the latest data on house and rental prices; an explanation of the affordability ratios in Elmbridge in comparison with other areas of England; and sets out the delivery of affordable housing using the financial contributions collected.

<sup>4</sup> [Statement on Affordable Housing Provision on Small Sites \(update\) \(October 2021\)](#)

- 3.19 In addition to this, [DM Advice Note 6: First Homes](#) was published in October 2021. The Government's policy on First Homes and how it should be implemented is set out in the Government's Written Ministerial Statement (24 May 2021) and Planning Practice Guidance (PPG). The purpose of this Advice Note is to set out the key information relating to First Homes and how this relates to the implementation of Policy CS21 (Affordable Housing) of the Elmbridge Core Strategy (2011).
- 3.20 During the 2023/24 monitoring period, the council has had success in defending its position of requiring affordable housing provision on site for development delivering 5 or more dwellings and contributions towards affordable housing for development delivering 1 – 4 units in accordance with Core Strategy Policy CS21. In 2023/24 a lack of affordable housing contributions required under CS21 was used as a reason for refusal on 11 planning applications, which subsequently went to appeal, all of which were dismissed by inspectors.
- 3.21 The council is committed to the delivery of new affordable homes, with the Council's latest evidence set out in the Local Housing Need Assessment (2020) identifying a need for 269 new affordable homes per annum. Tables 18-22 outline the delivery in 2023/24 as well as the financial contributions collected to enable the delivery of future affordable homes.
- 3.22 In the 2023/24 monitoring year 50 new affordable homes were completed compared with 13 the previous year. In addition to this, there were 213 new affordable homes under-construction with construction yet to begin on 105 more. Seventeen additional affordable housing units were acquired in Elmbridge under the Local Authority Housing Fund Scheme and two additional affordable housing units were acquired under the Temporary Accommodation Scheme (see Table 20).
- 3.23 As of 31 March 2024 (Table 21) a total of £22,952,96.33 has been received through planning obligations to the housing enabling fund since this began in 2011/2012. This is an increase of £1,207,519.33 from the previous monitoring year. As of 31 March 2024 the housing enabling fund has an uncommitted balance of £3,411,082.
- 3.24 The Council no longer has a sheltered housing target.

**Table 18: Affordable Housing Delivery 2023/24**

	<b>Social Rent*</b>	<b>Affordable Rent*</b>	<b>Intermediate Affordable (Including Shared Ownership*</b>	<b>Total</b>
<b>Need</b>				



	Social Rent*	Affordable Rent*	Intermediate Affordable (Including Shared Ownership*)	Total
Developer Contributions SPD	70%	30%	0%	100%
LHMA 2020	68 (17%)	215 (54%)	116 (29%)	100%
<b>Delivery</b>				
2023/24 Completed	0 (0%)	22 (44%)	28 (56%)	50 (100%)
2023/24 Under Construction	45 (21%)	48 (23%)	120 (56%)	213 (100%)
2023/24 Unimplemented	0 (0%)	98 (93%)	7 (7%)	105(100%)

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

**Table 19: Affordable Housing Financial Contributions 2023/24**

Affordable Housing Contributions in 2023/24	Affordable Housing Collections Collected since 2011
£1,207,519.13	£22,952,196.33

**Table 20: Affordable Housing units through acquisitions 2023/24**

Scheme	Number of Affordable Homes
Elmbridge Homeownership Assistance Scheme	0
Elmbridge Property Acquisition Scheme	0
Transform Housing Support- Next Steps Acquisition Scheme	0
Local Authority Housing Fund acquisitions	17
Temporary Accommodation acquisitions	2
Total	19

**Table 21: Monies received through planning obligations for the Councils Housing Enabling Fund**

Monitoring Year	Amount cumulative
2016/17	£5,600,000
2017/18	£6,600,000
2018/19	£8,925,845

2019/20	£11,373,582
2020/21	£15,723,582
2021/22	£18,051,582
2022/23	£21,744,677.20*
2023/24	£22,952,196.33

\*The figure for 2022/23 in the AMR 2022-23 was reported incorrectly as £24,442,306.21 and the correct figure of £21,744,677.20 has been replaced in table 22.

**Table 22: Proposed Affordable Housing Schemes on Council owned sites**

Site	Number of Units	Status	Anticipated Completion date
Ansell Hall	10	Completed in first quarter 2023/24	2023/24

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

## Housing for older people

3.26 In light of the competing pressures on development land in the borough, Use Class C2 (Residential Institutions) proposals are required to be supported by robust evidence to demonstrate that the proposal represents the most efficient use of the site. This is further explained in the council's Development Advice Note 3 Specialist accommodation need.

3.27 Within 2023/24 there were 183 net C2 units completed, 145 units under construction and 181 with planning permission that have yet to be implemented.

**Table 23: Use Class C2 residential development 2023/24**

Application number by status	Site Address	Gross C2 Units	Net C2 Units	Gross Bed Spaces	Net Recorded Units
<b>Planning Permissions</b>					
2020/1218	11 St Marys Long Ditton KT6 5EU	6	5	0	5
2022/2746	Members Hill, Brooklands Road. Weybridge	176	176	0	176
<b>Under-Construction</b>					

Application number by status	Site Address	Gross C2 Units	Net C2 Units	Gross Bed Spaces	Net Recorded Units
2020/1020	Upper Court, Portsmouth Road, Esher, KT10 9JH	112	111	112	111
2020/3112	Former 10 Ashley Road Walton-On-Thames KT12 1HU	2	0	2	2
2019/1813	The Royal Cambridge Home, 82-84 Hurst Road East Molesey KT8 9AH	32	4	32	32
<b>Complete</b>					
2017/2534	St Georges House 24 Queens Road Weybridge Surrey KT13 9UX	43	43	0	43
2020/3112	Former 10 Ashley Road, Walton-on-Thames, KT12 1HU	2	0	2	2
2019/3370	Hillview Nursery Seven Hills Road Walton-On-Thames KT12 4DD	64	0	64	64
2019/0329	Crow Gables Cottage 131 Fairmile Lane Cobham KT11 2BU	74	74	0	74

## Gypsy Roma, Travellers and Travelling Showpeople

3.28 In 2023/24, there was no change to the number of Gypsy, Roma and Traveller pitches in Elmbridge.

**Table 24: Total number of Gypsy, Roma, and Traveller pitches**

Type of site	No of sites	Total no of Pitches/Plots
Public	1	16
Private sites with permanent permission	7	29

Private site with temporary permission	0	0
Private Travelling Showpersons Yard	1	1

**Table 25: Net change in the number of Gypsy, Roma and Traveller pitches**

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Permissions Granted	0	0	4	0	0	0
Under-Construction	0	0	0	0	0	0
Completed	0	0	4	0	0	0

## 4.0 Housing land supply

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

**Figure 4:**

Indicators
Amount of developable land available in the next five years
Future housing land supply beyond five years
Housing trajectory and overview

4.2 The Council's most recent [housing trajectory and 5 year housing land supply](#) was published in June 2024 at the end of Stage 2 of the Examination of the Draft Elmbridge Local Plan 2037. The trajectory and 5 year housing land supply calculations correspond to this annual monitoring report with a base date of 31 March 2024 but are relevant for the purposes of the Local Plan Examination.

4.3 The 5 year housing land supply calculation for Development Management purposes is set out in Table 26 below.

**Table 26: 5 year housing land supply for the purposes of Development Management decisions as of 31 March 2024**

	Housing requirement	
<b>A</b>	Housing requirement per annum	653
<b>B</b>	Total housing requirement over 5 year period 2024/25 – 2028/29	3,265
<b>C</b>	Shortfall	0
<b>D</b>	Total housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery <b>[B+C]</b>	3,265
<b>E</b>	Buffer	0
<b>F</b>	Total housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery and buffer <b>[D+E]</b>	<b>3,265</b>
<b>G</b>	Annualised housing requirement over 5 year period 2024/25 – 2028/29 including past under delivery and buffer <b>[F/5]</b>	653
	<b>Housing supply of deliverable sites</b>	
<b>H</b>	Under construction	763
<b>I</b>	Planning permission (medium and large sites)	413
<b>J</b>	Planning permission (small sites)	196
<b>K</b>	10% Non-implementation rate applied to small sites with Planning Permission	20
<b>L</b>	Planning Permission (small sites) minus non-implementation rate <b>[J-K]</b>	176
<b>M</b>	Resolution to Grant	404
<b>N</b>	LAA/BLR Sites	105

<b>O</b>	Windfall allowance yrs 4 & 5 (i.e. 2027/28 & 2028/29)	83
<b>P</b>	Total supply [ <b>H+I+L+M+N+O</b> ]	1,944
	<b>5 year housing land supply position</b>	
<b>Q</b>	5 year housing land supply [ <b>G/P</b> ]	<b>3.0 yrs</b>

4.4 The housing trajectory sitting behind the calculation set out in Table 26 is detailed in Appendix C.

## 5.0 Supporting the local economy and employment

5.1 Supporting the local economy is monitored against the objectives in figure 5 and the indicators in figure 6.

**Figure 5: The Council’s objectives for supporting the local economy and employment in Elmbridge**

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

**Figure 6: The council’s indicators for supporting the local economy and employment in Elmbridge**

Indicators
Population economically active, including unemployed
Number of jobs
Total amount of additional employment floor space - by type
Total amount of employment floor space on previously developed land (Including Strategic Employment Land) - by type
Amount of vacant floorspace - by type
Total amount of B1 floor space on town, district and local centres
Monitor, in each area, the change of floor space in town, district and local centres
Proportion of commercial units by class in each centre
Appeals dismissed for proposals detrimental to town centre vitality and viability
Number of planning permissions granted for major development in town centres with only one use
Number of planning applications for advertisement consent and number of those refused
Proportion of planning applications for inappropriate advertisements dismissed at appeal
Number of applications for telecommunications and the number of those refused
Proportion of planning applications for inappropriate telecoms development dismissed at appeal



## Employment

5.2 This chapter provides an overview of the local economy and employment market in the borough. As Table 27 shows, the population has increased based on the previous monitoring year. However, the number of those economically active has decreased from the previous monitoring year and the estimated number unemployed has increased slightly.

**Table 27: A summary of employment levels within Elmbridge in 2023/24**

	Number of Individuals
Population	140,500
Economically Active	67,000
Estimated number unemployed	1,900

Data Source: ONS Mid-Year Estimate 2023 and Nomis Local Market Profile Elmbridge April 2023-March 2024.

**Table 28: The number of jobs within Elmbridge in 2023/24**

	Jobs
Number of jobs within Elmbridge	66,000
Number of jobs within Elmbridge which are full time	44,000
Proportion of jobs within Elmbridge which are full-time	66.7%

Data Source: Nomis Local Market Profile Elmbridge 2023.

5.3 On 1 September 2020, the Use Classes Order 1987 was significantly amended. A new national Permitted Development Right, Class MA, took effect on 1 August 2021, which permits a change of use of any land or buildings within Class E use (commercial, business and service) to residential use without the need for planning permission.

5.4 The change to the use class order makes it difficult to report the loss of offices because prior notification submissions do not provide floorspace areas. In addition to that, Class E includes a range of uses from restaurants, retail and leisure facilities. Therefore, this AMR presents the losses and gains of employment floorspace rather than just office space.

**Table 29: Changes to Employment Floor Space (sqm) due to completed developments in 2023/24**

Type	Loss	Gain	Total
Class E	8248	870	- 7378
B2- General Industrial	0	0	0

B8- Storage or distribution	0	0	0
F1- Learning and non-residential institutions	46	8297	+ 8251
F2 – Local Community	621	1823	+ 1202
Sui Generis- class of its own	192	42	- 150

**Table 30: Changes to Employment Floor Space (sqm) due to Permitted Development completions in 2023/24**

Type	Loss	Gain	Total
Class E	816	0	- 816
B2- General Industrial	0	0	0
B8- Storage or distribution	0	0	0
F1- Learning and non-residential institutions	0	0	0
F2 – Local Community	0	0	0
Sui Generis- class of its own	0	0	0

**Table 31: Changes to Employment Floorspace (sqm) in Strategic employment Land designations due to completed developments in 2023/24**

Completions 2023/24	Employment Floorspace
Loss	0
Gain	0
Net	0

5.5 There were no losses or gains of employment floorspace within the Borough's Strategic employment land (SEL) designations in this monitoring year. However, table 29 highlights that there has been a significant loss of 7,378 sq.

m of Class E floorspace outside of designated SEL sites this monitoring year. This can largely be attributed to several planning applications completed with large Class E floorspace loss including 2017/2534 (loss of 3,459 sq. m E class floorspace), 2019/3370 (loss of 1,828 sq. m E class floorspace) and 2015/0997 (loss of 1,125 sq. m E class floorspace). Table 30 highlights that permitted development resulted in the loss of 816 sq. m of class E floorspace.

- 5.6 There were no reported losses or gains of B2 or B8 floorspace, however there were considerable gains of Class F1 floorspace due to the completion of Heathside Walton Secondary School (2019/2157) amounting to 6,837 sq. m.
- 5.7 In terms of appeal performance, there was one appeal relating to employment land provision or town centre uses which was dismissed.

## Town Centres

- 5.8 The amount of vacant floorspace in the borough’s town, district, and local centres has been recorded following a retail site assessment during October 2024. Vacant floorspace in the borough’s SEL designations is currently being reviewed by consultants Lichfields for the Council’s updated evidence of employment floorspace need to 2040.
- 5.9 In 2023/24, there was a rise in vacancy levels in five of the 15 retail centres within Elmbridge. The levels of vacancies in eight of the retail centres within Elmbridge were reduced, whilst there were two centres where the vacancy level remained static.
- 5.10 As table 32 shows, the highest vacancy rates within the borough’s town, district and local centres are found in Esher District Centre, Oxshott Local Centre and Walton Town Centre. The lowest vacancy rates are found in Hinchley Wood Local Centre, Hersham District Centre and East Molesey District Centre. These centres contain units with a vacancy rate of under 5%. The average vacancy rate across the Borough is 8.14% which is down slightly from the previous monitoring year (8.64%). The overall high street vacancy rate across the UK during the first quarter of 2023 was 14%.<sup>5</sup>

**Table 32: Vacant units within the borough’s town, district and local centres**

Retail Designation	Number of vacant units	Percentage of vacant units October 2024	Percentage of vacant units July 2023
Claygate Local Centre	2	3.64%	5.36%
East Molesey Bridge Road Local Centre	6	5.83%	10.20%
Hinchley Wood Local Centre	0	0%	2.8%

<sup>5</sup> [High Street Vacancy Rate Q4 2023](#)

Oatlands Local Centre	2	6.90%	10.4%
Oxshott Local Centre	3	13.04%	16%
Thames Ditton Local Centre	5	7.14%	2.9%
Walton Halfway Local Centre	6	11.76%	5.88%
Walton Terrace Road Local Centre	3	8.57%	11.43%
Weybridge Queens Road Local Centre	8	9.76%	6.10%
Cobham District Centre	11	7.59%	9.26%
East Molesey District Centre	4	3.42%	6.09%
Esher District Centre	28	17.83%	13.64%
Hersham District Centre	2	3.23%	4.76%
Weybridge District Centre	25	11.16	9.95%
Walton Town Centre	31	12.16%	13.79%

5.11 The largest concentration of Use Class E units over 75% can be found in ten out of the fifteen retail centres. The lowest concentration of Use Class E units is in Oxshott Local Centre. In each of these Local Centres the concentration of E Class units is below 40%.

5.12 As table 33 shows there are more Class E uses being lost than gained across the borough's town, district and local centres, however the net loss is down to 82 sqm this monitoring year compared to 1,927 sq. m in the previous year.

**Table 33: The net change in available floorspace (sqm) for developments in use Class E town, district and local centres following completions in 2023/24**

Completion 2022/23	Class E floorspace
Loss	673
Gain	591
Net	- 82

## Telecommunications

5.13 In 2023/24, 34 telecommunication applications were submitted. Of these applications 30 were granted permission. This represents 88% of all applications received. Four applications were refused representing 12%.

**Table 34: Applications for telecommunications received, decided, granted and refused**

Monitoring Year	Applications Received	Applications decided	Permissions Granted	Permissions Refused	Percentage of applications granted permission
2016/17	20	20	14	6	70%
2017/18	18	18	17	1	94%
2018/19	79	79	79	0	100%
2019/20	27	27	27	0	100%
2020/21	40	38	37	1	97%
2021/22	45	41	38	3	93%
2022/23	41	41	23	18	56%
2023/24	34	34	30	4	88%

## Advertisements

5.14 There was a decrease in the number applications for advertisement consent decided in 2023/24 compared with the previous year. A total of 25 applications were decided with 24 (96%) being granted consent this up from the 95% percent of applications granted consent in the previous year. One application was refused consent.

**Table 35: Applications for advertisements decided, consented and refused**

Monitoring Year	Applications Decided	Consents Granted	Consents Part-Granted and Part-Refused	Consents Refused
2017/18	75	47	23	5
2018/19	43	38	2	3
2019/20	33	29	0	4
2020/21	40	34	0	6
2021/22	31	25	1	5

2022/23	37	35	0	2
2023/24	25	24	0	1

## 6.0 Protecting and enhancing the natural environment

6.1 Protecting and enhancing the natural environment is monitored against the objectives in figure 7 and the indicators in figure 8.

**Figure 7: The council’s objectives for protecting and enhancing the natural environment in Elmbridge**

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

**Figure 8: The council’s indicators for protecting and enhancing the natural environment in Elmbridge**

Indicators
Percentage of development built within the urban area
Planning appeals allowed for new buildings in the Green Belt (DM17)
Planning permissions allowed for replacement dwellings in the Green Belt
Planning appeals allowed for extensions in the Green Belt (DM18)
Proportion of planning appeals allowed above permitted volume and footprint limits (DM18)
The efficacy of Suitable Accessible Natural Greenspace (SANGs) as set out in the Thames Basin Heaths SPA Delivery Framework
Status of Annex 1 bird species of Thames Basin Heaths SPA
Visitor survey to the Thames Basin Heaths SPA
Number, area and condition of regionally or locally designated wildlife sites
Condition of SSSI’s
Condition of SNCI’S
Restoration and creation of Priority Habitats
Amount of open space accessible to the public
Number of environmental improvement schemes

### Green Belt

6.2 The National Planning Policy Framework (NPPF) (2023) sets out the policy approach to considering development within the Green Belt. Amendments to Green Belt boundaries can only be made through the Local Plan process and

where exceptional circumstances have been demonstrated. In 2021, the Green Belt boundary was slightly amended as result of a GIS mapping accuracy exercise. This was so minor it does not impact on the proportion of Green Belt in table 36.

**Table 36: The proportion of the borough within the Green Belt**

Percentage of the Borough covered by Green Belt designation	Percentage of the Borough within the urban area
57%	43%

**Table 37: The number of replacement dwellings granted permission within the Green Belt**

Monitoring Year	Number of permissions granted for replacement dwellings in the Green Belt
2017/18	3
2018/19	2
2019/20	2
2020/21	9
2021/22	4
2022/23	1
2023/24	1

**Table 38: Number of replacement dwellings completed within the Green Belt**

Monitoring Year	Number of Dwellings
2016/17	0
2017/18	3
2018/19	2
2019/20	0
2020/21	2
2021/22	0
2022/23	1
2023/24	3

**Table 39: Total number of housing completions within the Green Belt**

Monitoring Year	Gross Units	Net Units
2017/18	14	11
2018/19	6	2
2019/20	0	0
2020/21	6	4
2021/22	60	60
2022/23	0	0
2023/24	48	48



- 6.3 The 48 units completed in the Green Belt includes a prior approval application from agricultural to residential for 2 dwellings at Hunters Lodge, Horsley Road, Downside, Cobham (2020/2883), a change of use for the siting of 14 mobile homes at Apps Court Farm, Hurst Road, Walton-on-Thames (2015/3651) and development of a two storey building containing 64 units of care accommodation (accounting for 32 equivalent C3 residential dwellings) following demolition of existing buildings at Hillview Nursery, Seven Hills, Walton-On-Thames (2019/3370).

### Thames Basin Heaths Special Protection Area

- 6.4 Any new residential development that is likely to have a significant impact on the ecological integrity of the Thames Basin Heath Special Protection Area (TBHSPA) will be required to demonstrate mitigation or how to avoid any impact and all measures need to be agreed by Natural England.
- 6.5 Table 40 shows that overall, there has been a significant rise in the number of Dartford Warblers and strong growth in the number of Nightjars counted during the surveys since 2012. The number of Woodlarks has decreased from 202 in 2012 to 169 in 2023. However, their numbers are in line with the baseline counts recorded in the late 1990's.

**Table 40: Breeding bird survey by year**

Year	Dartford Warbler	Nightjar	Woodlark
2012	87	320	202
2013	118	325	135
2014	292	355	155
2015	451	306	137
2016	427	332	117
2017	482	345	160
2018	265	366	112
2019	-	-	-
2020	716	404	167
2021	553	413	196
2022	702	370	192
2023	437	405	169

Source: Thames Basin Heath Partnership

<https://www.tbhpartnership.org.uk/news/breeding-bird-results-for-2023/>

- 6.6 Residential development located within 400m to 5km of the TBHSPA are required to mitigate the impact on the SPA of the additional residents resulting from the development through the provision of Suitable Alternative Green Space (SANG). Development location 5km – 7km from the SPA are also required to mitigate their impact if they are delivering more than 50 units.
- 6.7 The Council owns two SANG sites at Brooklands Community Park and Esher Common. Development coming forward requiring SANG mitigation can be assigned to these SANGs in agreement with the Council. The Council monitors its SANG capacity to ensure enough capacity is available to mitigate

development coming forward in the Borough. If the Council has no SANG capacity available to mitigate a development requiring SANG mitigation, developers/applicants would be required to make use of a private SANG or provide their own SANG. If no SANG mitigation can be provided planning permission cannot be granted.

**Table 41: SANG Capacity at 31 March 2024**

	<b>Brooklands Community Park SANG Capacity (Units)</b>	<b>Esher Commons SANG Capacity (Units)</b>	<b>Total (Units)</b>
Starting Capacity	1104	1021	2125
>10 units and assigned to specific SANG	466	849	1315
>10 units and assigned to either SANG	293	676	969
< 10 units and assigned to either SANG	81	463	544
<b>Remaining Capacity</b>	<b>80.5</b>	<b>463.3</b>	<b>543.8</b>
	<b>Brooklands Community Park SANG Capacity (Persons)</b>	<b>Esher Commons SANG Capacity (Persons)</b>	<b>Total (Persons)</b>
Starting Capacity	2650	2450	5100
>10 units and assigned to specific SANG	1118	2037	3155
>10 units and assigned to either SANG	703	1622	2325
< 10 units and assigned to either SANG	193	1112	1305
<b>Remaining Capacity</b>	<b>193.2</b>	<b>1111.8</b>	<b>1305.0</b>
	<b>Brooklands Community Park SANG Capacity (Ha)</b>	<b>Esher Commons SANG Capacity (Ha)</b>	<b>Total (Ha)</b>
Starting Capacity	21	20	41

>10 units and assigned to specific SANG	9	16	25
>10 units and assigned to either SANG	6	13	19
< 10 units and assigned to either SANG	2	9	10
<b>Remaining Capacity</b>	<b>1.5</b>	<b>8.9</b>	<b>10.4</b>

**Table 42: Monies collected from development within the Thames Basin Heaths SPA 2023/24**

	<b>Potential contributions from units permitted within the SPA 5km zone 2023/24</b>	<b>Payments received from invoices issued in 2023/24</b>	<b>Total amount collected to date to support mitigation</b>
SANG	£204,690.00	£85,938.00	£1,525,370.56
SAMM	£108,829.00	£47,899.55	£650,811.48

**Table 43: Monies collected from Community Infrastructure Levy (CIL) payments 2023/24**

<b>Monies due from invoices issued in 2023/24</b>	<b>Total CIL monies collected to date</b>
£2,695,341.22	£52,001,501.79

### **Sites of Special Scientific Interest**

- 6.8 Natural England assesses the condition of Sites of Special Scientific Interest (SSSI) in England against standard categories used across England, Scotland, Wales and Northern Ireland. There are three SSSIs within the borough: Esher Common, Ockham and Wisley Commons and Knight and Bessborough Reservoirs.
- 6.9 The main focus for improvements is Esher Commons SSSI. The Esher Commons SSSI Restoration and Management Plan is concerned with the restoration of the Esher Commons SSSI to favourable status by recreating open areas such as heathland and grassland. The management plan detailed works to recreate much needed heathland by clearing 22.6 hectares of woodland. Subsequent Stewardship Schemes provided by the Council are ongoing to manage and bring the SSSI and other SSSIs back to favourable status. The condition percentage have not changed since last year for this SSSI.

6.10 The condition percentage for Ockham and Wisley Commons and Knight and Bessborough Reservoirs SSSI has not changed since the last monitoring year.

**Table 44: The conditions of the areas covered by SSSI designations 2023/24**

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

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

### Sites of Nature Conservation Importance (SNCIs)

**Table 45: SNCIs in positive conservation management**

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

6.11 The Council's Countryside team have not reported the results of positive conservation management of the sites of Nature Conservation Importance (SNCIs) in the Borough for the past four monitoring years. However, they have confirmed that there has been no significant change since results were last reported in 2020.

### Biodiversity Opportunity Areas (BOA)

6.12 The following table sets out the projects for the restoration and creation of priority habitats within the borough. The targets for priority habitat restoration and creation in column 2 have been met and these habitats are in good condition. The priority species in column 3 require monitoring to ensure their continued stabilisation and recovery.

**Table 46: Restoration and creation of priority habitats.**

<b>BOA</b>	<b>Priority habitat restoration &amp; creation targets</b>	<b>Priority species stabilisation and recovery</b>
Wisley, Ockham and Walton Heaths	Heathland: 8.25ha Acid grassland: 7.25ha Wet woodland: 1.25ha	Annual Knawel Pillwork Heath tiger-beetle Nightjar Woodlark Sand lizard
Esher & Oxshott Commons	Heathland: 3.75ha Acid grassland: 3.5 Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area Hedgerows: 0.8km Ponds: 0.75ha	Starfruit White-letter hairstreak Adder Nightjar Woodlark
Ashtead & Epsom Wood Pasture, Prince Coverts & Horton Country	Mixed deciduous woodland (restoration only; Ancient woodland prioritised): 75% by area. Wet woodland:1.5ha Wood pasture & parkland: 6ha Heathland:8.25ha Acid grassland: 7.75ha Hedgerows: 1.75ha	White-letter hairstreak Heart moth Adder Harvest mouse
Thorpe & Shepperton	Standing open water: 3ha Floodplain grazing marsh: 34.25ha Acid grassland: 4.25ha Reedbeds: 1.25ha Wet woodland: 3ha	Greater water-parsnip Marsh stitchwort Lapwing Water vole
Molesey & Hersham	Standing open water: 0.75ha Floodplain grazing-marsh:9.5ha Acid grassland: 4.25ha Reedbeds: 1.25ha	Lapwing Reed bunting Water vole
River Wey	Floodplain grazing-marsh: 22ha Wet woodland: 4.5ha Rivers (in-channel/bankside habitat creation): 10km Meadows: 11.75ha Reedbeds: 7.25ha	Marsh stitchwort White clawed crayfish Lapwing Harvest mouse Otter Water vole European eel

<b>BOA</b>	<b>Priority habitat restoration &amp; creation targets</b>	<b>Priority species stabilisation and recovery</b>
River Mole	Floodplain grazing-marsh: 22ha Wet woodland: 2.75ha Rivers (in-channel/bankside habitat creation): 5km Meadows: 7.25ha Reedbeds: 4.25ha	Marsh stitchwort Harvest mouse Water vole Otter Brown trout European eel
River Thames	Rivers (in-channel/bankside habitat creation): 3km Floodplain grazing-marsh: 2.75ha Wet woodland: 0.25ha	Greater water-parsnip Depressed river mussel European eel

### Green spaces and Environmental Improvements

6.13 In 2023/24, there was no change in the amount of publicly available open space remaining at 793 hectares (table 47). Table 48 below outlines the current improvement schemes that are ongoing throughout the borough.

**Table 47: The amount of available, open public green space by monitoring year**

<b>Monitoring Year</b>	<b>Amount of publicly accessible open space (ha)</b>
2016/17	793
2017/18	793
2018/19	793
2019/20	793
2020/21	793
2021/22	793
2022/23	793
<b>2023/24</b>	793

**Table 48: The number of environmental improvement schemes conducted by Elmbridge Borough Council in 2023/24**

<b>Location</b>	<b>Scheme</b>	<b>Status</b>
River Rhythe	Modelling/works for flood resilience	Ongoing
Fairmile Ditch	Modelling/Works for flood resilience	Ongoing
Old Mole Channel, East and West Molesey	Removal of invasive floating Pennywort	Ongoing
River Mole	Flood alleviation scheme	Ongoing

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## 7.0 Sustainable lifestyles

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7.1 Sustainable lifestyles is monitored against the objectives in figure 9 and the indicators in figure 10.

**Figure 9: Council objectives for sustainable lifestyles in Elmbridge**

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

**Figure 10: Council indicators for sustainable lifestyles in Elmbridge**

Indicators
The number of permissions granted contrary to advice received from the Environment Agency
Percentage of household waste sent for reuse, recycling and composting
Appeals dismissed which are considered to contravene/fail to achieve pollution standards as set out in policy (DM5)
Appeals dismissed which do not accord with Elmbridge Parking Standards (DM7)
Number of school travel plans submitted and the CCO applications relating to travel plans
Length of new cycleways implemented
Length of new footways implemented
Number of train stations improved
Number of bus services improved

### Waterways and Flooding

- 7.2 Mitigation to flood risk is set out in our [Flood Risk Supplementary Planning Document \(SPD\)](#) This SPD is structured to assist applicants and the public in understanding how the council will implement planning policies and consider flood risk as part of the planning application process.
- 7.3 The Environment Agency through the Thames Catchment Flood Management Plan recommends that all development in flood zones 2 and 3 be resistant and resilient to flooding, and this process is supported in the Core Strategy.
- 7.4 Elmbridge is a borough with a significant flood context. The council published

an updated [Level 1 Strategic Flood Risk Assessment](#) (SFRA) in April 2024. The updated SFRA was prepared by consultants AECOM and replaces the previous 2019 version.

- 7.5 The Level 1 SFRA provides an overview of flood risk from all sources, for example, rivers, surface water, groundwater, sewers and reservoirs, across the borough. It also provides guidance to assist applicants in preparing site specific Flood Risk Assessments (FRAs) in support of planning applications.
- 7.6 As with the year before no planning permissions were granted that would have been contrary to advice received from the Environment Agency.

**Table 49: The number of permissions granted contrary to advice received from the Environment Agency**

Monitoring Year	Number of Permissions Granted
2016/17	2
2017/18	0
2018/19	0
2019/20	0
2020/21	0
2021/22	0
2022/23	0
<b>2023/24</b>	0

## Household Waste and Pollution

- 7.7 Surrey Waste policy is dealt with by the County Authority (Surrey County Council) and is underpinned by the Surrey Waste Local Plan (WLP) 2019-2033.
- 7.8 In 2023/24, the percentage of household waste reused, recycled or composted continued to exceed the 50% target for Elmbridge set by the Surrey Waste Local Plan.

**Table 50: The proportion of household waste reused, recycled or composed**

Monitoring Year	Target figure for Elmbridge Borough Council	Percentage of household waste reused, recycled or composted	Difference
2016/17	56%	51.3%	- 4.7%
2017/18	56%	54.5%	- 1.5%
2018/19	56%	50.7%	- 5.3%
2019/20	56%	51.5%	- 4.5%



2020/21	50% <sup>6</sup>	54.3%	+ 4.3%
2021/22	50%	51.2%	+ 1.2%
2022/23	50%	53.5%	+ 3.5%
2023/24	50%	54.2%	+ 4.2%

**Table 51: The condition of the Air Quality Management Area (AQMA) 2023/24**

Air Quality Management Area [AQMA]	Number of monitoring points	Number of monitoring points where air quality objective is exceeded	Highest level recorded ( $\mu\text{g}/\text{m}^3$ )
Esher High Street	8	0	38.3
Walton Road, Molesey	4	0	27.6
Weybridge High Street	10	0	30.7
Walton High Street	5	0	27.3
Hampton Court	5	0	24.9
Hinchley Wood	2	0	28.5

7.9 Table 51 reports an improvement to the condition of the borough's air quality management areas overall with no AQMA's exceeding air quality monitoring points.

## Transport

7.10 In terms of appeals dismissed which did not accord with the Elmbridge Parking Standards (DM7- Access and Parking), nine applications were dismissed. This represents a 90% success rate as one other application was allowed at appeal.

**Table 52: Number of School Travel Plans received**

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

<sup>6</sup> Surrey Waste Local Plan 2019-2033, page 14, the government strategy is for 50% recycling of household waste by 2020

2020/21	2	2	0
2021/22	2	2	0
2022/23	1	1	0
2023/24	1	1	0

7.11 One school travel plan was received in the monitoring year. The application related to a compliance of conditions and compliance was confirmed during the monitoring year.

7.12 The council are awaiting information from SCC regarding any substantial alterations or improvements to footpaths, cycle paths or bus networks in the reporting year 2023/24.

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## 8.0 Conserving the historic environment

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- 8.1 Protecting and enhancing the natural environment is monitored against the objectives in figure 11 and the indicators in figure 12.

**Figure 11: Council objectives for conserving the historic environment in Elmbridge**

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

**Figure 12: Council indicators for conserving the historic environment in Elmbridge**

Indicators
Number of listed buildings on the Buildings at Risk Register
Number of buildings on the HAR register
Number of agreed prioritised up-to-date Conservation Area Appraisals
Number of planning permissions granted involving significant harm to, or loss of a designated heritage asset
The number of listed buildings, locally listed buildings, conservation areas, historic parks and gardens, scheduled monuments and sites of high archaeological potential
Number of developments in Whiteley Village

- 8.2 There were no additional designated heritage assets added to the statutory list of Listed Buildings in the Borough. The number remains at 780 with no permissions granted for works which would reduce this number. One listed structure has been removed from the Heritage at Risk Register (the Former Kitchen Garden Walls to Claremont House).
- 8.3 Locally Listed Buildings have been reviewed and the new list was adopted in July 2023. There are now over 300 non designated heritage assets, with one consent granted to demolish a locally listed building (49 High Street, Oxshott).
- 8.4 There has been no change in how many Conservation Area Management Plans (CAMPs) there are within the borough. There are 18 CAMPs and 26 designated Conservation Areas in Elmbridge, which is no change from 2022/23. This represents 69% coverage of a Conservation Area by a management plan.
- 8.5 There has also been continued maintenance of protected trees whilst supporting biodiversity in the borough’s protected gardens and Conservation Areas.

**Table 53: Number of heritage assets in Elmbridge**

Type	Number of assets
Listed Buildings	780
Locally Listed Buildings	305
Conservation Areas	26
Historic Park and Gardens	3
Scheduled Monuments	6
Sites of High Archaeological Potential	63

**Table 54: The number of Conservation Areas and the proportion of which are covered by Conservation Appraisal and Management Plans (CAMPs)**

Number of Conservation Areas	The number of these covered by Conservation Appraisal and Management Plans [CAMPS]	Percentage of Conservation Areas covered by CAMPS
26	18	69%

**Table 55: Number of planning permissions granted which are likely to demolish heritage assets**

Monitoring Year	Number of permissions granted causing the loss of listed buildings.
2016/17	0
2017/18	0
2018/19	1
2019/20	0
2020/21	0
2021/22	0
2022/23	0
2023/24	1

**Table 56: Listed Building Consents granted within Whiteley Village in 2023/24**

Monitoring Year	Applications Decided	Applications Granted Permission	Applications Refused
2017/18	2	2	0

<b>Monitoring Year</b>	<b>Applications Decided</b>	<b>Applications Granted Permission</b>	<b>Applications Refused</b>
2018/19	0	0	0
2019/20	1	1	0
2020/21	0	0	0
2021/22	0	0	0
2022/23	3	3	0
2023/24	1	1	0

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## 9.0 Quality of Life

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9.1 Protecting and enhancing the natural environment is monitored against the objectives in figure 13 and the indicators in figure 14.

**Figure 13: Council objectives to the quality of life in Elmbridge**

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

**Figure 14: Council indicators to assess the quality of life in Elmbridge**

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

### Residents Satisfaction

9.2 There was no 2024 survey for Residents satisfaction undertaken during the monitoring year 2023-2024 and therefore the data from the last 2019/20 survey remains the most up to date.

### Health, participation in sport and sense of safety

9.3 The residents of Elmbridge enjoy a good quality of life. The average life expectancy of a male resident is 82.1 years which exceeds the national average by 3.3 years<sup>7</sup>. A female resident in Elmbridge has an average life

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<sup>7</sup> Surrey Life Expectancy, <https://www.surreyi.gov.uk/dataset/2okrn/life-expectancy> original data source: ONS, Life Expectancy, 2020-2022

expectancy of 85.3 years which exceeds the national average for females by 2.5 years and also Elmbridge males by 3.2 years.

**Table 57: Population Life Expectancy**

	<b>National Average (Years)</b>	<b>Elmbridge Average Surrey (Years)</b>	<b>Difference (Years)</b>	<b>Difference (%)</b>
Men	78.8	82.1	+3.3	+2.8%
Women	82.8	85.3	+2.5	+0.6%

Source: ONS Life Expectancy 2020-2022

9.4 Data for adult engagement in sport taken from Sport England in table 58 has only been updated this monitoring year for England and the South-East and there has been no update for Surrey or Elmbridge which contains the previous monitoring year data. There is a level of sporting participation with 74.9% of residents stating they engage in at least 150 minutes of sporting activity every week<sup>8</sup>. This exceeds the participation rates in Surrey, the Southeast and England. Elmbridge also has a very low level of sporting inactivity (16.7%). This falls below the inactivity of Surrey, the Southeast and England. These factors suggest the residents of Elmbridge live healthy lifestyles.

<sup>8</sup> Sport England, Active Lives data tables, <https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

**Table 58: Adult engagement in sport 2022/23**

Area	Highly Active (150+ minutes per week)	Fairly Active (30-150 minutes per week)	Inactive (0-30 minutes per week)
England <sup>9</sup>	63.4%	10.9%	25.7%
Southeast <sup>10</sup>	66.2%	11.6%	22.3%
Surrey	69.9%	10.6%	19.5%
Elmbridge <sup>11</sup>	74.9%	8.4%	16.7%

9.5 In the year 2023/24, there was 1 application relating to equestrian activities and this was granted planning permission.

**Table 59: The number of determined applications relating to equestrian activities**

Monitoring Year	Number of applications determined	Applications granted permission	Applications refused permission	Applications granted permission in part and refused in part
2016/17	2	2	0	0
2017/18	2	1	1	0
2018/19	4	2	1	1
2019/20	2	2	0	0
2020/21	2	2	0	0
2021/22	3	0	3	0
2022/23	2	0	2	0
2023/24	1	1	0	0

<sup>9</sup> Sport England, Active Lives data tables, November 2022 to November 2023.  
<https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

<sup>10</sup> <https://www.sportengland.org/research-and-data/data/active-lives>

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



## Sense of safety

9.6 Table 60 indicates the public's perception of their safety from a Community Safety Survey carried out in 2024. The survey showed that those that feel 'Very Safe' during the day has increased slightly from 54% to 62%. There was an increase in the percentage of those that feel 'Very Safe' during the night from 11% in 2023 to 28% in 2024. Conversely those responding that they feel fairly unsafe in Elmbridge during the day is now at 1% from 6% in 2023 and a decrease in those that feel fairly unsafe at night from 28% to 13%.

**Table 60: Sense of safety**

	<b>Very Safe</b>	<b>Fairly Safe</b>	<b>Neither Safe or Unsafe</b>	<b>Fairly Unsafe</b>	<b>Very Unsafe</b>	<b>Don't Know</b>
<b>Day</b>	62%	32%	3%	1%	1%	1%
<b>Night</b>	28%	44%	8%	13%	3%	4%

Data source: Community Safety Survey 2024

## Deprivation

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

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## 10. Conclusions

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10.1 The key findings of the 2023/24 AMR are set out as follows:

### Performance of Planning Services

- After Stage 1 and 2 of the Local Plan Examination, the Inspector issued their Interim Findings on 11 September 2024, in which they concluded that the Draft Elmbridge Local Plan was not sound as submitted but may be capable of being made sound through main modifications.
- The Design Code was adopted by the Council as a Supplementary Planning Document in April 2024.
- Major and minor applications decisions exceeded both national and local targets. Other applications decisions for the reporting year were 85%, which was 7% lower than the local target of 92%. However, they were only 1% lower than last year's results.
- The number of appeal decisions dismissed has increased from 62.2% last year to 70.5% in this monitoring period. This represents an 8.3% increase on the previous year which is 5.5% above the local target of 65%.

### Delivering the right homes

- 406 net (420 gross) new homes were completed during the monitoring period. This is a relatively high number of completions compared to numbers seen over the last 10 years - a period which has seen an average of 347 new homes completed, ranging from the lowest completion of 231 homes in 2017/2018 and the highest completion of 768 homes in 2021-22. The previous monitoring year saw 236 completions recorded.
- The majority of completions (326 of the 420 gross) were one- and two-bedroom flats.
- Fifty gross affordable homes were completed in this monitoring year, compared to 13 units from last year's total, with an additional 213 affordable housing units currently under construction. The number of affordable housing completions this monitoring year are broadly in line with the average affordable housing completions over the last 10 years at around 66 homes per annum.
- 183 net C2 homes were completed in the monitoring year. This represents the highest number of completions over the past 5 monitoring years and significantly more than the next highest, with 90 C2 dwellings delivered in 2021/22.

- There has been a slight increase in the average density of new residential development this monitoring year with an average of 81.1 dwellings per hectare compared to 75.1 dwellings per hectare in the previous monitoring year, reflecting a continued shift towards greater optimisation of development land in the Borough.
- Development continues to be directed to brownfield land with 94% of approved development in the Borough on brownfield land.

### **Housing land supply**

- 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 for the purposes of the Local Plan Examination and 653 dpa for development management (DM) purposes. The latest housing trajectory indicates the Council has a 2.4 year housing land supply for the purposes of the Local Plan Examination but 3.0 years against 653 dpa for DM purposes.

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

- High streets continue to experience changes to shopping behaviour, with a further loss of 82 sq. m of class E uses in the borough's town, district and local shopping centres, which include retail, restaurants and offices. However, 82 sq. m is the smallest loss of E Class floorspace in town centres seen in the past few years and is significantly less than the loss of 1,927 sq. m in the previous year.
- The borough has an average vacancy rate of 8.14% across its retail centres which is well below the 14.0% national average. However, Esher District Centre vacancy rate exceeds the national average at 17.8%.
- There has been a significant loss of Class E floorspace, including offices, this monitoring year, with a net loss of 7,348 sq. m through completed development. This represents a significant change from the last few years where sizeable gains of 1,655 and 5,389 sqm of Class E floorspace occurred in 2022/2023 and 2021/2022.

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

- The percentage of the borough covered by the Green Belt remains at 57%.
- Three replacement dwellings were completed in the Green Belt, which sits within the typical range of 0 – 3 completions seen in the monitoring periods from 2016/2017 to date. The number of new homes completed in the Green Belt was 48 dwellings, which is relatively high compared to previous years which typically range from 0 – 10, with 0 in the previous monitoring year for example. However, 48 is less than the highest recorded number of completions at 60 in 2021/22.

- There was no change in publicly available open space which remains at 793 hectares.
- The Council's total remaining SANG capacity as of 31 March 2024 is 10.4 ha. This comprises 1.5 hectares at Brooklands Community Park and 8.9 ha at Esher Commons.

### **Sustainable lifestyles**

- No planning permissions have been granted in flood risk areas that would have been contrary to advice given by the Environment Agency.
- The levels of household waste reused, recycled or composted has exceeded the Surrey Waste Local Plan target of 50% for Elmbridge Borough Council and has improved from last years' figure by 0.7% at 52.4%.
- Overall pollution levels improved and no AQMA monitoring points exceeded air quality targets this monitoring period, continuing the positive trend toward improved air quality seen in recent years.

### **Conserving the historic environment**

- The updated local list was adopted in July 2023. One listed structure - the Former Kitchen Garden Walls to Claremont House was removed from the heritage at risk register.

### **Quality of Life**

- In 2022/23 74.9% of residents stated they engage in at least 150 minutes of sporting activity every week. An update to this data has not been published for 2023/24. However, 74.9% exceeds the participation rates in the Southeast and England in 2023/24 by 8.7% and 11.5% respectively,
- The average life expectancy of Elmbridge residents exceeds the national average for men by 3.3 years and for women by 2.5 years.

## Appendix A: Standard Methodology of calculating Local Housing Need

### Standard Method Calculation for the purposes of the Local Plan Examination

#### Step one

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
<b>d) Average household growth per annum between 2023 and 2033 (c / 10) – baseline housing need figure</b>	<b>464.6</b>

#### Step two

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

<b>Adjustment factor = (20.04 – 4 / 4) x 0.25 + 1 = 2</b>
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Component	Figure
a) Median workplace-based affordability ratio (2022)	20.04
b) Affordability adjustment factor	2
<b>c) Uncapped local housing need (d x f)</b>	<b>929.2</b>

#### Step Three

- 1.1 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
a) Capped adjustment factor	1.4
<b>b) Local housing need (d x h)</b>	<b>650 dpa</b>

### Step Four

- 1.2 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 designations step four does not apply in the Borough.

### **2024 Standard Method Calculation**

#### Step one

<b>Component</b>	<b>Figure</b>
a) 2014-based household projections for 2024	57,714
b) 2014-based household projections for 2034	62,375
c) Household growth between 2024 and 2034 (a – b)	4,661
<b>d) Average household growth per annum between 2024 and 2034 (c / 10) – baseline housing need figure</b>	<b>466.1</b>

#### Step two

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

<b>Adjustment factor = (15.22 – 4 / 4) x 0.25 + 1 = 1.7</b>
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<b>Component</b>	<b>Figure</b>
a) Median workplace-based affordability ratio (2023)	15.22
b) Affordability adjustment factor	1.7
<b>c) Uncapped local housing need (d x f)</b>	<b>792.37</b>

#### Step Three

- 1.3 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
a) Capped adjustment factor	1.4
b) <b>Local housing need (d x h)</b>	<b>653 dpa</b>

Step Four

- 1.4 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 designations step four does not apply in the Borough.

## Appendix B: Housing Completions 2023/2024

Settlement Area	Planning ref.	Address	Net completions 2023/24
Dittons	2016/1066	162 Portsmouth Road Thames Ditton Surrey KT7 0XR	16
Weybridge	2017/2534	St Georges House 24 Queens Road Weybridge Surrey KT13 9UX	43
Weybridge	2022/0479	72B Church Street Weybridge Surrey KT13 8DL	1
Hersham	2021/2890	4 Queens Road Hersham KT12 5LS	1
Walton-on-Thames	2023/2150	48 Churchfield Road Walton-On-Thames Surrey KT12 2SY	1
Cobham & Oxshott	2018/1504	15 Eaton Park Road Cobham KT11 2JJ	1
Claygate	2020/1072	1 The Mews Albany Crescent Claygate Esher KT10 0PG	1
Hersham	2020/2498	10 Brittain Road Hersham Walton-On-Thames KT12 4LR	7
Hersham	2020/1972	Nusrat Lodge, 1 Assher Road Hersham Walton-On-Thames KT12 4RA	1
Esher	2021/3090	52 - 56 High Street Esher Surrey KT10 9QY	2



<b>Settlement Area</b>	<b>Planning ref.</b>	<b>Address</b>	<b>Net completions 2023/24</b>
Cobham & Oxshott	2019/0329	Crow Gables Cottage 131 Fairmile Lane Cobham KT11 2BU	74
Cobham & Oxshott	2019/2553	4 Fairmile Lane Cobham KT11 2DJ	2
Weybridge	2020/1540	15A Castlevue Road, Weybridge, KT13 9AB	3
Cobham & Oxshott	2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	28
Weybridge	2023/0952	3 The Island Wey Meadows Weybridge Surrey KT13 8GJ	1
Walton-on-Thames	2020/3112	Former 10 Ashley Road Walton-On-Thames KT12 1HU	2
Cobham & Oxshott	2017/2812	Land R/o 9 Princes Drive Oxshott Leatherhead Surrey KT22 0UL	1
Hersham	2022/2776	130-132 Hersham Road Hersham Walton-On-Thames Surrey KT12 5QJ	1
Weybridge	2017/2433	11 Oakfield Glade Weybridge Surrey KT13 9DP	1
Walton-on-Thames	2019/1160	Ansell Hall Oakbank Avenue Walton-On-Thames KT12 3RB	10
Dittons	2020/2572	70 Embercourt Road Thames Ditton KT7 0LW	3
Esher	2020/1775	60 High Street Esher KT10 9TX	2

<b>Settlement Area</b>	<b>Planning ref.</b>	<b>Address</b>	<b>Net completions 2023/24</b>
Esher	2018/1627	28 Esher Green Esher Surrey KT10 8AF	1
Cobham & Oxshott	2020/2883 2022/0359	Hunters Lodge Horsley Road Downside Cobham KT11 3NY	2
Hersham	2021/2006	6 Thrupps Lane Hersham Walton-On-Thames Surrey KT12 4NF	4
Walton-on-Thames	2022/3214	2 Brunswick Close Walton-On- Thames Surrey KT12 3JJ	1
East and West Molesey	2018/3812	Land South of 46 Molesey Park Road West Molesey Surrey KT8 2JZ	1
Walton-on-Thames	2022/3453	96 Terrace Road Walton-on- Thames Surrey KT12 2DT	1
Weybridge	2018/2316	Land Northeast of 70 to 79 Berkeley Court Weybridge KT13 9HY	3
Walton-on-Thames	2023/0129	Flat 4 75 Rydens Avenue Walton-On-Thames Surrey KT12 3JL	1
Dittons	2021/1194	2A Criterion Buildings Portsmouth Road Thames Ditton KT7 0SS	1
Cobham & Oxshott	2018/2819	Tandem House Queens Drive Oxshott Leatherhead KT22 0PH	1
Walton-on-Thames	2015/3651	Apps Court Farm, Hurst Road, Walton-On-Thames	14

<b>Settlement Area</b>	<b>Planning ref.</b>	<b>Address</b>	<b>Net completions 2023/24</b>
Walton-on-Thames	2020/2423	42 High Street Walton-On-Thames KT12 1BZ	1
Cobham, Oxshott and Stoke D'Abernon	2015/0997	46 Portsmouth Road Cobham Surrey KT11 1HY	39
Weybridge	2019/3370	Hillview Nusery Seven Hills Road Walton-On-Thames KT12 4DD	32
Cobham, Oxshott and Stoke D'abernon	2014/4564	Land adjacent to 21 Icklingham Road Cobham Surrey KT11 2NQ	2
Weybridge	2021/1106	40 Baker Street (2nd Floor)Weybridge KT13 8AR	6
Cobham, Oxshott and Stoke D'abernon	2019/1032	Land Northeast of 49 to 51 High Street Cobham	7
Weybridge	2018/2989	Bridge House 41-45 High Street Weybridge KT13 8BB	28
Hinchley Wood and Weston Green	2021/3991	Land to South of 94 Manor Road North Esher Surrey KT10 0AE	1
Walton-on-Thames	2021/0944	37 Homefield Road Walton-On-Thames KT12 3RE	8
Walton-on-Thames	2020/3299	Grevillea 125 Silverdale Avenue Walton-On-Thames Surrey KT12 1EH	1
Weybridge	2020/2299	1 & 2 Orchard Cottages Weybridge KT13 9NW	2
Walton-on-Thames	2020/1246	61A Carlton Road Walton-On-Thames KT12 2DQ	2

<b>Settlement Area</b>	<b>Planning ref.</b>	<b>Address</b>	<b>Net completions 2023/24</b>
Walton-on-Thames	2019/2556	Site of Stompond Lane Sports Ground Stompond Lane Walton-On-Thames KT12 1HF	10
Cobham, Oxshott and Stoke D'Abernon	2019/1287	Willow House Copse Road Cobham KT11 2TN	1
Weybridge	2019/2492	10 Woodland Grove Weybridge KT13 9EQ	1
East and West Molesey	2019/1703	Site to Rear of 136 Beauchamp Road KT8 2PH	1
Esher	2017/0401	61-63 More Lane Esher KT10 8AR	17
Claygate	2018/3782	Claygate House Littleworth Road Esher KT10 9PN	15
<b>Total</b>			<b>406</b>

## Appendix C: Housing Trajectory 2023/24

	2024/25	2025/26	2026/27	2027/28	2028/29	Total
<b>Completions</b>						
<b>Under construction</b>	423	225	102	0	13	763
<b>Resolution to Grant</b>	0	27	160	97	120	404
<b>PP for medium/large sites - 10+ units</b>	52	30	46	215	70	413
<b>PP for small sites &lt;10 units</b>	62	59	75	0	0	196
<b>Small site non-implementation discount (- 10%)</b>	56	53	68	0	0	176
<b>LAA/BLR Sites</b>	0	0	37	18	50	105
<b>Windfall (from yr 5)</b>	0	0	0	0	83	165
<b>Total Supply</b>	<b>531</b>	<b>335</b>	<b>413</b>	<b>413</b>	<b>336</b>	<b>1,922</b>

## Appendix D: Non-residential Completions 2023/24

Settlement Area	Planning Ref number	Address	Application type	Use Class	Net gain/loss (sq. m)
Cobham, Oxshott and Stoke D'abernon	2022/2503	14 High Street Cobham Surrey KT11 3DY	Full Application	Class E	+ 21
Cobham, Oxshott and Stoke D'Abernon	2019/1032	Land Northeast Of 49 To 51 High Street Cobham Surrey	Full Application	Class E	+ 1
Cobham, Oxshott and Stoke D'abernon	2022/0353	50 Station Road Stoke D'Abernon Cobham Surrey KT11 3BN	Full Application	Class E	+ 279
Hersham	2022/1975	Village Hall Queens Road Hersham Walton-on-Thames KT12 5LT	Full Application	Class E	+ 507
Cobham, Oxshott and Stoke D'Abernon	2022/0816	Clovelly House 7 Between Streets Cobham Surrey KT11 1AA	Full Application	Class E	+ 62
East and West Molesey	2018/2389	290 Walton Road West Molesey KT8 2HT	Prior Notification	Class E	- 55
Weybridge	2021/1106	40 Baker Street Weybridge KT13 8AR	Prior Approval	Class E	- 451
Weybridge	2022/0479	72B Church Street Weybridge Surrey KT13 8DL	Full Application	Class E	- 37

Walton-on-Thames	2023/1871	Flat 96 Terrace Road Walton-On- Thames Surrey KT12 2DT	Full Application	Class E	- 75
Claygate	2020/1072	1 The Mews Albany Crescent Claygate Esher Surrey KT10 0PG	Prior Approval	Class E	- 43
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	2021/1194	2 Criterion Buildings Portsmouth Road Thames Ditton Surrey KT7 0SS	Prior Approval	Class E	- 40
Esher	2020/1775	60 High Street Esher Surrey KT10 9TX	Prior Approval	Class E	- 142
Cobham, Oxshott and Stoke D'Abernon	2015/0997	46 to 52 Portsmouth Road Cobham Surrey KT11 1HY	Full Application	Class E	- 1125
Walton-on-Thames	2023/1032	The Clock Tower Bridge Street Walton-On-Thames Surrey KT12 1AY	Full Application	Class E	- 26
Hersham	2021/2890	4 Queens Road Hersham KT12 5LS	Prior Approval	Class E	- 85
Weybridge	2017/2534	St Georges House 24 Queens Road Weybridge Surrey KT13 9UX	Full Application	Class E	- 3459
Weybridge	2019/3370	Hillview Nursery Seven Hills Road	Full Application	Class E	- 1828

		Walton-On-Thames Surrey KT12 4DD			
Weybridge	2018/2989	Bridge House 41 - 45 High Street Weybridge KT13 8BB	Full Application	Class E	- 863
Walton-on-Thames	2021/3854	Heathside Walton Secondary School Waterside Drive Walton-On-Thames KT12 2JP	Public Infrastructure Application	Class F1	+ 1067
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	2022/0434	Esher College Weston Green Road Thames Ditton KT7 0JB	Full Application	Class F1	+ 330
Walton-on-Thames	2019/2157	Land to the North East of Waterside Drive Waterside DriveWalton-on- Thames Surrey KT12 2JP	Full Application	Class F1	+ 6837
Cobham, Oxshott and Stoke D'Abernon	2023/0938	Acs Cobham International School Portsmouth Road Cobham Surrey KT11 1BL	Lawful development certificate	Class F1	+ 63
East and West Molesey	2019/1757	Kingdom Hall 70 High Street West Molesey KT8 2LY	Full Application	Class F1	- 46
Cobham, Oxshott and Stoke D'Abernon	2016/0409	Chelsea Football Club Training Ground Stoke	Full Application	Class F2	+ 1823



		Road Stoke D'Abernon Cobham KT11 3PT			
Walton-on-Thames	2019/1160	Ansell Hall Oakbank Avenue Walton-On-Thames KT12 3RB	Full Application	Class F2	- 114
Hersham	2022/1975	Village Hall Queens Road Hersham Walton-on-Thames KT12 5LT	Full Application	Class F2	- 507
Thames Ditton, Long Ditton, Hinchley Wood and Weston Green	2023/1053	64 Ditton Hill Road, Long Ditton, Surbiton, KT6 5JD	Full Application	Sui Generis	+ 42
Cobham, Oxshott and Stoke D'Abernon	2021/2327	Hunters Lodge Horsley Road Downside Cobham KT11 3NY	Prior Approval	Sui Generis	- 192