Shaping Elmbridge
A New Local Plan

Consultation from 27 January to 9 March 2020

Draft document: Creating our vision, objectives and the direction for development management policies 2020
Leader’s message

tbc

Councillor Stuart Selleck
A new Local Plan - aiming for ‘good’ growth in our borough

What is a Local Plan?
We are preparing a new Local Plan which will decide how the communities and places of Elmbridge will develop over the next 15 years. It will allocate land for development and guide decisions on whether or not planning applications should be granted permission.

Like the rest of Surrey and the South East accommodating new growth and development is challenging. A new Local Plan will enable us to carefully plan for and proactively manage this to achieve ‘good’ growth.

Our current plan is from 2011 and it has been successful in delivering sustainable development. However, an up-to-date plan that meets the Government’s requirements is essential to ensure that planning decisions, new development and regeneration takes place for the benefit of our borough and our residents now and in the future.

About this consultation
This document is one of three consultations with our residents, businesses and other stakeholders during the early stages of the plan preparation on what our new Local Plan should contain, the key issues it should address and the different approaches for doing so.

The role of these early consultations has been to consider what type of place we all want the borough to be over the next 15 years. Informed by feedback from earlier consultations and our technical work, this document outlines our thoughts on what should be the key aims/ objectives and what we want our new Local Plan to deliver.

The last consultation in September 2019 focussed on the issue of housing and set out five different approaches as to where new homes could be located in the future. We now want to discuss the other important issues the Local Plan must address such as employment, our town and local centres and our approach to tackling climate change, as well as how we should protect and enhance the environment and our heritage assets.

We also want to share with you our thoughts on what approaches could be included in the detailed, day-to-day policies, referred to as the ‘Development Management’ policies which will need to be included in the plan.

Your responses, in conjunction with the previous consultations will help us to identify a shared vision for Elmbridge and the key objectives for the new Local Plan as well as help to shape the direction of the policies including the detailed Development Management (DM) policies. We will then ask for your views on a draft plan later in 2020.

Structure of the document
The document starts with some background information on how the Local Plan is made and how it relates to other local and county-level strategies and action plans. It then identifies the key challenges and opportunities that we think the Local Plan should respond to and what it should be aiming to deliver. We think these should form the basis of our vision for Elmbridge in 2036 and the objectives for the plan.

As the topics are wide ranging, they have been split into three key themes; 'our natural environment', 'growing a prosperous economy' and ‘ensuring health and wellbeing for all’. Under each theme we have set out our views on what policies we should consider including in our plan. There are questions for you to answer
throughout the document and we would very much like to hear your views.
How do we make a new Plan?

The new Local Plan and each stage of the plan-making process must be informed, shaped and guided by a number of elements.

This includes our residents’ and stakeholder views as set out in the responses to previous consultations, the emerging Local Plan evidence base, including those relating to infrastructure and the ongoing Sustainability Appraisal and Strategic Environmental Assessment (SEA). It must also respond to national policy and legislation requirements on matters such as employment, the environment, heritage, infrastructure as well as housing. The Local Plan must also sit alongside other borough and county-wide strategies as it will help to deliver some elements of these.

We will need to balance these sometimes conflicting elements to ensure we produce a plan that we believe is sound to be tested by an independent Government Inspector.

The following section provides more details on each of the elements that inform and shape the new Local Plan.

National Planning Policy
Our Local Plan must respond to and be consistent with the Government’s planning policy and legislation, and since the adoption of our current planning policies in 2011¹ and in 2015² there has been significant changes to both. The new Local Plan will need to respond to these changes and will need to take into account the policies set out in the National Planning Policy Framework (NPPF) and the technical guidance on how to apply these found in the Planning Practice Guidance (PPG).

¹ Elmbridge Core Strategy 2011
² Elmbridge Development Management Plan 2011

Duty to Co-operate
The Localism Act 2011 requires us, to co-operate across administrative boundaries on strategic planning issues; this is called the Duty-to-Cooperate. The duty requires us to engage with our neighbours, partners and infrastructure provider “constructively, actively and on an ongoing basis” on strategic issues in plan-making. This covers issues such as housing, employment, transport and infrastructure.
We have already been working closely with others to ensure we have a better understanding of strategic issues and to ensure they are fully considered in our plan-making, especially in relation to infrastructure. We will also need to take account of relevant planning policies and proposals in adjoining areas, and further afield that may affect, or be affected by our new Local Plan policies and proposals.

Feedback from residents and stakeholders
Consultation is an important part of the plan-making process. The consultations throughout the process are not votes but an opportunity to give views on what the Local Plan should include. Responses are considered at each stage of the Local Plan preparation.

In total there will be five opportunities for residents and stakeholders to make comments during the preparation of the Local Plan, this is set out in the diagram below.

Early consultation which includes this one, focuses on what our new Local Plan should contain and the key issues it should address and the options for doing so. So, these consultations are more informal and have included events such as public meetings, drop-in sessions and workshops with key community groups and resident associations. The two latter consultations are more formal and will centre around ‘soundness’ and the legal compliance of the plan.

Diagram 2: The five stages of consultation

The role of the evidence base
Local Plans must be informed by evidence and over the past 4 years we have been preparing a series of technical documents on a wide range of topics to help us understand what new development we need, how we could plan for it and how it will be delivered. Together, these are known as the ‘Local Plan Evidence Base’.

The technical documents use a variety of local and national facts, figures and data. Some elements require judgements and reasonable assumptions to be made. We have used our knowledge of the borough to inform this work. All our assessments follow national and European guidance and requirements as well as standard industry practice.

The findings of each technical document are carefully considered against the results of other technical work, national planning policy and law. The evidence base should be read ‘as a whole’, as many technical documents are interlinked.

There have also been several supporting documents produced to inform the plan as it is being prepared to make sure we are complying with national planning policy and law. A number of assessments need to be undertaken throughout the plan-making process to ensure important environmental, sustainability and equality matters have been properly considered.

This includes the Sustainability Appraisal which assesses the social, environmental and economic effects of the plan from the outset. It guides and informs the plan preparation to help ensure that it contributes to achieving sustainable development. This is especially important where there is conflicting views or information.

The supporting documents and the evidence base are updated and added to throughout the plan-making process. All technical documents that form the evidence base and supporting documents undertaken to date can be found on our website at elmbridge.gov.uk/localplan.
Our strategies for the borough

The Local Plan does not sit in isolation and across the borough and the county we have strategies to ensure we deliver the best outcomes for our residents, businesses and places. These include strategies relating to the economy, transport, housing, culture, open and green spaces and health.

As shown in diagram 3, the Local Plan sits at the centre of these strategies, providing the spatial delivery framework for the ambitions set out within them.
How the Local Plan will work?

The new Local Plan includes various parts that will need to be read as a whole.

This starts with a vision and objectives setting out what the Local Plan is aiming to achieve. This is informed by national planning policy, the Council’s objectives, residents’ and stakeholder views as well as the challenges and opportunities for the borough which make up the spatial context for the Local Plan.

To deliver the vision and objectives, there will be suite of policies, land allocations and designations. These are divided into high-level policies called strategic policies which set the strategy for the Local Plan and provide the high-level principles that will guide future development. Then there are the detailed policies also known as the Development Management policies. These provide the detailed design and technical criteria and standards to which, proposed development will be assessed against.

The Local Plan sits alongside the National Planning Policy Framework and other Local Plan documents. This includes the saved Special Protection Area policy of the South East Plan, Surrey Waste Plan and Supplementary Planning Documents which set out further guidance on the policies contained within the Local Plan or will take the form of Masterplans for key development site allocations.

Together, they will set out the framework for how new homes, jobs and infrastructure will be delivered in Elmbridge over the next 15 years.
Identifying the challenges and opportunities for our Local Plan

Informed by your responses to previous consultations, the technical work, national policy and other Elmbridge strategies, we have analysed the strengths, weaknesses, opportunities and treats to the Elmbridge. From this ‘SWOT’ analysis we have been able to identify the key challenges and opportunities which we think our new Local Plan should address. These sources of information have also been used to develop our ideas on what the vision should include, the objectives and direction for policies.

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<tr>
<th>Strengths</th>
<th>Weaknesses</th>
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<tr>
<td>Strong entrepreneurial culture</td>
<td>Local economy and services reliant on in-commuting work-force</td>
<td>Changing demand for business space</td>
<td>Congestion and air quality impacts of growth</td>
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<td>Rail and road link to London and international airports</td>
<td>Flood risk and water stress</td>
<td>Changing shopping habits and evolving role of the high street</td>
<td>Extremely high land values leading to pressure to redevelop for housing</td>
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<td>High quality environment</td>
<td>Reliance on private cars for short cross-borough trips</td>
<td>Strong community spirit</td>
<td>Affordability issues for housing and small businesses</td>
</tr>
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<td>Good access to significant amounts of open space</td>
<td>Lack of housing choice and affordable homes</td>
<td>Distinctive local character</td>
<td>Pressure for development and national emphasis on house building</td>
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<td>National emphasis on building homes that meets local needs</td>
<td>Limited land supply to meet housing need</td>
<td>National and local commitment to increase biodiversity, reduce our carbon footprint and respond to Climate Change</td>
<td>Infrastructure delivery unable to keep up with growth and new technologies</td>
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<td>High rates of educational attainment and economic activity</td>
<td>Concentrated areas of deprivation</td>
<td>Visitor, cultural, heritage and natural assets</td>
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<td>Pressure on local and first choice primary and secondary school places</td>
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- Affordability issues for housing and small businesses
- Pressure for development and national emphasis on house building
- Infrastructure delivery unable to keep up with growth and new technologies
We think the emerging key issues and challenges facing Elmbridge are:

- Preparing for any impacts from climate change and reducing the borough’s carbon footprint.
- Relieving congestion which hinders movement of people and goods through and around the borough at peak times.
- Increasing cross-borough accessibility and encouraging sustainable travel.
- Improving air quality.
- Enhancing access to open space and making the most of our green and blue infrastructure.
- Conserve and enhance the borough’s natural assets, rivers and waterways and tranquil areas.
- Management of water supply, water quality and flood risk.
- Improving choice of employment space which responds to market demand and enables businesses to grow without leaving the borough.
- Maintaining vibrant and adaptable town and local centres which respond to changing shopping habits and community needs.
- Enhancing and maintaining the borough’s attractiveness and distinctive identity as a place to live, work and visit.
- Improving health and wellbeing of residents.
- Providing the right types of homes to ensure housing choice to meet the needs of the community.
- Addressing affordable housing shortage.
- Estate and community regeneration.
- Protecting and enhancing the borough’s historic and cultural assets.
- Delivering the strategic and local infrastructure to support growth and regeneration.

1. Are these key issues the right ones or are there any key issues that you think have been missed?
Forming a shared vision of Elmbridge in 2036

A shared vision is an essential part of the Local Plan it needs to be unique, aspirational but realistic. We need your help to create the Vision that will guide our Local Plan. Developing a vision involves looking ahead to what the borough will be like in 15 years’ time.

Informed by your responses to previous consultations, the technical work, other Elmbridge strategies and the Elmbridge SWOT analysis we have identified the following ambitions that could form part of our vision.

What should we be aiming for?

By 2036, we want Elmbridge to be ........

- a fairer place where there are quality homes for all and there is housing choice
- environmentally sustainable borough where growth and new development has not been at the expense of the environment and resources
- resilient to climate change and where air quality improvements have been made to the benefit of residents, visitors and the borough
- an attractive place where new development is well designed, interesting and helps to make my area distinctive
- where the necessary infrastructure was delivered at the right time to support good growth
- where our historic and cultural assets are valued and enhanced
- a place with vibrant communities where my family and I have a sense of belonging
- where there are strong, locally distinctive centres where I want to visit and spend my leisure time
- where I feel safe to walk and cycle around the borough so I’m not as reliant on my car
- a place where my business was able to prosper and grow without leaving the borough

2. Do you agree with these ambitions? Is there anything else our vision should be aiming for?
Key objectives for the Local Plan

To address the key issues facing Elmbridge and to achieve our vision, the new Local Plan will need to make clear what are the key objectives that new development and growth will need to focus on delivering.

We have identified five objectives for the Local Plan. These have been informed by your responses to previous consultations, the technical work, national policy, other Elmbridge strategies, and the issues and challenges we have identified.

1. Deliver sustainable development and vibrant places that are excellently designed to achieve a better quality of life for the benefit of all residents.

2. To adapt to, and mitigate, the effects of climate change; to reduce carbon dioxide emissions, minimise energy use; improve air quality and protect and enhance our natural environment.

3. To provide the environment and opportunities to foster a prosperous economy with modern, flexible and well-connected workspaces where industries and businesses can thrive. Where our locally distinctive centres offer a vibrant place to live, work and socialise, continuing to be the heart of our communities.

4. To deliver quality homes for all to create inclusive communities, a healthy built and natural environment which positively contribute to the physical and mental health and well-being of those who live, work and visit the borough.

5. To ensure the delivery of the right infrastructure in the right place and at the right time to support growth.

3. Are the objectives the right ones? Are there any objectives that you think we have missed?
How can we make policies to deliver our key objectives?

When considering what strategic and detailed policies we should include in the Local Plan to deliver the five key objectives we have grouped them into three key themes:

1. Protecting and enhancing our **natural environment**;
2. Growing a **prosperous economy**; and
3. Ensuring **health and wellbeing** for all.

Many policy topics which the Local Plan must cover will be cross-cutting and have relevance across all three themes.

We have suggested three themes as we think the need to deliver sustainable development and vibrant places and the essential infrastructure required to support growth are overarching objectives and should be central to all policies and therefore do not need separate themes.

The diagram shows how the objectives overlap and form the three themes of the Local Plan.

Diagram 5: How the objectives overlap and form the three themes of the Local Plan
Responding to Climate Change

There is statutory duty on us to include policies in the Local Plan that are designed to tackle Climate Change and its impacts. This will play a big part across all themes of the Local Plan and all policies.

The Council has declared a Climate Change Emergency and has made a pledge to make the Borough Council carbon neutral by 2030, taking into account both the production and consumption emissions.

Our Local Plan will have a central role in reducing carbon dioxide emissions and supporting the transition to a low carbon future. As well as delivering improvements to flood risk, air quality, recycling and waste management.

Currently national policy requires us to:

• Help achieve ambitious targets for carbon emission reduction;
• Support improvements to energy efficiency in new and existing buildings;
• Take account of, mitigate and adapt for the impacts of climate change;
• Support renewable and decentralised energy; and
• Do this without compromising growth.

Carbon emissions per person/capita in Elmbridge are high compared to the country as a whole. This is mainly due to road transport emissions and higher than average domestic emissions.

Renewable energy capacity is also lower than in other areas. There is high water consumption per person even though we are in a water-stressed area where supply is limited. Waste management and recycling in the borough is above the national average however, there is still room for improvement.

Climate projections show that the most significant change we are likely to experience is in relation to rainfall. It is predicted that we will move to much wetter winters and drier summers. Temperatures are highly likely to rise and cloud cover and humidity in summer is set to decrease.

Our current plan already includes Climate Change mitigation and adaptation policies. However, a new Local Plan gives us the opportunity for delivering new development that does more to mitigate the effect of and adapt to the impacts of Climate Change. Many of these will be of no or low cost.

What do we mean by Climate Change ‘mitigation’?

Mitigation is the actions we take to try to prevent Climate Change. This usually means reducing our carbon emissions.

Mitigation actions could include:

• Reducing the need to travel and providing sustainable travel options;
• Providing opportunities for renewable and low carbon technologies;
• Providing opportunities for decentralised energy and heating networks; and
• Promoting low carbon design in new development to reduce energy consumption of buildings.
What do we mean by Climate Change ‘adaptation’?

Adaptation is the actions we take to ensure that we can live comfortably in changing climate conditions.

Adaptation actions could include:

- Taking into account the future climate risks when allocating land for development to ensure risks are understood over the development’s lifetime;
- Considering the impact of and promoting design responses to flood risk for the lifetime of the development;
- Ensuring availability of the water supply and water infrastructure for the lifetime of the development and design standards to promote water efficiency and protect water quality; and
- Designing buildings and spaces to respond to changes in temperature and rainfall, for example to maximise summer cooling and utilise green infrastructure to manage flooding and help species to adapt to climate change.
One of the key features of our borough is the high quality and biodiverse natural environment which is of international, national and local importance. We have a duty to conserve biodiversity and the Local Plan has a key role in conserving, restoring and enhancing sites of biodiversity importance, as well as priority habitats and ecological networks.

Currently the borough hosts an extensive network of green spaces across the borough which contribute to the borough’s natural capital and provide recreational and leisure opportunities. Access to these spaces is highly-valued by our residents and they have told us which spaces are of particular value to the community which they would like to see designated as Local Green Space.

Growth and new development will inevitably place greater pressure on the natural environment and resources. It will be the role of the Local Plan to protect and enhance the borough’s natural capital, increase resilience to climate change, manage flood risk and minimise that impact from development and where possible, secure environmental improvements.

There is a strong local commitment to respond to Climate Change, reduce carbon dioxide emissions, improve air quality and biodiversity in the borough. Many residents have highlighted their concern that growth and new development should not be at the expense of the environment.

To protect and enhance our natural environment, we are considering the following policy directions:

Green and blue infrastructure

- Maintaining and enhancing the borough’s multifunctional green and blue (waterways) infrastructure network.
- Ensuring access to good-quality, well maintained public open spaces to help improve physical and mental health.
- Introducing and protecting Local Green Space designations that are valued by the community.
- Promoting and enhancing the role of trees, open spaces and landscaping in adapting to the impacts of climate change, their biodiversity benefits, and their role in creating pleasant and attractive environments and improving mental health.

Improving air quality and reducing carbon emissions

- Encouraging active and sustainable transport within the borough to reduce carbon dioxide emissions and promote air quality improvements.
- Supporting pro-active interventions to enable a more sustainable, low carbon future for Elmbridge eg introduction of a
borough car clubs and an electric vehicle charging point network and that new development contributes to delivering a ‘destination led’ network (home-business-retail/leisure-home).

- Promoting sustainable design and construction principles to reduce the associated carbon dioxide emissions of all new development.

- Exploring inclusion of targets for minimising Carbon Dioxide emission including the requirement of zero carbon developments and reduction beyond maximum allowable emissions set out in Building Regulations.

**Enhancing biodiversity**

- Protecting and enhancing the borough’s biodiversity, especially where there are recognised habitats, species and sites.

- Supporting Suitable Alternative Natural Greenspace (SANG) to provide alternative areas for residents to visit and to protect sensitive internationally protected habitats found within the Thames Basin Heaths.

- Improving ecology and ensure that all new development results in biodiversity net gains.

- Promoting mitigation and avoidance of light pollution which can be harmful to local biodiversity as well as residential amenity.

**Waste and resource management**

- Supporting the optimisation of development land and ensuring that development proposals represent an efficient use of the borough’s land supply and contributes to meeting local development needs.

- Continuing to resist inappropriate development on the Green Belt.

- Encouraging the prudent use of natural resources and supporting the use of sustainable construction materials and methods in accordance with the waste hierarchy.

- Ensuring new buildings and conversions are water and energy efficient and promoting the principles of the energy hierarchy.

- Promoting the incorporation of water conservation devices and recycling techniques in new development to improve water efficiency. Exploring the requirement for new homes to achieve water use of no greater than 110l per person per day.

**Managing flood risk**

- Reducing the overall and local risk of flooding and supporting communities at risk by continuing to ensure that all new development is located and designed to minimise flood risk and not increase flood risk elsewhere.

- To support communities at risk by continuing to require residual risks to be safely managed including the requirement for safe access routes and personal and organisational flood plans.

- Continuing to work with the Environment Agency and other stakeholders on flood mitigation and resilience schemes.

4. Do you agree with the proposed policy directions?

5. Do you have any other comments (for example, other issues or directions we should consider?)
Theme 2: growing a prosperous economy

The borough has a thriving local economy, with over 60,000 jobs and 8,275 businesses. There are a range of businesses located in Elmbridge including large companies such as Amazon, Samsung, Cargill, Air Products and JTI. In recent years the borough has seen above national job and business growth as well as a high level of start-ups.

This is not surprising given the borough’s location, close to London with excellent access to national and international transport links. However, work space requirements depend on the nature and size of a business and the demand is changing. It is important that our workspace offer responds to these changes to prevent valued businesses and jobs leaving the borough.

Our Local Plan must proactively promote sustainable economic growth. Through the Elmbridge Economic Strategy, we are already seeking to be the premier location to start, invest and grow a knowledge business. We also want to enable the most productive use of space, place and technology to balance enterprise, environment and quality of life.

Local businesses have told us that the high cost of housing can be a barrier to attracting talent and securing staff. They have also shared their concerns that there is a limited offer of employment space to meet their needs. The Local Plan must seek to address these barriers.

Contributing to the local economy is the borough’s network of separate town and local centres. These centres contribute to the individuality and distinctiveness of each area of the borough and the sense of community. Although shopping habits are changing, our centres are performing well with the number of empty shops being relatively low when compared to the rest of the country.

The new Local Plan must support the role that the town and local centres play at the heart of their communities. We should take a positive approach to the growth and management of our centres and ensure that they are able to adapt to changing consumer demands.

The role of the town and local centre as the heart of their community was a common theme throughout the responses to previous consultations. Many commented that centres were a good location for growth and new homes as they represented sustainable locations. The location of homes near to shops and services would reduce reliance on the car and pressure on the road network as well as helping to support local businesses.

To grow a prosperous economy, we are considering the following policy directions:

Employment land supply

- Provide and maintain a portfolio of employment sites that responds to businesses needs including the needs of Small Medium Enterprises (SMEs) and business start-ups.
• Ensuring efficient use of land by densifying and intensifying new and existing employment uses in strategic locations.
• Supporting the delivery of affordable and connected workplaces.

Mixed use development

• Promoting employment including accommodation for SMEs and business start-ups as part of mixed-use schemes in accessible locations including town and local centres.

Vibrant town and local centres for all

• Maintaining the existing town and local centre retail hierarchy within the borough and identifying primary shopping areas.
• Supporting the role of town and local centres as community hubs where people live, work, shop and socialise and spend their leisure time.
• Deliver vibrant and locally distinctive centres, each with their own identity and sense of place. Encouraging specialisation and differentials between them.
• Pro-actively managing vacant floor space in centres by supporting and promoting ‘pop-up’ and ‘meanwhile’ uses where appropriate.
• Supporting café, restaurant, community, leisure and night-time/evening economy uses in centres.

• Promoting public realm improvements within centres to create attractive spaces for the enjoyment of users and visitors and which aid to bring people together, supporting social cohesion.
• Supporting the borough’s visitor attractions and promoting access to the borough’s historic and cultural offers.

Connectivity and movement

• Supporting the delivery of high-quality digital infrastructure as well as ensuring full-fiber connections to all new residential and business developments.
• Supporting transport improvements that increase capacity, improve user experience and ease of movement.
• Ensure services and facilities are located to reduce reliance on the car and increase pedestrian footfall and that streets and public spaces are well designed to encourage walking and cycling.

6. Do you agree with the proposed policy directions?

7. Do you have any other comments (for example, other issues or directions we should consider?)
Theme 3: ensuring health and wellbeing for all

Our Local Plan must seek to create environments that promote and support the physical and mental health and wellbeing of our residents and those that work and visit the borough. Alongside this, the plan must ensure the delivery of social and community facilities that contribute to and support our health and wellbeing and are needed to accommodate growth.

Design and the interaction between the built and the natural environment play a key role in promoting and supporting our health and wellbeing. Therefore, good design is not just about the appearance, functionality and performance of building. It is also about the quality of the spaces between buildings, how they interact with one another, the materials used, the street furniture and public realm. Good design has the ability to make safer and more secure places, reinforce a sense of community and local identity and help encourage healthier and more active lifestyles.

As well as designing environments that promote active and healthy lifestyles, the Local Plan must seek to deliver new homes that provide residents with real housing choice and security. It is important that we create places and homes that provide residents with a sense of independence and belonging to a community all of which influence our health, this is especially important for our older residents.

Our historic environment and heritage provide a cultural reference to the past and have an important role in place-making and supporting health and wellbeing. They also provide economic benefits as they bring visitors and provide jobs. The Local Plan must ensure we support and make the most of these valued assets and carefully balance the need to protect our historic environment with the need to deliver growth.

As well as the desire to see homes that meet local need in the borough, the quality of design and high-quality living environments were also important to our residents. Previously you told us that new development should not be at the expense of the character of an area but should be of good design which is complementary to the special features and distinctiveness of each area in the borough. Many of you told us that they could support innovative and higher density development if sensitively designed.

To seek to ensure health and wellbeing for all, we are considering the following policy directions:

Excellently designed development and spaces

- Pro-actively create sustainable, excellently-designed places and multi-functional spaces that respond to their context, local history, culture and heritage and integrate with their surroundings through use of best practice and industry standards on design.
Protecting and enhancing the borough’s historic and cultural assets including Ancient and Veteran Trees and the borough’s strategic views. Ensuring that new development respects these assets and their settings.

Explore the introduction of local design guidance and / or design codes for particular sites or areas to assist in proposals according with good design practice.

Encourage the provision of well-designed and well-maintained public spaces which can be enjoyed by communities and visitors.

Promoting new developments that are visually attractive and positively contribute to residents’ health and wellbeing and which support social inclusion and provide a sense of community cohesion.

Ensuring that buildings and public spaces are accessible for everyone. Incorporating lifetime home standards, wheelchair accessibility guidance and exploring targets for accessible and adaptable buildings and wheelchair buildings as set out in part M of the Building Regulations.

Quality homes for all

Optimise opportunities to increase the supply of new homes.

To continue to support and maximise the delivery of affordable homes, including contributions from small housing sites (of less than 10 homes).

Encourage a range of housing and supporting a mixture of housing tenures and unit sizes to deliver the homes needed locally.

Ensure delivery of housing and care for our older residents to meet their needs and support independent living.

Delivering high quality homes for all and places that provides choice to existing and future residents’ by responding to evolving lifestyles and meeting their needs over the course of their life-time and changing circumstances.

Ensuring new homes are designed to have adequate space internally and externally for storage, activities, parking and be adaptable to different occupiers needs during their lifetime.

Ensuring private amenity space for every home.

Connectivity, movement and parking

Promoting inclusion of facilities and infrastructure for home office working within residential developments to support home working.

Promoting active living environments and ensuring that new development delivers opportunities to reduce reliance upon the car and promote walking and cycling especially for local destinations.

Incorporation of minimum car and cycle parking standards for new development that respond to the accessibility of the location and the local parking demand.

Promotion of car club schemes for residents and business to reduce car ownership and private parking.
Social and community infrastructure

- Ensuring that growth in population and new homes are supported by the necessary social and community infrastructure.
- Allocate sites for infrastructure, such as new schools, as needed in the plan period.
- Safeguarding existing social and community infrastructure including education and health facilities.
- Support the co-location of social and community facilities.
- Support the location of social and community facilities in town and local centres.
- Encouraging the inclusion of new social and community facilities as part of residential or other mixed-use schemes.

8. Do you agree with the proposed policy directions?
9. Do you have any other comments (for example, other issues or directions we should consider?)
### Getting involved

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<th>Finding more information</th>
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<tr>
<td>The Local Plan will affect decisions in the places where you live, work, shop and spend your leisure time. We need your views on the challenges, opportunities and how the Local Plan could respond to these issues.</td>
<td>More background detail is available in our useful summaries and technical documents, which can be found on our website at elmbridge.gov.uk/localplan</td>
<td>View the document and complete the questions online at consult.elmbridge.gov.uk by 11:59pm on 9 March 2020. You will need to register, and your comments will be published. See our privacy notice on our website for further details. Hard copies of this document are available to view at the Civic Centre in Esher and at libraries across the borough. For those without internet access hard copies of the comments form are available upon request by calling 01327 474 474.</td>
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Next steps

This consultation forms part of the early engagement with residents and stakeholders and is the third of four in the plan-making process and will run for 6 weeks. We will collate all of the responses, and these will be published on our website in spring.

After that we will consider the feedback, along with the responses to the Strategic Options 2016 and Options 2019 consultations and prepare a draft plan known as the ‘pre-submission draft’. You will also be asked for your views on the draft plan before it is submitted to the Planning Inspectorate for examination.

The chart opposite sets out the current timetable. To receive alerts on the Local Plan and to make comments, sign up on our website at consult.elmbridge.gov.uk

<table>
<thead>
<tr>
<th>Date Range</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>2015 - 2016</td>
<td>Initial evidence gathering</td>
</tr>
<tr>
<td>Dec 2016 - Feb 2017</td>
<td>Strategic issues and options - 8 week consultation</td>
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<tr>
<td>2017 - 2019</td>
<td>Consideration of feedback and further evidence gathering</td>
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<tr>
<td>Aug - Sept 2019</td>
<td>Options - 6 week consultation</td>
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<tr>
<td>Oct - Dec 2019</td>
<td>Consideration of feedback and further evidence gathering</td>
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<tr>
<td>Jan - Mar 2020</td>
<td>Creating our vision, objectives and the direction of development management policies - 6 week consultation</td>
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<tr>
<td>Mar - Aug 2020</td>
<td>Consideration of feedback, further evidence gathering and drafting plan</td>
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<tr>
<td>Sept - Oct 2020</td>
<td>Draft plan - 6 week representation period</td>
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<tr>
<td>Dec 2020</td>
<td>Submit draft plan to the Planning Inspector</td>
</tr>
<tr>
<td>Spring/Summer 2021</td>
<td>Examination in Public. Those that made representations given opportunity to make their case</td>
</tr>
<tr>
<td>Autumn 2021</td>
<td>Adoption of new Local Plan</td>
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