
Shaping Elmbridge

A New Local Plan



Consultation from 27 January to 9 March 2020



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

**Creating our vision, objectives and the direction
for development management policies 2020**

Leader's message

This council is committed to carefully and proactively manage new development to achieve good growth, that benefits our residents and builds on the prosperity of our borough. A new Local Plan will play a central role in achieving this and ensure that sustainable new development and regeneration takes place for the benefits of our borough, the environment and our residents now and in the future.

This consultation is the third 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 is to consider what type of place we all want the borough to be over the next 15 years.

Previously the debate has focussed on the key issue of housing and we have set out different approaches as to where new homes could be located in the future. Your responses show overwhelming support to protect both the Green Belt and the character and setting of our towns and villages. Together with the evidence base studies your feedback and ideas on housing will help to inform the new Local Plan and this administration's decisions on locations for new development. You also told us what made your area special and what you would like to see happen over the next 15 years, including responding to climate change, another key challenge for the council. During the last consultation we promised to use your response to shape our thoughts of what our vision for the borough should be.

Based upon your responses and the findings from our evidence base studies this document includes five proposed objectives for the Local Plan which have been grouped into three key themes. This consultation document shares our thoughts on the policy approaches for each theme. We need to decide how we maintain and grow our prosperous economy, respond to local employment needs, continue to ensure our town and local centres remain vibrant and at the heart of our communities as well as our approach to tackling climate change and conserving and enhancing the environment, our open spaces and our heritage assets.

This consultation will conclude the early stages of the plan preparation and we are inviting everyone with a stake in the future of Elmbridge to get involved, respond and help us to shape the future of the borough.

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, that benefits residents and builds on the prosperity of the borough.

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, sustainable 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 and objectives and what we want our new Local Plan to deliver.



The first consultation (the [Strategic Options consultation](#)) undertaken in 2016 introduced the need to produce a new Local Plan and discussed where new homes could be located as well as possible approaches to other important issues that the Local Plan must address. The last consultation (the [Options consultation](#)) in September 2019 focussed on the issue of housing again 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, as it has been a while since this has been discussed with our residents and stakeholders.

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.

More information on how the plan preparation has been undertaken to date and how your previous comments have been considered at the previous stages can be found in the [Useful Summary: plan preparation to date](#).



Structure of this document

This 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.

More background information on each theme is available in our '[theme overview papers](#)' on our website. All technical documents and supporting documents can be found on our website at elmbridge.gov.uk/localplan2020

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 consultations; the emerging Local Plan **evidence base**, including those relating to infrastructure; and the ongoing Sustainability Appraisal (SA) 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 \(NPPF\)](#)

¹ [Elmbridge Core Strategy 2011](#)

and the technical guidance on how to apply these found in the [Planning Practice Guidance \(PPG\)](#).



Diagram 1: The elements that inform, shape and guide the Local Plan

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 providers “constructively, actively and on an ongoing basis” on strategic issues in plan-making.

² [Elmbridge Development Management Plan 2011](#)

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.



Diagram 2: The five stages of consultation



Early consultation which includes this one, focusses on what our new Local Plan should contain and the key issues it should address and the options for doing 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 latter two are representation stages and are more formal as they centre around 'soundness' and the legal compliance of the plan.

The role of the evidence base

Local Plans must be informed by evidence and over the past four 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 best practice.

The findings of each technical document are carefully considered against the results of other technical work, national planning policy and the 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 are 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/localplan2020

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. Please note, this is not an exhaustive list.



Diagram 3: Local strategies for Elmbridge

How the Local Plan will work?

The new Local Plan will include 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 a 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 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.



Diagram 4: The Local Plan structure

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 threats to the borough. 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.

Strengths

- Strong entrepreneurial culture
- Rail and road links to London and international airports
- High quality environment
- Good access to significant amounts of open space
- National emphasis on building homes that meets local needs
- High rates of educational attainment and economic activity



Weaknesses

- Local economy and services reliant on in-commuting work-force
- Flood risk and water stress
- Reliance on private cars for short cross-borough trips
- Lack of housing choice and affordable homes
- Limited land supply to meet housing need
- Concentrated areas of deprivation
- Pressure on local and first choice primary and secondary school places



Opportunities

- Changing demand for business space
- Changing shopping habits and evolving role of the high street
- Strong community spirit
- Distinctive local character
- National and local commitment to increase biodiversity, reduce our carbon footprint and respond to climate change
- Visitor, cultural, heritage and natural assets



Threats

- Congestion and air quality impacts of growth
- Extremely high land values leading to pressure to redevelop for housing
- 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, waste water management 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.

Q1. 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 and 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

a place where my business is able to prosper and grow without leaving the borough

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

**Q2. 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.

Q3. Are the objectives the right ones? Are there any objectives that you think we have missed?



Deliver sustainable development and vibrant places that are excellently designed to achieve a better quality of life, a prosperous economy and a healthy built and natural environment for the benefit of existing residents and future generations.



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.



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.



To deliver quality homes for all to create inclusive communities, promoting healthy lifestyles and positively contribute to the physical and mental health and wellbeing of those that live, work and visit the borough.



Ensure the delivery of the right infrastructure in the right place and at the right time to support growth.

How can we make policies to deliver our key objective?

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.

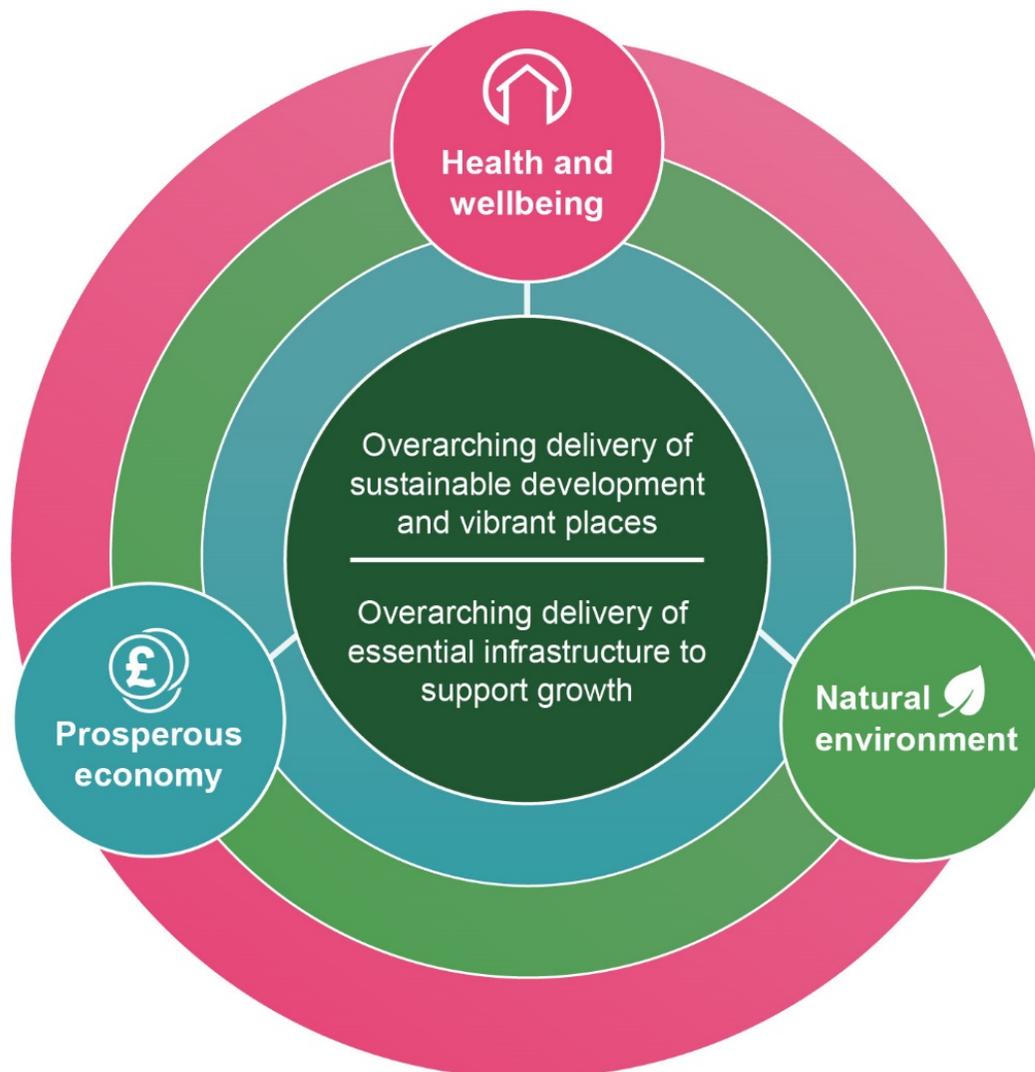


Diagram 5: How the objectives overlap and form the three themes of the Local Plan

Responding to climate change

There is a 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.



Theme 1: protecting and enhancing our natural environment



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 and enhance the environment 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 which contribute to its natural capital and provides 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 balance these pressures and protect and enhance the borough's natural capital, increase resilience to climate change, manage flood risk and minimise that impact from development and 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 conserve 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 of those that live, work and visit the borough.
- 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.

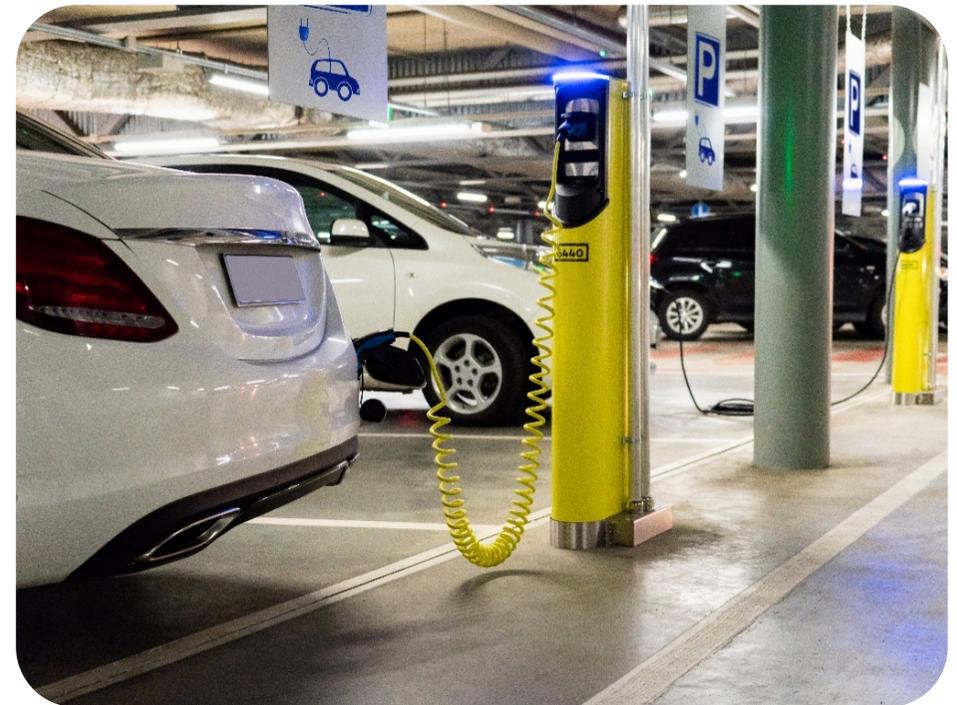


Improving air quality and reducing carbon emissions

- 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 e.g. introduction of 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 emissions including the requirement of zero carbon developments and reduction beyond maximum allowable emissions set out in Building Regulations.

Conserving and enhancing biodiversity

- Conserving 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 Special Protection Area (SPA).
- Improving ecology and ensure that 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 in the Green Belt, except where justified applying national policy.
- 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.
- Improving river and ground water quality and continue to work with the Environment Agency and other stakeholders on flood mitigation and resilience schemes.

Q4. Do you agree with the proposed policy directions?

Q5. Do you have any other comments (for example, other issues or directions we should consider?)

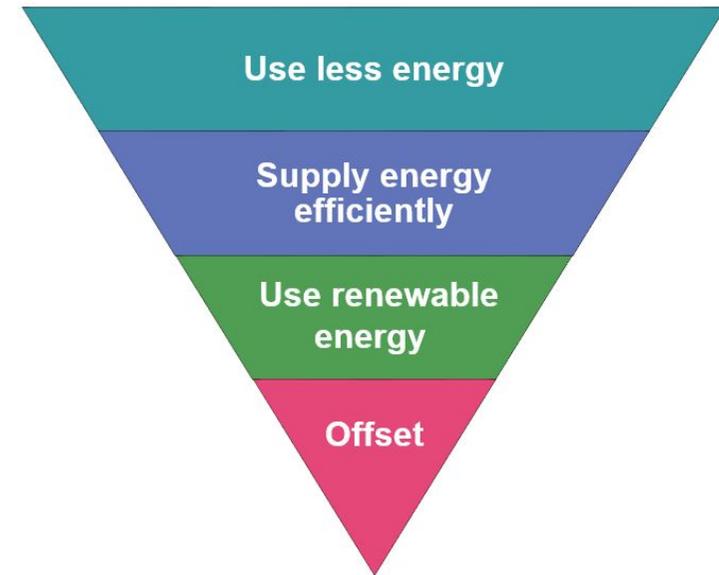


Diagram 6: Energy hierarchy

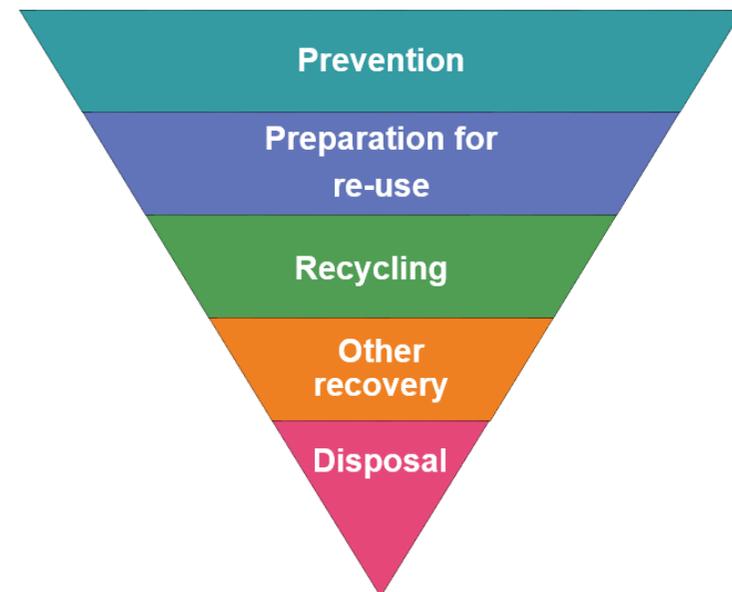


Diagram 7: Waste hierarchy

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 2019](#), 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 at 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, help to mitigate climate change, provide for clearer air, 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, 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 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-fibre 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.

Q6. Do you agree with the proposed policy directions?
Q7. 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 plays a key role in promoting and supporting our health and wellbeing. Therefore, good design is not just about the appearance, functionality and the performance of a building. It is also about the quality of the spaces between buildings, how they interact with one another, the materials used, the green infrastructure, the street furniture and public realm. Good design has the ability to make safer and more secure places, reinforce a sense of community, 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 and vulnerable 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, environment, 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 and has a positive effect on climate change adaptation, flood risk, the environment and wildlife.
- 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 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 businesses 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 in town and local centres.
- Encouraging the inclusion of new social and community facilities as part of residential or other mixed-use schemes.

Q8. Do you agree with the proposed policy directions?

Q9. Do you have any other comments (for example, other issues or directions we should consider?)

Getting involved

Why should I get involved?	Finding more information	Giving my view
<p>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 and opportunities and how the Local Plan could respond to these issues.</p>	<p>More detail is available in our background and technical documents, which can be found on our website at elmbridge.gov.uk/localplan</p>	<p>View the document and complete the questions online at elmbridge.gov.uk/localplan2020 by 11:59pm on 9 March 2020.</p> <p>You will need to register, and your comments, will be published along with your name and organisation. See our privacy notice on our website for further details.</p> <p>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 at the borough libraries and upon request by calling 01372 474474.</p>



Next steps

This consultation forms part of the early engagement with residents and stakeholders and is the third of five 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

Q10. As this consultation is the last of the early engagement on the Local Plan, do you have any further comments to make on this consultation or any of the previous consultations to date?



We are here