



Elmbridge

Borough Council

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By email

Dear Ms Masters,

Elmbridge Local Plan Examination – Housing Trajectory and five-year housing land supply

Thank you for your letter dated 02 May 2024.

Further to the pause of the Elmbridge Local Plan Examination as set out in your letter, please find appended to this letter the following documents:

- Housing trajectory and five-year housing land supply document;
- Housing trajectory detailed spreadsheet; and
- Updated Policy SS3(4) table setting out the distribution of development by settlement area.

The housing trajectory and five-year housing land supply document sets out the detailed methodology for each component of the housing trajectory. The land supply position at base date of 01 April 2024 is presented against both the standard method figure and the draft Local Plan housing requirement. The trajectory spreadsheet includes details on all the sites under construction, those with planning permission and the proposed site allocations, for the plan period 01 April 2022-2039/40.

The Council considers this to be the current and most up to date land supply position in the Borough and, as such, it supersedes previous information provided to the Examination on housing land supply.

Housing trajectory & five-year housing land supply

The updated housing trajectory runs from 2022 to 2039/40. The trajectory shows that in this 18-year plan period, there is a potential supply of 6,342 homes. Clearly this figure is less than that calculated by the standard method of 12,918 homes, and less

than the housing requirement as currently set out in the submission version of the Local Plan.

The documents also show that due to changes in land supply over the last 2 years the current five-year housing land supply position in the borough is below five years. Against the housing requirement in the draft Local Plan of 452 dpa the Council has 3.8 years of supply and against the standard method figure of 650 dpa the Council has 2.4 years of supply.

Implications for the submitted Elmbridge Local Plan

The Council is aware of the significance of this piece of evidence for the Local Plan and Examination, particularly the potential implications for the soundness of the Plan arising from a lack of a five-year housing land supply. The Council acknowledges the seriousness of this situation and has immediately begun to consider options to address these issues.

Early discussions on options have highlighted a preference to promote a main modification to reduce the housing requirement in the Local Plan. However, before the Council could properly promote such a modification to the Examination, it recognises that it would need to consider the implications of pursuing such an approach for compliance with its legal duties, including achieving sustainable development, mitigating climate change, and complying with the public sector equality duty. That will require further evidence gathering and presentation in a revised sustainability appraisal, which would also need to consider the reasonable alternative options for meeting the objectives of the Plan.

The Council remains committed to obtaining an up-to-date Local Plan and considers that continuing with the Stage 2 hearing sessions will provide an important opportunity for the Council to hear the views of third parties on the housing trajectory and also your views. The Council will then be in a position to consider these views when it considers options moving forward.

Yours sincerely,



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