Elmbridge Local Plan Consultation

September 20th, 2019
What is Happening?

• All Borough Councils have to prepare a 15-year Local Plan for housing growth.
• The Elmbridge Local Plan is out-of-date (2011) and has to be updated.
• The Local Plan must specify how many homes will be built, where (and where not), and when.
• The Plan must meet projected population growth estimates.
• This is the 4\textsuperscript{th} step in a multi-stage process that will continue to the adoption of a final Local Plan in January 2021.
• The draft Local Plan will be rigorously assessed by an independent Inspector.
  • EBC will need to be able to defend their decisions on where to build and where not to build.
Elmbridge housing numbers

Core Strategy Housing Target

Strategic Housing Market Assessment

National Standard Methodology

New Homes Built
Housing Target

Dwellings per annum


20/09/2019

A Voice for Oxshott
# Outline of Process

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Event</th>
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<tbody>
<tr>
<td>2019</td>
<td>Aug</td>
<td>6-week consultation</td>
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<tr>
<td></td>
<td>Sep</td>
<td>Study feedback; write draft plan</td>
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<tr>
<td></td>
<td>Oct</td>
<td></td>
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<tr>
<td></td>
<td>Nov</td>
<td></td>
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<tr>
<td></td>
<td>Dec</td>
<td></td>
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<tr>
<td>2020</td>
<td>Jan</td>
<td>6-week “representation”</td>
</tr>
<tr>
<td></td>
<td>Feb</td>
<td>Mar-2020 Submit draft plan to the Planning Inspector</td>
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<td></td>
<td>Mar</td>
<td>May-2020 Independent public examination</td>
</tr>
<tr>
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<td>Apr</td>
<td></td>
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<td>May</td>
<td></td>
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<tr>
<td></td>
<td>…</td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>Jan</td>
<td>Jan-2021 Adoption of new Local Plan</td>
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A Voice for Oxshott
2016 Consultation Responses

• There were only 3,436 responses – about 3% of the adult population of Elmbridge.

• Of those, 52% were from Cobham/Oxshott and 38% from the “Dittons”.
  • i.e. 90% of the responses came from 32% of the population.
  • But only 10% of the population of Cobham/Oxshott responded.

• Comments made have been taken account of.

• The 3 Options (numbers 1 to 3) which were considered at that time have been retained and 2 more Options (4 and 5) have been added.
Summary of 2016 Responses
with respect to Green Belt

Verbatim from EBC “Summary of Consultation Responses, July 2017, page 14, para 5.2

• “The vast majority of respondents opposed any amendment to the Green Belt boundaries in order to meet housing needs.

• “Responses considered Green Belt to be sacrosanct and that there are no exceptional circumstances under which it should be amended.

• “It was stated that Green Belt was being targeted as an ‘easy-option’ and that amending the boundary now would lead to further amendments in the future i.e. the thin end of the wedge.

• “A significant number of these responses also disagreed with the methodology used in assessing the Green Belt and the findings of this study.”
What is **this** Options Consultation?

Comments by Kim Tagliarini, Head of Planning Services, 2nd Sept. 2019:

- These are **not** 5 options for a plan
- There is unlikely to be a single Option that is applied across the Borough
- The Options are a mechanism to understand what is possible
  - The responses will be used as input for the next stage
  - “The art of the possible”
- EBC needs to know what approach is best for our area:
  - What is special about where you live
  - How would the different approaches to growth best fit with where you live
- There will not be a “one-size fits all” Local Plan across the Borough
- This consultation is **not** a vote or a referendum
- It does **not** set a preferred Option for the Local Plan
The 5 Options

Some things to note:

• The Options cover Urban and Green Belt developments.
  • Everything that is not Green Belt is by default Urban, including low-density residential estates.

• 2 Options do not meet the Government-mandated target of 9,345 houses.

• 3 Options take large areas of Green Belt

• All Options involve more-dense Urban development. Option 1 involves intense Urban development.
Option 4

Urban “Optimisation” – 5,300 dwellings in “urban areas” at average 65 dph
Shortfall of 4,000 dwellings
Option 1

Urban “Intensification” – 9,435 dwellings in “urban areas” at average 85 dph
Builds on playing fields and allotments and relocates them to Green Belt
Option 2

Urban “Optimisation” – 5,300 dwellings in “urban areas” at average 65 dph + 1,500 on 66 hectares Green Belt. Shortfall of 2,500 dwellings.
Option 5

Urban “Optimisation” – 5,300 dwellings in “urban areas” at average 65 dph + 4,100 on 338 hectares Green Belt
Option 3

Urban “Optimisation” – 5,300 dwellings in “urban areas” at average 65 dph + 11,000 on 618 hectares Green Belt. Excess of 7,000 dwellings.
## Summary of Options

<table>
<thead>
<tr>
<th>Option</th>
<th>Number</th>
<th>DPA</th>
<th>Urban</th>
<th>Green Belt</th>
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</thead>
<tbody>
<tr>
<td>4</td>
<td>5,300</td>
<td>353</td>
<td>Optimise – 65 dph</td>
<td>None</td>
</tr>
<tr>
<td>1</td>
<td>9,300</td>
<td>620</td>
<td>Intensify – 85 dph</td>
<td>Some transfer of use</td>
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<tr>
<td>2</td>
<td>6,300</td>
<td>420</td>
<td>Optimise – 65 dph</td>
<td>3% loss</td>
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<tr>
<td>5</td>
<td>9,300</td>
<td>620</td>
<td>Optimise – 65 dph</td>
<td>6% loss</td>
</tr>
<tr>
<td>3</td>
<td>16,300</td>
<td>1,087</td>
<td>Optimise – 65 dph</td>
<td>11% loss</td>
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</tbody>
</table>
## Option 4: Pros & Cons

<table>
<thead>
<tr>
<th>Option 4 - Pros</th>
<th>Option 4 - Cons</th>
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<tbody>
<tr>
<td>▶ Least number of new homes</td>
<td>▶ Greatest risk of rejection and substitution by worse policy</td>
</tr>
<tr>
<td>▶ Least demand on infrastructure</td>
<td>▶ Increase in urbanisation</td>
</tr>
<tr>
<td>▶ Preserves Green Belt</td>
<td></td>
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</tbody>
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20/09/2019
Potential Green Belt Developments around Oxshott

A Voice for Oxshott
What Can I Do?

• Participate in the consultation
  http://consult.elmbridge.gov.uk/consult.ti/system/register

• Choose Option 4

• Use prepared suggested text to complete the questionnaire
  – available via http://www.fedora.org.uk

• Contact voice.of.oxshott@gmail.com for any further assistance

• Get your friends involved
Where to Get More Information

• EBC website – Consultation Home Page
  • 11 documents including the Options Consultation Document and Questionnaire

• EBC website – the Evidence Base
  • Around 70 documents including e.g. Infrastructure Development Plan, Green Belt reviews, Urban Capacity Study, etc.

• EBC webcasts of recent meetings
Please Register and Respond to the Questionnaire