To do this we have to prepare a new Local Plan. If we do not prepare a plan, the Government will deliver new housing, we are not providing what is needed. We must look at new ways of providing more housing that is affordable to a much wider range of people. Elmbridge is one of the least affordable places to live in the country and whilst we have consistently delivered new housing, we are not progressing what is needed. We must look at new ways of providing more housing that is affordable to a much wider range of people.

Why Do We Need A New Plan?

Whilst our most recent plan is only 5 years old, the Government is now requiring all Councils to meet the need for housing and other development for their areas and to consider all options for doing this, including potentially amending Green Belt boundaries. Elmbridge is one of the least affordable places to live in the country and whilst we have consistently delivered new housing, we are not progressing what is needed. We must look at new ways of providing more housing that is affordable to a much wider range of people.

To do this we have to prepare a new Local Plan. If we do not prepare a plan, the Government will instruct others to do this on our behalf and it is likely that we will have to consider more planning applications that do not have the supported infrastructure and that don’t maintain the character of our towns and villages.

What Is This Consultation About?

This is the first stage of preparing the new Local Plan and sets out the overarching approach that the Council will take to meet the development needs for the Borough over the next 20 years. This includes identifying new areas outside of our towns and villages that have the potential to support development. However, at this stage, any sites in the Borough have been allocated for development. Any sites to be allocated for development will be identified and consulted on in the summer of 2017.

What Is A Local Plan?

The Local Plan sets out how and where new homes, offices and shops will be developed in Elmbridge over the next 20 years, in a way that is supported by infrastructure improvements and maintains the character of our towns and villages.

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04 Our Preferred Option
Option Two

Why And Where?

- Balances the need for housing whilst protecting the character of our towns and villages
- Land would be released if it delivered homes to meet our need for affordable homes and smaller properties
- Seeks development opportunities in those areas of the Green Belt that are only weakly meeting its purposes
- Enables development and infrastructure to be considered together

05 Other Key Issues

Other issues will need to be addressed and we want to hear your views on:

- What improvements do you think are needed to our infrastructure?
- How we can deliver homes for first time buyers, older people and Gypsies and Travellers.
- Should we maintain the protection and expansion of land containing offices, warehouses and factories and the jobs and businesses they support?
- How we can ensure our town and village centres remain vibrant retail areas.
- Which are the most important open spaces that should be protected and improved?