

Local Plan lessons from our neighbour?

2 December 2024



“Four more years?” is the resounding cry after a Surrey council has been moved back to square one with its plan for 8,000 new homes, potentially at a cost of £1m.

Local plans are a crucial framework for councils as they set out where and what type of development is allowed in the borough. Without one, developers effectively have a free-for-all to build where they wish and the council could struggle to defend it.

A planning inspector told Elmbridge Borough Council (EBC) in September to reconsider its local plan, especially to increase the number of affordable housing. Despite asking for a 12-15 month extension to straighten out its plan, after six years working on the proposals, the council was given a firm ‘no’ by the inspector.

Christa Masters, the independent planning inspector, judged that Elmbridge could not prove it had five years’ worth of housing for residents. The inspector has also labelled the borough – which includes Cobham, St George’s Hill and Weybridge – as one of the “least affordable in the country”.

The two choices in front of the council are to withdraw the plan and start again, or accept the inspector’s findings of the report being ‘unsound’ and leave the borough open to speculative development. A report will be presented to the council in February 2025 for the council to decide.

“It is clear to us that building new homes is not this government’s priority,” a statement read from three senior councillors. They said: “Instead, it seems intent on forcing Elmbridge Borough Council and our residents to restart the lengthy 3-4 year process of developing a new Local Plan, with the significant additional costs (potentially £1million) this will bring to the council.”

Council leader Mike Rollings, deputy leader Simon Waugh, and leader of Hinchley Wood Residents’ Association Janet Turner, who wrote the statement, said they have been left with no choice by the government than to start again.

A Ministry for Housing, Communities and Local Government spokesperson said the decision was up to an independent inspector who found the council’s plan ‘unsound’. They said: “We are in a housing crisis and all areas of the country need to play their part in building more and delivering the homes that communities need. We want to see every council have a local plan as soon as possible, but it is for an independent Inspector to examine a local plan to ensure it is sound and legally compliant.”

But not everyone has been so forgiving of the update on the Local Plan. Cllr John Cope, leader of the Conservative opposition on the council, said: “It’s now clear years of work and millions of pounds of local people’s money have gone down the drain – and an acute shortage of affordable housing allowed in Elmbridge.”

He added that the borough will “have to accept the Labour government’s 121% increase in top-down development targets meaning a huge loss of green belt and loss of local democratic control of planning – but with no new roads, GPs, or schools to support the development.”

Dr Ben Spencer MP (Runnymede and Weybridge) and Cllr Cope have also written a joint letter to Planning Minister Matthew Pennycook MP, urging him to review the situation. The pair ask him to grant the council an extension “so this can be resolved with minimal further financial drain on the council’s resources”.

In the letter, Dr Spencer and Cllr Cope also requested for Elmbridge residents to “not pay the consequences” of the failed Local Plan through “higher council tax and reduced local services”.

“As a Council, we have done everything right,” said Cllr Rollings, speaking to the Local Democracy Reporting Service (LDRS). He said the council has worked to prepare a Local Plan “that meets its responsibilities” but the government has “have constantly changed and shifted the goalposts”. He explained that mandatory housing targets have kept replacing each other and national planning policy is constantly being tweaked.

Cllr Rollings said: “As a Council leadership we will continue to work for the best outcomes for our residents. And we will do everything we can to protect the green spaces we all love.”