

Report on Brownfield Land Call for Sites



June 2017

Introduction

1. Between 26 September and 7 November 2016, Mole Valley District Council (MVDC) carried out a Call for Sites focussing on Brownfield Land. Landowners and other interested parties were invited to tell MVDC about previously developed land and other sites within built up areas which may become available for development over the next 15 years.
2. The purpose of the Call for Sites was to inform the first stage of preparation of a new Mole Valley Local Plan for the period 2018-2033. The key aim was to help MVDC understand the District's capacity to meet future development needs through reuse of brownfield or previously developed sites. The submitted information will also inform preparation of a Strategic Housing and Economic Land Availability Assessment, to be published at a later stage of Local Plan preparation.

Scope of Call for Sites

3. MVDC directly contacted over 500 landowners, developers and other relevant parties registered on MVDC's Planning Policy database. Information was also published on MVDC's website for the duration of the Call for Sites. Landowners, developers and other interested parties were invited to submit details of brownfield – or previously developed – sites as defined in Annex 2 of the National Planning Policy Framework (NPPF), under the heading "Previously Developed Land"¹
4. The gardens of private houses in built up areas are excluded from the NPPF definition of brownfield land. However, MVDC also invited submission of available garden sites, to help build up a wider understanding of the capacity for development within the District's towns and villages.
5. The Call for Sites focussed on sites of at least 0.25ha, or with a capacity of 5 dwellings/500sqm of employment floorspace or equivalent. These are the minimum thresholds set out in NPPG for preparation of a Strategic Housing and Economic Land Availability Assessment. MVDC has not identified any reason to adopt alternative thresholds.

¹ Annex 2 of the NPPF defines previously developed land as follows: "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time."

Analysis of Submitted Sites

6. The following tables summarise MVDC's views on the sites which were submitted during the Call for Sites and others which were already known to be potentially available for development.
7. **Tables 3.1, 3.2 and 3.3** identify sites which are considered to be potentially suitable for development, for residential, employment or other uses, as follows:
 - **Table 3.1:** Previously developed sites which are considered to have potential suitability for residential or residential-led mixed use development;
 - **Table 3.2:** Existing employment sites within the built up areas which MVDC believes should continue to be safeguarded for employment purposes;
 - **Table 3.3:** Sites which are in public ownership and which are considered to have potential to contribute to the District's wider needs during the plan period (e.g. for leisure uses or car parking) and/or where the potential future use of the site is still under consideration;
8. The above tables and the accompanying site assessments are also included in the Brownfield Land Availability Assessment June 2017. This is a key background document supporting MVDC's estimate of the existing capacity of the District's built up areas to accommodate development. The Brownfield Land Availability Assessment can be downloaded from www.futuremolevalley.org.
9. **It is emphasised that inclusion of a site in tables 3.1, 3.2 or 3.3 does not amount to a commitment by MVDC to allocate the site for development in the Local Plan or to grant planning permission following submission of a more detailed proposal.**
10. Site allocations will be informed by further community and stakeholder engagement, research and consideration of outstanding issues as Local Plan preparation progresses. In a number of cases, there are significant issues which would have to be addressed before a final decision could be made on the suitability of the site. At this stage, an initial assessment is presented without prejudice to any subsequent decision on any planning application which may be submitted.
11. An additional 36 sites were submitted during the Call for Sites but have not been included in MVDC's assessment of potential development capacity for a number of reasons, as follows:
 - **Table 3.4:** A number of small and/or relatively isolated sites within the Green Belt which were promoted during the Call for Sites for residential redevelopment, but are considered to make a positive contribution to the rural economy in their existing use, either for employment purposes or other "rural" uses;
 - **Table 3.5:** Sites which were promoted during the Call for Sites but which are not considered to comprise previously developed land or to have such a small area of previously developed land that they are, to all intents and purposes, greenfield sites. These sites will be revisited and considered at a later date, alongside other sites which may be promoted as a result of a further Call for Sites focussing on availability of greenfield sites;

- **Table 3.6:** Small garden land sites within the Green Belt, which technically fall within the definition of previously developed land (which only excludes garden land in built up areas), but where intensification of residential development would be inappropriate development and contrary to the NPPF;
- **Table 3.7:** Sites which are below 0.25ha in size or are considered to have a capacity below 5 dwellings/500sqm commercial floorspace or equivalent. These were the minimum thresholds for the Call for Sites, based on the recommended methodology for undertaking a Strategic Housing and Economic Land Availability (SHELAA) as set out in National Planning Policy Guidance.

SITE SUMMARY TABLES

12. Table 3.1 lists sites which are considered to have potential for redevelopment to residential or residential-led mixed use.
13. **Inclusion of a site in this document does not amount to a commitment by MVDC to allocate the site for development in the Local Plan or to grant planning permission following submission of a more detailed proposal.**
14. Site allocations will be informed by further community and stakeholder engagement, research and consideration of outstanding issues as Local Plan preparation progresses. In a number of cases, there are significant issues which would have to be addressed before a final decision could be made on the suitability of the site. At this stage, the following assessment – including the estimated potential capacity – is presented without prejudice to any subsequent decision on any planning application which may be submitted.
15. Detailed Site Assessments are provided the Brownfield Land Availability Assessment June 2017, which can be downloaded from www.futuremolevalley.org. The site assessments summarise the key information and issues which would need to be resolved. Table 3.1 provides a summary of the potential development capacity, based on the information set out in the assessments.

**Table 3.1: Sites with Potential Development Capacity:
Residential or residential-led mixed use**

Site Ref No.	Site Address	Site area (ha)	Potential use	Estimated potential capacity (net additional dwellings)	Timescale
AS048	Marsden Nurseries, Ashtead Park Garden Centre, Pleasure Pit Road, Ashtead Park KT21 1HU	1.283ha	Residential	15	1-5 years
BK021	Grove Corner, Lower Shott/Guildford Road, Bookham KT23 4LP	0.33ha	Mixed – residential and A1	5 (net)	1-5 years
BK049	Preston Farm, Lower Road, Bookham KT23 4EF	0.7ha	Residential	15	1-5 years
LH141	Claire House and James House, Bridge Street, Leatherhead, KT22 8BZ	0.21ha	Mixed – residential and A3	25	1-5 years
LH149	Kingston House Gardens, Leatherhead KT22 7HL	0.65ha	Residential	14 (net)	1-5 years

Site Ref No.	Site Address	Site area (ha)	Potential use	Estimated potential capacity (net additional dwellings)	Timescale
LH152	Land r/o Grantham House, 11-15 North Street, Leatherhead KT22 7AX	0.06ha	Residential	N/A – current application	1-5 years
DK103	Dorking Equestrian Centre, Downs Meadow, Ranmore Road, Dorking, RH4 1HW	0.6	Residential (if combined with adjacent Northside Works site DK175) or employment (if considered in isolation)	12	1-5 years
DK175	Northside Works, Ranmore Road, Dorking RH4 1HW	0.5	Residential (with potential to combine with adjacent Equestrian Centre DK103)	20	1-5 years
LH151	Prestige Carwash, Barnett Wood Lane, Leatherhead KT22 7DY	0.47ha	Residential	15	1-5 years
DK201	St Martin's Walk Centre (Upper Floors), Dorking RH4 1UX	0.5ha	Residential	40	1-5 years
LH019	Bull Hill, Leatherhead KT22 7AH	3	Mixed	120	6-10 years
HD001	Headley Court, Headley Road, Epsom KT18 6JW	33.2	Residential	90 (net)	6-10 years
LH084	Leatherhead Sorting Office & Telephone Exchange, Station Rd, Leatherhead KT22 7A	0.77ha	Residential	95	11-15 years
Total (1-5 years)				161	
Total (6-10 years)				210	
Total (11-15 years)				95	
Total				466	

Table 3.2: Safeguarded Employment Sites (Built Up Areas)

20. The following sites were promoted during the 2016 call for sites, in some cases with a view to their redevelopment for residential use. They are all previously developed land within the built up area. However, these sites are either within areas safeguarded for employment use or otherwise considered to be suitable, accessible employment sites which at this stage MVDC considers should continue to be safeguarded for employment purposes.
21. Although there may be potential for redevelopment and/or improvement of the existing buildings on these sites, the presumption at the time of preparing this assessment is that the sites would remain in employment use and continue to be available to meet MVDC's needs for employment land during the plan period. Therefore no assumption is made about at this stage about the potential capacity for residential development. However, it is recognised that there may be some scope for alternative use or mixed use development during the plan period, if it becomes clear that there is no reasonable prospect of employment use continuing.
22. Detailed site assessments are available in the Brownfield Land Availability Assessment June 2017, which can be downloaded from www.futuremolevalley.org.

Site Ref No.	Site Address	Site area (ha)	Potential Timescale
DK049	Station Road Depot, Station Road, Dorking RH4 1EH	0.43ha	1-5 years, subject to relocation of existing use
DK193	Clears Yard, South Street, Dorking, RH4 2HA & 17B Vincent Road, Dorking, RH4 3JB (Submitted under the name of Vincent Works)	0.31ha	1-5 years
DK195	Communications House/Electricity Cottage, Curtis Road, Dorking, RH4 1EJ	0.11ha	1-5 years
LH034	Former Leatherhead Food International site, Randalls Way, Leatherhead, KT22 7RY	1.52ha	1-5 years
AS082	Ermyn House (aka Esso House), Ermyn Way, Ashted KT22 8UX	8.6ha	6-10 years
LH037	Westminster House (aka Cassini Court), Randalls Way, Leatherhead, KT22 7TZ	0.26ha	Unknown

Table 3.3: Sites for Other Uses

23. The following sites are within public ownership and are considered to have potential to contribute to a range of needs which are likely to arise during the plan period (see column 4). Potential uses include leisure uses or car parking. In some cases, the range of appropriate uses remains under consideration.
24. Detailed site assessments are available in the Brownfield Land Availability Assessment, which can be downloaded from www.futuremolevalley.org.

Site Ref No.	Site Address	Site area (ha)	Potential use	Timescale
LH028	The Swan Shopping Centre, Leatherhead KT22 8AH	1.13	Intensification of use to create larger retail units, supporting leisure uses and a more user friendly car park.	1-5 years
LH158	Leatherhead Leisure Centre, Guildford Road, Fetcham KT22 9BL	13.27	Potential Leisure and Sports Uses	6-10 years
DK034	St Martin's Walk Car Park, Mill Lane, Dorking RH4 1D	0.58	Additional Car Parking	1-5 years

Table 3.4: “Rural Economy Sites”

25. The following sites were submitted during the Call for Sites, with a view to their potential residential redevelopment. These are all relatively isolated sites which are not closely related to any existing defined settlement. They are in a variety of uses which currently make a contribution to a diverse rural economy, including farm buildings converted to alternative business uses and a range of equestrian properties. All seven sites are within the Green Belt.
26. MVDC recognises that all the following sites include areas of previously developed land, although in some cases the area in question is only a small proportion of the total site area. However, at this stage in preparing the Local Plan, MVDC considers that these sites’ contribution to the rural economy outweighs the relatively modest contribution which each could make to meeting long term development requirements. As a matter of principle, it is not considered to be a sustainable approach for the Local Plan to rely on housing land supply from isolated, rural sites which are in existing beneficial uses.
27. Should redevelopment proposals come forward in the form of a planning application, this will be considered on its merits under current planning policies and any planning permissions granted on these or similar sites would contribute to MVDC’s supply of windfall sites.

Site Ref No.	Site Address	Total site area* (ha)	Potential Timescale
BT021	Reigate Road Quarry, Reigate Road, Betchworth RH3 7HB	2.4	6-10 years
BX004	Chestnut Lodge Farm, Boxhill Road, Boxhill KT20 7JS	0.5	6-10 years
CH016	Charlwood Place Farm, Norwood Hill Road, Charlwood RH6 0EB	2.2	1-5 years
DK189	Surrey Hills Business Park RH5 6QT and Coast Hill Farm, Sheephouse Lane, Wotton, Dorking RH5 6QH	4.3	1-5 years
HD004	Loretta Lodge, Tilney Lane, Headley KT18 6EP	4	1-5 years
HK021	Hookwood House, Reigate Road, Hookwood RH6 0HU	0.25	1-5 years
LG004	Brook Farm, Clayhill Road, Leigh RH2 8PA	0.78	1-5 years

* NB: site areas are for the whole site, as submitted during the Call for Sites. In some cases, the area assessed by MVDC as comprising previously developed land is considerably smaller.

Table 3.5: Greenfield Sites

28. The following sites were submitted for consideration during the Call for Sites: Brownfield Land but have been assessed by MVDC as being greenfield - or predominantly greenfield - sites. Most were proposed for potential residential development, although some were for other uses (e.g. employment)
29. The table includes some sites where there is an element of previously developed land, but where it appears clear that built development would inevitably have a significantly greater visual impact than the existing development. For example, some sites have significant areas of hardstanding or low-lying structures associated with historic uses, which do not currently have any material bulk or massing. Therefore redevelopment with new buildings would inevitably have a greater impact on the openness of the Green Belt and/or character of the countryside.
30. The potential of these sites to contribute towards development needs may be re-assessed at a later stage of Local Plan preparation. However, this will depend upon selection of a preferred strategic direction for development. This stage will not be reached until due consideration has been given to views expressed during public consultation of the issues and options².

Site Ref No.	Site Address	Site area (ha)	Potential Timescale
BK086	Great Bookham Equestrian Centre, Dorking Road, Great Bookham KT23 4PZ	28.0	1-5 years
BR008	Former Sewage Works, The Borough, Brockham, RH3 7NB	3.6	1-5 years
BR018	Old Nursery, Wheelers Lane, Brockham RH3 7HJ	0.25	1-5 years
BT015	Betchworth Quarry, Station Road, Betchworth RH3 7BU	5	1-5 years
BT020	The Barley Mow, Old Reigate Road, Betchworth RH3 7HF	0.19	Unknown
DK094	Former Chalcraft Nurseries, Reigate Road, Dorking, RH4 1NP	2.6	1-5 years
DK095	Chennells Nursery, Ridgeway Road, Dorking RH4 3AN	2.62	1-5 years

² See Future Mole Valley: Issues and Options, Setting a Strategic Direction for Development, available to download from www.futuremolevalley.org.

Site Ref No.	Site Address	Site area (ha)	Potential Timescale
DK107	Sondes Place, Westcott Road, Dorking RH4 3GD	3.2	1-5 years
DK192	Land at Dorking Sewage Treatment works, Pixham Lane, Dorking RH4 1P	0.49	Unknown
FT031	Elmer Works, Guildford Road, Hawks Hill, Fetcham, KT22	2.38	1-5 years
FT043	Fetcham Springs, Cobham Road, Fetcham KT22 9AR	19.0	1-5 years
LH095	Pachesham Golf Centre, Oaklawn Road, Leatherhead KT22 0BP	12.8	1-5 years
LH153	Pachesham Farm, Randalls Road, Leatherhead KT22 0AL	24.0	11-15 years
LH154	Land at Leatherhead Sewage Treatment works, Randalls Road Leatherhead KT22 0BA	1.0	Unknown
ND001	Land to the rear of Six Bells, Village Street, Newdigate RH5 5DH	1.6	1-5 years
OK014	Market Garden Nursery, Coles Lane Ockley RH5 5LS	1.43	1-5 years
WA003	Land Rear of Brambletye, Horsham Road, Walliswood RH5 5RL	1.5	1-5 years
WC011	Westcott House, Guildford Road, Westcott, RH4 3QD	6.5	1-5 years
WH003	Land Fronting Westhumble Street, Westhumble Street, Westhumble RH5 6AF	0.75	1-5 years

Table 3.6: Garden land outside the Built up Area

31. The following sites were submitted for consideration during the Call for Sites. These are garden land sites within the Green Belt. All four sites were promoted for additional residential development.
32. Garden land within the Green Belt does technically fall within the definition of previously developed land, which only excludes garden land in built up areas. However, intensification of such land would be inappropriate development and contrary to the NPPF.
33. Sites in this category would only provide capacity for residential development if the land was released from the Green Belt. Therefore no assumption has been made about their residential capacity at this stage.

Site Ref No.	Site Address	Site area (ha)	Potential Timescale
AS056	Land at the Pines, Farm Lane, Ashted KT21 1LU	2.1	1-5 years
BU006	The White House, Old Road, Buckland RH3 7DZ	0.26	1-5 years
DK109	Sandells, Reigate Road, Dorking RH4 1PA	0.52	1-5 years
LH157	Ash House and Jonakai House, Oxshott Road, Leatherhead KT22 0EN	0.56	1-5 years

Table 3.7: Small Sites

34. The following sites were submitted for consideration during the Call for Sites, but are considered to be below the minimum size threshold for the Strategic Housing and Economic Land Availability Assessment (minimum of 0.25ha or capacity for at least 5 dwellings/500sqm of commercial floorspace or equivalent). All the sites listed were proposed for potential residential development.
35. The list includes sites which are larger than 0.25ha but where MVDC considers that other constraints (such as heritage or character considerations) are such that the capacity would be no more than five dwellings.
36. Any proposals for redevelopment of these sites could still come forward in the form of a planning application. Sites of this scale would contribute to the District's capacity for windfall development.

Site Ref No.	Site Address	Site area (ha)	Potential Timescale
BK085	Land at Maddox Farm, Maddox Park, Little Bookham KT23 3BP	0.64	1-5 years
DK084	The Foundry, West Street, Dorking RH4 1DJ	0.08	1-5 years
DK190	Garage block at Myrtle Road, Myrtle Road, Dorking RH4 1DQ	0.04	Unknown
LH150	Givons House, Garden Close Leatherhead KT22 8LY	0.25	1-5 years
ND011	Land to the rear of The Six Bells (PH), Village Street, Newdigate RH5 5DH	0.2	1-5 years
WA002	Land adj. to The Scarlett Arms (PH) Walliswood Green Road, Walliswood, RH5 5RD	0.1	1-5 years

