

## Agenda Item 7

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<b>Wards affected</b>	All	<b>Key Decision</b>	Yes
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<b>Subject</b>	Future Mole Valley Local Plan – local housing need and principles of site selection; and updating the Local Development Scheme.
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### RECOMMENDATIONS

1. To note the revised policies in the National Planning Policy Framework, in particular the requirement that strategic policies should provide for objectively assessed needs for housing and other uses, using the standard method (441 dwellings per annum)
2. To agree the methodology summarised in paragraphs 5.7-5.9 and 5.13-5.25 for assessing sites as part of the greenfield preferred options.
3. To approve the revised Local Development Scheme 2018 (annex 1).

### EXECUTIVE SUMMARY

Producing a Local Plan is one of the key responsibilities of MVDC as a planning authority. It will play a major role in meeting the needs and aspirations of people who want to live, work, do business and spend their leisure time in the District.

Following the 2017 consultation on issues and options for meeting development needs and the selection of preferred options in November 2017, detailed work has been carried out to explore the potential for meeting development needs over the Plan period. The preferred options take account of other strategies and programmes that are emerging or have been adopted by MVDC, and which have land use implications. The report sets out the work that has been carried out so far, including expected housing delivery from the different options being assessed.

In July 2018 the National Planning Policy Framework was revised, with implications for development of the Local Plan. The report sets out the most important changes and how they impact on plan making and housing delivery.

Although good progress has been made on aspects of the Plan, some delay has built up such that an update is now required to the timetable for progressing the Local Plan. A revised Local Development Scheme is proposed that seeks to strike a balance between

bringing forward the Local Plan as quickly as possible while allowing sufficient time for evidence gathering and Member discussion, and which schedules public consultation in an appropriate period.

## **CORPORATE PRIORITIES**

### **ENVIRONMENT: a highly attractive area with housing that meets local need**

- Protect and enhance the natural and built environment through land designations and policies
- In consultation with the community, develop plans for how land is used in Mole Valley, setting out proposals for residential, leisure, and commercial development, which balance residents' needs with protection of the Green Belt
- Pursue policies that encourage the creation of affordable housing
- Work with other agencies to protect the District from the effects of climate change and environmental pollution, paying particular attention to flooding and air quality

### **PROSPERITY: a vibrant local economy with thriving towns and villages**

- Continue to drive the transformation of Leatherhead Town Centre and support the market-town culture and economy of Dorking
- Work with rural communities and businesses to build on their unique strengths and address their challenges, helping them thrive and become more sustainable
- Adopt a pro-business outlook across the District addressing infrastructure needs which balance the needs of residents and local businesses

### **COMMUNITY WELLBEING: active communities and support for those who need it**

- Improve opportunities for residents to live safe and healthy lives

## **The Cabinet has authority to determine the recommendations**

### **1.0 Background**

- 1.1 In March 2016, the Council agreed to begin developing a new Local Plan. Initial work focused on gathering evidence to forecast development needs over the 15 year Plan period of 2018-2033; and an assessment of likely supply.
- 1.2 A 'brownfield first' approach has been taken, with the need for new development being met within built up areas or on previously developed land so far as possible. However, it is clear that not all demand can be met on brownfield sites, and it is necessary to explore other options for delivering growth. A sequential approach has been taken looking firstly at options for increasing capacity on brownfield land; then opportunities for meeting demand outside the District; and finally options for the release of greenfield land.
- 1.3 The key issues arising from the evidence and broad options for addressing development needs were consulted upon over the summer of 2017. In

November 2017, having regard to the evidence on demand and supply, and responses from the 'Issues and Options' consultation, the Executive agreed to focus on a number of preferred options for identifying new development sites:

#### Brownfield Options

- Town centre redevelopment
- Limited reallocation of commercial and retail land
- Mixed use redevelopment
- Targeted increases in suburban densities

#### Greenfield Options

- Urban extensions
- Expansion of one or more rural village
- Modest additions to rural villages

1.4 Officers are working to develop these options in more detail. As well as identifying sites, work is also going on to develop general planning policies to address generic issues and develop supporting documents, such as an infrastructure delivery plan, to underpin the Local Plan.

1.5 While residential development is the largest and most pressing of the development needs forecast over the plan period there are also other development needs that need to be accommodated. The Plan will therefore include opportunities for commercial (industrial, office and warehouses), retail, leisure and entertainment uses.

## **2.0 Changes to the National Planning Policy Framework**

2.1 National planning policy is contained in the National Planning Policy Framework (NPPF). The NPPF was revised in July 2018. Among the changes made were three that are important for plan making in Mole Valley.

#### Meeting objectively assessed need

2.2 Firstly, national policy for plan making<sup>1</sup> has been amended to give greater emphasis to meeting objectively assessed need, particularly for housing, and also need that cannot be met in neighbouring areas. It states that:

- *plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be*

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<sup>1</sup> NPPF paragraph 11.

*met within neighbouring areas, unless:*

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>2</sup>; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*

#### Standard method for calculating housing need

- 2.3 Secondly, to determine the minimum number of houses needed (termed 'local housing need'), the NPPF has adopted a standard method of calculation. This standard method has replaced the Strategic Housing Market Assessment (SHMA) undertaken in 2016. Using the standard method, the annual local housing need for Mole Valley is now **441 dwellings per annum** (6600 dwellings over the 15 year Plan period<sup>3</sup>). This represents an uplift of 13% compared to the forecast of 391dpa under the SHMA. It will require a built out rate over twice that needed to achieve the current housing target in the Core Strategy of 188dpa.
- 2.4 The standard method of calculation in part uses national household growth forecasts to determine local housing need. The household growth projections are updated every two years and a new dataset was recently published in September 2018. Largely because of changes to the way the dataset was calculated, household growth projections have reduced significantly. Because this would have a significant effect on local housing need, the Government has already indicated that it intends to amend the standard method of calculation to ensure that its objective of significantly boosting housing supply continues to be met. The amended standard method of calculation is awaited but is expected to be published by January 2019 at the latest.
- 2.5 For the Local Plan to be found sound, it has to conform to national policy, in particular the requirement to meet objectively assessed need as a minimum unless there are justified reasons for not doing so. Work on identifying sites to deliver local housing need over the Plan period is proceeding on that basis. Plan making is continuing on the assumption that local housing need will continue to be around 441dpa, with any necessary adjustments being made once the revised standard method is published.

#### Exceptional circumstances for release of Green Belt

- 2.6 Thirdly, more detailed guidance has been provided on when Green Belt should be released.

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<sup>2</sup> NPPF footnote 6. The policies referred to include: habitats sites, Green Belt, Local Green Space, Areas of Outstanding Natural Beauty, irreplaceable habitats (eg: ancient woodland), designated heritage assets, and areas at risk of flooding.

<sup>3</sup> Using 2016 household projections.

- 2.7 The NPPF continues to assign strong protection to the Green Belt. Once established Green Belt boundaries should only be altered in exceptional circumstances, and then only as part of the review of a local plan. Exceptional circumstances will only exist where a planning authority has examined fully all other reasonable options for meeting identified need for development and there remains unmet demand. In particular a strategic plan will be expected to have examined the following options:
- 1) make as much use as possible of suitable brownfield sites and underutilised land
  - 2) optimise density of development, particularly in town centres and other locations well served by public transport
  - 3) be informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need
- 2.8 The plan making process following by Mole Valley accords with this guidance. The 'brownfield first' approach outlined above seeks to make the most effective use of brownfield land within Mole Valley. The brownfield options seek to further develop the use of brownfield land, including increasing density and making more use of land in or close to town centres and/or areas around main railway stations. Engagement with neighbouring authorities indicates that they are unlikely to be able help meet demand. It follows that, with a residual unmet housing demand, exceptional circumstances do exist and it will be necessary to investigate amending the Green Belt. The preferred greenfield options develop this theme in more detail.

### **3.0 Housing Delivery**

- 3.1 Development to meet local housing need of 6600 dwellings over the Plan period is planned to be delivered in the following ways.
- 3.2 Development on brownfield land – 2900 dwellings. This form of development is made up from a number of different sources including existing planning permissions, previously developed land with potential for redevelopment, an allowance for windfall sites, and allocated housing sites in the existing Local Plan that have yet to be developed. A summary of brownfield sites is contained in the Brownfield Land Availability Assessment June 2017<sup>4</sup>. The capacity of brownfield land is constantly changing as existing sites are developed and new ones become available. The Assessment will need to be updated prior to submitting the Plan for examination.
- 3.3 Maximising brownfield capacity – 1200 dwellings. The four preferred brownfield options – town centre regeneration, reallocating employment land, mixed use development, and increasing suburban densities - will all help deliver additional housing capacity within existing built up areas or on previously developed land. The additional capacity will need to be justified by reference to individual sites or clearly defined policies and this forms part of the work being carried out to

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<sup>4</sup> Published at [www.futuremolevalley.org](http://www.futuremolevalley.org)

demonstrate such capacity as part of the draft Plan.

- 3.4 Notwithstanding the above housing delivery on brownfield land, there would remain an unmet housing need of some 2500 dwellings. Site allocations to meet this housing need, including a buffer to allow for flexibility in housing delivery and to adapt to rapid change, will be sought primarily under the greenfield preferred options of urban extensions and/or the significant expansion of one or more village.
- 3.5 The third greenfield preferred option - modest additions to rural villages – while contributing towards housing need is principally aimed at improving community resilience by providing small additions to the rural housing stock where appropriate. Parish councils and village associations have been asked to work in partnership with Mole Valley in identifying suitable sites.
- 3.6 Neighbouring authorities further ahead in their plan making activities have had to tackle similar issues to that facing MVDC, in particular whether to meet objectively assessed housing need and the release of greenfield land.
- 3.7 In none of the districts have these been easy decisions to make. In some cases initial attempts to form a plan without releasing greenfield land despite there being unmet demand were rejected at examination (Waverley Borough Council) or pre-examination meeting (Reigate and Banstead Borough Council) by local plan inspectors. Both authorities had to reassess their approach and revise their plans to include greenfield releases. Other Surrey authorities are currently consulting on plans which include greenfield releases (Guildford Borough Council, Tandridge District Council and Woking Borough Council).
- 3.8 Prior to publication of the original NPPF in 2012 (and for a short while afterwards), some authorities were able to adopt plans that did not fully meet their objectively assessed needs (for example Woking Borough Council and London). With Government policy now firmly set on boosting housing supply, those early decisions have had consequences for their neighbouring authorities. For example Waverley was not only required to meet its own housing need, but has had to accommodate an element of Woking and London's unmet need. Guildford has also had to accommodate part of Woking's unmet need.

#### **4.0 Brownfield Options**

- 4.1 Four brownfield options for accommodating new homes are being investigated in more detail. A number of these options also provide opportunities for meeting other development requirements, for example commercial and retail space.

##### Town Centre Redevelopment

- 4.2 This approach involves delivering higher density development on sites in town centre locations. The greatest opportunity lies in Leatherhead town centre, where MVDC is already exploring the potential for redevelopment as part of the Transform Leatherhead programme. The freehold purchase of the Swan Centre by MVDC emphasises its commitment to improving the town centre with a wider range of retail, commercial, entertainment and residential uses. Other sites,

including Bull Hill and Clare House and James House, will accommodate carefully sited buildings of contemporary design to a high quality. Redevelopment will include significant improvements to landscaping and the public realm providing an attractive environment in one of the most sustainable locations in the District.

- 4.3 Because of the complexity of the Transform Leatherhead programme much of the detailed design will need to take place after adoption of the Local Plan. Given the different timescales, such detailed layout and design would be more appropriately guided in a separate area action plan that could follow on. It will however be necessary to establish the overall scale of development and the range of uses that will be delivered through the Transform Leatherhead programme, so that they can be taken into account in meeting the wider development needs of the District.
- 4.4 Opportunities for town centre redevelopment are much more limited in Dorking. The Dorking Town Centre Transport Study, which is nearing completion, indicates that little additional capacity can be achieved within the current road network, and that most options for mitigating congestion rely on 'softer' approaches by encouraging the use of walking, cycling or public transport. There may be better development opportunities around Dorking Station and these will be explored as part of the Local Plan.
- 4.5 Smaller neighbourhood centres do not offer the same opportunities for town centre redevelopment, although higher densities proportionate to their size may be an option to explore (see the increasing suburban densities option below).

#### Limited Reallocation of Commercial and Retail Land

- 4.6 Forecasts of demand for future employment floorspace indicate that there will be a small surplus of commercial and retail land over the plan period, which could be reallocated to provide additional housing.
- 4.7 It is necessary to ensure that sufficient employment land is safeguarded to maintain the continued economic health of the District, and provide flexibility for changes in commercial and retail needs over the plan period, in support of the Council's Economic Prosperity Strategy. To that end the Council has adopted an Interim Policy Statement on Employment Land, which sets out principles for identifying which employment land should continue to be safeguarded for commercial purposes, and where opportunities might lie for reallocation. Work is ongoing to identify the quantum and location of such sites.

#### Mixed Use Redevelopment

- 4.8 This approach focuses on redeveloping underused sites to provide a mix of uses at a higher density in a more efficient manner. One example of this approach which has been discussed in some detail is the redevelopment of the civic area around Pippbrook in Dorking, although no firm decisions have yet been made that could be included in the draft Local Plan.
- 4.9 The difficulty with planning for mixed use development is the availability of sites,

and the willingness of landowners to consider redevelopment, often in cases where there is an existing use operating on the site. These factors have made it difficult to identify specific sites. It is likely that if this particular preferred option is taken forward in the Local Plan, it will have to be through enabling policy rather than by site allocation.

#### Targeted Increases in Suburban Densities

- 4.10 The revised NPPF advises that planning authorities should support development that makes efficient use of land, and that plans should contain policies to optimise the use of land, including minimum density standards for town centres and other locations that are well served by public transport. Achieving appropriate densities is especially important where there is an existing or anticipated shortage of land for meeting identified housing needs.
- 4.11 Mole Valley contains a number of areas of low density housing. These areas are valued by their residents for their high level of residential amenity. For the most part, existing policies require development within them to respect the existing character of the area delivering similar sized dwellings, albeit typically on smaller plots.
- 4.12 Two and three bedroom dwellings are seen as a priority to re-balance the housing mix in some of the suburban areas. The new Local Plan will consider policies consistent with supporting this rebalancing, which will lead to a targeted increase in density in some locations. Policies might concentrate smaller units around neighbourhood centres and/or a proportion of smaller units on any housing sites brought forward.
- 4.13 It is considered that a targeted approach to increasing suburban densities can be achieved without a loss of amenity of character if addressed in a sensitive way. There is an opportunity through the Local Plan to build on work done by others taking account of experience gained through recent development.
- 4.14 One other trend that has taken place over the years is the redevelopment fronting the main road network in these areas. Redevelopment has generally continued the pattern of large buildings in spacious grounds, but divided into a number of apartments rather than single dwellings. The same form has been followed by retirement schemes. It is considered that this form of development is a further opportunity for increasing densities while limiting the impact on the lower density residential estates lying behind the main road network.

### **5.0 Greenfield Options**

- 5.1 The residual unmet housing demand, taking account of forecast demand and identified supply on brownfield sites, is approximately 2500 dwellings. The preferred options being explored in more detail to achieve strategic-scale housing development on greenfield sites are: urban extensions; and the significant expansion of one or more village. The third greenfield preferred option - modest additions to rural villages – will contribute towards housing growth but is primarily aimed at improving community resilience.

### Urban Extensions

- 5.2 This option would involve significant expansion of one or more of the larger built up areas in Mole Valley – Dorking, Leatherhead, Bookham, Fetcham and Ashted. It would create one or more new residential neighbourhoods, together with the roads and other infrastructure necessary to support the new population. Depending on size and location, urban extensions may include other uses, such as a neighbourhood centre, and ancillary open space.
- 5.3 In terms of accessibility, limiting impact on the Green Belt, and proximity to services, there is a strong argument in favour of urban extensions as an option for delivering large-scale housing.

### Expansion of One or More Rural Village

- 5.4 This option would involve the significant expansion of one or more villages in the rural area of Mole Valley. A village expansion of this nature would provide significant housing development but would inevitably substantially change the scale and character of the village. Services and transport links would be based on the original village centre, but would need to be significantly enhanced to support the new housing.
- 5.5 Expanding one or more rural villages would be a significant change in the planning approach taken in the District over the last few decades. It would give rise to a range of challenges including integration with an established community, impact on the countryside and provision of infrastructure.
- 5.6 While not underestimating these challenges, they are equally applicable to most large-scale housing development, including urban extensions. One of the biggest differences between an urban extension and a village expansion, is that with a village expansion new residents would have to access higher order services by travelling to towns or larger urban areas. The need to maximise the sustainability of such a development is therefore a key factor and would limit locations to those villages with good road and rail links, or where such links could be provided as part of the development.

### Methodology for Identifying Greenfield Sites

- 5.7 It is important that a consistent and objective approach is used to identify possible greenfield sites. For that reason, the same method will be used to assess urban extension and expanded village sites, with the analytical process picking up the differences between urban and rural options, including relative levels of accessibility, landscape impact and availability of public services.
- 5.8 A greenfield call-for-sites was carried out between December 2017 – February 2018, in which landowners and developers were able to indicate land that was available for development. These sites will be subject to analysis using the following method:
1. Assessment of Strategic Fit – each site is assessed on whether it is consistent with one or more of the preferred development options chosen by

the Council

2. Constraints Analysis – each site is assessed against recognised national and local constraints that preclude strategic-scale development. The constraints are set out in more detail in supporting evidence<sup>5</sup>, and include designations such as:
    - Area of Outstanding Natural Beauty
    - Areas of Great Landscape Value
    - Special Area of Conservation
    - Sites of Special Scientific Interest
    - Registered Historic Parks and Gardens
    - Land at risk of flooding
    - Common land
    - Inalienable land (National Trust)
    - Land subject to Aircraft Noise (Gatwick)
  3. Green Belt Review<sup>6</sup> – each site within the Green Belt is assessed against the extent to which the area in which it lies fulfills the five purposes of the Green Belt as defined in the NPPF.
  4. Sustainability Appraisal – each site is assessed against sustainability objectives which have been agreed by all East Surrey planning authorities<sup>7</sup> to ensure consistency and meet statutory requirements<sup>8</sup>. The sustainability appraisal assesses each site against a range of economic, social and environmental objectives under the following headings:
    - Housing
    - Health and wellbeing
    - Historic and cultural assets
    - Travel and sustainable transport
    - Making best use of previously developed land
    - Economic growth
    - Employment opportunities
    - Greenhouse gas emissions and low carbon economy
    - Using natural resources prudently
    - Climate change
    - Flooding
    - Water
    - Land contamination and soil quality
    - Air quality, noise, and light pollution
    - Landscape character
    - Biodiversity
- 5.9 The result of this ‘sieving’ process will be to identify strategic-scale sites that may have potential for development.

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<sup>5</sup> Constraints Analysis, May 2017.

<sup>6</sup> The Green Belt Review will be published with the draft ‘preferred options’ Plan

<sup>7</sup> The East Surrey authorities are: Mole Valley District Council, Elmbridge Borough Council, Epsom and Ewell Borough Council, Reigate and Banstead Borough Council and Tandridge District Council

<sup>8</sup> Town and Country Planning (Environmental Impact Assessment) Regulations 2011

### Modest Additions to Rural Villages<sup>9</sup>

- 5.10 Separate to the two greenfield options for strategic-scale housing described above work has also been carried out to develop the preferred option of modest additions to rural villages. The purpose of allowing modest housing development is not so much to meet wider housing demand, although it will contribute towards that aim, but more to support the social vitality of the villages. It is the case that many villages in Mole Valley have had little if any development for many decades. A small increase in population, particularly of younger people or families, could help community resilience in villages which are experiencing an ageing population and the loss of services. This option also supports an objective in the Mole Valley Rural Community Strategy for providing rural housing.
- 5.11 All parish councils and village associations were visited by officers during January-February 2018 to explain the purpose of the preferred option and invite them to work in partnership with MVDC in shaping future development in their villages. They were visited again during July-September 2018 to discuss initial ideas to enable modest development in villages, including new or amended village boundaries, inseting areas of land from the Green Belt, and allocating sites for housing.
- 5.12 Details of the ideas discussed with parish councils and village associations are available to view<sup>10</sup>. These follow a consistent approach to making modest additions focused on settlements that are or could be defined as villages in Mole Valley.

### Methodology for Identifying Potential Modest Additions to Rural Villages

- 5.13 Each village has been reviewed to assess the scope for modest additions or expansion in one or more of the following ways:
- Define a new boundary around village that is currently undefined
  - Extend existing village boundary
  - Inset compact areas of development within a village boundary
  - Allocate small sites for housing in or adjacent to a village boundary

#### *Defining new or extending village boundaries*

- 5.14 Village boundaries have been drawn having regard to the compact, substantially developed areas of each settlement. Boundaries exclude low density residential areas and isolated or loose knit groups of dwellings, even if they are on the edge of more compact development. Occasionally there may be more than one

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<sup>9</sup> 'Modest additions' in the context of this preferred option is a matter to be determined for each village depending on individual circumstances and the ambitions of the community. Additions are not expected to be of a size that would alter the character of a village or place significant additional pressure on local infrastructure. Where site allocations have discussed with parish councils and village associations, these have generally been of the order of a 5-10% increase in dwellings within a village.

<sup>10</sup> [www.futuremolevalley.org/modestadditionstoexistingvillages](http://www.futuremolevalley.org/modestadditionstoexistingvillages)

substantially developed area to a village, which may be defined with separate boundaries.

- 5.15 There are some smaller villages in Mole Valley that do not exhibit any compact or substantially developed areas of development and therefore have no defined village boundary.
- 5.16 National planning policy advises that village boundaries should be defined using physical features that are readily recognisable and likely to be permanent. Some changes have been proposed to realign settlement boundaries to follow defined features on the ground where possible. There may be some curtilages, particularly on the edges of villages where that is not appropriate and which will be judged on their own merits.

*Insetting from the Green Belt / countryside*

- 5.17 In the Green Belt, national planning policy guidance specifies that villages whose open character makes an important contribution to the openness of the Green Belt should be included in the Green Belt. In all other cases, villages should be inset (removed) from the Green Belt. Particularly important or special characteristics of a village can be protected through other means, for example a Conservation Area. This guidance has been taken into account in deciding whether it should be proposed that land within a village boundary should be inset or continue to be washed over by the Green Belt or countryside.
- 5.18 On land within a village boundary which is also inset from the Green Belt / countryside, limited residential development is allowed in principle. 'Limited residential development' includes development constituting more than just infilling, including development in depth.
- 5.19 On land within a village boundary which is washed over by the Green Belt, infilling only is allowed. "Infilling" is defined as the development of a small gap in an otherwise built up frontage, or the small scale redevelopment of existing properties within such a frontage.
- 5.20 In some cases a village may exhibit varying characteristics that mean that within the village boundary some parts are inset and other parts continue to be washed over by the Green Belt or countryside designation.

*Allocating Sites for Housing*

- 5.21 Sites that have the potential to accommodate additional housing have been identified in the work carried out so far. In all cases these sites are within or adjacent to a village boundary. One advantage of allocating sites in the Local Plan is the type and scale of development can be more closely defined through accompanying policies.
- 5.22 Housing sites that fall outside a village boundary have been excluded from the site assessment process that has been carried out as they would fail Green Belt/countryside policy and be inconsistent with the approach described above. Policies allowing the redevelopment of previously developed sites in the Green

Belt/countryside will continue to apply.

- 5.23 The detailed form of residential development on sites which may have development potential has yet to be determined, but the size, type and tenure of houses will be informed by discussions with parish councils and village associations. A proportion of affordable housing in accordance national and local planning policy will be sought on these sites.
- 5.24 There may be more than one allocated housing site proposed in a village. In some cases these can be considered in combination or as alternative options.
- 5.25 Proposals to define new or extend existing village boundaries, inset land from the Green Belt and/or allocate sites for new village homes will be consulted on as part of the Local Plan. The consultation proposals will be informed by the feedback that has been received from parish councils and village associations following discussions with them as described in paragraph 5.11 above. The views of parishes and associations will be published as part of that consultation.
- 5.26 It was decided to seek the views of parish councils and village associations specifically at an early stage in the process, ahead of the public consultation on the draft 'preferred options' Plan. The reason for doing so is that parish councils do now have a greater role in the planning process. The revised National Planning Policy Framework promotes the involvement of local communities in plan making, for example through neighbourhood development plans and neighbourhood development orders, working in combination with the strategic policies of the planning authority. In Mole Valley there are also parishes who, while not having a neighbourhood development plan, would like to work with MVDC to deliver local aspirations for development.

## **6.0 Next Steps**

- 6.1 Work is progressing on the assessment of sites<sup>11</sup> to meet development needs over the Plan period. Detailed negotiations are required with land owners and/or developers to determine whether specific sites are available for development in principle, suitable for the type of development proposed, and viable having regard to site constraints and planning requirements.
- 6.2 In parallel to this work, discussions are required with infrastructure providers to determine what additional infrastructure is required to support housing growth of the scale envisaged. As part of the assessment of infrastructure requirements, County Council officers are carrying out District-wide transport modelling work to better understand the impact of different development options.
- 6.3 The Plan will include policies on other aspects of development, including affordable housing provision, development management policies, gypsy and traveller site provision, parking and technical standards, and a whole plan viability assessment. Additional evidence required to support these policies is being gathered at present.

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<sup>11</sup> They include brownfield and greenfield sites as well as those sites that would constitute modest additions to villages.

6.4 Decisions about which sites<sup>12</sup> should be allocated for new homes in the Local Plan will be made by Members in the same manner as decisions on other land allocations and policies in the draft Plan. Those decisions will need to be based on evidence and made within the context of the preferred options for the location of new development, as explained in paragraph 1.3 above. Decisions on which sites to select will need to be justified and consistent across all sites.

6.5 The Council will consult widely on the draft Plan, including all those who live or work in the area, and take account of views expressed in deciding whether to change or modify the Plan. Further explanation of this process, and the opportunities for residents to voice their views, will be provided on the Local Plan website at [www.futuremolevalley.org](http://www.futuremolevalley.org).

## **7.0 Local Development Scheme**

7.1 The timetable for progressing the Future Mole Valley Local Plan is set out the Local Development Scheme (LDS)<sup>13</sup>. This was last updated approximately a year ago. Good progress has been made on some of the detailed work needed to advance the Local Plan but delays to parts of the work programme have meant that the timetable will have to be modified. In particular, it is desirable to schedule public consultation on the draft 'preferred options' Local Plan so that it does not run exclusively over the main public holiday period or interfere with the election period. It is also necessary to strike a balance between progressing the Plan in a timely manner while allowing sufficient time for evidence gathering and debate amongst Members. The Cabinet wishes to involve all councillors in reaching a decision on the draft Local Plan and will seek to use existing working group meetings and/or seminars as well as the formal reporting process in providing opportunities for discussion. Although there is no constitutional requirement for Council to approve the draft Plan prior to consultation, the Cabinet is minded to seek approval in this case because of the wide ranging nature of the Local Plan.

7.2 For those reasons, it is recommended that the LDS be updated to reflect the new timetable (see annex 1). This will help local communities and interested parties to keep track of progress on the Local Plan and anticipate opportunities for engagement. There remains strong pressure on local planning authorities to develop and adopt local plans in a timely manner, with the Government reserving powers to intervene if that is not done. The revised LDS will demonstrate MVDC's continued intention in adopting a Local Plan in a realistic and planned manner.

7.3 The evidence underpinning the Local Plan will also be used to support revision of the Community Infrastructure Levy charging schedule. The timing of this document has been accordingly adjusted and is included in the revised LDS.

## **8.0 Financial Implications**

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<sup>12</sup> These will include brownfield sites and greenfield sites including any modest extensions to villages

<sup>13</sup> <http://www.molevalley.gov.uk/index.cfm?articleid=29392>

- 8.1 Funding of the Local Plan review had been budgeted as part of the Planning Department's work, including additional one-off funding for consultant support made in the 2017/18 financial year. Further one-off funding will be required for the examination in 2018/19 and has been built into the medium term financial plan.

## **9.0 Legal Implications**

- 9.1 The form and content of development plan documents and consultations on them are subject to the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 9.2 The revised Local Development Scheme has been prepared to meet the requirements of Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). To meet the legal requirements, the local planning authority must resolve that the scheme is to have effect and in the resolution specify the date from which the scheme is to have effect. The wording of the recommendation reflects these requirements.

## **10.0 OPTIONS**

- 10.1 The options are:

- To agree the recommendations (recommended)
- To plan for less than the objectively assessed needs for housing and other uses
- To agree an alternative methodology for assessing sites as part of the greenfield preferred options for development
- To agree an alternative timetable for progression of the Local Plan

## **11.0 CORPORATE IMPLICATIONS**

**Monitoring Officer commentary** – The Monitoring Officer is satisfied that all relevant legal implications have been taken into account.

**S151 Officer commentary** – The s151 Officer confirms that all relevant financial risks and implications have been taken into account.

### **Risk Implications –**

Failure to meet objectively assessed housing need, as determined using the standard method, would risk having the Local Plan found unsound on examination.

Failure to use a robust method for assessing potential development sites that is consistent with existing designations and national planning policy would

undermine the selection process, is likely to lead to more challenges to the Plan, and would risk the Local Plan being round unsound on examination.

An alternative timetable for progressing the Local Plan could, if quicker, lead to publication of a Plan that was incomplete or lacking supporting evidence, and insufficiently debated by Members. If the alternative timetable was longer than recommended, without good reason for delay, may risk the Government intervening to impose a plan.

**Equalities Implications** – Not required at this stage. An equalities impact assessment will be carried out as necessary on the future draft Plan.

**Employment Issues** – None for MVDC. Selecting strategic options for development will affect wider employment opportunities in the District over the life of the plan.

**Consultation** – Statutory requirements for consultation are set out in the Town and Country Planning (Local Planning)(England) Regulations 2012. Targeted consultation has take place during preparation of the preferred options plan, to inform development (for example a call for development sites, and liaison with parish councils on modest extensions to villages). A full public consultation will be carried out following publication of the draft ‘preferred options’ draft Local Plan.

**Communications** – see consultation. The revised Local Development Scheme will be published on the MVDC website.

## **12.0 BACKGROUND PAPERS**

Annex 1 – Local Development Scheme 2018-2020

Evidence documents that have been published may be found at [www.futuremolevalley.org](http://www.futuremolevalley.org). All other evidence documents will be published at the same time as the draft ‘preferred options’ Local Plan.

# **Local Development Scheme**

## **2018 - 2020**

DRAFT



## Foreword by Councillor David Harper

The vision for Mole Valley in our emerging council strategy is: **A place where outstanding natural beauty, enterprise and opportunity combine to create a great place to live, work, and enjoy.**

This document is the programme for creating the Future Mole Valley Local Plan. This will support the vision for Mole Valley and help deliver the key priorities which are important to its success:

**Environment: A highly attractive area with housing that meets local need.**

**Prosperity: A vibrant local economy with thriving towns and villages.**

**Community wellbeing: Active communities and support for those who need it.**

The Future Mole Valley Local Plan is being prepared in consultation with our communities and will include plans for how land is used in Mole Valley over a 15 year period. We will set out proposals for the homes and other development that the District will need, balanced against the equally important aim of protecting the environment. We will identify opportunities to create more affordable homes and the facilities that support residents to lead active and productive lives.

Our decisions will be informed by the views and wishes of those who live and work in Mole Valley. While there will inevitably be differing views about development we will be looking to give priority to those which meet the future needs of the District, are consistent with national planning policy, and support the key priorities in the council strategy.

Through the Local Plan, and by implementing the Community Infrastructure Levy, we will help to make sure essential infrastructure is in place to support our growing population. We will work with partners and local communities to identify local needs and priorities for investment.

The Future Mole Valley Local Plan will support MVDC's key priorities for the District's towns and villages, including those to facilitate the transformation of Leatherhead town centre and the promotion of the culture and economy of the market town of Dorking.

Rural communities and businesses will be supported by planning policies which allow them to thrive. At the same time, we will continue to protect and enhance the natural and built environment and ensure our areas of natural beauty are looked after.

Throughout the process, MVDC will work with local communities, businesses, parish councils, residents associations, neighbourhood forums and partner organisations. Our aim is to bring forward a Local Plan that promotes responsible decision making, to deliver sustainable development while safeguarding the places we value.

David Harper  
Cabinet Member for Planning Policy

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## **1. Introduction**

- 1.1 This document sets out the programme for producing a new Local Plan for the period 2018-2033, to be known as the Future Mole Valley Local Plan.
- 1.2 Mole Valley adopted the Community Infrastructure Levy in January 2017. To support the strategic framework set out in a new Local Plan, the Community Infrastructure Levy will also be reviewed. Details of the programmes for both these documents are included.
- 1.3 This Local Development Scheme supersedes all previous versions.

## **2. Existing Planning Documents**

- 2.1 The plans and documents that currently make up the Development Plan are listed in Annex 1. These include neighbourhood development plans for the Ashted, Bookham, Capel and Westcott neighbourhood areas.
- 2.2 Mole Valley has published a number of supplementary planning documents. These do not form part of the Development Plan, but do provide guidance on particular planning issues. A list of current supplementary planning documents is also included in Annex 1.

## **3. Proposed Planning Documents**

- 3.1 A profile of the Future Mole Valley Local Plan is provided in Annex 2. In summary, it will set out plans for development in the District over the fifteen years between 2018-2033. It will include targets for delivering new housing, identify locations for new development, and contain policies for guiding the type, scale and mix of new development. It will also set out those areas which will continue to be protected for landscape, heritage or nature conservation purposes.
- 3.2 Once adopted, the Local Plan will supersede the 2000 Mole Valley Local Plan, 2009 Core Strategy and Dorking Town Area Action Plan 2012. It will form the basis on which planning applications will be decided in the District. It is a key document in meeting the aims of MVDC's emerging Council Strategy 2019-2024..
- 3.3 The evidence-gathering phase of the Local Plan commenced in 2016 and has, to date included the following items of evidence:
  - Kingston upon Thames and North East Surrey Authorities Strategic Housing Market Assessment, June 2016
  - Economic Development Needs Assessment, updated June 2018
  - Existing Transport Trends & Constraints, March 2017
  - M25 Strategic Noise Assessment, March 2017
  - Duty to Cooperate Scoping Statement May 2017

- Constraints Analysis, May 2017
- Brownfield Call for Sites Sept-Nov 2016 (report published June 2017)
- Brownfield Land Availability Assessment, June 2017
- Sustainability Appraisal Scoping Report and initial assessment of Spatial Strategy Options, June 2017
- Level 1 Strategic Flood Risk Assessment, December 2017
- Gypsy and Traveller Accommodation Assessment, February 2018
- Mole Gap to Reigate Escarpment Special Area of Conservation Air Quality Impact Assessment, June 2018

3.4 A public consultation on Issues and Options took place between 1 July and 1 September 2017, entitled Future Mole Valley: Issues and Options. A summary of responses is available online at [www.futuremolevalley.org](http://www.futuremolevalley.org).

3.5 The timetable for completion of Future Mole Valley Local Plan is set out in Annex 3.

3.6 It is also proposed to carry out a review of the Community Infrastructure Levy, details of which are set out in Annex 2.

3.7 The supplementary planning documents will be reviewed, as required, following adoption of the new Local Plan. As an interim measure, the existing supplementary planning documents will continue to apply where they are consistent with policies contained in the new plan.

3.8 Adopted Neighbourhood Development Plans may also be reviewed by their parish councils or neighbourhood forums following adoption of the new Local Plan. The extent of such review will depend on the extent to which the adopted NDPs remain in general conformity with the new Local Plan and whether neighbourhood forums and parish councils decide to undertake a review.

#### **4. Community Engagement**

4.1 The views of those who live and work in Mole Valley are important in shaping future development in the District. We want to ensure there is early and meaningful engagement with neighbourhoods, local organisations and businesses.

4.2 With that aim in mind, the first stage of public consultation focussed on key evidence, including about the level of development need and the capacity of the District to absorb development, and the options for addressing development needs. A 'brownfield first' approach has been taken, seeking to make the best use of previously developed land before looking at options for greenfield release. Views expressed during this first consultation helped to identify preferred strategic options for subsequent work.

- 4.3 One particular preferred option – modest additions to rural villages – has prompted engagement with parish councils and village associations in rural areas. Their feedback will help determine how this particular option is progressed.
- 4.4 Following further evidence gathering and analysis, a second phase of public consultation is proposed around the emerging preferred options. This stage will cover a comprehensive range of economic, social and environmental issues together with more detailed site allocations where appropriate.
- 4.5 A further opportunity for engagement will occur as part of the formal process of submission and examination of the draft Local Plan by an independent inspector. The timetable for all these stages is set out in Annex 3.
- 4.6 Mole Valley will continue to use a wide range of media to provide opportunities for individuals and organisations to input to the process.

## **5. Evidence Base**

- 5.1 Decisions on future development in Mole Valley need to be based on up-to-date and relevant evidence. Since the new Local Plan will cover a wide range of economic, social and environmental issues, the evidence base will likewise be broad in scope.
- 5.2 A list of relevant evidence documents to be prepared is set out in Annex 4. The list is not exhaustive and may need to be supplemented by additional evidence to inform more detailed planning work as choices about the strategic direction of the Plan are made.
- 5.3 Where relevant, input into the evidence base will be sought from stakeholders including infrastructure providers, landowners, statutory consultees and local representative groups such as parish councils and residents' associations.

## **6. Neighbourhood Development Plans**

- 6.1 There are four adopted neighbourhood development plans in Mole Valley:
  - Ashtead, by Ashtead Neighbourhood Forum
  - Bookham, by Bookham Neighbourhood Forum
  - Westcott, by Westcott Village Neighbourhood Forum
  - The Parish Wards of Beare Green, Capel, and Coldharbour, by Capel Parish Council
- 6.2 A fifth neighbourhood area has been agreed in the parish of Ockley.

6.3 Responsibility for preparation of these neighbourhood development plans lies with their respective forums or parish councils.

6.4 The four neighbourhood development plans listed above are all made and form part of the Development Plan for their respective neighbourhood areas.

## **7. Sustainability Appraisal, Strategic Environmental Assessment and Appropriate Assessment**

7.1 As part of the planning process, Mole Valley will appraise the emerging Local Plan against defined economic, social and environmental criteria to demonstrate that the plan is sustainable. This is an ongoing process, using an established set of sustainability objectives developed in partnership with other East Surrey planning authorities to appraise the new Local Plan.

7.2 Strategic Environmental Assessment is a similar requirement to appraise emerging plans and programmes, focussing on environmental impacts. This requirement is being met as part of the sustainability appraisal work.

7.3 A Sustainability Appraisal Scoping Report and initial assessment of Spatial Strategy Options was published in June 2017, along with the Future Mole Valley Issues and Options consultation. The SA/SEA process is ongoing.

7.4 The new Local Plan will also be subject to an appropriate assessment (Habitats Regulations Assessment), which will appraise its impact on European Sites for Nature Conservation. The two sites nearest to Mole Valley are:

- Mole Gap to Reigate Escarpment Special Area of Conservation
- Thames Basin Heaths Special Protection Area

7.5 The Habitats Regulation Assessment is also an ongoing process and includes engagement with Natural England and consideration of the cumulative effects of plan-making in other local authorities.

## **8. Monitoring**

8.1 Progress against the Local Development Scheme will be reported annually in the Mole Valley Authority Monitoring Report.

8.2 The preparation of a Local Plan is complex and can be influenced by many different factors. In particular, the National Planning Policy Framework has recently been updated (July 2018) and has introduced a number of changes to plan-making and national policies. These changes will be taken into account as the Local Plan is developed..

## 9. More Information

9.1 If you have any questions about this or any other local development plan document:

- visit the Future Mole Valley Local Plan website at:

[www.futuremolevalley.org](http://www.futuremolevalley.org)

- contact the Planning Policy team at:

✉ Mole Valley District Council  
Pippbrook, Dorking  
Surrey, RH4 1SJ

💻 [planning.policy@molevalley.gov.uk](mailto:planning.policy@molevalley.gov.uk)

☎ 01306 879281

## Annex 1 – Existing Planning Policy Documents

Title	Adopted	Document Type <sup>1</sup>
Saved policies from the Mole Valley Local Plan	October 2000	DPD
Core Strategy	October 2009	DPD
Statement of Community Involvement	October 2016	LDD
Dorking Town Area Action Plan	December 2012	DPD
Ashted Neighbourhood Development Plan	June 2017	NDP
Bookham Neighbourhood Development Plan	June 2017	NDP
Capel Neighbourhood Development Plan	December 2017	NDP
Westcott Neighbourhood Development Plan	December 2017	NDP
Shopfronts and Advertisements	March 1999	SPD
Design Guidance for House Extensions	October 2000	SPD
Trees on Development Sites	March 2007	SPD
Built Up Areas Character Appraisal: Ashted	February 2010	SPD
Built Up Areas Character Appraisal: Bookham and Fetcham	February 2010	SPD
Built Up Areas Character Appraisal: Dorking, North Holmwood and Pixham	February 2010	SPD
Built Up Areas Character Appraisal: Leatherhead	February 2010	SPD
Affordable Housing: A Guide for Applicants on Core Strategy Policy CS4	February 2010 Updated July 2014	SPD

<sup>1</sup> DPD = Development Plan Document; LDD = Local Development Document; SPD = Supplementary Planning Document

<b>Title</b>	<b>Adopted</b>	<b>Document Type<sup>1</sup></b>
Designing Out Crime	December 2011	SPD
Landscape	April 2013	SPD
Larger Rural Villages Character Appraisal	July 2013	SPD

In addition to the documents adopted by Mole Valley, the following documents have been produced by Surrey County Council and are relevant to planning in Mole Valley:

<b>Title</b>	<b>Adopted</b>	<b>Document Type</b>
Surrey Waste Plan	May 2008	DPD
The Surrey Minerals Plan (Core Strategy and Primary Aggregates)	July 2011	DPD
Minerals Site Restoration	July 2011	SPD
Aggregates Recycling	August 2011	DPD

The following three documents are not Development Plan Documents or Local Development Documents but have been published as guidance notes:

<b>Title</b>	<b>Adopted</b>	<b>Document Type</b>
Policy Statement for 1-41 Lower Road, 33-35 Lower Road and 2 The Mount, Fetcham	October 2002	Guidance Note
Surrey County Council Vehicular and Cycle Parking Guidance	January 2012	Guidance Note
Mole Valley to Reigate Escarpment Special Area of Conservation Guidance Note	September 2013	Guidance Note

## Annex 2 – Profiles of Proposed Planning Policy Documents

<b>Title</b>	<b>Future Mole Valley Local Plan 2018-2033, including Policies Map</b>		
<b>Subject</b>	Overall planning framework for Mole Valley including spatial strategy, housing and economic strategy, site allocations and detailed planning policies for the period 2018-2033		
<b>Coverage</b>	District wide		
<b>Document type</b>	Development Plan Document		
<b>Joint working?</b>	The Plan will be developed by Mole Valley alone although it will fulfil its duty to cooperate fully with neighbouring authorities throughout the preparation of the plan, and will use opportunities for joint working in obtaining evidence where appropriate.		
<b>Supersede plans?</b>	Will supersede the Core Strategy 2009, saved policies of the Local Plan 2000, and Dorking Town Area Action Plan 2012.		
<b>Timetable</b>	<b>Stage</b>	<b>Regulation<sup>2</sup></b>	<b>Date</b>
<b>Completed</b>			
	Initial Evidence gathering (including Call for Sites 1, brownfield land)		Spring 2016 to Spring 2017
	Issues and options consultation	R.18	Summer 2017
	Preferred options selected		November 2017
	Call for Sites 2 – greenfield land		Winter 2017/18
	Discussions with parish councils and village associations on modest additions to rural villages		January 2018 - ongoing
<b>Proposed</b>			
	Continued evidence gathering and site analysis		Summer 2018 – Spring 2019
	‘Preferred Options’ Draft Plan consultation	R.18	Summer 2019
	Prepare Submission Plan		Autumn 2019
	Submission Version consultation	R.19	Winter 2019/20
	Submission	R.22	Spring 2020

<sup>2</sup> Town and Country Planning (Local Planning) (England) Regulations 2012

Timetable	Stage	Regulation <sup>3</sup>	Date
	Examination	R.24	Summer 2020
	Adoption	R.26	Autumn 2020

Title	Community Infrastructure Levy Review – 2018		
<b>Subject</b>	A revised CIL charging schedule		
<b>Coverage</b>	District wide		
<b>Document type</b>	Local Development Document		
<b>Supersede plans?</b>	Supersedes CIL charging schedule 2016		
Timetable	Stage	Regulation(CIL) <sup>4</sup>	Date
	Preliminary draft charging schedule consultation	R.15	Summer 2019
	Draft charging schedule consultation	R.16	Winter 2019/20
	Submission	R.19	Spring 2020
	Examination	R.20	Summer 2020
	Adoption	R.25	Autumn 2020

<sup>3</sup> Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>4</sup> The Community Infrastructure Regulations 2010

**Annex 3 – Local Plan Timetable**

	2018		2019				2020			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Continued evidence gathering and analysis										
Assessment of strategic sites										
Infrastructure planning										
Targeted engagement										
Statements of common ground										
Preferred Options Plan consultation (Reg 18)										
Prepare Submission Plan										
Submission Plan consultation (Reg 19)										
Submission										
Examination										
Adoption										

## Annex 5: Local Plan Evidence Base

Study	Purpose	Comments
Strategic Housing Market Assessment	Determine the objectively assessed needs for housing, including housing mix and affordable housing.	Published June 2016. Now partly superseded by the standard methodology for calculating objectively assessed need in the revised NPPF.
Economic Development Needs Assessment	Determine the objectively assessed needs for economic development.	Published June 2017. Addendum update June 2018.
Constraints Analysis (including Green Belt)	An assessment of the key constraints on development in Mole Valley, including NPPF para 14, footnote 9 constraints.	Report published June 2017. Identifies requirement for further work on Green Belt Review and Habitats Regulations Assessment, in order to inform development and selection of strategic option(s).
M25 Strategic Noise Assessment	Assess noise issues along M25 corridor and their implications for future housing development	Completed March 2017 and published June 2017 with Constraints Analysis.
Existing Transport Trends and Constraints	Establish evidence base on transport-related data and constraints relevant to Local Plan	Completed March 2017 and published June 2017 with Constraints Analysis.
Duty to Cooperate Scoping Statement	Identify scope of negotiations with neighbouring authorities and other bodies under the Duty to Cooperate	Completed May 2017 and published June 2017. Will be superseded by statements of common ground to accord with revised NPPF.

Study	Purpose	Comments
Brownfield Land Availability Assessment	Analysis of availability of previously developed land to inform Issues and Options consultation.	Published June 2017, following 2016 Brownfield Call for Sites. Further engagement with landowners and developers required prior to Preferred Options consultation. To be incorporated in Strategic Housing and Employment Land Availability Assessment and inform selection of preferred option(s) including detailed site allocations.
Infrastructure Delivery Plan	Summary of plans and programmes by MVDC and partner organisations to deliver new or improved infrastructure and public services	Last updated December 2015 for the purposes of supporting CIL draft charging schedule. Further updates required as Local Plan progresses, including through ongoing engagement with infrastructure providers.
Strategic Flood Risk Assessment – Stage 1	To assess areas at risk from flooding.	Published December 2017. Further SFRA to be undertaken as appropriate to support development and selection of preferred option(s) and flooding policy framework in draft Plan.
Ageing Population Housing Assessment	To analyse the specific housing needs arising from an ageing population in Mole Valley, including future needs for accommodation with care in Mole Valley and affordability issues for specialist housing and nursing care.	Assessment underway. To inform selection of preferred strategic option(s) and preparation of appropriate policy framework in draft Plan.
Affordable Housing Strategy	To analyse needs for affordable housing, including overall level of need, tenure mix to address local needs and viability issues relating to delivery of affordable housing alongside market housing	To enable preparation of appropriate affordable housing policy framework in draft Plan

Study	Purpose	Comments
Traveller Accommodation Assessment	To assess the need for traveller accommodation in Mole Valley.	Gypsy and Traveller Accommodation Assessment published February 2018. To inform site allocations for additional gypsy and traveller sites and preparation of appropriate policy framework in draft Plan.
Strategic Housing and Employment Land Availability Assessment	Identify land that is suitable, available and deliverable to meet the needs for housing and employment land.	To draw on Brownfield Land Availability Assessment and Greenfield Call for Sites. Required to inform development of preferred brownfield and greenfield option(s) and inclusion of site allocations in draft Plan. Will be published with Draft Plan (Reg 18).
Settlement boundary reviews and site allocation	To review existing rural village boundaries and possible site allocations in consultation with parish councils and village associations	To inform development of preferred option for modest additions to rural villages. Meetings held during January-February 2018 and July- September 2018.
Strategic Transport Modelling	To model the transport implications of alternative strategic option(s)	Dorking Town Centre Study and Transform Leatherhead traffic modelling in progress. Additional strategic-level modelling underway by Surrey County Council to inform development and selection of preferred strategic sites
Town Centres	Review work carried out for the Dorking Town Area Action Plan and Transform Leatherhead study, carry out additional retail assessment as necessary, and incorporate objectives into Local Plan.	To inform further development of brownfield development option(s) and enable preparation of appropriate town centre policy framework in draft Plan
Neighbourhood Centres	Review boundaries and policy framework for District and Local Centres providing local shopping and other facilities not within town centre	To enable preparation of appropriate neighbourhood centre policy framework in draft Plan

Study	Purpose	Comments
	locations.	
Landscape Character Assessment	To assess the character and value of landscape in Mole Valley.	A landscape character assessment carried out by Surrey County Council in partnership with other Surrey authorities was published in 2015 and will be drawn on as part of the evidence base. Account will also be taken of any emerging conclusions from a review of the Surrey Hills Area of Outstanding Natural Beauty boundary by Natural England.
Habitats Regulation Assessment (Appropriate Assessment)	Assesses the new Local Plan on European sites for nature conservation.	An ongoing process, to inform selection of preferred strategic option(s) and preparation of appropriate policy framework in draft Plan.
Green Infrastructure Strategy	To review green spaces and the extent to which they meet sporting, recreational, biodiversity, and well-being objectives.	A PPG17 Open Space assessment was published in 2007. The GI strategy will build on and update this study as appropriate, along with other relevant data and strategies, including MVDC's Health and Wellbeing Strategy. To inform selection of preferred option(s) and preparation of appropriate policy framework in draft Plan.
Heritage Assessment	To prepare a strategy for conservation and enjoyment of the historic environment in Mole Valley.	To inform preparation of appropriate policy framework in draft Plan
Optional Technical Standards	To gather evidence to determine whether there is a need for additional standards, covering Accessibility and Wheelchair Housing Standards, Water Efficiency Standards, Internal Space Standards and any other related Optional Technical Standards	To inform preparation of appropriate policy framework in draft Plan

Study	Purpose	Comments
	introduced during plan preparation.	
Parking standards	To establish parking requirements for new development.	To inform preparation of appropriate policy framework in draft Plan
Design and Amenity	To review Development Management policies on design, layout and amenity including development of residential garden land; and development in rural areas.	To inform preparation of appropriate policy framework in draft Plan
Sustainability Appraisal and Strategic Environmental Assessment	To appraise emerging options and draft Plan against economic, social and environmental criteria.	An ongoing process, to inform selection of preferred strategic option(s) and preparation of appropriate policy framework in draft Plan.
Viability Assessment for Whole Plan	Assesses the cumulative impact of Local Plan policies on development viability to ensure that the objectives of the Plan are deliverable.	Whole plan viability testing including an assessment of viability for affordable housing, community infrastructure levy charging rates, and sustainable construction requirements.
Monitoring Framework	Develop an appropriate Monitoring Framework for the policies contained in the Future Mole Valley Local Plan, to inform preparation of Authority Monitoring Reports following adoption of the Plan	To inform inclusion of appropriate monitoring framework in draft Plan