

Dorking Town Area Action Plan - Main Modifications

New text is shown in bold and text that it is proposed to delete is shown by a double strikethrough.

Reference No	AAP Document Section	Proposed Modification	Reasoning
DT Mod 1	<p>New policy and supporting text after paragraph 7.</p> <p><i>(Please note, in the final version of the AAP all subsequent policies will be re-numbered as appropriate in order to accommodate this addition)</i></p>	<p>The National Planning Policy Framework</p> <p>The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which local people and their councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.</p> <p>At the heart of the NPPF is a presumption in favour of sustainable development. The Government wishes to see this emphasised in the Local Plans of Councils through the inclusion of the following policy.</p> <p>Proposals for new buildings and the change of use of land in the area covered by this Plan should contribute to the delivery of sustainable development. This means that development should support the local economy, provide social benefits and protect and enhance the natural and built environment. In order to achieve this, the Council will take a positive approach and apply the presumption in favour of sustainable development contained in the NPPF set out in Policy DT1.</p> <p>Policy DT1 Presumption in favour of Sustainable Development.</p> <p>The District Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p>	<p>It is a requirement of the Government to include this policy. A local context has been added where possible.</p>

		<p>Planning applications that accord with the policies in this Area Action Plan and other Local Plan documents will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies in the Area Action Plan or other Local Plan documents relevant to the application or relevant policies are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in the National Planning Policy Framework indicate that development should be restricted. 	
DT Mod 2	Paragraph 9, 2nd sentence	There are excellent views from many vantage points towards the North Downs, including Ranmore Common and Box Hill surrounding the town and of the church spire from within the town.	To add detail in response to discussions at the Hearing Sessions.
DT Mod 3	Paragraph 21	One of the key aims of the AAP is to identify how an increase in convenience goods floorspace could be accommodated in the town. In June 2011, planning permission was granted to Waitrose to build a new store on their site at South Street/Junction Road which would result in a net increase of 1,356 sqm of retail floorspace of which up to 330 sqm would be used for the sale of non food comparison goods. In January 2012 the Council resolved to grant May 2012 , the Council granted planning permission for a new Lidl store of 1,286 sqm net floorspace. There is expenditure capacity for more convenience goods floorspace in addition to that provided by these two schemes. Therefore, a site to the rear of St. Martin's Walk is being allocated for the development of a supermarket	Update
DT Mod 4	Policy DT3 -	The land at the rear of St. Martin's Walk, which could include the Youth	To add more flexibility

	Development of land to the rear of St. Martin's Walk. Amend 1 st sentence	Centre including the former Public House, the Church Garden flats and existing car park is proposed to be developed for a new supermarket.	to the policy.
DT Mod 5	Policy DT3 – Development of land to the rear of St. Martin's Walk. Amend criterion 1	1. Access via Mill Lane and Improvements to its junction with the High Street to provide: i. improved visibility for all users and as a result improved safety for pedestrians crossing Mill Lane.	Not required / practically unachievable
DT Mod 6	Policy DT3 – Development of land to the rear of St. Martin's Walk. Amend criterion 4	In the event that the existing Youth Centre in Mill Lane is required to enable the delivery of a new supermarket, provision is made for a replacement of a youth facility which is at least equivalent to the Youth Centre that being planned in the former Malthouse Public House in advance of any development at the rear of St. Martin's Walk to ensure that continuity of the youth service can be provided by the Surrey County Council.	To update.
DT Mod 7	Policy DT3 – Development of land to the rear of St. Martin's Walk. Amend criterion	Ensure the setting and views of St. Martin's Church are is safeguarded from all aspects. including the retention of views to the tower and spire.	To ensure not just views of the tower and spire are considered

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DT Mod 8	Policy DT3 – Development of land to the rear of St. Martin’s Walk, amend criterion 8	Incorporate measures to The amenities of Meadowbank recreation ground are not harmed and measures to enhance and introduce biodiversity within the allocated site, providing green linkages between St. Martin’s churchyard, the Pipp Brook and Meadowbank are incorporated within the scheme.	To add detail and link with green infrastructure policy DT12
DT Mod 9	Policy DT3 – Development of land to the rear of St. Martin’s Walk. Amend criterion 9	Provision of an appropriate amount of parking (in consultation with Surrey County Council) is incorporated in the scheme that is convenient, accessible and available to not only the new store but also to recognising that this car park will serve not only the new store but also the St. Martins Walk shopping centre and the many other town centre users, including St. Martins Church. Suitable arrangements to ensure the car park can be accessed outside normal shopping hours will need to be provided.	To add detail
DT Mod 10	New paragraph after Policy DT 3	Any other development proposals that come forward on this site or any part of it would have to fulfil criteria 1 – 10 of Policy DT 3 in so far as they are relevant to the scheme.	To add detail and ensure that the policy can be applied to a range of developments
DT Mod 11	New paragraph after paragraph 22	Early studies showed expenditure capacity for an additional 3,215 sqm (net) convenience floorspace in the Plan area although the forecast sales densities of the proposed new Lidl store and other qualitative considerations indicate a higher level of convenience floorspace could be planned for. However, the precise amount of retail floorspace on this site and the split between convenience and comparison retail goods will emerge as detailed plans are progressed in accordance with the requirements of Policy DT 3 and in the light of progress in delivering the new Waitrose and Lidl stores.	To reflect extensive discussions at the Hearing Sessions in order to provide clarification.
DT Mod 12	Paragraph 23	It should be noted that the junction of Mill Land and the High Street may have to be controlled through the use of traffic lights, the impact of which must be	To ensure pedestrian safety along the High

		kept to a minimum. The consequences of improvements to the Mill Lane junction for the safety of pedestrian movement and access to bus stops and taxis in the High Street must be taken into account and appropriate safety measures introduced if required.	Street and access to public transport facilities are taken into account in the preparation of proposals for a new supermarket at the rear of St. Martins Walk.
DT Mod 13	Delete Paragraph 24	A new location for the market will be provided as part of the scheme.	Repeats policy DT3(5)
DT Mod 14	Amend paragraph 25	Map 5 of the Dorking Conservation Area Appraisal and Management Plan sets out some of the key features of the townscape, including important views. These documents should, alongside the AAP as a whole, be used in finalising any development proposal for the site. The development will also have to comply with the relevant policies of the Core Strategy and Mole Valley Local Plan. as well as the other policies in this AAP.	To avoid repetition
DT Mod 15	New paragraph after paragraph 25	The Council will have regard to the contribution that the provision of parking spaces in the scheme can make to the supply of long and short term parking in the town taking into account its Parking Strategy	To add detail and ensure that the policy can be applied to a range of developments.
DT Mod 16	Delete Paragraph 26	Studies show that there is an expenditure capacity for an additional 3,215sqm of convenience goods floorspace in the Plan area. The development of the new Waitrose and Lidl stores will take up 2,300sqm of this amount. The balance will be met through the development of the land at the rear of St Martin's Walk. The precise amount of retail floorspace on this site and the split between convenience and comparison retail goods will emerge as detailed plans are progressed.	Replace with DT Mod 11 to reflect extensive discussions at the Hearing Sessions in order to provide clarification.
DT Mod 17	Paragraphs 27 and 28	Studies carried out at the beginning of 2010 showed that the forecast level of future expenditure on comparison goods ⁽²⁾ could support an increase in the	To improve clarity

		<p>amount of comparison goods floorspace in Dorking (up to 2,700 sqm net sales by 2017 and 5,600 sqm net sales by 2021). These figures were updated in November 2011 and show expenditure capacity for an additional 1,600 sqm of comparison goods retail floorspace by 2017 and 2,700 sqm by 2021. Although no opportunities have been identified for further suitable or deliverable comparison goods floorspace development within the boundary of the AAP, there are but a small number of empty retail premises remain empty in the town, some number of which are outside of the central core and the new supermarkets are likely to contain a proportion of floorspace that will be used for the sale of comparison goods.</p>	
DT Mod 18	Paragraph 29	<p>Sainsbury's are promoting the development of a supermarket to the rear of St. Martin's Walk and have indicated that they would refurbish and re-let their existing High Street store for comparison floorspace. This could provide approximately 1,550 sqm of comparison floorspace (over 2 floors) in a central location. In addition, their scheme for land to the rear of St. Martin's Walk includes around 950 sqm of comparison floorspace, but would also result in a net reduction of 465 sqm floorspace through the redevelopment of 145-153 High Street which will be necessary to enable the development of the new supermarket. Taking into account all these elements, there would be an increase of about 2,000 sqm of additional comparison floorspace in the town.</p>	It is not considered appropriate to include in a Plan covering a ten period a reference to potential outcomes to proposals which are at an early stage of preparation.
DT Mod 19	Policy DT 9 - Reigate Road Area of Civic, Entertainment, Cultural, Recreational and Community Facilities	<p>The Reigate Road area shown on the Proposals Map is identified for civic, entertainment, cultural, recreational and community purposes. Development which would produce the use of this site for these purposes of any part of the site for other uses will not normally be permitted, unless there is no reasonable prospect of that part of the site being used for the purposes specified in this policy.</p>	In response to objections by Her Majesty's Court & Tribunal Services.

DT Mod 20	New paragraph under Policy DT 9 – Reigate Road Area of Civic, Entertainment, Cultural, Recreational and Community Facilities	<p>The Magistrates Court has closed. Proposals for an alternative use of the site will be required to be accompanied by evidence that the facility is no longer required for the uses covered by the policy. This will require the building's owner to demonstrate that they have consulted with an appropriate range of service providers and the local community.</p>	Further explanation.
DT Mod 21	Policy DT10 – Safeguarding Existing Industrial and Commercial Sites, amend policy.	<p>Safeguarding Existing Industrial and Commercial Sites</p> <p>The loss of existing accessible and well located industrial and commercial land and premises (Classes B1, B2 and B8) to other uses will not be permitted, unless their retention for industrial and/or commercial use has been fully explored without success via marketing of the premises at a realistic level reflecting its current use and in terms of value/terms/conditions for at least twelve months.</p> <p>The larger accessible and well located industrial and commercial areas within the boundary of the Dorking Town Area Action Plan are as follows:</p> <ol style="list-style-type: none"> 1. Station Approach, Dorking 2. Curtis Road/Station Road and Dorking Business Park, Dorking 3. Vincent Lane, Dorking <p>Smaller accessible and well located sites in industrial and commercial use will be safeguarded where they</p> <ol style="list-style-type: none"> 1. Are located along parts of the highway where traffic can be suitably absorbed. 2. Have good public transport links. 3. Do not significantly harm the amenities of the surrounding area. 	In response to objectors who consider that the policy should be more 'positively' worded and contain criteria against which alternative proposals can be considered.

DT Mod 22	Paragraph 43	<p>Landowners/developers wishing to bring forward development proposals for alternative uses to those safeguarded by this policy will be required to have marketed the premises at a realistic level reflecting its current use in terms of value/terms/conditions for at least six to twelve months having regard to the nature of the premises.</p> <p>In considering whether a premises has been marketed in accordance with the requirements of the policy, the Council will take independent valuation advice.</p>	To reflect the transfer of supporting text from paragraph 43 into Policy DT10 and to indicate how the policy will be implemented.
DT Mod 23	Policy DT 11 – Redevelopment of safeguarded sites for Industrial and Storage or Distribution Uses, amend policy.	<p>Redevelopment of safeguarded sites for Industrial and Storage or Distribution Uses.</p> <p>Curtis Road/Station Road. (not including Dorking Business Park) and Vincent Lane Area.</p> <p>In considering proposals for redevelopment within this these areas the Council will:</p> <ul style="list-style-type: none"> (i) give particular encouragement to the provision of accommodation suitable for light and general industrial uses, and storage and distribution uses; (ii) support the provision of premises suitable for occupation by small firms. <p>Vincent Lane Area</p> <p>In considering proposals for redevelopment within this area the Council will give particular encouragement to the provision of accommodation suitable for light and general industrial uses, and storage and distribution uses.</p> <p>In relation to the Vincent Lane area, the Council will also have particular regard to:</p>	To streamline policy thereby avoiding duplications and the addition of marketing requirements to the last paragraph of the policy.

		<p>1. The need for improvements to the adjoining highway, including re-alignment of the road and better pedestrian linkages into the town centre.</p> <p>2. The need, if any, for stabilising and ensuring the sandstone cliff to the rear of the site is safe.</p> <p>3. The requirement to retain or rebuild the existing flint wall located adjacent to the Highway.</p> <p>In order to retain a supply of premises suitable for small firms, the loss of any sites providing such accommodation on well located industrial and commercial land will not normally be permitted, unless evidence of marketing over a period of at least twelve months (having regard to the nature of the premises) demonstrates there is no need.</p>	
DT Mod 24	New paragraph after paragraph 52	The St Martins churchyard is identified on the Proposals Map as an area of green infrastructure. Opportunities to enhance this area and/or the links to it, will be investigated as part of any redevelopment proposals for the land at the rear of St. Martins Walk.	To ensure that the contribution of St Martins churchyard in terms of green infrastructure is recognised and cross references with policy DT3.
DT Mod 25	Page 18	Move Chapter 12 of Supporting Document - Monitoring and Delivery, to the Area Action Plan before the section titled 'Deleted and Replaced Policies'.	In order to incorporate a section on monitoring into the main body of the Plan rather than solely in the Supporting Document.
DT Mod 26	Monitoring and Delivery Section ¹ – DT	Target – No loss in Increase the overall amount of identified green infrastructure .	Improved target

¹ From page 72 of Supporting Document

	12 Green Infrastructure in Dorking Town. Amend target		
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Dorking Town Area Action Plan - Additional Modifications

The following changes will be made to the AAP to ensure clarity / correct minor errors.

Document Section	Proposed Modification
Dorking Town Area Action Plan: Picture 1	Amend picture 1 to include the boundaries of policies DT1, DT2, DT3, DT10 and DT11. The picture will be printed in a higher resolution to ensure improved clarity.
After paragraph 27	Add new heading Comparison Shopping
Supporting Document: after paragraph 4.13	Include a new paragraph after paragraph 4.13 of the Supporting Document on the Mole Valley Community Plan 2006 - 2016: ‘The AAP contributes to the delivery of the Mole Valley Community Plan 2006 – 2016. In particular the Plan helps to meet the aims and objectives of providing better transport, the supply of affordable housing, facilities for young people, waste and recycling, and the development of stronger communities. ‘

Proposals Map

Amend Proposals Map Key:

~~Scheduled Ancient Monuments and County Sites of
Archaeological Importance (CS14)~~

Historic Parks and Gardens