FUTURE MOLE VALLEY
2018-2033
CONSULTATION DRAFT LOCAL PLAN

(Regulation 18)
## CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foreword</td>
<td>9</td>
</tr>
<tr>
<td>Chapter 1: Introduction</td>
<td>10</td>
</tr>
<tr>
<td>Chapter 2: Spatial Strategy</td>
<td>13</td>
</tr>
<tr>
<td>Strategy 1: Presumption in Favour of Sustainable Development</td>
<td>14</td>
</tr>
<tr>
<td>Strategy 2: Scale and Location of Development</td>
<td>15</td>
</tr>
<tr>
<td>Strategy 3: Leatherhead</td>
<td>17</td>
</tr>
<tr>
<td>Strategy 4: Dorking</td>
<td>20</td>
</tr>
<tr>
<td>Strategy 5: Rural Areas</td>
<td>22</td>
</tr>
<tr>
<td>Chapter 3: Housing</td>
<td>24</td>
</tr>
<tr>
<td>Housing 1: Housing Delivery</td>
<td>25</td>
</tr>
<tr>
<td>Housing 2: Affordable Housing on Development Sites</td>
<td>26</td>
</tr>
<tr>
<td>Housing 3: Housing Mix</td>
<td>28</td>
</tr>
<tr>
<td>Housing 4: Development Opportunity Areas</td>
<td>30</td>
</tr>
<tr>
<td>Housing 5: Technical Standards</td>
<td>32</td>
</tr>
<tr>
<td>Housing 6: Housing for Older People and People with Disabilities</td>
<td>34</td>
</tr>
<tr>
<td>Housing 7: Residential Park Homes</td>
<td>36</td>
</tr>
<tr>
<td>Housing 8: Self and Custom Build Housing</td>
<td>38</td>
</tr>
<tr>
<td>Housing 9: Gypsies, Travellers and Travelling Showpeople</td>
<td>39</td>
</tr>
<tr>
<td>Chapter 4: Economy</td>
<td>41</td>
</tr>
<tr>
<td>Economy 1: Supporting the Economy</td>
<td>42</td>
</tr>
<tr>
<td>Economy 2: Protection of Employment Land</td>
<td>44</td>
</tr>
<tr>
<td>Economy 3: Urban Economy</td>
<td>47</td>
</tr>
<tr>
<td>Economy 4: Rural Economy</td>
<td>49</td>
</tr>
<tr>
<td>Economy 5: Agriculture, Horticulture and Forestry</td>
<td>50</td>
</tr>
<tr>
<td>Economy 6: Equestrian Development</td>
<td>52</td>
</tr>
<tr>
<td>Economy 7: Leisure and Tourism</td>
<td>54</td>
</tr>
</tbody>
</table>
## Chapter 5: Environment

| Environment 1: Development in the Green Belt | 57 |
| Environment 2: Development in the Countryside Beyond the Green Belt | 59 |
| Environment 3: Development in Rural Villages | 61 |
| Environment 4: Design and Character | 62 |
| Environment 5: Inclusive Environment | 65 |
| Environment 6: Conservation and Enhancement of Heritage Assets | 66 |
| Environment 7: Residential Areas of Special Character | 68 |
| Environment 8: Landscape Character | 70 |
| Environment 9: Enhancing Biodiversity | 72 |
| Environment 10: Regionally Important Geological and Geomorphological Sites | 74 |
| Environment 11: Green Infrastructure and Play Space | 74 |
| Environment 12: Protecting Local Green Space | 76 |
| Environment 13: Promoting Environmental Quality | 77 |
| Environment 14: Responding to the Climate Emergency | 79 |

## Chapter 6: Infrastructure

| Infrastructure 1: Promoting Sustainable Transport and Parking | 83 |
| Infrastructure 2: Managing Flood Risk | 85 |
| Infrastructure 3: Community Facilities | 87 |
| Infrastructure 4: Infrastructure Delivery | 88 |
| Infrastructure 5: Safeguarding | 90 |

## Chapter 7: Site Allocations

| Ashtead | 93 |
| Site Allocation SA01: Land South of Ermyn Way, Ashtead | 93 |
| Site Allocation SA02: Ermyn House, Ermyn Way, Ashtead | 95 |
| Site Allocation SA03: Murreys Court, Agates Lane, Ashtead | 96 |
| Site Allocation SA04: Marsden Nurseries, Pleasure Pit Road, Ashtead | 97 |
CONTENTS CONTINUED

Beare Green 99
Site Allocation SA05: Land South of Beare Green 99
Site Allocation SA06: Land at Breakspear Farm, Beare Green 100

Betchworth 102
Site Allocation SA07: Land Between Bumblebee Cottage and The Firs, Betchworth 102
Site Allocation SA08: Land at The Evergreens, Reigate Road, Betchworth 103

Bookham 104
Site Allocation SA09: Land North West of Preston Farm, Bookham 104
Site Allocation SA10: Land North of Guildford Road, Bookham 106
Site Allocation SA11: Land at Chalkpit Lane, Guildford Road, Bookham 107
Site Allocation SA12: Grove Corner, Lower Shott / Guildford Road, Bookham 108
Site Allocation SA13: Land to the rear of Hunters Moon, Maddox Park, Bookham 109

Brockham 110
Site Allocation SA14: Land at The Bungalow, Kiln Lane, Brockham 110
Site Allocation SA15: Land at Tanners Meadow, Strood Green 111
Site Allocation SA16: Land West of Wheelers Lane, Brockham 112
Site Allocation SA17: Former Sewage Works, Brockham 113
Site Allocation SA18: Land at 31 Wheelers Lane, Brockham 114

Buckland 115
Site Allocation SA19: Bromley Barns Field, Buckland 115
Site Allocation SA20: Land East of Pilgrim Cottage, Buckland 116
Site Allocation SA21: Land at Buckland Court Drive, Buckland 117
Site Allocation SA22: 2 Dungates Lane, Buckland 118
Site Allocation SA23: Land at Tapwood Workshops, Reigate Road, Buckland 119
<table>
<thead>
<tr>
<th>Location</th>
<th>Site Allocations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capel</strong></td>
<td></td>
</tr>
<tr>
<td>Site Allocation SA24: Land at Brook Cottage, Wolves Hill, Capel</td>
<td>120</td>
</tr>
<tr>
<td>Site Allocation SA25: Boxhill Caravans, Old Kiln Farm, Coles Lane, Capel</td>
<td>121</td>
</tr>
<tr>
<td>Site Allocation SA26: Land at Capel House Farm, The Street, Capel</td>
<td>122</td>
</tr>
<tr>
<td>Site Allocation SA27: Land Rear of Redlands House, 62 The Street, Capel</td>
<td>123</td>
</tr>
<tr>
<td><strong>Dorking</strong></td>
<td>124</td>
</tr>
<tr>
<td>Site Allocation SA28: Pixham End Southern Parcel, Pixham Lane, Dorking</td>
<td>124</td>
</tr>
<tr>
<td>Site Allocation SA29: Land at Dorking Railway Station, Station Approach, Dorking</td>
<td>126</td>
</tr>
<tr>
<td>Site Allocation SA30: Sondes Place Farm, Westcott Road, Dorking</td>
<td>127</td>
</tr>
<tr>
<td>Site Allocation SA31: Land at Milton Court Lane, Dorking</td>
<td>129</td>
</tr>
<tr>
<td>Site Allocation SA32: Land at Chennells Nursery, Ridgeway Road, Dorking</td>
<td>131</td>
</tr>
<tr>
<td>Site Allocation SA33: Downs Meadow Stables and Northside Works, Ranmore Road, Dorking</td>
<td>132</td>
</tr>
<tr>
<td>Site Allocation SA34: Land at Regent House, Station Approach, Dorking</td>
<td>133</td>
</tr>
<tr>
<td>Site Allocation SA35: Land at Pixham Lane Depot, Pixham Lane, Dorking</td>
<td>134</td>
</tr>
<tr>
<td>Site Allocation SA36: Conifer Park, Ranmore Road, Dorking</td>
<td>136</td>
</tr>
<tr>
<td>Site Allocation SA37: Former Chalcraft Nurseries, Reigate Road, Dorking</td>
<td>137</td>
</tr>
<tr>
<td>Site Allocation SA38: Dorking Civic and Cultural Area</td>
<td>137</td>
</tr>
<tr>
<td><strong>Fetcham</strong></td>
<td>140</td>
</tr>
<tr>
<td>Site Allocation SA39: Land at Elmer Works, Hawks Hill, Fetcham</td>
<td>140</td>
</tr>
<tr>
<td>Site Allocation SA40: Land at Fetcham Springs, Cobham Road, Fetcham</td>
<td>141</td>
</tr>
<tr>
<td><strong>Headley</strong></td>
<td>143</td>
</tr>
<tr>
<td>Site Allocation SA41: Headley Court, Headley Road, Headley</td>
<td>143</td>
</tr>
<tr>
<td><strong>Hookwood</strong></td>
<td>145</td>
</tr>
<tr>
<td>Site Allocation SA42: Land West of Reigate Road, Hookwood</td>
<td>145</td>
</tr>
<tr>
<td>Site Allocation SA43: Land South of Kennel Lane, Hookwood</td>
<td>146</td>
</tr>
<tr>
<td>Site Allocation SA44: Land adjacent to Three Acres, Hookwood</td>
<td>147</td>
</tr>
</tbody>
</table>
## CONTENTS CONTINUED

### Leatherhead

- Site Allocation SA45: Land to the North and South of Barnett Wood Lane, Leatherhead
- Site Allocation SA46: Land at Bull Hill, Leatherhead
- Site Allocation SA47: Land at Clare Crescent, Leatherhead
- Site Allocation SA48: Land to the Rear of 5-33 Randalls Road, Leatherhead
- Site Allocation SA49: Sorting Office and Telephone Exchange, Leatherhead
- Site Allocation SA50: Swan Centre, Leatherhead
- Site Allocation SA51: Land at and to the rear of Two Ways House, Leatherhead
- Site Allocation SA52: 36-69 Randalls Road, Leatherhead
- Site Allocation SA53: Land adjacent to Crestawood, Leatherhead
- Site Allocation SA54: Ash House and Jonaki, Leatherhead
- Site Allocation SA55: Land at River Lane, Leatherhead
- Site Allocation SA56, Former Tennis Courts at Leatherhead Leisure Centre, Guildford Road, Leatherhead

### Leigh

- Site Allocation SA57: Land at the Priest’s House, Leigh
- Site Allocation SA58: Land at Tapner’s Road, Leigh

### Mickleham

- Site Allocation SA59: Land at Dell Close, Mickleham
- Site Allocation SA60: Hall Farm, Mickleham

### Newdigate

- Site Allocation SA61: Land to the rear of The Six Bells, Newdigate

### Ockley

- Site Allocation SA62: Land at Friday Street, Ockley
- Site Allocation SA63: Land at Figg’s Field, Ockley
- Site Allocation SA64: Land at the Village Hall, Ockley
- Site Allocation SA65: Land at Cricketers Close, Ockley

### Westcott

- Site Allocation SA66: Land at Westcott House, Westcott
- Site Allocation SA67: Land at Mill Way House, Bramley House and Heathcrest, Westcott
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westhumble</td>
<td>176</td>
</tr>
<tr>
<td>Site Allocation SA68: Land fronting Westhumble Street, Westhumble</td>
<td>176</td>
</tr>
<tr>
<td><strong>Chapter 8: Monitoring Framework</strong></td>
<td>178</td>
</tr>
<tr>
<td><strong>Appendices</strong></td>
<td>188</td>
</tr>
<tr>
<td>Appendix 1: Glossary</td>
<td>189</td>
</tr>
<tr>
<td>Appendix 2: Spatial Portrait</td>
<td>197</td>
</tr>
<tr>
<td>Appendix 3: Evidence Base</td>
<td>199</td>
</tr>
<tr>
<td>Appendix 4: Policy H4 Habitable Rooms Table</td>
<td>204</td>
</tr>
<tr>
<td>Appendix 5: Nationally Described Space Standard</td>
<td>205</td>
</tr>
<tr>
<td>Appendix 6: Housing Trajectory</td>
<td>207</td>
</tr>
</tbody>
</table>
Parts of Mole Valley’s current Local Plan are now out of date and it is necessary to prepare a new Plan. Mole Valley has been engaged in research and consultation to prepare the ‘Future Mole Valley’ Local Plan, which will guide development in the District up to 2033.

In reality the Government sets the criteria under which the Local Plan is prepared. Most significantly Mole Valley is required to provide land for building an average of 449 homes per year during the course of the Plan. This housing target is calculated by using a formula imposed by Government. It will be a key factor examined by a Government appointed planning inspector, when deciding whether or not to sign off the Plan.

In addition to earmarking land that is suitable for future housing, the new Plan provides the Council with the opportunity to introduce new policies that, subject to your views, would greatly benefit our communities including increasing the number of affordable houses, introducing a green agenda, supporting economic growth, and improving health, education and transport infrastructure. However none of this will be possible without a Local Plan that passes examination, with the expectation that it meets the Government’s housing figure.

To try to meet this requirement Mole Valley is proposing to take a ‘brownfield first’ approach, concentrating potential development on brownfield sites. Some of the brownfield proposals that are being consulted on would alter the character of our major urban centres and your views on these proposals are an important part of the consultation.

Even if these all prove to be acceptable, the Plan would still fall significantly short by about a third of the Government’s housing requirement. The only way to bridge that gap would be to develop on greenfield sites, mainly in the Green Belt. To achieve these numbers the Council previously put out a call for greenfield sites for potential development. A large number of such sites were submitted and analysed and those which we consider best meet the selection criteria are set out in the consultation. This Council has rigorously defended the Green Belt and the single biggest reason why we now need to consider releasing a small amount of land is to meet the Government’s housing number.

This consultation is vital – we want to hear your views on whether you support or oppose the Plan, and the reasons for doing so. Whatever the outcome, the Council will listen to your views and will take them fully into account in making a final decision. If the result of the consultation is that development should not take place on some of the sites, the Council must provide valid evidence to the Inspector to justify such a position, if we are to argue our case successfully.

That is why we need your views and why this consultation is so important. Please tell us what you think and we will work together with you to try to provide a Local Plan that is acceptable to local people, the Council and the Government.

Councillor Margaret Cooksey
Cabinet Member for Planning
CHAPTER 1
Introduction
WHAT IS THE FUTURE MOLE VALLEY LOCAL PLAN?
Mole Valley’s Local Plan sets out policies and site allocations to guide the development and use of land in Mole Valley over the next fifteen years. The Local Plan also sets out those areas in the District that will continue to be protected for landscape, heritage or nature conservation purposes. It will form the basis on which planning applications will be determined in Mole Valley.

Once adopted, the Local Plan will replace the saved policies from the 2000 Mole Valley Local Plan, the 2009 Core Strategy and the 2012 Dorking Town Area Action Plan.

WHY IS A LOCAL PLAN NEEDED?
Mole Valley has many attractive areas with vibrant communities and local businesses that are sought after places for people to live and work.

That very success brings with it consequences. Many people who work or have grown up in Mole Valley cannot afford to live in the District. That causes problems not only for them but also for businesses wanting to recruit staff. There is an ageing population many of whom want to remain but have difficulty in finding the type of housing that meets their needs. Other changes, for example in the way people shop and use their leisure time, are leading to different needs for retail and leisure use.

The Plan seeks to accommodate these changing needs while continuing to protect the qualities that make Mole Valley a desirable place to live.

WHAT DEVELOPMENT IS NEEDED?
The evidence shows that there is significant need for residential development, in particular for smaller homes and more affordable housing. There is a need to recycle commercial land to allow for economic growth, and structural changes in the retail sector mean that the role and make up of our town centres will need to evolve.

HOW ARE THESE NEEDS GOING TO BE ACCOMMODATED?
A ‘brownfield first’ approach has been taken, seeking to make the best use of previously developed (‘brownfield’) land.

The Council has also explored a number of ways to increase the capacity of brownfield land including: town centre redevelopment; the limited reallocation of employment land; mixed use development; and higher density development in opportunity areas.

Reusing previously developed land, and making a more effective use of it, will increase capacity for new development on brownfield land. But there is a limit to the amount of development that existing built up areas can take if they are to retain the qualities which make them desirable places to live and work. A more efficient use of brownfield land will help meet demand, but will not satisfy it all.

HOW ELSE WILL DEVELOPMENT BE ACCOMMODATED?
It follows that there is a need to release some undeveloped land. The Council has chosen to explore two options for strategic scale housing development on undeveloped land: extending existing built up areas; and the significant expansion of two villages.

Sites have been chosen to minimise their impact on the purposes of the Green Belt as well as safeguarding other areas of recognised importance such as valued landscapes, nationally and internationally important habitats and heritage assets; and avoiding areas unsuitable for large scale development because, for example, they are at risk of flooding or severe aircraft noise.
WHAT ABOUT DEVELOPMENT ELSEWHERE IN RURAL AREAS?

The Council has decided to make modest additions to a number of rural villages.

Many of our villages have had little housing built in them over the last few decades. The ageing rural population and pressure on affordability has an indirect impact on local communities by contributing to the loss of local facilities. One way of reversing this trend is to allow modest expansion of rural villages through small, sensitively located housing development. Such development will also support the provision of affordable housing for local people.

HOW WILL NEW DEVELOPMENT BE SUPPORTED?

Improvements to infrastructure such as roads, schools and health centres will be required to support the scale of development proposed in the Plan. The Council is committed to working collaboratively with infrastructure providers now and in the future to identify and bring forward physical infrastructure to meet the needs of new development as it is delivered. Infrastructure will be funded through a combination of existing public funding, developer-led provision, and through the use of the Community Infrastructure Levy.

HOW DOES THE LOCAL PLAN COMPARE WITH PREVIOUS PLANS?

The rate of development proposed in this Plan is significantly greater than has been the case in the past. This is because of changes to national planning policy, which requires development needs to be met locally rather than redistributed on a regional basis. The need for an up-to-date Plan that recognises this change is all the more important in meeting the change ahead.
CHAPTER 2
Spatial Strategy
PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

At the heart of national planning policy there is a presumption in favour of sustainable development. This informs both plan-making and decision-taking. The policy below incorporates this principle into the Plan.

Policy S1: Presumption in Favour of Sustainable Development

1. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in national planning policy.

2. Planning applications that are consistent with the policies in the Plan (and, where relevant, with policies in neighbourhood development plans that have been made) will be supported, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
   a. The application of national planning policies which protect areas or assets of particular importance provide a clear reason for refusing the development proposed.
   b. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against national planning policies taken as a whole.

When implementing Policy S1, local circumstances will be taken into account to respond to different opportunities for achieving sustainable development. In accordance with national planning policies that protect important natural and heritage assets, the presumption will not apply to sites protected under the Birds or Habitats Directives and/or designated Sites of Special Scientific Interest, land designated as Green Belt, Local Green Space, the Surrey Hills Area of Outstanding Natural Beauty, irreplaceable habitats, designated heritage assets and areas at risk of flooding.
STRATEGY 2

SCALE AND LOCATION
OF DEVELOPMENT

The Plan seeks to meet the projected development needs of Mole Valley over the fifteen years of the plan period, including meeting in full the objectively assessed housing need, calculated using the standard methodology as set out in national planning policy guidance. The strategy and spatial location of sites required to meet these development needs are set out in the policy below:

Policy S2: Scale and Location of Development

1. The Local Plan will make provision for the delivery of the following development between 2018 and 2033:
   a. At least 6,735 net additional dwellings.
   b. Retail, leisure and other town centre uses to support the evolving needs of Mole Valley residents and visitors.
   c. Safeguard strategic employment land, as designated on the Policies Map, to enable economic growth.
   d. Infrastructure to support housing and other development.

2. A 'brownfield first' approach will be taken, using opportunities to develop previously developed land, and land within the built up areas of Ashtead, Bookham, Dorking, Fetcham and Leatherhead. These towns and villages offer the most sustainable locations within Mole Valley, in terms of the level of services and facilities available and access to public forms of transport.

3. Further development opportunities will be encouraged within the built up areas listed above which accord with other policies in the Plan and meet the following strategic themes:
   a. Town centre redevelopment.
   b. Redevelopment of specific sites previously in employment use as identified in Chapter 7, Site Allocations.
   c. Redevelopment of previously developed sites into mixed use.
   d. Increase in density of development in Development Opportunity Areas, as identified in Policy H4.

4. Development on land that has not been previously developed will be enabled by revision of the boundary to the Green Belt and Countryside Beyond the Green Belt in the locations shown on the Policies Map, which meet the following strategic themes:
   a. Extension of the built up areas of Ashtead, Bookham, Dorking, Fetcham and Leatherhead.
   b. Significant expansion of the villages of Beare Green and Hookwood.
   c. Modest additions to rural villages.

5. Limited development (including redevelopment) and infilling will be allowed on land inset from the Green Belt and Countryside Beyond the Green Belt within rural villages, and infilling only on land washed over by the Green Belt within defined rural villages, as identified in Policy EN3.

Mole Valley’s objectively assessed housing need has been based on the calculation of local housing need, as set out in national planning policy. Using 2019 as the base year for calculation, this equates to 449 dwellings per year. The housing target in the policy is the sum of the annual housing need over the fifteen year period of the Plan.

Further details of the housing sites that are considered to be key to delivering the strategy are provided in the site allocations.
policies of the Local Plan and shown on the Policies Map. Details of all the sites that are expected to be delivered are set out in the latest Strategic Housing and Economic Land Availability Assessment. The expected phasing of sites is set out in the housing trajectory in the same document and will be reviewed and updated annually in the Authority Monitoring Report.

Forecast demand for retail floorspace is more difficult to predict, given the growth of online retailing and consequent structural changes taking place in the retail sector. The Economic Development Needs Assessment forecasts a surplus of supply over demand until the middle of the plan period, with no net growth in retail floorspace demand anticipated thereafter. The demand for retail space will need to be kept under review, but it is anticipated that any demand over the plan period can be accommodated as part of town centre redevelopment in Leatherhead and Dorking.

In deciding to make changes to the Green Belt boundary, the Council has examined fully all other reasonable options for meeting its development needs. In taking a ‘brownfield first’ approach, the strategy has sought to make as much use as possible of existing suitable brownfield sites and to develop options for making further use of brownfield land, including increasing the density of development in town centres and other sustainable locations.

Options for development in the Countryside Beyond the Green Belt have also been considered. However, this relatively small part of Mole Valley is significantly constrained by landscape, heritage and nature conservation designations, as well as being adversely affected by aircraft noise and suffering from comparatively poor access to local services and public transport.

Discussions with neighbouring authorities have also explored the potential for meeting housing demand outside of Mole Valley, but no significant opportunities are likely to arise over the course of the plan period. The Council has therefore concluded that exceptional circumstances do exist to justify changing the Green Belt boundary so far as is required to accommodate development needs.

It is important that sufficient commercial development remains available to support local businesses and provide a reserve of land that can be recycled to accommodate economic needs, and to enable a rapid response to changes in economic circumstances. The Council will therefore continue to safeguard strategic employment land that benefits from good public transport accessibility, as well as proximity to local services, particularly where land is located on a business or research park and forms part of a cluster of employment uses. The strategy will also support a thriving rural economy, including leisure and tourism.

The Economic Development Needs Assessment (updated in July 2018) forecasts that, over the plan period, the economic development needs of Mole Valley can be met through current and planned commercial floorspace and recycling land currently in employment use. A forecast small surplus of office floorspace has allowed the modest reallocation of some existing employment land for residential development.
STRATEGY 3

LEATHERHEAD

Leatherhead lies in the northern part of Mole Valley. Originally a small market town on a crossing point of the River Mole, it has grown to provide a broad range of facilities and services to its residents and those in the neighbouring residential areas of Bookham, Fetcham and Ashtead. It is well located, with access to the national motorway network via Junction 9 on the M25, and has direct rail links to London and Guildford.

Because of its accessibility and services, Leatherhead is a sustainable location to meet some of the requirements for additional housing and other development needs in Mole Valley. A number of sites have been identified in, or adjacent to, the built up area that would provide the type and tenure of housing needed to meet demand (see Housing 1 and Chapter 7: Site Allocations). Development of this scale will require additional infrastructure, including measures to manage traffic congestion. The Council is committed to working with the relevant infrastructure providers to deliver what is needed in a timely manner.

Leatherhead is the main commercial centre in Mole Valley, with office and former research parks to the west and north of the town centre. The occupiers of the research parks have now diversified to more general office uses, including national and international companies. Surrey Police has announced its intention to consolidate headquarter office functions on one of the office parks. The Council considers these areas to be amongst the most suitably located and accessible for employment use, and intends to safeguard them to support the local economy and retain land for future economic growth (see Economy 2).

The town centre experienced significant change in the 1980s with the construction of the Swan Shopping Centre, Leret Way and partial pedestrianisation of the High Street and Church Street. The Council recognises that there is a need to improve the town centre to enhance the retail, leisure and entertainment services on offer today, as well as responding to changing shopping habits by planning for a more diverse range of uses and a higher-quality public realm. To that end, the Council purchased the freehold of the Swan Centre in 2017 and intends to remodel it, as part of wider changes to the town, to provide an attractive, accessible and resilient centre that meets the future needs of the population.

There are also opportunities in the town centre to provide a significant amount of residential-led development that could also include office, retail and community uses. The Council-owned Bull Hill is an area lying between the town centre and railway station that has development potential to provide small residential units at a higher density, and improved connectivity in this part of the town while continuing to provide public car parking and open space. There are other sites within the town centre that also have potential for higher density residential-led schemes that would contribute to meeting development needs.
The Council is committed to transformational change in Leatherhead town centre, and has initiated the Transform Leatherhead programme to provide a masterplan within which the various elements described above can be implemented in a coherent and integrated manner. It is intended to develop the masterplan by way of an Area Action Plan, following adoption of the Local Plan. Policy S3 sets out the key elements that the Area Action Plan will need to cover:

Policy S3: Leatherhead

1. An Area Action Plan will be developed to implement the Transform Leatherhead Masterplan. Central to the Masterplan strategy are the following objectives:

   a. To develop a spatial approach to the town centre, identifying key ‘quarters’ within the town centre, improving gateways and linking places together through an improved public realm.

   b. Implement a number of development projects, including transformative schemes which respond to opportunities and objectives and which complement and reinforce the spatial strategy for the town.

   c. A complementary public realm strategy which considers the enhancement of key spaces, linkages and gateways to underpin the spatial strategy and the principal development projects.

   d. An accessibility strategy that supports the development projects and the objective of the town centre being highly accessible by all forms of transport, with vehicle movement being managed efficiently whilst maintaining and improving the quality of the environment and the sense of place.

   e. A number of complementary initiatives which form part of a wider approach to delivery and implementation.

2. The following sites will form part of the Area Action Plan:

   a. Bull Hill.

   b. The Swan Shopping Centre.

   c. Claire House and James House.

   d. Leatherhead Sorting Office and Telephone Exchange.

3. Improvements to the town centre should deliver wider socio-economic benefits, including improved services and public realm enhancements that serve the whole town.
The vision for Leatherhead town centre set out in the Transform Leatherhead Masterplan is:

Leatherhead town centre will be re-invented, expanded and transformed to fully realise its potential as a distinctive, enterprising and highly regarded market town. The town centre’s character, history and environmental setting will be celebrated and complemented by new and revitalised uses.

High quality, people-friendly streets and spaces will combine to link the riverside, railway station, business and residential areas and the wider Mole Valley into the heart of the town centre. The town centre will be highly accessible by all forms of transport and vehicle movement will be managed efficiently whilst maintaining an emphasis on the quality of the environment and the sense of place.

A wider range of shops, new housing, and leisure and community facilities will make Leatherhead a better place to live, work and visit. These developments will significantly enhance the quality and breadth of the town centre offer and deliver a sustainable and commercially successful mix of high street names and independent businesses.

The vision will be realised through nine key objectives:

1. To establish a distinct and sustainable role for Leatherhead town centre.
2. To make more of the ‘sum of parts’.
3. Improve the retail offer.
4. Enhance the leisure, entertainment and cultural offer.
5. Improve accessibility.
7. Develop an attractive town centre – improve townscape and deliver high-quality public realm.
8. Provide high-quality living within the town centre.
9. Enhance and expand the town centre.

Further guidance to underpin the Area Action Plan will be drawn from the masterplan, based on the key objectives set out above.
DORKING

Dorking is an attractive historic market town surrounded by the Surrey Hills Area of Outstanding Natural Beauty, with the striking North Downs escarpment to the north. It provides a broad range of facilities and services to its residents and neighbouring villages, including the rural area to the south. The town lies on the crossing point of the A24 and A25 at the southern end of the Mole Gap – a historic route through the North Downs from London to the south coast.

Its historic character and protected landscape setting limit the extent to which Dorking can accommodate significant additional development. One area that does have potential is land at, and around, Dorking (Main) railway station. This area is the most accessibly located in the town, with fewer constraints than in the historic town centre. The reduction in office floorspace requirements for one of Dorking’s longstanding employers at Pixham End provides an opportunity to release a low-density office campus site for mixed redevelopment, including higher density residential development close to the station. Similar opportunities exist on the station site itself and adjoining offices. There are also opportunities for development in the civic quarter around Pippbrook House. (see Chapter 7: Site Allocations).
Dorking town centre provides the main focus for shopping in the southern part of the District. While containing a range of small and medium shops, it has increasingly developed into a leisure destination with a range of cafes, restaurants and pubs. Dorking Halls is a thriving theatre and cinema at the eastern end of the High Street. West Street, historically the focus of the antique trade, is diversifying into more mixed-uses, including services attractive to cyclists.

Although part of its historic charm, the narrow street layout and need for loading from the street leads to traffic congestion, with little scope for increasing traffic flow or road capacity without causing harm to the character and appearance of the town. This limits opportunities for significant development in the town centre. Further assessment of the strengths and weaknesses of Dorking town centre, and its future role in providing shopping and other services to the local area, will be the subject of an Area Action Plan. Pending any detailed changes arising from the Area Action Plan, existing policies shaping development in the town centre will continue to be implemented.

Policy S4: Dorking

1. An Area Action Plan will be developed to guide the future development of Dorking town centre, with the following objectives:

   a. To improve the town's vitality and viability by encouraging an increased range of retail, leisure and entertainment facilities and other town centre facilities.

   b. To work with infrastructure providers to explore opportunities for mitigating road congestion and improving accessibility.

   c. To promote development opportunities for tourism and visitor attractions that reinforce and enhance the cultural and historic assets of Dorking town centre.

2. Retail and associated uses will be supported in the town centre. Edge of centre sites may be considered only if suitable town centre sites are not available.

3. The primary shopping frontage will remain the focus for retail use at ground floor level. Changes of use will be considered in line with policy EC3. The primary and secondary frontages in the town centre are defined on the policies map.
STRATEGY 5

RURAL AREAS

The rural areas of Mole Valley account for over 90% of the District and include the attractive landscapes of the North Downs in the north of the District, as well as the wider expanse of the Weald to the south. The River Mole meanders through the District and provides an attractive setting to parts of Leatherhead and Dorking, as well as creating the dramatic cutting through the North Downs, known as the Mole Gap.

Policy S5: Rural Areas

1. Within the rural areas of Mole Valley, development should support a thriving rural economy and vibrant village communities, and enable opportunities for responsible recreation and tourism, while continuing to safeguard the countryside for its landscape, biodiversity and recreational value.

2. The majority of new built development will be directed towards the rural villages identified in Policy EN3. This will include additional housing development through the modest expansion of existing village boundaries, as shown on the Policies Map.

3. Development to support the needs of the rural economy, tourism and leisure will be permitted where it accords with Policies EC4, EC5, EC6 and EC7.

4. Outside village boundaries, limited development will be permitted where proposals are in accordance with policies for the protection of the Green Belt and the Countryside Beyond the Green Belt.

5. Throughout the rural areas, high priority will be placed on protecting rural character and areas of recognised biodiversity, landscape and heritage importance, in accordance with the relevant policies of this Plan.
Three quarters of the District lies within the Metropolitan Green Belt. The Plan brings into effect changes to the extent of the Green Belt in a limited number of locations, in order to enable necessary development to take place in a sustainable and planned manner. The remainder of the Green Belt and Countryside Beyond the Green Belt will continue to be protected, with the aim of maintaining a sustainable pattern of development, continuing to uphold the purposes for which the Green Belt is designated, and safeguarding the countryside for its own sake and for the enjoyment of future generations.

Much of Mole Valley’s attractive landscape is of nationally recognised importance, with just over a third of the District forming part of the Surrey Hills Area of Outstanding Natural Beauty. The built heritage of the rural areas is also extensive, with 18 conservation areas centred on rural villages and hamlets, five registered parks and gardens and an abundance of listed buildings. Many heritage assets stand in rural settings – sometimes of an isolated and remote nature – which contribute to their character and setting.

The rural areas also include considerable areas of recognised ecological importance, including 12 sites of special scientific interest, covering about 5% of the District’s area. These include Ashtead Common, Leith Hill, Ranmore Common and the Mole Gap to Reigate Escarpment, which is also designated as a European Special Area of Conservation. In addition, there is over 3200ha of ancient woodland and an extensive network of sites with locally-recognised biodiversity value.

The rural areas are also an important living and working environment. Over 20,000 people (25% of the District’s population) live in the rural areas and around 30% of Mole Valley’s businesses are based in rural locations, accounting for over 20% of jobs located in the District. This rural population and business community is housed in a variety of attractive villages and hamlets, together with scattered dwellings, farm holdings and business premises.

The policies in this Plan respond to priorities set out in the Rural Communities Strategy 2017-2027, aiming to provide for the development requirements of a vibrant rural community and economy, while continuing to safeguard and enhance the highly attractive and diverse natural, built and historic environment of the rural parts of the District.
CHAPTER 3
Housing
HOUSING DELIVERY

To support the Government’s objective of significantly boosting the supply of housing, local planning authorities are required to determine the minimum number of dwellings needed locally and to set out, in their local plans, how this need will be delivered—ensuring a sufficient supply of land comes forward to do so. The local housing need figure is determined using the standard method set out in national planning guidance, and is based on demographic trends and market signals.

Policy H1: Housing Delivery

1. The housing requirement for Mole Valley is to deliver at least 6,735 additional homes within the 2018-2033 plan period (449 homes each year).

2. Mole Valley’s housing requirement will be achieved through the provision of:

a. Dwellings built since the start of the plan period (since 1 April 2018).

b. Dwellings currently under construction.

c. Dwellings with planning permission and approval, but where development has not yet commenced.

d. Dwellings delivered through site allocations, as detailed in Chapter 7 and shown on the Policies Map.

e. Dwellings delivered through windfall sites and policies designed to increase densities in Development Opportunity Areas as defined in Policy H4.

Site allocations include both previously developed (brownfield) land, and land that is not previously developed. These site allocations incorporate:

1. Sites located within, or on the edge of, the main built up areas of Leatherhead, Dorking, Ashtead, Bookham and Fetcham, ranging in size from 5 to 550 dwellings.

2. Sites which would deliver significant expansion of Beare Green and Hookwood.

3. Sites in rural villages, ranging in size from 1 to 55 dwellings, with the majority being under 20 dwellings.

The anticipated number of dwellings to be delivered by each of the site allocations is set out in the site allocations policies in Chapter 7. These also detail specific requirements for each individual site.

‘Windfall sites’ are defined in national planning policy as sites not specifically identified in the Plan. These are sites which are expected to become available during the plan period, but are currently unidentified.
Historical trends show windfall sites usually come forward in the main built up areas, particularly in suburban areas and residential estates where large housing plots can be subdivided or redeveloped to provide small scale housing developments. Windfall sites can also come forward where buildings or land in other uses becomes available for development.

An annual allowance for windfall sites is included in the Plan and is applied to each year of the plan period from 2021 onwards. This allowance is based on the past delivery of housing on small sites (developments of less than 10 dwellings).

The expected delivery of housing development over the plan period is set out in Appendix 6: Housing Trajectory.

National planning policy requires the Council to demonstrate a rolling five-year housing land supply from the date of the Plan being adopted. The housing supply includes a buffer moved forward from later in the plan period. Without a rolling five-year supply of land for housing development, or where the Housing Delivery Test indicates the delivery of housing was substantially below the housing requirement, there is a risk that the housing policies in the Plan would not be considered up-to-date with national planning policy.

Housing affordability is a significant problem in Mole Valley. The ratio of average wages to average house prices is amongst the highest in England, leading to people working in the area having difficulty in affording a home in the same area. Young people also have difficulty in affording accommodation in the area in which they have grown up. To help address the problem of affordability, the Council is committed to enabling the provision of affordable housing for local people who cannot meet their housing needs on the open market.

Policy H2: Affordable Housing on Development Sites

1. Housing developments will be required to include affordable housing comprising at least 40% of new dwellings, where at least one of the following applies:
   a. In designated rural areas, developments providing a net increase of 6 dwellings or more.
   b. Outside designated rural areas, developments providing a net increase of 10 dwellings or more.

2. In all cases, provision of affordable housing will be expected to be made on-site. Only in exceptional circumstances will an alternative to on-site provision be considered.

3. Affordable housing will be expected to be integrated within the wider development, using comparable materials, layout, and amenity space proportional to dwelling sizes, and with equal access to any on-site communal facilities such as play areas.

4. The mix of dwelling types, sizes and tenure split should reflect the type of housing required in the most up-to-date evidence of housing need for the District, having regard to the form and type of development appropriate for the site. This currently includes a tenure split of at least 70% affordable rent, with the remainder being other forms of affordable housing. Social rent will be encouraged.

5. A minimum of 10% of affordable dwellings should be available for affordable home ownership, except where it would significantly prejudice the ability to meet the identified affordable housing needs of specific groups. This includes build-to-rent dwellings, specialist accommodation for a group of people with specific needs, self build or custom built dwellings, or a development exclusively for affordable housing, an entry into the market.
level exception site, or a rural exception site.

6. In rural areas small scale development of affordable housing may exceptionally be supported on land which would not normally be used for housing, provided that:

a. A local need for affordable housing has been demonstrated.

b. The site adjoins, or is closely related to, a defined village and respects the setting, form and character of the village and surrounding landscape.

c. The affordable housing will be retained for that purpose in perpetuity.

A limited proportion of open market dwellings may be allowed as part of such a small-scale development if it can be demonstrated that it is required to ensure the viability of the scheme. The number of open market dwellings should be the minimum required to enable the development to take place.

Policy H2 will apply to all types of residential development, including private retirement homes, sheltered accommodation, extra care schemes and other self-contained housing for older people. Forms of housing which fall within the definition of affordable housing are defined in the glossary.

In cases where it appears to the Council that a site has been subdivided or will be brought forward in phases, each phase will be expected to contribute proportionally towards the affordable housing requirement of the whole site.

The affordable housing requirements of this policy are considered to be achievable. This has been confirmed by the viability assessment of the Local Plan. Unless there are particular circumstances, there should be no need for a further viability assessment at the decision-making stage. Site promoters will be expected to take account of costs arising from affordable housing and other requirements when negotiating to purchase land for development. The price paid for land is not a justification for failing to comply with the relevant policies in the Plan.

Where particular circumstances justify the need for a viability assessment at the application stage, it will be up to the applicant to demonstrate how those circumstances differ from the viability assessment carried out to inform the Plan, having regard to the specific grounds set out in national planning guidance. Viability assessments submitted at the application stage should be prepared following national planning guidance. They will be made publicly available unless agreed with the Council as an exception. Independent scrutiny of the viability assessment will be expected to be funded by the applicant. Where the Council agrees a lower affordable housing provision, it reserves the right through a legal agreement to reassess the viability of a site at later phases in a development.

In part 1 of this policy, designated rural areas are as defined in the glossary and shown on the map included in the Affordable Housing Supplementary Planning Document. Other references to rural areas apply throughout the rural parts of the District.

Rural exception sites are in addition to the sites identified as modest additions to rural villages elsewhere in the Plan. Demonstration of the need for a rural exception site will normally require a local housing needs survey, which can provide evidence of the number, mix and tenure of dwellings needed in any particular village. In some cases, a small proportion of market housing may be proposed on rural exception sites in order to support the delivery of affordable housing to meet local needs. Any such applications should be supported by a viability assessment.
This policy aims to deliver the right type of homes to address local housing needs, as well as community aspirations for the provision of smaller homes.

Policy H3: Housing Mix

1. In seeking to provide a balanced housing market, the Council will require housing proposals to take into account and reflect local housing needs in terms of the tenure, size and type of dwellings to meet the needs of the community, as set out in the Strategic Housing Market Assessment.

2. Particular emphasis will be placed on the provision of two and three bedroom dwellings as defined in Appendix 4 (habitable rooms table) suitable for occupation by, for example, newly forming households, young couples, expanding families and older people looking to move to a smaller property.

3. Within Development Opportunity Areas defined in Policy H4 and on the Policies Map, development shall be predominantly one and two bedroom dwellings as defined in Appendix 4 (habitable rooms table).

4. Within villages listed in policy EN3, development on allocated housing sites, and other proposals for additional housing through infill or limited built development, shall provide a mix of 1, 2 and 3 bedroom dwellings as defined in Appendix 4 (habitable rooms table).

5. On all other housing sites providing six or more additional dwellings, at least 65% of dwellings (rounded up to the nearest whole dwelling) shall be a mix of two and three bedroom properties, as defined in Appendix 4 (habitable rooms table), unless otherwise specified where there is a relevant site allocation policy.

To ensure that a wide choice of high-quality homes can be delivered to provide more opportunities for home ownership and to enable sustainable, inclusive and mixed communities be created, it is necessary to plan for a mix of housing that is informed by the needs of different groups within the community. Based on the latest evidence in the Strategic Housing Market Assessment, it is important that new housing development focuses on providing smaller dwellings.

The housing stock in Mole Valley is dominated by larger properties. The largest single property type in Mole Valley is detached housing, and there is a higher proportion of larger homes than the national average. In contrast to the existing housing stock, future household formation will tend towards smaller household sizes as the population ages. To ensure that by the end of the plan period
the future housing stock reflects anticipated housing need, the Strategic Housing Market Assessment shows that 91% of new housing provision will need to be of one, two and three bedroomed units, and only 9% of units of accommodation will need to be of four or more bedrooms.

Policy H3 prioritises the provision of two and three bedroom dwellings. There is also a need for one bedroom dwellings, the delivery of which will be through town centre and higher density development delivered through other policies of this Plan.

During preparation of this plan and MVDC’s Rural Communities Strategy 2017-2027, a number of rural communities highlighted that smaller and more affordable housing should be prioritised in rural locations. This is consistent with evidence in the Strategic Housing Market Assessment and responds to the particular needs of younger people growing up in rural areas, those working in rural businesses and older people seeking suitable properties to downsize without moving away from their community.

Where a proposed one, two or three bedroom dwelling exceeds the equivalent number of habitable rooms listed in Appendix 4 and/or where the internal layout appears designed to circumvent policy H3 by facilitating subsequent subdivision of large rooms, planning permission may be refused on the grounds that the proposal would be contrary to policy H3.

Proposals for alternative forms of housing falling outside use class C3 (e.g. purpose-built housing of multiple occupation, live-work units or other less conventional housing types), will be considered on their merits, taking into account evidence of how they would help to meet local housing needs and how they would be managed to safeguard the character and amenities of the area.
DEVELOPMENT OPPORTUNITY AREAS

An important part of the Council’s strategy for delivering objectively assessed needs is a 'brownfield first' approach. Policy H4 aims to increase the efficient use of land within the most sustainable locations.

Policy H4: Development Opportunity Areas

1. On sites that are within the built up area and front on to designated principal roads as defined on the Policies Map, the Council will support the subdivision of existing large dwellings into apartments, or the redevelopment of those sites to form smaller dwellings.

2. On sites within, or adjacent to, Dorking and Leatherhead Town Centres and Local Shopping Centres as defined on the Policies Map, all new development, including change of use, should make more efficient use of the site. All development within the Town Centres of Dorking and Leatherhead will also be required to remain consistent with Policy EC3.

3. All developments within the Development Opportunity Areas shown on the Policies Map should accord with the following criteria:
   
a. All new residential development should achieve minimum densities of 50 dwellings per hectare on all sites. A change in character will be supported, provided that the proposed development has a positive impact on the appearance of the surrounding area.

b. All new residential development shall be predominantly one and two bedroom dwellings as defined in Appendix 4 (Habitable Rooms Table). An exception will be made for proposals involving one-for-one replacement of an existing larger dwelling.

c. Where proposals are taller than the surrounding townscape, they will need to be of high architectural design quality and standards, delivering public benefits and should have a wholly positive impact on the character and quality of the area, supported by full design justification.

d. Where development proposals are located within or adjacent to conservation areas, or where they affect the setting of heritage assets, the proposals must preserve and enhance the heritage assets.

As part of the 'brownfield first' approach, opportunities have been identified to deliver higher density development in targeted Development Opportunity Areas within the built up areas of Dorking, Leatherhead, Ashtead, Bookham and Fetcham.

Designated Development Opportunity Areas fall into two categories, as defined on the Policies Map:

1. Sites within, or adjacent to, Dorking and Leatherhead Town Centres and Local Shopping Centres.

2. Sites that front on to designated principal roads

Sites within, or adjacent to, Town Centres and Local Shopping Centres relate to any site that either falls within the respective Town Centre/Local Shopping Centre, defined on the Policies Map, or immediately adjoins the boundary of the respective Town Centre/Local Shopping Centre.

Sites that front on to designated principal roads include any site that sits immediately adjacent to, or fronts on to, one of the identified principal roads on the Policies Map.
On appropriately sized sites, development may be acceptable to the rear of the existing frontage property(ies) subject to other policy considerations, including design and neighbouring amenity.

Within the identified Development Opportunity Areas, additional housing provision could be accommodated by, for example:

- Including the provision of higher density housing, such as flats and terraced houses, rather than semi-detached and detached houses.
- Seeking to combine sites that lead to a more efficient and productive site layout.
- Taller buildings, containing a mix of uses.

It is recognised that development within Development Opportunity Areas will gradually change the pattern of development over time, resulting in a change in character. This approach will be supported where development proposals do not propose changes in appearance that would have an adverse impact.

Any proposed buildings or structures that would be taller or of a significantly greater scale than the surrounding townscape will require detailed justification supported by a comprehensive townscape appraisal and visual assessments. Consideration should be given to:

- The impacts on the existing townscape and landscape character.
- The impacts on immediate and distant views of the site.
- The opportunities to produce high-quality designs that respond positively to their surroundings.
- The opportunities to create an attractive living environment and high-quality townscape.

Any proposal for a tall building should make a positive contribution to the existing townscape, character and local distinctiveness of the area. In addition, proposals for tall buildings should be designed to positively contribute to the streetscape, such as by creating high-quality public spaces that deliver wider public benefits or incorporating uses that enable the local community and the public to access the ground level of buildings. Policies including those relating to design and character (including residential amenity), inclusive environments and heritage assets should also influence the proposed height of any new development.

In particular, buildings that are built to higher densities or are higher or of a greater scale than their surroundings, can have a visual impact over a wide area, altering the historic skyline and the character and appearance of conservation areas, open spaces and heritage assets. They can also dominate, obscure or detract from the setting of listed buildings and conservation areas. For this reason, development proposals will be expected to demonstrate that they can preserve and enhance the district’s heritage assets, their significance, and their setting where necessary.

It is recognised that the provision of car parking can be a limiting factor on providing higher density development and that national policy aims to limit future private car use within town centres and other locations that are well-served by more sustainable travel modes. As such, the minimum residential parking requirement required under policy INF 1 will not apply to Development Opportunity Areas within, or adjacent to, Dorking and Leatherhead Town Centres and Local Shopping Centres. The number of parking spaces within these locations will be subject to negotiation on a site-specific basis, having regard to any advice from the Highway Authority. This will be an exception to parking standards in Dorking and Leatherhead Town Centres and Local Shopping Centres but does not apply to Development Opportunity Areas along principal roads, due to the likely implications for highway safety and the free flow of traffic along these important routes.
HOUSING 5

TECHNICAL STANDARDS

National planning policy specifies that local policies relating to the sustainability of buildings should reflect the optional technical requirements set out by the Government.

The Council has chosen to adopt the optional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, as well as the nationally described space standard.

Policy H5: Technical Standards

Accessible and Adaptable Dwellings
1. On sites of 10 or more new dwellings, a minimum of 10% of new dwellings will be required to meet Building Regulations standard M4 (2) ‘accessible and adaptable dwellings’. Additionally, on sites of 20 or more new dwellings, a minimum of 5% of new dwellings will be required to meet Building Regulations standard M4 (3) ‘wheelchair user dwellings’ to help meet the specific needs of older people and those with mobility, accessibility and support needs. The number of dwellings provided to meet the specified standards should be rounded down to the nearest whole dwelling.

Minimum Space Standard
3. All new dwellings, including changes of use and conversions, must provide sufficient internal space to cater for future occupants. The gross internal floor area for each new dwelling should meet or exceed the Nationally Described Space Standard, or any subsequent equivalent standard.

Sustainable Water Use
2. Development that results in the creation of one or more new residential dwellings, including conversions, change of use and extensions resulting in a new dwelling unit, must reduce water consumption through meeting the optional Building Regulations Part G water efficiency standard of 110 litres per person per day.

There is an increasing need for more accessible dwellings in Mole Valley as a result of the high proportion of older people (age 65+) living in the District. The provision of accessible dwellings would result in the creation of safe and accessible environments for all members of the community, particularly for those people with specific housing needs. As well as requiring higher standards of accessibility due to age-related frailty, there is also a need for housing for people with physical disabilities.

In most cases, the requirement for wheelchair user dwellings will be satisfied through compliance with Building Regulation M4(3)(2) (a). Building Regulation M4 (3)(2)(b) ‘accessible wheelchair user dwellings’ only applies to affordable housing where the Council is responsible for allocating or nominating a person to live in that dwelling.

Exceptionally there may be reasons for not including accessible and adaptable dwellings within a scheme. In such cases, evidence will need to be provided in terms of the impact on the viability of the development, or of physical or environmental factors (such as topography or flood risk issues) that would make the site unsuitable for occupants with disabilities.

The Environment Agency’s classification of water stressed areas (2013 update) confirms that both water companies (Thames Water and Sutton & East Surrey Water) serving Mole Valley have water stress issues. Combined
with the climate emergency and population growth for the District, this will impact further on the environment in the long-term. The evidence supports the incorporation of the tighter building regulations optional water efficiency standard. Water resilience measures will be required in new developments to ensure that water consumption is undertaken as sustainably as possible.

Water usage can be minimised through other water-saving measures and developers are encouraged to consider using rainwater harvesting to collect and store for re-use on gardens, in addition to using reclaimed water.

All new housing should have sufficient internal space to cater for a variety of different household needs, with the aim of promoting ease of liveability, accessibility and quality of life. Providing a sufficient level of internal space can also help facilitate home working and minimise the need to travel. The nationally described space standard is summarised in Appendix 5.
HOUSING FOR OLDER PEOPLE AND PEOPLE WITH DISABILITIES

This policy aims to support the provision of suitable specialist forms of accommodation to cater for more vulnerable members of society – people with disabilities, mental health problems and long-term conditions, including people who have developed or may develop care needs as they become older.

Policy H6: Housing for Older People and People with Disabilities

The provision and expansion of specialist forms of accommodation for older people and for people with other specific needs will be encouraged, subject to the following criteria:

1. The site should be sustainably located and well connected in terms of access to shops, community facilities including health care, public transport and other services appropriate to the needs of future occupiers.

2. All new development shall achieve, as a minimum, the standards of accessibility set out in Policy H5.

3. Developments providing older persons' housing shall deliver the level of affordable housing required by Policy H2.

4. The loss of existing care homes, sheltered housing for older people, housing for older people and those with support needs shall be resisted. This is unless adequate alternative provision is provided locally, or evidence is provided to the satisfaction of the Council that there is no longer a need for the facilities, or that the accommodation no longer meets the minimum standards required for an acceptable quality of support and/or care.

5. Developments should provide adequate indoor and outdoor amenity space and/or communal areas for socialising.

6. Developments should provide safe storage and charging facilities for residents' mobility scooters, in addition to pick up and drop off facilities close to the principal entrance suitable for taxis, minibuses and ambulances.

7. Developments including specialist accommodation for older people or people with disabilities (with or without care) will not be subject to the housing mix requirements set out under Policy H3.

8. Development proposals for extensions to existing dwellings and the provision of annexes to help assist with the care of older people and people with disabilities will be supported where:

   a. The proposal respects the established character of the local area and is not overbearing or of a form that would be detrimental to the amenity of neighbouring residents.

   b. Proposals for annexes are able to demonstrate the functional and physical dependency on the host dwelling.

   c. The proposals remain in accordance with other relevant policies of the Local Plan, including Green Belt policy and policy for the Countryside beyond the Green Belt. In both cases, the development should not result in disproportionate additions over and above the size of the original building.
It is necessary to ensure that Mole Valley is able to meet the accommodation needs of all members of the community, including those with specific needs such as the frail, elderly or people with physical or mental health issues.

To help create inclusive communities, specialist forms of accommodation should be sustainably located in accessible areas that are well-served by public transport and with good access to local facilities.

The District has an oversupply of older bedsit type affordable, sheltered accommodation that no longer meets current housing needs. In contrast, there is an undersupply of modern affordable accommodation for older people and there are no affordable extra care schemes. The Council will encourage the redevelopment of older bedsit type accommodation to provide modern affordable dwellings suitable for older people, including housing that could attract downsizers. In addition to this, there is a need for independent affordable housing in the community for adults with mental health, learning and/or physical disabilities.

High-quality design standards relevant to the needs of future occupants will be expected, including good built-in storage and high levels of security. Older people’s accommodation should address specific needs such as the storage of mobility scooters in accessible locations and turning circles for larger vehicles such as minibuses. Development should also aim to exceed the minimum accessibility requirements for accessible and adaptable dwellings and wheelchair housing wherever possible.

All schemes should aim to provide sufficient internal and external social activity space to allow opportunities for future occupants to socialise, both indoors and outdoors, and to promote good wellbeing and help prevent isolation. HAPPI (Housing our Ageing Population Panel for Innovation) design principles will also be encouraged for all developments in order to offer attractive alternatives to the family home, which are also capable of adapting over time to meet changing needs.

In addition to providing the right type of specialist accommodation to meet the needs of the residents in the District, it is important that care provision is affordable to those who need it. The policy seeks to ensure that affordable housing is secured in line with Policy H2 for any specialist housing developments falling within use class C3. For other types of specialist accommodation, including care homes within the C2 use class for example, it is acknowledged that operations and funding of care are more complex. As a result, affordable provision cannot be insisted upon through the planning process.
RESIDENTIAL PARK HOMES

In addition to the need to provide a wide range of high quality permanent housing, the Council also recognises its duty to consider the needs of those residing in caravans. There are a number of existing residential park home sites in the District. These sites provide permanent residential accommodation within a managed environment. In planning terms, the authorised use of the land is for the stationing of caravans. In practice, a variety of mobile homes, static caravans, pre-fabricated chalets and similar structures are present, all falling within the legal definition of a caravan (see glossary). The term “park home” is commonly used to describe the use and the terms caravan and park home are used interchangeably below.

Policy H7 does not cover the distinctive accommodation needs of Gypsies, Travellers and Travelling showpeople, which are covered under Policy H9.

Policy H7: Residential Park Homes

1. The provision of park homes will be considered favourably only within the existing boundaries of residential park home sites. Proposed park home development will be considered against the following criteria:

   a. The proposed development will not result in the outward expansion of the boundaries of the existing site to include land which is currently undeveloped.
   b. Sufficient amenity space and on-site utility services must be provided, to support the total number of pitches on the site.
   c. The proposed development should support integration of the site within the surrounding local community.
   d. Development involving the provision of permanent built structures on the site should be limited to small-scale facilities which are ancillary to the existing residential use of the site and would not have a material impact on the openness of the site or the rural character of the area.

2. The replacement of existing park homes with permanent dwellings or other buildings will be resisted.
Existing park home sites in the District range in size from a handful of park homes up to more than 200. Existing sites are located predominantly in rural areas, particularly in Boxhill and south of Beare Green.

The existing sites provide a relatively large stock of accommodation aimed at small households, which is often limited to occupation by older people under management restrictions on individual sites. They contribute to the range of residential accommodation available in the rural areas of the District.

Although costs of purchase or rental of park homes are generally lower than for permanent dwellings, this is not universally the case, and park homes do not fall within the definition of affordable housing for the purposes of this Plan.

The stationing of new or replacement mobile homes, static caravans or chalets within established existing park home sites is not normally development requiring planning permission, but is handled through a separate licensing regime. However, in some cases, planning permission will be required for variation of conditions (for example conditions limiting the total number of caravans) or for built development associated with the use.

Park home development can have a significant visual impact. As such, the Council will seek to contain the existing sites within their well-established boundaries and avoid further encroachment into the surrounding countryside. This is particularly the case at Boxhill where the sites lie not only in the Green Belt, but also in the Surrey Hills Area of Outstanding Natural Beauty and the Area of Great Landscape Value where strict controls over new development are applied.

The creation of new park home sites will be considered under policies for the protection of the Green Belt (Policy EN1) or Countryside Beyond the Green Belt (Policy EN2). In most cases the change of use of undeveloped land to a park home site would be contrary to those policies due to the impact on the openness and purposes of the Green Belt and/or character of the countryside.

In some cases, park home sites can acquire a rather insular atmosphere, which could obstruct integration between residents of the site and the surrounding rural community. Point 1c in the above policy therefore aims to resist development which is felt to undermine community cohesion. This could include changes to boundary treatment which appear designed to create an excessive sense of enclosure and segregation.

The accommodation needs of Gypsies, Travellers and Travelling Showpeople are covered under Policy H9.
SELF AND CUSTOM BUILD HOUSING

The Council recognises its duty to understand and respond to demand for self and custom build housing. Self and custom build housing is one means to increase diversity in the housing market and enable individuals to design and provide their own home to suit their specific requirements.

Policy H8: Self and Custom Build Housing
1. Proposals for self and custom build housing will be supported in locations where there is a demonstrable demand for plots and other relevant planning policies are satisfied.
2. Self build and custom housebuilding plots are encouraged on smaller residential development sites, particularly those allocated for residential development in villages.
3. Communities preparing Neighbourhood Development Plans will be encouraged to consider the identification of sites specifically for self and custom build projects within their neighbourhood plan area.
4. Land specifically allocated for self and custom build housing is identified on the Policies Map.

National planning policy encourages local planning authorities to widen opportunities for home ownership by identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

The Self-build and Custom Housebuilding Act 2015 requires local authorities to keep a register of those who are seeking to acquire serviced plots of land in their area for self or custom build projects. A Self Build Register has been established by the Council to provide evidence of demand for plots in Mole Valley.

Based on evidence of demand through the Self Build Register, it is expected that the necessary number of serviced plots to satisfy the demand in Mole Valley highlighted by the Register will come forward on small sites, single plots on infill sites and other windfall sites. It is anticipated that small windfall sites will play a key role in meeting this demand for self builders. Site allocations also include one specific site in Bookham, which has been promoted for self build by the current landowner and appears suitable for this purpose.
GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Members of the gypsy, traveller and travelling showpeople communities have a range of accommodation requirements. Some will choose to live in permanent accommodation and their needs will be met through the delivery of market and affordable housing to meet Mole Valley’s identified housing needs. This policy specifically focuses on the provision of sites for the stationing of mobile homes and caravans to provide accommodation for gypsies, travellers and travelling showpeople who maintain a nomadic lifestyle and/or are members of protected ethnic groups with a strong cultural preference for caravan-based dwelling.

Policy H9: Gypsies, Travellers and Travelling Showpeople

1. Identified needs for gypsy and traveller pitches will be met through site allocations detailed on the Policies Map. This includes a requirement that additional pitches are provided as part of the development of allocated housing sites, where specified in the site allocation policy, as follows:
   a. Sites between 100 and 499 dwellings: Two pitches
   b. Sites of 500 dwellings or more: Three pitches

2. Proposed development to meet identified accommodation needs for travelling showpeople will be supported on previously developed sites, where the use can be accommodated without significant harm to the openness of the Green Belt, the character of the area or the amenities of nearby residential properties.

3. Additional gypsy, traveller and travelling showpeople’s accommodation on sites which are not allocated within the Plan will not be permitted, unless there is a clearly justified and evidenced local need which cannot be met through development on allocated sites. The development of new gypsy and traveller sites in the Green Belt is inappropriate development and will not be approved, except in very special circumstances. Development of new gypsy and traveller sites in the Countryside Beyond the Green Belt will also be very strictly controlled.

4. All planning applications for the delivery of gypsy and traveller pitches or travelling showpeople’s plots – including those relating to allocated sites – will be required to meet the following criteria:
   a. Safe and convenient vehicle and pedestrian access to the site must be provided and the site should not be likely to generate traffic of an amount or type inappropriate to the character of the local road network.
   b. The site should be laid out and landscaped in a manner which is compatible with the visual character of the area and the amenities of neighbouring land uses.
   c. The site should be laid out in a manner which provides an acceptable living environment for the occupiers, including sufficient space to enable fire safety standards to be adhered to, sufficient space for parking and manoeuvring of vehicles within the site and amenity space to support healthy lifestyles, including children’s play space.

5. Existing authorised gypsy, traveller and travelling showpeople sites will be safeguarded unless no longer required to meet identified needs.
The Mole Valley Gypsy and Traveller Accommodation Assessment February 2018 sets out evidence on the level of need for sites for gypsies, travellers and travelling showpeople. Sites are allocated in the Plan to meet those identified accommodation needs. This includes the identified needs of gypsies, travellers and travelling showpeople as defined in the Planning Policy for Traveller Sites 2015. Site allocations also take account of the identified needs of members of protected ethnic groups who fall outside that definition, but have been identified as having future accommodation needs which involve a cultural preference for caravan-based dwelling.

There is no realistic prospect that the identified needs can be met within existing built up areas. The Strategic Housing and Economic Land Availability Assessment has not identified available land within the built up areas or Countryside Beyond the Green Belt which would be suitable to meet identified needs. Site allocations therefore include provision of small scale, permanent sites through exceptional, limited alterations to the Green Belt boundary. The alterations would only be for development of traveller pitches, together with a requirement for inclusion of a small number of pitches within allocated housing sites of 100 or more dwellings, unless a site is considered unsuitable for pitches, for example, town centre locations.

A preference for small scale, family-oriented sites reflects wishes expressed in discussions with the travelling community, as well as being more easily integrated into the rural landscape. The provision of permanent sites is an important means of providing gypsies and travellers with a settled base, providing access to local services such as education, health and employment, as well as supporting good relationships between the travelling and settled communities.

Additional pitches are proposed on Council-owned land, as well as on land owned by members of the gypsy and traveller community, in addition to land being promoted for development of 100 dwellings or more. Where provision of gypsy and traveller pitches is required alongside bricks and mortar housing development, this is specified in the relevant site allocation policy. The Council has taken into account the scale of the site, viability issues and the probable form and layout of future development when including this requirement. Delivery of pitches on allocated sites will provide a range of tenures, responding to needs for affordable and private pitches.

At the time of preparing this Plan, it has not yet proved possible to identify a specific site which is available and suitable for the provision of travelling showpeople’s accommodation. A need has been identified for three additional plots, which would preferably be located on a single yard of around 0.6ha, with good access to the strategic road network. This use can potentially be met through redevelopment of brownfield land which becomes available during the plan period. Alternatively, provision may be acceptable within one of the strategic housing sites, as an alternative to the provision of two to three gypsy and traveller pitches (see criterion 1), provided the site provides good access to the strategic highway network and is in a location that is a good fit with identified needs.

The Council is engaged in joint working with Surrey County Council, Surrey Police and other district and borough councils to address wider needs for transit or short-term site provision across the County. This work is ongoing and no sites are proposed in this plan for transit or short-term site provision within the district.
ECONOMY 1

SUPPORTING THE ECONOMY

The Council’s Strategy 2019-2024 identifies four priorities for achieving prosperity across Mole Valley:

• Work towards making Mole Valley a prime business location with improved infrastructure to attract and retain creative, entrepreneurial and innovative talent.

• Continue to drive the transformation of Leatherhead Town Centre and promote the character, culture and economy of Dorking.

• Work with rural communities and businesses to enhance their strengths and address their challenges, helping them thrive and become more sustainable.

• Promote Mole Valley as a place for people to spend their leisure time and support local businesses to maximise opportunities from recreation and tourism.

The Council’s Economic Prosperity Strategy 2018-2028 sets out a long-term vision that:

"By 2028, Mole Valley will be widely recognised as a prime business location which attracts the most creative and innovative talent. An environment that is vibrant, optimistic, enterprising and productive, enabling businesses to thrive and achieve their aspirations together whilst offering a great quality of life and beautiful countryside.”

The long-term strategic priorities set out in the Strategy have implications for the use of land which are reflected in the policies of the Plan.

Policy EC1: Supporting the Economy

The sustainable growth of Mole Valley’s economy will be promoted to meet the varying needs of different economic sectors by:

1. Supporting regeneration within the main towns of Leatherhead and Dorking, whilst encouraging new and established businesses to grow throughout the Plan area.

2. Safeguarding sufficient employment sites and encouraging the recycling of land to meet the needs of the economy to support job creation, the needs of modern business and the attractiveness of Mole Valley as a business location.

3. Supporting the creation of new employment floorspace where:
   a. The type, scale and intensity of the proposed business activity is appropriate to the locality and accessibility of the site.
   b. The proposed use would not harm the amenity or operation of neighbouring uses.

4. Safeguarding local shopping centres as well as smaller parades and individual shops that support the local needs of communities.

5. Supporting and promoting a high-quality visitor economy.

6. Supporting and retaining employment opportunities in Mole Valley’s villages and the rural areas, where consistent with other policies in the Plan.

7. Supporting initiatives to improve information and communications technology connectivity, while requiring new developments to include provision for advanced communications technology infrastructure.
Leatherhead is the main employment centre in Mole Valley and has a history as a centre for research and knowledge-based companies. The original research parks lying to the west of the town centre are now diversifying into a range of office-based uses, including electronics, engineering and computer services.

The Council is already committed to using its own assets to drive the transformation of Leatherhead town centre through the Transform Leatherhead programme (see Strategy 3). It will deliver transformational improvements to Leatherhead; creating a new and thriving town centre with greater residential presence and a shopping area that meets current and future needs.

Opportunity Dorking is an economic development and regeneration programme to realise the town’s commercial and cultural potential to help secure a sustainable future. This will involve a range of projects to meet the needs of Dorking businesses, residents, shoppers and visitors that recognise the evolving role of high streets and town centres, particularly given the growing demand for experiential retail and diversification of uses to include residential, employment, leisure and food and beverage uses.

Proposals that make a positive contribution to the diversity and vitality of these centres will be encouraged. Relevant policies to achieve the Council’s aspirations for these centres will be contained in Area Action Plans.

In the north of Mole Valley, the built up areas of Ashtead, Fetcham and Bookham accommodate a significant proportion of the district’s population. Each area has one or more local centres providing shops, restaurants and services to the local population, as well as a range of community facilities. Beyond the local centres, the built up areas support a range of employment opportunities ranging from headquarter office premises to established industrial estates.

Economic activity in rural Mole Valley is diverse, ranging from traditional rural industries and a growing visitor economy through to manufacturing, technology, the service sector, creative and knowledge-based businesses. There is a growing level of homeworking and home-based businesses. There are also a significant number of purpose-built industrial estates, as well as a number of small businesses located in converted rural buildings.
PROTECTION OF EMPLOYMENT LAND

The Council recognises the need to retain employment land to provide for a healthy and growing economy with flexibility to meet evolving commercial floorspace needs over the plan period.

The Economic Development Needs Assessment evidence document identifies no requirement for additional land allocations to meet the economic development needs of Mole Valley over the plan period. It indicates that there is a broadly balanced employment land market whereby the continued safeguarding of employment land is justified.

Policy EC2: Protection of Employment Land

1. Strategic Employment Areas defined on the Policies Map will be retained for employment uses and will be the focus for economic regeneration and additional employment opportunities. Intensification of employment uses within these locations will be supported, subject to there being no unacceptable impact on the surrounding highway network or local amenity.

2. Outside the Strategic Employment Areas, redevelopment of employment land to other uses will be supported where the site has been allocated for an alternative use, or where:
   
   a. It can be demonstrated that there is no reasonable prospect of the site remaining in employment use, either in its current form or as a redevelopment opportunity, having been actively marketed for a minimum of one year at a price which accords with other properties of a similar type in the area.
   
   b. The proposed alternative use would not adversely affect the efficient operation or economic function of other employment uses or businesses in the locality.

This policy approach is consistent with the Council’s Economic Prosperity Strategy, which sets as a long-term priority ‘improving the business infrastructure within Mole Valley’. Opportunities to improve business premises will be met predominantly through the recycling of safeguarded employment land to meet evolving business needs.

The larger industrial and commercial clusters are locations of strategic importance due to their size, accessibility and commercial offer. Land that is already in industrial and commercial use will be the main resource for maintaining and renewing economic activity in Mole Valley.

The constrained nature of Mole Valley’s land supply means that it is important to ensure that land with continued potential for employment use is not lost to other forms of development, while at the same time avoiding the risk of sterilising land which has no realistic potential for continued employment use.

Evidence produced to demonstrate no reasonable prospect of continued employment use of land or premises should take into account issues of viability, alternative forms of development and evidence about demand from current and potential future occupiers. This may include a position statement from the last known occupier(s) of the premises, stating the reasons for vacation.
The Strategic Employment Areas defined on the Policies Map are:

<table>
<thead>
<tr>
<th>REFERENCE</th>
<th>ADDRESS</th>
<th>SETTLEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEA01</td>
<td>Leatherhead Research Area at Cleeve Road / Springfield Drive</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA02</td>
<td>Mole Business Park, Randalls Road</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA03</td>
<td>Leatherhead Trade Park, Station Road</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA04</td>
<td>Randalls Business Park, Randalls Way / Cleeve Road (Includes The Square and Imperial Park)</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA05</td>
<td>Regent Park / Brook Way area, Kingston Road</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA06</td>
<td>Barnett Wood Lane Industrial Area</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA07</td>
<td>Plough Industrial Estate, Kingston Road</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA08</td>
<td>Ryebrook Business Park, Bay Tree Avenue</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA09</td>
<td>Kings Court, Kingston Road</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA10</td>
<td>Wates House, Station Approach</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA11</td>
<td>Federation House, Highbury Drive</td>
<td>Leatherhead</td>
</tr>
<tr>
<td>SEA12</td>
<td>Dorking Business Park / Curtis Road / Station Road area (Includes Old Char Wharf and Havenbury Industrial Estate)</td>
<td>Dorking</td>
</tr>
<tr>
<td>SEA13</td>
<td>Vincent Lane</td>
<td>Dorking</td>
</tr>
<tr>
<td>SEA14</td>
<td>Bookham Industrial Estate</td>
<td>Bookham</td>
</tr>
<tr>
<td>SEA15</td>
<td>Gatwick Business Park</td>
<td>Hookwood</td>
</tr>
</tbody>
</table>
The small and medium-sized enterprise sector is important to Mole Valley’s economy. Very small enterprises (0-4 employees) make up almost 80% of the district’s businesses. Where the opportunity arises, a modest switch from office to light industrial or industrial floorspace would better fit the identified economic floorspace needs of Mole Valley over the plan period.

In two specific locations, the Council has identified an opportunity to deliver additional housing through the recycling of brownfield land. Both Pixham End, Dorking and Ermyn House, Ashtead are existing headquarter office premises on low density campus sites that are not well-suited to current occupier or office market requirements. There is an opportunity for mixed use redevelopment which would better respond to the District’s economic and housing requirements.
ECONOMY 3

URBAN ECONOMY

The principal commercial centres in Mole Valley are Leatherhead and Dorking, towards which the sustainable growth of the district’s economy will be directed and encouraged. There are also local centres of economic activity in the built up areas of Ashtead, Bookham and Fetcham.

Leatherhead is the urban core in the centre of a group of three other settlements, with Bookham and Fetcham to the west and Ashtead to the east. It is the main commercial centre in Mole Valley and supports a number of business parks. Retail provision, serving a principally local catchment, is focused on the Swan Centre. Church Street has recently undergone significant public realm improvement works as part of the ‘Transform Leatherhead’ initiative, the objectives of which will be further developed through an Area Action Plan.

Dorking is the largest town in Mole Valley and is a traditional market town, again serving a relatively local catchment. Much of the centre is designated as a conservation area that includes a range of heritage assets. It supports a diverse range of shops and services and has historically been a centre for the antiques trade, although this is now diversifying. Large-scale leisure and sport facilities are provided at the eastern end of the town in the form of Dorking Halls and Dorking Sports Centre.

Policy EC3: Urban Economy

1. Development that enhances the attraction of Dorking and Leatherhead town centres as destinations for shopping, business, leisure, cultural and recreational activities will be encouraged.

2. Within the town centres of Dorking and Leatherhead:

a. The primary shopping frontages, as defined on the Policies Map, will remain the focus for retail activity. Changes from Class A1 to other Class A uses will be supported where it can be demonstrated that there is no reasonable prospect of the site remaining in A1 retail use, and where the proposal would not lead to an over-concentration of non-Class A1 retail uses within the primary shopping frontage. Exceptionally, uses other than Class A retail will be supported in the primary shopping frontage where the use maintains an active frontage and, through diversification, enhances the resilience and attraction of the centre.

b. Retail and other town centre uses will be supported in the secondary shopping frontages, as defined on the Policies Map.

c. In both the primary and secondary frontages, the scale and nature of the proposed use should demonstrate a positive contribution to the vitality, viability, balance of services and/or evening economy of the town centre. Proposals which fail to do so will not be supported.

3. Within the built up areas of Ashtead, Fetcham and Bookham:

a. Existing local shopping centres, as defined on the Policies Map and listed on page 48, will be maintained and enhanced where possible. The Council will support a range of Class A retail and community uses in these centres. Proposals involving a change of use from Class A1 will be permitted, provided the alternative use maintains a range and mix of products and services in the centre, without harming the vitality and viability of the local shopping centre.

b. The retention and expansion of employment floorspace will be encouraged. Redevelopment proposals providing managed workspace, flexible workspace and/or nursery/starter
accommodation will be particularly encouraged to support small businesses within the built up areas.

4. Proposals for retail and other main town centre uses outside of an existing town or local centre (see Policies Map) will be considered against national policy. Where retail or leisure floorspace is proposed outside of an existing centre, the locally set floorspace threshold above which an impact assessment is required is set at 800sqm gross floorspace.

For the purpose of Policy EC3, an over-concentration of non-Class A1 retail uses is defined as creating or further extending a continuous frontage of two or more adjoining units.

In order to assess whether there is no reasonable prospect of ongoing retail use, the Council will seek evidence in support of planning applications for change of use, demonstrating that the premises have been marketed for Class A1 retail purposes for a minimum six month period with no success.

Policies and proposals identifying opportunities to implement enhancements to Dorking and Leatherhead town centres will be brought forward through area action plans.

The local shopping centres identified on the Policies Map are:

**Ashtead: The Street**
11 – 71 The Street (north side)
40 – 122 The Street (south side)
2 – 4 Woodfield Lane (east side)
2 – 6 Rectory Lane (west side)
1 – 5c Rectory Lane (east side)

**Ashtead: Craddocks Parade**
1 – 13 Craddocks Parade (south side)
14 – 22 Craddocks Parade (north side)

**Ashtead: Barnett Wood Lane**
198 – 230 Barnett Wood Lane

**Bookham:**
14 – 30 Church Road (east side)
1 – 47 Church Road (west side)
197 Lower Road
214 Lower Road
1 (Old Crown PH) – 69 High Street (east side)
2 – 22 High Street (west side)

**Fetcham:**
216 – 248a Cobham Road (north side)
141 – 149 Cobham Road (south side)
81 – 111 The Street (west side)
ECONOMY 4

RURAL ECONOMY

Improving the rural and visitor economy is one of the six strategic economic priorities identified in Mole Valley’s Economic Prosperity Strategy 2018-2028.

A strategic aim of the Rural Community Strategy 2017–2027 is:

‘to grow a prosperous, sustainable and viable rural economy, whether for land-based sectors, businesses that are located within rural Mole Valley or those that trade with rural Mole Valley, recognising the goods and services they provide to residents, visitors and other businesses and their place in the wider economic supply chain’.

Policy EC4: Rural Economy

1. To maintain a successful, sustainable and diverse rural economy, the Council will:

a. Support the diversification of rural businesses by encouraging the re-use and adaptation of rural buildings for appropriate alternative employment uses.

b. Support the limited extension or redevelopment of existing employment premises, where this is consistent with other policies of the Plan.

c. Resist the loss of village shops and employment floorspace in the rural areas.

d. Support proposals that enhance digital connectivity in rural areas, including the delivery of superfast broadband to all rural communities and businesses, subject to compliance with Policy INF4.

Economic activity in rural Mole Valley is diverse and dynamic, ranging from traditional rural industries and a growing visitor economy through to manufacturing, technology, the service sector, creative and knowledge-based businesses. As in other rural areas in the UK, there is a growing level of homeworking and home-based businesses, often involving higher skilled, higher wage roles. Agriculture will nonetheless remain a major economic driver in the countryside, complemented by businesses that promote tourism and the visitor economy.

Digital connectivity is a priority issue of the Mole Valley Rural Community Strategy 2017-2022 and one whose importance is ever-increasing. It is recognised as being a key factor in the ability of rural businesses to grow and adapt in a challenging economic climate.

Countryside-related retail outlets, artisan workshops, and similar uses all contribute to the eclectic mix of businesses found in rural locations. Converted farm buildings can provide popular and affordable accommodation for small businesses. The loss of such accommodation will only be supported where there is no reasonable prospect of the site or premises remaining in economic use. It would have to have been actively marketed for a minimum of one year at a price which accords with other properties of a similar type in the area. Community facilities in the rural areas are safeguarded under policy INF3.
AGRICULTURE, HORTICULTURE AND FORESTRY

Agriculture, forestry and horticulture are traditional, land-based businesses which continue to contribute to the rural economy. Viable agricultural and forestry businesses are in a good position to manage and maintain the rural landscape through effective husbandry and land management. Farming and forestry are of importance both in economic terms and in terms of safeguarding the rural environment.

Policy EC5: Agriculture, Horticulture and Forestry

1. New agricultural, horticultural or forestry development will be permitted where it can be demonstrated that the proposal:
   
   a. Is to be sited on land which is in use for agriculture, horticulture or forestry for the purposes of a trade or business, or where it has been demonstrated that there is a reasonable prospect of a viable trade or business becoming established, if the building is permitted.
   
   b. Is for a purpose and scale which is reasonably necessary for the purposes of the existing or proposed agricultural activities within the holding.
   
   c. Is sited and designed in a manner which would not detract significantly from the appearance and openness of the countryside.
   
   d. Does not replace buildings converted to alternative uses which could reasonably have continued in agricultural, horticulture or forestry use.

2. New dwellings for agricultural or forestry workers will be permitted where they comply with the above criteria and also where:
   
   a. There is an existing and well-established agricultural trade or business on the holding which is financially sound, and has clear prospect of remaining so.
   
   b. There is a clearly established existing functional need for the proposed dwelling to be at or near the holding that cannot be met by an existing dwelling, including those in nearby settlements or villages.
   
   c. The need relates to a full-time worker or one who is primarily employed in agriculture and does not relate to a part-time requirement.

3. Applications for the removal of conditions restricting the occupancy of existing dwellings for agricultural or forestry workers will be permitted where the dwelling in question can no longer reasonably fulfil a continuing need for such accommodation in the locality.
New agricultural buildings are sometimes substantial structures which can have a significant impact, both individually and cumulatively, on the appearance of the countryside and on groups of existing farm buildings. Nevertheless, it is recognised that new buildings will be required during the plan period to support agricultural, horticultural and forestry businesses and that these will require a rural location.

The Council will therefore seek to balance the need for new agricultural, horticultural and forestry buildings with the protection of the countryside. Where appropriate, the Council will seek the advice of its agricultural adviser to establish whether a proposed agricultural building is reasonably necessary for the operation of the existing or proposed holding.

New agricultural businesses are sometimes proposed as a result of the fragmentation of larger holdings into small parcels of land. Where this is the case, the Council will pay particular attention to the likely viability of the new holding, including whether there is sufficient land to support a long-term business. The cumulative impact on the countryside of a proliferation of buildings to support very small holdings will also be considered when applying the above policy.

Particularly high standards of design and external materials will be required where a new building is closely related to designated or undesignated heritage assets, including farm buildings of traditional design, or those located in an attractive and sensitive landscape setting within the Area of Outstanding Natural Beauty or Area of Great Landscape Value.

When considering the siting of a proposed new agricultural building, the Council will have regard to the possible need of an agricultural dwelling in connection with it. New buildings, especially those which require surveillance, should be sited near existing dwellings on the holding, where they exist. The Council will not normally grant planning permission for an agricultural worker’s dwelling to enable supervision of a new isolated agricultural building.

When assessing applications for new agricultural or forestry dwellings, the Council will wish to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be on hand at most times, day and night. It is the functional requirements of the farm or forestry enterprise, rather than the needs of the owner or occupier, which will be assessed. Evidence should therefore be included with the application to enable the Council and its agricultural adviser to understand the agricultural or forestry activities undertaken by the enterprise, and the nature of the need for residential accommodation.

Where a new dwelling is proposed in a location where they are not normally permitted, the Council will consider restricting its occupation through the use of appropriate planning conditions to ensure that the dwelling continues to meet the established functional need. Applications to remove such conditions should be supported by evidence to demonstrate that there is no longer any functional need for the dwelling, either within the original farm holding or from qualifying agricultural or forestry workers in the wider locality.
ECONOMY 6

EQUESTRIAN DEVELOPMENT

Horse riding is a popular recreational and sporting activity and a significant use of land within Mole Valley. Equestrian businesses and suppliers contribute to the local rural economy. In the north-east of the District, there are also a number of stable complexes which are well-located to make use of racehorse training gallops at Epsom Downs racecourse; a nationally-significant sporting venue in the neighbouring Borough of Epsom and Ewell.

Policy EC6: Equestrian Development

1. Planning permission will be granted for new equestrian development or extensions to existing facilities where:
   a. The design, scale and siting of the proposed development is consistent with policies for development associated with outdoor sport and recreation in the Green Belt or Countryside Beyond the Green Belt.
   b. Sufficient land is available for grazing and exercise.
   c. The facility is close to an existing bridleway and open space network which is capable of supporting the equestrian use and the riding of horses off-site would not cause inconvenience or danger to horse riders, pedestrians or drivers.
   d. The proposed development makes use of appropriate existing buildings where practical.
   e. The development is for private domestic use, any built development is located within, or well-related to, the residential property which the proposed development is intended to serve.

2. The change of use or redevelopment of existing stable complexes which are located close to Epsom Downs Racecourse and capable of being used to support racehorse training will not be permitted, unless it has been demonstrated that there is no reasonable prospect of such use continuing.

The popularity of horse riding leads to demand for small-scale private domestic stable yards to larger-scale commercial premises such as livery stables, riding schools and racing stables. There can also be demand for a range of associated facilities such as sand schools and external lighting.

This leads to built development in Mole Valley’s countryside, including within the Green Belt. While recognising the contribution which equestrian activities make to the rural economy and recreational opportunities, the Council wishes to ensure that equestrian development does not detract from the intrinsic character and appearance of the countryside. Particular attention will be paid to the siting, design and materials of new equestrian development in or near designated heritage assets, the Surrey Hills Area of Outstanding Natural Beauty and the Area of Great Landscape Value. This is, in line with relevant policies for the protection of heritage and valued landscapes.

New buildings to provide large-scale indoor facilities may conflict with policies for protection of the Green Belt and Countryside Beyond the Green Belt, where the focus is on supporting outdoor sport and recreation.

External illumination, such as floodlighting of exercise arenas, sand schools and stable yards, can be particularly intrusive in rural locations. Proposals involving lighting will be scrutinised in accordance with Policy EN8 and EN13.

Sufficient land should be available to avoid overgrazing, which can detract from the appearance of the countryside. When
considering whether proposed buildings and/or grazing land appear to provide an appropriate environment to support a well-managed equestrian use, the Council will have regard to the Code of Practice for the Welfare of Horses, Ponies, Donkeys and Their Hybrids, December 2017, or equivalent subsequent guidance.

As a result of equestrian use, some bridleways and commons can become overused, spoiling their enjoyment for others. In areas where there is evidence that the right of way network is under particular stress at the time of the application, the Council will have regard to the wider implications of development proposals that would increase the level of horse riding on local bridleways.

In the north-east of Mole Valley, the Council Wards of Ashtead Park and Headley contain a number of stable complexes with a current or historic link to Epsom Downs Racecourse, in the neighbouring Borough of Epsom and Ewell. Epsom Downs is a nationally-renowned sporting venue; home of the Epsom Derby and a major centre for sporting and cultural events. Adjacent to the racecourse itself, the training gallops are a national centre for the training of racehorses, which is recognised by the Council as making a positive contribution to the economy and sporting heritage of the area.

Although the majority of training yards are in the Borough of Epsom and Ewell, there are a number of stable complexes in Mole Valley which are well-located to support the ongoing use of the training grounds at Epsom Downs. The loss of such facilities is potentially harmful to the ongoing viability of Epsom Downs as a racehorse training centre, which could undermine its contribution to the economy and sporting heritage of the area. With this in mind, the Council will seek to support ongoing availability of suitable equestrian facilities that are capable of supporting racehorse training at Epsom Downs. That is unless there is clear evidence that there is no realistic prospect of racehorse breeding and/or training continuing or becoming re-established at the site.
LEISURE AND TOURISM

The quality of the landscape in Mole Valley is one of its greatest assets. Countryside accounts for around 90% of its area. Popular visitor attractions such as Leith Hill, Box Hill and the Deepdene Trail draw on its intrinsic beauty, and the dependence of tourism on the environment is particularly significant. Improving the rural and visitor economy is one of the strategic priorities identified in both Mole Valley’s Economic Prosperity Strategy 2018-28 and Rural Communities Strategy 2017-2027.

Policy EC7: Leisure and Tourism

1. Tourism, recreation and visitor-related development in the built up area and rural areas will be encouraged, provided the scale and impact of the development is appropriate to its setting and consistent with other policies of the Plan.

2. Development which facilitates the enjoyment of the natural, historic and cultural assets of Mole Valley and which provides for the protection of features that make Mole Valley attractive to visitors will be supported, subject to its compatibility with Green Belt, countryside and heritage policies.

3. Facilities for outdoor sport and outdoor recreation which preserve the openness of the Green Belt and the largely undeveloped character of the countryside will be supported, provided there is no detrimental impact on local amenity, transport and the environment.

The need for, and benefits of, sustainable rural tourism is highlighted in the Mole Valley Rural Community Strategy 2017-27.

New visitor-related facilities should be managed so that the environment is sustained in the long-term. Landscaping, careful siting of development, the re-use of buildings and attention to detail can help developments to blend in with their surroundings. Any new-build development will need to complement the natural attractions of the landscape and reflect the character of a particular area.

Recent trends in rural tourism indicate a growing attraction of alternative forms of visitor accommodation, for example tree houses, glamping units, eco-pods and yurts, for which a rural location is a pre-requisite. Proposals for more permanent forms of accommodation, such as hotels, should be in line with policies for development in the Green Belt and Countryside Beyond the Green Belt. In the majority of cases such development would be more appropriately located in the town centres, built up areas and villages.
The quality of the natural and built environment forms one of Mole Valley’s most important assets, valued by residents and visitors alike, and the reason why many have chosen to live in the area or aspire to do so in the future. The policies in this Chapter cover a range of issues that have the common aim of ensuring that Mole Valley continues to be a pleasant place to live, work and enjoy leisure time.
DEVELOPMENT IN THE GREEN BELT

A large part of the countryside in Mole Valley is designated as Metropolitan Green Belt and is protected from most forms of development.

Policy EN1: Development in the Green Belt

1. Land which is designated as Metropolitan Green Belt will be protected against inappropriate development, as defined by national policy.

2. Inappropriate development will not be permitted in the Green Belt, unless very special circumstances can be demonstrated which are concluded to outweigh the potential harm, including harm to the openness of the Green Belt and the purposes of including land within it.

3. The following forms of development are exceptions to the definition of inappropriate development and will be permitted where they comply with other relevant policies in this Plan:
   
   a. Extension or alteration of an existing dwelling or other building, including provision of ancillary buildings within the curtilage of an existing dwelling or other building, provided the proposed development does not result in disproportionate additions over and above the size of the original building.
   
   b. Replacement of an existing dwelling or other building, provided the new building is in the same use and not materially larger than the one it replaces.
   
   c. Buildings or other structures which it has been demonstrated are reasonably necessary to support agricultural, horticultural or forestry use of the site, in accordance with Policy EC5.
   
   d. Buildings or structures for outdoor sport, outdoor recreation, cemeteries, burial grounds and allotments, provided the proposed buildings and associated uses or activity would preserve the openness of the Green Belt and not conflict with the purposes of including land within it, by reason of their scale, design or siting.
   
   e. The re-use of existing buildings which are of permanent and substantial construction, provided the physical changes and associated uses and activity would preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
   
   f. Limited infilling or redevelopment of previously developed land where the new development would not have a greater impact on the openness of the Green Belt than the existing development.
   
   g. Affordable housing which would contribute to meeting an identified local affordable housing need through delivery of a rural exception scheme, as defined in Policies EN3 and H2, or through the redevelopment of previously developed land where this can be achieved without causing substantial harm to the openness of the Green Belt.
   
   h. Other forms of development specifically identified through national policy as exceptions to the definition of inappropriate development, including changes of use and engineering operations which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Policy EN1 applies to all land which is designated Green Belt and lies outside the boundaries of villages as defined on the Policies Map. Development in the Green Belt within rural village boundaries is considered under Policy EN3.
For the purpose of this policy, the ‘original’ building refers to the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

In assessing whether an extension or alteration to an existing dwelling or other building is disproportionate to the original building, an assessment will be made of the design, bulk and mass of the proposed alterations and their impact on the scale of the building, in addition to its impact on openness. Although the amount of additional floorspace is a factor, the assessment is predominantly a qualitative one which is unique to the design and massing of each individual building.

A similar qualitative assessment will be made when considering whether a replacement building is materially larger than the one it replaces. However, in this case, the permitted scale of any additional building mass will be much more restricted. Replacement buildings will generally be expected to be sited on, or close to, the position of the original building, unless it can be clearly demonstrated that an alternative position would reduce the overall impact on the openness of the Green Belt.

In some cases, the erection of detached outbuildings within the curtilage of a dwelling will be permitted development and therefore not require planning permission. Where planning permission is required, proposals for detached outbuildings will be treated as extensions to the original building. The scale of such additions will therefore be limited.

It will also be a requirement that detached outbuildings are for purposes that are genuinely ancillary to the existing building. Where it appears that this is not the case, or a building appears to be designed with a view to subsequent conversion to self-contained accommodation in a location where this would not normally be permitted, the development may be regarded as inappropriate.

Where a development proposal involves the change of use or redevelopment of land or buildings, the Council will take into account the impact of associated uses and activity, such as car parking, storage or the creation of a residential garden. In some cases, these uses and activity will, in themselves, have an adverse impact on the openness of the Green Belt and the purposes of including land in it. These impacts will be taken into account when considering development proposals against Policy EN1.
DEVELOPMENT IN THE COUNTRYSIDE BEYOND THE GREEN BELT

The south-west of Mole Valley lies outside the Green Belt, but includes substantial areas of attractive open countryside. This area is known as the Countryside Beyond the Green Belt and includes many areas of high landscape, heritage or biodiversity value. Many of the existing settlements are small, loose-knit hamlets with limited access to local services or public transport networks. Therefore, the countryside in this part of the District will be safeguarded for its own sake, with most development being directed to existing settlements which benefit from a higher standard of access to infrastructure and local services.

Policy EN2: Development in the Countryside Beyond the Green Belt

1. Within the Countryside Beyond the Green Belt, outside defined village boundaries, the rural character and largely undeveloped nature of the countryside will be protected for its own sake.

2. The following forms of development will be permitted where they comply with other relevant policies in this Plan:

   a. Extension or alteration of an existing dwelling or other building, including provision of ancillary buildings within the curtilage of an existing dwelling or other building, provided the proposed development does not result in disproportionate additions over and above the size of the original building.

   b. Replacement of existing buildings, conversion of existing buildings to alternative use or redevelopment of previously developed land, provided the proposed development, including associated uses and activity, would not have an adverse impact on the rural character and largely undeveloped nature of the countryside, by reason of its scale, design or siting.

   c. Provision of Affordable Housing which would meet local community needs through delivery of a rural exception scheme, as defined in Policy EN3, or through the redevelopment of previously developed land, where this can be achieved without causing substantial harm to the rural character and largely undeveloped nature of the countryside.

   d. Buildings or other structures which it has been demonstrated are reasonably necessary to support agricultural, horticultural or forestry use of the site, in accordance with Policy EC5.

   e. Buildings or structures for outdoor sport, outdoor recreation, cemeteries, burial grounds and allotments, provided the proposed buildings and associated uses or activity would not have an adverse impact on the rural character and largely undeveloped nature of the countryside.

   f. Development for another purpose which has been demonstrated to make a positive contribution to the local rural economy and for which it is demonstrated that a rural location is required.

3. New built development, including dwellings, should be provided in locations which accord with policies S1 and EN3 and will not be permitted on undeveloped sites, unless the proposed development falls within one of the categories listed above.
Policy EN2 applies restrictions on new built development similar to those of Policy EN1 which apply within the Green Belt, but with some additional flexibility for the consideration of proposals which would support rural communities and the rural economy, on a case-by-case basis.

For the purpose of this policy, the ‘original’ building refers to the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

In assessing whether an extension or alteration to an existing dwelling or other building is disproportionate to the original building, an assessment will be made of the design, bulk and mass of the proposed alterations and their impact on the scale of the building and its impact on openness. Although the amount of additional floorspace is a factor, the assessment is predominantly a qualitative one which is unique to the design and massing of each individual building.

Throughout the Countryside Beyond the Green Belt, a high priority will be given to maintaining an attractive, rural environment. This is in recognition of the intrinsic character and beauty of the countryside, which should be safeguarded for the enjoyment of future generations.
ENVIRONMENT 3

DEVELOPMENT IN RURAL VILLAGES

Policy EN3 provides for development to support the vitality and future viability of rural communities. It includes the allocation of a limited number of sites for residential development and a policy framework to enable a modest amount of development on currently unidentified sites during the plan period. The boundaries of rural villages are defined, as shown on the Policies Map.

Policy EN3:
Development in Rural Villages

1. For the purposes of development, the following villages are defined by village boundaries as outlined on the Policies Map:
   a. Beare Green
   b. Betchworth
   c. Boxhill
   d. Brockham
   e. Buckland
   f. Capel
   g. Charlwood
   h. Hookwood
   i. Leigh
   j. Mickleham
   k. Newdigate
   l. Ockley
   m. South Holmwood
   n. Westcott
   o. Westhumble
   p. Woodlands Road, Bookham

2. Within village boundaries, infilling and limited built development (including redevelopment) will be permitted on land which is inset from the Green Belt or Countryside Beyond the Green Belt, as defined on the Policies Map.

3. Within village boundaries, only infill development will be permitted on land which remains included in the Green Belt or Countryside Beyond the Green Belt, as defined on the Policies Map.

4. More comprehensive residential development will be permitted where it accords with housing site allocations identified on the Policies Map.

5. Proposals for the extension or replacement of existing buildings within village boundaries will not be required to comply with the size limitations in Policies EN1 and EN2, provided their scale and design is otherwise acceptable when assessed against other relevant policies in this Plan.

6. Exceptionally small-scale Affordable Housing-led schemes may be acceptable on sites adjoining, or closely related to, village boundaries, subject to meeting the requirements set out in policies EN3 and H2.

For the purpose of this policy, ‘infilling’ is defined as the development of a small gap in an otherwise continuous built up frontage, or the small-scale redevelopment of existing properties within such a frontage. Infilling does not include built development within back gardens or other similar land that does not form part of an established built-up frontage, unless it has been specifically allocated as detailed in Chapter 7 and on the Policies Map.

‘Limited built development’ may include more extensive development or redevelopment, including development of back gardens or other similar land which does not form part of an established built frontage.

Within the villages of Capel and Westhumble, part of the village as defined by the boundary on the Policies Map is inset from the Green Belt, while other parts are within the Green Belt but inside the village boundary. Development proposals will be assessed against the relevant part of the policy.
DESIGN AND CHARACTER

The purpose of Policy EN4 is to promote an effective use of land, while ensuring that all development achieves consistent and high-quality standards of design. There are certain considerations, generally representing good development planning, that are applicable to all development proposals. They encompass long-established planning principles aimed at protecting the public interest from environmentally unsuitable development. The following policy applies to all types of development, and is applicable to the consideration of all development proposals.

Policy EN4: Design and Character

1. All new development must be of high-quality design that makes a positive contribution to its local context. All development proposals must demonstrate a thorough understanding of the site and how they relate to the existing area - including features of local distinctiveness - and take opportunities to improve the quality of the landscape and townscape.

2. Within designated Development Opportunity Areas and allocated sites identified by policies in this Plan, a change to the local character of these areas will be supported provided that the development responds sensitively to the site and surrounding area.

3. To ensure that development respects, contributes to and enhances the local environment and character, the following design principles will be applied:

   a. Development should respect and complement the character of the area, taking into account the relationship with the prevailing pattern of development, views, local character and frontages, as well as scale, height, massing, landscaping, proportions, form, the use of high-quality and durable materials and detailing. All new development should aim to make an efficient use of the land.

   b. Development on the urban fringe should achieve, where applicable, a well-designed transition between the urban and rural environment.

   c. Development should achieve satisfactory spacing between buildings, including the relationship of heights to widths and the relationship to the public realm and natural features.

   d. Development should ensure that car parking is integrated into the development in a convenient, accessible manner, and does not dominate the development and its surroundings or cause safety issues.

   e. Development should take into account its suitability and compatibility with adjacent uses, taking account of any potential adverse impacts through appropriate layout, design and management of the site.

   f. Development should ensure the provision of safe, secure, convenient and accessible cycle parking, storage and appropriate facilities for waste management and collection.

   g. Development should ensure the inclusion of high-quality landscaping, including retention of existing trees and foliage with public amenity value providing an attractive setting to the development itself and integrating with its surroundings.

   h. There should be a clear definition between public and private space that provides opportunities for recreation, social interaction as well as supporting healthy lifestyles. Opportunities will be sought to create attractive new views or vistas. The provision of street trees and planting within
the public realm will be encouraged where practical in order to reduce the impact of parked cars, improve air quality, contribute to biodiversity and to provide attractive public spaces.

h. Development should ensure the provision of well-designed boundary treatments that respond to the local context around the site.

i. Development should demonstrate that the amenity of neighbouring occupiers and surrounding uses is protected from development that would cause unacceptable overlooking, have an overbearing visual impact or would result in an unacceptable loss of daylight. Development should also ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to impacts from traffic, servicing and parking.

j. Development should have regard to aerodrome safeguarding requirements.

**Shopfronts**

4. The design of shopfronts, including associated fascia and other commercial signage, should demonstrate respect for its context and the character of both the buildings in which they are set, and the character of the area. The Council will resist the removal of shopfronts of architectural or historic interest. Design should accord with the Council’s design guidance for shopfronts: ‘Shopfront Design: A guide to good practice’.

**Advertisements and hoardings**

5. The Council will exercise strict control over the number, design and siting of advertisements and hoardings to ensure the character and amenity of individual buildings and streets are not materially harmed, having regard to the interests of amenity and public safety (including highway safety). In Areas of Special Control of Advertisements and in rural areas generally, a stricter degree of control over advertisement will be applied.

The high environmental quality of both the built up and rural areas in Mole Valley is important to the quality of life of local people and also to the promotion of the local economy. The Plan seeks to protect and, where possible, enhance the quality of the built and rural environment. The Council regards good design of buildings and the spaces between as being of high priority and a lasting investment for the future.

It is recognised that in large development schemes and those areas identified by Policy H4 as Development Opportunity Areas there will be opportunities for the development to create its own character that may be different from the surrounding area. While such changes in character will be supported if of high quality, it will remain necessary for development to respond sensitively to the surrounding area in terms of its transition and the amenities of neighbouring properties.

Achieving a high-quality standard of design forms a basic principle of this Plan. It is not intended to stifle originality, imagination or initiative in the design of a development. An innovative design can make a strong contribution to the vitality and interest of the environment, but this must not be taken as justification for a design to detract from its setting.

Development proposals should be able to demonstrate that they have considered the wider setting of the proposed development. The context of a building will both impose certain constraints and present opportunities. New development should respect, but not necessarily copy, the character of
its surroundings. Local identity should be reinforced. To achieve this, it may be necessary to draw from the best of the local architecture.

External building materials have a considerable effect on the quality and appearance of the environment. Identity partly derives from the local materials used historically in building. Mole Valley encompasses a variety of different geologies, which in turn has influenced the materials used in vernacular architecture ranging from timber framing, brick and plain clay tiles in the Weald, to flint and slate on the Downs. The use of these materials helps to reinforce the local identity.

Consideration should be given to existing landmark buildings that are familiar features to the public. It is essential that new developments retain the setting and role of such buildings in the appearance of the locality and integrate sensitively with them.

Developments which include landscaping should reflect the local character and distinctiveness of an area. Trees and shrubs should be used to provide a long-term landscape structure to the scheme. In most cases, use of native species will be preferred.

The abundance of trees in Mole Valley greatly assists in softening the impact of development. Trees and other green landscaping are also beneficial in responding to the climate emergency. The Plan places great weight upon their retention wherever possible. Sufficient space should be provided around any existing trees of value which are retained in a development scheme, both to enable their continued growth and to avoid overshadowing and overhanging adjacent buildings. Similar considerations apply to the provision of space around new trees in developments so that they may become significant and valued features.

Close attention to detail is particularly relevant in Conservation Areas, the Surrey Hills Area of Outstanding Natural Beauty, the Area of Great Landscape Value, Residential Areas of Special Character and other locations which are prominent to public view.

The Council will expect new development to protect the amenity of both future occupiers of the development, and the occupiers of neighbouring properties. Proposals should ensure good natural light for new and existing buildings and their occupiers. Proposals affecting residential properties in particular should not be unduly overbearing, nor should they compromise existing levels of privacy.

Aerodrome safeguarding considerations cover a number of aspects, including tall structures, wind turbines and green infrastructure.

All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within a neighbourhood plan where applicable, and the advice set out in the relevant supplementary planning guidance documents relating to character and design.
ENVIRONMENT 5

INCLUSIVE ENVIRONMENT

Inclusive environments create safe and accessible public spaces for all members of the community to enjoy, including minority groups who have specific access needs. They should provide opportunities for everyone to participate in community life, whether as residents, employees or visitors to Mole Valley. This includes clients of a number of local organisations that support people with additional needs.

Policy EN5: Inclusive Environment

1. Positive measures which help to create socially inclusive and adaptable environments for a wide range of occupiers and users to meet their long-term needs will be supported. Particular account will be taken of:
   a. The needs of an ageing population, particularly in terms of housing and health.
   b. Issues affecting people with additional needs, including people with physical and learning disabilities, mental health needs and those with impairment such as sight or hearing.
   c. The co-ordination of services to fulfil the needs of young people.
   d. The specific needs of minority groups within the district.
   e. The specific needs of faith and other community groups.

2. New development should ensure the safety and security of the whole community through appropriate lighting, maximising natural surveillance, placing entrances in safe, visible locations and having a clear definition between public and private space.

Policy EN5 will be applied to all situations where the public have general access, including open spaces and buildings. It will be for the applicant to demonstrate that the provision of a suitably accessible environment is impracticable or unreasonable in individual cases.

Inclusive environments are designed to be flexible and offer a choice where a single design solution cannot meet the needs of everyone. Environmental barriers that restrict accessibility such as uneven surfaces, unnecessary steps and narrow gates, should be avoided.

Exceptions to planning standards or policies may be acceptable where it is desirable to make a listed building accessible to people with disabilities. However, access proposals should be provided in ways that avoid damaging the significance of a heritage asset. Internal alterations to a listed building to improve access will require consent. Early discussions with the Council’s Historic Environment Officer are recommended in order to explore options that will be sensitive to the special interest of the building concerned.

The design and layout of the urban environment can have an influence on the occurrence of vandalism and street crime. A guiding principle should be that public spaces should be self-policing, so that crime is more difficult to commit and the risk of detection for potential offenders is increased. The layout and design of new development can play a significant part in crime prevention; for instance, ensuring that car parking is overlooked by buildings and not arranged as a distant and secluded area. Fittings and materials should be selected to deter vandalism but must be attractive and appropriate to their surroundings. Footpaths should have sufficient space to their sides to avoid a tunnelling effect from the proximity of fences. Window positioning should offer surveillance over public land. Both footpaths and parking areas should be well lit, although sensitive handling of this will be necessary in rural areas.
CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS

The term heritage covers a variety of different assets and can include buildings, designed landscape and below ground archaeology. These assets are an essential element of what defines the character of Mole Valley, both physically and culturally, providing an understanding of the past. As such, they are highly valued but also easily damaged or lost. The key to their management and conservation is a clear understanding of their significance and an informed approach to the proposals that would have an impact on them, be that positive or negative.

Policy EN6: Conservation and Enhancement of Heritage Assets

1. There will be a strong presumption in favour of retaining and enhancing heritage assets, both designated and undesignated. Proposals resulting in the alteration, partial or complete loss of a heritage asset or impact on its setting will need to be justified fully and assessed against its significance and the scale of any loss or harm. The weight given to the conservation of heritage assets will be proportional to their significance, the degree of harm caused and any public benefit.

2. Where alteration or loss of a heritage asset in whole or in part is approved, consent will be granted subject to a condition that requires changes to be recorded and those records submitted to the Surrey History Centre as part of the Historic Environment Record for Surrey.

Heritage assets fall into two broad categories: designated heritage assets and undesignated heritage assets. Listed buildings, scheduled ancient monuments, historic parks and gardens and Conservation Areas are designated heritage assets. In addition to these designated heritage assets, other sites and structures may have a degree of significance related to their value in architectural, archaeological, artistic or historic terms that justifies consideration and would be a material consideration in the planning process. Undesignated heritage assets can include sites where the Historic Environment Record indicates that there is a likelihood that undiscovered remains of archaeological interest could be discovered. Development proposals associated with these sites should be accompanied by desk-based assessment and, where necessary, a field evaluation.

Policy EN6 covers all forms of heritage asset that together make up the historic built environment. National planning policy states that the protection of areas or assets of particular importance, which include heritage assets, is an important principle in achieving sustainable development. In addition to helping to define the character of an area, heritage assets contribute to a sense of well-being and enhance the quality of life of those who live, work, or visit Mole Valley.

In its decision-making, the Council will use opportunities created by the planning process to conserve and enhance the significance of Mole Valley’s heritage assets; both designated and undesignated. This will be achieved by working with site owners and applicants for planning permission, conservation bodies and the wider community to ensure that opportunities are taken to conserve, enhance and promote the significance of the historic environment of Mole Valley.
The process of considering the potential impact of development on any heritage asset and its setting is one of understanding the significance of the asset and weighing that against any perceived harm or benefit. National guidance makes it clear that great weight should be given to the conservation of designated heritage assets and that the weight given is in proportion to their importance. Historic England's guidance advises that development proposals should recognise and reinforce the historic significance of places.

An assessment of the potential impact of development proposals on heritage assets should include consideration of the setting of heritage assets, including views to and from the asset and the relationship it has with its landscape setting and other structures and buildings with which it has a visual or functional relationship. It should also include consideration of the cumulative impact of small changes that may take place incrementally and reach a point where the degree of harm is substantial.

Conservation Areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance’. The 28 Conservation Areas in Mole Valley represent the best of Mole Valley’s villages and townscape and they vary considerably in size and character. Proposals for development will need to assess the significance of the site under consideration to the character of the Conservation Area as a whole, and how that significance will be affected by the changes proposed.

The Council has, to date, prepared four Conservation Area Appraisals for Leatherhead, Dorking, Great Bookham and Little Bookham Conservation Areas. Reference should be made to these appraisals when submitting proposals within these Conservation Areas, or in any other Conservation Area for which an appraisal is prepared at a later date.

Article 4 Directions have been introduced in some Conservation Areas to withdraw permitted development rights for small-scale changes that cumulatively can erode the character of residential streets in Conservation Areas.
ENVIRONMENT 7

RESIDENTIAL AREAS OF SPECIAL CHARACTER

Within the built up areas of Mole Valley, there are long-established lower density residential areas whose distinctive character and appearance make a significant contribution to the urban fabric. These areas contain a limited number of listed buildings and do not meet the criteria for designation as conservation areas where additional controls exist. Policy EN7 covers additional design considerations which will apply in these areas.

Policy EN7: Residential Areas of Special Character

1. The following areas are identified as Residential Areas of Special Character on the Policies Map:
   a. The Warren, Ashtead
   b. Park Lane, Ashtead
   c. Rookery Hill, Ashtead
   d. Highfields, Ashtead
   e. Highlands Road / Headley Road, east side of Reigate Road, Leatherhead
   f. The Mount / Hawk’s Hill, Rookery Drive, The Ridgeway, (south east) Fetcham and part of Lower Road Fetcham
   g. The Park, Park View / Meadowside, Bookham
   h. Chichester Road / Calvert Road and Keppel Road, Dorking
   i. Deepdene Wood, Dorking

2. Development within a Residential Area of Special Character will be supported where it reflects the particular character of the area in terms of density, the spacing between buildings, scale, design, materials and degree of landscaping.

3. In considering proposals within these identified areas, the following requirements will need to be addressed:
   a. The street frontage should be in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, visual separation between buildings, building heights and distance from the road.
   b. The space between buildings and amount of garden land should remain comparable with the overall character of the area.
   c. A high standard of external materials and building detailing should be incorporated in the design.
   d. Development on back garden land should generally be avoided but, where acceptable in terms of character, should be of a subservient scale that avoids dominating properties on the street frontage.
   e. Existing tree cover, landscaping and vegetation should be retained and enhanced wherever possible. New landscaping should use species that are consistent with local character.
In general, the areas comprise attractive, large, early 20th Century houses in well-established settings, with mature trees and hedges. Often they have grass verges and street trees, all of which enhance the setting of the houses and create a very pleasant environment. Properties in these areas are enhanced by large gardens, providing a complementary setting to the dwellings themselves. Development proposals removing these features, which in combination add to the character of the area, will be resisted.

All development proposals in the relevant area must take account of the Built up Areas Character Appraisals prepared by the Council for Dorking, Leatherhead, Ashtead, Bookham and Fetcham.
LANDSCAPE CHARACTER

The landscape of Mole Valley is characterised by its diversity and natural beauty. Within the District are landscapes designated for their importance; both nationally and county-wide. The landscape is hugely valued by those who live and work in the area, and it is a significant draw for recreational visitors and tourists from a wide area.

All landscapes are important, whether they fall within the nationally protected Surrey Hills Area of Outstanding National Beauty or in the urban fringe, where the transition from open countryside to built environment needs to be handled sensitively. Landscapes enhance the quality of life of people, whether experienced on a daily basis or as occasional visitors.

Policy EN8: Landscape Character

1. Development will be permitted where it protects the existing qualities of the landscape or enhances those characteristics that are recognised as defining the special character of the varied landscapes of Mole Valley. When assessing development proposals outside settlements but including the urban fringe, consideration will include the impact on the following:
   a. Natural features such as trees, hedges, water bodies and floodplains.
   b. Characteristic patterns of landform, settlement, and transport corridors; including rights of way, woodland and fields.
   c. Public views warranting protection.
   d. Areas of tranquillity and dark skies.
   e. Historic landscape features.
   f. Enjoyment of the countryside for informal recreation.

2. The Area of Great Landscape Value will be retained, pending a review of the boundary of the Surrey Hills Area of Outstanding Natural Beauty.

3. Development proposals falling within the Area of Great Landscape Value will be assessed, in addition to the considerations listed above, on the impact they may have on the Area of Outstanding Natural Beauty and its setting.

4. Development proposals within the Surrey Hills Area of Outstanding Natural Beauty will need to demonstrate they would result in the protection and enhancement of its special landscape qualities and scenic beauty.

Mole Valley is particularly valued for its landscapes, formed from a complex interplay of geology, climate and land use. A series of bands of contrasting geology, running roughly east-west, provide contrasting topography, drainage and vegetation. The local geology provides a variety of traditional building materials: clay for bricks and tiles, sandstone and flint and, within the Low Weald, conditions for growing timber for structural use. The result is considerable variation in architectural styles and finishes that influence the built form and its picturesque relationship with its wider surroundings.
The National Planning Policy Framework (NPPF) sets out the Government policy in relation to valued landscapes. It attaches great weight to the conservation and enhancement of the landscape and scenic beauty of Areas of Outstanding Natural Beauty, not forgetting the importance of wildlife and cultural heritage that is associated with these areas.

The Surrey Landscape Character Assessment 2015 provides the basis for a consideration of the distinctive landscape character and differences within Mole Valley. It describes and analyses each landscape type, from the clay woodland bordering Greater London, to the wooded Low Weald bordering the West Sussex boundary. The Landscape Character Assessment helps to identify what is valued about particular areas and is an important tool when assessing the potential impact of development on Mole Valley’s landscape.

All landscapes are important for the health and wellbeing of the public and in determining local distinctiveness, scenic beauty and character. Landscapes are culturally important and will contain evidence of the past. Whether it is landscapes designated as being of national importance, or landscapes on the urban fringe, the emphasis in policy terms is on protecting the existing qualities and promoting opportunities for enhancement in areas that are damaged, degraded, under pressure or significant in terms of linking open spaces as part of a network. The NPPF emphasises the need to assess landscape impacts strategically.

Approximately 36% of Mole Valley, covering the North Downs and Greensand Hills, falls within the Surrey Hills Area of Outstanding Natural Beauty, which is of national importance, and where the existing landscape character and natural beauty is afforded the highest level of protection. About 45% of the land area of Mole Valley falls within the Area of Great Landscape Value, which overlaps and fringes the Area of Outstanding Natural Beauty and which has been a longstanding designation denoting landscape quality of County importance. The Area of Great Landscape Value has its own intrinsic natural beauty and is also important as a buffer. The Surrey Hills Area of Outstanding Natural Beauty Management Plan contains more detailed policies and considerations against which development proposals will be considered, in addition to the policies in this Plan.
ENHANCE BIODIVERSITY

Biodiversity is the variety of life, commonly measured as species richness and the complex interrelationships between species. There is concern both nationally and internationally about the loss of diversity, not just because of the loss of species for their own sake, but because of the impact of this loss on ecosystem services such as clean air, clean water and soil health, which are essential for human health and in supporting economic activity. Within Mole Valley, there is a hierarchy of designated sites that are important reservoirs for habitats and species that may be rare or endangered internationally, regionally or locally. All of these sites are important and within them, the priority is the maintenance and, where relevant, the restoration and enhancement of their ecological value. To sustain species and the habitats on which they depend, it is important also to safeguard and create corridors and linkages between the sites in the hierarchy; approaching biodiversity conservation on a landscape scale. Areas where there is the greatest potential to achieve landscape-scale conservation are designated as Biodiversity Opportunity Areas.

Policy EN9: Enhancing Biodiversity

1. Development proposals should seek to protect, enhance and recover wildlife habitats and species by creating new natural areas or restoring and enhancing existing habitats, particularly in or adjacent to sites designated for their nature conservation importance and within Biodiversity Opportunity Areas.

2. Developments which would have an adverse impact on nature conservation interests within Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, Sites of Nature Conservation Importance or irreplaceable habitats - such as ancient woodland and ancient or veteran trees - will not be granted planning permission unless all the following criteria are met:
   a. The benefits of the development outweigh the harm.
   b. There are no alternative sites that could reasonably accommodate the development where the harm would be reduced.
   c. Compensation measures can be provided within, or close to the site, that result in no net loss of biodiversity.

3. To meet the requirements of the Habitats Directive relating to the Bechstein’s bat qualifying feature, any allocated greenfield site within 1.5km of the Mole Gap to Reigate Escarpment SAC must consider whether habitat suitable for foraging or commuting Bechstein’s bats from the SAC (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

4. To meet the requirements of the Habitat Directive, and to protect the integrity of the Thames Basin Heaths SPA, all site allocations within 5km of the SPA (and within 5-7km of the SPA if over 50 dwellings) must be mitigated through the provision of Suitable Alternative Natural Greenspace, providing sufficient capacity according to Natural England guidelines, to mitigate the net new residents within Mole Valley.

5. Developments that include landscape schemes or other green infrastructure measures should be designed using native, preferably, locally-sourced planting and in accordance with the national strategy for biosecurity in Great Britain.
4. Where practical, taking account of the scale and nature of the development, proposals will be required to:

a. Include proposals to achieve measurable net gains in biodiversity.

b. Increase the coherence of ecological networks through greater connectivity between wildlife sites.

c. Offer opportunities to improve health and wellbeing within the local community through direct contact with natural areas.

d. Provide educational opportunities to enable local people to improve their understanding of the natural environment.

Policy EN9 is set within the context of a reduction in biodiversity worldwide and national policy which seeks to enhance, restore and conserve habitats and ecological networks through the planning system.

On a county scale, The State of Surrey’s Nature report, published in 2017, sets out the trends in species populations and the current extent of their habitats. It estimates that 11.5% of species native to the County are now locally extinct, compared to the national 2% as estimated by the UK State of Nature 2016 report.

In terms of priority habitats, Mole Valley has a considerable diversity including wetlands, hedgerows, calcareous grassland and lowland heath. Within the district is a full range of designated sites, including those of international importance, national importance and over 80 sites of County importance. Concentrations of priority habitats are designated as Biodiversity Opportunity Areas where development proposals will be expected to realise opportunities to enhance and extend their integral habitats to promote their connectedness as coherent ecological networks. In terms of priority species, Mole Valley is important for a wide range of sharply declining, and often legally protected, species including flora, birds, reptiles, amphibians and invertebrates.

Ecological surveys will be required for sites subject to development proposals that contain areas of Priority Habitat and/or that are adjacent to sites of known nature conservation importance, to assess the impact of those proposals on species and habitats. Applications for planning permission should be informed by a thorough understanding of the impact on wildlife habitats and species.

Development applications, subject to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, will be required to prepare an Environmental Statement. Applications for development which would have a significant effect on a Special Area of Conservation, Special Protection Area or Ramsar site will be required to be assessed under the Habitats Regulations.
**ENVIRONMENT 10**

**REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES**

Regionally Important Geological and Geomorphological Sites are the most important places for geology and geomorphology outside statutorily protected land, such as Sites of Special Scientific Interest.

Policy EN10: Regionally Important Geological and Geomorphological Sites

1. Development proposals within, or adjacent to, a Regionally Important Geological and Geomorphological Site, will be required to respect the landform that is protected and, where possible, enhance it and its setting.

Regionally Important Geological and Geomorphological Sites are selected under locally developed criteria, according to their value for education, scientific study, historical significance or aesthetic qualities. Whilst not benefiting from statutory protection, sites are equivalent to local wildlife site designations. The designation is a material consideration when assessing proposals that impact upon them directly or indirectly.

There are six sites in Mole Valley: Nower Wood, Headley; Burford Meadows, Dorking; Westcott Heath Sandpit; abandoned Meander in Norbury Park, Westhumble; High Ashes Quarry on Leith Hill; and Colley Pit, Buckland. The location of these sites is shown on the Policies Map.

---

**ENVIRONMENT 11**

**GREEN INFRASTRUCTURE AND PLAY SPACE**

Green Infrastructure includes green areas and open spaces, as well as equipped areas for play in both rural and urban settings. It fulfils a wide variety of environmental, social and economic functions. Good quality, accessible open space is highly valued by residents of Mole Valley and contributes to the quality of life enjoyed in the District.

Policy EN11: Green Infrastructure and Play Space

1. The provision of new or improved green open space, recreation spaces and facilities, and contributions to Mole Valley’s network of Green Infrastructure will be supported, particularly where they meet the identified needs of local communities.

2. Existing provision will be safeguarded from development, unless the space is no longer required, appropriate alternative provision of a higher standard is made, or the need to retain such spaces is clearly outweighed by other development needs. In considering whether the loss would be appropriate, the following will be considered:

   a. Whether the site makes a significant contribution to the character, environmental quality and amenity of the surrounding area.
   
   b. Whether the site provides essential social, community or recreational use.

   c. Whether the site is of high ecological value.
3. To address needs arising from development, provision of equipped play space will be required on site as part of any development scheme delivering 50 net dwellings or more. Where there are existing play facilities adjacent to the site, or where the Council agrees that it would be impractical to provide play facilities on site, an equivalent contribution towards the improvement of existing facilities may be agreed by the Council as an alternative to on-site provision. Appropriate on-site play space provision should be as follows:

a. For development of 50 or more net dwellings, a Locally Equipped Area for Play is required.

b. Additionally, for development of 200 or more net dwellings, a Neighbourhood Equipped Area for Play is required.

c. Additionally, for development of 500 or more net dwellings, a Multi-Use Games Area is required.

Open space is defined as all types of open land, both public and private, of public sport, recreation or amenity value. This can include playing fields, allotments and other similar spaces. Such networks can also include ‘blue’ infrastructure features such as ponds, lakes, reservoirs, streams and rivers. Development should seek opportunities to increase access to green infrastructure and open spaces.

National planning policy gives great weight to the need to create, expand or alter schools to meet the needs of existing and proposed communities. This will be taken into consideration if development is proposed on open space within school grounds and meets a legitimate educational need.

New residential development will bring with it an increase in demand for equipped areas for play. Provision for new play space facilities should therefore be made within any development site, unless it is agreed that suitable existing facilities adjacent to the development site can be upgraded, in which case a financial contribution will be collected. For sites that deliver less than 50 dwellings, Community Infrastructure Levy funds may be used to contribute towards new play space or the upgrading of existing play space that is suitably located where there is an identified need.

Additional green infrastructure will also be provided in the form of Suitable Alternative Natural Greenspace to mitigate impact on the Thames Basin Heaths SPA (see policy EN9).

The future management of open space and/or facilities provided on site will need to be agreed with the Council to ensure that residents can enjoy the benefits of them in the long-term.

The design of recreational facilities should seek to minimise the potential for crime and anti-social behaviour, in accordance with Policy EN5.
ENVIRONMENT 12

PROTECTING LOCAL GREEN SPACE

National planning policy promotes the designation of green areas of particular importance for special protection as a Local Green Space, where they are not otherwise sufficiently protected.

Policy EN12: Protecting Local Green Space

1. Areas designated as Local Green Space on the Policies Map will be safeguarded from development other than in very special circumstances, or where the development is to enhance Local Green Space functions, for example through improvements to access, outdoor recreation and wildlife, or community functions associated with the Local Green Space. Limited built development will be allowed where it would support the function of, and maintain the openness of the Local Green Space.

Local Green Spaces are green areas or open spaces which are demonstrably special to a local community and hold particular local significance. This can be because of beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife. They are in close proximity to the communities that they serve, are local in character and do not consist of extensive tracts of land.

Many Local Green Spaces in Mole Valley are host to or located adjacent to community facilities. Where a proposed development is to enhance an existing community facility associated with or within the boundary of a Local Green Space, it will be supported subject to other relevant planning policies. However, this should not be at the expense of the overall openness of the Local Green Space or the reasons for its designation.

In a designated Local Green Space, proposals which comply with other relevant policies and designations will only be appropriate where these do not harm the special qualities of the site. Development which is likely to cause harm to the special qualities of sites will only be acceptable in very special circumstances which clearly outweigh the harm. Development will be supported where improvements to the space are provided, and ensures that the criteria of a Local Green Space is still achieved.
ENVIRONMENT 13

PROMOTING ENVIRONMENTAL QUALITY

The control of pollution in its many varied forms is of great importance to residents of Mole Valley, where expectations for the quality of life are high. Pollution is anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. It can arise from a range of emissions, including harmful particulates, smoke, fumes, gases, dust, steam, odour, noise, vibration and light. Pollution can also include legacy contamination of soils and groundwater, ground conditions and land instability, natural hazards or sources of pollution from former excavation activities.

Policy EN13: Promoting Environmental Quality

1. Development should minimise exposure to, and the emission of, pollutants including noise, odour, air and light pollution. Proposals should ensure that they:
   
a. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of remediation.

b. Take account of ground conditions and land instability.

c. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off.

d. Avoid increasing exposure to poor air quality, including odour, particularly where vulnerable people (such as older people, care homes or schools) may be exposed to areas of poor air quality.

e. Incorporate site zoning of sources and receptors to demonstrate good design and other mitigation measures to ensure existing and future occupiers should not be subject to a significant adverse or unacceptable level of noise disturbance, both within buildings and externally.

f. Avoid locating noise-sensitive uses close to existing noisy activities, unless the impact can be acceptably mitigated.

g. Mitigate or avoid any other adverse site specific or environmental impact that arises as a consequence of the development.

2. In areas near Gatwick Airport or otherwise affected by aircraft noise, noise-sensitive development - particularly residential schemes - will be resisted where aircraft noise levels would have a significant adverse effect on occupants of the proposed development, both within buildings and externally.

Well-designed development must consider the surrounding environment. This includes the impact of that development on the surrounding area, properties and residents, as well as the impact on the environment and existing nearby uses on the proposed development and its future occupiers.

Mitigation is an important aspect in designing developments to an acceptable standard. Examples can include ‘green buffers’, siting of sensitive uses away from the street frontage / source of pollution and design measures such as higher insulation, mechanical ventilation and profile of habitable rooms. Zoning of development in areas least susceptible to pollution across a site should also be utilised.
It is recognised that noise exposure can impact upon quality of life and give rise to adverse health effects. The Noise Policy Statement for England seeks, where possible, to positively improve health and quality of life through the proactive management of noise.

Aircraft associated with Gatwick Airport have significant noise impacts on communities in the south of Mole Valley. Noise contours are published annually that map the areas most affected by aircraft noise over an average period. Any proposed residential development, or other development sensitive to noise, falling within the contour areas and therefore subject to excessive noise will be resisted, unless it can be demonstrated that future occupants will not be adversely affected by noise, both within buildings and externally.

In the event that Gatwick Airport publishes noise contours that model anticipated airport growth, the Council will also give consideration to these contours when assessing proposals for development.
FUTURE MOLE VALLEY LOCAL PLAN - CHAPTER 5: ENVIRONMENT

RESPONDING TO THE CLIMATE EMERGENCY

Local Plans play an important role in addressing the climate emergency as they can influence the emission of greenhouse gases through new development. The Council will take a proactive approach to mitigating the effects of, and adapting to, climate change to ensure the future resilience of both communities and infrastructure.

Policy EN14: Responding to the Climate Emergency

1. Measures to mitigate the effects of, and adapt to, climate change will be supported. Such measures can include:
   a. The use of materials to increase the energy efficiency of buildings.
   b. The use of renewable and low carbon energy technology, including decentralised heating, energy schemes and community-led initiatives.
   c. Sustainable construction methods that reduce energy consumption, minimise waste and increase the re-use and recycling of materials.
   d. Optimising the layout and design of buildings and landscaping to reduce energy consumption.
   e. Reducing the need to travel and the promotion of more sustainable travel modes, including cycling, walking and public transport.
   f. Other measures, including the provision of Sustainable Drainage Systems (SuDS) and improving water efficiency.
   g. Retention of existing trees and hedgerows and introduction of new planting such as landscaped public spaces, planting on boundaries and reinforcement of natural habitats and green corridors on or adjacent to the site.
   h. Incorporating planting within building design through features such as green walls or green roofs, where this is practical, capable of being maintained in the long term and compatible with the character of the proposed building and its surroundings.
   i. Incorporating spaces within new developments to enable local growing of food, including by householders without their own private garden.

2. The provision of renewable and low carbon energy generation infrastructure should be located and designed to minimise potential adverse effects, with particular regard to conserving Mole Valley’s highly valued landscape and the natural, historic and built environments.

3. Development proposals for new housing will be permitted where carbon dioxide emissions are reduced by a minimum of 20% below the Target Emissions Rate set out in Building Regulations. This reduction should be achieved through the provision of on-site renewable and low-carbon technologies, or by increasing the energy efficiency of the proposed buildings using a ‘Fabric First’ approach.

4. Proposals for new non-residential development will be permitted where the BREEAM ‘Excellent’ construction standard is met. This standard should be achieved through the provision of on-site renewable and low-carbon technologies, or by increasing the energy efficiency of the proposed buildings using a ‘Fabric First’ approach.
The development of renewable and low carbon energy infrastructure is an important means of reducing greenhouse gas emissions in Mole Valley, responding to the climate emergency and increasing security of long-term energy supply. Renewable and low carbon energy can encompass a wide range of technologies, including: combined heat and power; combined cooling, heat and power; district heating; energy from waste; wind power; hydroelectric power; biomass; solar power (thermal and photovoltaics); and air and ground source heat pumps.

Support will be given to community initiatives which are used to deliver renewable and low carbon energy, particularly when considered as part of a neighbourhood plan.

The layout and design of buildings, including their orientation, can be optimised to maximise exposure to sunlight; known as passive solar design. The sun’s energy can be used to naturally heat and light a building, so maximising a building’s exposure to sunlight reduces the need for artificial heating and lighting and consequently reduces a building’s energy consumption. Carefully thought-out layouts of a development site can also encourage walking and cycling for short journeys rather than car use, helping to reduce greenhouse gas emissions.

A ‘Fabric First’ approach seeks to maximise the performance of a building’s components and materials to reduce the need to expend energy on heating. Such components and materials include cavity wall and roof insulation, double and triple glazing, building airtightness, maximising sunlight (also referred to as passive solar gain) and natural ventilation.
CHAPTER 6
Infrastructure
To meet Mole Valley’s development needs over the Local Plan period, it is essential that an adequate level of infrastructure needed to support new development is in place. New or enhanced infrastructure should be delivered in a timely manner to ensure the needs of new and existing residents, workers and businesses are met, and to avoid placing undue pressure on existing infrastructure facilities and services.

Where there is spare capacity or where multiple uses can share facilities, Mole Valley’s existing infrastructure assets will also play a vital role in helping to meet development and infrastructure demands. Therefore, the Council will seek to safeguard and make best use of existing infrastructure assets.

The development and provision of infrastructure relates to, but is not limited to:

- Transport: road and rail networks; walking, cycling, parking and bus facilities.
- Education: primary and secondary schools; nursery and pre-schools; further and higher education.
- Health: acute care and general hospitals; GP surgeries and health centres; specialist care facilities.
- Flood risk management.
- Community facilities: sports and leisure centres; libraries; village halls.
- Utilities: gas, electric, water and sewerage supply; waste and minerals; telecommunications.

Green infrastructure is covered in Policy EN11.
PROMOTING SUSTAINABLE TRANSPORT AND PARKING

The Council works with the local highway authority, neighbouring authorities and other key transport bodies to develop strategies for the provision of transport infrastructure necessary to support sustainable development. This includes planning for development that facilitates more sustainable modes of transport, such as walking and cycling.

Policy INF1: Promoting Sustainable Transport and Parking

1. New development will be required to contribute to the delivery of an integrated, accessible and safe transport network, and maximise the use of sustainable transport modes, including walking, cycling and public transport.

2. Where practical, taking account of the scale and nature of the development, proposals will be required to:

   a. Provide high-quality, safe and direct walking and cycling routes, with priority over other traffic.

   b. Provide secure, accessible and convenient cycle parking and off-street parking for motorised vehicles.

   c. Improve existing cycle and walking routes to local facilities, services, bus stops and railway stations.

   d. Provide and improve public and community transport services and facilities.

   e. Provide opportunities for people with disabilities to access all modes of transport.

   f. Provide opportunities to establish car clubs and/or bicycle rental schemes.

   g. Provide suitable facilities that will increase the uptake of electric and ultra-low emission vehicles, such as the provision of electric charging points.

   h. Provide facilities to encourage cycling to places of work, for example secure, weatherproof cycle storage, changing facilities and lockers.

3. New development will be required to provide and contribute towards suitable access, transport infrastructure and services that are necessary to make the development acceptable, including the mitigation of its otherwise adverse material impacts. This mitigation:

   a. Will maintain the safe operation and the performance of the strategic and local road network to the satisfaction of the relevant highways authorities.

   b. Will address other adverse material impacts on communities and the environment, such as impacts on amenity, health, air and noise pollution.

4. New development that will generate significant amounts of movement, such as educational establishments, large business premises or residential developments of 80 dwellings or more, will be required to prepare and keep up-to-date an on-site travel plan associated with the development which contains measures to reduce car use and promote sustainable transport modes.

5. Development proposals will be required to provide cycle and motor vehicle parking, including electric vehicle parking charging points, in accordance with local parking standards.
6. Development of new off-airport car parking facilities or extensions to existing sites related to Gatwick Airport will not be supported unless a specific need can be demonstrated, and all realistic alternatives have been examined.

Sustainable transport modes are defined in national planning policy as any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport. Car sharing includes car clubs, whereby club members (usually residents living in the same neighbourhood) hire a car for short periods.

To make new developments acceptable in transport terms, the development will provide, or contribute towards, suitable access and transport infrastructure. In assessing whether development proposals will generate significant amounts of movement, the Council will consider the current land use, the condition of the strategic and local road network and the net amount of trips generated by the development.

As the local transport authority, Surrey County Council will be consulted at planning application stage on transport matters. Surrey County Council will also advise on the contents of travel plans and other proposed sustainable transport measures. Implementation of travel plans and other transport measures will be secured through use of planning conditions and/or legal agreements, as appropriate.

The southern boundary of Mole Valley in the vicinity of Chartwood and Hookwood adjoins Gatwick Airport. The airport is situated in the neighbouring Borough of Crawley and is important to the economy of the Gatwick Diamond area. However, it also has impacts such as aircraft noise, air pollution, increased traffic on rural lanes and roads, pressure for commercial car parking and other airport-related development.

A significant number of car-parking spaces are provided within the Gatwick Airport boundary, and there are also a number of well-established businesses with the appropriate planning consents which provide long-stay parking in off-airport locations within Crawley and other neighbouring boroughs and districts. It is considered that sites within the airport boundary provide the most sustainable location for the additional long-stay parking which may need to be provided as the airport grows.
MANAGING FLOOD RISK

Flooding is one of the most immediate and visible consequences of extreme weather and the climate emergency. This policy seeks to ensure development adapts to climate change and flood risk is mitigated.

Policy INF2: Managing Flood Risk

1. All development should seek to avoid, reduce or minimise flood risk by:

   a. Applying the sequential approach to the location of development and site layout, locating most vulnerable uses in areas of lowest flood risk and avoiding the functional floodplain (Flood Zone 3b), except for water compatible uses and essential infrastructure.

   b. Having regard to all sources of flooding, including fluvial, surface water, ground water, sewers, reservoirs and ordinary watercourses.

   c. Where necessary, incorporating flood alleviation measures into the design, layout and landscaping of new development to reduce the cumulative impacts of flood risk in, or affecting local areas susceptible to, flooding.

   d. Being designed to be safe for the lifetime of the development, including an allowance for climate change.

2. Sustainable drainage systems are required in all major development throughout the district and also in developments involving a net gain of three or more dwellings within areas of critical drainage, as identified on the Policies Map. Sustainable drainage systems are also encouraged in all other developments. They should:

   a. Be designed as an integral part of the development.

   b. Ensure surface run-off is managed in such a way as to not increase flood risk elsewhere.

   c. Discharge surface water to watercourses/sewers at pre-development greenfield run-off rates on all development on greenfield sites, or any development which would provide a net gain of three or more dwellings in an area of critical drainage.

   d. Seek opportunities to be multi-functional and incorporate sustainable drainage into landscaping and public realm.

   e. Be designed with consideration of future maintenance.

The suitability of a site for a particular development should take into consideration the flood zones as defined by the Council’s Strategic Flood Risk Assessment, evidence from the Environment Agency, the flood risk vulnerability of the land use proposed and other local sources of flooding information.

Where it is not possible to locate new developments in areas of lowest flood risk, the Exception Test should be applied. Applicants will be required to submit a site-specific flood risk assessment that explains how the benefits provided to the community from the proposal outweigh the flood risk associated with the development. The flood risk assessment will also be required to show how the development will be safe for its users and occupiers throughout its lifetime.

Where there is a proven need for development in areas at risk of flooding, proposals will only be granted permission if they can demonstrate that safe access and egress is provided. In assessing such applications, the Council will refer to guidance...
provided by the Environment Agency and other relevant parties.

A site-specific Flood Risk Assessment will be required in line with national guidance, or when a proposal is for a net increase of three or more houses and in an area that has been identified as an area of critical drainage, as defined on the Policies Map. Areas of critical drainage have been identified on the Policies Map in Brockham, Bookham and Fetcham.

An area of critical drainage is an area that has been identified as having critical drainage problems through consultation with Surrey County Council - as Lead Local Flood Authority - and the Environment Agency. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any development will aim to reduce downstream flooding by seeking to control surface water runoff.

Sustainable drainage systems are water management practices which aim to enable surface water to be drained in a way that mimics, as closely as possible, the runoff and drainage prior to site development. Further information regarding the design and implementation of sustainable drainage systems can be found in Mole Valley’s Strategic Flood Risk Assessment, or obtained from Surrey County Council. This will ensure effective flood risk management for the lifetime of developments. Proposals will be required to provide reasoned justification and clear evidence for not using sustainable drainage techniques. Preference will be given to systems that not only control the quantity and quality of surface water runoff, but also provide multifunctional benefits, such as amenity and biodiversity creation and the enhancement of green infrastructure, wherever possible.
COMMUNITY FACILITIES

This policy seeks to retain and enhance existing community facilities and ensure that new services are provided at an appropriate level of provision.

Policy INF3: Community Facilities

1. The provision of new or improved community facilities or services will be supported where the proposed development is in accordance with other relevant polices in the plan, and subject to the following additional criteria:
   
a. The facility would meet an identified need.

b. The site is in a sustainable location that is safe and accessible to the community by public transport, walking and cycling.

2. The loss of sites and premises used for community facilities or services, leisure or cultural activities will be resisted unless:
   
a. The proposal is supported by evidence that demonstrates that there is no reasonable prospect of the existing use continuing, or that an alternative facility of equivalent or better quality or scale will be re-provided elsewhere or in a different way.

b. The site or premises has been marketed for alternative community uses without a realistic alternative use or occupier being identified.

The Council recognises the importance of a wide-range of community and cultural facilities which contribute to the enhancement and sustainability of residential environments.

Facilities or services for the community can include, but are not limited to, community/village halls or buildings, cultural facilities, places of worship, pubs and statutory services such as health and education. The Council will continue to work with partners to ensure that communities continue to have access to these services. Infrastructure to support development has also been identified with the relevant partner organisations, as set out in the Infrastructure Delivery Plan.

The Council acknowledges that when demonstrating an identified need for a new community facility, or the extension of an existing facility, the evidence submitted will be dependent on the type of service or building that is being applied for. Evidence may include, but not be limited to, the difficulty of accessing a similar facility elsewhere or lack of suitable space for an organisation with specific requirements to meet or practise.

Proposals for new community facilities, or extensions and alterations to existing community facilities, should ensure that the access arrangements meet the needs of people with physical or learning disabilities.

The Council will resist the loss or change of use of existing community facilities. Consequently, the potential of re-using, refurbishing or redeveloping existing sites for continued social or community use must be assessed in order to preserve a sufficient range and amount of such facilities.

In order to demonstrate no reasonable
prospect of the continued use of a premises as a community facility, applications must include evidence that the property has been marketed for a minimum of one year at a realistic sale price (or commercial rent) for a community use, without success.

In addition, the following evidence may also apply to:

- Written support from the County Council or other service providers, including the voluntary sector.
- Details of the current and projected patterns of use.
- The nature and condition of the building or site and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation. Or
- The nature and location of comparable facilities.

Whilst the onus will be on the applicant to provide evidence in support of their application, the Council will carry out its own research where appropriate.

This policy also responds to the requirements of national policy in relation to promoting healthy communities. It seeks to ensure that a range of community facilities and services is maintained. Existing facilities will be protected unless there is an overriding justification for their loss or exceptional benefits deriving from alternative forms of development.

INFRASTRUCTURE 4

INFRASTRUCTURE DELIVERY

The Council will seek to make the best use of existing infrastructure assets. The delivery of new infrastructure in a timely manner is essential to ensure the needs of residents, workers and businesses are met and avoid placing undue pressure on existing services. The Council, other infrastructure providers and developers will work together to deliver the necessary infrastructure.

Policy INF4: Infrastructure Delivery

1. New developments must contribute towards the delivery of infrastructure facilities and services. The infrastructure necessary to support the new development should either be provided on-site, integral to the development, or be secured off-site through other mechanisms. For major development, phasing may be required and later phases may be dependent on infrastructure being in place.

2. Development of new infrastructure, in particular infrastructure projects identified in the Infrastructure Delivery Plan, will be supported where they comply with other policies in the Plan.

3. Proposals for residential and commercial development should provide full fibre broadband connections to the premises wherever possible.

4. Proposals for the installation of telecommunications infrastructure will be supported where:

   a. It has been demonstrated that no existing masts or structures are available that can reasonably be shared.
b. It has been demonstrated that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

c. Development is sited and designed so as to minimise its visual impact and impact on the amenities of nearby properties.

Financial contributions towards the provision of infrastructure will be secured and achieved in accordance with the Community Infrastructure Levy charging schedule.

The development of new infrastructure includes projects identified in the Council’s Infrastructure Delivery Plan.

This policy seeks to ensure that development proposals have regard to the presence of existing infrastructure, as well as taking account of any need to reinforce existing, or provide new infrastructure, to cater for new development.

New connections and reinforcement of infrastructure networks will be subject to appraisal. Where capacity is constrained, improvements will be required before development can proceed. Conditions or agreements may be secured that preclude development or use of land until adequate provision is made. Major development schemes may need to be subdivided into distinct phases to enable service provision to be incrementally provided to match supply with the growing demand.

Depending on the scale, new infrastructure projects may have strategic cross-boundary impacts and, in some cases, may be classed as Nationally Significant Infrastructure. Examples of infrastructure projects in this category would be proposals for major new roads, significant renewable energy generation such as solar farms, and airport expansion.

Further innovation and provision of new telecommunications networks, including 5G mobile and Wi-Fi technology, is encouraged.
SAFEGUARDING

The Council will safeguard land identified for future infrastructure enhancements in Mole Valley where there is a demonstrable need. This includes projects to alleviate flood risk.

Policy INF5: Safeguarding

1. The development of new infrastructure will be supported where it is required. Land will be safeguarded from other forms of development that would prejudice delivery of infrastructure projects, where a demonstrable need is identified by service providers.

2. Land is safeguarded as follows:
   a. Land in Mole Valley adjacent to Gatwick Airport identified on the Policies Map is safeguarded for aerodrome uses, as identified by Gatwick Airport and supported by national policy.
   b. Land is safeguarded for improvements to the A24 between Capel and the District boundary with Horsham District, as identified on the Policies Map by the Highways Authority in their major schemes.
   c. Land will be safeguarded for implementation of partnership-based flood alleviation projects which are proposed during the plan period.

Land that forms part of Gatwick Airport within Mole Valley is safeguarded for aerodrome uses.

Land along the A24 between Capel and the District boundary with Horsham District is safeguarded in line with the Highways Authority’s major schemes proposals. The land is identified to assist in highways improvements.

Flooding is an identified concern of residents across Mole Valley. The development and construction of flood alleviation schemes is an element of reducing flood risk.

National policy and legislation offer opportunities for a more integrated approach to flood risk management and development. The Council will continue to work with the Environment Agency, Surrey County Council - in its role as Lead Local Flood Authority - and other risk management authorities to manage the alleviation of flooding.
CHAPTER 7
Site Allocations
This chapter sets out the Council’s requirements for specific sites allocated to meet the District’s objectively assessed needs. The boundaries of allocated sites are also shown on the Policies Map.

The Council’s strategic priorities for selecting allocated sites are summarised in Policy S2: Scale and Location of Development. The policy context for development on allocated sites is detailed further in the following policies:

- Policy S3: Leatherhead.
- Policy S4: Dorking.
- Policy H1: Housing Delivery.
- Policy EN3: Development in Rural Villages.
- Policy H8: Self and Custom House Building
- Policy H9: Gypsies, Travellers and Travelling Showpeople.

Site allocations are grouped by settlement, with settlements listed in alphabetical order. Within each settlement, site allocations are ordered in descending order of size.

Each site allocation policy provides details of the site address, proposed use, expected yield and site area. Unless specified otherwise, all yields are a minimum for the number of dwellings and floorspace expected on the site. Adjustments to the yield may be appropriate at the planning application stage to enable optimum capacity, layout and design. A map of the site boundaries is also provided.

A number of requirements and opportunities are identified which are specific to the site in question. The Council will expect these requirements and opportunities to be addressed through the submission of a planning application, in addition to compliance with more general policy requirements set out in other relevant policies of this Plan.
SITE ALLOCATION SA01: LAND SOUTH OF ERMYN WAY, ASHTEAD

<table>
<thead>
<tr>
<th>SHELLA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-AS-011</td>
<td>250 dwellings and two gypsy and traveller pitches</td>
<td>Residential and public open space</td>
<td>21.8ha</td>
</tr>
</tbody>
</table>

Requirements:

1) The site layout shall maximise retention and safeguarding of existing mature trees, tree belts and areas of woodland and any species of botanical interest which are identified within the field margins, and incorporate those features in a coherent landscaping strategy for the site.

2) At least 8.3ha of public open space shall be provided in the eastern part of the site, which is within the Green Belt, to be retained in perpetuity and managed in a manner which respects the wider rural landscape and supports biodiversity within and around the site.

3) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

4) A programme of archaeological investigations must be undertaken to determine the likelihood of heritage assets being present within the site and secure appropriate recording and/or preservation of such assets, appropriate to their archaeological significance.
5) Development shall incorporate mitigation measures such as site zoning, physical barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance, both within buildings and externally. Noise-sensitive rooms should be situated away from the motorway, to be shielded from noise, where necessary. Enhanced fenestration glazing and mechanical ventilation should not be relied on in isolation, but may form part of a package of mitigation measures, where it is not possible for site layout and other design measures to achieve the required level of mitigation.

6) The development shall incorporate open space and equipped play space in accordance with policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

7) Access improvements shall be carried out to the junction serving the site from the adjacent highway.

8) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**

9) The development should contribute towards improvements to the local highway network, to mitigate the impact of traffic growth on existing roads and junctions, including the junction of Ermyn Way, Grange Road and Leatherhead Road (A24) and the surrounding road network.

10) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancement, including creation of new green corridors through the planting of appropriate native woodland species along the eastern boundary of public open space, and the creation of green corridors and habitat areas.

11) Opportunities should be taken to connect the site, including the public open space, with the existing public rights of way network in order to provide enhanced recreational opportunities for residents of the proposed dwellings and the wider population.

12) Opportunities should be explored to enhance pedestrian and cyclist connectivity to and from the site, in order to facilitate safe, sustainable travel to local shops, schools and other services.
SITE ALLOCATION SA02:
ERMYN HOUSE, ERMYN WAY, ASHTEAD

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-AS-003</td>
<td>Mixed use development providing 200 dwellings and 2 gypsy and traveller pitches alongside reduced office floorspace.</td>
<td>Residential-led mixed use scheme</td>
<td>8.7ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout should maximise retention and safeguarding of existing mature trees and areas of woodland and incorporate those features in a coherent landscaping strategy for the site.
2) The design and layout should create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
3) A programme of archaeological investigations must be undertaken to determine the likelihood of heritage assets being present within the site and secure appropriate recording and/or preservation of such assets, appropriate to their archaeological significance.
4) The development shall incorporate open space and equipped play space in accordance with policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.
5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
6) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements, including creation of new green corridors through the site, connecting with tree belts and hedgerows on surrounding land.
7) Opportunities should be explored to enhance pedestrian and cyclist connectivity to and from the site, in order to facilitate safe, sustainable travel to local shops, schools and other services.

8) Improvements to the local highway network, to mitigate the impact of traffic growth on existing congested roads and junctions, including the junction of Ermyn Way, Grange Road and Leatherhead Road (A24) and the surrounding road network.

SITE ALLOCATION SA03:
MURREYS COURT, AGATES LANE, ASHTED

<table>
<thead>
<tr>
<th>SHELA R</th>
<th>EXPECTED YIELD</th>
<th>Proposed Use</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-AS-004</td>
<td>30 dwellings</td>
<td>Residential</td>
<td>1.9ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The development shall incorporate retention and reuse of existing buildings on the site, including the existing dwellings at 10 and 12 Agates Lane, their outbuildings and the Grade II listed barn.

2) Development must conserve and enhance the setting of the Grade II listed barn within the site and nearby listed buildings on Agates Lane, including retention of the existing brick wall along the Agates Lane frontage.

3) The layout of the development shall maximise the retention and long-term safeguarding of existing mature trees on the site and incorporate them into a well-integrated landscape strategy for the site as a whole.

4) Vehicle access to all new build dwellings shall be provided from The Murreys.

5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.
Opportunities:
6) A convenient and publicly accessible pedestrian route should be provided through the site, connecting the point of access from The Murreys with the existing public footpath between Agates Lane and Skinners Lane.

7) The existing vehicle access to Agates Lane may be used to access the existing buildings, following conversion, provided this can be achieved without having an adverse impact on highway safety or the convenience of road users on this narrow lane.

8) The development should explore opportunities to incorporate equipped play space, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

Requirements:
1) The design and layout shall create clearly defined boundaries between the edge of the site and the open land to the north using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

2) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Ashtead House Conservation Area along the western site boundary and the Grade II listed Ashtead House and Ice House adjacent to the site. A suitable buffer in the form of residential gardens and/or an area of open green space should be provided along the western site boundary to offer a satisfactory degree of separation between any built form and the adjacent heritage assets. The building heights closest to the western site boundary will also need to be carefully considered.
3) The site shall maximise retention and safeguarding of existing mature trees and hedgerows, including the tree close to the existing access along the eastern site boundary, which is covered by a tree preservation order, and incorporate those features in a coherent landscaping strategy for the site.

4) Proposals for green infrastructure and public open space shall incorporate opportunities for biodiversity enhancements, including a strong green buffer along the western boundary of the site that is adjacent to the Ashtead House Conservation Area.

5) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water and ground water flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

6) A suitable vehicle and pedestrian access shall be provided to allow two vehicles to pass each other simultaneously.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

Opportunities:

8) Opportunities should be explored to improve pedestrian links between the site and the nearest public transport. This could be achieved by improving the existing public footpath outside the site up to the closest bus stops located on Wilmerhatch Lane within the borough of Epsom and Ewell. This should also include updating the existing bus stop furniture.

9) The development should explore opportunities to incorporate equipped play space, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

10) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing a sustainable drainage system to reduce the surface water flow path through and beyond the site.
### Requirements:

1) Site layout and building design shall take into account the site’s location adjacent to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views into, out of, and across the site.

2) The site layout should maximise retention and safeguarding of existing trees and hedgerows, including Great Turners Wood and associated tree belt on the northern boundary, and the area of woodland located towards the centre of the site. The layout shall incorporate those features in a coherent landscaping strategy for the site.

3) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

4) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

5) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

6) Development shall incorporate mitigation measures such as site zoning, physical

---

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BG-002</td>
<td>480 dwellings, including two gypsy and traveller pitches, plus site for primary school</td>
<td>Residential and primary school</td>
<td>32.0ha</td>
</tr>
</tbody>
</table>

**SITE ALLOCATION SA05: LAND SOUTH OF BEARE GREEN**

---

**BEARE GREEN**
barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance, both within buildings and externally.

7) Vehicle access shall be provided to enable access to the site from the highway network to the south and to provide a vehicle route connecting the site with the existing village to the north. The layout of the site should have regard to the existing underground high-pressure gas pipe.

8) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

Opportunities:
9) To include a new primary school to enable relocation of the Weald Church of England Primary School.

10) Improvements to the local highway network, to improve highway safety, the free flow of traffic and provide enhanced walking and cycling connectivity.

11) Improve the safety of existing pedestrian rail crossings.

12) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing sustainable drainage systems to effectively enhance the natural environment within the site and reduce the flow paths through and beyond the site.

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BG-001</td>
<td>55 dwellings</td>
<td>Residential</td>
<td>3.6ha</td>
</tr>
</tbody>
</table>
Requirements:
1) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

2) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, including the tree cover on the east and west boundaries of the site, and incorporate those features in a coherent landscaping strategy for the site.

3) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public. This should be located to the north of the site, on the land designated as Green Belt.

4) Residential development shall be contained within the southern section of the site that is inset from the Green Belt.

5) Site layout and building design shall take into account the site’s location close to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside.

6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
7) Provide a public car park of at least 16 spaces in the southwest of the site for use by the general public, including commuters travelling from Holmwood Station.

8) Incorporate the existing water course within the landscaping scheme for the site, taking opportunities to mitigate flood risk, enhance biodiversity and provide a pleasant environment for future residents.

9) Improve the existing pedestrian route from the site to the village along Old Horsham Road.

10) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.
Site Allocation SA07:
Land Between Bumblebee Cottage and The Firs, Betchworth

<table>
<thead>
<tr>
<th>SHELLA Reference</th>
<th>Expected Yield</th>
<th>Proposed Use</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BT-012</td>
<td>9 dwellings (net)</td>
<td>Residential</td>
<td>1.2ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) Vehicle access shall be provided to serve the development from The Street.

2) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

3) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

4) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

6) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such
as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

**SITE ALLOCATION SA08: LAND AT THE EVERGREENS, REIGATE ROAD, BETCHWORTH**

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BT-005</td>
<td>5 pitches (net)</td>
<td>Pitches for gypsy and traveller households</td>
<td>0.9ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The proposed site layout and proposed boundary treatments shall take into account the site’s location within the Area of Great Landscape Value and close to the Area of Outstanding Natural Beauty, paying particular attention to the effect on views to and from the site, including from public highways, public rights of way and viewpoints in the wider countryside to the north and west.

2) The site layout shall maximise retention and safeguarding of existing trees and mature hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

3) Safe and suitable vehicle access shall be provided to the site from the A25, including improvement and/or relocation of the existing access if required, to support additional traffic associated with the provision of additional pitches and to meet the requirements of the Highway Authority.
SITE ALLOCATION SA09: LAND NORTH WEST OF PRESTON FARM, BOOKHAM

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BK-008</td>
<td>250 dwellings and two gypsy and traveller pitches</td>
<td>Residential and country park</td>
<td>27.4ha</td>
</tr>
</tbody>
</table>

Requirements:

1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets including Little Bookham Conservation Area and nearby listed buildings.

2) Built development shall be limited to the eastern part of the site, which is excluded from the Green Belt, as shown on the map above.

3) The existing ponds shall be retained. The site layout should maximise retention and safeguarding of existing mature trees and hedgerows, including those on the margins of the site and around the ponds, and incorporate these retained features in a coherent landscaping strategy for the site.

4) A Country Park shall be created within the land lying to the west of the ponds, to provide a minimum of 10.3ha of Suitable Alternative Natural Greenspace (SANG), to be designed and implemented in accordance with Natural England guidelines. The proposals should set out the proposed design and management arrangements, to secure management of the Country Park and access for the general public in perpetuity. The design shall incorporate a minimum 2.3km walking route and an area of public car parking. It should incorporate opportunities for biodiversity enhancement, both within the Country Park and within the development site, including proposals for how the existing water bodies shall be managed to balance biodiversity, safety, accessibility and drainage considerations.
5) The design and layout of new residential development shall create clearly defined boundaries between the edge of the site and the Green Belt to which it is adjacent.

6) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

7) In addition to the Country Park, the development shall incorporate equipped play space to serve the proposed dwellings, in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

8) Suitable and safe access must be provided from Lower Road, to support development of the site, to meet Highway Authority requirements.

9) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**

10) Public right of way enhancements should be secured where possible, including pedestrian / cycling routes connecting the site with Lower Road to the south and Little Bookham Street to the north and footpath connections to enable recreational access to existing public rights of way in the vicinity of the site.

11) The development should incorporate opportunities to enhance pedestrian and cyclist safety along Lower Road, in order to facilitate safe sustainable travel to local shops, schools and other services.

12) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing a sustainable drainage system to reduce the surface water flow path through and beyond the site, and incorporate enhancement of the existing waterbodies and associated biodiversity within the site.
SITE ALLOCATION SA10:
LAND NORTH OF GUILDFORD ROAD, BOOKHAM

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BK-015</td>
<td>164 dwellings and two gypsy and traveller pitches</td>
<td>Residential</td>
<td>10.3ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Little Bookham Conservation Area and nearby listed buildings.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.

4) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding and groundwater flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

5) Vehicle access shall be gained to the site from Guildford Road, and any vehicle access onto Lower Road shall be for emergency purposes only.

6) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

7) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

8) The development shall incorporate affordable housing that meets the
requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**

9) Footpath enhancements should include pedestrian and cycle access to Lower Road from the northwest part of the site, and pedestrian access to Lower Road Recreation Ground from the northeast corner of the site.

10) The development should explore opportunities to provide a pedestrian crossing across Guildford Road, providing better connectivity to the bus stops to the east.

11) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing to reduce flow paths through and beyond the site.

**SITE ALLOCATION SA11:**
**LAND AT CHALKPIT LANE, GUILDFORD ROAD, BOOKHAM**

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BK-017</td>
<td>11 dwellings</td>
<td>Residential</td>
<td>0.5ha</td>
</tr>
</tbody>
</table>

---

[Image of map showing site allocation and surrounding areas]
Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

2) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

SITE ALLOCATION SA12:
GROVE CORNER, LOWER SHOTT / GUILDFORD ROAD, BOOKHAM

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BK-001</td>
<td>Retail and/or healthcare/community floorspace plus 5 (net) dwellings</td>
<td>Mixed retail, residential, healthcare and/or community use</td>
<td>0.3ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The development shall retain or reprovide public car parking spaces on the site.

2) The design and layout of the development shall conserve and, where possible, enhance the Bookham Conservation Area and the setting of the Grade II listed Bookham Grove House and Grove Cottages.

3) The site layout shall maximise retention and safeguarding of existing mature trees and incorporate those features in a coherent landscaping strategy for the site.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.
SITE ALLOCATION SA13:
LAND TO THE REAR OF HUNTERS MOON, MADDOX PARK, BOOKHAM

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BK-010</td>
<td>5 serviced residential plots</td>
<td>Residential – Self Build and Custom Build</td>
<td>0.5ha</td>
</tr>
</tbody>
</table>

Requirements:
1) Development must fulfil the definition of Self Build and Custom Build homes.

2) Shared infrastructure provision such as drainage, utilities and improved vehicle and pedestrian access shall be provided prior to commencement of development of any individual dwelling.

3) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, including those on the southern and western boundaries, and incorporate those features in a coherent landscaping strategy for the site.

4) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

5) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Thames Basin Heaths Special Protection Area.

6) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

Opportunities:
7) Development should have regard to the Council’s Self Build Register in relation to the size of each serviced plot.
**SITE ALLOCATION SA14: LAND AT THE BUNGALOW, KILN LANE, BROCKHAM**

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BR-008</td>
<td>44 dwellings</td>
<td>Residential</td>
<td>2.1ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

2) The site layout shall maximise retention and safeguarding of existing hedgerows and incorporate those features in a coherent landscaping strategy for the site.

3) The layout and height of buildings shall be designed to limit their impact on views of the North Downs from the site and its surroundings.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

5) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.
Opportunities:
6) Explore opportunities to provide a safe pedestrian crossing point between the development site and The Big Field to the north.

SITE ALLOCATION SA15:
LAND AT TANNERS MEADOW, STROOD GREEN

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BR-004</td>
<td>30 dwellings</td>
<td>Residential</td>
<td>3.5ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The site layout shall maximise retention and safeguarding of existing hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

5) A programme of archaeological investigations must be undertaken to determine the likelihood of heritage assets being present within the site and secure appropriate recording and/or preservation of such assets, appropriate to their archaeological significance.

6) Before development commences, a site investigation shall be undertaken to determine any requirement for remediation of contaminated land within the site, and the remediation shall be implemented before any part of the development is occupied.
Opportunities:
7) Proposals for green infrastructure, including attenuation ponds and open space, should incorporate opportunities for biodiversity enhancements.

8) The development should incorporate parking for the nearby medical centre.

SITE ALLOCATION SA16:
LAND WEST OF WHEELERS LANE, BROCKHAM

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BR-005</td>
<td>8 dwellings</td>
<td>Residential</td>
<td>0.3ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Grade II listed Tumbledown Farmhouse.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding and fluvial flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

Opportunities:
4) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing sustainable drainage systems to reduce surface water flow paths through and beyond the site.
SITE ALLOCATION SA17: FORMER SEWAGE WORKS, BROCKHAM

**Requirements:**

1) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, including those on the east and west boundaries of the site, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including Betchworth Castle, a Scheduled Ancient Monument and Grade II listed building, to the west.

4) A programme of investigation shall be undertaken to determine any requirements for remediation of contaminated land within the site.

5) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

**Opportunities:**

6) Explore opportunities to provide a number of Self Build and Custom Build plots as part of the development of the site.

7) Consider providing emergency vehicle access to The Borough from Hillside Close in the case of a flood event, but not for regular use.
SITE ALLOCATION SA18: 
LAND AT 31 WHEELERS LANE, BROCKHAM

<table>
<thead>
<tr>
<th>SHEELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BR-007</td>
<td>2 dwellings</td>
<td>Residential</td>
<td>0.1ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The design and layout of the development shall conserve and where possible enhance the character of heritage assets including the Brockham Conservation Area.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
BUCKLAND

SITE ALLOCATION SA19: BROMLEY BARNES FIELD, BUCKLAND

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BU-009</td>
<td>4 dwellings</td>
<td>Residential</td>
<td>0.2ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout of the development shall conserve and, where possible enhance the setting of heritage assets, including Buckland Conservation Area.

3) Direct vehicle access into the site shall be achieved using the existing access road.

4) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

5) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein's bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein's bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.
SITE ALLOCATION SA20:
LAND EAST OF PILGRIM COTTAGE, BUCKLAND

<table>
<thead>
<tr>
<th>SHELA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BU-019</td>
<td>4 dwellings</td>
<td>Residential</td>
<td>0.3ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall retain a proportion of the existing mature trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout of the development shall conserve and, where possible, enhance the character of heritage assets, including Buckland Conservation Area.

3) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
SITE ALLOCATION SA21:
LAND AT BUCKLAND COURT DRIVE, BUCKLAND

<table>
<thead>
<tr>
<th>REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BU-007</td>
<td>2 dwellings</td>
<td>Residential</td>
<td>0.2ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall retain a proportion of the existing mature trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout of the development shall conserve and, where possible, enhance the character and setting of heritage assets, including Buckland Conservation Area and the Grade II listed Buckland Court.

3) Direct vehicle access into the site shall be provided using the existing driveway access road for Buckland Court.
SITE ALLOCATION SA22:
2 DUNGATES LANE, BUCKLAND

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BU-008</td>
<td>1 dwelling</td>
<td>Residential</td>
<td>0.1ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The design and layout of the development shall conserve and, where possible, enhance the character of heritage assets, including Buckland Conservation Area and the Grade II listed Yewdells and the Grade II listed Windmill within the curtilage of Yewdells.

2) A programme of archaeological investigations shall be undertaken to determine the likelihood of heritage assets being present within the site and secure appropriate recording and/or preservation of such assets, appropriate to their archaeological significance.
SITE ALLOCATION SA23:
LAND AT TAPWOOD WORKSHOPS, REIGATE ROAD, BUCKLAND

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-BU-017</td>
<td>2 replacement dwellings and up to 1800m² gross floor space</td>
<td>Light industrial and replacement residential</td>
<td>0.7ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The development shall include additional tree and hedge planting to enhance the appearance of the site.

2) Site layout and building design shall take into account the site’s location within the Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way.

3) A programme of investigations shall be undertaken to determine the likelihood of contaminated land being present within the site, and secure appropriate remediation if required.

Opportunities
4) A pedestrian refuge island may be required to facilitate safe crossing of the A25.
CAPEL

SITE ALLOCATION SA24:
LAND AT BROOK COTTAGE, WOLVES HILL, CAPEL

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-CP-002</td>
<td>46 dwellings</td>
<td>Residential</td>
<td>3.9ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The site layout shall maximise retention and safeguarding of existing trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the surrounding countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

4) No built development shall take place within the area safeguarded for highway improvements to the A24 in Policy INF5.

**Opportunities:**

5) The development should explore opportunities to incorporate equipped play space, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

6) The layout of the development should be designed to improve and enhance access to the public footpath network.
Requirements:

1) Before development commences, a site investigation shall be undertaken to determine any requirement for remediation of contaminated land within the site, and the remediation shall be implemented before any part of the development is occupied.

2) The design and layout of the development shall incorporate measures to protect future residents from noise and other disturbance arising from existing commercial uses on the site, and to enable continuation of the commercial uses without being curtailed due to its proximity to residential development.

3) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

4) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

5) Improvements shall be made to the existing site access to ensure that two-way vehicle movement is possible at the entrance to the site from Coles Lane.

6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.
**Opportunities:**

7) Explore opportunities to improve pedestrian access to the site from Capel village centre and Ockley railway station.

8) Improve and enhance access to the public footpath network to the north of the site.

9) Explore opportunities to redevelop commercial units alongside the existing business.

10) The development should explore opportunities to incorporate equipped play space, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

**SITE ALLOCATION SA26:**

**LAND AT CAPEL HOUSE FARM, THE STREET, CAPEL**

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-CP-006</td>
<td>10 dwellings (net)</td>
<td>Residential</td>
<td>0.6ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Capel Conservation Area. Built development on the western part of the site should continue and relate well to the existing frontage along The Street.

2) The site layout should maximise retention and safeguarding of existing native trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

3) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

Opportunities
5) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements including retention and enhancement of the existing pond located at the north of the site.

SITE ALLOCATION SA27:
LAND REAR OF REDLANDS HOUSE, 62 THE STREET, CAPEL

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-CP-007</td>
<td>6 dwellings</td>
<td>Residential</td>
<td>0.4ha</td>
</tr>
</tbody>
</table>

**Requirements:**
1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Capel Conservation Area.

2) The site layout shall maximise retention and safeguarding of existing mature trees, including those along the western boundary of the site, and incorporate those features in a coherent landscaping strategy for the site.

3) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

**Opportunities:**
4) Opportunities shall be explored to improve vehicle and pedestrian access to and from the site.
SITE ALLOCATION SA28: PIXHAM END SOUTHERN PARCEL, PIXHAM LANE, DORKING

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-023</td>
<td>330 dwellings, 4000m² offices and two gypsy and traveller pitches</td>
<td>Residential-led mixed use scheme also comprising office floorspace</td>
<td>7.9ha</td>
</tr>
</tbody>
</table>

Requirements:

1) The site layout shall maximise retention and safeguarding of existing mature trees and planting, including the row of Scots Pine trees, and incorporate those features in a coherent landscaping strategy for the site.

2) Site layout and building design shall take into account the site’s location adjacent to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views into and out of the site, including from public rights of way and viewpoints in the wider countryside of the North Downs.

3) The development must incorporate sustainable drainage measures to address and mitigate the risk of fluvial and groundwater flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

4) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development, and is also accessible to the general public.

5) Proposals for green infrastructure and public open space shall incorporate opportunities for biodiversity enhancements.

6) Prior to development, an acoustic survey and assessment shall be undertaken with regards to potential noise impacts from the A24 and Dorking Railway Station.
7) Measures may be required to avoid any adverse effects from new development on the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

8) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme, with equal access to on-site communal facilities.

9) At least 90% of dwellings (rounded up to the nearest whole dwelling) shall be a mix of one, two and three bedroom properties as defined in Appendix 4 (habitable rooms table). This requirement replaces Policy H3 for the purpose of housing mix on this site.

**Opportunities:**

10) The development should deliver high-quality architectural and public realm design that recognises the importance of the site as a gateway into Dorking and its setting in the context of views to and from Box Hill.

11) To coordinate with the landowners/promoters of Land at Dorking Railway Station (Site Allocation SA29) and Land at Regent House (Site Allocation SA34), to achieve a well-integrated development that takes advantage of any opportunities to establish a complementary design approach across both sites.

12) To increase long stay car parking capacity.

13) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing SUDs to reduce flow paths through and beyond the site.

13) In partnership with the Environment Agency and Surrey Wildlife Trust, undertake joint working that will contribute to management of flood risk from surface water in the Pixham area.
SITE ALLOCATION SA29:
LAND AT DORKING RAILWAY STATION, STATION APPROACH, DORKING

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-024</td>
<td>186 dwellings, 400sqm additional offices, car parking</td>
<td>Residential-led mixed use scheme including retention and expansion of office floorspace and station car parking</td>
<td>11ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The development shall replace and, where possible, increase railway station car parking capacity.

2) The site layout and building design shall take into account the site’s location close to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views into and out of the site, including from public rights of way and viewpoints in the wider countryside of the North Downs.

3) The development must incorporate sustainable drainage measures to address and mitigate the risk of groundwater flooding, in accordance with Policy INF2.

4) Direct vehicle access to the site shall be achieved from Station Approach.

5) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

6) Inclusion of any measures that may be required to avoid any adverse effects from the new development on the Mole Gap to Reigate Escarpment Special Area of Conservation.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme, with equal access to on-site communal facilities.
8) At least 90% of dwellings (rounded up to the nearest whole dwelling) shall be a mix of one, two and three bedroom properties as defined in Appendix 4 (habitable rooms table). This requirement replaces Policy H3 for the purpose of housing mix on this site.

**Opportunities:**

9) To coordinate with the landowners/promoters of Land at Pixham End (Site Allocation SA35) and Land at Regent House (Site Allocation SA34), to achieve a well-integrated development that takes advantage of any opportunities to establish a complementary design approach across both sites.

10) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

11) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing a sustainable drainage system to reduce the surface water flow paths through and beyond the site.

**SITE ALLOCATION SA30: SONDES PLACE FARM, WESTCOTT ROAD, DORKING**

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-020</td>
<td>170 dwellings and two gypsy and traveller pitches</td>
<td>Residential</td>
<td>8.1ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, including the historically important hedgerow that runs east to west through the middle of the site and the formal lime tree avenue along the A25/Westcott Road, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the 19th Century model farm buildings at Sondes.
Place Farm (now in residential use) to the east of the site and glimpses of St Martins Church Spire, which provides a reference to the historic core of Dorking.

3) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

4) Proposals for green infrastructure and public open space shall incorporate opportunities for biodiversity enhancements, including mitigation measures for any known wildlife interests within the site.

5) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public. Site layout and building design should take into account the site’s location close to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, particularly from Bury Hill, including from public rights of way and viewpoints in the wider countryside.

6) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

8) The development of the site should enable opportunities for new-and-improved access to The Priory Church of England School incorporating a coach and student drop-off area and extension of the staff car park within the proposed development, and a pedestrian link directly into the school site.

9) Development proposals should include a sustainable transport strategy for the site, with the objective of facilitating and encouraging use of travel options other than the private car for journeys to and from the proposed dwellings, to mitigate effects on nearby congestion hotspots.

**Opportunities:**

10) Contribute to improvements to the Dorking highway network, focussing particularly on any improvement schemes to address existing congestion hotspots at the junction between A25 Westcott Road and Vincent Lane or linked junctions.
### SITE ALLOCATION SA31: LAND AT MILTON COURT LANE, DORKING

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-003</td>
<td>80 dwellings</td>
<td>Residential</td>
<td>4.3ha</td>
</tr>
</tbody>
</table>

#### Requirements:

1. The design and layout of the development shall conserve and, where possible, enhance the character and setting of heritage assets, including the setting of Milton Court and Milton Pound.

2. The site layout shall maximise retention and safeguarding of existing trees and hedgerows, particularly reinforcing the planting on the western boundary of the development and safeguarding the trees protected by a tree preservation order to the north of the site, and incorporate those features in a coherent landscaping strategy for the site.

3. The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

4. Site layout and building design shall take into account the site’s location close to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside paying specific attention to the views from the North Downs Ridge to St Martin’s Church.

5. The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

6. The design and layout of the development shall incorporate measures to protect future residents from noise and other disturbance arising from the Curtis Road Industrial Estate to the north and east of the site, and to enable continuation of the industrial/commercial/
other use without being curtailed due to its proximity to residential development.

7) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding/fluval flooding/groundwater flooding, in accordance with Policy INF2.

8) The design and layout of the site shall take into account the abstraction boreholes within, and adjacent to, the site ensuring that Sutton and East Surrey’s water supply is protected from potential pollutants that may result from the development of the site.

9) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

10) Development proposals should include a sustainable transport strategy for the site, with the objective of facilitating and encouraging use of travel options other than the private car for journeys to and from the proposed dwellings, to mitigate effects on nearby congestion hotspots.

**Opportunities:**

11) The development should incorporate, where possible, measures for flood storage along the Pipp Brook to the north of the site.

12) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

13) The development should contribute to improvements to the Dorking highway network, focussing particularly on any improvement schemes to address congestion hotspots at the junction between A25 Westcott Road and Vincent Lane or linked junctions.
**SITE ALLOCATION SA32:**
**LAND AT CHENNELLS NURSERY, RIDGEWAY ROAD, DORKING**

<table>
<thead>
<tr>
<th>SHELLA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-005</td>
<td>55 dwellings</td>
<td>Residential</td>
<td>2.6ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1. The site layout shall maximise retention and safeguarding of existing mature/veteran trees and hedgerows, including protection and reinforcement of the tree belt surrounding the site and along the western boundary and in the south western corner, and incorporate those features in a coherent landscaping strategy for the site.

2. Site layout and building design, including heights, shall take into account the site’s location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside from the public footpath to the west, and out of Dorking into the Area of Outstanding Natural Beauty and Area of Great Landscape Value from the east. Dwellings located on the higher areas of the site should be single storey and designed to maintain views across the site.

3. The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

4. The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

5. The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development, and is also accessible to the general public.

6. Proposals for green infrastructure and public open space shall incorporate opportunities for biodiversity enhancements, including supporting protected species.
7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

**Opportunities:**

8) The development should consider delivering improvements to the existing junction of Ridgeway Drive/Ridgeway Road, for example re-adding road markings and improving visibility for vehicles approaching this junction from the north.

9) The development should consider potential upgrades to the footpath that runs along the western boundary of the site to facilitate connections to local schools without urbanising the route.

### SITE ALLOCATION SA33:
**DOWNS MEADOW STABLES AND NORTHSIDE WORKS, RANMORE ROAD, DORKING**

<table>
<thead>
<tr>
<th>REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-006</td>
<td>32 dwellings</td>
<td>Residential</td>
<td>1.3ha</td>
</tr>
<tr>
<td>18-DK-009</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Requirements:**

1) A comprehensive approach shall be taken to development of the site as a whole, including cessation of use of the land for processing waste and demolition of the existing equestrian buildings. Development shall not proceed if there is a demonstrable need for waste development which the site remains reasonably capable of fulfilling on an economically viable basis.

2) Improvements shall be made to the existing access road, to facilitate safe and convenient vehicle and pedestrian access to this site and continued safe and convenient access to the adjacent uses of land to the west of the site.

3) Building heights, design and layout shall take into account the site’s relationship with the adjacent Area of Outstanding Natural Beauty and Area of Great Landscape Value,
paying particular attention to views into the site from public rights of way and viewpoints in the wider countryside to the west and north west.

4) Development shall incorporate mitigation measures such as site zoning, physical barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance, both within buildings and externally. Noise-sensitive rooms should be situated away from the railway and nearby industrial areas to be shielded from noise, where necessary. Enhanced fenestration glazing and mechanical ventilation should not be relied on in isolation, but may form part of a package of mitigation measures where it is not possible for site layout and other design measures to achieve the required level of mitigation.

5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

### SITE ALLOCATION SA34:
**LAND AT REGEN HOUSE, STATION APPROACH, DORKING**

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-030</td>
<td>20 dwellings and retention or replacement of existing 2000m² office</td>
<td>Mixed use scheme including residential and office</td>
<td>0.28ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) Site layout and building design shall take into account the site’s location close to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views into and out of the site, including from public rights of way and viewpoints in the wider countryside of the North Downs.
2) The development must incorporate sustainable drainage measures to address and mitigate the risk of groundwater flooding, in accordance with Policy INF2.

3) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development, and is also accessible to the general public.

4) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation.

5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

6) At least 90% of dwellings (rounded up to the nearest whole dwelling) shall be a mix of one, two and three bedroom properties as defined in Appendix 4 (habitable rooms table). This requirement replaces Policy H3 for the purpose of housing mix on this site.

**Opportunities:**

7) To coordinate with the landowners/promoters of Land at Pixham End (Site Allocation SA28) and Land at Dorking Railway Station (Site Allocation SA29), to achieve a well-integrated development that takes advantage of any opportunities to establish a complementary design approach across both sites.

8) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

---

**SITE ALLOCATION SA35:**
**LAND AT PIXHAM LANE DEPOT, PIXHAM LANE, DORKING**

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-010</td>
<td>4 pitches</td>
<td>Pitches for gypsy and traveller households and retention of existing commercial use</td>
<td>0.5ha</td>
</tr>
</tbody>
</table>

---

[Diagram of Pixham Lane Depot, Dorking]
Requirements:

1) The layout of the site shall allow for continued employment use of the existing buildings in the front part of the site, including retention of sufficient land for ancillary uses such as parking of vehicles and storage of materials. The area used for the stationing of caravans shall be located to the rear of the existing commercial buildings and be clearly defined with appropriate boundary treatment to distinguish between areas for commercial and residential use.

2) Site layout, design and landscaping proposals shall take into account the site’s location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside to the north and east.

3) The development shall conserve the setting of the Pixham Conservation Area and nearby listed buildings.

4) Vehicle access shall be provided via the existing access to the site from Pixham Lane and shall be designed to facilitate shared use by all occupiers of the site.

5) The development shall incorporate measures to address and mitigate the risk of fluvial flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

6) An odour assessment shall be undertaken to establish potential appropriate mitigation to odour that may arise from the nearby sewage works.

7) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.
SITE ALLOCATION SA36: CONIFER PARK, RANMORE ROAD, DORKING

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-029</td>
<td>3 additional pitches</td>
<td>Pitches for gypsy and traveller households</td>
<td>0.8ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The development shall incorporate a scheme for landscaping and boundary treatment, which provides screening to help safeguard the amenities of existing or proposed residential properties. This would actively create and preserve clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent, and takes into account the site’s location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value paying particular attention to views into the site from public rights of way and viewpoints in the wider countryside to the west and north west.

2) The layout and means of access to the additional pitches shall be designed so as to minimise disruption to occupiers of the existing four pitches within the site boundaries during construction or occupation of the additional pitches.

3) Vehicle access shall be provided from Ranmore Road, using the existing point of access.

4) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.
SITE ALLOCATION SA37:
FORMER CHALCRAFT NURSERIES, REIGATE ROAD, DORKING

<table>
<thead>
<tr>
<th>SHELLA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-004</td>
<td>School</td>
<td>Education</td>
<td>2.6ha</td>
</tr>
</tbody>
</table>

Requirements:

1) The design and layout should create clearly-defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

2) Site layout and building design should take into account the site’s location within the Area of Great Landscape Value and next to the Area of Outstanding Natural Beauty, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside.

3) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, including those around the site boundaries and in the south-east corner of the site, and incorporate those features in a coherent landscaping strategy for the site.

4) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, particularly those which form part of the adjacent Dorking Cemetery.

5) The site should include an access on to Punchbowl Lane away from the junction with Reigate Road. Safety improvements to the Punchbowl Lane/Reigate Road Junction to improve visibility and restrict right hand turns may also be necessary.

6) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

7) Development shall incorporate mitigation measures to ensure that future occupiers are not subject to a significant adverse level of noise disturbance from the adjacent railway line.
8) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

SITE ALLOCATION SA38: DORKING CIVIC AND CULTURAL AREA

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-DK-025</td>
<td>Continuation of existing uses; use of Pippbrook House for community, leisure and/or office uses; additional parking; hotel</td>
<td>Mixed civic, entertainment, cultural, recreational, community, leisure, parking and office uses</td>
<td>5.4ha</td>
</tr>
</tbody>
</table>
### Requirements:

1) Development on the site shall maximise retention and safeguarding of existing mature trees and incorporate those features into a coherent landscape setting for the site.

2) The design and layout of development shall conserve and, where possible, enhance the setting of the Grade II* listed Pippbrook House and the eastern entrance to Dorking town centre.

3) Development of Pippbrook House for community, leisure and/or office uses shall preserve its architectural and historic character and appearance, and ensure the repair and long-term maintenance of the Grade II* listed building.

4) Development, including alternative uses, shall complement the primary community use of the civic and cultural area.

5) Development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

### Opportunities:

6) Explore opportunities for providing hotel accommodation as part of Dorking town centre.

7) To use redundant land within the site for ancillary facilities, such as additional parking to support existing and new uses on the site.

8) Any changes to landscaped areas and public open space should explore opportunities for biodiversity enhancements.
SITE ALLOCATION SA39: LAND AT ELMER WORKS, HAWKS HILL, FETCHAM

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-FT-001</td>
<td>55 dwellings</td>
<td>Residential</td>
<td>2.3ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, including the area of tree and hedgerow coverage along the northern and southern boundaries, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

4) Development shall incorporate mitigation measures such as site zoning, physical barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance; both within buildings and externally. Noise-sensitive rooms should be situated away from the railway line and water works to be shielded from noise, where necessary. Enhanced fenestration glazing and mechanical ventilation should not be relied on in isolation, but may form part of a package of
mitigation measures, where it is not possible for site layout and other design measures to achieve the required level of mitigation.

5) The design and layout of the development shall incorporate measures to enable continued operation of the waterworks, without being curtailed due to its proximity to residential development.

6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

7) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

Opportunities:
8) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-FT-002</td>
<td>Formal and informal recreation use with ancillary facilities</td>
<td>Formal and informal recreation</td>
<td>9.4ha</td>
</tr>
</tbody>
</table>

SITE ALLOCATION SA40:
LAND AT FETCHAM SPRINGS, COBHAM ROAD, FETCHAM
Requirements:
1) The use of the site shall be reserved for formal and informal recreation including playing pitches.

2) No built development shall be allowed other than for ancillary facilities required to support the recreational use of the land, for example a club house and associated parking.

3) A programme of archaeological investigation shall be undertaken to determine the likelihood of heritage assets being present within the site and secure appropriate recording and/or preservation of such assets, appropriate to their archaeological significance.

4) Any use or development of the site and siting of ancillary facilities shall incorporate sustainable drainage measures to address and mitigate the risk of fluvial flooding, in accordance with policy INF2.

5) Any external lighting associated with the proposed recreational use shall be designed so as to safeguard the amenities of nearby residential properties.

6) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

Opportunities:
7) The use of the site should incorporate opportunities for biodiversity enhancements including semi-aquatic environments along the River Mole and Fetcham Springs.

8) Recreational use of the site should accommodate additional tree and hedge planting to enhance the appearance of the site.
SITE ALLOCATION SA41: HEADLEY COURT, HEADLEY ROAD, HEADLEY

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-HD-001</td>
<td>90 dwellings (net)</td>
<td>Residential</td>
<td>33.4ha of which approximately 3ha previously developed</td>
</tr>
</tbody>
</table>

Requirements:

1) Redevelopment shall not have a greater impact on the openness of the Green Belt than existing development, excluding temporary buildings or buildings subject to a personal permission.

2) Development shall not cause substantial harm to the openness of the Green Belt where the proposal would provide affordable housing.

3) The design and layout of the development shall preserve and, where possible, enhance the character of the Grade II listed mansion house, garden structures and their setting.

4) The development shall incorporate a scheme for the long-term management of the formal gardens associated with the mansion and garden structures.

5) Site layout and building design shall take account of the sites location within the countryside, paying particular attention to views to and from the site; including public rights of way and viewpoints in the wider countryside.

6) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.
7) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

8) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

9) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**
10) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

11) Identify opportunities to enhance pedestrian and cycle connectivity to local facilities and services in Headley.

12) Investigate opportunities for improving highway safety within and immediately adjoining the site.
**Requirements:**

1. The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, including areas of deciduous woodland and incorporate those features in a coherent landscaping strategy for the site.

2. The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3. The design and layout of the development shall conserve and, where possible, enhance the setting of Hookwood Manor; a Grade II listed building.

4. The development must incorporate sustainable drainage measures to address and mitigate the risk of fluvial flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

5. The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

6. The design and layout of the development shall incorporate measures to protect future residents from noise and other disturbance arising from Gatwick Business Park, and to...
enable continuation of the business park uses without being curtailed due to its proximity to residential development.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**

8) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

9) Working in partnership with relevant organisations, proposals for flood risk mitigation should consider opportunities for flood risk betterment in the wider area around Hookwood to contribute to the reduction of flood peaks downstream.

---

**SITE ALLOCATION SA43:**
**LAND SOUTH OF KENNEL LANE, HOOKWOOD**

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-HK-007</td>
<td>21 dwellings</td>
<td>Residential</td>
<td>0.7ha</td>
</tr>
</tbody>
</table>

---

**Requirements:**

1) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

2) The design and layout of the development shall incorporate measures to protect future residents from noise and other disturbance arising from commercial uses at Gatwick Business Park, and to enable continuation of the commercial uses without being curtailed due to its proximity to residential development.
3) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, fluvial flooding and groundwater flooding, in accordance with Policy INF2.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
5) Improvements to vehicle and pedestrian access to the site from Reigate Road should be explored with the Highway Authority.

### SITE ALLOCATION SA44:
**LAND ADJACENT TO THREE ACRES, HOOKWOOD**

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-HK-002</td>
<td>19 dwellings (net)</td>
<td>Residential</td>
<td>1.0ha</td>
</tr>
</tbody>
</table>

Requirements:

1) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

2) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, including those on the boundaries of the site, and incorporate those features in a coherent landscaping strategy for the site.

3) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, fluvial flooding and groundwater flooding, in accordance with Policy INF2.
4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**
5) Explore opportunities for access improvements to the site from Reigate Road, and junction improvements to the roundabout on the nearby A217.

---

**LEATHERHEAD**

**SITE ALLOCATION SA45: LAND TO THE NORTH AND SOUTH OF BARNETT WOOD LANE, LEATHERHEAD**

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-021</td>
<td>550 dwellings, a two form entry primary school and three gypsy and traveller pitches</td>
<td>Residential and primary school</td>
<td>13.2ha</td>
</tr>
</tbody>
</table>

**Requirements:**
1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Grade II listed Barnett Wood Farmhouse and The Granary, on Barnett Wood Lane that lie adjacent to the site.

2) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.

3) The site layout shall incorporate areas of green space to provide a parkland setting to both sides of Barnett Wood Lane, to maintain...
4) Development shall include land of sufficient size to accommodate a primary school of two-form entry.

5) The development shall incorporate open space and play equipment in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

6) Development shall incorporate mitigation measures such as site zoning, physical barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance; both within buildings and externally. Noise-sensitive rooms should be situated away from the major roads and railway line, to be shielded from noise, where necessary. Enhanced fenestration glazing and mechanical ventilation should not be relied on in isolation, but may form part of a package of mitigation measures, where it is not possible for site layout and other design measures to achieve the required level of mitigation.

7) No development shall take place until alternative allotment plots have been provided, in accordance with The Allotments Act 1925.

8) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:

9) The development should, where possible, provide vehicle access improvements along Barnett Wood Lane and Bypass Road.

10) The layout of the development should incorporate pedestrian access through the site, increasing permeability within the site and the wider area.

11) Opportunities should be explored for shared use of equipped areas for play to serve both the school and the community outside of normal school hours.

12) The development should provide bus stops along Barnett Wood Lane to encourage sustainable transport and to improve accessibility to Leatherhead and Ashtead.
SITE ALLOCATION SA46:
LAND AT BULL HILL, LEATHERHEAD

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-001</td>
<td>450 dwellings, 3000m² office floorspace, 325 public parking spaces, 600m² community hub floorspace, public open space, café/restaurant</td>
<td>Mixed use scheme comprising residential, office, retail, community, open space and public car parking</td>
<td>3.0ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The development shall contribute towards the transformation of Leatherhead town centre, in accordance with Policy S3.

2) The development shall include improvements to the highway network, with the aim of reducing congestion and improving accessibility to the site and town centre.

3) The development shall reprovide short-stay and long-stay public car parking on the site.

4) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

5) The site layout shall maximise the retention and safeguarding of existing mature trees on the site and incorporate them into a well-integrated landscape strategy for the site.

6) The development shall incorporate sustainable drainage measures to address and mitigate the risk of surface water and groundwater flooding and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

7) The design and layout of the development shall conserve and, wherever possible, enhance the setting of heritage assets, including the Grade II listed Wesley House and The Cottage, Bull Hill and Leatherhead Town Centre Conservation Area.

8) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within
the scheme with equal access to on-site communal facilities.

9) At least 90% of dwellings (rounded up to the nearest whole dwelling) shall be a mix of one, two and three bedroom properties as defined in Appendix 4 (habitable rooms table). This requirement replaces Policy H3 for the purpose of housing mix on this site.

Opportunities:
10) The development should consider removal of Bull Hill carriageway to enable linkages to be established between public open space and King George V gardens to provide a wider landscaped setting to the site.

11) The development should incorporate a priority pedestrian and cycle route across the site linking Leatherhead Railway Station with the town centre.

12) The development should include high quality, distinctive, modern design that will enhance and improve the townscape of Leatherhead town centre.

13) The development should be designed to provide passive surveillance of the public open space from surrounding residential and commercial buildings.

14) The development should include improvements to pedestrian and cycle crossings on Randalls Way.

15) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements.

16) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing a sustainable drainage system to contribute to the reduction of flood peaks downstream and reduction of the site runoff rates through and beyond the site.

SITE ALLOCATION SA47:  
LAND AT CLARE CRESCENT, LEATHERHEAD

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-018</td>
<td>150 dwellings and two gypsy and traveller pitches</td>
<td>Residential</td>
<td>2.7ha</td>
</tr>
</tbody>
</table>
Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, including those along the eastern boundary of the site and along the frontage to Clare Crescent, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) Development shall incorporate mitigation measures such as site zoning, physical barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance; both within buildings and externally. Noise-sensitive rooms should be situated away from the major roads and railway line, to be shielded from noise, where necessary. Enhanced fenestration glazing and mechanical ventilation should not be relied on in isolation, but may form part of a package of mitigation measures where it is not possible for site layout and other design measures to achieve the required level of mitigation.

4) The development shall incorporate open space and play equipment in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

5) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
7) Subject to agreement, it may be appropriate for a contribution to be made towards enhancing existing equipped play infrastructure at Kingston Road Recreation Ground as an alternative to on-site provision, owing to the close proximity.

8) Opportunities should be explored to improve pedestrian and cycle links between the site, Kingston Road Recreation Ground and other local community facilities.
SITE ALLOCATION SA48:
LAND TO THE REAR OF 5-33 RANDALLS ROAD, LEATHERHEAD

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-020</td>
<td>150 dwellings and two gypsy and traveller pitches</td>
<td>Residential</td>
<td>6.4ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, including veteran trees and planting which was part of the former parkland on the site, and incorporate those features in a coherent landscaping strategy for the site.

2) The site layout shall use appropriate planting to create a gradual transition between the built development and the area of common land along the River Mole.

3) The design and layout of the development shall incorporate measures to protect future residents from noise and other disturbance arising from commercial uses at Mole Business Park, and to enable continuation of the commercial uses without being curtailed due to its proximity to residential development.

4) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, fluvial flooding and groundwater flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

5) Access improvements shall be carried out to the junction serving the site from Randalls Road.

6) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within
the scheme with equal access to on-site communal facilities.

**Opportunities:**

8) Explore opportunities to facilitate public access to the River Mole by enhancing the existing footpath network, including maintaining an attractive green entrance to the site from Randalls Road.

9) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements, including green corridors connecting the site with the riverside environment to the south.

10) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing SuDs to contributing to the reduction of flood risk downstream.

**SITE ALLOCATION SA49:**

**SORTING OFFICE AND TELEPHONE EXCHANGE, LEATHERHEAD**

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-015</td>
<td>95 dwellings</td>
<td>Residential</td>
<td>0.74ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The development shall, contribute towards the transformation of Leatherhead town centre, in accordance with Policy S3.

2) The development shall where necessary, include improvements to the highway network, with the aim of reducing congestion and improving accessibility to the site and town centre.

3) The design and layout of the scheme shall respect the amenities of neighbouring residential development to the south.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within
the scheme with equal access to on-site communal facilities.

5) At least 90% of dwellings (rounded up to the nearest whole dwelling) shall be a mix of one, two and three bedroom properties as defined in Appendix 4 (habitable rooms table). This requirement replaces Policy H3 for the purpose of housing mix on this site.

**Opportunities:**

6) The development should provide a pedestrian and cycle way pavement along the eastern side of Waterway Road.

7) The development should consider the provision of retail, leisure or community uses at ground floor level to contribute to the vitality of the town centre.

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-002</td>
<td>3700m² convenience retail, 3700m² comparison retail, 1000m² food and drink, 1100m² office, hotel, cinema, 55 dwellings, 400 public parking spaces</td>
<td>Mixed use scheme comprising retail, office, leisure, hotel, residential and public car parking</td>
<td>1.24ha</td>
</tr>
</tbody>
</table>

**SITE ALLOCATION SA50: SWAN CENTRE, LEATHERHEAD**

**Requirements:**

1) The development shall contribute towards the transformation of Leatherhead town centre, in accordance with Policy S3.

2) The development shall include the improvement and expansion of the Swan Centre public car park.

3) The scheme layout shall remodel retail and public spaces to improve customer experience and provide a more inviting public realm environment.

4) The development shall contribute towards the diversification of main town centre uses, including retail development, leisure, entertainment and more intensive sport and recreation uses, offices, and art, culture and tourism development to meet future town centre needs.
5) The development shall conserve the setting of neighbouring listed buildings in the High Street and the Leatherhead Town Centre Conservation Area.

6) A programme of archaeological investigations shall be undertaken to determine the likelihood of heritage assets being present within the site and secure appropriate recording and/or preservation of such assets, appropriate to their archaeological significance.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme with equal access to on-site communal facilities.

8) At least 90% of dwellings (rounded up to the nearest whole dwelling) shall be a mix of one, two and three bedroom properties as defined in Appendix 4 (habitable rooms table). This requirement replaces Policy H3 for the purpose of housing mix on this site.

Opportunities:

9) The development should include the introduction of a cinema into the scheme.

10) The development should enhance the public realm in the shopping centre, High Street and North Street to provide an integrated, high-quality urban environment.

11) The development should improve the entrances to the shopping centre to make them more legible from the surrounding town centre.

SITE ALLOCATION SA51:
LAND AT AND TO THE REAR OF TWO WAYS HOUSE, LEATHERHEAD

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-025</td>
<td>57 dwellings (net)</td>
<td>Residential</td>
<td>2.1ha</td>
</tr>
</tbody>
</table>

[Image of site allocation map]
Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees, including the high-quality tree cover on the western boundary of the site, and incorporate those features in a coherent landscaping strategy for the site.

2) Green infrastructure and public open space within the site shall incorporate opportunities for biodiversity enhancements, including a buffer on the western boundary of the site adjacent to the Teazle Wood Site of Nature Conservation Importance.

3) Development shall incorporate mitigation measures such as site zoning, physical barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance; both within buildings and externally. Noise-sensitive rooms should be situated away from the motorway, to be shielded from noise, where necessary. Enhanced fenestration glazing and mechanical ventilation should not be relied on in isolation, but may form part of a package of mitigation measures where it is not possible for site layout and other design measures to achieve the required level of mitigation.

4) The development shall incorporate open space and equipped play space in accordance with Policy EN11, laid out in a manner which provides easy access for residents of the development and is also accessible to the general public.

5) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Thames Basin Heaths Special Protection Area.

6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
7) The developer should investigate opportunities to create a direct pedestrian link between the site and the supermarket to the south.
SITE ALLOCATION SA52:
36-69 RANDALLS ROAD, LEATHERHEAD

<table>
<thead>
<tr>
<th>SHELLA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-017</td>
<td>45 dwellings</td>
<td>Residential</td>
<td>1.4ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.

2) If the proposed number of dwellings exceeds 50, mitigation measures may be required to address any adverse effects on the integrity of the Thames Basin Heaths Special Protection Area.

3) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
4) The development should improve the existing pedestrian footpath on Randalls Road.
Requirements:
1) Site layout and building design shall take into account the site’s location close to the Area of Great Landscape Value, paying particular attention to views to and from the site.

2) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The site layout shall maximise retention and safeguarding of existing mature trees, including those on the southern boundary and incorporate those features in a coherent landscaping strategy for the site.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
5) Development should be designed so that residential gardens back on to the southern boundary of the site, providing a clear and definitive boundary that would not invite any further development to the south of the site in the future.
SITE ALLOCATION SA54:
ASH HOUSE AND JONAKI, LEATHERHEAD

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-013</td>
<td>11 dwellings (net)</td>
<td>Residential</td>
<td>0.6ha</td>
</tr>
</tbody>
</table>

Requirements:

1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including Rowhurst; a Grade II* listed building.

2) Green infrastructure and public open space within the site shall incorporate opportunities for biodiversity enhancements, including retention and enhancement of the existing tree cover on the boundary of the site that forms an important link to Teazle Wood Site of Nature Conservation Importance.

3) Development shall incorporate mitigation measures such as site zoning, physical barriers, good design and building layout to ensure that future occupiers are not subject to a significant adverse level of noise disturbance; both within buildings and externally. Noise-sensitive rooms should be situated away from the motorway, to be shielded from noise, where necessary. Enhanced fenestration glazing and mechanical ventilation should not be relied on in isolation, but may form part of a package of mitigation measures where it is not possible for site layout and other design measures to achieve the required level of mitigation.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:

5) The development should incorporate, where appropriate, vehicle and pedestrian access improvements from Oxshott Road to the development site.
### SITE ALLOCATION SA55:
**LAND AT RIVER LANE, LEATHERHEAD**

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-024</td>
<td>7 pitches (including retention of 4 existing temporary pitches)</td>
<td>Pitches for gypsy and traveller households</td>
<td>1.3ha</td>
</tr>
</tbody>
</table>

#### Requirements:
1. The development shall incorporate a scheme for provision and retention of landscaping and boundary treatment, which actively creates and preserves clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.

#### Opportunities:
2. Opportunities shall be explored to create a dedicated access to the site from Randalls Road, in order to reduce the level of conflicting traffic movements on the narrow River Lane which serves a variety of different uses.
SITE ALLOCATION SA56:
FORMER TENNIS COURTS AT LEATHERHEAD LEISURE CENTRE,
GUILDFORD ROAD, LEATHERHEAD

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LH-014</td>
<td>N/A</td>
<td>Car Parking</td>
<td>0.2ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall maximise retention and safeguarding of existing trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout shall create clearly defined boundaries between the built up area boundary and the Green Belt using physical features that are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) Vehicle access shall be achieved via the Leatherhead Football Club access road.

Opportunities:
4) Proposals for boundary treatment should consider opportunities for biodiversity enhancements.

5) Proposals should consider opportunities for flood risk betterment.

6) Identify opportunities to enhance pedestrian and cycle connectivity to Leatherhead Town Centre.
Requirements:
1) The design and layout of the development shall conserve and, where possible, enhance the character of heritage assets, including Leigh Conservation Area; the Grade II* listed Church of St Bartholomew and the Grade II listed Priest’s House.

2) A programme of archaeological investigations shall be undertaken to determine the likelihood of heritage assets being present within the site and secure appropriate recording and/or preservation of such assets, appropriate to their archaeological significance.

3) The development shall incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding and fluvial flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

4) The site layout shall maximise retention and safeguarding of existing trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.

5) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LG-003</td>
<td>13 dwellings</td>
<td>Residential</td>
<td>0.5ha</td>
</tr>
</tbody>
</table>

SITE ALLOCATION SA57: LAND AT THE PRIEST’S HOUSE, LEIGH
Requirements:
1) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

2) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

3) The development shall incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
7) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing a sustainable drainage system to contribute to the reduction of flood peaks downstream.

SITE ALLOCATION SA58:
LAND AT TAPNER’S ROAD, LEIGH

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-LG-007</td>
<td>10 dwellings</td>
<td>Residential</td>
<td>0.4ha</td>
</tr>
</tbody>
</table>

The proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.
SITE ALLOCATION SA59: 
LAND AT DELL CLOSE, MICKLEHAM

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-MK-003</td>
<td>10 dwellings</td>
<td>Residential</td>
<td>0.4ha</td>
</tr>
</tbody>
</table>

Requirements:

1) Site layout and building design shall take into account the site’s location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside of the North Downs.

2) The design and layout of the development shall conserve and enhance the character of heritage assets, including Mickleham Conservation Area; the Grade II listed Burmester House and Grade II* listed Old House.

3) The layout of the development shall maximise the retention and long-term safeguarding of existing mature trees on the site and incorporate them into a well-integrated landscape strategy for the site as a whole.

4) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

5) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors)
Requirements:

1) Site layout and building design shall take into account the site’s location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside of the North Downs.

2) The design and layout of the development shall conserve and enhance the character of heritage assets, including Mickleham Conservation Area.

3) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

Opportunities:

7) Explore opportunities to widen Dell Close along the southern boundary of the site to allow for two-way vehicle movement.

SITE ALLOCATION SA60:
HALL FARM, MICKLEHAM

<table>
<thead>
<tr>
<th>SHEELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-MK-004</td>
<td>6 dwellings</td>
<td>Residential</td>
<td>0.3ha</td>
</tr>
</tbody>
</table>
4) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be preserved unless surveys demonstrate that they are not used by Bechstein’s bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

NEWDIGATE

SITE ALLOCATION SA61:
LAND TO THE REAR OF THE SIX BELLS, NEWDIGATE

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-ND-001</td>
<td>10 dwellings</td>
<td>Residential</td>
<td>0.7ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Newdigate Conservation Area and adjacent listed buildings.
2) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

3) The development should be laid out to ensure that the arrangements for vehicle access do not compromise ongoing operation of the public house, including access to car parking areas.

4) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**

5) Explore the opportunity to facilitate a pedestrian access connecting Darbyshire Road and Village Street.

**OCKLEY**

**SITE ALLOCATION SA62: LAND AT FRIDAY STREET, OCKLEY**

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-OK-006</td>
<td>25 dwellings</td>
<td>Residential</td>
<td>1.3 ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Ockley Conservation Area.

2) The existing brick wall along the boundary with Stane Street shall be retained in its entirety.

3) The site layout shall maximise retention and safeguarding of existing trees and...
hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

4) The development shall incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF2.

5) Site layout and building design shall take into account the site’s location close to the Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside to the west.

6) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

### SITE ALLOCATION SA63: LAND AT FIGG’S FIELD, OCKLEY

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-OK-021</td>
<td>18 dwellings</td>
<td>Residential</td>
<td>0.9ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets including the Ockley Conservation Area and nearby listed buildings. In particular, the form of development should not interrupt views from Stane Street.
2) The site layout shall maximise retention and safeguarding of existing trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.

3) Site layout and building design shall take into account the site’s location within the Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside to the west.

4) The development shall incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding and fluvial flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

5) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

Opportunities:
7) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing a sustainable drainage system to contribute to the reduction of flood peaks downstream.

8) Explore opportunities to provide improved access to the adjacent site 18-OK-008 (Site Allocation SA65).

### SITE ALLOCATION SA64:
**LAND AT THE VILLAGE HALL, OCKLEY**

<table>
<thead>
<tr>
<th>SHELLAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-OK-009</td>
<td>10 dwellings</td>
<td>Residential</td>
<td>0.3ha</td>
</tr>
</tbody>
</table>

![Map of Land at the Village Hall, Ockley](image-url)
**Requirements:**

1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the Ockley Conservation Area and the non-designated heritage asset of Ockley Village Hall.

2) The site layout should maximise retention and safeguarding of existing trees, including those along Stane Street, and incorporate those features in a coherent landscaping strategy for the site.

3) Site layout and building design should take into account the site’s location close to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside to the west.

4) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**

6) Maintain and enhance access to the public footpath that crosses the site.

**SITE ALLOCATION SA65:**
**LAND AT CRICKETERS CLOSE, OCKLEY**

<table>
<thead>
<tr>
<th>SHELLA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-OK-008</td>
<td>9 dwellings</td>
<td>Residential</td>
<td>0.3ha</td>
</tr>
</tbody>
</table>

![Map of Land at Cricketers Close, Ockley]
Requirements:
1) The design and layout of the development shall conserve and, where possible, enhance the setting of heritage assets, including the nearby Ockley Conservation Area and nearby listed buildings.

2) The site layout shall maximise retention and safeguarding of existing mature trees, including those on the southern and western boundaries of the site, and incorporate those features in a coherent landscaping strategy for the site.

3) Site layout and building design shall take into account the site’s location within the Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside to the south and west.

4) An odour assessment should be undertaken to establish potential appropriate mitigation to odour that may arise from the nearby sewage works.

5) The development must incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding and fluvial flooding, in accordance with Policy INF2.

Opportunities:
6) Explore opportunities to improve the existing vehicle access to the site, potentially in conjunction with development of the adjacent site 18-OK-021 (Site Allocation SA63).
SITE ALLOCATION SA66: LAND AT WESTCOTT HOUSE, WESTCOTT

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-WC-001</td>
<td>30 dwellings</td>
<td>Residential</td>
<td>2.7ha</td>
</tr>
</tbody>
</table>

Requirements:
1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, including those around the site perimeter and to the north of the existing nursing home, other than where required to be removed to facilitate access, and incorporate those features in a coherent landscaping strategy for the site.

2) Site layout and building design shall take into account the site's location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside to the north and east.

3) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

4) The development shall incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, fluvial flooding and groundwater flooding, in accordance with Policy INF2 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.

5) The development shall secure improvements to vehicle access to the site from Guildford Road by using the access to the nursing home.
6) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme, with equal access to on-site communal facilities.

**Opportunities:**
7) The development should enhance access to the public footpath network.

8) Proposals for flood risk mitigation should consider opportunities for flood risk betterment, which could include designing a sustainable drainage system to utilise the onsite pond to provide a setting to enhance the natural environment and contribute to the reduction of flood peaks downstream.

9) Proposals for green infrastructure and public open space should incorporate opportunities for biodiversity enhancements, including retention and enhancement of the existing pond at the north of the site.

---

**SITE ALLOCATION SA67:**
**LAND AT MILL WAY HOUSE, BRAMLEY HOUSE AND HEATHCREST, WESTCOTT**

<table>
<thead>
<tr>
<th>REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-WC-002, 003 &amp; 004</td>
<td>14 dwellings</td>
<td>Residential</td>
<td>2.4ha</td>
</tr>
</tbody>
</table>

---

**Requirements:**
1) The site layout shall maximise retention and safeguarding of existing mature trees, and incorporate those features in a coherent landscaping strategy for the site.

2) Site layout and building design shall take into account the site’s location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and...
viewpoints in the wider countryside to the north.

3) The design and layout shall create clearly defined boundaries between the edge of the site and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

4) The design and layout of the development shall conserve and, where possible, enhance the character and setting of heritage assets, including the Westcott Conservation Area.

5) Development shall respect the low density, sylvan character of this part of Westcott, for example by taking the form of individually designed detached buildings set in spacious grounds, divided into apartments.

6) Development shall provide an improved access to the site from Guildford Road.

7) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing should be integrated within the scheme with equal access to on-site communal facilities.

**Opportunities:**

8) Investigate opportunities to improve highway safety on the A25 Guildford Road, for example through measures to support compliance with the existing 30mph speed limit.

9) Improve pedestrian access to the site from Guildford Road.
WESTHUMBLE

SITE ALLOCATION SA68:
LAND FRONTING WESTHUMBLE STREET, WESTHUMBLE

<table>
<thead>
<tr>
<th>SHELAA REFERENCE</th>
<th>EXPECTED YIELD</th>
<th>PROPOSED USE</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-WH-001</td>
<td>16 dwellings</td>
<td>Residential</td>
<td>0.7ha</td>
</tr>
</tbody>
</table>

**Requirements:**

1) The site layout shall maximise retention and safeguarding of existing mature trees and hedgerows, including protected trees in the south-eastern corner of the site, and incorporate those features in a coherent landscaping strategy for the site.

2) Site layout and building design should take into account the site’s location within the Area of Outstanding Natural Beauty and Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way and viewpoints in the wider countryside of the North Downs.

3) The design and layout shall create clearly defined boundaries between the village boundary and the wider countryside using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.

4) The development shall incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, including consideration of whether habitat suitable for foraging or commuting Bechstein’s bats (such as deciduous woodland, mature treelines, species rich pasture or river corridors) are present. If so, such features must be...
preserved unless surveys demonstrate that they are not used by Bechstein's bats. Care must also be taken through development design to ensure that such retained features are not subject to artificial lighting.

5) The development shall incorporate affordable housing that meets the requirements of Policy H2 in terms of the proportion, dwelling mix and tenure. Affordable housing shall be integrated within the scheme, with equal access to on-site communal facilities.
CHAPTER 8
Monitoring Framework
The purpose of monitoring the Local Plan is to measure the effectiveness and implementation of its policies. The following framework incorporates indicators and targets for Local Plan policies to be measured against. Where possible, these indicators will be specific, measurable, achievable, realistic and time-bound. These indicators will help demonstrate whether the Local Plan’s policies are being achieved which, in turn, demonstrates the effectiveness of the Local Plan as a whole.

The outcomes from this monitoring will be set out in the Authority Monitoring Report (AMR) which the Council publishes annually. The report will compare performance to targets and analyse the reasons for underperformance. It will also state whether any action is to be taken to address underperformance, which could include reviewing specific evidence base documents and Local Plan policies, as well as reviewing the Local Plan as a whole.

With regards to housing delivery and supply, national planning policy is more specific about the requirements local planning authorities are expected to meet in order to achieve the nationwide objective of significantly boosting housing supply. On housing supply, local planning authorities are required annually to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement, referred to as the ‘five year housing land supply’. On housing delivery, the Government publishes an annual ‘housing delivery test’ that compares the number of homes built to the number of homes required over a rolling three-year period for a plan-making area. These two requirements will be used as indicators to measure the effectiveness of Future Mole Valley’s strategic policy on overall housing delivery, as set out in the following monitoring framework, to ensure Mole Valley is contributing towards the national objective of significantly boosting the supply of homes.
**POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plan status</td>
<td>To have an adopted and up-to-date Local Plan</td>
<td>Consider review of the Local Plan</td>
</tr>
<tr>
<td>Planning applications and appeals</td>
<td>No planning applications where relevant policies are considered out of date</td>
<td>Consider review of the Local Plan</td>
</tr>
</tbody>
</table>

**POLICY S2: SCALE AND LOCATION OF DEVELOPMENT**

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing delivery by settlement and neighbourhood area</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Housing delivery on previously developed land</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Housing delivery on small and medium sized sites</td>
<td>For at least 10% of the housing requirement to be delivered by sites no larger than one hectare</td>
<td>Consider review of Strategic Housing and Employment Land Availability Assessment</td>
</tr>
</tbody>
</table>

**POLICY S3: LEATHERHEAD**

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery of sites</td>
<td>To deliver sites</td>
<td>Assess site deliverability when updating the Five Year Housing Land Supply and consider review of Strategic Housing and Employment Land Availability Assessment</td>
</tr>
<tr>
<td>Delivery of Area Action Plan</td>
<td>To adopt Area Action Plan to agreed timescale set out in the latest Local Development Scheme</td>
<td>Consider review of Local Development Scheme</td>
</tr>
</tbody>
</table>

**POLICY S4: DORKING**

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery of sites</td>
<td>To deliver sites</td>
<td>Assess site deliverability when updating the Five Year Housing Land Supply and consider review of Strategic Housing and Employment Land Availability Assessment</td>
</tr>
<tr>
<td>Delivery of Area Action Plan</td>
<td>To adopt Area Action Plan to agreed timescale set out in the latest Local Development Scheme</td>
<td>Consider review of Local Development Scheme</td>
</tr>
</tbody>
</table>

**POLICY S5: RURAL AREAS**

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for rural diversification</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Planning applications and appeals for housing in rural areas</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Delivery of sites</td>
<td>To deliver sites</td>
<td>Assess site deliverability when updating the Five Year Housing Land Supply and consider review of Strategic Housing and Employment Land Availability Assessment</td>
</tr>
</tbody>
</table>
### POLICY H1: HOUSING DELIVERY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Delivery Test</td>
<td>To achieve at least 95%</td>
<td>Prepare a Housing Delivery Test Action Plan</td>
</tr>
<tr>
<td>Five Year Housing Land Supply</td>
<td>To demonstrate a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against the housing requirement</td>
<td>Consider review of Strategic Housing and Employment Land Availability Assessment</td>
</tr>
</tbody>
</table>

### POLICY H2: AFFORDABLE HOUSING ON DEVELOPMENT SITES

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing delivery</td>
<td>To deliver in accordance with an up-to-date Local Plan policy or the latest assessment of affordable housing need</td>
<td>Consider review of Strategic Housing Market Assessment</td>
</tr>
<tr>
<td>Affordable Housing delivery by tenure</td>
<td>To deliver in accordance with an up-to-date policy or the latest assessment of affordable housing need</td>
<td>Consider review of Strategic Housing Market Assessment</td>
</tr>
<tr>
<td>Delivery of Affordable Housing for ownership</td>
<td>For at least 10% of affordable homes from major development to be available for affordable home ownership</td>
<td>Consider review of Strategic Housing Market Assessment</td>
</tr>
</tbody>
</table>

### POLICY H3: HOUSING MIX

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for housing developments providing six or more additional dwellings.</td>
<td>For at least 65% of dwellings (rounded up to the nearest whole dwelling) to be a mix of two and three bedroom properties.</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>

### POLICY H4: DEVELOPMENT OPPORTUNITY AREAS

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing delivery in designated sustainable locations</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY H5: TECHNICAL STANDARDS

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for major housing development</td>
<td>No planning applications granted for major housing development that fails to meet the optional Building Regulations standard on accessible and adaptable dwellings and standard on wheelchair user accessible dwellings</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
<tr>
<td>Planning applications and appeals for new housing meeting the optional Building Regulations standard on water efficiency</td>
<td>No planning applications for new housing that fails to meet the optional Building Regulations standard on water efficiency</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
<tr>
<td>Planning applications and appeals for new housing meeting or exceeding minimum space standards</td>
<td>No planning applications granted for new homes that fail to meet minimum space standards</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>
### POLICY H6: HOUSING FOR OLDER PEOPLE AND PEOPLE WITH DISABILITIES

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery of older persons accommodation</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY H7: RESIDENTIAL PARK HOMES

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for park homes</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY H8: SELF AND CUSTOM BUILD HOUSING

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery of self build plots</td>
<td>To deliver in accordance with the demand for self build indicated by self build register</td>
<td>Consider review of Strategic Housing and Employment Land Availability Assessment</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### POLICY H9: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals on allocated housing sites between 100 and 499 dwellings</td>
<td>For at least two additional gypsy and traveller pitches to be provided</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
<tr>
<td>Planning applications and appeals on allocated housing sites of 500 or more dwellings</td>
<td>For at least three additional gypsy and traveller pitches to be provided</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>

### POLICY EC1: SUPPORTING THE ECONOMY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for non-residential developments</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial floorspace delivery</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EC2: PROTECTION OF EMPLOYMENT LAND

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals in Strategic Employment Areas</td>
<td>No planning applications granted resulting in the loss of employment floorspace to other non-employment uses on Strategic Employment Areas</td>
<td>Review details of planning application and appeal decisions, and consider review of Strategic Employment Areas</td>
</tr>
</tbody>
</table>

### POLICY EC3: URBAN ECONOMY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals within the town and local centres</td>
<td>No planning applications granted resulting in the loss of commercial floorspace in town and local centres</td>
<td>Review details of planning application and appeal decisions, and consider review of Economic Development Needs Assessment</td>
</tr>
<tr>
<td>Vacancy rates</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>
### POLICY EC4: RURAL ECONOMY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for rural diversification</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EC5: AGRICULTURE, HORTICULTURE AND FORESTRY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for agricultural, horticultural and forestry development</td>
<td>No planning applications refused for agricultural, horticultural and forestry development</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>

### POLICY EC6: EQUESTRIAN DEVELOPMENT

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for equestrian development</td>
<td>No planning applications refused for equestrian development</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>

### POLICY EC7: LEISURE AND TOURISM

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for leisure and tourism development</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EN1: DEVELOPMENT IN THE GREEN BELT

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications granted and appeals allowed for inappropriate development in the Green Belt</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EN2: DEVELOPMENT IN THE COUNTRYSIDE BEYOND THE GREEN BELT

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals within Countryside Beyond the Green Belt</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EN3: DEVELOPMENT IN RURAL VILLAGES

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for housing in rural areas</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EN4: DESIGN AND CHARACTER

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning appeals where design, character and appearance is a main consideration</td>
<td>No appeals allowed based on design, character and appearance</td>
<td>Review details of appeal decisions</td>
</tr>
</tbody>
</table>
### POLICY EN5: INCLUSIVE ENVIRONMENT

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Index of Multiple Deprivation</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EN6: CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of heritage assets at risk</td>
<td>No heritage assets at risk</td>
<td>Review details of heritage assets at risk</td>
</tr>
</tbody>
</table>

### POLICY EN7: RESIDENTIAL AREAS OF SPECIAL CHARACTER

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning appeals within Residential Areas of Special Character where design, character and appearance is a main consideration.</td>
<td>No appeals allowed within Residential Areas of Special Character based on design, character and appearance</td>
<td>Review details of appeal decisions</td>
</tr>
</tbody>
</table>

### POLICY EN8: LANDSCAPE CHARACTER

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals within Surrey Hills Area of Outstanding Natural Beauty</td>
<td>No planning applications granted contrary to the advice of the Surrey Hills Planning Advisor</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>

### POLICY EN9: ENHANCING BIODIVERSITY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condition of Local Sites</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Provision of Suitable Alternative Natural Greenspace (SANG).</td>
<td>8Ha per 1,000 people (or alternative target agreed with Natural England)</td>
<td>Consider review of the Local Plan.</td>
</tr>
<tr>
<td>Roadside nitrogen deposition levels in vicinity of Mole Gap to Reigate Escarpment Special Area of Conservation (SAC).</td>
<td>To achieve levels not exceeding the forecast net changes in nitrogen deposition rates set out in the latest Mole Gap to Reigate Escarpment SAC Air Quality Impact Assessment.</td>
<td>Consider review of the Local Plan.</td>
</tr>
</tbody>
</table>

### POLICY EN10: REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHICALOGICAL SITES

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condition of Local Sites</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY EN11: GREEN INFRASTRUCTURE AND PLAY SPACE

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for major developments of more than 50 dwellings</td>
<td>No planning applications granted without equipped play space</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>
### POLICY EN12: PROTECTING LOCAL GREEN SPACE

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals on Local Green Space</td>
<td>No planning applications granted resulting in harm to Local Green Spaces</td>
<td>Review details of very special circumstances in planning application and appeal decisions</td>
</tr>
</tbody>
</table>

### POLICY EN13: PROMOTING ENVIRONMENTAL QUALITY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals within the Lowest Observed Adverse Effect Level noise contour</td>
<td>N/A – assess trends.</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of Air Quality Management Area</td>
<td>No Air Quality Management Areas</td>
<td>Review details of Air Quality Management Areas</td>
</tr>
</tbody>
</table>

### POLICY EN14: RESPONDING TO THE CLIMATE EMERGENCY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for renewable energy projects</td>
<td>No planning applications refused for renewable energy projects</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
<tr>
<td>Carbon dioxide emissions</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### POLICY INF1: PROMOTING SUSTAINABLE TRANSPORT AND PARKING

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average minimum travel time to reach the nearest key services by public transport / walking</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Average minimum travel time to reach the nearest key services by cycling</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of development related on-site Travel Plans implemented</td>
<td>All on-site Travel Plans to be implemented and kept up-to-date</td>
<td>Review details of Travel Plan implementation</td>
</tr>
</tbody>
</table>

### POLICY INF2: MANAGING FLOOD RISK

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning permission and appeals within areas of fluvial and surface water flooding risk</td>
<td>No planning applications granted contrary to advice of Surrey County Council and the Environment Agency</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>
POLICY INF3: COMMUNITY FACILITIES

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for the development of new and existing community facilities</td>
<td>N/A – assess trends</td>
<td>N/A</td>
</tr>
</tbody>
</table>

POLICY INF4: INFRASTRUCTURE DELIVERY

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning applications and appeals for new telecommunications infrastructure</td>
<td>No planning applications refused for new telecommunications infrastructure</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
<tr>
<td>Delivery of infrastructure projects set out in Infrastructure Delivery Plan</td>
<td>To deliver infrastructure projects</td>
<td>Monitor delivery of infrastructure projects through regular review of Infrastructure Delivery Plan</td>
</tr>
</tbody>
</table>

POLICY INF5: SAFEGUARDING

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning permission and appeals within the A24 and Gatwick Airport safeguarded areas</td>
<td>No planning applications granted contrary to the advice of Surrey County Council (in relation to A24) and Gatwick Airport</td>
<td>Review details of planning application and appeal decisions</td>
</tr>
</tbody>
</table>

POLICIES SA01-67: SITE ALLOCATIONS

<table>
<thead>
<tr>
<th>INDICATORS</th>
<th>TARGETS</th>
<th>ACTIONS IF TARGETS NOT ACHIEVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery of sites</td>
<td>To deliver sites</td>
<td>Assess site deliverability when updating the Five Year Housing Land Supply and consider review of Strategic Housing and Employment Land Availability Assessment Availability Assessment, or consider review of Gypsies and Travellers Accommodation Assessment</td>
</tr>
</tbody>
</table>
## APPENDIX 1: GLOSSARY

This glossary does not provide legal definitions, but acts as a guide to key planning terms.

<table>
<thead>
<tr>
<th>FULL NAME</th>
<th>ACRONYM / TERM</th>
<th>DEFINITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td></td>
<td>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following: affordable housing for rent; starter homes; discounted market sales housing; other affordable routes to home ownership.</td>
</tr>
<tr>
<td>Allocated site</td>
<td></td>
<td>Land that is allocated in the Local Plan for a particular use.</td>
</tr>
<tr>
<td>Allotment</td>
<td></td>
<td>A plot of land rented by an individual for growing vegetables or flowers.</td>
</tr>
<tr>
<td>Ancient or Veteran Tree</td>
<td></td>
<td>A tree which, because of its age, size and condition, is of exceptional biodiversity cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient-life stage.</td>
</tr>
<tr>
<td>Ancient Woodland</td>
<td></td>
<td>An area that has been wooded continuously since at least 1600 AD.</td>
</tr>
<tr>
<td>Area Action Plan</td>
<td>AAP</td>
<td>A Development Plan Document that provides a planning framework for a specific geographical area where change is anticipated.</td>
</tr>
<tr>
<td>Area of Critical Drainage</td>
<td></td>
<td>An area that has been identified as having critical drainage problems through consultation with Surrey County Council as Lead Local Flood Authority and the Environment Agency. In these locations there is a need for surface water to be managed to a higher standard than normal to ensure any development will aim to reduce downstream flooding by seeking to control surface water runoff.</td>
</tr>
<tr>
<td>Area of Great Landscape Value</td>
<td>AGLV</td>
<td>A non-statutory and locally designated area outside the national landscape designations, which is considered by the local planning authority to be of particular landscape value to the local area.</td>
</tr>
<tr>
<td>Area of Outstanding Natural Beauty</td>
<td>AONB</td>
<td>A nationally important landscape afforded statutory protection, the primary purpose of which is to conserve and enhance natural beauty.</td>
</tr>
<tr>
<td>Article 4 Direction</td>
<td></td>
<td>An Article 4 Direction is issued by a local planning authority to remove permitted development rights.</td>
</tr>
<tr>
<td>Authority Monitoring Report</td>
<td>AMR</td>
<td>A report prepared by local planning authorities assessing progress with and the effectiveness of a Local Plan.</td>
</tr>
<tr>
<td>Biodiversity Opportunity Area</td>
<td>BOA</td>
<td>An area that consists of a spatial concentration of already recognised and protected sites for wildlife conservation, inside a boundary that also includes further but as yet un-designated ‘Priority habitat’ types (plus some other essentially undeveloped land-uses); all of which have common and contiguous geological, soil, hydrological and topographic characteristics to those of the already recognised and protected sites.</td>
</tr>
<tr>
<td>Brownfield first</td>
<td></td>
<td>Prioritising the use of previously developed (brownfield) land to accommodate development needs in preference to releasing undeveloped (greenfield) land.</td>
</tr>
<tr>
<td>Brownfield land</td>
<td></td>
<td>See ‘Previously Developed Land’.</td>
</tr>
<tr>
<td>Building Regulations</td>
<td></td>
<td>Building Regulations are minimum standards for design, construction and alterations that are required for most building work in the UK. Building Regulations ensure that the policies set out in legislation regarding building standards are carried out.</td>
</tr>
<tr>
<td>Building Research Establishment Environmental Assessment Method</td>
<td>BREEAM</td>
<td>Method of assessing, rating and certifying the sustainability of buildings.</td>
</tr>
<tr>
<td>FULL NAME</td>
<td>ACRONYM / TERM</td>
<td>DEFINITION</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>----------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Built Up Area</td>
<td></td>
<td>Areas within the boundaries of Ashtead, Bookham, Dorking, Fetcham and Leatherhead as defined on the Policies Map.</td>
</tr>
<tr>
<td>Caravan</td>
<td></td>
<td>As defined in the Caravan Sites and Control of Development Act 1960, modified 1968 and 2006.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>In summary, caravans must be capable of being moved in one or two pieces, either on their own wheels or by being towed or transported by another vehicle, and must not be more than 20 metres in length, 6.8 metres in width, and 3.05 metres from floor to the ceiling internally. Caravans may also be referred to as Mobile Homes or Park Homes, which are covered by the same definition.</td>
</tr>
<tr>
<td>Climate change</td>
<td></td>
<td>Long-term changes in temperature, precipitation, wind and all other aspects of the Earth’s climate. Often regarded as a result of human activity and fossil fuel consumption.</td>
</tr>
<tr>
<td>Climate emergency</td>
<td></td>
<td>A situation in which urgent action is required to reduce or halt climate change and avoid potentially irreversible environmental damage resulting from it.</td>
</tr>
<tr>
<td>Community Facilities</td>
<td></td>
<td>These can include, but are not limited to, community / village halls or buildings, cultural facilities, places of worship, pubs and statutory services such as health and education.</td>
</tr>
<tr>
<td>Community Infrastructure Levy</td>
<td>CIL</td>
<td>A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.</td>
</tr>
<tr>
<td>Conservation Area</td>
<td></td>
<td>Areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. They are normally designated by a district/borough council. Stricter planning controls operate within conservation areas, including works to trees. New development will be expected to preserve or enhance the character or appearance of the area.</td>
</tr>
<tr>
<td>Contaminated Land</td>
<td></td>
<td>Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.</td>
</tr>
<tr>
<td>The Council</td>
<td></td>
<td>Mole Valley District Council.</td>
</tr>
<tr>
<td>Council Strategy</td>
<td></td>
<td>The Council Strategy 2019-2024 sets out the Council’s vision and priorities.</td>
</tr>
<tr>
<td>Countryside Beyond the Green Belt</td>
<td></td>
<td>Areas of open countryside that lie outside the Green Belt, as shown on the Policies Map.</td>
</tr>
<tr>
<td>Curtilage</td>
<td></td>
<td>A legal term relating to an area of land associated with a building. Defining the extent of a building’s curtilage can be a complex matter and is considered on a case by case basis.</td>
</tr>
<tr>
<td>Deliverable</td>
<td></td>
<td>To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.</td>
</tr>
<tr>
<td>Density</td>
<td></td>
<td>In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.</td>
</tr>
<tr>
<td>Designated rural area</td>
<td></td>
<td>A map showing the designated rural area for Mole Valley is included in the Affordable Housing Supplementary Planning Document. It comprises land within the Surrey Hills Area of Outstanding Natural Beauty or civil parishes of Abinger, Betchworth, Buckland, Charlwood, Headley, Holmwood, Leigh, Mickleham, Newdigate and Ockley, as defined under Section 157(1) of the Housing Act 1985 and the Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) (No.2) Order 2005/2008.</td>
</tr>
<tr>
<td>FULL NAME</td>
<td>ACRONYM / TERM</td>
<td>DEFINITION</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------</td>
<td>------------</td>
</tr>
<tr>
<td>Developable</td>
<td></td>
<td>To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.</td>
</tr>
<tr>
<td>Development</td>
<td></td>
<td>Development is defined under the 1990 Town and Country Planning Act as ‘the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.’</td>
</tr>
<tr>
<td>Development Management policies</td>
<td></td>
<td>The matters relating to site specific design issues including, but not limited to, access, layout and amenity of neighbours.</td>
</tr>
<tr>
<td>Development Opportunity Areas</td>
<td></td>
<td>Targeted locations within the five main built-up areas of the District (Dorking, Leatherhead, Ashtead, Bookham and Fetcham) that are well served by public transport and close to local shops and services. Two types of Development Opportunity Areas have been identified, as shown on the Policies Map, where high quality higher density development incorporating smaller dwellings will be required, which are: 1) Sites in or adjacent to Dorking and Leatherhead Town Centres and Local Shopping Centres; and 2) Sites containing existing large dwellings that front on to principal roads, which can be subdivided into apartments/flats or redeveloped to form smaller units of accommodation.</td>
</tr>
<tr>
<td>Development Plan</td>
<td></td>
<td>A document setting out the local planning authority’s policies and proposals for the development and use of land and buildings in the authority’s area. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.</td>
</tr>
<tr>
<td>Diffusion Pollution</td>
<td></td>
<td>The release of potential pollutants from a range of activities that, individually, may have no effect on the water environment, but, at the scale of a catchment, can have a significant effect.</td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
<td>A self-contained building or part of a building used as a residential accommodation, and usually housing a single household.</td>
</tr>
<tr>
<td>Economic Development Needs Assessment</td>
<td>EDNA</td>
<td>An evidence document prepared to assist the formulation of policy to support economic growth in Mole Valley.</td>
</tr>
<tr>
<td>Employment Land</td>
<td></td>
<td>Land in use or last used by a trade or business. This includes office, industrial, storage and distribution uses.</td>
</tr>
<tr>
<td>Entry-level exception site</td>
<td></td>
<td>A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent)</td>
</tr>
<tr>
<td>Evidence Base</td>
<td></td>
<td>The information and data gathered by local authorities to justify the ‘soundness’ of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.</td>
</tr>
<tr>
<td>Fabric First Approach</td>
<td></td>
<td>An approach to building design that aims to minimise energy consumption by maximising the performance of the components and materials that make up the fabric of a building.</td>
</tr>
<tr>
<td>Fittings-based Approach</td>
<td></td>
<td>Sets the maximum consumption of each type of fitting, which is clear and not based on assumptions. The fittings based approach is considered to be a better alternative to a calculator based approach, which is based on the calculation of flow multiplied by usage frequency (with assumptions of how long each fitting is used for).</td>
</tr>
<tr>
<td>Flood Risk Assessment</td>
<td>FRA</td>
<td>A site-specific assessment of all forms of flood risk to the site and the impact of development of the site to flood risk in the area.</td>
</tr>
<tr>
<td>FULL NAME</td>
<td>ACRONYM / TERM</td>
<td>DEFINITION</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>----------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Future Mole Valley</td>
<td>FMV</td>
<td>The name of the Local Plan for Mole Valley.</td>
</tr>
<tr>
<td>Green Belt</td>
<td>GB</td>
<td>A national designation of land around certain cities and large built-up areas, which aims to prevent urban sprawl by keeping land permanently open. The purpose of the Green Belt is to: • check the unrestricted sprawl of large built up areas • prevent neighbouring towns from merging • safeguard the countryside from encroachment • preserve the setting and special character of historic towns • assist urban regeneration by encouraging the recycling of derelict and other urban land</td>
</tr>
<tr>
<td>Green Infrastructure</td>
<td>GI</td>
<td>A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.</td>
</tr>
<tr>
<td>Greenfield land</td>
<td></td>
<td>Land (or a defined site) that is often (but not always) farmland, that has not previously been developed.</td>
</tr>
<tr>
<td>Gypsies and Travellers</td>
<td></td>
<td>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</td>
</tr>
<tr>
<td>Habitable rooms</td>
<td></td>
<td>The main living rooms, bedrooms and kitchen of a dwelling designed for living or eating, sleeping and cooking purposes. Undersized rooms performing these functions will not be considered habitable rooms, and this will be judged on a case by case basis.</td>
</tr>
<tr>
<td>Heritage asset</td>
<td></td>
<td>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</td>
</tr>
<tr>
<td>Historic environment</td>
<td></td>
<td>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</td>
</tr>
<tr>
<td>Historic Parks and Gardens</td>
<td></td>
<td>A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by Historic England.</td>
</tr>
<tr>
<td>Household</td>
<td></td>
<td>One person living alone; or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.</td>
</tr>
<tr>
<td>Housing Delivery Test</td>
<td></td>
<td>Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.</td>
</tr>
<tr>
<td>Housing Mix</td>
<td></td>
<td>The provision of housing to meet the support needs of the community as a whole by including affordable and market homes of the type, size and tenure needed by residents and in demand in the market.</td>
</tr>
<tr>
<td>Housing our Ageing Population Panel for Innovation</td>
<td>HAPPI Standards</td>
<td>The HAPPI principles are based on 10 key design criteria. Many are recognisable from good design generally – good light, ventilation, room to move around and good storage. However, the standards have particular relevance to the spectrum of older persons’ housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs.</td>
</tr>
<tr>
<td>Housing Trajectory</td>
<td></td>
<td>A chart showing the indicative amount of housing to be delivered in each year of the plan period.</td>
</tr>
<tr>
<td>Infill</td>
<td></td>
<td>The development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. Infilling does not include built development within back gardens or other similar land that does not form part of an established built-up frontage.</td>
</tr>
<tr>
<td>Infrastructure</td>
<td></td>
<td>Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.</td>
</tr>
<tr>
<td><strong>FULL NAME</strong></td>
<td><strong>ACRONYM / TERM</strong></td>
<td><strong>DEFINITION</strong></td>
</tr>
<tr>
<td>--------------</td>
<td>--------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Infrastructure Delivery Plan</td>
<td>IDP</td>
<td>The Infrastructure Delivery Plan identifies the key infrastructure required to support development within the District over the Plan period and how it will be delivered.</td>
</tr>
<tr>
<td>Inset</td>
<td></td>
<td>Land within a village boundary which is excluded from Green Belt or Countryside Beyond the Green Belt policies. Inset land is shown in white on the Policies Map.</td>
</tr>
<tr>
<td>Knowledge-based business</td>
<td></td>
<td>High technology industries (such as computers and office equipment, and pharmaceuticals) and knowledge-based services (for example, telecommunications, information technology, finance, insurance and business services), which are important to economic development.</td>
</tr>
<tr>
<td>Listed Building</td>
<td></td>
<td>A building that is included on the List of Buildings of Special Architectural or Historic Interest administered by Historic England on behalf of the Secretary of State for Digital, Culture, Media and Sport. Listed buildings are graded I, II* or II with grade I being the highest. Buildings within the curtilage of a listed building constructed before 1948 are also protected. The significance of a listed building may be external and/or internal.</td>
</tr>
<tr>
<td>Local Development Scheme</td>
<td>LDS</td>
<td>The Council’s published plan for the preparation of Local Development Documents.</td>
</tr>
<tr>
<td>Local Green Space</td>
<td>LGS</td>
<td>Green areas or open spaces which are demonstrably special to a local community and hold particular local significance. This can be because of beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife. They are in close proximity to the communities that they serve, are local in character and do not consist of extensive tracts of land.</td>
</tr>
<tr>
<td>Local housing need</td>
<td></td>
<td>The number of homes identified as being needed through the application of the standard method set out in national planning guidance</td>
</tr>
<tr>
<td>Local Plan</td>
<td></td>
<td>The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.</td>
</tr>
<tr>
<td>Local Planning Authority</td>
<td>LPA</td>
<td>The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities</td>
</tr>
<tr>
<td>Local Shopping Centres</td>
<td></td>
<td>Local shopping centres include a range of small shops of a local nature, serving a small catchment. Typically, local shopping centres might include, amongst other shops, a small supermarket, a newsagent, a post office and a pharmacy. Other facilities could include a hot food take-away and laundrette. Local Shopping Centres are defined on the Policies Map.</td>
</tr>
<tr>
<td>M4 (2) Accessible and Adaptable Dwellings</td>
<td></td>
<td>An optional requirement as defined in the Building Regulations. M4 (2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.</td>
</tr>
<tr>
<td>M4 (3) Wheelchair User Dwellings</td>
<td></td>
<td>An optional requirement as defined in the Building Regulations. M4 (3) ‘Wheelchair User Dwellings’ include two different types of dwelling, as follows:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1) Wheelchair adaptable dwellings which must be designed to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs (M4 (3)(2)(a)); and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2) Wheelchair accessible dwellings which must be designed and built with the necessary features/adaptations included to enable it to meet the needs of occupants who use wheelchairs at the point of completion (M4 (3) (2)(b)).</td>
</tr>
<tr>
<td>Main town centre uses</td>
<td></td>
<td>Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</td>
</tr>
<tr>
<td>FULL NAME</td>
<td>ACRONYM / TERM</td>
<td>DEFINITION</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Major development</td>
<td></td>
<td>For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</td>
</tr>
<tr>
<td>Material Consideration</td>
<td></td>
<td>A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.</td>
</tr>
<tr>
<td>Minimum Space Standards</td>
<td></td>
<td>A nationally described space standard introduced by the Government, setting out detailed guidance on the minimum size of new homes (measured on square metres).</td>
</tr>
<tr>
<td>Mixed use development</td>
<td></td>
<td>Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.</td>
</tr>
<tr>
<td>Multi-Use Games Area MUGA</td>
<td>MUGA</td>
<td>An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side football or netball.</td>
</tr>
<tr>
<td>Neighbourhood Development Plan NDP</td>
<td>NDP</td>
<td>A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).</td>
</tr>
<tr>
<td>Older people</td>
<td></td>
<td>People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.</td>
</tr>
<tr>
<td>Open space</td>
<td></td>
<td>All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</td>
</tr>
<tr>
<td>Plot Travelling Showpeople</td>
<td></td>
<td>Area accommodating a single household on a travelling showpeople site (often called a ‘yard’), normally accommodating living accommodation (including one or more caravans) and areas for storage and maintenance of fairground rides and equipment.</td>
</tr>
<tr>
<td>Previously Developed Land</td>
<td>PDL</td>
<td>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 was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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.</td>
</tr>
<tr>
<td>FULL NAME</td>
<td>ACRONYM / TERM</td>
<td>DEFINITION</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------</td>
<td>------------</td>
</tr>
<tr>
<td>Principal Roads</td>
<td>Parts of A and B roads within identified Development Opportunity Areas in the five main built-up areas of the District (Dorking, Leatherhead, Ashtead, Bookham and Fetcham) where high quality higher density development incorporating smaller dwellings will be required. Refer to the ‘Development Opportunity Areas’ definition.</td>
<td></td>
</tr>
<tr>
<td>Protected Species</td>
<td>Plants and animal species afforded protection under certain Acts and Regulations.</td>
<td></td>
</tr>
<tr>
<td>Rainwater Harvesting</td>
<td>Rainwater harvesting is the accumulation and storage of rainwater for re-use on site, rather than allowing it to run off the site.</td>
<td></td>
</tr>
<tr>
<td>Ramsar Site</td>
<td>Wetlands of international importance, designated under the 1971 Ramsar Convention.</td>
<td></td>
</tr>
<tr>
<td>Reclaimed water (greywater and blackwater)</td>
<td>Reclaimed or recycled water is the process of converting wastewater into water that can be reused for other purposes. Greywater is any domestic wastewater that is collected from activities such as showering, dishwashers and washing clothes, excluding sewage. Blackwater is wastewater from toilets.</td>
<td></td>
</tr>
<tr>
<td>Regionally Important Geological and Geomorphological Site</td>
<td>A non-statutory regionally important geological or geomorphological site (relating to rocks, the Earth’s structure and landform).</td>
<td></td>
</tr>
<tr>
<td>Residential Area of Special Character</td>
<td>Residential Areas of Special Character are those within the built-up areas of the District of Mole Valley comprising lower density residential areas whose distinctive character and appearance make a significant contribution to the urban fabric. They are defined on the Policies Map.</td>
<td></td>
</tr>
<tr>
<td>Rural exception site</td>
<td>Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.</td>
<td></td>
</tr>
<tr>
<td>Safeguarded land</td>
<td>Land that has been identified for development in the future is safeguarded to ensure that it is protected from conflicting development.</td>
<td></td>
</tr>
<tr>
<td>Scheduled Ancient Monument</td>
<td>Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.</td>
<td></td>
</tr>
<tr>
<td>Self-build and custom-build housing</td>
<td>Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.</td>
<td></td>
</tr>
<tr>
<td>Sequential test</td>
<td>A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.</td>
<td></td>
</tr>
<tr>
<td>Shopping frontage</td>
<td>Primary frontages should include a high proportion of retail uses, which may include shops selling food, drinks, clothing and household goods. Non-shop uses, such as financial services and restaurants/cafes, may also be included within primary shopping frontages in cases where sufficient justification for such uses has been provided and where there is not an over-concentration of non-shop uses within the primary frontage. Secondary frontages provide a greater variety of uses, including opportunities for a combination of both retail and other town centre uses, such as restaurants, cinemas and businesses. Frontages are defined on the Policies Map.</td>
<td></td>
</tr>
<tr>
<td>Site of Nature Conservation Importance</td>
<td>Locally important sites for nature conservation selected by the Surrey Local Sites Partnership, a sub-group of the Surrey Nature Partnership.</td>
<td></td>
</tr>
<tr>
<td>FULL NAME</td>
<td>ACRONYM / TERM</td>
<td>DEFINITION</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>----------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>SPA</td>
<td>Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</td>
</tr>
<tr>
<td>Specialist housing</td>
<td></td>
<td>Suitable specialist forms of accommodation to cater for more vulnerable members of society – people with disabilities, mental health problems and long term conditions, including people who have developed or may develop care needs as they become older.</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment</td>
<td>SFRA</td>
<td>Level 1: Appraisal of all potential sources of flooding in an area. The assessment should be sufficiently detailed to allow application of the Sequential Test.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Level 2: Where land outside Flood Zones 2 and 3 cannot appropriately accommodate all the necessary development creating the need to apply the NPPF’s Exception Test. In these circumstances, this assessment should consider the detailed nature of the flood characteristics within a Flood Zone and assessment of other sources of flooding.</td>
</tr>
<tr>
<td>Strategic Housing and Employment Land Availability Assessment</td>
<td>SHELAA</td>
<td>A technical exercise to determine the quantity and suitability of land potentially available for housing and employment land use development.</td>
</tr>
<tr>
<td>Strategic Housing Market Assessment</td>
<td>SHMA</td>
<td>A technical exercise to provide an insight into the operation of the local housing markets, as they function now and how they will operate in the future.</td>
</tr>
<tr>
<td>Suitable Alternative Natural Greenspace</td>
<td>SANG</td>
<td>An open space designed to provide an enjoyable natural environment for recreation as an alternative to a Special Protection Area.</td>
</tr>
<tr>
<td>Supplementary Planning Document</td>
<td>SPD</td>
<td>Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.</td>
</tr>
<tr>
<td>Sustainable Drainage System</td>
<td>SuDS</td>
<td>Methods of management practices and control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques.</td>
</tr>
<tr>
<td>Target Emission Rate</td>
<td></td>
<td>A minimum allowable standard, set out in Building Regulations (see above), for the energy performance of a building in terms of its carbon dioxide emissions.</td>
</tr>
<tr>
<td>Travelling Showpeople</td>
<td></td>
<td>Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.</td>
</tr>
<tr>
<td>Tree Preservation Order</td>
<td>TPO</td>
<td>A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.</td>
</tr>
<tr>
<td>Use Class Order</td>
<td></td>
<td>The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories.</td>
</tr>
<tr>
<td>Viability</td>
<td></td>
<td>An assessment to ensure that the scale of obligations and policy requirements applied to development provide competitive returns to a willing landowner and developer to enable the development to be deliverable.</td>
</tr>
<tr>
<td>Windfall site</td>
<td></td>
<td>A site not specifically identified in the development plan.</td>
</tr>
</tbody>
</table>
This spatial portrait provides an overview of the District of Mole Valley, including facts and a description of the key characteristics of the area.

KEY CHARACTERISTICS & GEOGRAPHY

Mole Valley District lies at the heart of Surrey, mid-way between London and the Sussex coast. Mole Valley is principally a rural district, covering an area of 258 kilometres (about a hundred square miles) and has an estimated resident population of 87,100 (NOMIS 2017 mid-year population estimates) people.

The five main built up areas in Mole Valley comprise Dorking, Leatherhead, Ashtead, Bookham and Fetcham and contain about three quarters of the District’s population. The two principal towns are Dorking and Leatherhead. The remaining three residential areas (Ashtead, Bookham and Fetcham) have grown up around original village centres.

The countryside of Mole Valley is extensive and accounts for over 90% of the District’s area. Three quarters of Mole Valley is within the Metropolitan Green Belt surrounding London. The countryside contains a variety of attractive villages, hamlets and scattered isolated dwellings and farms, containing about a quarter of the District’s population. The landscape of the countryside is also highly attractive.

The chalk hills of the North Downs run across the centre of the District and include well-known beauty spots such as Box Hill. The gently undulating Wealden landscape occupies much of the south of the District, while the Greensand Ridge, including Leith Hill - the highest point in South East England - crosses the south-west of the District. The River Mole meanders north across the District from its source in Sussex and provides an attractive setting to Leatherhead and Dorking, as well as the more dramatic cutting through the North Downs known as the Mole Gap.

CHARACTERISTICS OF THE POPULATION & HOUSING

The 2017 estimated population figure for Mole Valley is 87,100 persons living in some 35,828 households. Most of the District’s population (51,500) is aged 16-64, but a significant proportion (20,000) is over 65 and 15,600 of the population is 15 and under. Between 2011 and 2017, the population of Mole Valley is estimated to have increased from 85,400 to 87,100.

In 2011, the majority of residents were of white ethnicity (81,168). The proportion of residents from an Asian/Asian British background was 2,177, with 1,257 residents identifying themselves as being from mixed/multiple ethnic groups. A very low proportion of Mole Valley’s population were classed as Black/African/Caribbean/Black British (399), with an even smaller proportion being identified as falling within other ethnic groups (374). English Romany and Irish Traveller communities are represented in the District and will form a component of this figure, although recording of numbers of people within these ethnic groups can be unreliable.

As a whole, Mole Valley is a relatively affluent area. The 2015 Indices of Multiple Deprivation indicate that Mole Valley is the 305th least deprived local authority area out of a total of 326 local authorities. No part of the District is within the least deprived 10% nationally. However, when measured against the indices, there are parts of the District, including North Holmwood and parts of North Leatherhead, which experience relative levels of deprivation in comparison to other parts of the District.

ENVIRONMENTAL DESIGNATIONS & HERITAGE ASSETS

Within the District there are a total of 76 sites designated as Sites of Nature Conservation Importance (SNCI).
Mole Valley’s built heritage is also extensive. There are 25 conservation areas and 1012 listed buildings. There are also five registered historic parks and gardens and 27 scheduled ancient monuments.

**LOCAL ECONOMY**

Mole Valley is an economically prosperous District benefitting from its location close to the economic generators of London, two international airports (Gatwick and Heathrow) and access to the motorway network via the M25 at Leatherhead.

In 2018, Mole Valley was recorded as having 5,400 enterprises employing around 45,000 people. Additionally, between January and December 2018, 78.9% of the population aged between 16 and 64 were economically active.

The total amount of commercial floorspace was recorded as being 480,500 square metres in March 2016. This consisted of 259,800 square metres of office floorspace, 117,000 square metres of warehousing and 103,700 square metres of industrial floorspace. In March 2018, the Economic Development Needs Assessment showed that approximately 35,913 square metres of office floorspace remained vacant.

In terms of unemployment rates, only 2.8% of the total economically active population were recorded as being unemployed between January and December 2018.

**TRANSPORT**

Three main roads run through Mole Valley, including the M25, which has a junction at Leatherhead, the A24 that runs from London to Worthing and the A25, which follows the foot of the North Downs from Maidstone to Guildford. Two main railway lines, occupying the same corridors as the A24 and A25, provide rail services to London and Horsham, Reading, Redhill and Gatwick airport. There is also a service between London Waterloo and Guildford via Bookham. Gatwick Airport in the adjoining West Sussex Borough of Crawley, abuts Mole Valley’s south eastern boundary.

Regarding car ownership, 56,112 people owned a car in 2011. In addition to that, 23,809 people were recorded as travelling into Mole Valley to work each day in 2011. A smaller number of people (19,754) were recorded as commuting out on a daily basis. 13.4% of the people working at that time travelled to and from work using public transport.
## APPENDIX 3: EVIDENCE BASE

Evidence which has been used to inform each policy is summarised in the table below.

<table>
<thead>
<tr>
<th>POLICY NUMBER</th>
<th>POLICY NAME</th>
<th>EVIDENCE BASE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>CHAPTER 2: SPATIAL STRATEGY</strong></td>
<td></td>
</tr>
<tr>
<td>STRATEGY 1</td>
<td>Presumption in Favour of Sustainable Development</td>
<td>National Planning Policy Framework (Ministry of Housing, Communities and Local Government 2019)</td>
</tr>
<tr>
<td>STRATEGY 2</td>
<td>Scale and Location of Development</td>
<td>Strategic Housing Market Assessment for Kingston Upon Thames and North East Surrey Authorities (SHMA) (Mole Valley District Council, The Royal Borough of Kingston Upon Thames, Elmbridge Borough Council and Epsom and Ewell Borough Council 2016)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gypsy and Traveller Accommodation Assessment (Mole Valley District Council 2018)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Strategic Housing and Economic Land Availability Assessment (SHELAA) (Mole Valley District Council 2020)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2020 addenda)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Economic Prosperity Strategy 2018-2028 (Mole Valley District Council 2018)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rural Community Strategy 2017-2027 (Mole Valley District Council 2017)</td>
</tr>
<tr>
<td>STRATEGY 3</td>
<td>Leatherhead</td>
<td>Built Up Areas Character Appraisal (Leatherhead) Supplementary Planning Document (Mole Valley District Council, 2010)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transform Leatherhead Master Plan (Mole Valley District Council, 2016)</td>
</tr>
<tr>
<td>STRATEGY 4</td>
<td>Dorking</td>
<td>Built Up Areas Character Appraisal (Dorking, North Holmwood and Pixham) Supplementary Planning Document (Mole Valley District Council 2010)</td>
</tr>
<tr>
<td>STRATEGY 5</td>
<td>Rural Areas</td>
<td>Rural Community Strategy 2017-2027 (Mole Valley District Council, 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Constraints Analysis (Mole Valley District Council 2020)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Green Belt Review (Mole Valley District Council 2020)</td>
</tr>
<tr>
<td></td>
<td><strong>CHAPTER 3: HOUSING</strong></td>
<td></td>
</tr>
<tr>
<td>HOUSING 1</td>
<td>Housing Delivery</td>
<td>Strategic Housing Market Assessment for Kingston Upon Thames and North East Surrey Authorities (SHMA) (Mole Valley District Council, The Royal Borough of Kingston Upon Thames, Elmbridge Borough Council and Epsom and Ewell Borough Council 2016)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>“Standard method for assessing local housing need” set out Housing and Economic Need Guidance (Ministry of Housing, Communities and Local Government 2019)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Five Year Housing Land Supply Annual Review 2018-2023 (Mole Valley District Council 2018)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Housing Delivery Test: 2018 measurement Guidance (Ministry of Housing, Communities and Local Government, 2019)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Brownfield Land Register (Mole Valley District Council, 2019)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Authority Monitoring Report April 2016-March 2017 (Mole Valley District Council 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sustainability Appraisal/Strategic Environmental Assessment (Mole Valley District Council 2020)</td>
</tr>
<tr>
<td>HOUSING 2</td>
<td>Affordable Housing</td>
<td>Viability Assessment (Mole Valley District Council 2019)</td>
</tr>
<tr>
<td>POLICY NUMBER</td>
<td>POLICY NAME</td>
<td>EVIDENCE BASE</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------</td>
<td>---------------</td>
</tr>
</tbody>
</table>
| HOUSING 3     | Housing Mix | Strategic Housing Market Assessment for Kingston Upon Thames and North East Surrey Authorities (SHMA) (Mole Valley District Council, The Royal Borough of Kingston Upon Thames, Elmbridge Borough Council and Epsom and Ewell Borough Council 2016)  
Viability Assessment (Mole Valley District Council 2019)  
Bookham Neighbourhood Development Plan 2016-2026 (Bookham Vanguard Neighbourhood Forum 2017) |
Viability Assessment (Mole Valley District Council 2019)  
Bookham Neighbourhood Development Plan 2016-2026 (Bookham Vanguard Neighbourhood Forum 2017) |
| HOUSING 5     | Technical Standards | Topic Paper: Optional Technical Standards (Mole Valley District Council 2020)  
**Minimum Space Standards**  
Technical Housing Standards: Nationally Described Space Standard (Ministry of Housing, Communities and Local Government 2015)  
Housing Standards: streamlining the system in Written Ministerial Statement (Ministry of Housing, Communities and Local Government (25 March 2015) under Minimum Space Standards, Sustainable Water Use and Accessible and Adaptable Dwellings  
Viability Assessment (Mole Valley District Council 2019)  
**Sustainable Water use**  
Revised Draft Water Resources Management Plan (Sutton and East Surrey Water 2019)  
Water Efficiency in New Homes: Evidence to Support Adoption of the Building Regulations Optional Requirement (Save Water South East 2018)  
The Building Regulations: Sanitation, Hot Water Safety and Water Efficiency – Part G (Ministry of Housing, Communities and Local Government 2016)  
Water Stressed Areas (Final Classification) (The Environment Agency 2013)  
https://www.waterwise.org.uk/ (accessed April 2019)  
Viability Assessment (Mole Valley District Council 2019)  
**Accessible and Adaptable Dwellings**  
The Building Regulations Approved Document Part M (Ministry of Housing, Communities and Local Government 2010 with the 2016 amendments)  
Strategic Housing Market Assessment for Kingston Upon Thames and North East Surrey Authorities (SHMA) (Mole Valley District Council, The Royal Borough of Kingston Upon Thames, Elmbridge Borough Council and Epsom and Ewell Borough Council 2016) |
<table>
<thead>
<tr>
<th>POLICY NUMBER</th>
<th>POLICY NAME</th>
<th>EVIDENCE BASE</th>
</tr>
</thead>
</table>
| HOUSING 6     | Specialist Housing | Strategic Housing Market Assessment for Kingston Upon Thames and North East Surrey Authorities (SHMA) (Mole Valley District Council, The Royal Borough of Kingston Upon Thames, Elmbridge Borough Council and Epsom and Ewell Borough Council 2016)  
Topic Paper: Specialist Housing to Support People with Disabilities and an Ageing Population (Mole Valley District Council, 2020)  
Accommodation with Care and Support Strategy (Surrey County Council)  
Accommodation with Care and Support for People with Mental Health and/or Substance Misuse Needs (Surrey County Council 2018)  
Adult Social Care Accommodation with Care and Support Strategy for Extra Care Housing for Older People and Independent Living Schemes for Adults with a Learning Disability and/or Autism (Item 16) (Surrey County Council July 2019)  
Commissioning Statement Accommodation with care, residential &nursing care for older people: Mole Valley District Council April 2019 onwards (Surrey County Council 2019) |
| HOUSING 7     | Residential Park Homes | Strategic Housing Market Assessment for Kingston Upon Thames and North East Surrey Authorities (SHMA) (Mole Valley District Council, The Royal Borough of Kingston Upon Thames, Elmbridge Borough Council and Epsom and Ewell Borough Council 2016)  
Review of housing needs for caravans and houseboats: draft guidance (Ministry or Housing, Communities and Local Government 2016) |
| HOUSING 8     | Self and Custom Build Housing | Self and Custom Housebuilding Act 2015  
Self-Build Register (Mole Valley District Council 2016- ) |
| HOUSING 9     | Gypsies, Travellers and Travelling Showpeople | Gypsy and Traveller Accommodation Assessment (Mole Valley District Council 2018)  
Viability Assessment (Mole Valley District Council 2019) |
| CHAPTER 4 ECONOMY | | |
| ECONOMY 1     | Supporting the Economy | Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2019 addenda)  
Economic Prosperity Strategy 2018-2028 (Mole Valley District Council 2018)  
Rural Community Strategy 2017-2027 (Mole Valley District Council 2017)  
Council Strategy 2019-2024 (Mole Valley District Council 2019) |
| ECONOMY 2     | Protection of Employment Land | Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2019 addenda)  
Strategic Housing and Economic Land Availability Assessment (SHELAA) (Mole Valley District Council 2019) |
| ECONOMY 3     | Urban Economy | Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2019 addenda)  
Bookham Neighbourhood Development Plan 2016-2026 (Bookham Vanguard Neighbourhood Forum 2017) |
| ECONOMY 4     | Rural Economy | Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2019 addenda)  
Rural Community Strategy 2017-2027 (Mole Valley District Council 2017) |
| ECONOMY 5     | Agriculture, Horticulture and Forestry | Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2019 addenda)  
Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2019 addenda) |
| ECONOMY 6     | Equestrian Development | Economic Development Needs Assessment and Addendum (Mole Valley District Council 2017 including 2018 and 2019 addenda)  
Rural Community Strategy 2017-2027 (Mole Valley District Council 2017) |
Rural Community Strategy 2017-2027 (Mole Valley District Council 2017) |
<table>
<thead>
<tr>
<th>POLICY NUMBER</th>
<th>POLICY NAME</th>
<th>EVIDENCE BASE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CHAPTER 5: ENVIRONMENT</td>
<td></td>
</tr>
<tr>
<td>ENVIRONMENT 1</td>
<td>Development in the Green Belt</td>
<td>Constraints Analysis (Mole Valley District Council, 2020)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Green Belt Review (Mole Valley District Council, 2020)</td>
</tr>
<tr>
<td>ENVIRONMENT 2</td>
<td>Development in Countryside Beyond the Green Belt</td>
<td>Constraints Analysis (Mole Valley District Council, 2020)</td>
</tr>
<tr>
<td>ENVIRONMENT 3</td>
<td>Development in Rural Villages</td>
<td>Green Belt Review (Mole Valley District Council, 2020)</td>
</tr>
<tr>
<td>ENVIRONMENT 4</td>
<td>Design and Character</td>
<td>Built up Areas Character Appraisals (Mole Valley District Council 2010)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bookham Neighbourhood Development Plan 2016-2026 (Bookham Vanguard Neighbourhood Forum 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shopfront Design: A guide to good practice (Mole Valley District Council, 1999)</td>
</tr>
<tr>
<td>ENVIRONMENT 5</td>
<td>Inclusive Environment</td>
<td>Equality Policy Statement and Objectives 2017-2021 (Mole Valley District Council 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Designing Out Crime Supplementary Planning Document (Mole Valley District Council 2011)</td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="https://www.surreyi.gov.uk/">https://www.surreyi.gov.uk/</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Historic Environment Record (Surrey County Council accessed March 2019)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Heritage at Risk Register South East (Historic England 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The Historic Environment in Local Plans (Historic Environment Good Practise Advice in Planning:1) (Historic England 2015)</td>
</tr>
<tr>
<td>ENVIRONMENT 6</td>
<td>Heritage</td>
<td>Historic Environment Record (Surrey County Council accessed March 2019)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Heritage at Risk Register South East (Historic England 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The Historic Environment in Local Plans (Historic Environment Good Practise Advice in Planning:1) (Historic England 2015)</td>
</tr>
<tr>
<td>ENVIRONMENT 7</td>
<td>Residential Areas of Special Character</td>
<td>Built up Areas Character Appraisals (Mole Valley District Council 2010)</td>
</tr>
<tr>
<td>ENVIRONMENT 8</td>
<td>Landscape</td>
<td>Area of Outstanding Natural Beauty Management Plan 2014-2019 (Surrey Hills AONB Board 2014)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Surrey Landscape Character Assessment (Surrey County Council 2015)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Surrey Hills AONB Areas of Search Natural Beauty Evaluation (Surrey Hills AONB Board 2013)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building Design into the Surrey Hills (Surrey Hills AONB Board 2016)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Surrey Rural Highways Design Guidelines (Surrey County Council 2010)</td>
</tr>
<tr>
<td>ENVIRONMENT 9</td>
<td>Enhancing Biodiversity</td>
<td>Local Authority Single Data List 160-00: Improved Local Diversity Final Report (Surrey County Council 2016/17)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The State of Surrey’s Nature (Surrey Nature Partnership 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Natural Capital Investment Plan for Surrey (Surrey Nature Partnership 2018)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>River Mole Catchment Partnership Draft Catchment Plan (Surrey Nature Partnership unpublished May 2019)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A Green Future: Our 25 Year Plan to Improve the Environment (Department of the Environment for Rural Affairs 2018)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Department of the Environment for Rural Affairs 2017)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Biological Security Strategy (Home Office UK 2018)</td>
</tr>
<tr>
<td>POLICY NUMBER</td>
<td>POLICY NAME</td>
<td>EVIDENCE BASE</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>ENVIRONMENT 11</td>
<td>Green Infrastructure and Play Space</td>
<td>Guidance for Outdoor Sport and Play: Beyond the Six Acre (Fields in Trust 2015) Viability Assessment (Mole Valley District Council 2020)</td>
</tr>
<tr>
<td>ENVIRONMENT 12</td>
<td>Protecting Local Green Space</td>
<td>Green Infrastructure and Play Space Strategy (Mole Valley District Council 2020)</td>
</tr>
</tbody>
</table>

CHAPTER 6: INFRASTRUCTURE

|--------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
### APPENDIX 4: POLICY H4 HABITABLE ROOMS TABLE

<table>
<thead>
<tr>
<th>DWELLING SIZE - NUMBER OF BEDROOMS</th>
<th>MAXIMUM NUMBER OF HABITABLE ROOMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>3</td>
<td>5</td>
</tr>
</tbody>
</table>

**Note:**
The provision of rooms such as offices or large bedrooms that could easily be subdivided to provide two smaller bedrooms once planning permission has been granted will be considered as if they are larger dwellings. Applications of this nature are likely to be resisted on the basis that they would be contrary to the aims of planning policy Housing 3, Housing Mix.
The Nationally Described Space Standard requires that:

a. The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 overleaf;

b. A dwelling with two or more bed spaces has at least one double (or twin) bedroom;

c. In order to provide one bed space, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;

d. In order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m²;

e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;

f. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area); g. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;

h. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement;

The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.
<table>
<thead>
<tr>
<th>NUMBER OF BEDROOMS (B)</th>
<th>NUMBER OF BED SPACES (PERSONS) (P)</th>
<th>1 STOREY DWELLINGS</th>
<th>2 STOREY DWELLINGS</th>
<th>3 STOREY DWELLINGS</th>
<th>BUILT-IN STORAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1p</td>
<td>39 (37)*</td>
<td>-</td>
<td>-</td>
<td>1.0</td>
</tr>
<tr>
<td></td>
<td>2p</td>
<td>50</td>
<td>58</td>
<td>-</td>
<td>1.5</td>
</tr>
<tr>
<td></td>
<td>3p</td>
<td>61</td>
<td>70</td>
<td>-</td>
<td>2.0</td>
</tr>
<tr>
<td></td>
<td>4p</td>
<td>70</td>
<td>79</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4p</td>
<td>74</td>
<td>84</td>
<td>90</td>
<td>2.5</td>
</tr>
<tr>
<td></td>
<td>5p</td>
<td>86</td>
<td>93</td>
<td>99</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6p</td>
<td>95</td>
<td>102</td>
<td>108</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5p</td>
<td>90</td>
<td>97</td>
<td>103</td>
<td>3.0</td>
</tr>
<tr>
<td></td>
<td>6p</td>
<td>99</td>
<td>106</td>
<td>112</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7p</td>
<td>108</td>
<td>115</td>
<td>121</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8p</td>
<td>117</td>
<td>124</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6p</td>
<td>103</td>
<td>110</td>
<td>116</td>
<td>3.5</td>
</tr>
<tr>
<td></td>
<td>7p</td>
<td>112</td>
<td>119</td>
<td>125</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8p</td>
<td>121</td>
<td>128</td>
<td>134</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7p</td>
<td>116</td>
<td>123</td>
<td>129</td>
<td>4.0</td>
</tr>
<tr>
<td></td>
<td>8p</td>
<td>125</td>
<td>132</td>
<td>138</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

1. Built-in storage areas are included within the overall gross internal areas (GIAs) and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bed spaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

3. Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

4. Furnished layouts are not required to demonstrate compliance.
APPENDIX 6: HOUSING TRAJECTORY

<table>
<thead>
<tr>
<th>LOCAL PLAN PERIOD</th>
<th>NUMBER OF DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>YEARS 1 TO 5</td>
<td>2855</td>
</tr>
<tr>
<td>YEARS 6 TO 10</td>
<td>3260</td>
</tr>
<tr>
<td>YEARS 11 TO 15</td>
<td>1712</td>
</tr>
<tr>
<td>WHOLE PLAN PERIOD</td>
<td>7827</td>
</tr>
</tbody>
</table>

Notes:
The above figures exclude anticipated windfall uplift as a result of increased densities within Development Opportunity Areas.

See Strategic Housing and Economic Land Availability Assessment 2019 for a more detailed breakdown of estimated housing delivery in years 1-5 of the plan period, together with anticipated phasing of development in years 6-10 and 11-15.