

Local Development Scheme

2018 - 2020

DRAFT



Foreword by Councillor David Harper

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

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

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

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

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

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

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

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

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

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

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

David Harper
Cabinet Member for Planning Policy

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1. Introduction

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

2. Existing Planning Documents

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

3. Proposed Planning Documents

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

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

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

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

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

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

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

4. Community Engagement

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

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

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

5. Evidence Base

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

6. Neighbourhood Development Plans

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

- 6.3 Responsibility for preparation of these neighbourhood development plans lies with their respective forums or parish councils.
- 6.4 The four neighbourhood development plans listed above are all made and form part of the Development Plan for their respective neighbourhood areas.

7. Sustainability Appraisal, Strategic Environmental Assessment and Appropriate Assessment

- 7.1 As part of the planning process, Mole Valley will appraise the emerging Local Plan against defined economic, social and environmental criteria to demonstrate that the plan is sustainable. This is an ongoing process, using an established set of sustainability objectives developed in partnership with other East Surrey planning authorities to appraise the new Local Plan.
- 7.2 Strategic Environmental Assessment is a similar requirement to appraise emerging plans and programmes, focussing on environmental impacts. This requirement is being met as part of the sustainability appraisal work.
- 7.3 A Sustainability Appraisal Scoping Report and initial assessment of Spatial Strategy Options was published in June 2017, along with the Future Mole Valley Issues and Options consultation. The SA/SEA process is ongoing.
- 7.4 The new Local Plan will also be subject to an appropriate assessment (Habitats Regulations Assessment), which will appraise its impact on European Sites for Nature Conservation. The two sites nearest to Mole Valley are:
- Mole Gap to Reigate Escarpment Special Area of Conservation
 - Thames Basin Heaths Special Protection Area
- 7.5 The Habitats Regulation Assessment is also an ongoing process and includes engagement with Natural England and consideration of the cumulative effects of plan-making in other local authorities.

8. Monitoring

- 8.1 Progress against the Local Development Scheme will be reported annually in the Mole Valley Authority Monitoring Report.
- 8.2 The preparation of a Local Plan is complex and can be influenced by many different factors. In particular, the National Planning Policy Framework has recently been updated (July 2018) and has introduced a number of changes to plan-making and national policies. These changes will be taken into account as the Local Plan is developed..

9. More Information

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

- visit the Future Mole Valley Local Plan website at:

www.futuremolevalley.org

- contact the Planning Policy team at:

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

💻 planning.policy@molevalley.gov.uk

☎ 01306 879281

Annex 1 – Existing Planning Policy Documents

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

¹ DPD = Development Plan Document; LDD = Local Development Document; SPD = Supplementary Planning Document

Title	Adopted	Document Type¹
Designing Out Crime	December 2011	SPD
Landscape	April 2013	SPD
Larger Rural Villages Character Appraisal	July 2013	SPD

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

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

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

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

Annex 2 – Profiles of Proposed Planning Policy Documents

Title	Future Mole Valley Local Plan 2018-2033, including Policies Map		
Subject	Overall planning framework for Mole Valley including spatial strategy, housing and economic strategy, site allocations and detailed planning policies for the period 2018-2033		
Coverage	District wide		
Document type	Development Plan Document		
Joint working?	The Plan will be developed by Mole Valley alone although it will fulfil its duty to cooperate fully with neighbouring authorities throughout the preparation of the plan, and will use opportunities for joint working in obtaining evidence where appropriate.		
Supersede plans?	Will supersede the Core Strategy 2009, saved policies of the Local Plan 2000, and Dorking Town Area Action Plan 2012.		
Timetable	Stage	Regulation²	Date
Completed			
	Initial Evidence gathering (including Call for Sites 1, brownfield land)		Spring 2016 to Spring 2017
	Issues and options consultation	R.18	Summer 2017
	Preferred options selected		November 2017
	Call for Sites 2 – greenfield land		Winter 2017/18
	Discussions with parish councils and village associations on modest additions to rural villages		January 2018 - ongoing
Proposed			
	Continued evidence gathering and site analysis		Summer 2018 – Spring 2019
	'Preferred Options' Draft Plan consultation	R.18	Summer 2019
	Prepare Submission Plan		Autumn 2019
	Submission Version consultation	R.19	Winter 2019/20
	Submission	R.22	Spring 2020

² Town and Country Planning (Local Planning) (England) Regulations 2012

Timetable	Stage	Regulation ³	Date
	Examination	R.24	Summer 2020
	Adoption	R.26	Autumn 2020

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

³ Town and Country Planning (Local Planning) (England) Regulations 2012

⁴ The Community Infrastructure Regulations 2010

Annex 3 – Local Plan Timetable

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

Annex 5: Local Plan Evidence Base

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

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

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

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

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