

# Local Development Scheme 2021-24

November 2021



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## **1. Introduction**

- 1.1 As a Local Planning Authority, the Council has a statutory duty to prepare, monitor and review the Council's planning policy documents. Under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended), the Council is also required to set out the Council's current planning policy documents and any new or replacement documents that the Council intends to produce in the future. It is required to do this in its Local Development Scheme (LDS).
- 1.2 The last LDS was approved by the Cabinet on 24 November 2020. However, it is necessary to revise it because:
- The Planning Inspectorate requires an up-to-date LDS to be in place at the time of Local Plan submission and the 2020 LDS indicates submission to the Secretary of State will be in Autumn 2020, not Spring 2022 as now envisaged;
  - The 2020 LDS suggested there would be a review of the Community Infrastructure Levy (CIL). The Council's viability consultants have considered the potential of a review as part of their viability assessment of the Local Plan and advised the Council that the current CIL rates should still apply;
  - The 2020 LDS has a very short time period and so does not pick up the Supplementary Planning Documents that the Council intends to produce, such as a revised Affordable Housing SPD and a Planning Obligations SPD, which will provide guidance to developers on using the new Local Plan policies; and,
  - The 2020 LDS does not consider Design Codes, which are likely to feature strongly in the Government's new planning system and for which a basis has been laid out in the Local Plan policies.

## **2. The Current Development Plan**

- 2.1 The current development plan comprises the following Development Plan Documents (DPDs):
- The Saved Policies of the Mole Valley Local Plan (2000)
  - Policy NRM6 of the South East Plan (2006)
  - The Core Strategy (2009)
  - The Dorking Area Action Plan (2012)
  - The Surrey Waste Plan 2019-2033 (2020)
  - The Surrey Minerals Plan Core Strategy (2011)
  - The Surrey Minerals Plan Primary Aggregates (2011); and,
  - The Aggregates Recycling Joint DPD for the Minerals and Waste Plan (2013)

## **3. New Development Plan Documents to be Produced**

- 3.1 Over the time period of the LDS, the Council intends to produce one new DPD:
- The Mole Valley Local Plan, which will provide the spatial vision, strategic objectives, planning policies and development site allocations for the Council from 2020 to 2037. The new Local Plan will replace the Saved Policies of the Mole Valley Local Plan (2000), the Core Strategy (2009) and the Dorking Area Action Plan (2012). See Plan 1 in Section 11: The Profiles of New Planning Documents.

## **4. Current Supplementary Planning Documents and Guidance**

- 4.1 The Council's current suite of Supplementary Planning Documents and Guidance comprises the following:
- Shopfronts and Advertisements SPD (1999)

- Design Guidance for House Extensions SPD(2000)
- Trees on Development Sites SPD (2007)
- Built Up Areas Character Appraisal: Ashted SPD (2010)
- Built Up Areas Character Appraisal: Bookham and Fetcham SPD (2010)
- Built Up Areas Character Appraisal: Dorking, North Holmwood & Pixham SPD (2010)
- Built Up Areas Character Appraisal: Leatherhead SPD (2010)
- Designing Out Crime December SPD (2011)
- Landscape SPD (2013)
- Larger Rural Villages Character Appraisal SPD (2013)
- Affordable Housing SPD (2014, updated 2016 and 2018)
- Affordable Housing SPD Addendum (2016, updated 2019)
- Policy Statement for 1-41 Lower Road, 33-35 Lower Road and 2 The Mount, Fetcham Guidance Note (2002)
- Surrey County Council Vehicular and Cycle Parking Guidance 2018 Guidance Note
- Mole Valley to Reigate Escarpment Special Area of Conservation Guidance Note (2013); and,
- Interim Policy Statement on Employment Land (2017)

## **5. New Supplementary Planning Documents and Guidance**

5.1 Over the time period of the LDS, the Council intends to produce:

- An Affordable Housing SPD to consolidate and update existing advice. It will replace the twice updated, current Affordable Housing SPD and Addendum. See Plan 2 in Section 11: The Profiles of New Planning Documents;
- A Planning Obligations SPD to provide further information on the sort of planning obligations/Section 106 agreements that the Council expects. It will also provide more information on how the Council's biodiversity net gain and zero carbon policies will operate. See Plan 3 in Section 11: The Profiles of New Planning Documents;
- Design Codes. These will be in the form of a Supplementary Planning Guidance unless the Government suggests otherwise. The design codes will replace the Shopfronts and Advertisements SPD (1999), Design Guidance for House Extensions SPD (2000) and Trees on Development Sites SPD (2007). They will utilise the information in the character appraisals SPDs and Landscape SPD. See Plan 4 in Section 11: The Profiles of New Planning Documents; and,
- The following guidance notes will be revoked as they will be incorporated into the Local Plan: Policy Statement for 1-41 Lower Road, 33-35 Lower Road and 2 The Mount, Fetcham Guidance Note (2002), Mole Valley to Reigate Escarpment Special Area of Conservation Guidance Note (2013) and the Interim Policy Statement on Employment Land (2017).

## **6. Community Infrastructure Levy**

6.1 The Council adopted its Community Infrastructure Levy Charging Schedule in October 2016 with the following rates at adoption:

Residential in the built up area:	£175/sqm
Residential in the rural areas:	£250/sqm
Retail - convenience	£140/sqm
Retail - comparison outside town centres	£140/sqm

These charges have been updated for inflation in line with the statutory regulations.

- 6.2 In 2021, HDH Development and Planning reviewed the charging schedule and concluded it was still valid to use and so it is not proposed to revise the schedule in the timeframe of this LDS.

## **7. Neighbourhood Plans**

- 7.1 The following neighbourhood plans have been made:

- Ashtead Neighbourhood Development Plan 2015-26 (Ashtead Neighbourhood Forum, 2017)
- Bookham Neighbourhood Development Plan 2016-26 (Bookham Vanguard Neighbourhood Forum, 2017)
- Parish Wards of Beare Green, Capel and Coldharbour (Capel Parish) Neighbourhood Development Plan 2016-26 (Capel Parish Council, 2017)
- Westcott Neighbourhood Development Plan 2017-26 (Westcott Village Forum, 2017)

- 7.2 In September 2021, Ockley Parish Council has informed the Council that it has re-started work on the Ockley Neighbourhood Plan.

## **8. Article 4 Directions**

### Office to Residential Article 4 Directions

- 8.1 The following locations have confirmed Article 4 Directions and so a planning application is required to change an office to a residential use:

- Dorking Office Park, Station Road, Dorking,
- Parsonage Square, Station Road, Dorking,
- Station Approach, Dorking
- Park Lodge, London Road, Dorking
- Sabre House, 150 South Street, Dorking
- Parsonage House, Station Road, Dorking
- Abinger House, Church Street, Dorking
- The Square, Randalls Way, Leatherhead
- The Crescent, Leatherhead Town Centre
- Guildford Road, Leatherhead Town Centre
- Cleeve Road, Leatherhead
- Cleeve Road Business Parks, Leatherhead
- Springfield Drive, Leatherhead
- Wates House, Station Approach, Leatherhead
- Federation House, Highbury Drive, Leatherhead
- Kings Court & Bay Tree Avenue, Leatherhead
- Regents Park & Brook Way, Leatherhead

### Conservation Areas Article 4 Directions

- 8.2 The following roads in the following Conservation Areas have had Article 4 Directions confirmed and certain permitted development rights withdrawn:

Brockham Conservation Area –

- Dodds Park, Jumpier Walk and Warrenne Road

Dorking Conservation Area -

- Arundel Road/Howard Road/Mount Street/Vincent Walk (part)

- Church Street and North Street
- Cotmandene and Moores Road
- Dene Street Gardens
- Spring Gardens (part)
- Wathen Road
- Rothes Road, Hart Road, Hart Gardens, Jubilee Terrace and Ansell Road/Mill Lane (part)
- 17-40 Dene Street Gardens
- Rose Hill
- Norfolk Road (part), Vincent Lane (part) and Vincent Road (part)  
Leatherhead Conservation Area -
- Church Road (part) and Church Walk (part)
- Upper Fairfield Road (part)
- Linden Road (west side)
- Queen Anne's Terrace

8.3 The Council has no plans to introduce further Article 4 Directions in the near future.

## **9. Conservation Area Character Appraisals and Management Plans**

9.1 The Council has produced the following heritage appraisal documents for guidance purposes:

- Dorking Conservation Area Appraisal and Management Plan (2010)
- Leatherhead Conservation Area Appraisal and Management Plan (2010)
- Great Bookham Conservation Area Appraisal and Management Plan (2011)
- Little Bookham Conservation Area Appraisal and Management Plan (2011)

## **10. Monitoring**

10.1 The Council will monitor the progress of the work set out in this Local Development Scheme and will publish the results in its monitoring reports. This Local Development Scheme will be updated or reviewed if there is a need to do so.

## **11. Profiles of New Planning Documents**

See following pages.

<b>Plan 1 Mole Valley Local Plan, including the Policies Map</b>																					
<b>Role, Content and Purpose</b>	To provide the vision and strategic objectives for Mole Valley District from 2020 to 2037. The Local Plan will provide policies against which the council will determine planning applications. It will also allocate sites for development or redevelopment to ensure the spatial vision and strategic objectives are achieved. This will also involve the preparation and publication of a new Policies Map, which shows the land designations associated with the policies and the allocations.																				
<b>Status</b>	Development Plan Document																				
<b>Coverage</b>	District-wide																				
<b>Replaces</b>	<ul style="list-style-type: none"> <li>● The Saved Policies of the Mole Valley Local Plan (2000)</li> <li>● The Core Strategy (2009)</li> <li>● The Dorking Area Action Plan (2012)</li> <li>● Policy Statement for 1-41 Lower Road, 33-35 Lower Road and 2 The Mount, Fetcham Guidance Note (2002)</li> <li>● Mole Valley to Reigate Escarpment Special Area of Conservation Guidance Note (2013)</li> <li>● The Interim Policy Statement on Employment Land (2017)</li> </ul>																				
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<b>Plan 2 Affordable Housing SPD</b>							
<b>Role, Content and Purpose</b>	To provide further guidance to developers on what is expected in terms of affordable housing delivery. It will include revised guidance to reflect the new Local Plan affordable housing policy, the introduction of new affordable homes products (such as First Homes), how the viability assessment for the Local Plan will be used in the assessment of viability for individual schemes.						
<b>Status</b>	Supplementary Planning Document						
<b>Coverage</b>	District-wide						
<b>Replaces</b>	Affordable Housing SPD (2014, updated 2016 and 2018) Affordable Housing SPD Addendum (2016, updated 2019)						
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<b>Plan 3 Planning Obligations SPD</b>							
<b>Role, Content and Purpose</b>	To provide further guidance to developers on what is expected in terms of planning obligations, in particular for biodiversity net gain and carbon offsetting						
<b>Status</b>	Supplementary Planning Document						
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<b>Plan 4 Design Codes SPD</b>							
<b>Role, Content and Purpose</b>	To provide detailed guidance to developers on what it expected in terms of design and how new development should respond to local character						
<b>Status</b>	Supplementary Planning Document						
<b>Coverage</b>	District-wide						
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