



DRAFT MOLE VALLEY LOCAL PLAN  
2020-2037

PROPOSED SUBMISSION VERSION

(Regulation 19)

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# CHAPTER 1

## Introduction



## WHAT IS THE MOLE VALLEY LOCAL PLAN?

1.1 The Mole Valley Local Plan sets out policies and site allocations to guide the development and use of land in Mole Valley until 2037. 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.

1.2 Once adopted, the Local Plan will form part of the Mole Valley Development Plan along with:

- Ashted Neighbourhood Development Plan 2017
- Bookham Neighbourhood Development Plan 2017
- Capel Neighbourhood Development Plan 2017
- Westcott Neighbourhood Development Plan 2017
- Surrey Waste Local Plan 2019 - 2033
- Surrey Minerals Plan Core Strategy Development Plan Document (DPD) 2011
- Surrey Minerals Plan Primary Aggregates DPD 2011
- Aggregates Recycling Joint DPD for the Minerals and Waste Plans 2013

1.3 The Mole Valley Local Plan will supersede all the saved policies contained within the 2000 Mole Valley Local Plan, all the policies contained within the 2009 Core Strategy and the 2012 Dorking Town Area Action Plan.

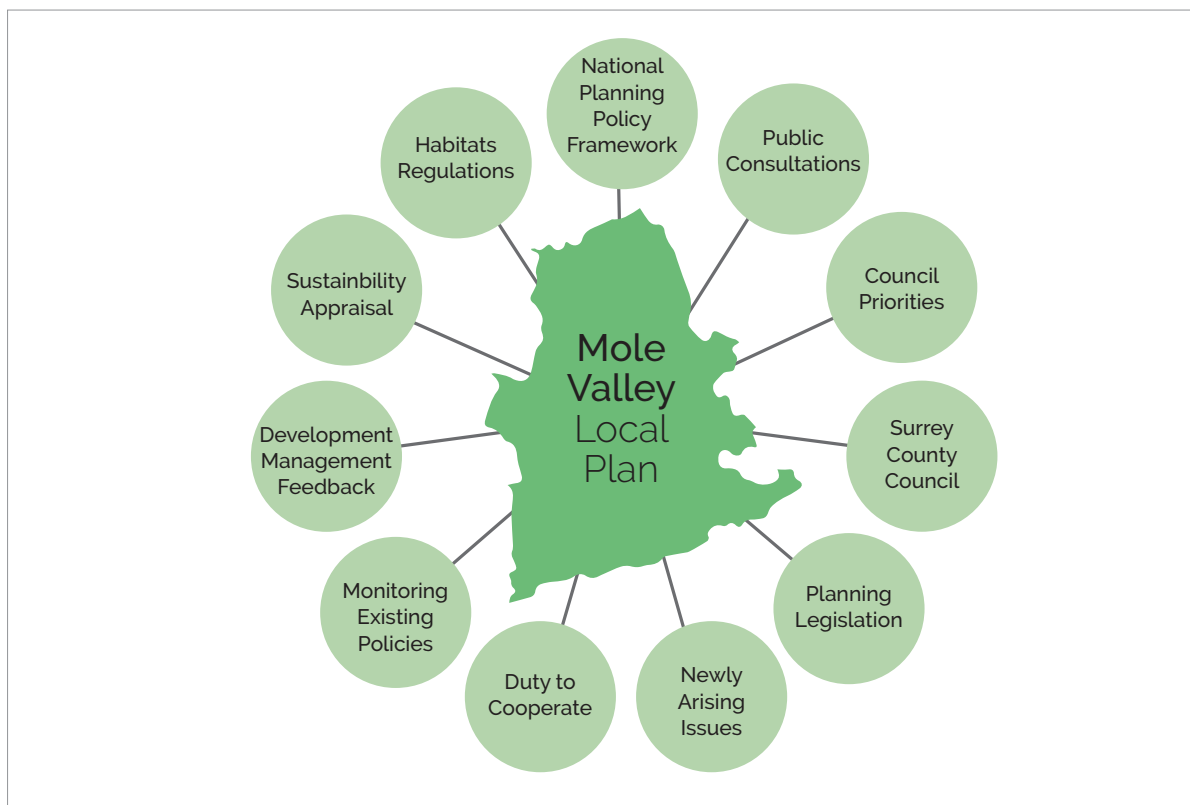
## WHY IS A LOCAL PLAN NEEDED?

1.4 Mole Valley has many attractive areas with vibrant communities and local businesses that are sought after places for people to live and work.

1.5 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.

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

## WHAT INFLUENCES A LOCAL PLAN?



**National Planning Policy Framework (NPPF)** – This is the Government’s statement for national planning policy. To found sound at the Examination-in-Public, the local plan must comply with Paragraph 35 of the 2021 NPPF, which states a local plan must be (a) positively prepare to meet objectively assessed need; (b) justified by following the most appropriate strategy and evidence; (c) effective, in other words the plan should be deliverable; and, (d) consistent with the NPPF

**Public Consultations** – Councils are legally required to consult certain bodies and other bodies and persons they consider relevant and to take their representations into account. The Council has conducted an extensive consultation programmes, considerably in excess of what is required.

**Council Priorities** – The Mole Valley Local Plan must support the Council’s overarching policy document, the Mole Valley Council Strategy 2019-2024. <https://www.molevalley.gov.uk/sites/default/files/home/council/about-mvdc/council-strategy-2019-24-v6-updated-08072020.pdf>

**Surrey County Council Policies and Initiatives** – As Surrey County Council is the upper tier authority, the Mole Valley Local Plan has a duty to take into account the county council’s strategies and initiatives.

**National Planning Legislation** – A local plan needs to reflect changes in national planning legislation, which is increasingly moving away from traditional planning applications to light-touch prior approvals and development where no application or approval is required, termed permitted development. Prior approvals and permitted development limit how much a local plan can shape an area.

**Newly Arising Issues** – A local plan should take account of newly arising issues which occur as a result of social changes, such as household growth and internet shopping, and the need to protect land uses which are vulnerable but add to the general quality of life, such as open space. The biggest issue the Local Plan has had to consider is the Covid-19 pandemic and economic consequences.

**Duty to Cooperate** – The Duty to Cooperate is a legal requirement on the Council to engage with

neighbouring authorities and certain major public bodies and infrastructure regulators to ensure strategic cross-boundary and regional needs are catered for, where appropriate and possible

Monitoring of Existing Policies and Development Management Feedback – The Council produces a monitoring report which analyses how its planning policies are performing: <https://www.molevalley.gov.uk/home/building-planning/local-plans/monitoring>. Officers also seek the views of Development Management officers who decide planning applications and are able to spot trends and loopholes.

Sustainability Appraisal and the Habitats Regulations – These are both European directives which have been transposed into English legislation. The Sustainability Appraisal is a check that a Local Plan will achieve, social and environmental benefits and that any harm is mitigated by other factors. The Habitats Regulations considers the protection of important and sensitive nature conservation sites.

#### ADDITIONAL CONSULTATION DOCUMENTS ON WHICH REPRESENTATIONS MAY BE MADE

1.7 In addition to the Local Plan, the Council has also produced three principal supporting documents, which are:

- The Sustainability Appraisal
- The Policies Map
- The Equalities Impact Assessment

The Policies Map is a visual interpretation of the Local Plan and defines the boundaries for land uses and policies.

1.8 Representations on the Sustainability Appraisal, the Changes to the Policies Map, the Equalities Impact Assessment and any of the supporting evidence base documents can be made during the same time period as the Draft Local Plan representations.

#### EVIDENCE BASE DOCUMENTS

1.9 In order to ensure that the Local Plan is realistic, the Council has produced a number of evidence base documents on a variety of topics. These are publicly available on the Council's website and include:

- Habitats Regulation Assessment (2021)
- Viability Assessment (2021)
- Infrastructure Delivery Plan (2021)
- Site Selection Process (2020)
- Green Belt Review (2020)
- Strategic Housing Market Assessment Update (2016-20)
- Economic Development Needs Assessment Update (2017-2020)
- Strategic Flood Risk Assessment (2017-2021)
- Site Selection Process (2021)
- Gypsy and Traveller Accommodation Needs Assessment Update (2021)

1.10 In addition to studies produced by the Council, studies produced by other bodies have also been utilised, such as those by Surrey County Council, the Office for National Statistics, Natural England and the Environment Agency.

1.11 The full list of evidence base documents can be found in the Examination Library on the Council's website: [www.futuremolevalley.org](http://www.futuremolevalley.org)



# CHAPTER 2

## Vision and Objectives



## KEY FACTS AND STATS ABOUT MOLE VALLEY

### MOLE VALLEY DISTRICT

Mole Valley covers 25,832 hectares, 16% of Surrey as a whole and is the 3rd largest of the 11 districts in the county.

Mole Valley had a population of 87,245 in 2019, 7% of Surrey's as a whole and is the 9th most populous district in the county

Mole Valley had 38,772 dwellings in 2020, 8% of Surrey's as a whole and is 7th in terms of districts with the most dwellings

### MOLE VALLEY'S HOUSING

The average house price was £505,000 in June 2020, making Mole Valley the 2nd most expensive district in the county

The ratio of house prices to residents' salaries was 14:1 in March 2020, making Mole Valley the 5th most unaffordable district in the county

The average age of residents was 47.5 years in 2019, making Mole Valley the district with the oldest residents in the county

Between 2014/15 and 2018/19, 230 new affordable homes were completed, 6% of Surrey's total and ranking the Mole Valley 9th in terms of affordable housing completions

Between 2014/15 and 2018/19, 1,265 new homes were completed, 8% of Surrey's total and ranking the Mole Valley 9th in terms of housing completions

### MOLE VALLEY'S ECONOMY

86% of residents, aged 16-64, were economically active in June 2020, making Mole Valley the 4th most economically active district in the county

There were 6,065 business units in October 2019, representing 8% of the county's business units and ranking Mole valley 5th in terms of business units

52% of residents, aged 25-64, had a degree or equivalent qualification in December 2019, ranking Mole Valley the 6th in terms of higher education qualifications in the county

Workers in Mole Valley earned, on average, £643 per week in October 2020, ranking the district 6th in terms of workplace earnings in the county

Residents in Mole Valley earned, on average, £584 per week in November 2020, ranking the district as the lowest in terms of resident earnings in the county

### MOLE VALLEY'S LANDSCAPE AND BIODIVERSITY

76% of the Mole Valley land is designated as Green Belt, ranking the district as 4th in terms of Green Belt coverage in the county

37% of Mole Valley land is designated as an Area of Outstanding Natural Beauty, ranking the district as 3rd in terms of AONB coverage in the county.

There were 76 Sites of Nature Conservation Importance in 2018, ranking Mole Valley as 4th in terms of the number of SNCIs in the county

### MOLE VALLEY'S HERITAGE

There are 26 Conservation Areas, 11% of Surrey's total and ranking Mole Valley 3rd in terms of the number of Conservation Areas in the county

There are 1,017 Listed Buildings, 15% of Surrey's total and ranking Mole Valley 3rd in terms of the number of Listed Buildings in the county

There are 5 Registered Parks and Gardens, 13% of Surrey's total and ranking Mole Valley 4th in terms of the number of Registered Parks and Gardens in the county

There are 27 Scheduled Ancient Monuments, 17% of Surrey's total and ranking Mole Valley 3rd in terms of the number of Scheduled Ancient Monuments in the county

### MOLE VALLEY'S CARBON EMISSIONS

Total carbon emissions in 2018 were estimated as 521Kt, 9% of Surrey's total and ranking Mole Valley 8th in terms of emissions in county

Carbon emissions per square kilometre in 2018 were estimated as 2Kt, ranking Mole Valley 10th in terms of emissions per square kilometre in county

Carbon emissions per person in 2018 were estimated as 6t, ranking the Mole Valley 5th in terms of emissions per person in the county

### MOLE VALLEY'S TRANSPORT

10% of residents mainly worked from home in 2011, ranking Mole Valley 2nd in terms of residents working mainly from home in the county

19% of residents worked in London in 2014, ranking Mole Valley 7th in terms of residents working in London in the county

59% of residents commute by car in 2011, ranking Mole Valley 5th in terms of car commuting in the county

### KEY CHALLENGES

Landscape and Green Belt designations constrain development in a largely rural district

High proportion of Surrey's heritage assets further constrain development

Resident population is relatively old

Resident salaries are low despite a strong economy, leading to housing affordability issues

A relatively high proportion of work from home and a relatively low proportion commute to London

Residents have a high carbon footprint

## VISION

A visitor to Mole Valley in 2037 will find some things reassuringly the same and some things vastly improved to 15 years previously. The familiar landmarks of Box Hill and Leith Hill, the Historic Parks and Gardens and the hillsides and valleys will be as unspoilt as before. The market towns of Dorking and Leatherhead will still be as characterful as now and their close association with the countryside remain.

However, on closer inspection, both towns have new, well-designed developments which meet the needs of young professionals and young families. The towns are buzzing with activity from the restaurants, bars, creches, nurseries, meeting rooms and health services which have replaced some of the outdated shops but most of the specialist shops from 15 years ago are still in business.

Travelling out from the centre, the industrial and office areas are still as busy as ever and there are new companies that have moved from central London, providing high-paying jobs. Some of the offices are hiring workstations by the hour.

In most of the villages, there are small developments of new housing, providing homes for older people who wish to stay in their villages but without the hassle of a large house and young people living near where they were brought up. Like all the new housing, the new homes use very little energy and have peroglas and water butts for the hotter summers and special ditches to collect rainwater in the wetter winters.

Having recharged the car battery at one of the charging points in the one of the villages, the visitor will then be able to continue on the Mole Valley History and Wildlife Trail, a new tourist attraction which celebrates Surrey's richest and most varied collection of heritage and biodiversity.

## OBJECTIVES

### MOLE VALLEY'S HOUSING

1. To deliver as much new housing as the District's constraints allow
2. To provide homes of the right tenure and of the right size in the right place
3. To meet the needs of older people and those who need specialist housing

### MOLE VALLEY'S ECONOMY

4. To ensure that the District's existing and new businesses flourish
5. To encourage well-paying businesses to the District
6. To ensure that appropriate economic activity, large or small, has the conditions to grow
7. To provide high-quality education options for all of Mole Valley's children

### MOLE VALLEY'S ENVIRONMENT

8. To protect the integrity of the Green Belt
9. To protect the Surrey Hills Area of Outstanding Natural Beauty and the District's landscape more widely
10. To ensure the District's biodiversity is protected, cared for and nurtured
11. To ensure that all new development is of high quality design
12. To conserve and enhance the District's historic places and heritage assets
13. To address the causes and impacts of climate change
14. To improve sustainable modes of transport and provide realistic alternatives to private car use

### MOLE VALLEY'S INFRASTRUCTURE

15. To provide the necessary infrastructure for existing and future residents, ensuring that the infrastructure's impact on amenity, character and landscape is minimal

## SETTLEMENT HIERARCHY

2.1 The Council has reviewed the District's settlement hierarchy and it is as follows:

1. PRINCIPAL TOWNS: Dorking (including North Holmwood), Leatherhead
2. SUBURBAN VILLAGES: Ashted, Bookham, Fetcham
3. INSET (LARGE) RURAL VILLAGES: Beare Green, Brockham, Capel, Charlwood, Hookwood, Westcott
4. NON-INSET (SMALL) RURAL VILLAGES: Abinger Hammer, Betchworth, Boxhill, Buckland, Leigh, Mickleham, Newdigate, Ockley, South Holmwood, Strood Green, Westhumble, Woodlands Road Bookham
5. OTHER RURAL COMMUNITIES: Abinger Common, Coldharbour, Forest Green, Headley, Mid Holmwood, Oakwoodhill, Walliswood, Wotton

## SPATIAL STRATEGY

2.2 In 2017, the Council consulted on 10 spatial strategy options:

### BROWNFIELD OPTIONS

1. Town centre redevelopment
2. Limited allocation of commercial and retail
3. Mixed use redevelopment
4. Targeted increases of suburban densities
5. Redevelopment of rural employment sites
6. Reallocation of recreation land

### GREENFIELD OPTIONS

7. Urban extensions around the built up area
8. Expanding a rural village
9. A new settlement
10. Modest expansion of existing villages.

2.3 After considering the consultation responses and taking account of the Sustainability Appraisal of the options which showed that (5) the redevelopment of rural employment sites, (6) the reallocation of recreation land and (9) a new settlement scored poorly, the Council decided to take forward the following options in combination as the spatial strategy:

- (1) Town centre redevelopment (*Objectives 1, 2, 3, 4, 5, 8, 9, 10, 12, 14, 15*)
- (2) Limited allocation of commercial and retail land (*Objectives 1, 2, 8, 9, 10, 12, 13, 14, 15*)
- (3) Mixed use redevelopment (*Objectives 1, 2, 3, 4, 5, 8, 9, 10, 12, 13, 14, 15*)
- (4) Targeted increases in suburban densities (*Objectives 1, 2, 8, 9, 10, 12, 13, 14, 15*)
- (7) Extensions to the built up area (*Objectives 1, 2, 8, 9, 10, 12, 13, 14, 15*)
- (8) Expand a rural village (*Objectives 1, 2, 8, 9, 10, 12, 13, 14, 15*)
- (10) Modest expansions to existing villages (*Objectives 1, 2, 8, 9, 10, 12, 13, 14, 15*)

2.4 These chosen options appear in a less theoretical form in Part 2 of Policy 1. The options also meet all the relevant Local Plan Objectives (see above). In terms of the site selection process, it means that development is directed to the principal towns and large new sites are adjacent to certain suburban villages and larger villages.

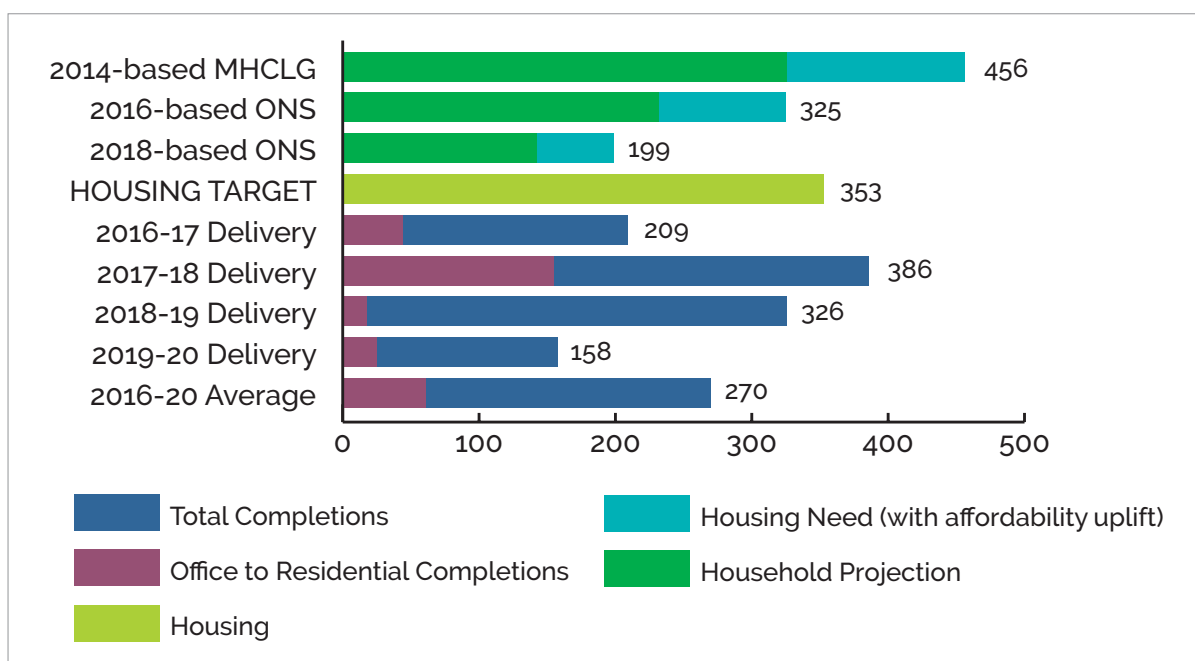


# CHAPTER 3

## Strategic Policies

## POLICY S1: SUSTAINABLE MOLE VALLEY

3.1 Paragraph 20 of the 2021 National Planning Policy Framework requires the Council to set out an overall strategy for the pattern and scale of development and make sufficient provision for various land uses. The following graph and tables set out requirements and infrastructure to be delivered by the plan and this information feeds into Policy S1. The graph shows housing forecasts, most notably the current Local Housing Need of 456 new homes per year, calculated by the Government for the Council and based on 2014 population forecasts with an uplift for affordability. The Local Plan proposes a lower target of 353 new homes per year because housing land is severely constrained by Green Belt, the Area of Outstanding Natural Beauty and the Area of Great Landscape Value.



MHCLG, ONS, MVDC, 2021

RETAIL, OFFICE AND INDUSTRIAL EVIDENCE CONCLUSIONS	
Retail Floorspace Demand	Safeguard existing floorspace, do not designate new floorspace but permit new suitable floorspace if it is proposed and review in five years
Office Floorspace Demand	Safeguard existing floorspace unless the office is a campus-style HQ, do not designate new floorspace but permit new suitable floorspace if it is proposed and review in five years
Industrial Floorspace Demand	Safeguard existing floorspace, do not designate new floorspace but permit new suitable floorspace if it is proposed and review in five years

MVDC Economic Needs Development Assessment, 2020

PRINCIPAL INFRASTRUCTURE SCHEMES	
School Places	New Special Education Needs and Disabilities school in Leatherhead. Additional temporary bulge classes in the north of the District
Health Provision	Redeveloped and expanded health provision for Ashtead, Bookham and Leatherhead Redeveloped health provision for Dorking Potential new health provision for Hookwood
Open Space	New publicly accessible open space created for Ashtead, Bookham and Hookwood. New children's play space for Ashtead, Bookham, Dorking and Hookwood.
Community Facilities	New early years facilities for Ashtead, Bookham, Dorking, Hookwood and Leatherhead. Refreshed community hubs for Ashtead, Bookham, Dorking and Leatherhead
Transport Improvements	District-wide and individual schemes for Ashtead, Beare Green, Betchworth, Bookham, Brockham, Capel, Charlwood, Dorking, Hookwood, Leatherhead, Newdigate, Ockley and Wotton
Flood Prevention Schemes	Schemes for Bookham, Brockham and Strood Green, Charlwood, Dorking, Hookwood, Leatherhead and Leigh
Utility Schemes	Water capacity improvements for Ashtead Wastewater network improvements for Dorking, Leatherhead and Ockley

*Infrastructure Delivery Plan, 2021*

CHARACTER PROTECTION	
Surrey Hills Area of Outstanding Natural Beauty	No change to boundary and any future extension will be supported
Area of Great Landscape Value	No change to the boundary but the incorporation of all or part of it into the AONB will be supported
Green Belt	99.3% or 19,511ha retained
Heritage Assets	All protected and enhanced where possible
Nature Conservation	Uplift policy for new development

*MVDC, 2021*

3.2 In order to achieve strategic objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15:

### POLICY S1: SUSTAINABLE MOLE VALLEY

#### Sustainable Development

1. The Council will expect the development proposals and use of land to contribute positively to the social, economic and environmental enhancement of Mole Valley. Planning applications that are consistent with the policies in the plan (and with relevant policies contained within other elements of the Mole Valley Development Plan) will be supported, unless material considerations indicate otherwise

#### Housing Growth

2. The Council will enable the delivery of new homes to help meet the needs of Mole Valley and the wider south-east region by aiming to deliver at least 6,000 new homes over the plan period 2020-2037 (353 new homes per annum)

3. In order to achieve this target, the Council has adopted the following spatial strategy:
- Allocated town centre sites in Leatherhead and Dorking for housing-led redevelopment;
  - Developed policy (Policy H2) and set indicative densities for site allocations to ensure brownfield land sites achieve their appropriate capacity
  - Allocated outdated office complexes in Ashtead and Dorking for housing-led regeneration;
  - Released sites which were modest contributors to the objectives of the Green Belt for housing around the built up areas of Ashtead, Bookham, Dorking and Leatherhead;
  - Released sites which were modest contributors to the objectives of the Green Belt for housing within and around Hookwood to complement the economic growth point of the Gatwick area;
  - Developed policy and amended Green Belt boundaries to permit appropriate development in the villages inset from the Green Belt, namely Beare Green, Brockham, Capel, Charlwood, and Westcott; and,
  - Developed policy and amended village boundaries to permit limited infilling development in the villages washed over by the Green Belt and in the Countryside Beyond the Green Belt.

4. As a result of these measures, the Council anticipates that that new housing will be delivered in the following locations in the following approximate proportions:

Dorking area	24%
Leatherhead area	30%
Ashtead area	12%
Hookwood area	15%
Bookham area	7%
Rest of the District	12%

#### Commercial, Industrial, Retail and Town Centre Growth

5. To ensure a sustainable and balanced District, and to limit the need to commute and travel for goods and services, the Council:

- Has safeguarded existing sizeable commercial and industrial uses within designated commercial industrial areas;
- Will only permit the loss of sizeable commercial and industrial floorspace to other uses outside the designated areas provided certain criteria are met;
- Will permit new commercial and industrial uses, where appropriate;



- d. Has safeguarded existing sizeable town centre uses and retail uses within the shopping areas and local shopping centres;
- e. Will only permit the loss of sizeable town centre uses and retail uses outside the designated areas provided certain criteria are met; and,
- f. Will permit new town centre uses and retail uses, where appropriate

#### Infrastructure Provision

- 6. To ensure a liveable District, the Council will work with:
  - a. Surrey County Council to deliver new education provision in the north of the District;
  - b. Surrey Downs Health and Care to deliver new and redeveloped health provision in Ashtead, Bookham, Dorking, Leatherhead and, if required, Hookwood;
  - c. Developers to deliver new public open space in Ashtead, Bookham and Hookwood;
  - d. Developers to deliver new childrens' play space along with new housing development in Ashtead, Bookham, Dorking, Hookwood and Leatherhead;
  - e. Surrey County Council, Surrey Downs Health and Care and developers, as necessary, to deliver redeveloped community hubs in Ashtead, Bookham, Dorking and Leatherhead;
  - f. Developers to deliver new early years facilities in Ashtead, Bookham, Dorking, Hookwood and Leatherhead;
  - g. Surrey County Council and developers to ensure District-wide and individual transport improvements take place across the District;
  - h. Flood prevention schemes target areas of flood risk; and,
  - i. Statutory undertakers to ensure utility improvements meet existing and new demands, especially in Ashtead, Dorking, Leatherhead and Ockley

#### Character Protection

- 7. All development proposals will be expected to:
  - a. Conserve and enhance the Surrey Hills Area of Outstanding Natural Beauty and the District's Area of Great Landscape Value;
  - b. Minimise the impact on the integrity of the Green Belt;
  - c. Conserve and, where necessary, enhance the District's heritage and biodiversity assets; and,
  - d. Protect other elements, designated or non-designated, which contribute to local character
- 8. The Council will produce design codes for the District in due course.

#### Housing Growth

3.3 During the Regulation 18 consultation, a number of representations were made stating that the site allocation process was not transparent. Consequently, the Council has revised its site allocation selection process to make it more transparent. Sites were sifted according to absolute constraints, the previously consulted on spatial strategy and, if they were Green Belt sites, their contribution to the General Belt strategically. Green Belt sites were also subject to further analysis to ascertain whether there were exceptional circumstances for Green Belt release.

3.4 When it became apparent that the Council was likely not to meet its housing need, it alerted surrounding authorities informally and in March 2021, it wrote to all surrounding authorities and authorities with sizeable migration transfers to ask whether the Council's unmet need could be met. None of the authorities offered to meet the unmet need and the Council is similarly unable to accommodate unmet need arising from other Surrey authorities or London.

3.5 Nevertheless, the Council contends the Plan is sound, when considered against Paragraph 11(b) of the 2021 National Planning Policy Framework (NPPF), and delivers on all elements of the NPPF's definition of sustainable development: it builds a strong, responsive and competitive economy, supports strong, vibrant and healthy communities and contributes to protecting and enhancing our natural, built and historic environment.

### Commercial, Industrial, Retail and Town Centre Growth

3.6 Social and economic trends had already made forecasting office, employment and retail floorspace needs difficult prior to 2020. The office market was changing with smaller, hi-tech, one-company premises being favoured over multi-floor, multi-company offices and large campus style HQs and there was a clear shift from bricks and mortar shopping to internet retailing. In 2020, the uncertainty was increased with Brexit and the Covid-19 pandemic while the Council's ability to control the supply of land for the commercial, industrial and town centre uses has potentially been significantly reduced by the proposed introduction of a number of permitted development rights and use class changes.

3.7 The Council's January 2020 Addendum to the Economic Development Needs Assessment (EDNA) and the December 2020 EDNA Update has not provided the Council with a way forward. While stating that the Mole Valley economy is strong and relatively resilient to the likely economic effects of the pandemic, the EDNA Update forecasts for office floorspace needs ranging from +22,000m<sup>2</sup> to -39,000m<sup>2</sup>, industrial floorspace needs ranging from +6,000m<sup>2</sup> to -24,000m<sup>2</sup> and the Addendum shows how sensitive the retail landscape is to a rise in online sales with a retail floorspace requirement of +2,000m<sup>2</sup> with 20% of all sales on line converting to -1,000m<sup>2</sup> at 30% of all sales on line.

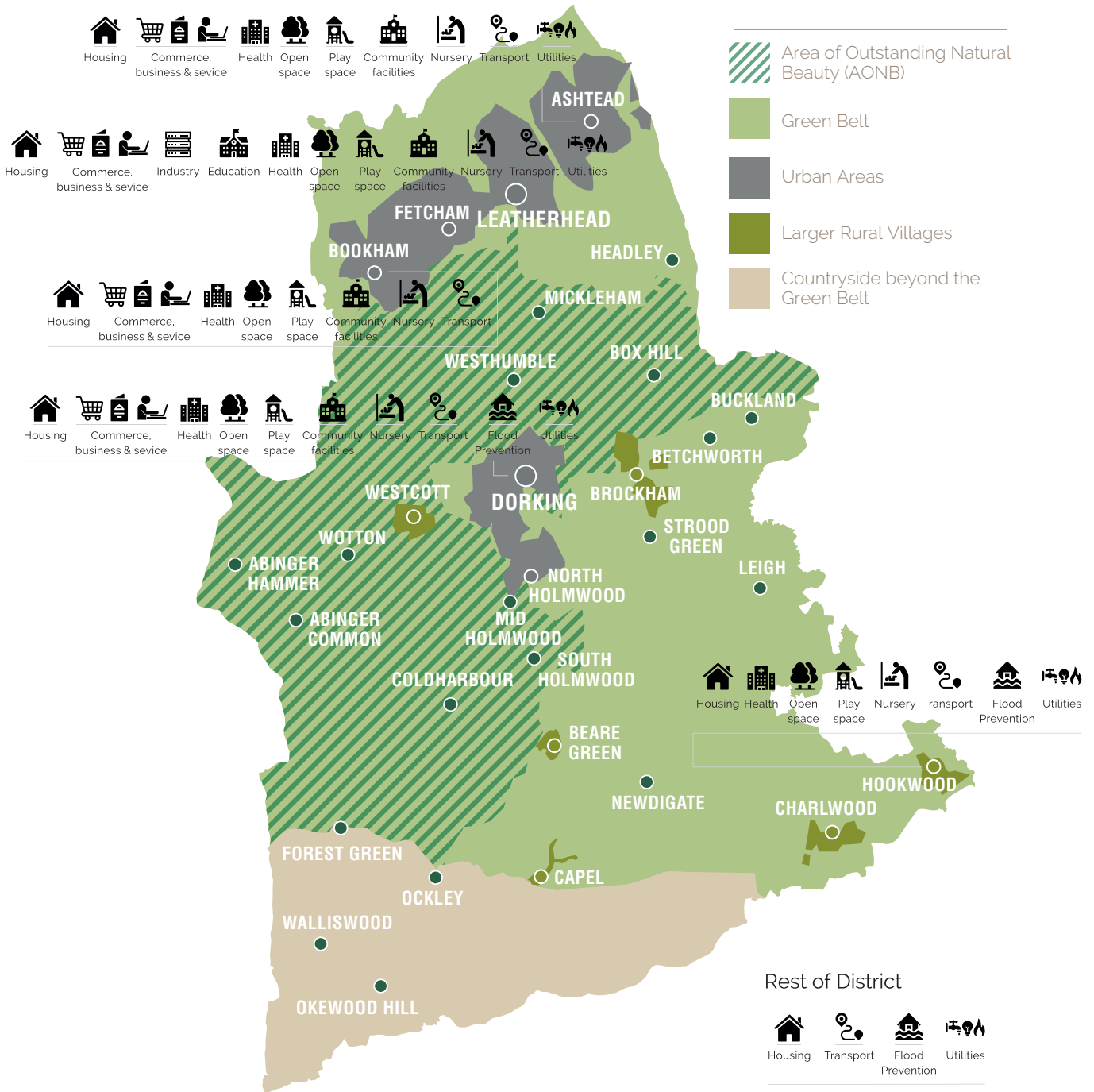
3.8 Given this uncertainty, the Council is seeking, where possible, to maintain existing floorspace levels across the District for retail and industrial uses and to maintain existing floorspace levels for office floorspace, except for the redevelopment of two large campus-style HQs where the owners want to reduce the floorplate as the offices are costly to run and difficult to sub-let. However, it is possible that this policy stance may change at the five-year review stage of the Local Plan.

### Infrastructure Needs

3.9 During the Regulation 18 consultation, many representors had concerns over infrastructure provision. Consequently, the Council has re-visited and revised its Infrastructure Delivery Plan and incorporated the revised scale and location of housing growth. Consequently, the Council has endeavoured to ensure that the infrastructure will be delivered where and when it is needed.



# KEY DIAGRAM



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## POLICY S2: COMBATTING THE CLIMATE EMERGENCY

3.10 The release of carbon dioxide and other greenhouse gases is the one of the principal causes of climate change and carbon dioxide globally has now risen to over 400 parts per million (ppm) compared to 280ppm before the 19th Century. There is a scientific consensus that, to prevent overwhelming climate change, carbon dioxide needs to be stabilised below 450ppm.

3.11 However, there are some positive trends. Overall carbon emissions are estimated to have reduced in Mole Valley by 31% between 2005 and 2018, with industrial and commercial emissions down 46%, domestic emissions down 33% and transport down 11%. National policy and trends suggests that industrial and commercial emission could fall further with the decarbonisation of the grid and the introduction of electric vehicles could significantly reduce carbon emissions from the transport sector. Carbon reduction in the existing housing stock will be the difficult reduction to achieve.

3.12 Although planning can only have a limited impact with regard to the existing housing stock, through redevelopment and refurbishment, it can play a bigger role in other areas, most notably in the sustainable design and construction for new buildings, low carbon fuel use, encouraging sustainable or low carbon transport modes and designing buildings and neighbourhoods for future climate change.

3.13 In order to achieve strategic objectives 13 and 14:

### POLICY S2: COMBATTING THE CLIMATE EMERGENCY

The Council will combat the Climate Emergency by working with partners to:

- Meet targets to reduce carbon emissions from new development and the redevelopment and refurbishment of existing buildings and seek opportunities to retrofit existing buildings.
- Reduce carbon emissions in transport sector
- Ensure that the District is future proofed for the climate change

#### Climate Change Mitigation

1. To reduce carbon emissions from new buildings and the redevelopment and refurbishment of existing buildings, the Council will:

- a. Apply uplifts to the Building Regulations for the construction of new buildings and the redevelopment and refurbishment of existing non-domestic buildings and apply the Future Homes Standard and Future Buildings Standard for new buildings from 2025;
- b. Expect proposals for buildings to use low carbon fuels (biofuel and direct electricity at scale; heat pumps, solar panels and micro-turbines at an individual dwelling scale) unless it is not practicable;
- c. Require developers of major new residential developments to make the development zero carbon, preferably on-site or, if that is not practicable, through a carbon offset fund, administered by the Council and funding carbon reduction measures in Mole Valley; and,
- d. Seek funding opportunities to retrofit the existing building stock



2. To reduce carbon emissions in the transport sector, the Council will:
  - a. Work with developers, partners and funding agencies to create new walking or cycling routes or seek improvements to walking and cycling routes, such as upgrading public footpaths, new pedestrian crossings and footway widening to reduce conflict between cyclists and pedestrians;
  - b. Work with partners and funding agencies to improve train frequency, rail station accessibility and bus stop accessibility and information; and,
  - c. Deliver an increase in electric vehicle charging points availability and possibility through new development and funding schemes

#### Climate Change Adaptation

3. To ensure that the District is future proofed for climate change, the Council will expect all development to, where practicable and with reference to local character:
  - a. Adopt passive design principles to limit energy use;
  - b. Minimise resource use;
  - c. Incorporate sustainable drainage systems; and,
  - d. Retain or provide soft landscaping to create natural cooling measures, biodiversity habitats or promote local food growing

#### Low Carbon Energy Generation Infrastructure

4. 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 natural, historic and built environments. The location of wind turbines near to Gatwick Airport should also have regard to the Aerodrome Safeguarding Guidelines.

#### Other Climate Emergency Measures in the Local Plan

3.14 The Local Plan has a second dedicated policy on climate change with measurable outcomes to complement this strategic policy:

- Policy EN13: Standards and Targets for Combatting the Climate Emergency

Other policies which help to mitigate and adapt for climate change within the plan are:

- Policy H10: Technical Standards;
- Policy EN4: Design and Character;
- Policy EN8: Landscape Character;
- Policy EN9: Natural Assets;
- Policy EN13: Environmental Quality;
- Policy INF1: Sustainable Transport; and,
- Policy INF3: Managing Flood Risk

## POLICY S3: LEATHERHEAD TOWN CENTRE

### THE LEATHERHEAD TOWN CENTRE AUDIT

CHALLENGES	OPPORTUNITIES
Need for new housing	Developer interest
Need for a renewed employment offer	Announced as the location for new Surrey Police HQ
Impact of the pandemic on retail, food and beverage outlets and office space and shift to on-line retailing	Pre-pandemic retail offer was popular, with a vacancy rate of 5% in July 2019, but the town has scope to diversity town centre uses to include homes, retail, food and beverage, leisure and community uses  Pedestrianised streets offers opportunities for further outdoor drinking and dining
Accommodating new development while respecting the historic fabric of the town	Heritage assets to celebrate, featuring over 40 Listed buildings including the distinctive Town Bridge
Successfully integrating new development the town's human scale, market town character	The topography and street layout create a varied and interesting townscape at a modest height level
Tired-looking open space	Potential to remodel areas to meet the modern-day recreational demands
Town centre traffic congestion	Surrey Highways to look at alleviating pinch points
Lack of sustainable transport options	Redevelopments can introduce sustainable transport infrastructure
Flood risk	Utilising riverside redevelopment to reduce flood risk but protecting biodiversity

3.15 In order to achieve strategic objectives 1, 4, 5, 6, 11, 12 and 14:

## POLICY S3: LEATHERHEAD TOWN CENTRE

The Council will work with partners including the Surrey County Council, the Coast-to-Capital Local Enterprise Partnership, the Environment Agency, other public sector agencies, the voluntary sector, landowners and private developers to:

1. Achieve a healthy and sustainable future for the commercial heart of the town by:
  - a. Encouraging a diverse mix of uses, where possible, including retail, offices, housing, food and drink establishments, recreational and community spaces;
  - b. Promoting Leatherhead as a place to meet and socialise by, for example, facilitating a programme of town centre-based events that celebrate festivals and other civic occasions and appeal to all ages;
  - c. Managing the environment in a way that is attractive, sustainable and welcoming; and,
  - d. Making access to the town centre easy and providing a balance between the different modes of transport and considering the needs of those with disabilities
2. Deliver the Transform Leatherhead programme, which comprises:
  - a. The creation of a Riverside Quarter, with a mixed use permission for Claire House and James House comprising leisure, retail and food and beverage uses at ground floor level, the creation of a Riverside Park that enhances the natural qualities and built heritage of the river corridor and reduces the risk of flooding in Leatherhead and Fetcham
  - b. The mixed-use redevelopment of the Swan Centre according to site allocation DS47; and,
  - c. The creation of an Urban Quarter, with the redevelopment of the Bull Hill area and the Telephone Exchange and Sorting Office according to site allocations DS45 and DS48.
3. Ensure the distinctive character of Leatherhead Town Centre Conservation Area, as set out in the Conservation Area Appraisal and Management Plan, is conserved and, where possible, enhanced, including:
  - a. The public realm, by ensuring the high quality specification and excellent maintenance of street surfaces and street furniture, with Church Street as the template;
  - b. The built heritage assets, both designated and non-designated;
  - c. The townscape, by ensuring that new development respects the existing building lines and the historic street pattern; and
  - d. The skyline, by ensuring that any new development that exceeds the typical heights of existing development is (i) of exceptional high-quality design; (ii) makes a positive contribution to the local and wider townscape; and (iii) delivers substantial housing and/or economic benefits
4. Provide the necessary infrastructure to:
  - a. Ensure public open space is retained or re-provided to the current extent on site and/or in a suitable alternative location and managed proactively to provide for a variety of leisure uses, including play space, public events and exercise;
  - b. Deliver a sustainable and well-maintained road network that that reduces traffic congestion, improves air quality, reduces carbon emissions and increases road safety within Leatherhead Town Centre and the wider area;
  - c. Increase the opportunities for walking, cycling and using public transport, including implementing an Access for All scheme at Leatherhead station;
  - d. Ensure the amount of car parking sufficient to sustain the vitality and viability of the town centre; and,
  - e. Reduce flood risk in both Leatherhead and Fetcham

# POLICY S4: DORKING TOWN CENTRE

## THE DORKING TOWN CENTRE AUDIT

CHALLENGES	OPPORTUNITIES
Need for new housing	Developer interest
No engineering solution to the traffic congestion on the historic street pattern	Utilise Surrey Highways' new emphasis on prioritising sustainable transport solutions, such as walking and cycling
Cultural, civic and community offer put into hibernation since the start of the pandemic	Reopen the existing cultural, civic and community facilities and redevelop town centre sites for new or expanded community and cultural uses
Retaining the archetypal English market town character with higgledy-piggledy existing development  Accommodating new development among a plethora of heritage assets: over 100 Listed Buildings on or just off the High Street and the town centre is designated as a Conservation Area	A Historic England study reports that areas with heritage settings and assets create an "economics of uniqueness" with retail companies and businesses seeking to locate in atypical buildings. The number of businesses occupying listed buildings rose 18% between 2012 and 2018. Prior to the pandemic, 26% of all UK creative industries were located within Conservation Areas in 2018. There is also potential to encourage tourism
Preserving the fleeting but frequent glimpses of the surrounding hills and countryside in the face of development	Utilise the existing Dorking Town Centre Conservation Area Character Appraisal and Management Plan to protect views
Tired-looking public realm	Use funding sources to improve the High Street, notably repairing pavements and reducing clutter
Retail vacancy rate of 10% in October 2020	Distinctive and high-quality retail offer with a high number of independent shops, regular Friday markets and Artisan markets
Loss of offices to residential uses as a result of planning applications no longer being required to change use	Opportunities to respond to new ways of working, such as co-working and flexible office space

3.16 In order to achieve strategic objectives 1, 4, 5, 6, 11, 12, 14:



## POLICY S4: DORKING TOWN CENTRE

The Council will work with partners including central government, Surrey County Council, other public sector agencies, the voluntary sector, landowners and private developers to:

1. Achieve a healthy and sustainable future for the commercial heart of the town by:
  - a. Encouraging a diverse mix of town centre uses, where possible;
  - b. Promoting Dorking as a place to spend leisure time by, for example, developing the hospitality offer, protecting and enhancing the community facilities, organising events that attract people to the town, and supporting independent shops;
  - c. Managing the environment in a way that ensures the town centre remains attractive, respectful of its heritage and retains its quirkiness;
  - d. Creating sustainable transport opportunities for those living within or near Dorking and addressing the needs of those with disabilities;
2. Deliver the Opportunity Dorking programme, which relates specifically to land use comprising:
  - a. The refurbishment of Pippbrook House for the benefit of the local community, by working with a third party to seek to establish a community hub and co-working space, respecting its Grade II\* listed status;
  - b. The redevelopment of the Foundry Museum and Church Street workshops, providing space for start-up businesses and the possible expansion of Dorking museum;
  - c. The enhancement of areas for the street markets; and,
  - d. The use of Meadowbank Park and Stadium for community events, working alongside Surrey Football Association
3. Ensure the character and heritage assets of Dorking Town Centre Conservation Area are conserved and, where possible, enhanced including:
  - a. The townscape, by ensuring that all new development respects the eclectic nature of the town centre but complements its immediate surroundings, referring to the Dorking Conservation Area Character Appraisal and Management Plan in terms of design, detailing and materials;
  - b. The public realm, by ensuring the high quality specification and excellent maintenance of street surfaces and street furniture;
  - c. The skyline, by ensuring all development does not exceed the typical heights of existing development and the existing views in and out of Dorking and from and to the surrounding countryside are conserved;
  - d. Built heritage assets, both designated and non-designated, by ensuring that all development incorporates the guidance set out in the Dorking Conservation Area Character Appraisal and Management Plan, and that necessary maintenance of heritage assets, including curtilage structures such as boundary walls, is carried out; and,
  - e. Open spaces, with both Cotmandene and Rose Hill attaining the strongest national open space protection possible of Local Green Space.
4. Support the town centre's business and economy by:
  - a. Delivering transport measures to improve walking and cycling opportunities to, from and within the town centre, that will also reduce traffic congestion, improve air quality, reduce carbon emissions and increase road safety within Dorking Town Centre and the wider area;
  - b. Supporting retail outlets to change to other uses if they have no prospect as a retail unit;
  - c. Supporting office, leisure, tourist and community facilities to occupy existing buildings within the town centre by assisting them to remodel buildings to modern business requirements while not harming the local character and heritage qualities of the buildings or the Conservation Area as a whole; and,
  - d. Supporting the conversion of buildings or parts of buildings and infilling to create new dwellings provided this does not create significant harm to the Conservation Area

## POLICY S5: RETAINING AND INVESTING IN NATURAL CAPITAL

3.17 Natural Capital is a collective term for the natural assets of air, geology, soil, water and living things. These assets are essential to economic prosperity, health and well-being, cultural richness and quality of life. To ensure a thriving, resilient and attractive environment, natural capital assets need to be managed in a sustainable way.

3.18 Underlying a strategic approach to retaining and investing in natural capital is the need to protect existing habitats and species, create opportunities for new habitats, join these habitats to create landscape-scale networks and work in partnership with other organisations in order to achieve these objectives, including the development industry.

3.19 Mole Valley is a very biodiverse District because of its varied geology that in turn produces different soil conditions, plant communities, topography and drainage patterns. The resultant habitats, and the species that depend on them, are important internationally, nationally and locally, reflected in formal designations designed to protect them. Similarly, the physical characteristics give rise to a special landscapes of national importance (the Surrey Hills Area of Outstanding Natural Beauty) and of County importance (the Area of Great Landscape Value).

3.20 A sustainable approach to the management of natural capital assets and increasing species richness, however, requires a broader approach that does not focus only on designated sites, but in a positive way works towards the creation, protection, enhancement and management of networks of ecologically rich environments connecting rural, semi-rural and urban locations.

3.21 In order to achieve strategic objectives 9 and 10:

### POLICY S5: RETAINING AND INVESTING IN NATURAL CAPITAL

The Council will work with the Surrey Nature Partnership, statutory and voluntary bodies, the Surrey Hills Area of Outstanding Natural Beauty (AONB) Board, the River Mole Catchment Partnership and the development industry to protect and enhance the natural capital of the District by:

- a. Ensuring that any decline in species richness in Mole Valley is reversed;
- b. Monitoring the trends in species recovery;
- c. Managing its own landholdings to protect and enhance natural capital assets;
- d. Providing mechanisms and policies to ensure that new development secures biodiversity net gain;
- e. Supporting initiatives to achieve the objectives of the Water Framework Directive and Catchment Management Plan;
- f. Addressing issues of surface water drainage and fluvial flooding in ways that enhance wetland ecology and water quality;
- g. Supporting the objectives of the Surrey Hills AONB Management Plan in balancing landscape protection and enhancement with public enjoyment and nature recovery;
- h. Encouraging appropriate habitat management regimes that reflect the special characteristics of the District's landscapes, such as heathlands, downland and woodlands ;
- i. Conserving the best quality agricultural land and supporting initiatives that protect soil quality, reduce nutrient run-off into water courses and ground water, and encourage good environmental practices, such as the Environmental Land Management Scheme (ELMS);
- j. Ensuring adherence to national standards for air quality with appropriate and transparent monitoring;

- k. Safeguarding mineral sites and ensuring that restoration and after-use is undertaken to improved their species richness and, where practical, secure public access;
- l. Delivering a more extensive, resilient and connected network of natural capital assets.

#### The Environmental Land Management Scheme

3.22 The new Environmental Land Management (ELM) scheme, which replaces the Common Agricultural Policy, will be rolled out in 2024 and will be founded on the principle of “public money for public goods”. ELM will provide farmers, foresters and other land managers with an opportunity to secure financial reward in return for delivering environmental benefits. ELM is expected to assist in achieving climate change objectives, supporting the rural economy and maintaining food security.

The public goods ELM will pay for include:

- Clean and plentiful water;
- Clean air;
- Protection from and mitigation of environmental hazards;
- Mitigation of and adaptation to climate change;
- Thriving plants and wildlife; and,
- Beauty, heritage and engagement





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# CHAPTER 4

## Housing



# POLICY H1: HOUSING DELIVERY

4.1 To support the Government's objective of significantly boosting the supply of housing, local planning authorities should plan to meet local housing need, calculated using the standard method published in planning practice guidance, as well as any unmet housing need arising from neighbouring areas, unless:

- protected areas and assets of particular importance provide a strong reason for restricting the overall scale, type or distribution of development; or
- any adverse impacts of meeting housing needs would significantly and demonstrably outweigh the benefits.

4.2 For Mole Valley, the Government's 2020 local housing need calculation is 456 homes per annum but the protected areas and assets of particular importance within the District, such as the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty, provide a strong reason for restricting the overall scale of development as set out in Policy S1.

4.3 In order to achieve strategic objective 1:

## POLICY H1: HOUSING DELIVERY

1. The housing requirement for Mole Valley is to deliver at least 6,000 additional homes within the 2020-2037 plan period (353 homes each year).

2. Mole Valley's housing requirement will be achieved by:

- a. Dwellings built since the start of the plan period (since 1 April 2020);
- 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 8 and shown on the Policies Map;
- e. Dwellings delivered on unidentified small sites (unidentified sites delivering fewer than 10 dwellings);
- f. Dwellings delivered as a result of Policy H2 Development Opportunity Areas which increases densities in sustainable locations; and,
- g. Dwellings delivered through other windfall sites (unidentified sites delivering 10 or more dwellings)

3. At least 10% of Mole Valley's housing requirement will be achieved through the development of sites no larger than one hectare. This will be achieved through the methods of delivery identified in Part 2.

4. The housing requirements for the designated Neighbourhood Areas within the District for the plan period (2020-2037) are as follows:

- Ashted - 690 net new dwellings
- Bookham - 469 net new dwellings
- Capel Parish - 195 net new dwellings
- Ockley Parish - 75 net new dwellings
- Westcott - 68 net new dwellings

These housing requirements will be delivered through the allocated development sites in this plan and through windfall development.

### The Housing Trajectory

4.4 The Local Plan housing trajectory is set out in Appendix 1 and comprises the following elements:

- Sites over 10 units completed after 1 April 2020, under construction or with an extant planning permission
- Allocated sites over 10 units
- Allocated sites under 10 units arising from a Green Belt or village boundary change (and therefore a change from existing policy as regards small sites)
  - Sites under 10 units completed after 1 April 2020, under construction or with an extant planning permission
  - Additional sites expected to arise from the Development Opportunity Areas policy (and therefore a change from the existing policy as regards small sites)
- A small sites allowance based of historic delivery trends and existing policy

### Windfall Sites and Small Sites

4.5 The Council makes a distinction between windfall sites and small sites and defines them as follows:

- Unidentified Small Sites are sites delivering fewer than 10 dwellings which are calculated from historic trends but their exact location and size is not known
- Other Windfall Sites are sites delivering 10 or more units unidentified in the Local Plan

4.6 Historic trends show small 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.

### Five-Year Housing Land Supply

4.7 The Council is confident it can deliver a five-year housing land supply against its constraints-based target for much of the plan period and certainly up until the time of the first review.



## POLICY H2: DEVELOPMENT OPPORTUNITY AREAS

4.8 One of the elements of the Council's strategy for delivering housing is the redevelopment of sites with good accessibility to shops, services and public transport to make a more efficient use of land or at higher residential densities. The areas where denser development may be appropriate are set out in the box below and are termed Development Opportunity Areas.

### LOCATION OF DEVELOPMENT OPPORTUNITY AREAS

The Development Opportunity Areas are:

1. Mixed Use Development Opportunity Areas

Sites within, or adjacent to, Dorking and Leatherhead Town Centres and Local Shopping Centres in Ashted, Bookham and Fetcham

2. Residential Development Opportunity Areas

Sites within the built up area which front all or part of the following principal roads:

- a. South Street, Horsham Road and Flint Hill, Dorking
- b. Deepdene Avenue, Dorking
- c. Reigate Road, Dorking
- d. Station Road, Dorking
- e. Vincent Lane, Dorking
- f. Epsom Road, Leatherhead
- g. Kingston Road, Leatherhead
- h. Barnett Wood Lane, Leatherhead and Ashted
- i. Waterway Road, Leatherhead
- j. Gyrotory around Bull Hill, Leatherhead
- k. Randalls Road, Leatherhead
- l. Guildford Road, Leatherhead and Bookham
- m. Leatherhead Road, Ashted
- n. Woodfield Lane, Ashted

These areas will also be shown on the Policies Map

4.9 In order to achieve strategic objectives 1, 2, 3, 11 and 12.

### POLICY H2: DEVELOPMENT OPPORTUNITY AREAS

1. Within the Mixed Use Development Opportunity Areas, as shown on the Policies Map and set out above, the Council will support redevelopments, including changes of use, which make a more efficient use of the site. All development within Dorking and Leatherhead Town Centres will also be required to remain consistent with Policy EC3.

2. Within the Residential Development Opportunity Areas, as shown on the Policies Map and set out above, the Council will support the subdivision of existing large dwellings into flats or the redevelopment of those sites to form smaller dwellings.

3. All developments within the Development Opportunity Areas should:
  - a. Achieve minimum densities of 50 dwellings per hectare. A change in character may be supported provided that the proposed development has a positive impact on the appearance of the surrounding area;
  - b. Be predominantly 1- and 2-bedroom dwellings. An exception will be made for proposals involving a one-for-one replacement dwelling and is on a comparable footprint;
  - c. Not be taller than one storey above the prevailing storey height of the surrounding townscape; and,
  - d. Be of high architectural design quality and standards, supported by a full design justification
4. In the Mixed Use Development Opportunity Areas, the appropriateness of a taller building will be considered on a case-by-case basis.
5. In the Residential Development Opportunity Areas, new development will be expected to add no more than one additional storey to the existing building height.
6. 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 amenity.
7. Where development proposals are located within or adjacent to Conservation Areas, or where they affect the setting of heritage assets, the proposals must conserve and, where possible, enhance the heritage assets.

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

4.11 Any proposed buildings or structures that would be of a significantly greater height and/or scale than the surrounding townscape will require detailed justification supported by a 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; and,
- The opportunities to create an attractive living environment and high-quality townscape

4.12 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.

4.13 Increased density can lead to parking stress. Therefore, within the Mixed Use Development Opportunity Areas, developments will be subject to negotiation on a site-specific basis, having regard to any advice from the Highway Authority. Within Residential Development Opportunity Areas, all parking should be off-street.



## POLICY H3: AFFORDABLE HOUSING

4.14 Housing affordability is a significant problem in Mole Valley. The ratio of average house prices to average wages 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.

4.15 In order to achieve strategic objectives 2 and 3:

### FREQUENTLY ASKED QUESTIONS

What is Affordable Housing?

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)

What types of Affordable Housing are there?

Social Rented: Based on Government-set rents, usually the cheapest form of affordable housing

Affordable (Intermediate) housing for rent: Renting at usually 60% to 80% (inclusive of service charges) of market rent

First homes: Buying at 70% of market value or £250,000 maximum

Discounted market sales/Intermediate housing to buy: Buying at usually 80% of market value

Shared ownership: Buying between, for example, 25% to 75% of a property and renting the rest from a housing association (part-buy/part-rent). It is possible to "staircase" or increase the proportion of the property bought over time.

Equity Loans: Direct loans, usually from the Government

Rent to Buy: Usually includes a period of affordable renting before an option to buy outright or part-buy/part-rent

Where is the Designated Rural Area?

Land within the Surrey Hills Area of Outstanding Natural Beauty and/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 2005/2908. See Appendix 2 for a map.

What type of development does this policy apply to?

This policy applies to self-contained housing, private retirement homes, sheltered accommodation, extra care schemes and other self-contained housing for older people and other specific groups, such as people with disabilities. It does not apply to Gypsy and Traveller accommodation and sites, Travelling Showpeople accommodation and sites, mobile home sites, ancillary accommodation used incidentally to a main dwelling, staff accommodation or student accommodation

What happens to affordable housing when people move?

It stays as affordable housing in perpetuity unless there are specific options to buy it (for example: Rent to Buy). Generally, if a person moves out of an affordable home, it remains at that discounted rent level or purchase price

**POLICY H3: AFFORDABLE HOUSING**

1. The Council will require residential and mixed-use developments to include a proportion of all units to be affordable, applying the following thresholds:

- a. In the Designated Rural Area, developments providing a net increase of 6 units or more; or,
- b. Outside the Designated Rural Area, developments providing a net increase of 10 units or more or which have a maximum combined gross floorspace of more than 1,000m<sup>2</sup>.

**Affordable Housing Tenure**

2. The Council will expect affordable housing to be delivered in the following amount in the following tenure type:

Developments Above The Thresholds		
Except for:		
<ul style="list-style-type: none"> <li>• Flatted development, 10-40 units, within the built up area</li> <li>• Schemes of 6-9 units in the designated rural area</li> <li>• Schemes for groups of people with specific needs (such as purpose-built schemes for the elderly)</li> </ul>		
Amount	40% of all units to be affordable	
Tenure	30% Home Ownership	25% First Homes 5% Shared Ownership
	70% Rented	49% Affordable Rented 21% Social rented
Flatted development, 10-40 units, within the built-up area		
Amount	30% of all units to be affordable	
Tenure	50% Home Ownership	25% First Homes 25% Shared Ownership
	50% Rented	50% Affordable Rent
Schemes of 6-9 units in the designated rural area and/or Schemes for groups of people with specific needs (such as purpose-built schemes for the elderly)		
Amount	40% of all units to be affordable	
Tenure	100% Rented	100% Affordable Rent

**Housing Mix**

3. The Council will expect affordable housing will be delivered approximately in the following proportions depending on site characteristics and location and local housing need:

	1-bed	2-bed	3-bed	4-bed
	15%	45%	30%	10%

#### On-site/Off-site Provision

4. In most cases, provision of affordable housing will be expected to be made on-site. Only in exceptional circumstances and in the case of older persons' housing will an alternative to on-site provision be considered.

#### Integration with Market Housing

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

#### Underdevelopment, the Subdivision of Sites and Phasing

6. Where developments are brought forward for nine or fewer units, the developer will need to satisfy the Council that:

- a. The proposal does not represent an underdevelopment of the site have regard to the density of the surrounding area; or
- b. A large site is not brought forward in phases to avoid the threshold at each stage. In such circumstances, the Council will apply the affordable housing target to subsequent phases based on the capacity of all phases, including those already permitted or built.

#### Viability

4.16 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.

4.17 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 publically 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.

4.18 Where the Council agrees an affordable housing provision prior to development taking place, it reserves the right through a legal agreement to reassess the viability of a site at later phases in a development.

#### Vacant Building Credit

4.19 Vacant building credit, as described in national planning guidance, will be applied to developments where a vacant building is either converted or demolished and may result in a reduction in the required affordable housing. The credit does not apply when a building has been abandoned.

#### Additional Guidance

4.20 The Council has produced a Supplementary Planning Document to provide further guidance on the delivery of affordable housing and will update this guidance in due course.

## POLICY H4: RURAL EXCEPTION HOUSING

4.21 With a house price-to-earnings ratio being 14:1, Mole Valley has a lot of extremely expensive housing. While the highest house prices within the District are generally to be found in the locations with the better transport connections, housing in rural areas is often out of reach financially to many local people, particularly in the Box Hill and Brockham area where house prices are the most expensive in the district (Median House Prices by Middle Super Output Area, Office for National Statistics, June 2020). This makes it particularly difficult for people on lower incomes who have a local connection to a rural area and want to remain living in that area or who wish to live in a rural area to be near family or who have employment in a rural area and need to live in that area.

4.22 As an exception to other development plan policies including Green Belt policy, the Council will support the provision of rural exception housing. This is affordable housing provided on small sites in rural areas as an exception to other planning policies.

4.23 In order to achieve strategic objective 3:

### H4: RURAL EXCEPTION HOUSING

1. In the Designated Rural Area (see Appendix 2), a development of affordable housing of up to 20 units may exceptionally be supported on land which would not normally be used for housing, provided that:
  - a. A local need for housing has been demonstrated through a local housing needs survey
  - b. The affordable housing could not reasonably be provided as part of a site specifically identified or allocated for residential development
  - c. All reasonable alternatives have been considered and the proposed site is considered to be the most suitable site or is the only site deliverable
  - d. The number, size and tenure of homes would meet or contribute to meeting the identified affordable housing needs of the local community
  - e. The site adjoins or is within a 15 to 20-minute walk of the boundary of a defined town centre, local shopping centres or village, as shown on the Policies Map
  - f. The proposal respects the setting, form and character of the village and does not harm the surrounding landscape
  - g. The affordable homes are all retained as affordable housing in perpetuity.
2. A limited number of market dwellings will be permitted to make a rural exception site viable provided that:
  - a. A viability assessment is submitted demonstrating that:
    - i. the scheme would not be viable without the inclusion of the market housing; and,
    - ii. the amount of market housing proposed is the minimum need to make the scheme viable
    - iii. the inclusion of market housing has not inflated the threshold land value
  - b. They are integrated into the rural exception development.

4.24 This policy only applies in the Designated Rural Area (see Appendix 2 for map) as this is where the affordable housing can be secured in perpetuity.

4.25 A sequential test will usually be required to show the proposed site is the best performing or only site for rural exception development. The viability assessment requirements and process will be the same as for affordable housing (see justification for Policy H3). The affordable homes on a rural exception development will be prioritised for households with a local connection, though residence in the area, family or employment, by legal agreement.

## POLICY H5: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE ACCOMMODATION

4.26 Members of the Gypsy and Traveller community have differing accommodation requirements. Some choose to live in bricks and mortar accommodation and their needs will be met through the delivery of conventional market and affordable housing. However, some have a cultural preference for living on a pitch, which usually consists of a permanent chalet or static caravan, a caravan for travelling and separate utility block for washing and/or cooking. This policy specifically focuses on the provision of sites for these pitches.

4.27 Travelling Showpeople are distinct from Gypsies and Travellers and have slightly different requirements. They operate travelling fairs in the summer and seek plots for accommodation in winter and for the storage and maintenance of fairground equipment. This policy covers also the provision of sites for these plots.

4.28 In order to achieve strategic objective 3:

### POLICY H5: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE ACCOMMODATION

#### Meeting Gypsy and Traveller Pitch Need

1. The Council will safeguard existing authorised Gypsy and Traveller sites unless the safeguarding is no longer required to meet identified needs.
2. The Council will deliver up to 34 Gypsy and Traveller pitches through the following mechanisms:
  - a. The appropriate intensification of pitches on allocated existing Gypsy and Traveller sites; and,
  - b. The delivery of new pitches on new Gypsy and Traveller sites as part of the development of housing sites with a capacity exceeding 100 dwellings where this is specified in the allocation.

#### Meeting Travelling Showpeople Plot Need

3. The Council will safeguard existing authorised Travelling Showpeople sites unless the safeguarding is no longer required to meet identified needs.
4. Proposals to meet the identified additional accommodation need 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.

#### Windfall Sites

5. Additional Gypsy, Traveller and Travelling Showpeople's accommodation on sites which are not allocated within the Plan will be permitted within the boundaries of existing built up areas and villages, in the Countryside Beyond the Green Belt, or on sites which comply with policy H4 Rural Exceptions Housing, provided the proposal:
  - a. Would meet a clearly justified and evidenced local need which cannot be met through development on allocated sites;
  - b. Would provide a small scale site up to a maximum of four pitches;
  - c. Would not harm the character of the countryside or the amenities of existing local residents and would be in accordance with all other relevant policies of this Local Plan.
6. 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.

### Site Requirements

7. Proposals for new or additional Gypsy and Traveller pitches or Travelling Showpeople plots, including those relating to allocated sites, will be required to meet the following criteria:
  - a. The site has or will have safe access to and from the road network and it has or will have adequate provision for parking, turning, servicing and emergency vehicle access;
  - b. The site has or will have a supply of essential services, such as mains gas and electricity, water, sewerage and drainage and waste disposal;
  - 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, and be designed to a high standard including pitches, hardstandings, amenity blocks and amenity and play spaces;
  - d. The site should be landscaped and have boundary treatments compatible with the visual character of the area and the amenities of neighbouring land uses;
  - e. Commercial activities, including but not limited to the storage and maintenance of fairground equipment, should not be located where they would adversely impact the amenities of neighbouring residential properties by reason of noise, vibration, external illumination or other sources of disturbance.
  - f. On new sites, a minimum of three, and where possible four, Gypsy and Traveller pitches, each at least 400sqm in size, should be provided. Pitches should be grouped so as to provide a single site capable of catering for an extended family group. The site layout should clearly define the extent of the land set aside for occupation by Gypsy and Traveller households, while providing future occupiers with an equivalent standard of access to local services and any new facilities provided for the enjoyment of other residents.

### Gypsy and Traveller Accommodation Need

4.29 The Mole Valley Gypsy and Traveller Accommodation Assessment (GTAA) 2021 identified a need for 32 Gypsy and Traveller pitches by 2037, at least 18 of which should be provided in the first five years of the plan (by 2025). This would meet the requirements of those Gypsy and Traveller households that meet the Planning Policy for Traveller Sites nomadic lifestyle definition. The site allocations are capable of providing between 28 and 34 pitches.

4.30 The GTAA identified a need of 20 pitches for Gypsy and Traveller households who are members of protected ethnic groups but who are not expected to maintain a nomadic lifestyle and so do not meet the definition in the Planning Policy for Traveller Sites. The Council has not allocated sites for this group but will permit windfall Gypsy and Traveller sites, provided the sites meet the criteria set out in the policy.

### Site Size and Composition

4.31 Each pitch or plot would normally accommodate a single household. Grouping up to four pitches on a single site enables provision of small scale, family-oriented sites, which reflects wishes expressed in discussions with the travelling community, as well as being more easily to integrate into the rural landscape and/or alongside development of housing on larger allocated sites. 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.

#### Gypsy and Traveller Sites within Large Housing Developments

4.32 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. The Council has also engaged with representatives of the Gypsy and Traveller community, who are supportive of the principle of providing small family sites alongside new housing so as to boost the supply of land to address a backlog of unmet needs and provide equal access to developments located in sustainable locations.

4.33 The delivery of pitches on allocated sites will provide a range of tenures, responding to needs for affordable and private pitches. The Council will work with developers at planning application stage to agree detailed arrangements for delivery of pitches on allocated housing sites, including securing appropriate management arrangements, working with Registered Social Landlords and/or prospective purchasers from the Gypsy and Traveller community as appropriate.

#### Travelling Showpeople Sites

4.34 At the time of preparing the 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 six additional plots. These would preferably be located on a single yard of around 1.2ha, with good access to the strategic road network although two smaller yards could also meet the identified need which is for four plots in the first five years of the Local Plan period and two additional plots beyond that. 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 Gypsy and Traveller pitches as long as the site provides good access to the strategic highway network and is in a location that is a good fit with identified needs.

#### Transit Site

4.35 The Council is working with Surrey County Council, Surrey Police and other district and borough councils to assess the need and identify a suitable location for a transit or short-stay Gypsy and Traveller site within the county. This work is ongoing and no sites are proposed for transit or short-stay accommodation within the District.



## POLICY H6: HOUSING FOR OLDER PERSONS AND SPECIALIST HOUSING

4.36 Mole Valley's population is set to get older. The 2020 Mole Valley Strategic Housing Market Assessment (SHMA) forecasts that by 2037 the number of people aged 65 or over in Mole Valley is projected to be 27,460. This represents a 32% increase on 2020 figures. The rate of increase of the 75 or over and 85 or over groups in the population is projected to be higher, at 38% and 51% respectively. Similarly, the number of households containing those aged 65 or over is projected to increase by 33% and significantly higher rates for older seniors (39% for 75+, 52% for 85+).

4.37 In terms of people with disabilities, The SHMA forecasts a steady increase in the number of older people with mobility disabilities between now and 2040 (a 42% increase), but a minor decrease is projected for working age people. Demographic modelling suggests that 174 households have an unmet need for wheelchair accessible accommodation.

4.38 Consequently, there is obviously a considerable need for more housing for older people and some need for housing for people with disabilities.

4.39 In order to achieve strategic objectives 1, 2, 3, 11 and 15:

### POLICY H6: HOUSING FOR OLDER PERSONS AND SPECIALIST HOUSING

#### New Housing for Older Persons and Specialist Housing

1. New developments providing specialist forms of accommodation for older people and for people with other specific needs will be supported, provided the following requirements are met:
  - a. The site should be 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;
  - b. Developments should achieve, as a minimum, the standards of accessibility set out in Policy H10 and, for specialist older people's housing and specialist housing likely to be by occupied people with mobility difficulties, appropriate areas should meet wheelchair user standards;
  - c. Developments should provide appropriate indoor and outdoor amenity space as communal areas for socialising;
  - d. 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;
  - e. Developments should be designed to meet any of the other needs of the client group;
  - f. Developments providing older persons' housing should deliver the level of affordable housing required by Policy H3; and,
  - g. 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 H9

#### Extensions to Housing for Older People and Specialist Housing

2. Proposals for extensions and/or annexes to existing specialist forms of accommodation for older people and for people with other specific needs will be supported where the proposal:
  - a. Respects the established character of the local area, is not overbearing or of a form that would be detrimental to the amenity of neighbouring residents and is sub-servient to the existing building;
  - b. Is able to demonstrate the need and function of the annex or extension; and,
  - c. Is 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

### Loss of Housing for Older People and Specialist Housing

3. The loss of existing specialist forms of accommodation for older people and for people with other specific needs will be resisted unless it is demonstrated to the Council's satisfaction that:
- a. There is adequate alternative provision provided locally;
  - b. There is no longer a need for the housing; or,
  - c. The accommodation no longer meets the minimum standards required for an acceptable quality of support and/or care and it is not practicable for the accommodation's standards to be updated or for the accommodation to be adapted for alternative specialist accommodation

### Housing for Older Persons and Specialist Housing in Mole Valley

4.40 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.

### Affordable Housing Provision

4.41 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 requires that affordable housing is secured in line with Policy H3 for any specialist housing developments falling within use class C3 and for developments within use class C2, which are or have the features of self-contained accommodation, namely a front door, private kitchen and bathroom and other living space for the sole use of the occupier(s).



## POLICY H7: RESIDENTIAL PARK HOME SITES

4.42 There are a number of existing residential park home sites in the District, providing permanent residential accommodation within a managed environment. With a park home site, residents occupy a range of single storey pre-fabricated homes which are constructed off site and stationed on plots providing essential utilities and outdoor amenity space. Park homes are a component of the existing housing market in parts of Mole Valley and the Council recognises its duty to consider the needs of park home residents, in accordance with section 124 of the Housing and Planning Act 2016. This is balanced against the protection of the Green Belt and Area of Outstanding Natural Beauty, with many of the existing park home sites being affected by one or both of these policy constraints.

4.43 In order to achieve strategic objectives 2 and 3 and also strategic objectives 8 and 9:

### POLICY H7: RESIDENTIAL PARK HOME SITES

1. The provision of park homes will be supported 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. 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.
  - d. The design, scale and siting of new development should be consistent with policies EN4 Design and Character and EN8 Landscape Character and any other relevant policies of this plan.
  - e. Development will not be permitted if it would prejudice the availability of sufficient vehicle parking for residents and visitors within the boundaries of the park home site.
2. The replacement of existing park homes with permanent dwellings or other buildings will be resisted.

### Park Homes in Mole Valley

4.44 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 Box Hill and south of Beare Green.

4.45 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.

4.46 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.

4.47 The stationing of new or replacement park homes 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 park homes) or for built development associated with the use.

4.48 Park Homes do not qualify for Permitted Development Rights so most changes to Park Homes involving built development will require specific planning permission. Any alterations will also need to satisfy the safety and other requirements imposed by the Site Licence Conditions applicable to the Park Home site, which fall outside the scope of the Local Plan.

4.49 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 Box Hill 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 Need for Park Homes

4.50 The level of need for park home sites has been considered through the updated Strategic Housing Market Assessment 2020, which concludes that “there is a case for the authority considering facilitating more Park Homes, as a relatively affordable option for older people”. However, the SHMA update also identifies a relatively high availability of park homes for purchase, through natural turnover, as well as noting that there are a number of qualitative issues affecting the long term suitability of park homes for older occupiers (see SHMA update 2020, paragraphs 5.45-5.51).

4.51 The SHMA does not propose a target for provision of park homes as a component of housing delivery. There may be opportunities to increase the capacity of existing sites, within the site boundaries, and these will be considered against the criteria in policy H7. However, in view of the level of constraint in the rural areas of the District, it is not considered necessary or appropriate to allocate additional land for park home development during the Local Plan period.

#### New Park Home Sites and Mobile Home Locations

4.52 Should proposals for new park home sites be received, these 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.

4.53 Policy H7 applies only to development associated with existing and proposed residential park home sites. Where individual mobile homes are proposed in other circumstances, such as for temporary residential accommodation or for purposes ancillary to an existing dwelling or agricultural holding, this will be considered in accordance with the relevant policies of the Local Plan, including policies EN1 Green Belt and EN2 Countryside Beyond the Green Belt. The distinctive accommodation needs of Gypsies, Travellers and Travelling showpeople are covered under Policy H5.



## POLICY H8: SELF AND CUSTOM BUILD HOUSING

4.54 The Council has a duty to record and respond to the demand for people wishing to build their own homes: self- or custom-builders. Self- and custom-housebuilding is a very small part of the housing market and does very little to improve affordability or housing supply. Nevertheless, the Council is required to consider it.

4.55 In order to achieve strategic objective 3:

### POLICY H8: SELF AND CUSTOM BUILD HOUSING

1. Proposals for self- and custom-build housing will be supported in suitable locations and subject to the other relevant planning policies in the Plan.
2. Self build and custom housebuilding plots will be 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.

4.56 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) 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 plot requests in Mole Valley.

4.57 However, the Act does not require the Council to provide land for self and custom builders. Instead, it should grant sufficient suitable planning permissions for self or custom builders to match the number of people on the register. In recent years, the Council has done so and, based on evidence of demand through the Self Build Register, it is expected that the necessary number of serviced plots to satisfy the demand will continue to 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.

## POLICY H9: HOUSING MIX

4.58 As important as the quantity of new housing is the type of new housing and this policy deals with the size of new homes by bedroom size or housing mix. The 2020 Strategic Housing Market Assessment (SHMA) Update analysed and forecast the need requirements for homes of various sizes both for market housing and affordable housing. The calculations and considerations that informed the forecasts are set out below.

### Market Housing

#### *Existing Housing Stock and Future Housing Requirements by Bedroom Size*

Factor	1-bed	2-bed	3-bed	4+-bed
Existing Stock (2011 Census)	8%	23%	34%	34%
New Household Requirements (2018-based ONS Projection)	33%	45%	6%	16%
Local Plan Housing Target	25%	45%	20%	10%

*Tables 3.7 and 3.8, 2020 SHMA Update*

#### *Occupancy Rating from 2011 Census Based on 1985 Housing Act Bedroom Standard*

2011 Occupancy Rating	2+-bed above	1-bed below	Matching standard	1+-bed above
Bedrooms Above or Below	43%	31%	24%	3%

*Table 3.6, 2020 SHMA Update*

4.59 The existing stock in Mole Valley is heavily skewed towards larger properties but there is considerable under occupancy, in other words small family units are occupying large houses. Using the latest ONS forecast, the future-forming households will also be small – this is due to increasing numbers of single older people, the divorce rate and the rising ‘never married’ proportion of the population.

4.60 However, the ONS forecast is based on newly forming households arising from within Mole Valley but, as the graph associated with Policy 1 shows, much of the Local Housing Need will come from incomers to Mole Valley and there is no evidence to show the size of these households. They may be people looking to move to the countryside to downsize or they may be larger families moving away from London in search of larger properties. Given this uncertainty, the 2020 SHMA Update, and so the Local Plan, plans for a housing mix, which slightly reduces the requirement for one-bedroom units compared to the Mole Valley housing requirements and increases the three-bedroom requirement.

## Affordable Housing

### *Steps to the Affordable Housing Mix Target*

Forecasts	1-bed	2-bed	3-bed	4+-bed
1. English Housing Survey & Homeless Households	18%	38%	30%	14%
2. Forecast 1 with Local Affordability Applied	15%	43%	32%	10%
3. Forecast 2 with Re-let Trends Factored In	-18%	59%	42%	18%
Local Plan Housing Target	15%	45%	30%	10%

*Paragraph 4.18, Tables 4.12 and 4.15, 2020 SHMA Update*

4.61 The basis for the Local Plan affordable housing mix target is the English Housing Survey but the survey often includes some households with high incomes as requiring affordable housing. Therefore, a local affordability assessment has been applied. Then, re-lets for existing affordable housing are factored in and this shows there is a large number of existing one-bedroom units that are recycled, but the properties being re-let are mainly sheltered housing in need of refurbishment so this is not a reflection of need but of stock. Indeed, the Council's Housing Register shows 47% of those on the Housing Register are people looking for one-bedroom accommodation. However, the Housing Register is not representative either as it does not include other households in need of affordable housing or does it look forward, instead it is a snapshot of the month.

4.62 Given that none of the forecasts are entirely suitable, the Council considers the most appropriate forecast is 'Forecast 2: the English Housing Survey and Homeless Households with a local affordability factor applied'. With rounding, this constitutes the Local Plan target for affordable housing bedroom mix.

#### Site Characteristics

4.63 The housing mix tables in the policy are a guide and the proportions are what the Council expects to be delivered overall. Of course, the characteristics and location of a particular development site will also be a major factor with smaller housing expected to be delivered within the inner/town centre sites of the built-up areas and large properties in less dense areas.

4.64 In order to achieve strategic objective 2:



**POLICY H9: HOUSING MIX**

1. The Council will support new residential development, provided that it includes a mix of dwelling sizes which is proportionate across tenures.

2. Market housing will be expected to be delivered approximately in this proportion:

1-bed	2-bed	3-bed	4+-bed
25%	45%	20%	10%

3. Affordable housing will be expected to be delivered approximately in this proportion:

1-bed	2-bed	3-bed	4+-bed
15%	45%	30%	10%

4. The Council will allow for variations from the proportions to take account of:

- a. Site characteristics and location, with more smaller housing units on sites in town centres and inner built-up areas and more larger housing units on sites in areas of extremely low density (20 dwellings per hectare or less); and/or,
- b. Particular affordable housing needs in villages and rural areas and developers should consult with the relevant parish council to ascertain if there are any specific factors which affect the affordable housing mix in a particular village or rural area.

5. In the assessment of housing mix in planning applications, regard will be given to the size of the dwelling in square metres and the number of bedrooms. Therefore, if a proposal includes dwellings with large floorspace bedrooms or rooms, which could subsequently be subdivided, it will be considered as if the rooms have already been subdivided for the purposes of counting bedrooms. The Council will use the Nationally Described Space Standards to decide whether a proposal has the potential to be subdivided to create more bedrooms.



## POLICY H10: STANDARDS FOR ACCESSIBILITY, WATER AND SPACE

4.65 Through the 2015 Deregulation Bill, local authorities became able to set higher standards for access and water above the basic minimum set out in the Building Regulations 2010.

4.66 In terms of access, the Government has introduced three tiers:

1. Mandatory baseline M4(1): visitable dwellings; and
2. Optional Standard: M4(2): accessible and adaptable dwellings for those who have some mobility issues or may have greater mobility issues in the future; and
3. Optional Standard M4(3): wheelchair user dwellings.

4.67 In terms of water usage, the options are:

1. Mandatory baseline: 125 litres/person/day
2. Optional standard: 110 litres/person/day

4.68 In both cases, the Council has reviewed its evidence and concluded the optional standards are justified.

4.69 In order to achieve strategic objectives 2, 3, 11 and 13.

### POLICY H10: STANDARDS FOR ACCESSIBILITY, WATER AND SPACE

#### 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.

#### 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, will be required to reduce water consumption through meeting the optional Building Regulations Part G water efficiency standard of 110 litres per person per day.

#### Minimum Space Standard

3. All new dwellings, including changes of use and conversions, will be required to 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, set out in Appendix 3 or any subsequent equivalent standard.

#### Accessible and Adaptable Dwellings

4.70 There is an increasing need for more accessible dwellings in Mole Valley as a result of the higher proportion of older people (age 65+) forecast to live in the District over the plan period and an increasing proportion of those older people having mobility issues.



4.71 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.

4.72 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 retaining heritage features) that would make the site unsuitable for occupants with disabilities.

#### Sustainable Water Use

4.73 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. This evidence supports the incorporation of the tighter building regulations optional water efficiency standard.

4.74 Water usage should also be minimised through other water-saving measures. Developments should include measures such as rainwater harvesting to collect and store for re-use on gardens, in addition to using reclaimed water.

#### Minimum Space Standards

4.75 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 reduce the need to travel. The nationally described space standard is summarised in Appendix 3.





# CHAPTER 5

## Economy

## POLICY EC1: SUPPORTING THE ECONOMY

5.1 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.*

5.2 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. Therefore, together with the Economic Prosperity Strategy and in order to achieve strategic objectives 4, 5 and 6:

### 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. Redeveloping allocated campus-style office premises that will not meet future market requirements as mixed-use residential schemes with modern high quality office provision;
4. Supporting the creation of windfall employment floorspace where the proposal would meet other policies in the Plan;
5. Safeguarding local shopping centres for Use Class E;
6. Supporting and promoting a high-quality visitor economy;
7. Supporting and retaining employment opportunities in Mole Valley's villages and the rural areas, where consistent with other policies in the Plan; and,
8. Supporting initiatives to improve information and communications technology connectivity, while requiring new developments to include provision for advanced communications technology infrastructure

## POLICY EC2: EMPLOYMENT AND BUSINESS DEVELOPMENT

5.3 The Council's Economic Development Needs Assessment identified no significant additional floorspace requirements for office or industrial land uses but noted that some of the current campus style office premises were outdated and not fit for purpose. In 2020, the Council reviewed the Economic Development Needs Assessment and found the situation as regard floorspace need was unchanged, however Brexit and the pandemic had clouded forecasting. Consequently, the Council has decided to plan on the basis that no new employment or business floorspace is required but will re-examine this policy thoroughly at the Plan's five-year review when future trends will hopefully be clearer to identify.

5.4 Employment Uses are defined as office, research and development, light industry activities falling within Class E Commercial, Business and Service), general industrial (Class B2) and storage or distribution (Class B8) and are found mainly in designated Strategic Employment Areas but can also be located outside these areas.

5.5 Therefore, in order to achieve strategic objectives: 4, 5 and 6:

### POLICY EC2: EMPLOYMENT AND BUSINESS DEVELOPMENT

#### Strategic Employment Areas

1. Within Strategic Employment Areas, as defined on the Policies Map and set out in Appendix 4, the Council will grant planning permission for E1 (commercial, business and service), B2 (industrial and manufacturing) and B8 (storage and distribution) uses and for other similar office and industrial uses only.
2. The Council will support the intensification of office and industrial uses within these locations, subject to there being no unacceptable impact on the surrounding highway network or local amenity.

#### Outside Strategic Employment Areas

3. Outside the Strategic Employment Areas office, and industrial development will be supported 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. Outside the Strategic Employment Areas, the redevelopment of employment land to other uses will be supported where the site has been allocated for an alternative use or where it can be demonstrated that:
  - a. There is no reasonable prospect of the site remaining in employment use;
  - b. Opportunities to reconfigure or reuse the site to retain its current use have been exhausted;
  - c. The site has been actively but unsuccessfully marketed for 12-month period at a reasonable market value with a recognised agent; and,
  - d. The proposed alternative use would not adversely affect the efficient operation or economic function of other employment uses or businesses in the locality.



5.6 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.

5.7 While safeguarding employment land for employment uses only is the principal aim of the Local Plan strategy and policy, in two specific locations, the Council has identified an opportunity to deliver additional housing through the redevelopment of employment land. Both Pixham End, Dorking and Ermyn House, Ashted are existing headquarter office premises on low-density campus sites that are not well suited to current occupier or office market requirements. Therefore, both sites have been allocated for mixed use redevelopment, which would better respond to the District's economic and housing requirements.



## POLICY EC3: THE URBAN ECONOMY

5.8 The principal commercial centres in Mole Valley are Leatherhead and Dorking, towards which the growth of the District's economy is directed and encouraged. There are also local centres of economic activity in the built up areas of Ashted, Bookham and Fetcham.

5.9 Leatherhead is the urban core in the centre of a group of three other settlements, with Bookham and Fetcham to the west and Ashted 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 and High Street. Church Street has recently undergone significant public realm improvement works as part of the 'Transform Leatherhead' initiative.

5.10 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.

5.11 The Council's Economic Development Needs Assessment identified no significant floorspace requirement for retail and town centre uses. In 2020, the Council reviewed the assessment and again concluded that there was no significant floorspace requirement for retail and town centre uses but noted that future trends in retail and town centre uses could not be forecast reliably due to the continuing impact of Brexit and the pandemic. In the absence of robust evidence, the Council has decided to pursue a strategy of no allocated floorspace increase for retail and town centre uses but it will review the policy thoroughly at the plan's first five-year review when hopefully future trends will be able to be identified.

5.12 In order to achieve strategic objectives 2, 4, 5, 6, and 15:

### POLICY EC3: THE 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 within the Town Centre Boundaries, as defined on the Policies Map.

#### Dorking and Leatherhead

2. Within the town centres of Dorking and Leatherhead, the Primary Shopping Area, as defined on the Policies Map, will remain the focus for retail activity and other town centre uses. In this area:

- a. Within the primary frontages at ground floor level, as defined on the Policies Map, development within Use Class E will normally be permitted.
- b. Within the secondary frontages at ground level, as defined on the Policies Map, development within Use Class E, Sui Generis uses suited to a town centre, Class F1 and Class F2(b) will normally be permitted.
- c. Within the primary and secondary frontages, the scale and nature of the proposed use should retain an active frontage at ground floor level and demonstrate a positive contribution to the vitality, viability, balance of services and/or evening economy of the town centre.

- d. Within the primary and secondary frontages, the effective and efficient use of upper floors for main town centre uses, town centre neighbourhood facilities, or residential use, is supported subject to other local planning policies.

#### Local Shopping Centres

- 3. Within the built up areas of Ashted, Fetcham and Bookham:
  - a. Existing local shopping centres, as defined on the Policies Map and set out in Appendix 6, will be maintained and enhanced where possible. The Council will support a range of Use Class E and other appropriate uses in these centres. Development proposals involving a change of use from Class E will not be permitted unless the alternative use maintains an active frontage and 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.

#### Loss of a Commercial, Business or Service Use in a Designated Area

- 4. Applications resulting in the loss of a Commercial, Business or Service use (Class E) in Dorking or Leatherhead town centre or one of the Local Shopping Centres will only be supported where it can be demonstrated that:
  - a. There is no reasonable prospect of the site remaining in a Class E use;
  - b. Opportunities to reconfigure or reuse the site to retain its current use or another Class E use have been exhausted;
  - c. The site has been actively but unsuccessfully marketed for 12-month period at a reasonable market value with a recognised agent; and;
  - d. The proposed alternative use would not adversely affect the vitality and viability of the town centre or local shopping centre.

#### Out of Centre Commercial, Business and Service Proposals

- 5. Proposals for Commercial, Business and Service uses outside of an existing town or local centre, as defined on the Policies Map, will be supported, provided:
  - a. It can be demonstrated that there are no suitable sites in the town centre if the proposal is edge-of-centre and there are no suitable sites in the town centre or at the edge of the centre if the proposal is distant from the town;
  - b. The site is well connected to the town centre; and,
  - c. It is accompanied by an impact assessment, if the proposal is above the locally set threshold of 800sqm gross floorspace, which includes how the proposal will affect existing, committed and planned investment in the retail catchment area of the proposal and how the proposal will affect the vitality, viability, local consumer choice and trade in the town centre and wider catchment.

5.13 It remains important to preserve active frontages within the Primary Shopping Area, to encourage footfall to such locations to help retain the viability and vibrancy of town centres. Therefore, Commercial, Business and Service Use (Class E) is protected within primary frontages on the ground floor. Within secondary frontages, other supplementary uses such as drinking establishments and hot food takeaways may also be appropriate to contribute to the diverse range of services offered in a town centre.

5.14 The Council supports the effective and efficient use of upper floors in these locations, including for residential use, so long as this does not jeopardise the viability of any ground floor space. It is recognised that an increase in residents in town centres can help to support the services in these locations.

## POLICY EC4: THE RURAL ECONOMY

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

5.16 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'*

5.17 In order to achieve strategic objectives 4, 6 and 15:

### POLICY EC4: THE 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; and,
  - 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.
2. Applications resulting in the loss of a commercial, business or service use (Class E or similar Sui Generis use) or an employment use (Class B2, B8 or similar Sui Generis use) or a small shop (Class F2a) will only be supported where it can be demonstrated that:
  - a. There is no reasonable prospect of the site remaining in its current use;
  - b. Opportunities to reconfigure or reuse the site to retain its current use or a use named above have been exhausted;
  - c. The site has been actively but unsuccessfully marketed for 12-month period at a reasonable market value with a recognised agent; and;
  - d. The proposed alternative use would not harm the vitality or viability of a small business cluster.

5.18 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. There are also countryside-related retail outlets, artisan workshops and similar uses, which all contribute to the eclectic mix of businesses found in rural locations. Converted farm buildings can provide popular and affordable accommodation for small 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.

5.19 Digital connectivity is a priority issue of the Mole Valley Rural Community Strategy 2017-2027 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.

5.20 Community facilities in the rural areas are safeguarded under policy INF3.

## POLICY EC5: SUSTAINABLE LEISURE AND TOURISM

5.21 The natural beauty, picturesque towns and villages, and important culture and history associated with Mole Valley has long made it a popular visitor destination. There is extensive access to its countryside provided by the network of rights of way and over land in public or charitable ownership. The combination of a nationally important landscape, regionally important attractions, such as Polesden Lacey and Denbies Wine Estate, and the proximity of large centres of population result in significant pressures that have the potential to damage the visitor experience and the quality of life of those who live and work in Mole Valley.

5.22 At the same time, the visitor economy is very important both directly and indirectly to local businesses and supports services that benefit local people. Supporting the visitor economy is one of the strategic priorities identified in both Mole Valley's Economic Prosperity Strategy 2018-2028 and Rural Community Strategy 2017-2027. Adopting a sustainable approach requires a careful assessment of the economic benefits of new visitor facilities, their importance in providing opportunities for leisure and recreation, both for those living within and outside the District, and the need to conserve and enhance the qualities that visitors and residents consider makes the area special.

5.23 In order to achieve strategic objectives 4, 6, 9, 10 and 12:

### POLICY EC5: SUSTAINABLE LEISURE AND TOURISM

1. Development proposals for sport, recreation facilities and visitor attractions will be permitted where they comply with other policies in the plan and can demonstrate that:
  - a. The scale and design of the development is appropriate to its setting and does not detract from the amenity, character, landscape setting and cultural or historical significance of the area;
  - b. the enjoyment of the natural, historical and cultural assets of the area is encouraged consistent with the sustainable management of those assets;
  - c. The design and location of facilities minimises the need to access them by private car, is acceptable in terms of the impact on the highway network, can provide a safe access to the attraction and is accessible by sustainable means of transport such as public transport, cycling and walking;
  - d. Any additional pressures on the adjacent network of rights of way are mitigated;
  - e. As far as reasonably possible, access to the facilities is available to the widest range of potential users, including people with disabilities;
  - f. Where they are part of an agricultural enterprise, they are presented in the form of a Whole-Farm Plan.



5.24 The Council works with a range of partners to deliver a sustainable strategy for the visitor economy and the delivery of recreational facilities. The emphasis will be on the provision of facilities that have a low impact on the environment and maximum impact in terms of spreading the economic benefits. Encouragement will be given to facilities that support the viability of existing businesses, particularly those supporting the viability of the town centres, and are compatible with the principles of landscape conservation, habitat management and species recovery. High quality facilities that encourage overnight stays and provide opportunities to experience local produce and explore the history and heritage of the area will be supported.

5.25 Recent trends in rural tourism indicate a growing attraction for 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 will be more appropriately located in the town centres, built-up areas and villages.





## POLICY EC6: AGRICULTURE, HORTICULTURE AND FORESTRY

5.26 Agriculture, horticulture and forestry are traditional, land-based businesses which are still present in the District and continue to contribute to its rural economy. Viable land-based businesses are in a good position to manage and maintain the countryside through effective husbandry and land management. Appropriate and well-designed farming and forestry development therefore has a role in ensuring that the District's existing land-based business sector continues to flourish, while simultaneously ensuring that the District's landscape is protected.

5.27 In order to achieve strategic objectives: 2, 4, 6, 9, 10 and 11:

### POLICY EC6: AGRICULTURE, HORTICULTURE AND FORESTRY

#### New Buildings for Business Purposes

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 minimises harm to the intrinsic character and beauty of the countryside, including by incorporating landscape mitigation measures where necessary; and,
  - d. Does not replace buildings converted to alternative uses which could reasonably have continued in agricultural, horticulture or forestry use.

#### New Dwellings for Land-Based Workers

2. New dwellings for land-based 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 proposed dwelling should be of a size commensurate with the essential need and should be able to be supported long-term by the rural enterprise; and,
  - d. 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. Where proposals for dwellings for land-based workers are permitted the Council will impose appropriate occupancy conditions to ensure the accommodation remains available for its intended purpose.

#### Loss of Existing Dwellings for Land-Based Workers

4. Applications for the removal of conditions restricting the occupancy of existing dwellings for agricultural or forestry workers will be permitted where evidence demonstrates that:
  - a. There is no existing or foreseeable need at the business to which it is associated or in the local area; and,
  - b. The property has been actively but unsuccessfully marketed for 12-month period at a reasonable market value with a recognised agent.

### Need, Location and Design of New Buildings

5.28 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.

5.29 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 independent agricultural advice to establish whether a proposed agricultural building is reasonably necessary for the operation of the existing or proposed holding.

5.30 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 smallholdings will also be considered when applying the above policy.

5.31 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.

5.32 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 agricultural building in an isolated location, where this could reasonably have been avoided.

### Dwellings for Land-Based Workers

5.33 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 to understand the agricultural or forestry activities undertaken by the enterprise, and the nature of the need for residential accommodation.



## POLICY EC7: EQUESTRIAN AND HORSE RACING FACILITIES

5.34 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 grounds at Epsom Downs racecourse; a nationally-significant sporting venue in the neighbouring Borough of Epsom and Ewell.

5.35 In order to achieve strategic objectives: 4 and 6 and also 8, 9, 11 and 12:

### POLICY EC7: EQUESTRIAN AND HORSE RACING FACILITIES

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 existing buildings where practicable;
  - e. If 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; and,
  - f. Where external lighting is proposed, or likely to be required, this would not result in light pollution adversely impacting on the amenities of neighbouring properties or the surrounding landscape, taking account of existing levels of artificial illumination in the surrounding area.
2. Within the Racehorse Training Zone, identified on the Policies Map:
  - a. Any proposals resulting in the loss of specific facilities which would support the long term or future use of the site as a racing stable will be resisted;
  - b. The change of use or redevelopment of existing racehorse training or other equestrian sites will not be permitted unless evidence has been provided that:
    - i. Marketing as a racehorse training or equestrian site has taken place for a 2-year period at a reasonable market value with a recognised agent; and,
    - ii. Opportunities to reconfigure and reuse the site so that it can revert to racehorse training or equestrian use in the future have been exhausted.

5.36 The popularity of horse riding leads to demand for a wide variety of development, from 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.

5.37 This leads to built development in Mole Valley's countryside, including within the Green Belt. A balanced approach is required to ensure that the District's equestrian and related businesses are able to flourish, in accordance with strategic objective 4, while also managing potential impacts on 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, in line with relevant policies for the protection of heritage and

valued landscapes. Thus, policy EC6 contributes to strategic objectives 8, 9, 11 and 12, while seeking to support responsible and well-managed recreational access to the countryside for horse-riders.

5.38 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.

5.39 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 DEFRA Code of Practice for the Welfare of Horses, Ponies, Donkeys and Their Hybrids, December 2017, or equivalent subsequent guidance.

5.40 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. Where development appears likely to generate highway safety concerns, the advice of the Highways Authority and/or Surrey County Council Rights of Way team will be sought as required.

#### Racehorse Training

5.41 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 grounds 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. A dedicated horse margin parallel to Downs Road and Langley Vale Road provides off-road access from stables in Mole Valley to the training gallops via the bridleway network.

5.42 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. Based on evidence from the Jockey Club and the Council's own records, these include the following sites, all of which are either currently used for racehorse training or have a recent history of such use and retain facilities which are considered capable of supporting racehorse training in future:

- Loretta Lodge Stables, Tilley Lane, Headley, Epsom, KT17 6EP
- Thirty Acre Barn, Shepherds Walk, Ashted, Epsom, KT18 6BX
- Ermyn Lodge Stud, Shepherds Walk, Ashted, Epsom, KT17 6DF
- The Limes, Shepherds Walk, Ashted, Epsom, KT18 6DF
- Woodruff Stables, Headley Road, Epsom, KT18 6BH
- Little Woodruffe Stables, Headley Road, Epsom, KT18 6BH

5.43 These sites and their associated training grounds, paddocks and fields are included within the Racehorse Training Zone on the Policies Map, within which any development proposals will be considered against part 2 of policy EC6, as well as all other relevant policies in the Local Plan.

5.44 The loss of equestrian facilities within the Racehorse Training Zone is potentially harmful to the ongoing viability of Epsom Downs as a racehorse training centre, which could in turn undermine its contribution to the economy and sporting heritage of the area and long term management of its attractive open landscape. With this in mind, the Council will use policy EC6 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.



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# CHAPTER 6

## Environment

## POLICY EN1: THE GREEN BELT

6.1 Approximately 76% of Mole Valley's land area is designated as Metropolitan Green Belt and is protected from most forms of development. Great importance is attached to Green Belts, both at a national and local level. Their fundamental aim is to prevent urban sprawl by keeping land permanently open and to serve the five purposes of the Green Belt defined in national planning policy. People who live, work and spend time in Mole Valley value the Green Belt for a host of reasons and place great importance on its protection.

6.2 Through the process of preparing this Local Plan, the Council has concluded that there are exceptional circumstances justifying some limited changes to the Green Belt boundary. This affects less than 1% of the land which was designated Green Belt prior to preparation of the Local Plan. Land remaining within the Green Belt will continue to be protected from inappropriate development in line with Policy EN1.

6.3 In order to achieve strategic objective 8:

### POLICY EN1: 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 are 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 EC6;
  - d. Appropriate buildings or facilities 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. Where external lighting is proposed, or likely to be required, in connection with proposed outdoor uses, this should not result in light pollution adversely impacting on the amenities of neighbouring properties or the surrounding landscape, taking account of existing levels of artificial illumination in the surrounding area;
  - 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 in villages, in accordance with Policy EN3;
  - g. 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;



- h. Reuse of previously developed land to meet an identified affordable housing need within Mole Valley, where the development would not cause substantial harm to the openness of the Green Belt;
- i. Limited affordable housing for local community needs, in accordance with Policy H4 or,
- j. 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.

6.4 For the purpose of this policy, the 'original' building refers to the building (and garages and ancillary buildings within 5 metres of the main building) as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

6.5 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.

6.6 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.

6.7 Where it is proposed to extend or replace an existing building which is unauthorised, or of a temporary nature, the status of the existing building will be a factor weighing against planning permission being granted under the terms of this policy.

6.8 Proposals for the extension or replacement of existing buildings inside village boundaries (as defined in Policy EN3 and on the Policies Map) will not be required to comply with the size limitations in Policy EN1 parts 3a and 3b, provided their scale and design is otherwise acceptable when assessed against other relevant policies in this Plan.

6.9 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.

6.10 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 residential accommodation in a location where this would not normally be permitted, the development may be regarded as inappropriate.

6.11 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 this policy.

## POLICY EN2: THE COUNTRYSIDE BEYOND THE GREEN BELT

6.12 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. As described in the Settlement Hierarchy, many of the existing settlements are small, loose-knit hamlets with limited access to local services or public transport networks. Some of the more accessible areas, such as along the A24 corridor, are significantly impacted by aircraft noise. Therefore this part of the District is not a focus for growth during the Local Plan period.

6.13 The Countryside Beyond the Green Belt will continue to 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.

6.14 In order to achieve strategic objectives 1, 9 and 12:

### POLICY EN2: THE COUNTRYSIDE BEYOND THE GREEN BELT

1. Within the Countryside Beyond the Green Belt, the rural character and largely undeveloped nature of the countryside will be protected for its own sake.
2. Development of new housing will be permitted only in locations which accord with Policies EN3 or H4 of this Local Plan, or through redevelopment of previously developed land in accordance with part 3b of this policy.
3. 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. 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 not have an adverse impact on the rural character and largely undeveloped nature of the countryside. Where external lighting is proposed, or likely to be required, in connection with proposed outdoor uses, this should not result in light pollution adversely impacting on the amenities of neighbouring properties or the surrounding landscape, taking account of existing levels of artificial illumination in the surrounding area.
  - e. Other development which has been demonstrated to make a positive contribution to the local rural economy, the range of services available to local rural communities or specific strategic objectives of this Local Plan, for which it has been demonstrated that a rural location is necessary and where factors in favour of the development have been clearly demonstrated to outweigh any harm to the rural character and largely undeveloped character of the countryside, taking account of all other relevant policies of this Local Plan including those relating to protection of landscape, biodiversity and heritage.

- f. Non-residential development where it has been demonstrated that it will:
  - i. make a positive contribution to the rural economy;
  - ii. improve the range of services to local rural communities; or,
  - iii. achieve specific strategic objectives of this Local Plan

In all three cases, the proposal will be required to demonstrate that a rural location is necessary and the factors in favour of the development clearly outweigh any harm to the rural character and the largely undeveloped character of the countryside, taking into all other relevant policies in this Local Plan, including those relating to the protection of the landscape, biodiversity and heritage.

6.15 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.

6.16 Policy EN2 applies restrictions on new built development similar to those of Policy EN1 which apply within the Green Belt. However, part 3e provides additional flexibility for the consideration of unforeseen proposals which would support the strategic objectives of the Local Plan on a case-by-case basis.

6.17 Where development is claimed to accord with part 3e, the Council's expectation is that such applications will be supported by robust evidence of the benefits of the proposal to the rural economy, one or more rural communities or specific strategic objectives of the Local Plan as set out in Chapter 2. Planning permission will only be granted where such benefits clearly outweigh harm and where it has been clearly demonstrated that a rural location is necessary because of the nature of the development. Such developments will be the exception, rather than the rule. For the avoidance of doubt, housing development on unallocated, greenfield sites is subject to part 2 of policy EN2 and not considered to be included in part 3e.

6.18 For the purpose of part 2a of this policy, the 'original' building refers to the building (and garages and ancillary buildings within 5 metres of the main building) as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally

6.19 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.



## POLICY EN3: RURAL VILLAGES

6.20 The Settlement Hierarchy paper categorises villages in the rural areas as being:

- Tier 3, with a reasonable level of services and infrastructure and therefore capable of accommodating some development in sustainability terms;
- Tier 4, with an adequate level of services and infrastructure and therefore capable of accommodating some development in sustainability terms; and
- Tier 5, with a poor level of services and infrastructure and therefore not suitable for development.

6.21 In order to ensure both that new residents can utilise local services and that the vitality and viability of existing villages is maintained, a modest amount of growth is planned during the Local Plan period in Tier 3 and Tier 4 villages.

### Tier 3 Settlements

6.22 Villages in Tier 3 are inset (excluded) from the Green Belt. Village boundaries are shown on the Policies Map. As part of the plan-making process, the Council has identified some potential development sites in some of these villages where exceptional circumstances exist to justify changes in the Green Belt boundary and revised the village boundary accordingly. Changes have also been made to the boundaries of Tier 3 settlements, to better reflect the physical extent of the settlement and defensible boundaries on the ground.

### Tier 4 Settlements

6.23 The boundaries of villages in Tier 4 have also been updated as part of the plan-making process and are shown on the Policies Map. Within Tier 4 village boundaries, a small number of potential development sites have been identified where limited infilling appears possible and which are considered to be deliverable or developable during the Local Plan period.

Requirements for development of each site are included the relevant site allocation policy.

6.24 In order to achieve strategic objectives 1, 2 and 8:

### POLICY EN3: RURAL VILLAGES

1. The following (Tier 3) villages include land inset from the Green Belt, as shown on the Policies Map:

- |               |                                     |
|---------------|-------------------------------------|
| • Beare Green | • Brockham (including Strood Green) |
| • Capel       | • Charlwood                         |
| • Hookwood    | • Westcott.                         |

Within the boundaries of the above villages, as defined on the Policies Map, built development will be permitted where it is of a scale and design which reflects the existing character of the settlement and where it accords with other policies in this Local Plan.

2. Within the following (Tier 4) villages, limited infill development will be permitted, on land which is within the Green Belt or Countryside Beyond the Green Belt, and which lies inside the village boundary as shown on the Policies Map:

- |                                      |                            |
|--------------------------------------|----------------------------|
| • Betchworth                         | • Box Hill                 |
| • Buckland (including East Buckland) | • Leigh                    |
| • Mickleham                          | • Newdigate                |
| • Ockley                             | • South Holmwood           |
| • Westhumble                         | • Woodlands Road, Bookham. |

3. For purposes of Part 2 of this policy, limited infill development within the village boundary comprises:
  - a) Development of a small gap in an otherwise built up frontage, or
  - b) Development of an allocated site as identified on the Policies Map in accordance with the relevant site allocation policy, or
  - c) Development on a site which is substantially surrounded by existing development or is otherwise very well related to the existing layout and built form of the village and where the development is of a modest scale and closely reflects the existing pattern of built development in the immediate surroundings.
  
4. 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 parts 3a and 3b or EN2 parts 2a and 2b, provided their scale and design is otherwise acceptable when assessed against other relevant policies in this Plan.
  
5. Subsequent village boundary revisions arising from the formulation of Neighbourhood Plans will be supported by the Council, where they align with the strategic aims of the plan. As such, boundary revisions should:
  - a) Facilitate modest additions to villages in Tier 3 of the settlement hierarchy or limited infilling within villages in Tier 4 of the settlement hierarchy.
  - b) Be drawn to align with defensible boundaries and identifiable landforms on the ground; and
  - c) Not cause any significant harm to the purposes of the Green Belt.

#### Identified Infill Sites

6.25 Although the National Planning Policy Framework allows for limited infilling within villages in the Green Belt, the term “infilling” is not defined in national planning policy. It is generally accepted that development within a small gap in an otherwise built up frontage comprises infilling. Site allocations in Tier 4 villages also allow for a modest level of development on sites which are substantially surrounded by existing development (although not necessarily on a frontage) or which are otherwise considered to be very well related to the village and capable of development without undermining the purposes of the Green Belt.

#### Unidentified Infill Sites

6.26 Proposals for limited infill development on unidentified sites will be considered on a similar basis, with each site being considered on its merits. In all cases, infill development should be of a limited scale and should not undermine the contribution which the open character of the village makes to the openness of the Green Belt. Where a series of back gardens are located along the village boundary, adjacent to more open land, the introduction of sporadic backland development is unlikely to relate well to the existing pattern of development, so would not be regarded as limited infilling in accordance with policy EN3.

#### Relationship to Other Policies

6.27 Several of the villages listed in Policy EN3 include Conservation Areas and other heritage assets. Many are in the Area of Outstanding Natural Beauty and/or the Area of Great Landscape Value. Therefore in many cases, Policies EN6 Conservation and Enhancement of Heritage Assets and EN8 Landscape Character will also be relevant to the consideration of development within rural village boundaries.

6.28 Development of affordable housing on sites within the designated rural area, but outside village boundaries shown on the Policies Map will be considered in accordance with Policy H4 Rural Exception Housing.



## POLICY EN4: CHARACTER AND DESIGN

6.29 The architectural character of Mole Valley is defined by its variety, both in period styles and in building materials. Settlements in the District have grown gradually and organically, influenced in their shape and form by the medieval pattern of roads and byways. The hierarchy of buildings still reflects their significance and uses, often focussed on the parish church.

6.30 The relationship of settlements to the landscape is very strong because of the undulating topography that provides their setting. Within towns and villages appearance depends on the space between buildings and those spaces are often provided by large areas of common land occupying a central place.

6.31 Although there is a strong Victoria/Edwardian character evident in the towns and villages, there is a sense of continuity and local styling. This continuity is especially evident in buildings of the Arts and Crafts Movement. It drew its inspiration from earlier vernacular styles and in turn influenced later development to produce a 'Surrey Style' marked by the use of local building materials, often red brick, tile hanging, steeply pitched roofs and decorative detailing.

6.32 Modern estate development of the latter part of the 20th Century across the north of the District and at Holmwood, Dorking, for example, features influences from the Garden City Movement. There is a strong emphasis on planting and landscaping, grass verges and street trees, bringing nature into the town.

6.33 The aim of this policy is to continue this tradition of high-quality architecture and urban design, respecting existing local character and introducing new styles sensitively and only where appropriate. The policy applies to all types of development and is applicable to all development proposals. Proposals in designated areas may have additional requirements to meet.

6.34 In accordance with strategic objectives 9, 10, 11, 12 and 13.

### POLICY EN4: CHARACTER AND DESIGN

#### Local Character

1. All new development must be of high-quality design that makes a positive contribution to its local character. 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 Development Opportunity Areas and large allocated sites, however, a change to the local character of these areas may be supported provided that the development responds sensitively to the site and surrounding area.

#### Design Requirements

3. To ensure that development respects, contributes to and enhances the local environment and character, subject to Part 2, any development proposals should:

#### *Relationship to the Wider Area*

- a. Complement the character of the area, responding to the prevailing pattern of development, the townscape and/or the landscape;
- b. Achieve a well-designed transition between the urban and rural environment on the urban fringe;



- c. Improve movement by creating safe and attractive access points, internal and egress routes for pedestrians, cyclists and motor vehicles, where practicable, and create a legible internal circulation for all transport modes within larger sites;
- d. Delineate clearly between public space (for recreation or social interaction) and private space, both in respect of the surrounding area and internally within larger sites;
- e. Retain existing townscape and landscape views and vistas and take the opportunity, where practicable, to reinstate or create new ones;

*Relationship to the Existing Built Development and Features*

- f. Be of an appropriate scale, height, massing, proportion and form;
- g. Achieve appropriate spacing between buildings;
- h. Ensure existing building lines are respected;
- i. Respond to natural features and use them as features, where practicable;
- j. Ensure boundary treatments are well-designed and respect local context;

*Materials and Building Design*

- k. Use high-quality and durable materials;
- l. Include architectural detailing that responds to detailing on the host and/or surrounding buildings;

*Parking, Services and Utilities*

- m. Ensure that car and cycling parking does not dominate the development and does not cause safety issues;
- n. Ensure that bin storage is unobtrusive, does not harm the amenity of occupiers or uses nearby and can be easily accessed by waste collection services;
- o. Ensure that utility equipment is unobtrusive, does not obstruct movement, and that building services equipment, and operating equipment in industrial areas, is integrated;

*Landscaping*

- p. Retain existing trees, hedges and other flora, where practicable, and, where not, replace them in accordance with Policy EN9;
- q. Incorporate new soft landscaping, where appropriate;
- r. Incorporate new street trees, provided that the trees will not (i) disrupt underground and overhead utilities; (ii) obscure sightlines, especially for CCTV and public transport drivers; (iii) hinder pedestrian mobility as a result of heavy leaf-fall or exposed roots; or (iv) obscure natural light to dwellings;

*Amenity*

- s. Ensure the amenity of future occupiers or those currently occupying adjoining or nearby properties is not significantly affected or have an unacceptable impact on the residents of the surrounding area. If the amenity effects of the proposed development can be made acceptable by mitigation measures, then the Council will seek these measures. Amenity can be significantly affected by:
  - i. Overlooking, causing a loss of privacy;
  - ii. Unacceptable visual impact;
  - iii. Loss of sunlight, daylight, overshadowing or the need for artificial light;
  - iv. Unacceptable traffic movements, to, from and within the site and car parking
  - v. Lack of outlook or a sense of enclosure;
  - vi. Noise and vibration levels and the times when such disturbances are likely to occur; and,
  - vii. Odour, smoke, fumes, dust, litter accumulation, poorly located and designed refuse storage, exterior lighting and servicing;
- t. Take into account its suitability and compatibility with nearby uses and attempt to mitigate any adverse impacts through appropriate layout, design and management of the site;
- u. Ensure the reasonable enjoyment of the use of buildings, gardens and other spaces is not significantly affected due to the adverse impact on amenity from nearby uses; and,
- v. Where appropriate, be conditioned to prevent the ability to change use (as set out in the

Town and Country Planning (General Permitted Development Order) 2015) without the need for planning permission to a use that would affect the amenity of those occupying nearby properties or residents of the surrounding area.

#### Shopfronts

4. The design of new shopfronts and other commercial signage and the re-design of existing shopfronts and commercial signage should demonstrate respect for the architecture and features of the buildings in or on which they are set and the character of the area. Design should accord with the Council's guidance for shopfronts: 'Shopfront Design: A Guide to Good Practice'.

5. The Council will resist the removal of shopfronts of architectural or historic interest.

#### Advertisements and Hoardings

6. 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).

7. In Areas of Special Control of Advertisements, see Appendix 7, a stricter degree of control over advertisement will apply. See Regulation 21 of the 2007 Town and Country Planning (Control of Advertisements) (England) Regulations and the associated schedules.

6.35 Achieving a high-quality design is a strategic objective of the Plan. 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. However, respecting the existing character 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 an area, but this must not be taken as justification for a design to detract from its setting.

6.36 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.

6.37 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.

6.38 The elevated nature of parts of the District affords opportunities for many fine public views, which warrant protection. Care will need to be taken not to spoil public views, particularly to and from key landmarks. Views onto roofs can be very important and large areas of flat roof can be unsightly and contrary to the established character of the area. An integral part of an overall design should be the inclusion of an attractive roofscape which screens any necessary plant equipment or similar machinery. Flat roofs for rear extensions to houses in the built up areas may be acceptable if they are not visible from public places.

6.39 All proposals, including extensions, alterations and shopfronts, will be assessed against all the policies in this Plan and 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.

## POLICY EN5: INCLUSIVE ENVIRONMENTS

6.40 Inclusive environments create safe and accessible places for all members of the community to enjoy, including those who have specific needs arising from age, disability or other protected characteristics. They should provide opportunities for everyone to participate in community life, whether as residents, employees or visitors to Mole Valley.

6.41 Within Mole Valley, there are a number of local organisations that support people with a range of additional needs, including by providing supported housing and employment opportunities. The District also has an ageing population, making it increasingly important that new development enables people to remain active members of their local communities into later life. In the Housing chapter, Policy H6 focusses on requirements for housing for older people and specialist housing. Policy EN5 below covers all forms of development, not just housing, and draws together a range of requirements to secure well-designed, inclusive developments.

6.42 In order to achieve strategic objectives 3 and 11:

### POLICY EN5: INCLUSIVE ENVIRONMENTS

1. Developments providing 10 or more new dwellings are required to include dwellings which meet optional Building Regulations standards for accessible, adaptable and wheelchair user dwellings, as required by Policy H10.
2. Vehicular parking for people with disabilities is required to be provided in accordance with Policy INF2. Parking bays for people with disabilities should be located as close as practicable to an accessible entrance to the building serve and the route between parking bay and entrance should be designed to avoid uneven surfaces, obstructions, steep gradients or other features likely to impair access.
3. Residential or mixed use developments providing 50 dwellings or more are required to provide play space for children and young people as required by Policy EN10.
4. Developments which include new streets and/or public spaces should be designed with regard to the needs of older people, including those living with dementia, people with disabilities or anyone whose mobility is reduced, by:
  - a. Providing safe, easily navigable and accessible routes through the development, incorporating landmarks and environmental cues to aid navigation within larger developments;
  - b. Within mixed use development, locating local services and community facilities in a central or easily-accessible part of the development and designing buildings with clearly identifiable and accessible entrances;
  - c. Maximising connectivity to existing local services, public transport and green spaces located beyond the development;
  - d. Designing public open spaces so that they are accessible to all and provide an interesting and stimulating sensory environment;
  - e. Providing seating in new public open spaces and along longer pedestrian routes.
  - f. Designing car parks, footpaths and public spaces to support access by people with poor mobility, avoiding uneven surfaces, obstructions or excessive street clutter, minimising steep slopes or level changes;
  - g. Providing buffer zones such as trees or grass verges between busy roads and footpaths or open spaces; and,
  - h. Integrating any specialist housing into the wider development to facilitate social interaction for those who are unable to travel more widely.

5. All new development should support the safety and security of the whole community through maximising natural surveillance, placing entrances in safe, visible locations, having a clear definition between public and private space and incorporating well-designed external lighting which enhances security while avoiding light pollution.

6. In accordance with the Public Sector Equality Duty, where a proposed development is designed to meet specific needs relating to members of a protected group, the nature of those needs will be given appropriate weight in the decision-making process, alongside this and other policies of this Local Plan.

6.43 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 should be avoided. As well as being beneficial to people with a range of disabilities, this makes the environment more accessible to anyone whose mobility is permanently or temporarily impaired, including by reason of old age, pregnancy and while caring for young children.

6.44 It is recognised that some sites will present specific challenges, for example where the land is steeply sloping or otherwise constrained. The above policy highlights a range of design approaches and it will be for the applicant to demonstrate how the proposed development responds to these issues and, where necessary, to provide evidence why the provision of a suitably accessible environment is impracticable or unreasonable in individual cases.

6.45 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.

6.46 The design and layout of the urban environment can have an influence on the occurrence of vandalism and street crime and good design has a role in promoting safer and more inclusive communities for everyone. 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. Natural barriers, such as spine-bearing shrubs, can usefully be incorporated into landscaping proposals, where they can play a role in deterring access to private and less overlooked spaces. 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.



## POLICY EN6: HERITAGE ASSETS

6.47 Mole Valley has a rich and varied heritage including archaeological sites and features, buildings and structures, parks and gardens, towns and villages and sites of cultural significance.. Many are formally recognised as ‘designated’ heritage assets and others are ‘non-designated’ assets which have a local significance whose status is recognised in national planning policy. Both designated and non-designated heritage assets make a considerable contribution to the distinctive and valued character of the area. They contribute to the life of the District in a variety of different ways, engendering a sense of civic pride and enhancing cultural and economic life.

6.48 Heritage assets are precious and often fragile. Once lost they cannot be replaced. National planning policy requires that their significance must be taken into account when planning decisions are made that will impact on their integrity, their settings, public enjoyment of them and their long term viability. The management and care of the historic environment is an integral part of what constitutes sustainable development.

6.49 Policy EN6 is set within the context of the Council’s Heritage Strategy of January 2020, prepared in support of the Local Plan. The Strategy, amongst other things, provides an assessment of the significance of the Mole Valley’s heritage assets and the aspirations for the care and management of those assets. The following policies will play an important part in the delivery of the Heritage Strategy.

6.50 In order to achieve strategic objectives 11 and 12:

### POLICY EN6: HERITAGE ASSETS

1. When conserving and enhancing designated and non-designated heritage assets, the Council will have regard to the impact of new development on their fabric, integrity and significance, and their settings. The following factors will be taken into consideration when assessing the impact of any development proposals:
  - a. Achieving the appropriate repair of heritage assets and securing their long term viability;
  - b. The significance and importance of the asset;
  - c. The contribution to local identity and distinctiveness, including their wider significance to the architectural, cultural, artistic, social, economic life of the community;
  - d. The degree to which proposals conserve and enhance heritage assets and their settings;
  - e. The opportunities created to provide public access, understanding and enjoyment of heritage assets, for example through appropriate information signs and plaques; and,
  - f. The cumulative impact of the proposals on heritage assets having regard to other relevant developments past and present.

#### Archaeology

2. Development proposals affecting Scheduled Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Potential, as identified on the Policies Map, must be informed by a desk-based assessment and, where investigations advise it: a field evaluation, excavation and post-excavation assessment. Subsequent reporting, archiving and publication should form part of the Surrey Historic Environment Record.
3. Great weight will be placed on the conservation of archaeological assets. Development proposals that would harm them will be required to justify their proposals in line with guidance in the National Planning Policy Framework.
4. Outside County Sites of Archaeological Importance and Areas of High Archaeological



Potential, the results of a desk-based archaeological assessment must be submitted with any development proposals for a site larger than 0.4ha. If the results of any desk-based assessment are inconclusive, or if they produce evidence of significant archaeological remains, then section 2 of this policy will be applicable.

#### Listed Buildings and Structures

5. Development proposals affecting Listed Buildings and Structures, as set out in Appendix 8 and 10, and their setting must be accompanied by a well-informed heritage statement that sets the proposals in the context of the history of the buildings or structures, their significance, architecture, construction and materials.

6. Proposals that result in harm to a Grade I and II\* Listed Building or Structure, whether substantial or less than substantial, will only be permitted in exceptional circumstances where a clear justification is provided and there are substantial public benefits.

7. Proposals resulting in less than substantial harm to Grade II Listed Buildings or Structures must ensure that the harm is clearly justified and that any alterations are sensitive to the significance and character of the building or structure and its setting. Proposals that result in substantial harm or loss will only be permitted in exceptional circumstances where the public benefit outweighs the harm caused.

8. Applicants will be required to make a record of significant architectural details and structures in circumstances where their loss is permitted and ensure that the record is made publicly available as part of the Surrey Historic Environment Record.

#### Registered Historic Parks and Gardens

9. Development proposals that result in substantial harm to a Registered Historic Park or Garden, as set out in Appendix 9, will not be permitted unless the circumstances are wholly exceptional and fully justified in terms of the public benefits that would outweigh the harm and where there is an absence of alternative, less damaging options.

10. Proposals that result in less than substantial harm to a Registered Historic Park and Garden, including views out of and into it, will be assessed on the degree to which:

- a. The setting, special character, enjoyment and significance of the site is compromised;
- b. The harm can be mitigated; and
- c. Alternative, less harmful options have been considered.

#### Conservation Areas

11. The Council will keep the boundaries of designated Conservation Areas, as set out in Appendix 11, under regular review and revise boundaries and designate new Conservation Areas in line with national legislation and guidance.

12. The Council will keep under regular review the boundaries of areas covered by Article 4 directions in Conservation Areas and consider their application to new areas in line with national policy guidance.

13. Proposals resulting in the partial or total demolition of buildings or structures in a Conservation Area will only be permitted where:

- a. They are considered not to make a positive contribution to the Conservation Area; and,
- b. The replacement buildings or structures will contribute positively to the special character and appearance of the Conservation Area in which it is set.

14. Proposals for new development, extensions and alterations to existing buildings, applications for changes of use and advertisements within Conservation Areas will:

- a. Be of high design quality;



- b. Make a positive contribution to and respect the character and appearance of the conservation in which it is set;
- c. Respect important views into and out of the conservation area;
- d. Respect local traditions of design, form and massing, scale and use of materials;
- e. Have regard to the traditional patterns of plot and road layouts;
- f. Protect trees and open spaces that reinforce local distinctiveness;
- g. Conserve or restore features such as boundary walls and hedges, doors, windows and chimneys; and,
- h. Have regard to published conservation area appraisals and management plans.

#### Non Designated Heritage Assets

15. The Council will continue to identify buildings and other features and structures that have a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

16. Proposals leading to the alteration or loss of a non-designated heritage asset will be considered on the basis of its architectural, archaeological, cultural and historic significance and contribution to the community, set against the scale of the alteration or loss.

#### Heritage at Risk

17. The Council will monitor the annual Heritage at Risk Register, compiled by Historic England, and work proactively with the owners of heritage assets listed on the register to find solutions for their long-term restoration, maintenance and beneficial use.

#### Additional Guidance

6.51 The Council has produced Character Appraisals for parts of the District and these will remain material considerations in the determination of planning applications. The Council may produce further such appraisals as required in order to conserve and, where necessary, enhance heritage assets.



## POLICY EN7: RESIDENTIAL AREAS OF SPECIAL CHARACTER

6.52 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. However, these areas contain a limited number of Listed Buildings and do not meet the criteria for designation as Conservation Areas but they are worthy of protection.

6.52 This policy comprises additional design considerations that will apply in these areas and Appendix 8 lists the Residential Areas of Special Character and sets out each area's distinctive character and features.

6.53 In accordance with strategic objectives 9, 10, 11 and 13.

### POLICY EN7: RESIDENTIAL AREAS OF SPECIAL CHARACTER

1. 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.
2. 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 appropriate external materials and building detailing, where a feature of the area, should be incorporated in the design;
  - d. Development on back garden land should be avoided and will only be allowed in exceptional circumstances where the character of the area remains unharmed. Where the development is considered to be acceptable in terms of character, any proposed back garden land development should be of a subservient to the 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.

6.54 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 would severely degrade the character of the area.

## POLICY EN8: LANDSCAPE CHARACTER

6.55 The complexity of the geology of this part of Surrey gives rise to the variety and visual beauty of the landscape in Mole Valley. The special landscape character of the District and its iconic beauty spots of Leith Hill and Box Hill attract millions of visitors each year and are, at the same time, places where people live and work. They are also invested with special cultural significance that needs to be protected alongside the landscapes with which they are associated.

6.56 Within Mole Valley there are nationally and local landscape designations and a variety of non-designated local landscape types. Much of the North Downs and Greensand Hills are of national importance and form part of the Surrey Hills Area of Outstanding Natural Beauty (AONB). Fringing the AONB is the local Area of Great Landscape Value (AGLV) designation, which acts as a buffer to the AONB, but which has considerable landscape value in its own right and is a longstanding and established designation in Surrey. Natural England is embarking on a reviews of the boundary of the AONB which may result in an increase in the area of the designation.

6.57 Non-designated landscape areas include a variety of landscape types, notably the Low Weald to the south and south-east and the London clay to the north. The urban fringe landscapes are of particular importance because they form the transition from urban areas to the open countryside and are subject to considerable development and management pressures. There are also important wetland landscapes associated with the River Mole and its tributaries, particularly the Rye Brook and Pippbrook.

6.58 The Surrey Landscape Character Assessment 2015 provides a detailed analysis of the many different landscape types and is the starting point for an understanding of the local landscape character and its conservation and management. Appendix 13 of this document lists the landscape types in Mole Valley and provides a map of their location, reproduced from the Character Assessment. Of other documents that will be used in support of the policies in this Plan and are a material consideration in planning decisions are:

- The Surrey Hills AONB Management Plan; and,
- Environmental Design Guidance: Guidance on Conserving and Enhancing Country Lanes and Villages in the Surrey Hills

6.59 In order to achieve strategic objectives 9 and 10:

### POLICY EN8: LANDSCAPE CHARACTER

#### Landscape Principles

1. To achieve a strategic approach to the conservation and enhancement of local landscape character, the Council will:
  - a. Encourage developments, where appropriate, that are sensitive to their landscape and cultural context;
  - b. Work with partners within the Surrey Hills AONB Management Board to fulfil the statutory purposes of the AONB designation to conserve and enhance its natural beauty and implement the statutory management plan;
  - c. Work with partners in the Catchment Partnership to conserve and enhance the Mole Catchment and raise the quality of wetland landscapes in line with the Water Framework Directive;
  - d. Encourage access to and appreciation of the local landscape;
  - e. Support the countryside management partnerships in initiatives to manage the landscape and engage with volunteers in doing so;
  - f. Require applicants for development that has the potential to impact adversely on local

landscape character and its cultural significance to include with their proposals a Landscape and Visual Impact Assessment, a reasoned justification of their proposals, with any mitigation measures set out clearly.

#### The Surrey Hills Area of Outstanding Natural Beauty

2. The Surrey Hills AONB is a nationally important landscape designation and development proposals that fail to conserve and enhance the landscapes and scenic beauty within the AONB, their cultural significance and wildlife habitats will be refused.
3. Proposals for major development within the AONB will be refused unless there is an overriding public interest. Proposals will be judged in line with the exceptional circumstances tests set out in national policy, namely the need for the development; the cost or scope for meeting the need in another way and the extent of the detrimental effect on the landscape after moderation.
4. When determining development proposals within the AONB or affecting its setting, great weight will be given to the Surrey Hills AONB Management Plan and account will be taken of the Environmental Design Guidance published by the Surrey Hills Board.
5. Development proposals lying outside the AONB but which would spoil the setting of the AONB by harming public views into or from the AONB, will be refused.

#### The Area of Great Landscape Value

6. Development proposals falling within the Area of Great Landscape Value will be required to demonstrate they would not harm the distinctive character and scenic beauty of the AGLV and/or the setting of the adjacent AONB.

#### Non-designated Landscapes

7. Proposals that have an impact on the distinctive landscape character in which they are set will be required to demonstrate that they have taken into consideration the key characteristics, attributes and sensitivities of the landscape type in which the proposed development is to be located, together with the landscape guidelines set out in the Surrey Landscape Character Assessment for Mole Valley.
8. New development will be required to reinforce the scenic quality and distinctiveness of the landscape in which it is located and to be influenced by the local landscape context. Development proposals will be assessed in relation to the following:
  - a. Visual impact from public roads, footpaths and viewpoints;
  - b. Integration into the landscape setting so as to sit comfortably within the topography, trees and woodlands, field boundaries and the settlement pattern;
  - c. Cumulative impact in relation to other built development;
  - d. Scale and design, including the choice of external materials;
  - e. Visual impact of associated infrastructure such as car parking and access roads;
  - f. Additional noise that will intrude on the tranquillity of the area;
  - g. Lighting that would be visually intrusive, disrupt wildlife or result in a diminution of dark skies in remoter locations;
  - h. Design of hard and soft landscaping around buildings and structures, including any screening measures and boundary treatments;
  - i. Retention of visual linkages between settlements and their landscape setting;
  - j. Restoration of landscape features, including wetlands and woodlands, and the removal of eyesores; and,
  - k. Safeguard or enhance the existing network of statutory bridleways and footpaths or create new links in the network to facilitate access to into the landscape

## POLICY EN9: NATURAL ASSETS

6.60 This policy primarily focuses on biodiversity which is the variety of life within species, between species and of ecosystems and is most commonly measured as species richness. The policy is set against alarming trends in the loss of species and natural habitats globally, nationally and locally (State of Surrey's Nature Surrey, 2017). The aim of the policy is to move away solely from conservation and management of existing, designated wildlife sites, which are often isolated and disconnected, to species-led protection. This requires better investment in areas with the greatest ecological potential (Biodiversity Opportunity Areas), providing protection to non-designated sites as well as the protecting and managing existing wildlife sites and creating linkages to produce a more robust and resilient ecological network of wildlife sites; what the Lawson Review (Making Space for Nature, 2010) referred to as 'more, bigger, better and more joined up'.

6.61 Another important principle underlying the policy is that of Biodiversity Net Gain (BNG). The policy will require not only that the loss of biodiversity on development sites is mitigated but that there is a net gain of 20% on most sites. This concept of BNG is enshrined in national planning policy. Policy EN9 requires that developers provide a biodiversity net gain plan and that losses and gains are measured systematically and consistently using a nationally-approved tool.

6.62 The policy is aligned to other policies in the Plan that seek to address climate change. Whilst tree planting is part of the suite of climate change initiatives, it is recognised that this will not be appropriate for some of the District's sensitive habitat types, such as chalk grassland, meadow and wetland. The principle of 'right tree; right place' and the benefits of natural regeneration will play an important part of habitat management alongside tree planting.

6.63 In order to achieve strategic objectives 10 and 13:

### EN9: NATURAL ASSETS

#### Biodiversity and Geodiversity in New Developments

1. Where development proposals are likely to affect natural assets planning applications will be required to include an assessment of the impact of their proposals on native biodiversity, protected, otherwise endangered or vulnerable, species and habitats in line with the British Standard for Biodiversity: Code of Practice for Planning and Development BS42020.
2. Development proposals will be supported where they:
  - a. Demonstrate that consideration has been given to the conservation and enhancement of biodiversity at an early stage in the design process and measures to conserve and enhance native habitats and species are included as an integral part of the proposed development;
  - b. Include measures to retain, protect and enhance significant habitats, species and geological interest;
  - c. Take opportunities to create new natural areas alongside the restoration of existing habitats and geological features;
  - d. Integrate wildlife habitats into built structures and their curtilages, for example through the incorporation of bird nest-boxes, bats' roosting features and, where appropriate, ponds;
  - e. Include natural buffers to protect important adjacent habitats;
  - f. Design their integral open spaces so as to maintain or create external wildlife corridors and to strengthen ecological networks beyond their boundaries;
  - g. Utilise sustainable drainage opportunities to create biodiverse wetland areas where for example balancing ponds or other flood alleviation measures are required;



- h. Seek to minimise light disturbance, particularly in semi-rural and rural areas;
- i. Employ soft landscaping measures that reflect the characteristic ecology of the area;
- j. Realise opportunities to control or eradicate non-native invasive species;
- k. Realise opportunities to develop wildlife corridors between habitats and properties, where possible linking habitats and including passages to facilitate the movement of mammals, such as badgers and hedgehogs; and,
- l. Take due note of the biodiversity within established gardens, including their importance as wildlife corridors

#### Biodiversity Net Gain

3. Planning applications other than those relating to a change of use, house extensions, alterations to buildings, or where their limited scale presents demonstrable viability problems, must be accompanied by a Biodiversity Net Gain Plan. Using the Defra-recommended Biodiversity Metric version current at the time, the Plan will include:

- a. An appraisal of the baseline biodiversity habitat value of the site; a clear demonstration of the application of the Mitigation Hierarchy, to show first how the most important habitat(s) have where possible been retained on site; that any loss of remaining habitat(s) has next been mitigated using all measures available; and, after this, how any net remaining habitat loss is to be compensated that will result in an actual net gain of biodiversity at a minimum 20% over the baseline value;
- b. A clear statement as to where and how this required biodiversity net gain is to be achieved; preferably within or adjacent to the development site as far as possible, but if demonstrably not practical to do so, provide details of the proposed use of a suitable and appropriate off-site solution (as an 'off-set' project). Preference will be given to off-sets located within Biodiversity Opportunity Areas (set out in Appendix 16) within the District; and,
- c. A management strategy that will ensure the realisation and eventual maintenance of the measures to achieve the required biodiversity net gain for a period of at least 30 years from the date that planning permission is granted.

#### Woodland, Trees and Hedges

- 4. New developments should:
  - a. Maximise opportunities to protect existing and increase tree cover and extend or introduce new hedgerows, where appropriate, setting it within the context of a plan for biodiversity net gain and having regard to the prevalent tree species and landscape character;
  - b. Incorporate well-designed soft and hard landscaping within a coherent and long-term management plan for private and communal spaces;
  - c. Allow sufficient space for existing and newly planted trees to grow to maturity, both above and below ground;
  - d. Have regard to the changing climate and prevalent tree diseases when selecting tree species, which should preferably be native species and be sourced in accordance with the national strategy for biosecurity.
- 5. Where woodland, trees and hedgerows are present on a proposed development site:
  - a. The planning application will be accompanied by a detailed appraisal of their condition, location and ecological and landscape significance both at the time of the application and with an assessment of their potential future value if retained. Applications should include an arboricultural method statement and tree protection plan to be followed during construction, reflecting the latest arboricultural standards for any tree works or development near to trees and demonstrating adequate root protection areas;
  - b. Support will be given to development proposals that retain existing woodland, trees and hedgerows. Where woodland, trees and hedges are to be removed they should be accurately identified, with a clear justification set out for their loss, together with details of any mitigation or replacement planting as part of an overall approach to achieving biodiversity net gain. Development proposals that have not properly considered or prioritised development options enabling the retention of woodlands, trees and hedgerows will be refused;



- c. The removal of protected trees, woodlands and hedgerows will only be permitted in exceptional circumstances. The loss of ancient or veteran trees, ancient semi-natural woodland and 'important' hedgerows, as defined in the Hedgerow Regulations 1997, will be wholly exceptional on the grounds that their loss cannot be adequately compensated.
6. When considering applications for the felling or surgery to trees protected by a Tree Preservation Order or trees in conservation areas, account will be taken of the health and stability of the trees, their public amenity value and overriding practical problems that may be caused by retaining them. Where felling is unavoidable, replacement native planting will be required unless there are exceptional circumstances.

#### Designated Sites

7. Proposals within or adjacent to designated wildlife sites will be required to provide a thorough assessment of their impacts on the recognised nature conservation interests, having regard to the status of the site, its designated interest features and its sensitivity to change.

8. Within the Mole Gap to Reigate Escarpment Special Area of Conservation (SAC), as shown on the Policies Map, there will be a strong presumption against new development unless the impact on the integrity of the SAC can be mitigated. An Environmental Impact Assessment and Habitats Regulations Assessment will be required. Development proposals for sites within 1.5km of the SAC will be required to meet the requirements of the Habitats Directive, particularly in relation to the Bechstein's bat qualifying feature. Habitats suitable for foraging and commuting bats from the SAC (such as deciduous woodland, mature treelines, species rich pasture or river corridors) must be preserved unless surveys demonstrate that they are not used by bats. Care must also be taken through development design to ensure that retained features are not impacted by artificial lighting. Developments within the Thames Basin Special Protection Area buffer zone, as shown on the Policies Map, will be required to be screened to ascertain if further assessment under the Habitat Regulations is necessary.

9. Development proposals within or adjacent to Sites of Special Scientific Interest, Sites of Nature Conservation Interest, Regionally Important Geological Sites and Local Nature Reserves, as set out in Appendix 14 and identified on the Policies Map, will not be permitted where such proposals have an adverse impact on the biodiversity, geological conservation value or integrity of these sites, including their value to the wider network of green infrastructure, landforms and wildlife corridors, unless:

- a. The harm can be fully mitigated or pending that, suitably compensated is provided (in addition to the minimum 20% biodiversity net gain requirement),
- b. The benefits of the development clearly outweigh the irreparable loss of valued habitats or species; and
- c. The proposals have no reasonable alternative sites that would result in less harm.

#### Conservation of Habitats and Species

10. Development proposals that have an adverse impact on irreplaceable habitats as listed in, for example, the Surrey Nature Partnership's 2020 guidance or the Habitats or Species of Principal Importance under Section 41 of the Natural Environment & Rural Communities Act 2006 will be refused unless there are wholly exceptional circumstances and the impacts can be mitigated. Proposals will be expected to incorporate measures to maintain or restore as far as possible habitats or species of principal importance.

11. Within and adjacent to areas designated as Biodiversity Opportunity Areas (BOAs), set out in Appendix 16, applications for development proposals must be accompanied by an assessment of the potential impact on the overall aims, specific objectives and known biodiversity interests therein, as reflected in the Policy Statement for the Biodiversity Opportunity Area concerned. Development proposals that contribute to these aims and objectives will be supported.

## POLICY EN10: OPEN SPACE AND PLAY SPACE

6.64 This policy covers formal and informal open spaces, outdoor sports facilities, recreation areas sometimes with ancillary built development, allotments and equipped areas of play, which for the purposes of this policy will simply be referred to as open space. The open spaces can be public, private or available on a subscription basis such as sports clubs or allotments. It fulfils a wide variety of environmental, social and economic functions. Good quality, accessible open spaces are highly valued by residents of Mole Valley and contributes to the quality of life enjoyed in the District.

6.65 The Council's Open Space Assessment (2021) found that the District had a fair range of open space provision. In terms of natural spaces and allotments, provision was generally good but, in certain areas such as some suburban villages, there is a deficit of parks/recreation grounds and provision for children and young people. However, homes in these areas are often accompanied by generous garden space which compensates for the deficiency to a certain extent.

6.66 In terms of open spaces, the strongest protection is afforded to designated Local Green Space and this designation is covered in Policy EN11. This EN10 policy covers non-designated open space which the Council also is determined to protect.

6.67 In order to achieve strategic objective 15:

### POLICY EN10: OPEN SPACE AND PLAY SPACE

#### New Non-Designated Open Space

1. The provision of new or improved open space will be supported where an identified need can be demonstrated.

#### Protection of Non-Designated Open Space

2. The existing provision of non-designated open space will be safeguarded from development, unless it can be demonstrated that:

- a. The open space is no longer required;
- b. Appropriate alternative provision of a higher standard is made; or
- c. A partial reduction in the open space land on a site is justified by the need to provide essential community infrastructure development.

In all the three cases above, an assessment will be required setting out as to whether the land in question:

- i. Makes a significant contribution to the character, environmental quality and amenity of the surrounding area;
- ii. Provides essential social, community or recreational use;
- iii. Has a value as part of a network of wildlife corridors;
- iv. Provides public use of the land and forms part of a network of access routes;
- v. Could fulfil an alternative open space or recreational use; and,
- vi. Would have an adverse impact on the capacity of the remaining land to fulfil its open space and recreational functions.

#### Open Space in New Housing Development

3. To address needs arising from development, the provision of publicly accessible open space and equipped play space will be required on site as part of any development scheme delivering 50 net dwellings or more.



- a. Publicly Accessible Open Space
  - i. The space should be usable, well designed and capable of fulfilling the various requirements of the future residents of the development and the wider community for exercise and relaxation in a natural setting; and,
  - ii. Spaces should provide easy access for residents of the development and be accessible and welcoming to the wider local community. This should be achieved through design, the appropriate siting of spaces within the new development and legal agreements and management arrangements.
- b. Play Space
 

On-site play space provision on development sites likely to house children should be as follows:

  - i. For developments of 50 or more net dwellings, a Locally Equipped Area for Play is required.
  - ii. In addition, for developments of 200 or more net dwellings, a publicly accessible Neighbourhood Equipped Area for Play is required.
  - iii. In addition, for developments of 500 or more net dwellings, a publicly accessible Multi-Use Games Area is required.

Where there is existing public open space or play facilities adjacent to the site, or where the Council agrees that it would be impractical to provide public open space or play facilities on site, an equivalent contribution towards the improvement of existing spaces or facilities may be agreed by the Council as an alternative to on-site provision.

Community Infrastructure Levy funds may be used to contribute towards the upgrading of suitably located existing public open space or play areas, where there is an identified need.

#### Protection and Enhancement of Public Rights of Way

4. Public Rights of Way and National Trails will be protected from the adverse impacts of development and, where possible, new development should enhance the existing network and create new links to it.

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

6.69 New residential development will bring with it an increase in demand for publicly accessible open space and equipped areas for play. The definitions of Locally Equipped Areas for Play (LEAPs), Neighbourhood Equipped Areas for Play (NEAPs) and Multi-Use Games Areas (MUGAs) are those set out by the Fields in Trust.

6.70 A country park will be provided at Preston Farm in Bookham as Suitable Alternative Natural Greenspace (SANG). The site will act as an alternative option for the increased numbers of local residents potentially using the Thames Basin Heaths Special Protection Area for recreation.

6.71 The future management of open space and/or facilities provided on site will need to be agreed with the Council to ensure that local people 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.



## POLICY 11: LOCAL GREEN SPACE

6.72 In 2014, the Government established a new open space designation: Local Green Space. The designation is for green areas or open spaces which are special to a local community and have local significance. This can be because of beauty, historic significance, recreational value, tranquillity or richness of wildlife. They should be in close proximity to the communities that they serve, are local in character and do not consist of extensive tracts of land.

6.73 The designation affords the green area or open space very strong protection akin to Green Belt protection. The open spaces which are covered by the Local Green Space designation are set out in Appendix X. All other open space is protected by Policy EN10.

6.74 In order to achieve strategic objective 10:

### POLICY EN11: LOCAL GREEN SPACE

1. Areas designated as Local Green Space, as shown on the Policies Map and set out in Appendix 17, will be safeguarded from development other than in very special circumstances, where the potential harm to the Local Green Space and the purposes of including land within it is clearly outweighed by other considerations.
2. Limited improvements to access, outdoor recreation and wildlife, or community functions associated with the Local Green Space may be allowed where it would maintain or enhance the characteristics for which the Local Green Space was designated.
3. Proposals to enhance an existing community facility associated with or within the boundary of a Local Green Space will be supported, subject to maintaining or enhancing the characteristics for which the Local Green Space was designated and other relevant planning policies.



## POLICY EN12: POLLUTION CONTROL

6.75 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.

6.76 Well-designed development can reduce pollution risks and the impact of the development on the environment, the surrounding area, nearby properties and uses and any future occupiers of the development. 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

6.77 In order to achieve strategic objectives 10, 13 and 15:

### POLICY EN12: POLLUTION CONTROL

1. Development should minimise exposure to, and the emission of, pollutants including noise, odour, air and light pollution. Proposals should ensure that they mitigate or avoid any adverse site specific or environmental impact that arises as a consequence of the development. In particular, proposals should:

#### Contaminated Land

- a. Be supported by a preliminary risk assessment to determine the likelihood of contamination if the proposed development is located on or near to potentially contaminated sites. The scope of the preliminary risk assessment should be agreed with the Council and carried out by a suitably qualified person. Where necessary, proposals should be supported by a detailed site investigation, undertaken prior to construction, to assess the nature and extent of contamination and any potential associated risks. Where unacceptable risks are identified, proposals must ensure the appropriate remediation of land, agreed with the Council.
- b. Take account of and address adverse ground conditions and land instability.

#### Water Quality

- c. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off. Where impacts of a development on water quality are likely, applications should be supported by an assessment of the likely impacts and appropriate mitigation strategies.
- d. Where development falls within a sensitive groundwater location such as a Source Protection Zone or Safeguard Zone, as defined by the Environment Agency, consider the impact of the development on the quality of the water supply and take appropriate measures to eliminate contamination risks.
- e. Connect to mains foul sewage systems, wherever possible. Where this is not possible, justification will be required. Non-mains foul drainage will be refused in sensitive groundwater areas.

- f. Ensure that, for any additional demand for water supply, surface water drainage, foul drainage and sewerage treatment capacity arising from additional dwellings, the applicant, together with the relevant statutory undertaker, has demonstrated that sufficient capacity exists to serve the development and that the development would not lead to shortages for existing users.

#### Air Quality

- g. Avoid increasing exposure to poor air quality, including odour, particularly where vulnerable people are located (such as health facilities, care homes or schools).
- h. Contribute towards the achievement of national air quality objectives by demonstrating that significant new emission sources will be suitably mitigated to be as low as reasonably practicable. Proposals that would have significant adverse impacts on air quality or expose the public to existing sources of air pollution, either as a result of the on-site activities or traffic movements, will be resisted unless appropriate mitigation measures are put in place to reduce these impacts to acceptable levels.
- i. Be supported by a technical odour assessment where they are a sensitive development located close to a Sewage Treatment Works or other odorous source. The technical assessment should be undertaken in consultation with the relevant statutory undertaker to confirm that there is no adverse amenity impact on the future occupiers, or that the adverse amenity impacts can be sufficiently mitigated.

#### Noise and Vibration

- j. Avoid locating noise and vibration-sensitive uses, such as health facilities, housing and schools, close to existing noise disturbance, unless the impact can be shown to be acceptably mitigated.
- k. Avoid locating noise and vibration-generating uses, such as transport and industrial activities, close to existing noise-sensitive uses, unless the impact can be shown to be acceptably mitigated.
- l. In high noise or vibration environments or where there is a reasonable possibility of significant adverse noise or vibration impacts (including volume, pitch, time of day, frequency and pattern), incorporate the site zoning of sources and receptors and include other mitigation measures, where appropriate, to ensure existing and future occupiers are not subjected to an unacceptable level of noise disturbance, both within buildings and externally. Such proposals should be supported by a noise assessment that determines whether the overall effect of noise exposure (including construction impacts) would be acceptable with regards to the Noise Policy Statement for England.

#### Light

- m. Incorporate measures to minimise the intrusiveness of artificial lighting and thus the potential adverse impacts on residential amenity, character, public safety, protected wildlife, watercourses and quality of life. Low-energy lighting systems are encouraged to conserve energy and preserve the dark skies, particularly near woodlands and areas protected for nature conservation.

#### Construction Impacts

- n. Minimise the impacts of air pollution, dust, odour, noise, vibration, water pollution, soil contamination and CO<sub>2</sub> emissions on nearby sensitive locations arising from demolition and construction.

#### Other

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



## POLICY EN13: STANDARDS AND TARGETS FOR COMBATting THE CLIMATE EMERGENCY

6.78 In June 2019, the Council declared a climate emergency and pledged to make all its operations carbon neutral by 2030. Policy S2 sets out the Council’s strategic approach to combatting the climate emergency beyond the Council’s operations and this policy sets out, in more detail, what the Council expects from developers. While the Council attaches the highest importance to combatting the climate emergency, it should not be to the detriment of local landscape and built environment character.

6.79 In order to achieve strategic objective 13:

### POLICY EN13: STANDARDS AND TARGETS FOR COMBATting THE CLIMATE EMERGENCY

#### Climate Change Mitigation

1. To reduce carbon emissions from new buildings and the redevelopment and refurbishment of existing buildings, the Council will:

- a. Apply the Government uplift to Parts L and F of the Building Regulations and the Fabric Energy Efficiency Standard to the construction of new homes;
- b. Apply the Government uplift to Parts L and F of the Building Regulations to:
  - the redevelopment and refurbishing of existing homes;
  - the construction of new non-domestic buildings; and
  - the redevelopment and refurbishment of existing non-domestic buildings
- c. Apply the Future Homes Standard and Future Buildings Standard to new buildings from 2025;
- d. Expect proposals for buildings to use low carbon fuels unless it is not practicable or could harm the amenity of occupiers and surrounding properties. The Council’s preferred fuels are biofuel and direct electricity at a larger scale and heat pumps, solar panels and micro-turbines at a small or individual dwelling scale;
- e. Require developers of major new residential developments to make the development zero carbon, preferably on-site or, if that is not practicable, through a carbon offset fund, administered by the Council and funding carbon reduction measures in Mole Valley; and
- f. Permit extensions to existing dwellings to accommodate low carbon energy generation equipment provided they are of the smallest size necessary to accommodate the equipment only and do not harm the amenity of neighbours or the character of the area.

2. To reduce carbon emissions in the transport sector, the Council will:

- a. Permit developments which create new walking and cycling routes or result in improvements to existing walking and cycling routes; and,
- b. Expect electric charging points to be delivered for the following types of developments in the following proportions (see also Policy INF1):

Development Type	Number of Electric Charging Points
Houses	1 per house*: 7kw Mode 3 with Type 2 Connector
Flatted development and residential institutions	20% to be active spaces* (ie operational) 20% to be passive spaces* (ie infrastructure ready)
Major non-residential development	10% active* 10% passive*

\*or to higher standards if Surrey County Council revises its 2018 Vehicular and Cycle Parking Guidance.

- c. Expect larger developments to have considered mobility hubs (central area for electric charging, cycle sharing and car clubs) with the evolution of a scheme design.

#### Climate Change Adaptation

3. To ensure that the District is future proofed for climate change, the Council will expect all development (including the conversion of existing buildings) to, where practicable and with reference to local character:
- a. Adopt passive design principles, including orientation, glazing and shading with regard to the winter and summer sun and natural ventilation;
  - b. Minimise resource use, including ensuring roofs and walls are constructed of material with a high thermal mass, roofs are well-insulated, windows and doors are air tight and water is efficiently used (see also Policy H10);
  - c. Reuse construction waste on site or arrange for the waste to be reused or recycled;
  - d. Incorporate sustainable drainage systems, such as green roofs, green walls, rainwater harvesting, permeable paving, rainwater gardens, swales, reed beds and treatment and balancing ponds;
  - e. Retain and/or provide soft landscaping to create natural cooling measures, biodiversity habitats or local food growing. The soft landscaping should have reference to native species and local character (see also Policy EN8); and,
  - f. Install community composting facilities, where practicable.

#### Emissions Targets

6.80 The Council's emissions target are set out as follows with the carbon target emission rate reduction compared to 2013 building regulations:

Type of Building	Date From	Target	Carbon Target Emission Rate Reduction compared to 2013 Building Regulations
New Dwellings	2021	Parts L and F Buildings Standards uplift, with the Fabric Energy Efficiency Standard	31%
	2025	Future Homes Standard	75-80% (to be confirmed)
Existing Dwellings	2021	Parts L and F Building Standards uplift	31%
New non-domestic	2021	Parts L and F Building Standards uplift	22-27% (to be confirmed)
	2025	Future Buildings Standard	To be announced
Existing non-domestic	2021	Parts L and F Building Standards uplift	22-27% (to be confirmed)

6.81 The Part L and F building standards uplift is achieved principally by employing measures to conserve fuel and power, limiting heat gains and losses, installing energy efficient buildings and fittings and having effective controls on heating and ventilation. The carbon reduction in the Future Homes Standard are wider ranging and make a building zero carbon ready. The Future Buildings Standard does not set a target emission rate for carbon reduction at present.

#### Electric Charging

6.82 Detailed technical specifications for the type of electric vehicle charging points expected to be delivered at particular locations can be found in Surrey County Council's 2018 Vehicular and Cycle Parking Guidance ([https://www.surreycc.gov.uk/\\_data/assets/pdf\\_file/0005/155660/January-2018-Parking-Guidance-for-Development\\_p1.pdf](https://www.surreycc.gov.uk/_data/assets/pdf_file/0005/155660/January-2018-Parking-Guidance-for-Development_p1.pdf)).

#### Low Carbon Fuels

6.83 The Council has a preference for a limited range of low carbon fuels, namely:

- Biofuel (generally energy from wheat and waste oils in the UK);
- Direct electricity (electric underfloor heating or panel heaters on the assumption that the national grid decarbonises);
- Heat pumps (ground source or air source heat pumps);
- Solar panels (preferably those similar in appearance to roof tiles for aesthetic reasons); and,
- Micro-turbines (preferably those boxed in and not located prominently); and,
- Hydrogen hybrid boilers

6.84 The Council is not supportive of Energy from Waste plants, which it believes are not particularly sustainable and liable to incinerate waste that would otherwise be recycled. The Council is also not supportive of district heating systems as they are often more expensive than the national grid, thereby creating fuel poverty, and deny consumer choice.

#### Establishing a Carbon Offset Fund

6.85 Following the adoption of the Local Plan, the Council will produce a Planning Obligations Supplementary Planning Document (SPD). Amongst other measures, the SPD will set out how the Carbon Offset Fund will operate, the price per tonne at which carbon will be charged and the schemes which the fund will support. In the interim, the monies will not be collected for the fund. It should be stressed that as much carbon emission reduction as possible should take place on site and the carbon offset fund should be used for a relatively small amount of carbon emissions which cannot be mitigated on site.





# CHAPTER 7

## Infrastructure Policies

## POLICY INF1: TRANSPORT

7.1 Transport is a vital consideration when evaluating new development proposals. Almost all developments have some impact on the transport network and large trip-generating developments can have a significant impact. Developments therefore need to be appropriately located in relation to the highway and public transport networks and provide sufficient parking, while encouraging the use of more sustainable modes.

7.2 In order to achieve strategic objective 14:

### POLICY INF1: TRANSPORT

#### Transport Impact

1. Development proposals will be assessed for their impact on the highway and public transport network as well as the local environment and should be located so as to minimise any adverse impact on the highway network and maximise the use of sustainable modes of transport. Applicants should set out how they propose to manage and mitigate the transport impacts of their development. Planning permission will only be granted if any adverse impacts of the development can be overcome by transport improvements considered necessary by the Council.

#### Design of New Developments

2. Developers are required to contribute to the delivery of an integrated, accessible and safe transport network, and maximise the use of sustainable transport modes, such as walking, cycling and public transport. This includes:

- Providing high-quality, well-designed, safe and direct walking and cycling routes, with priority over other traffic;
- Improving existing walking and cycling routes to local facilities, services, bus stops and railway stations;
- Providing opportunities to establish car clubs and cycle rental schemes.
- Providing facilities that will increase the uptake of electric and other zero emission vehicles.

#### Travel Plans

3. Where new development will generate a significant amount of trips, such as educational establishments, large business premises or large-scale residential developments, the developers are required to prepare and keep up-to-date a travel plan containing measures to reduce car use and promote sustainable transport modes.

#### Safeguarded Land

4. The Council will safeguard land and a buffer, as shown on the Policies Map, from development for improvements to the A24 between the southern District boundary and the Clark's Green roundabout.

7.3. As the local transport authority, Surrey County Council will be consulted on transport matters at the planning application stage, the applicant should therefore refer to the county council's Transportation Development Planning: Good Practice Guide (2020) for the level of information required for the development.



## POLICY INF2: PARKING

7.4 It is important developments provide a satisfactory number of off-street parking spaces for motor vehicles to avoid on-street parking which can negatively impact the operation of the highways network. However, this must be balanced with the objective of providing realistic alternatives to private car use and promoting sustainable modes of transport, such as cycling. An abundance of parked motor vehicles can also negatively impact the tranquillity, amenity and character of an area, particularly in historic neighbourhoods which first developed before the invention of motor vehicles.

7.5 In Mole Valley, car or van availability is as follows:

Category	Households (2011)	% by Household
No cars or vans in the household	4,413	12%
1 car or van in the household	13,963	39%
2 cars or vans in the household	12,506	35%
3 cars or vans in the household	3,427	10%
4 cars or vans in the household	1,519	4%
All cars or vans in the Mole Valley	56,112	-

7.6 In order to achieve strategic objective 14:

### POLICY INF2: PARKING

#### Vehicle Parking

1. Developers of residential developments will be required to provide a minimum number of off-street vehicular parking spaces, for residents and visitors, in accordance with the levels shown in Appendix 18: Local Parking Standards.
2. Developers of non-residential developments will be required to provide a maximum number of off-street vehicular parking spaces in accordance with the levels shown in Appendix 18: Local Parking Standards.
3. Developers of educational establishments are required to meet additional standards on school parking set out in Appendix 18: Local Parking Standards.

#### Disabled Parking

4. Developers of non-residential developments will be required to provide a minimum of 5% of total vehicular parking spaces for people with disabilities (blue badge holders). Disabled parking spaces must:
  - a. have dimensions of at least 3.6m by 5m;
  - b. be located no further than 50m from the main entrance or an accessible entrance if the main entrance is not accessible; and,
  - c. be clearly signed and preferably under cover.

### Garages

5. Developers of residential developments proposing garages as a parking space will be required to ensure garages are a sufficient size to provide space for both domestic storage and parking. Garages should have internal dimensions of least 6m by 3m to be counted as a parking space. For developments resulting in the loss of garages, developers will be required to demonstrate that either adequate parking space remains on site, can be re-provided off-street or additional on-street parking would not adversely affect the operation of the highways network.

### Car Clubs

6. Where developers are proposing car clubs, dedicated parking provision for car clubs will be supported where appropriate and on a case-by-case basis.

### Electric Vehicle Charging Points

7. Developers will be required to provide electric vehicle charging points in accordance with the levels shown in Appendix 18: Local Parking Standards. Charging points, delivering at least 7kW, will be required.

### Cycle Parking

8. Developers will be required to provide a minimum number of cycle parking spaces in accordance with the levels shown in Appendix 18: Local Parking Standards. Cycle parking will need to be secure, accessible and convenient. Developers of non-residential developments are also required to provide facilities to encourage cycling to places of work.

### Relationship with Surrey County Council Standards

7.7 The local parking standards in Appendix 18 are based on the standards set out in the Vehicular and Cycle Parking Guidance (January 2018) published by the local highways authority, Surrey County Council. This guidance is not specific to Mole Valley and therefore several modifications to these standards, notably to vehicular parking provision for residential developments, have been made to better reflect the Mole Valley context.

### Disabled Parking

7.8 Proper consideration should be given to the ease of use of disabled parking bays, especially their location within the car parking area and their distance to an accessible entrance. Issues such as gradient, surface treatment, width of footways and the location of obstacles such as street furniture and planting can also all have a bearing on how practical disabled parking bays are.

### Electric Vehicle Charging Points

7.9 Electric vehicle fast charging points deliver a charge of 7-22kW. Slow or trickle charging points, which deliver a charge of 3kW, are no longer suitable and are inadequate. With the advancement of electric vehicle technology, the electrical output of charging points will increase, therefore developers should provide charging points with a higher electrical output as industry standards increase over time in advance of a review of the plan.

7.10 It is the responsibility of the developer to cooperate with the electrical distribution network operator to assess the adequacy of the electrical supply capacity before installation of charging points and associated infrastructure to ensure electrical supply is sufficient to meet future demand. Approaches to ensuring electrical supply capacity is sufficient to meet future demand include increasing electrical distribution cable sizes and reserving land for future substations.

### Cycle Parking

7.11 To be accessible and convenient, cycle parking in public places should be located no more than 20m from the destination and the preferred type of cycle stand is the 'Sheffield' stand. Cycle parking should also cater for other types of bikes such as trikes, e-bikes and e-scooters as well as mobility scooters. Workplaces should have secure and weatherproof cycle storage, changing rooms and lockers to encourage cycling to work.

## POLICY INF 3: FLOOD RISK

7.12 The District's watercourses are dominated by the River Mole which runs from south-east of the District to the north-west and then on to the River Thames at East Molesey. There are four principal tributaries of the River Mole within the District: Pipp Brook, Tanners Brook, Leigh Brook and Deanoak Brook. In the west of the District, both the River Tillingbourne and North River rise. In addition to fluvial flooding, the District is susceptible to surface water flooding and groundwater flooding. An analysis of local flood risk from all sources can be found in the Council's 2017 Level 1 Strategic Flood Risk Assessment.

7.13 The purpose of this policy is to ensure that development proposals, in their choice of location, design and layout, reflect the nature of any flood risk, both to the development itself and to adjacent land and property. The incidence of flooding is predicted to increase as a consequence of climate change and new development will be required to adopt a long term approach to flood mitigation. The policy encourages an approach to mitigation that deals with flooding close to its source, avoids pollution and uses sustainable drainage systems that are appropriate to their location.

7.14 In order to achieve strategic objectives: 10, 13 and 15:

### POLICY INF3: FLOOD RISK

#### Flood Risk Schemes

1. The Council will work with partners, in particular the Environment Agency, Surrey County Council as the Lead Local Flood Authority, the Catchment Partnership and the Surrey Flood Risk Partnership Board to manage flood risk in the District and implement schemes that mitigate risk, safeguarding land for such schemes where appropriate, whilst preventing the pollution of ground and surface water, improving water quality in rivers and streams and increasing the biodiversity of wetland habitats.

#### New Development and Flood Risk

2. All development will seek to avoid, reduce or mitigate flood risk by:
- a. Ensuring development is directed towards areas of lowest flood risk from any source by applying the Sequential Test;
  - b. Using the Exception Test, where the Sequential Test cannot be met to ensure that the proposed land uses are appropriate to the Flood Zone;
  - c. Undertaking a Flood Risk Assessment for all developments over 1ha in Flood Zone 1 and all developments in Flood Zones 2, 3a and 3b;
  - d. Permitting vulnerable development within Flood Zone 3a only if the Exception Test has been passed and the site can be operated safely in the event of flooding;
  - e. Avoiding vulnerable development entirely in Flood Zone 3b with the exception of essential infrastructure and water-compatible uses provided (i) the Exception Test has been passed, (ii) these uses can remain operational and safe in times of flood and (iii) do not lead to a loss of flood storage or impede water flows;
  - f. Adopting flood mitigation measures that are appropriate to the source of the flooding, its frequency and its intensity;
  - g. Incorporating mitigation measures at an early stage in the design process, taking a sequential approach to the location of built structures within the site, designing buildings to reflect the flood risk and making space for water;
  - h. Incorporating long term management arrangements to ensure the longevity of mitigation

measures;

- i. Designing mitigation measures appropriate to the site conditions both at the time of construction and in the future by incorporating an appropriate allowance for climate change;
- j. Preventing the pollution of local ecosystems and groundwater with consideration of Groundwater Protection Zones.

#### Sustainable Drainage Systems

3. Where feasible, sustainable drainage systems should be incorporated into all major developments or developments involving a net increase of 3 or more dwellings within Areas of Critical Drainage, as identified in Appendix 19. They should:
  - a. Be designed as an integral part of the development;
  - b. Ensure that surface run-off is managed so as not to increase on- and off-site flood risk;
  - c. Follow the surface water hierarchy, discharging surface water to watercourses/sewers at pre-development greenfield run-off rates on all greenfield sites and brownfield sites within Areas of Critical Drainage and as close to greenfield rates as feasible in all other locations;
  - d. Seek opportunities to incorporate water quality, biodiversity and amenity enhancements and additional green infrastructure as part of a drainage solution; and,
  - e. Ensure that there is no increased risk of pollution to local ecosystems and groundwater, with consideration of Groundwater Protection Zones.
4. Sustainable drainage systems should be considered and are encouraged in all developments

7.15 All development proposals should be accompanied by sufficient information to allow for a proper assessment of flood risk and suitable measures included to mitigate any risks. All sources of flood risk should be considered: fluvial, surface water, ground water, sewers, reservoirs and ordinary watercourses. The Strategic Flood Risk Assessment (SFRA) indicates when a Flood Risk Assessment will be required. It is the responsibility of the developer to make proper provision for surface water drainage to ground, watercourses or surface water sewers. The suitability of a site for a particular development should take into consideration the flood risk as defined in the Council's SFRA.

7.16 Reference is made in the policy to the Sequential Test, a process of assessing reasonable, alternative sites for the location a development where there is a significant risk of flooding. The Sequential Test would be relevant to development proposed in Flood Zones 2, 3a and 3b and areas of high surface water or groundwater risk.

7.17 Reference is also made in the policy to the Exception Test which is applied if the Sequential Test has been passed. This requires a developer to demonstrate that the development located in an area of risk would provide wider sustainability benefits to the community that outweigh the flood risk and can be safe during its lifetime without increasing flood risk.

7.18 Developers are required to demonstrate that their development will address flood risk over its lifetime, which requires additional capacity to be designed to reflect increasing risk due to climate change. The allowance for climate change is explained in the SFRA. Advice regarding the requirements of sustainable drainage systems is available from the Lead Local Flood Authority Surrey County Council.

7.19 The Council may use a legal agreement or planning conditions to ensure that measures designed to manage flood risk are implemented prior to a development proceeding.

7.20 Examples of Sustainable Drainage Systems and their benefits include the following:

SuDS Technique	Flood Reduction	Water Quality Treatment & Enhancement	Biodiversity and Amenity Benefit
Living Roofs and Walls	√	√	√
Basins and ponds, comprising:	√	√	√
Constructed wetlands	√	√	√
Balancing ponds	√	√	√
Detention basins	√	√	√
Retention ponds	√	√	√
Filter strips and swales	√	√	√
Infiltrations devices	√	√	√
Soakaways	√	√	√
Infiltration trenches and basins	√	√	√
Permeable surfaces and filter drains, comprising:	√	√	
Gravelled areas	√	√	
Porous paving blocks	√	√	
Porous pavements	√	√	
Tanked and piped systems, comprising:	√		
Over-sized pipes/tanks	√		
Storm cells/Crate retention systems	√		

There are instances, such as in Groundwater Source Protection Zone 1, where infiltration SuDS may not be appropriate for certain developments.



## POLICY INF4: COMMUNITY FACILITIES

7.21 The Council recognises the importance of a wide-range of community and cultural facilities as they contribute to the well-being and quality of life of residents. 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.

7.22 In order to achieve strategic objectives 7 and 15:

### POLICY INF4: 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 policies in the plan, and subject to the following additional criteria:
  - a. The facility would meet an identified need;
  - b. It is of a suitable scale to meet the need and is flexible and adaptable so that it can be utilised by a variety of community groups;
  - c. The site is accessible to the community it is intended to serve by public transport, walking and cycling; and,
  - d. The site has sufficient parking to ensure there is not significant on-street parking.
  
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:
    - i. There is no reasonable prospect of the existing use or any other community use continuing;
    - ii. An alternative facility of equivalent or better quality or scale is available nearby or will be re-provided nearby or the use will be provided in a different way serving the same community; and,
    - iii. The facility is of no particular value to the local community and its loss will not detrimentally affect the character and vitality of the areas; and,
  - b. The site or premises has been actively marketed for 12-month period at a reasonable market value with a recognised agent for alternative community uses without a realistic, feasible or viable alternative use or occupier being identified, proportionate to the site or premises.

### New Community Facilities

7.23 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.

### Loss of Community Facilities

7.24 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.

7.25 In order to demonstrate no reasonable prospect of the continued use of a premises as a community facility, applications must include evidence that the use could not feasibly or viably operate at an alternative facility, there is no requirement for the continued use, and that the property has been marketed proportionately for one year at a realistic sale price or commercial/market rent for a community use, without success.

7.26 In addition, the following evidence may also apply:

- 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; and,
- The nature and location of comparable facilities.

7.27 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.



## POLICY INF5: DIGITAL INFRASTRUCTURE

7.28 The experience of working and spending more time at home during the COVID-19 crisis has highlighted the importance of having a good quality digital connection. Therefore, the provision of high-quality connections to homes and offices, including full-fibre broadband, 5G mobile and Wi-Fi technology, are encouraged. The policy also covers the siting of masts and other telecommunication infrastructure, which will be supported if meeting the policy requirements.

7.29 In order to achieve strategic objective 15:

### POLICY INF5: DIGITAL INFRASTRUCTURE

1. Residential and commercial development should make provision for gigabit-capable broadband connections, unless it is demonstrated that this is not practicable.
2. Proposals for the installation of telecommunications infrastructure will be supported where it has been demonstrated that:
  - a. No existing masts or structures are available that can reasonably be shared;
  - b. All alternative sites which fulfil the functional requirements of the equipment have been assessed;
  - c. Consideration has been given to the need to cater for the future growing demand for network development, including that of other operators;
  - d. The telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest;
  - e. Every effort has been made to minimise the visual impact of the proposal;
  - f. The siting is not intrusive in the townscape or landscape and the design is of a height, scale and appearance which does not unduly detract from the character of the area or unacceptably harms the amenity of the occupiers of neighbouring sites unless there is a specific need which outweighs the harm.

## POLICY INF6: GATWICK AIRPORT

7.30 Gatwick Airport lies directly adjacent to Mole Valley in the borough of Crawley. It is the second busiest airport in the UK and handled over 46 million passengers in 2018/19. The presence and operation of an international airport on the border of the District generates specific planning issues which need to be addressed by local planning policies.

7.31 In order to achieve strategic objectives 2, 11, 14 and 15:

### POLICY INF6: GATWICK AIRPORT

#### Development

1. The Council supports the sustainable growth of Gatwick Airport as a single runway, two terminal airport. Development proposals must ensure the impacts of the operation on the environment are minimised and adequate supporting infrastructure is provided.

#### Noise

2. In areas near Gatwick Airport or otherwise adversely affected by aircraft noise, noise-sensitive development – particularly residential schemes – will be resisted unless adverse effects of the noise on occupants of the proposed development are shown to be sufficiently mitigated. Specific consideration should be given to the effects of noise on habitable rooms, including night time noise on bedrooms.

3. Where aircraft noise levels would have a significant adverse effect on occupants of the proposed development, both within buildings and externally, noise-sensitive development will be resisted.

#### Car Parking

4. Proposals for additional off-airport car parking facilities or extensions to existing airport-related car parking sites will not be permitted.

#### Safeguarded Land

5. Land adjacent to Gatwick Airport identified on the Policies Map is safeguarded for aerodrome uses, as identified by the airport operator and supported by national policy.

#### Aerodrome Safeguarding

6. Development should have regard to aerodrome safeguarding requirements and will only be supported if it is consistent with the continued safe operation of Gatwick Airport.

## Development

7.32 The Council recognises the economic benefit of Gatwick Airport to Mole Valley, and the wider region, and supports sustainable growth on a one-runway, two terminal basis. Proposals for development are determined by Crawley Borough Council unless they qualify as a Nationally Significant Infrastructure Project (NSIP), where determination is a matter for the Secretary of State. The Council will play an active role in the NSIP process, including the Development Consent Order for routine use of the emergency runway for departures alongside the existing main runway. The Council continues to support a one-runway approach. Any proposals for this approach should ensure that the impacts of the operation of the airport on the environment, including noise, air quality, flooding, surface access, visual impacts, biodiversity and climate change, are minimised or appropriately mitigated. Development proposals should ensure adequate supporting infrastructure is in place to support any increase in passenger throughput. Proposals involving the use of the emergency runway on a regular or scheduled basis are likely to have significant impacts and the Council has not yet seen evidence that they can be satisfactorily mitigated. The Council opposes the construction of a third runway in addition to the main and emergency runway.

## Noise

7.33 Aircraft associated with Gatwick Airport have adverse noise effects on communities in the south of Mole Valley. LAeq noise contours that map the areas most impacted by aircraft noise over an average period are published annually by the airport operator. In addition, supplementary noise above (Nx) contours are published that show the average number of noise events above a certain decibel level in any given period.

7.34 The Noise Policy Statement for England and Planning Practice Guidance refer to different noise thresholds:

- No Observed Effect Level (NOEL) – below which there is no detectable effect on health and quality of life.
- Lowest Observed Adverse Effect Level (LOAEL) – above which adverse effects on health and quality of life can be detected.
- Significant Observed Adverse Effect Level (SOAEL) – the level above which significant adverse effects on health and quality of life occur.

7.35 Any proposed residential development, or other development sensitive to noise, of which the occupiers would be exposed to an adverse level of noise (above the LOAEL), will be resisted unless it can be demonstrated that sufficient mitigation will mean that future occupants will not be adversely affected by noise within habitable rooms. Particular consideration will be given to night time Lmax noise events and their impacts on residential bedrooms. Where mitigation includes fenestration that reduces internal noise impacts, consideration should also be given to appropriate ventilation measures that do not lead to overheating within the building.

7.36 Where future occupiers would be exposed to a significant adverse level of noise (above the SOAEL) either within the building or in the associated external amenity space, noise-sensitive development will be resisted.

7.37 The Council will base decisions on the most up-to-date contours and thresholds when assessing proposals for development, including any contours published by the airport operator that model the effects of expected airport growth.



### Car Parking

7.38 A significant number of long and short stay car parking spaces are provided within the Gatwick Airport boundary. Additionally, 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. Sites within the airport boundary provide the most sustainable location for the additional car parking which may need to be provided as the airport grows, in line with the airport operator's parking strategy. Additionally, the airport operator is responsible for meeting targets for modal shift and public transport use to access the airport and therefore proposals for car parking off-airport will be refused to further encourage the use of alternative sustainable travel modes.

### Safeguarded Land

7.39 Two parcels of land adjacent to and within the ownership of Gatwick Airport within Mole Valley, identified on the Policies Map, are safeguarded for aerodrome uses and safeguarded from other forms of development in line with national policy.

### Aerodrome Safeguarding

7.40 Aerodrome safeguarding is a legal requirement to ensure the safe operation of aerodromes, such as Gatwick Airport, is taken into account in the design of development. Aerodrome safeguarding considerations cover a number of aspects including tall structures, wind turbines and green infrastructure. Where required, the Council will consult with the airport operator on relevant proposals within the aerodrome safeguarded areas. Statutory consultation responses may require that restrictions are placed on the height or detailed design of buildings, structures and other developments to avoid impacts on the aerodrome, including those relating to navigational aids, Instrument Flight Procedures or on developments which may increase bird strike risk, create building-induced turbulence or including lighting that could pose a hazard to the safe operation of the aerodrome. Proposals that cannot be mitigated to the satisfaction of the airport operator may be a hazard to aircraft safety and will not accord with Policy INF6.

7.41 The aerodrome safeguarding area extends to cover a zone broadly within 15km of the airport, covering much of the south east of Mole Valley. This zone extends to 30km for proposals that include wind turbines, covering the entire district. For developments that have the potential to increase aircraft bird strike risk, the zone covers an area approximately 13km from the airport. More information is available on the Gatwick Airport website, and applicants are encouraged to consult the technical aerodrome safeguarding advice notes or liaise directly with the airport operator for advice on proposed developments.



# CHAPTER 8

## Delivery Policies

## POLICY D1: INFRASTRUCTURE DELIVERY

8.1 The Council will seek to make the best use of existing infrastructure assets and ensure the delivery of new infrastructure arrives in a timely manner 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.

8.2 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 and/ or provide new infrastructure to support for new development.

8.3 In order to achieve strategic objective 15:

### POLICY D1: INFRASTRUCTURE DELIVERY

#### New Infrastructure Development

1. Development of new infrastructure, in particular infrastructure projects identified in the Infrastructure Delivery Plan, that meets needs of the District and the distinct local communities within it will be supported where it complies with other policies in the Plan.

#### Funding Infrastructure

2. The Council will seek planning contributions to ensure the necessary infrastructure to support development is delivered using two main methods:

- The Mole Valley District Council Community Infrastructure Levy; and,
- Section 106 agreements/contributions or Planning Obligations to ensure that all new development meets the on- and off-site requirements that are made necessary by and related to any proposed development

Funds may be used from both the levy and from pooling S106 planning obligations from a number of developments to pay for the same piece of infrastructure.

#### Infrastructure and New Development

3. Residential and non-residential development will be supported where it is sustained by, and coordinated with, the delivery and maintenance of necessary infrastructure both on-site, integral to the development, or off-site through other mechanisms (including where this infrastructure is located outside of Mole Valley, but serves development within Mole Valley). Where there is an infrastructure capacity constraint the Local Planning Authority will, where necessary and appropriate, apply Grampian and phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

4. New developments must contribute towards the delivery of infrastructure facilities and services. This includes the provision of mitigation to avoid any substantial cumulative effects on the existing infrastructure services. When it is necessary to forward fund infrastructure projects in advance of anticipated housing growth, such as secondary school expansions, developer contributions may be required for the infrastructure after its delivery.



8.4 New connections and the reinforcement of infrastructure networks will be subject to appraisal. Where capacity is constrained, improvements may 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. In areas where they are a number of development sites, it may be necessary to coordinate the provision of infrastructure to ensure that keeps pace with the phasing of distinct developments.

8.5 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.



## POLICY D2: MONITORING AND REVIEW

8.6 The Council recognises that ongoing monitoring and review are essential to

- Delivering the objectives of the plan;
- Assessing the implementation of strategic policies; and,
- Analysing the effectiveness of all policies

8.7 In order to ensure plan monitoring is carried out comprehensively, the Council has created a Monitoring Framework (see Chapter 10), which sets out targets and actions if the targets are not achieved. The reporting of the indicators and targets in the Monitoring Framework will take place through the Council's Monitoring Reports which the Council produces on a regular basis.

8.8 This is an all-encompassing policy so all strategic objectives are relevant to this policy

### POLICY D2: MONITORING AND REVIEW

1. The Council will monitor the effectiveness of the plan's policies and consequently the success of the plan in achieving its strategic objectives. The Council's Monitoring Reports will set out progress on the indicators and targets within the Monitoring Framework.

2. In accordance with Paragraph 33 of the 2021 National Planning Policy Framework, the Council will review the plan to assess whether any of the policies need updating before the fifth anniversary of the adoption of the plan.



## POLICY D3: DEVELOPMENT SITES

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8.9 In addition to providing policies to guide planning decisions, the Local Plan also allocates development sites for specific land uses that are required to achieve the delivery of the strategic objectives and strategic policies.

8.10 The allocations do not preclude development coming forward elsewhere in the District and the suitability of development on other sites will be judged against the policies of the Local Plan.

8.11 This is an all-encompassing policy and so all strategic objectives are relevant to this policy.

### POLICY D3: DEVELOPMENT SITES

1. The Council will grant planning permission for development of the sites in Chapter 9 for the land uses set out in the "allocated for" line. The development of the site will also be subject to meeting other policies in the Local Plan and the requirements set out in the development site allocations below the map and photograph. Each development site allocation is equivalent to a policy in this plan.



# CHAPTER 9

## Development Site Allocations

## HOW TO READ THE DEVELOPMENT SITES INFORMATION

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9.1 This part of the document deals with the range of possible sites that may be needed for development within Mole Valley to 2037.

9.2 The allocated sites included within the Local Plan are:

- Residential sites, yielding 10 units or more
- Residential sites, yielding fewer than 10 units but arising from a change in policy, such as a revised village boundary
- Mixed-use sites, involving a change of use and/or redevelopment
- Non-residential sites, where it is necessary to allocate or safeguard community uses to ensure infrastructure is delivered with housing growth

9.3 The fact that a site is not specifically allocated does not indicate it is inappropriate for a particular type of development.

9.4 Allocation: The allocation broadly prescribes the development that will be permitted on a particular site.

For the purposes of the allocations, 'town centre uses' includes those uses covered by Class E, Class F1, Class F2 (a) and (b) and Sui Generis uses of town centre type

For the purposes of the allocations, 'employment uses' include all B Class uses and Class E (g) (i) offices and Sui Generis uses of an industrial type

9.5 Indicative Residential Capacity: The capacity is net and is based on either an extant permission or the Mole Valley Density Matrix which has been developed to provide a guide and which is set out below. The indicative capacities are estimates and the final developed capacities are highly likely not to be the exact number but they provide a robust and consistent estimate.

	LAND TYPOLOGY	SETTING TYPOLOGY	INDICATIVE DENSITY (DPH)
1	Brownfield	Inner Built Up/ Existing Fully Developed	Case-by-case basis
2	Brownfield	Built Up*	50
3	Greenfield	Built Up*	30
4	Brownfield and Greenfield	Garden Land	-
5	Brownfield	Built Up Edge*	40
6	Greenfield	Built Up Edge* Less than 3ha	30
7	Greenfield	Built Up Edge* More than 3ha	20
8	Brownfield	In Green Belt	40
9	Brownfield and Greenfield	Villages	20

\* "Built up" refers to the development around the site rather than the planning designation terminology of opposite to open land

9.6 Indicative Non-Residential Capacity: The figures used in the allocations represent the total gross capacity of development on the site. No deductions have been made for existing uses/ floor areas.

9.7 Policy Map Designations: These are the designations that will cover the site when the plan is adopted. Designations which are current but which will be removed or changed by the plan (eg Green Belt) and which may be relevant to soundness arguments are referred to as 'former'. This is to assist representors in making representations.

9.8 Relevant Planning History: This covers planning applications and permissions which are recent, similar in land use terms to all or part of the allocation and which were submitted or granted on the site.

9.9 The Site-Specific Information: The site information does not constitute an exhaustive list of criteria for development and all schemes will need to comply with the policies within the Local Plan.

# ASHTEAD

POLICY DS1:  
LAND SOUTH OF ERMYN WAY, ASHTEAD

Allocated for: RESIDENTIAL, COMMUNITY (including Early Years Education) AND PUBLIC  
OPEN SPACE

Site Area (ha):	21.8ha (of which approx. 13.5ha developable, located in western part of site)
Indicative capacity:	270 dwellings, at least 3 gypsy and traveller pitches
Policy Map Designations:	Green Belt (eastern part). Former Green Belt (western part), Built up Area (western part). Two small Areas of High Archaeological Potential.
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Contain residential development within the western section of the site that is inset from the Green Belt.
2. Establish a clearly defined boundary between the developed part 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. Incorporate green infrastructure comprising:
  - a. Retention of existing trees and hedgerows along the northern boundary of the site, other existing areas of Priority Habitat (deciduous woodland) and any species of botanical interest which are identified within the field margins.
  - b. Additional native planting alongside the M25 and in other locations which would improve habitat connectivity, as part of an overall strategy for delivering Biodiversity Net Gain in accordance with policy EN9.



- c. At least 3.5ha of publicly-accessible open space in the eastern part of the site, on land which remains in the Green Belt, laid out in a manner suitable for active recreation, connected to the existing public rights of way network and with unrestricted access for recreational purposes by the general public.
4. Provide equipped play space in accordance with the standards in Policy EN10.
5. Establish a legal mechanism for long term management of green infrastructure and children's play space, supporting both public access and an appropriate habitat management regime.
6. Provide vehicular access to Ermyn Way at a location which meets all relevant requirements of the Highways Authority with regard to accessibility and safety.
7. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
8. Develop and implement 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 reduce growth in traffic at local congestion hotspots.
9. Incorporate an area of approx. 0.2ha, with access to the highway and utilities connections, suitable for delivery of gypsy and traveller pitches in accordance with policy H5.
10. Provide a community building of at least 500sqm, capable of accommodating early years education provision and other community uses responding to the needs of the locality.
11. Undertake a programme of archaeological investigations in accordance with policy EN6, taking account of the Areas of High Archaeological Potential within the site.
12. Incorporate design measures to mitigate the impact of noise from the M25 motorway, in accordance with policy EN12, maximising use of measures such as site zoning, physical noise barriers, good design and building layout in preference to reliance on enhanced fenestration glazing and mechanical ventilation.
13. Liaise with SES Water to ensure that necessary upgrades to water supply infrastructure can be delivered and engage in pre-application discussions on phasing.
14. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure

Any developer of this site should, where possible:

15. 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

**POLICY DS2:  
ERMYN HOUSE, ERMYN WAY, ASHTEAD**

Allocated for: RESIDENTIAL AND OFFICE

Site Area (ha):	8.7ha total, approx. 4.5ha developable
Indicative capacity:	140 dwellings, at least 3 gypsy and traveller pitches, reduced office use on approx. 1ha
Policy Map Designations:	Built up Area, Area of High Archaeological Potential (west part of site)
Relevant Planning History:	MO/84/0600, permission for construction of existing HQ office building and campus, including car parking, private open space and associated facilities



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Maximise retention and safeguarding of existing mature trees, including the existing woodland identified as Priority Habitat along the north eastern and southern boundaries of the site, incorporating those features in a coherent landscaping strategy for the site.
2. Provide open space and equipped play space in accordance with policy EN10.
3. Establish a legal mechanism for long term management of green infrastructure and children's play space, supporting both public access and an appropriate habitat management regime.
4. Provide a walking route connecting properties on the southern side of Stag Leys with byway 116, either by retaining the existing permissive footpath or providing a similarly convenient route.
5. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
6. Develop and implement 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 and office, to reduce growth in traffic at local congestion hotspots.

7. Incorporate an area of approx. 0.2ha, with access to the highway and utilities connections, suitable for delivery of gypsy and traveller pitches in accordance with policy H5.
8. Undertake a programme of archaeological investigations in accordance with policy EN6, taking account of the Area of High Archaeological Potential within the site.
9. Incorporate design measures to mitigate the impact of noise from the M25 motorway, in accordance with policy EN12, maximising use of measures such as site zoning, physical noise barriers, good design and building layout in preference to reliance on enhanced fenestration glazing and mechanical ventilation.
10. Liaise with SES Water to ensure that necessary upgrades to water supply infrastructure can be delivered and engage in pre-application discussions on phasing.
11. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure

Any developer of this site should, where possible:

11. 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.

**POLICY DS3:  
MURREYS COURT, AGATES LANE, ASHTEAD**

Allocated for: RESIDENTIAL

Site Area (ha): 1.9ha  
 Indicative capacity: 30 dwellings  
 Policy Map Designations: Built up area  
 Relevant Planning History: MO/87/0797 outline permission for 19 detached 4/5 bedroom houses (lapsed)



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Retain and reuse existing buildings on eastern part of site (10 and 12 Agates Lane, their outbuildings and the Grade II listed barn).
2. Conserve and enhance the setting of the Grade II listed barn within the site and nearby listed buildings on Agates Lane.
3. Retain the existing brick wall along the Agates Lane frontage.
4. Provide vehicle access to all new build dwellings from The Murreys.
5. Maximise the retention and safeguarding of existing mature trees on the site and incorporate them into a well-integrated landscape strategy.
6. Take account of the area identified as Priority Habitat (traditional orchard) in the north east part of the site when formulating proposals for biodiversity net gain.

Any developer of this site should, where possible:

7. Provide a pedestrian route through the site, connecting The Murreys with the existing public footpath between Agates Lane and Skinners Lane.



**POLICY DS4:  
ASSTEAD CLINIC AND LIBRARY, WOODFIELD LANE, ASSTEAD**

Allocated for: MIXED HEALTH, COMMUNITY AND RESIDENTIAL USE

Site Area (ha):	0.2ha
Indicative capacity:	Primary healthcare and community floorspace plus approx. 5 dwellings
Policy Map Designations:	Built up Area, Residential Development Opportunity Area
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide a health hub, which includes enhanced primary health care (GP) provision to meet the area's needs alongside other enhanced primary care and/or community health services responding to local healthcare needs.
2. Re-provide the library in a new state-of-the-art facility on-site or in a suitable alternative location within the Asstead settlement.
3. Provide one and two bedroom residential units on upper floors, provided this does not prejudice delivery of health and community services responding to local needs, as required in parts 1 and 2 above.
4. Retain existing trees and landscaped buffer along the boundaries with Woodfield Lane and Moat Court.



# BEARE GREEN

POLICY DS5:  
LAND AT BREAKSPEAR FARM, BEARE GREEN

Allocated for: RESIDENTIAL

Site Area (ha): 3.6ha  
 Indicative capacity: 46 dwellings  
 Policy Map Designations: Former Green Belt (part), Green Belt (part), Inset Village  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Contain residential development within the southern section of the site that is inset from the Green Belt.
2. Establish a clearly defined boundary between the developed part 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. 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 that includes additional native tree and shrubbery planting on site boundaries.
4. Ensure site layout and building design 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 to and from the site, including from public rights of way and viewpoints in the wider countryside.
5. Incorporate open space and equipped play space in accordance with Policy EN10, in the northern part of the site, on the land designated as Green Belt.
6. Establish a legal mechanism for long term management of green infrastructure and children's play space, supporting both public access and an appropriate habitat management regime.

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. Take account of the existing water course through the site, taking opportunities to mitigate flood risk, enhance biodiversity and provide a pleasant environment for future residents
9. Provide a safe pedestrian route on the east side of Old Horsham Road, linking with existing footways as required to achieve a continual walking route linking the site to Holmwood Station and village services.
10. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure.

# BETCHWORTH

## POLICY DS6: LAND TO THE REAR OF BUMBLEBEE COTTAGE

Allocated for: RESIDENTIAL

Site Area (ha):	0.8ha
Indicative capacity:	7 dwellings
Policy Map Designations:	Green Belt, Non-inset Village, Designated Rural Area (affordable housing), Minerals Safeguarding Area
Relevant Planning History:	MO/2000/0632 – refusal of detached dwelling at rear



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide vehicle access from Old Reigate Road.
2. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding in accordance with Policy INF3.
3. 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. Retain and if necessary reinforce native tree and hedgerow planting along the western boundary where the site adjoins open land beyond the village boundary.
5. Incorporate any mitigation measures required to address potential adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, with particular regard to impact on foraging and commuting habitat suitable for Bechstein's bats.

**POLICY DS7:  
LAND AT THE EVERGREENS, REIGATE ROAD, BETCHWORTH**

Allocated for: GYPSY AND TRAVELLER PITCHES

Site Area (ha):	0.3ha
Indicative capacity:	Up to 3 additional pitches
Policy Map Designations:	Former Green Belt, Area of Great Landscape Value
Relevant Planning History:	MO/2003/1500 – permission for use as private gypsy caravan site (appeal allowed, conditions limiting occupancy) MO/2018/2086 – refusal of Existing Certificate of Lawfulness in respect of occupancy conditions MO/2021/0584 – permission for one additional Gypsy and Traveller pitch



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Restrict stationing of caravans and ancillary built development to the area inset from the Green Belt, as shown above and on the Policies Map.
2. Establish a clearly-defined boundary along the western boundary of the area inset from the Green Belt, using boundary treatment such as native hedging or other natural features appropriate to the Area of Great Landscape Value.
3. Through design and site layout, minimise the visual impact of mobile homes, caravans and ancillary built development on views from the A25 towards the Area of Outstanding Natural Beauty.
4. Provide shared ancillary facilities where practicable, to minimise the amount of additional built development.
5. Demonstrate that safe and suitable vehicle access can be provided to support increased use of the site, including improvement and/or relocation of the existing access if required.
6. Retain existing hedgerows around the perimeter of the site unless limited removal is required to meet highway visibility requirements.
7. Avoid loss of deterioration of the adjoining area of Ancient Woodland.

8. Design any additional external lighting so as to minimise impacts of light pollution on biodiversity, including bat species roosting or foraging in the adjacent Ancient Woodland or designated sites including the Mole Gap to Reigate Escarpment Special Area of Conservation.



# BOOKHAM

POLICY DS8:  
LAND NORTH WEST OF PRESTON FARM, BOOKHAM

Allocated for: RESIDENTIAL, COMMUNITY (including Early Years Education)  
AND COUNTRY PARK

Site Area (ha):	27.4ha total, approx. 10ha developable
Indicative capacity:	200 dwellings, at least 3 gypsy and traveller pitches
Policy Map Designations:	Former Green Belt (part), Green Belt (part), Built up area (part), Conservation Area (part), Area of Critical Drainage, Part within 5km, rest within 7km of Thames Basin Heaths Special Protection Area.
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Locate built development within the eastern part of the site, which is excluded from the Green Belt, as shown on the Policies Map.
2. Create clearly defined boundaries between the edge of the residential development and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
3. Conserve and where possible enhance the setting of heritage assets including Little Bookham Conservation Area and nearby listed buildings.
4. Retain the existing ponds and incorporate them into proposals for management and enhancement of biodiversity on site.
5. Maximise retention and safeguarding of existing mature trees and hedgerows, including areas identified as Priority Habitat (deciduous woodland), and incorporate them into a well-integrated landscape strategy.

6. Create a Country Park within the land lying to the west of the ponds, providing at least 10.3ha of Suitable Alternative Natural Greenspace (SANG), incorporating walking routes, public car parking and measures for biodiversity enhancement, designed and implemented in accordance with Natural England guidelines.
7. Establish a legal mechanism for long term management of the Country Park, supporting both public access and an appropriate habitat management regime.
8. Incorporate any mitigation measures that may be required to address any adverse effects on the integrity of the Thames Basin Heaths Special Protection Area.
9. Incorporate sustainable drainage measures to mitigate the risk of surface water flooding in accordance with Policy INF3 and site specific guidance in the Level 2 Strategic Flood Risk Assessment.
10. Incorporate an area of approx. 0.2ha, with access to the highway and utilities connections, suitable for delivery of gypsy and traveller pitches in accordance with policy H5.
11. Provide a community building of at least 2000sqm, capable of accommodating early years education provision and other community uses responding to the needs of the locality.
12. In addition to the country park, provide publicly accessible open space and equipped play space in accordance with the standards in Policy EN10.
13. Provide suitable and safe vehicular access from Lower Road.
14. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
15. Liaise with the relevant service provider to ensure the occupation of the development is phased to align with the delivery of necessary sewerage infrastructure.
16. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure.

Any developer of this site should, where possible:

17. Establish walking and cycling routes through the site, connected to surrounding roads and rights of way, at locations which support active travel to work, school and local services.
18. Incorporate measures to enhance pedestrian and cyclist safety along Lower Road, in order to facilitate safe sustainable travel to local shops, schools and other services.
19. Incorporate measures for flood risk betterment, aimed at reducing the surface water flow path through and beyond the site.

**POLICY DS9:  
LAND AT CHALKPIT LANE, GUILDFORD ROAD, BOOKHAM**

Allocated for: RESIDENTIAL

Site Area (ha): 0.4ha  
 Indicative capacity: 7 dwellings  
 Policy Map Designations: Green Belt, Non-Inset Village, Within 5-7km of Thames Basin Heaths Special Protection Area  
 Relevant Planning History: MO/2014/1386 – outline application for 3 dwellings and means of access – withdrawn



In addition to meeting the policies in the plan, any developer of this site will be required to:

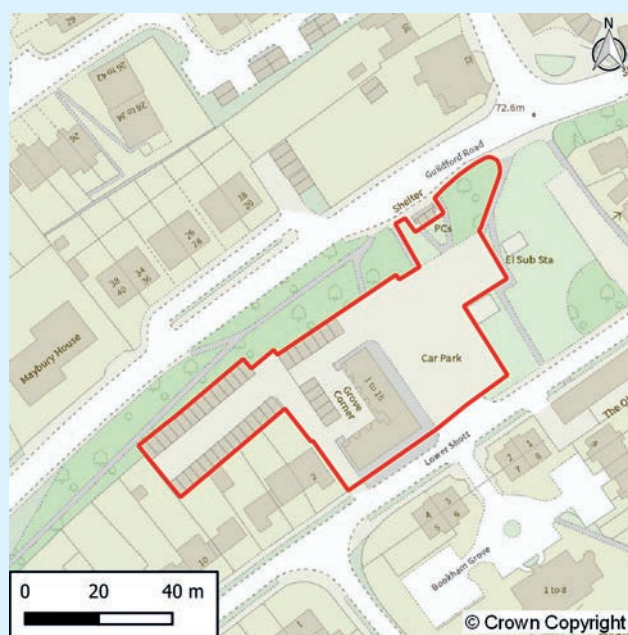
1. Maximise retention and safeguarding of existing mature trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.
2. Provide vehicular access to Guildford Road A246, suitable for two way traffic.
3. Relocate existing bus stop, if this is required in order to meet visibility requirements at the access.
4. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.



**POLICY DS10:  
GROVE CORNER LOWER SHOTT, BOOKHAM**

Allocated for: HEALTH, COMMERCIAL, SERVICE, BUSINESS, COMMUNITY AND RESIDENTIAL

Site Area (ha):	0.4ha
Indicative capacity:	Primary healthcare and other Class E/Class F uses plus approx. 5 (net) increase in dwellings
Policy Map Designations:	Built up Area, Conservation Area (part), Residential Development Opportunity Area, Area of Critical Drainage, Within 5-7km of Thames Basin Heaths Special Protection Area
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Include enhanced primary health care provision to meet the area's needs.
2. Incorporate other Class E or Class F uses on the ground floor, at a scale which complements and supports the viability and vitality of Bookham Local Shopping Centre.
3. Provide one and two bedroom residential units on upper floors or elsewhere on the site, provided this does not prejudice delivery of the uses required in parts 1 and 2 above.
4. Conserve and, where possible, enhance the Bookham Conservation Area and the setting of the Grade II listed Bookham Grove House and Grove Cottages.
5. Maximise the retention and safeguarding of existing mature trees and incorporate those features in a coherent landscaping strategy for the site.
6. Retain or re-provide public car parking spaces on the site.

**POLICY DS11:  
LAND TO THE REAR OF HUNTERS MOON, MADDOX PARK, BOOKHAM**

Allocated for: RESIDENTIAL – SELF BUILD

Site Area (ha): 0.5ha  
 Indicative capacity: 5 dwellings  
 Policy Map Designations: Former Green Belt, Built up Area, Area of Critical Drainage. Within 5km of Thames Basin Heaths Special Protection Area.  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Ensure development fulfils the definition of Self Build and/or Custom Build homes.
2. Provide shared drainage, utilities and improved vehicle and pedestrian access prior to commencement of development of any individual dwelling.
3. Maximise retention and safeguarding of existing trees and hedgerows, including those on the southern and western boundaries, and incorporate them into a landscape strategy that also includes additional native planting on site boundaries.
4. 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. 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. Incorporate sustainable drainage measures in accordance with Policy INF3.



**POLICY DS12:  
BOOKHAM YOUTH CENTRE, BOOKHAM**

Allocated for: HEALTH

Site Area (ha): 0.4ha  
 Indicative capacity: up to 2,000 sqm Health Centre  
 Policy Map Designations: Built up Area, Area of Critical Drainage, Within 5-7km of Thames Basin Heaths Special Protection Area  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide enhanced primary health care (including GP) provision to meet the area's needs alongside any community health and well-being service requirements to meet the area's needs
2. Demonstrate that the existing youth centre and outdoor youth recreation facilities have been re-provided in a suitable alternative location with the local area.
3. Maximise the retention and safeguarding of existing mature trees and incorporate those features in a coherent landscaping strategy for the site.

# BROCKHAM

POLICY DS13:  
LAND AT TANNERS MEADOW, STROOD GREEN, BROCKHAM

Allocated for: RESIDENTIAL

Site Area (ha): 3.5ha  
 Indicative capacity: 30 dwellings  
 Policy Map Designations: Green Belt (part), Inset Village (part). Area of Critical Drainage  
 Relevant Planning History: MO/2018/0700 – Permission for erection of 30 dwellings with associated infrastructure and landscaping.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide a landscape strategy for the site that is appropriate to the character of the area, incorporating existing hedgerows, providing natural boundary screening between the site and the surrounding open land and incorporating open space and wetland areas as part of the measures to address surface water flooding and contribute to biodiversity enhancements.
2. Incorporate a sustainable drainage scheme to mitigate the risk of surface water flooding in accordance with Policy INF3 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.
3. Undertake a programme of archaeological investigations in accordance with policy EN6.
4. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.
5. Contribute to the upgrading of the local bus stops in order to encourage use of sustainable travel.
6. Provide at least three parking spaces for use by staff of Brockwood Medical Practice.

**POLICY DS14:  
FORMER SEWAGE WORKS, BROCKHAM**

Allocated for: RESIDENTIAL

Site Area (ha):	1.2ha
Indicative capacity:	6 dwellings
Policy Map Designations:	Former Green Belt, Inset Village
Relevant Planning History:	MO/2018/0779 – permission for erection of one dwelling, removal of existing sewage treatment works structures, replacement barn



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Maximise retention and safeguarding of existing trees and hedgerows, including those on the east and west boundaries of the site, and incorporate them into a well-integrated landscape strategy.
2. 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. 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. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied
5. Incorporate any mitigation measures required to address potential adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, with particular regard to impact on foraging and commuting habitat suitable for Bechstein's bats.

Any developer of this site should, where possible:

6. Explore opportunities to provide Self Build/Custom Build plots as part of the development
7. Provide emergency vehicle access from The Borough to Hillside Close, for use in the event of flooding obstructing access along The Borough.



# BUCKLAND

POLICY DS15:  
HAZEL COTTAGE, REIGATE ROAD, BUCKLAND

Allocated for: RESIDENTIAL

Site Area (ha):	0.2ha
Indicative capacity:	5 dwellings
Policy Map Designations:	Green Belt, Non-inset Village, Area of Great Landscape Value, Minerals Safeguarding Area, Designated Rural Area (affordable housing)
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Take into account the sites location with the Area of Great Landscape Value, paying particular attention to views to and from the site, including from nearby public rights of way.
2. Conserve and, where possible, enhance the setting of heritage assets, most notably The Old Cottage which is adjacent to the site and is a Grade II listed building.
3. Ensure the design and layout respects the surrounding residential character and does not harm the amenity of surrounding residents or future occupiers
4. Ensure that there is sufficient parking within the site so as to eliminate on-street parking

**POLICY DS16:  
BROMLEY BARNS FIELD, BUCKLAND**

Allocated for: RESIDENTIAL

Site Area (ha): 0.2ha  
 Indicative capacity: 3 dwellings  
 Policy Map Designations: Green Belt, Non-Inset Village, Minerals Safeguarding Area, Designated Rural Area (affordable housing)  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Retain and safeguard the existing mature trees, notably those fronting the site, and hedgerows and incorporate them into a coherent landscape strategy accompanied by a tree survey.
2. Conserve and, where possible, enhance the setting of heritage assets, including the nearby Buckland Conservation Area
3. Ensure that direct vehicle access into the site is achieved using the existing access road
4. Ensure there is sufficient parking within the site to eliminate the need for on-street parking
5. Incorporate any mitigation measures required to address potential adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, with particular regard to impact on foraging and commuting habitat suitable for Bechstein's bats.

Any developer of this site should, where possible:

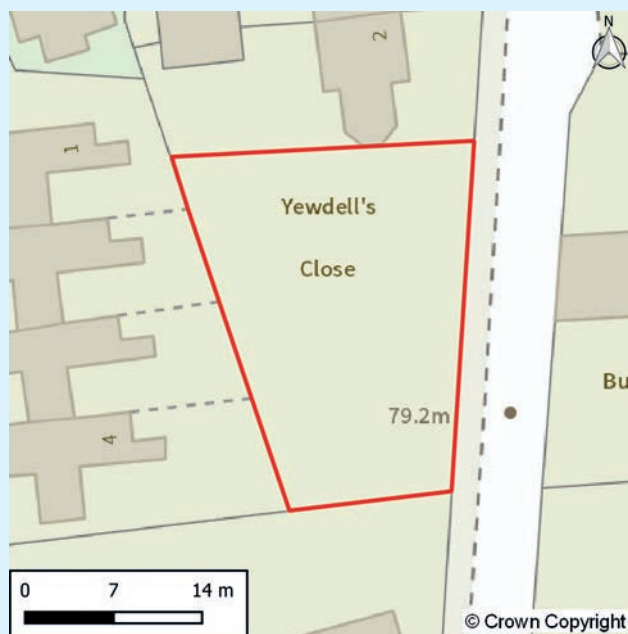
6. Provide smaller two- and three-bedroom properties to provide a wider housing mix in Buckland



**POLICY DS17:  
2 DUNGATES LANE, BUCKLAND**

Allocated for: RESIDENTIAL

Site Area (ha): 0.1ha  
 Indicative capacity: 1 dwelling  
 Policy Map Designations: Green Belt, Non-inset Village, Conservation Area, Area of High Archaeological Potential, Minerals Safeguarding Area, Designated Rural Area (affordable housing)  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhance heritage assets, including the Buckland Conservation Area, most notably the setting of Grade II listed Yewdells and the Grade II listed windmill within the Yewdells' curtilage
2. Ensure mature trees and the fronting hedgerow are not unduly affected by any development with a tree survey carried out prior to development
3. Ensure there is sufficient parking within the site to eliminate off-street parking
4. Make sure any future homeowners aware that Dungates Lane is a Public Right of Way and a private road and, as such, the homeowners may be liable for the upkeep of Dungates Lane periodically
5. Undertake a programme of archaeological investigations in accordance with policy EN6, taking account of the site's location in an Area of High Archaeological Potential.

**POLICY DS18:  
LAND AT TAPWOOD WORKSHOPS, REIGATE ROAD, BUCKLAND**

Allocated for: MIXED RESIDENTIAL AND EMPLOYMENT (CLASS B) USES

Site Area (ha):	0.7ha
Indicative capacity:	2 replacement dwellings and up to approx. 1800m2 additional employment (B2-B8).
Policy Map Designations:	Green Belt, Non-inset Village, Area of Great Landscape Value, Designated Rural Area (affordable housing), Minerals Safeguarding Area
Relevant Planning History:	MO/2011/1308 permission allowing use of workshop buildings for use classes B2 to B8 inclusive MO/2015/2065 permission for car sales on part of site



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Include additional tree and hedge planting to enhance the appearance of the site.
2. Take into account the sites location with the Area of Great Landscape Value, paying particular attention to views to and from the site, including from public rights of way.
3. Undertake a programme of investigations to determine the likelihood of contaminated land being present within the site, and secure appropriate remediation if required.

Any developer of this site should, where possible:

4. Provide a pedestrian refuge island to facilitate safe crossing of the A25.

# CAPEL

POLICY DS19:  
BOXHILL CARAVANS, OLD KILN FARM, COLES LANE, CAPEL

Allocated for: RESIDENTIAL AND COMMERCIAL

Site Area (ha): 3.3ha total, approx. 1.5ha for residential use  
 Indicative capacity: 30 dwellings and retention of existing commercial use  
 Policy Map Designations: Former Green Belt, Inset Village  
 Relevant Planning History: MO/89/1685 permission for storage and servicing of agricultural plant and haulage vehicles



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Maximise retention and safeguarding of existing trees and hedgerows, including those on the northern and western boundaries, and incorporate them into a well-integrated landscape strategy.
2. 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. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied
4. Incorporate measures to protect future residents from noise and other disturbance arising from commercial use of the site, and to enable continuation of commercial use without being curtailed due to the proximity of new residential development.
5. Improve the existing site access to ensure that two-way heavy goods vehicle movement is possible at the access to Coles Lane, and two-way vehicle movement is possible throughout the site.

Any developer of this site should, where possible:

6. Improve access to the local public footpath network.



**POLICY DS20:  
LAND AT HURST, THE STREET, CAPEL**

Allocated for: RESIDENTIAL

Site Area (ha): 0.6ha  
 Indicative capacity: 12 dwellings  
 Policy Map Designations: Former Green Belt, Inset Village, Conservation Area  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhance heritage assets, including the Capel Conservation Area and the setting of Grade II Listed Charlotte Broadwood Flats and Railings.
2. Maximise retention and safeguarding of existing native trees and hedgerows, including those on the boundary of the site, and incorporate them into a well-integrated landscape strategy.
3. 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.

Any developer of this site should, where possible:

4. Improve access to the local public footpath network.

**POLICY DS21:  
LAND AT CAPEL HOUSE FARM, THE STREET, CAPEL**

Allocated for: RESIDENTIAL

Site Area (ha): 0.6ha total, approx. 0.4ha developable  
 Indicative capacity: 8 dwellings  
 Policy Map Designations: Former Green Belt (part), Inset Village, Conservation Area  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and enhance Capel Conservation Area, by:
  - a. Ensuring that development in the western part of the site re-establishes a well-designed built up frontage which enhances the character of The Street.
  - b. Establishing a view through the site from The Street to the countryside east of the site boundary.
  - c. Retaining the existing pond and surrounding trees.
2. 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.



POLICY DS22:  
LAND REAR OF REDLANDS HOUSE, 62 THE STREET, CAPEL

Allocated for: RESIDENTIAL

Site Area (ha): 0.4ha  
Indicative capacity: 7 dwellings  
Policy Map Designations: Former Green Belt, Inset Village, Conversation Area (part)  
Relevant Planning History: MO/2015/2010 erection of four dwellings – refused



In addition to meeting the policies in the plan, any developer of this site will be required to:

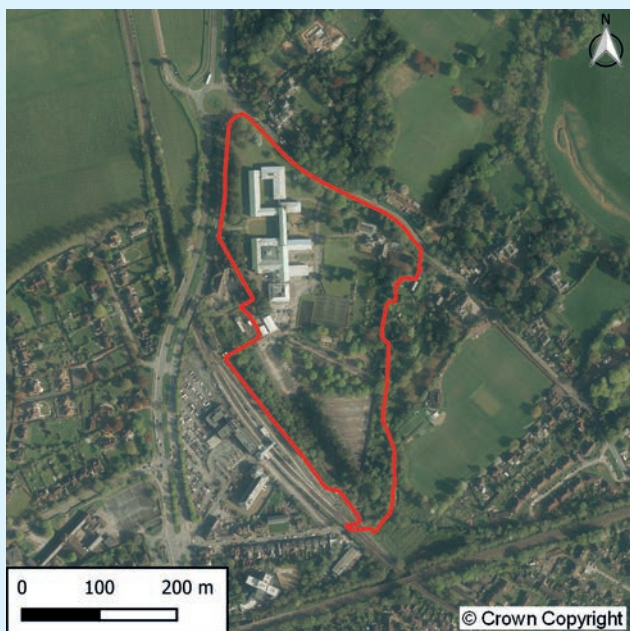
1. Conserve and, where possible, enhance the setting of heritage assets, including the Capel Conservation Area.
2. Maximise retention and safeguarding of existing mature trees, including those along the western boundary of the site, and incorporate them into a well-integrated landscape strategy.
3. Create 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. Improve access arrangements to facilitate two-way vehicle movements and safe pedestrian access.
5. Design the access and any associated boundary screening so as to minimise impact of vehicle movements on residential amenities, while also conserving the character of the Conservation Area.

# DORKING

POLICY DS23:  
PIXHAM END, SOUTHERN PARCEL, DORKING

Allocated for: RESIDENTIAL AND OFFICE

Site Area (ha): 7.9ha  
 Indicative capacity: 276 dwellings at least 3 gypsy and traveller pitches, reduced office use on approx. 1ha  
 Policy Map Designations: Built up Area, Conservation Area (very small part),  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Take account of the site's location adjacent to the Area of Outstanding Natural Beauty and Area of Great Landscape Value, conserving and where possible enhancing the setting of this nationally designated landscape, paying particular regard to views to, from and within the AONB, including from public rights of way and viewpoints in the wider countryside of the North Downs.
2. Demonstrate that the introduction of any taller buildings would not obstruct or detract from views to and from the AONB, including from public land within the built up area of Dorking.
3. Deliver high-quality architectural and public realm design that responds to the importance of the site as a gateway into Dorking and its setting in the context of views to and from Box Hill.
4. Maximise retention and safeguarding of existing mature trees and planting, including the row of Scots Pine trees along the north west boundary, incorporating those features in a landscaping strategy for the site and proposals for biodiversity net gain in accordance with policy EN9.
5. Provide open space and equipped play space in accordance with policy EN10.
6. Establish a legal mechanism for long term management of green infrastructure and children's play space, supporting both public access and an appropriate habitat management regime.

7. Incorporate sustainable drainage measures to address and mitigate the risk of fluvial and groundwater flooding, in accordance with Policy INF3 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.
8. Undertake an assessment of potential noise impacts from the A24 and Dorking Railway Station and propose appropriate mitigation if required.
9. Incorporate any mitigation measures required to address potential adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, with particular regard to impact on foraging and commuting habitat suitable for Bechstein's bats.
10. Provide active electric vehicle charging points for all dwellings to limit the impact of air pollution on the Special Area of Conservation.
11. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
12. Incorporate an area of approx. 0.2ha, with access to the highway and utilities connections, suitable for delivery of gypsy and traveller pitches.
13. Liaise with Thames Water to ensure that necessary upgrades to wastewater infrastructure can be delivered and engage in pre-application discussions on phasing.
14. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure.

Any developer of this site should, where possible:

15. Coordinate with developers of adjacent sites DS25 and DS27 to achieve a complementary design and landscaping approach across these sites.
16. Increase long stay car parking capacity for railway station passengers.
17. Work in partnership with Flood Risk Management bodies including Surrey County Council and the Environment Agency to design flood risk mitigation which co-ordinates with flood risk alleviation measures in the wider area around Pixham, contributing to the reduction of flood peaks beyond the site boundaries.



**POLICY DS24:  
SONDES PLACE FARM, WESTCOTT ROAD, DORKING**

Allocated for: RESIDENTIAL

Site Area (ha): 8.1ha total, approx. 6.4ha developable  
 Indicative capacity: 128 dwellings, at least 3 gypsy and traveller pitches  
 Policy Map Designations: Former Green Belt, Built Up Area  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Retain a significant area of undeveloped land in the northern part of the site, to maintain an open setting for the converted farm buildings at Sondes Farm, a non-designated heritage asset located on the north east side of the site.
2. Provide a design and layout which respects views of Dorking on the west approach to the town, as well as views into the site from surrounding elevated positions within the Area of Outstanding Natural Beauty and Area of Great Landscape Value.
3. 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 avenue of lime trees along the A25/Westcott Road, incorporating these into a well-integrated landscape strategy.
4. Include landscape treatments along the western boundary of the site to create a clearly defined boundary between the edge of the residential development and the Green Belt using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
5. Incorporate green infrastructure comprising:
  - a. open space in accordance policy EN10, laid out in a manner suitable for active recreation.
  - b. wildlife corridors and habitat enhancements to deliver biodiversity net gain in accordance with national and local policy.

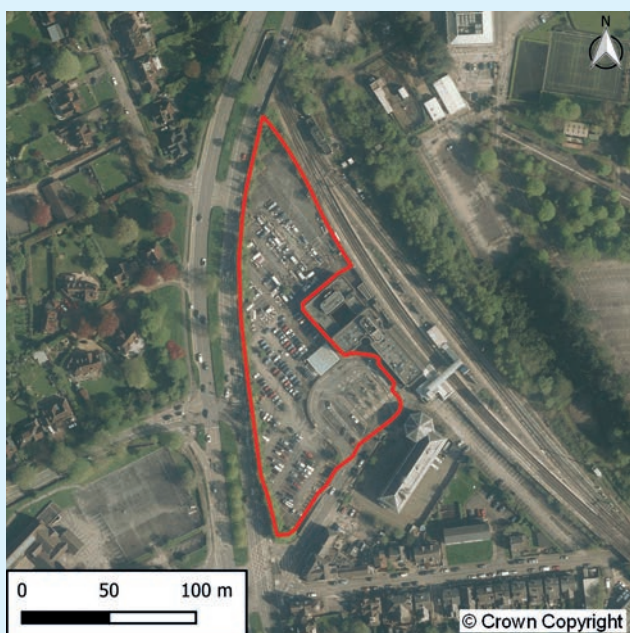
6. Provide equipped play space in accordance with the standards in Policy EN10.
7. Establish a legal mechanism for long term management of green infrastructure and children's play space on the site, providing access for recreational purposes by the general public as well as residents of the development.
8. Provide vehicular access to A25 Westcott Road at a location which meets all relevant requirements of the Highways Authority with regard to accessibility and safety.
9. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
10. Develop and implement a sustainable transport strategy for the site, with the objective of facilitating and encouraging use of travel options other than the private car, incorporating suitable vehicular, pedestrian and cycle access to the site, enhancement of public transport facilities, improved pedestrian and cycle connections to the town centre and other key destinations.
11. Incorporate provision of facilities for coach and staff parking and a student drop-off area for the adjacent Priory School.
12. Incorporate an area of approx. 0.2ha, with access to the highway and utilities connections, suitable for delivery of gypsy and traveller pitches.
13. Incorporate sustainable drainage measures to mitigate the risk of surface water flooding in accordance with Policy INF3.



**POLICY DS25:  
LAND AT DORKING RAILWAY, STATION APPROACH, DORKING**

Allocated for: RESIDENTIAL, CAR AND CYCLE PARKING, PUBLIC TRANSPORT INTERCHANGE

Site Area (ha):	1.1ha
Indicative capacity:	108 dwellings in addition to retention of existing commuter parking and the public transport interchange serving Dorking Railway Station
Policy Map Designations:	Built up Area
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Continue to provide vehicle access to new and existing uses from Station Approach.
2. Retain or re-provide car parking for users of the railway station, increasing capacity in line with evidence of need.
3. Phase development so as to maintain, so far as is practicable, access to commuter car and cycle parking and the public transport interchange throughout the development process.
4. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
5. Take account of the site's relationship with the nearby Area of Outstanding Natural Beauty and Area of Great Landscape Value, conserving and where possible enhancing the setting of this nationally designated landscape, paying particular regard to views to, from and within the AONB, including from public rights of way and viewpoints in the wider countryside of the North Downs.
6. Demonstrate that the introduction of any taller buildings would not obstruct or detract from views to and from the AONB, including from public land within the built up area of Dorking.
7. Incorporate sustainable drainage measures to address and mitigate the risk of groundwater flooding, in accordance with Policy INF3.

8. Provide open space and equipped play space to support residential uses in accordance with policy EN10, potentially through off-site contributions.
9. 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.
10. Provide active electric vehicle charging points for all dwellings to limit the impact of air pollution on the nearby Special Area of Conservation.
11. Undertake an assessment of potential noise impacts from the A24 and Dorking Railway Station and propose appropriate mitigation if required.
12. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure

Any developer of this site should, where possible:

13. Coordinate with developers of adjacent sites DS23 and DS27 to achieve a complementary design and landscaping approach across these sites.
14. Incorporate opportunities for flood risk betterment for the wider area which could include designing SUDS to reduce flow paths through and beyond the site.
15. Provide high quality cycling parking facilities in excess of the standard as this is a location where sustainable transport modes are feasible, required and should be supported.
16. Establish an on-site car club, including provision of car club vehicles, car club parking spaces and a year's membership for future occupiers.

POLICY DS26:  
LAND AT MILTON COURT LANE, DORKING

Allocated for: RESIDENTIAL

Site Area (ha):	4.3ha
Indicative capacity:	86 dwellings
Policy Map Designations:	Former Green Belt, Built Up Area
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide a layout with appropriate massing and building heights that takes account of the topography within the site and mitigates the impact on surrounding viewpoints, supported by a Landscape and Visual Impact Assessment.
2. Include a soft landscaping strategy that safeguards existing trees and hedgerows and introduces a substantial woodland planting buffer to the western and southern site boundaries, along with any other required measures to mitigate the impact of the development on views from the North Downs within the Surrey Hills AONB and along the Pipp Brook valley towards Dorking from the west.
3. 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. Conserve and, where possible, enhance the setting of nearby heritage assets, most notably Grade II\* Listed Milton Court and Grade II Listed Milton Pound.
5. Provide open space and equipped play space in accordance with the standards in Policy EN10.
6. Establish a legal mechanism for long term management of green infrastructure and children's play space on the site, providing access for recreational purposes by the general public as well as residents of the development.
7. Design surface and foul water drainage to include all required measures to protect the SES Water boreholes and the security of groundwater from contamination, as well as meeting the requirements for sustainable drainage in policy INF3.

8. Incorporate measures to protect future residents from noise and other disturbance arising from the industrial premises to the north of the site, and to enable continuation of commercial use without being curtailed due to the proximity of new residential development.
9. Safeguard continued access by cyclists, walkers and equestrians to the shared path connecting Milton Court Lane to bridleway 110 (part of National Cycle Route 22).
10. Provide vehicular access to A25 Westcott Road at a location which meets all relevant requirements of the Highways Authority with regard to accessibility and safety.
11. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
12. Develop and implement a sustainable transport strategy for the site, with the objective of facilitating and encouraging use of travel options other than the private car, incorporating suitable vehicular, pedestrian and cycle access to the site, enhancement of public transport facilities, improved pedestrian and cycle connections to the town centre and other key destinations.

Any developer of this site should, where possible:

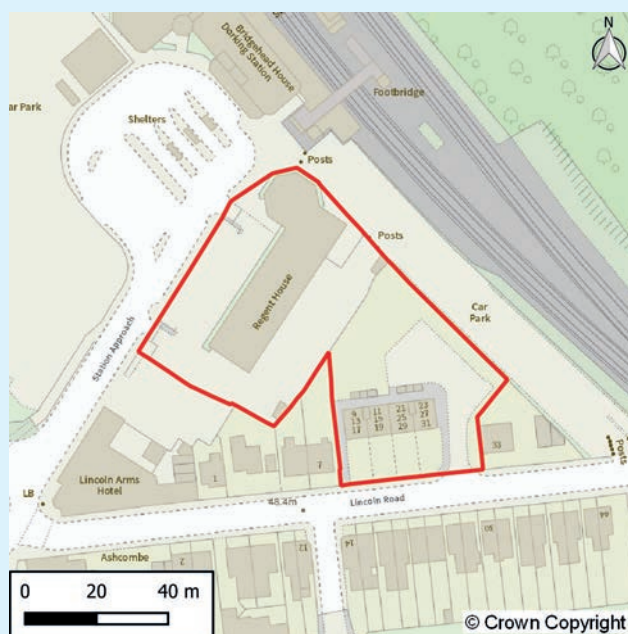
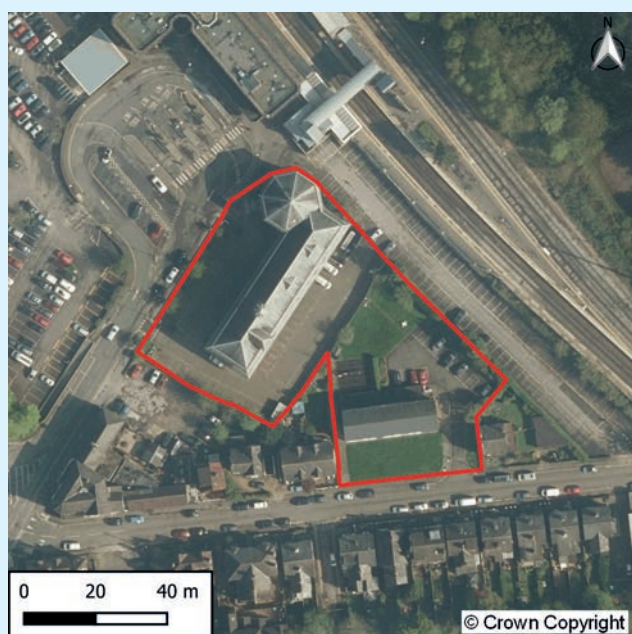
13. Undertake discussions with the Environment Agency on the potential for flood storage associated with the Pipp Brook, including on land in the same ownership but adjacent to the development site, and incorporating EA recommendations for safeguarding or implementation as part of biodiversity enhancements within the site or as a legal agreement on adjacent land.



**POLICY DS27:  
LAND AT REGENT HOUSE, STATION APPROACH AND 9-31 LINCOLN ROAD, DORKING**

Allocated for: RESIDENTIAL AND OFFICE

Site Area (ha):	0.5ha
Indicative capacity:	35 dwellings (net increase)
Policy Map Designations:	Built up Area
Relevant Planning History:	MO/2016/0650 prior approval for conversion of offices into 27 flats



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Re-provide at least the existing level of office floorspace as part of a mixed use scheme which also increases the existing level of residential use on the site.
2. Demonstrate that households occupying the existing flats at 9-31 Lincoln Road have been provided with alternative accommodation either on site or at a suitable alternative location.
3. Take account of the site's relationship with the nearby Area of Outstanding Natural Beauty and Area of Great Landscape Value, conserving and where possible enhancing the setting of this nationally designated landscape, paying particular regard to views to, from and within the AONB, including from public rights of way and viewpoints in the wider North Downs.
4. Demonstrate that the introduction of any taller buildings would not obstruct or detract from views to and from the AONB, including from public land within the built up area of Dorking.
5. Incorporate sustainable drainage measures to address and mitigate the risk of groundwater flooding, in accordance with Policy INF3.
6. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure
7. 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.

Any developer of this site should, where possible:

8. Coordinate with developers of adjacent sites DS23 and DS25 to achieve a complementary design and landscaping approach across these sites.



**POLICY DS28:  
ST MARTINS WALK, DORKING**

Allocated for: MIXED USE, INCLUDING ADDITIONAL RESIDENTIAL (by upwards extension)

Site Area (ha):	0.5ha
Indicative capacity:	15 flats
Policy Map Designations:	Built up Area, Town Centre, Primary Shopping Area, Mixed Use Development Opportunity Area, Conservation Area, Area of High Archaeological Potential
Relevant Planning History:	MO/2018/0159 Prior approval for the change of use of offices (Use Class B1) to 18 No. dwellings (Use Class C3). (First and second floors)



In addition to meeting the policies in the plan, any developer of this site will be required to:

In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Retain non-residential uses and an active frontage at ground floor level, consistent with policy EC3.
2. Demonstrate that the massing and design of the enlarged building would not obstruct or detract from:
  - a. Views of St Martin's Church, from public land within Dorking or beyond the town.
  - b. Views of Dorking and its town centre from the surrounding landscape, particularly from surrounding ridgelines or other public viewpoints within the Surrey Hills Area of Outstanding Natural Beauty.
3. Conserve and, where possible, enhances the character of Dorking Conservation Area and the setting of nearby listed buildings including, but not limited to, the adjacent Grade II\* listed St Martin's Church.

Any developer of this site should, where possible:

4. Provide high quality cycling parking facilities in excess of the standard as this is a location where sustainable transport modes are feasible, required and should be supported.

**POLICY DS29:  
21-37 SOUTH STREET, DORKING**

Allocated for: TOWN CENTRE USES & RESIDENTIAL

Site Area (ha):	0.3ha
Indicative capacity:	30 dwellings
Policy Map Designations:	Built up Area, Town Centre, Primary Shopping Area, Town Centre Frontage, Mixed Use Development Opportunity Area, Conservation Area, Area of High Archaeological Potential
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Enhance the character of the conservation area, taking account of the Dorking Conservation Area Character Appraisal and Management Plan, paying particular attention to the materials of the development.
2. Respect the character of South Street, in particular the storey heights which are of a maximum of three storeys.
3. Ensure the settings of the listed buildings and structures to the west and east of the site are conserved and, where possible, enhanced.
4. Undertake archaeological investigations in accordance with policy EN6, taking account of the site's location within an Area of High Archaeological Potential.
5. Retain the existing vehicular access and car parking arrangements.
6. Prepare a landscape strategy which includes the retention of the trees and shrubs to the east.
7. Prepare a refuse strategy for the safe and efficient storage and removal of waste.

Any developer of this site should, where possible:

8. Provide high quality cycling parking facilities in excess of the standard as this is a location where sustainable transport modes are feasible, required and should be supported.



**POLICY DS30:  
LAND ADJACENT TO DEEPDENE STATION, DORKING**

Allocated for: RESIDENTIAL

Site Area (ha): 0.2ha  
 Indicative capacity: 23 dwellings (flats)  
 Policy Map Designations: Built up Area,  
 Relevant Planning History: MO/2016/1452 – outline permission refused for residential development comprising one building  
 MO/2018/0624 – appeal allowed for the erection of one building (part seven storey, part five storey) for 23 residential units, parking, landscaping and associated works



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Ensure that the site layout and building design, including heights, take into account the nearby Area of Outstanding Natural Beauty and Area of Great Landscape Value, having regard to views to and from the site, including from public rights of way and viewpoints in the wider countryside.
2. Pay particular regard to overlooking, overbearing impact and other amenity issues which could affect residents of the low density development to the north of the site as well as the higher density development to the west.
3. Provide suitable vehicle and pedestrian access from Lincoln Road to the north.
4. Ensure sufficient room is available to allow vehicles to turn around within the site.
5. Retain and safeguard existing trees and vegetation with amenity value, including those along site boundaries and those covered by the Tree Preservation Order at the eastern end of the site. Include these in a landscaping strategy which should also reinforce existing boundary planting.
6. Provide a scheme for ecological enhancement in accordance with policy EN9, including measures to ensure that nocturnal wildlife are not adversely affected by external lighting.

7. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF3.
8. Provide suitable noise and vibration attenuation measures to ensure that future occupiers are not subject to a significant adverse level of noise disturbance from the nearby railway and commercial garage to the south-east.
9. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.

Any developer of this site should, where possible:

10. Enhance the public footpath along the southern boundary.

**POLICY DS31:  
CLEARS YARD, VINCENT WALK, DORKING**

Allocated for: RESIDENTIAL

Site Area (ha):	0.2ha
Indicative capacity:	16 dwellings
Policy Map Designations:	Built up area, Conservation Area, Town Centre (part), Mixed Use Development Opportunity Area, Area of High Archaeological Potential (part)
Relevant Planning History:	MO/2016/1908 and MO/2018/1363 – refusal of redevelopment with 26 and 23 dwellings respectively – appeals dismissed. MO/2019/0888, MO/2020/1187, MO/2020/1189 - Prior approvals for change of use of existing buildings to 4 dwellings, 7 dwellings and 2 dwellings respectively, each affecting different parts of site. MO/2020/0432 - Erection of 18 No. dwellings with associated access, parking and landscaping, following removal of existing buildings. Deemed refusal, subject to appeal. MO/2020/1843 - Alterations and conversion of existing industrial unit into 9 No. dwellings. Deemed refusal, subject to appeal.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhance Dorking Conservation Area and the setting of nearby listed buildings.
2. Pay particular regard to disturbance, overlooking and other amenity issues which could affect surrounding properties in this tightly constrained part of the built up area.
3. Design surface and foul water drainage to include all required measures arising from the site being located over a Principal Aquifer and in Source Protection Zone 2, as well as meeting the requirements for sustainable drainage in policy INF3.
4. Undertake recording of existing industrial buildings for inclusion in the Surrey Historic Environment Record.



5. Undertake a programme of archaeological investigations in accordance with policy EN6, taking account of the site's location in an Area of High Archaeological Potential within the site.
6. Undertake geotechnical investigations into the presence and level of contamination with recommendations for remediation.
7. Provide a refuse storage and collection plan.
8. Provide a car parking management plan.

**POLICY DS32:  
FORMER INSTITUTE OF FURTHER EDUCATION, DENE STREET, DORKING**

Allocated for: RESIDENTIAL

Site Area (ha):	0.20ha
Indicative capacity:	12 dwellings (including flats) or equivalent scale of specialist residential accommodation with or without care
Policy Map Designations:	Built up Area, Conservation Area (part)
Relevant Planning History:	MO/2016/0610 – planning permission granted for the conversion of the existing building to create 8no. flats and erection of 2 pairs of semi-detached dwellings (12 units in total) MO/2020/0802 – approved Certificate of lawfulness for an existing development, confirming commencement of planning permission MO/2016/0610



In addition to meeting the policies in the plan, any developer of this site will be required to:

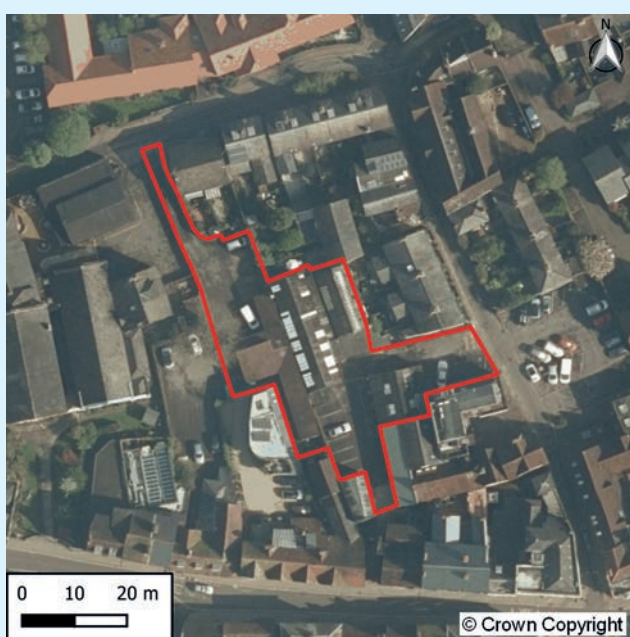
1. Retain and convert the existing building which is identified as making a positive contribution to the Conservation Area in the Dorking Conservation Area Appraisal.
2. Ensuring that any new build accommodation on the remainder of the site is of a design, character and scale which complements the architecture of the existing building.
3. Conserve and, where possible, enhance the character and setting of heritage assets including the Dorking Conservation Area and nearby listed buildings along Chart Lane.
4. Undertake recording of any existing architectural and historic features affected by the works for inclusion in the Surrey Historic Environment Record.
5. Safeguarding the amenity of surrounding properties, as well as future occupiers of the development, paying particular regard to the changes in ground level on and around the site.
6. Provide vehicle access points from Dene Street and Marlborough Hill, including safe pedestrian access and egress.
7. Provide a pedestrian footway along the south side of Marlborough Hill.

8. Provide a scheme for ecological enhancement in accordance with policy EN9, including measures such as the incorporation of swift bricks and any other appropriate measures to protect the local swift population using the building.
9. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF3.
10. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.

**POLICY DS33:  
THE FOUNDRY & CHURCH STREET WORKSHOPS, DORKING**

Allocated for: COMMUNITY, WORKSHOPS, OFFICES & RESIDENTIAL

Site Area (ha):	0.1ha
Indicative capacity:	6 dwellings, 200sqm workshops, 200sq m offices, 100sq m museum extension
Policy Map Designations:	Built up Area, Town Centre (part), Mixed Use Development Opportunity Area, Conservation Area, Area of High Archaeological Potential, Primary Shopping Area (part)
Relevant Planning History:	None.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Ensure the existing occupiers of the workshops are relocated to suitable premises within Dorking.
2. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.
3. Ensure the design and layout conserve and where possible enhance the character of the Dorking Conservation Area.
4. Design any new built development to reflect the industrial heritage of the site, using materials appropriate to this heritage.
5. Pay particular regard to disturbance, overlooking and other amenity issues which could affect surrounding properties in this tightly constrained part of the built up area.
6. Include measures to protect the amenity of future occupiers of new residential units.
7. Ensure the workshops and offices have the necessary facilities for the works employed there.
8. Ensure the museum extension is accessible to all.
9. Prepare a refuse strategy for the safe and efficient storage and removal of waste.



**POLICY DS34:  
LAND NORTH OF CONIFER PARK, RANMORE ROAD, DORKING**

Allocated for: GYPSY AND TRAVELLER PITCHES

Site Area (ha):	0.8ha
Indicative capacity:	3 pitches
Policy Map Designations:	Former Green Belt, Built up Area, Area of Outstanding Natural Beauty, Area of Great Landscape Value, Designated Rural Area (affordable housing)
Relevant Planning History:	MO/90/0611 – permission for formation of permanent gypsy caravan site (three pitches) MO/2007/1699 – permission for extension of existing site (one additional pitch)



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Establish native tree and hedgerow planting along site boundaries and within the site, to mitigate impact on the landscape of the Area of Outstanding Natural Beauty
2. Re-establish native woodland tree species within the area of Priority Habitat in the northern part of the site.
3. Through design and site layout, minimise the visual impact of mobile homes, caravans and ancillary built development on the Area of Outstanding Natural Beauty, including on views from publicly accessible countryside north and west of the site.
4. Provide shared ancillary facilities where practicable, to minimise the amount of additional built development.
5. Locate the means of access to the additional pitches so as to minimise disruption to occupiers of the existing four pitches.
6. Demonstrate that safe and suitable vehicle access can be provided to support increased use of the site, including improvement of the existing access if required.
7. Incorporate any mitigation measures required to address potential adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, with particular regard to impact on foraging and commuting habitat suitable for Bechstein's bats.



**POLICY DS35:  
DORKING COMMUNITY HOSPITAL, DOWNSVIEW GARDENS, DORKING**

Allocated for: HEALTH AND RESIDENTIAL

Site Area (ha):	0.9ha
Indicative capacity:	Additional/reconfigured health provision including local health hub incorporating primary healthcare, plus approx. 9 dwellings
Policy Map Designations:	Built up Area, Residential Development Opportunity Area (frontage to Horsham Road)
Relevant Planning History:	MO/2018/1516 & MO/2018/1517 – planning permission and listed building consent for conversion of existing building from nursery (D1) to 5 flats.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide a health hub, which includes enhanced primary health care (GP) provision to meet the area's needs alongside other enhanced primary care and/or community health services responding to local healthcare needs.
2. Include an element of residential development on part of the site, provided this does not prejudice delivery of health services responding to local needs, as required in part 1 above.
3. Maximise retention and safeguarding of existing mature trees, including those along the western boundary of the site which are subject to a Tree Preservation Order, incorporating those features in a coherent landscaping strategy for the site.
4. Conserve and, where possible, enhance the setting of the Western Façade of Shearburn Lodge (formerly The White House), a Grade II listed building.
5. Ensure arrangements for residential vehicle access and parking do not compromise the operation of the health facility.

**POLICY DS36:  
DORKING CIVIC AND CULTURAL AREA, REIGATE ROAD, DORKING**

Allocated for: MIXED CIVIC, ENTERTAINMENT, CULTURAL, RECREATIONAL, COMMUNITY  
(including Early Years Education), LEISURE, PARKING AND OFFICE USES

Site Area (ha):	5.4ha
Indicative capacity:	No dwellings proposed. Site is considered to have capacity for continuation of existing uses; use of Pippbrook House for a mix of leisure, community and small scale office uses; community facilities and potential provision of a hotel.
Policy Map Designations:	Built up Area, Town Centre (part), Mixed Use Development Opportunity Area
Relevant Planning History:	Various applications relating to existing Council offices, cultural and leisure uses.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhances the setting of the Grade II\* listed Pippbrook House and of Dorking Conservation Area, including the character of this eastern approach to Dorking town centre.
2. Ensure that any proposals involving alternative use or alterations to Pippbrook House incorporate repair and arrangements for long-term maintenance of this Grade II\* listed building.
3. Demonstrate that any new development, including alternative uses of existing buildings, will complement and not undermine the area's role in providing civic, cultural and recreation facilities which sustain and support Dorking's commercial and cultural potential.
4. Provide a community space of a design and extent that is capable of accommodating early years education provision and other community uses responding to the needs of the locality.
5. Maximise retention and safeguarding of existing mature trees.
6. Retain a parkland setting around Pippbrook House and other buildings on the Pippbrook site, maintaining public access for informal recreation and incorporating biodiversity enhancements.

7. Avoid any loss of indoor or outdoor sports provision unless it has been demonstrated that such facilities are no longer required or are re-provided elsewhere.
8. Incorporate any mitigation measures required to address potential adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, with particular regard to impact on foraging and commuting habitat suitable for Bechstein's bats.

Any developer of this site should, where possible:

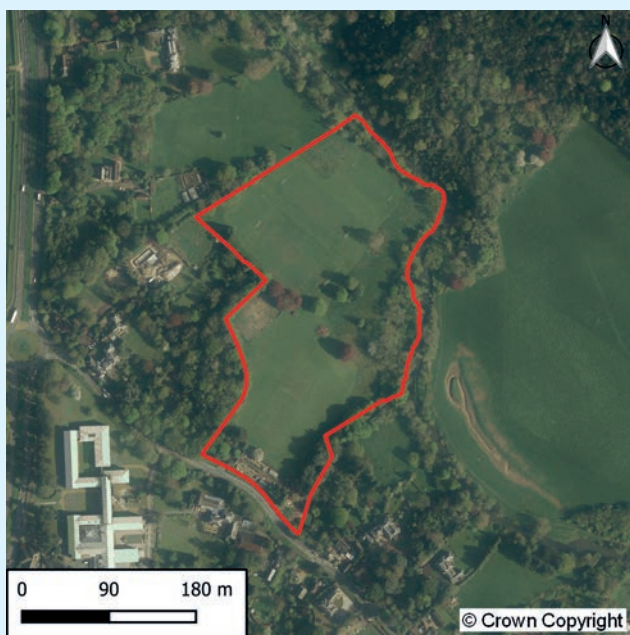
9. Provide car parking in a more efficient format – potentially including underground or decked car parking – where this can be achieved without harm to the character and amenities of the area or the setting of heritage assets, and where it would release land to support increased development that would support the aims of this policy.



**POLICY DS37:  
PIXHAM END, NORTHERN PARCEL, DORKING**

Allocated for: COMMUNITY

Site Area (ha): 6ha  
 Indicative capacity: None  
 Policy Map Designations: Green Belt, Area of Outstanding Natural Beauty  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Retain the land for outdoor sports use and the Patchworking Garden Project.
2. Ensure that any development is solely ancillary to the recreational uses and that any ancillary recreational development complies with policies for the Area of Outstanding Natural Beauty and the Green Belt.
3. 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.
4. Not install floodlighting as part of any additional recreational development as it will harm the Area of Outstanding Natural Beauty and the Special Area of Conservation on the other bank of the River Mole.
5. Ensure any additional recreational development conserves and where possible enhances the setting of Pixham Mill, Pixham Mill House and Pixham Mill Cottage, all of which are Grade II Listed.
6. Undertake archaeological investigations in accordance with policy EN6, taking account of the Area of High Archaeological Potential.
7. Incorporate sustainable drainage measures to address and mitigate the risk of fluvial and groundwater flooding in accordance with Policy INF3 and it is recommended that fertiliser usage at the gardening project and for the pitches is kept to a minimum.
8. Maintain access to the high pressure gas pipe, which runs below the northern section of the site near the River Mole, and respect the 100m planning buffer that covers the northern half of the site.

Any developer of this site should, where possible:

9. Consider opportunities which will allow more clubs and sports to use the playing fields.
10. Consider facilities and wayfinding, such as cycle stands and signposting from Dorking stations, which will encourage walking and cycling as modes of transport to use the playing fields.



# FETCHAM

SPOLICY DS38:  
RENTWOOD, SCHOOL LANE, FETCHAM

Allocated for: RESIDENTIAL

Site Area (ha): 0.5ha  
 Indicative capacity: 22 dwellings  
 Policy Map Designations: Built up Area, Area of High Archaeological Potential, Area of Critical Drainage, Within 5-7km of Thames Basin Heaths Special Protection Area.  
 Relevant Planning History: None.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Ensure the current occupiers are successfully relocated to other premises at location(s) which are accessible to client groups, including those with protected characteristics.
2. Conserve and, where possible, enhance the setting of the adjacent Fetcham Conservation Area.

**POLICY DS39:**  
**167 COBHAM ROAD, FETCHAM**

Allocated for: RESIDENTIAL AND COMMERCIAL, SERVICE AND BUSINESS

Site Area (ha):	0.1ha
Indicative capacity:	12 dwellings (flats) and 79 square metres of commercial, business and service (Class E)
Policy Map Designations:	Built up Area, Mixed Use Development Opportunity Area, Area of Critical Drainage, Within 5-7km of Thames Basin Heaths Special Protection Area,
Relevant Planning History:	MO/2018/1338 – approval of demolition of redundant petrol station and garage workshop and three storey mixed use scheme for retail at ground floor with 10 residential units MO/2019/1074 – as above – amended design increasing residential capacity to 12 units



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide vehicle access from Cobham Road.
2. Include measures to improve pedestrian safety, by closing existing points of vehicular access no longer required and providing enhanced pedestrian walkways and crossing facilities on adjacent highways.
3. Ensure sufficient room is available to allow vehicles to turn around within the site.
4. Ensure the height, design and layout of the development respects the character of the surrounding area and does not harm the amenity of surrounding residents and occupiers of commercial premises, as well as future occupiers of the development.
5. Provide active frontages to Cobham Road and The Street, with Class E floorspace being located on the ground floor, so as to complement and support the vitality and viability of the Local Shopping Centre.
6. Provide a coherent landscaping strategy for the site.
7. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF3.

8. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.

Any developer of this site should, where possible:

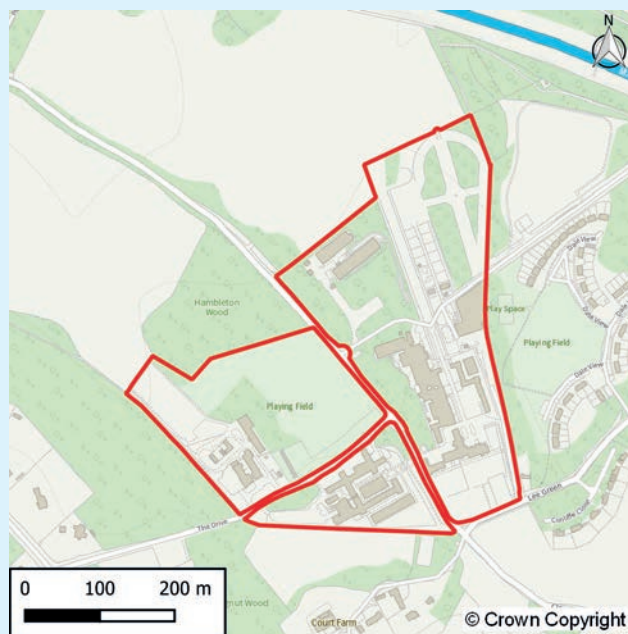
9. Incorporate pedestrian access through the site between The Street and Cobham Road.

# HEADLEY

POLICY DS40:  
HEADLEY COURT, HEADLEY ROAD, HEADLEY

Allocated for: RESIDENTIAL

Site Area (ha):	15.8ha (4.7ha previously developed)
Indicative capacity:	120 dwellings (including existing planning permissions)
Policy Map Designations:	Green Belt, former Major Developed Site in the Green Belt (part), Designated Rural Area (affordable housing) (part)
Relevant Planning History:	MO/2020/0185 – outline permission for 70 dwellings (west part of site). MO/2020/2263 – outline application for 114 older people’s housing units (east part of site).



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Limit the extent of development in accordance with the provision of paragraph 149(g) of the NPPF 2021, taking account of the NPPF definition of previously developed land which excludes temporary buildings.
2. Conserve and enhance the significance of the Grade II listed mansion house, garden structures and their settings in accordance with paragraph 197 of the NPPF 2021.
3. Incorporate a scheme for the long-term management of the formal gardens associated with the mansion including the garden structures.
4. Take account of the site’s 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. .
5. Maximise the retention and safeguarding of existing mature trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.
6. Undertake road improvements, such as road widening on the road between The Drive, Lee Green Lane and the Headley Road roundabout and two bus stop upgrades.



7. Enhance Rights of Ways near the site to improve the experience for non-motorised types of travel.
8. Incorporate any mitigation measures required to address potential adverse effects on the integrity of the Mole Gap to Reigate Escarpment Special Area of Conservation, with particular regard to impact on foraging and commuting habitat suitable for Bechstein's bats.
9. Provide active electric charging points for all dwellings to assist in limiting the impact of air pollution on the Special Area of Conservation.
10. Incorporate measures to reduce light pollution.
11. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure.
12. Provide open space and equipped play space in accordance with policy EN10.

Any developer of this site should, where possible:

13. Incorporate opportunities for biodiversity enhancements while retaining the formal gardens.
14. Identify opportunities to enhance pedestrian and cycle connectivity to local facilities and services in Headley on land within the site and/or the adopted highway.
12. Introduce a demand responsive bus to serve the site.
13. Enhance the Public Rights of Way network.

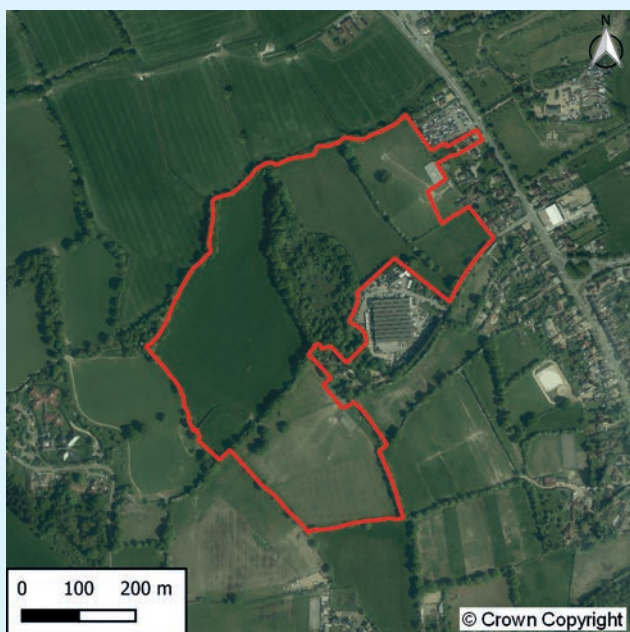


# HOOKWOOD

## POLICY DS41: LAND WEST OF REIGATE ROAD, HOOKWOOD

Allocated for: RESIDENTIAL, HEALTH, COMMUNITY (including Early Years Education and Primary Health Care) AND PUBLIC OPEN SPACE

Site Area (ha):	22.3ha
Indicative capacity:	446 dwellings, at least 4 gypsy and traveller pitches OR 2 plots for travelling showpeople
Policy Map Designations:	Former Green Belt, Inset Village, Designated Rural Area (affordable housing)
Relevant Planning History:	MO/2012/1621 Outline permission refused (and appeal dismissed) for 34 dwellings on part of site.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Create a clearly defined boundary 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. Retain the existing area of Priority Habitat woodland in the northern part of the site, with any required access route through this area located so as to minimise habitat disturbance and designed to maximise connectivity at canopy level and below ground.
3. Survey the area identified as Priority Habitat (Traditional Orchard) in the west of the site to determine whether ground flora associated with the orchard has persisted, taking account of this in proposals for Biodiversity Net Gain in accordance with policy EN9.

4. Incorporate enhanced green infrastructure comprising:
  - a. Open space in line with the standards in policy EN10 and suitable for active recreation.
  - b. Linear open spaces and wooded areas, providing a network of publicly-accessible open space and connected to the existing public footpath network, incorporating a variety of habitats to support Biodiversity Net Gain in accordance with policy EN9.
5. Provide equipped play space in accordance with the standards in Policy EN10.
6. Establish a legal mechanism for long term management of green infrastructure and children's play space, supporting both public access and an appropriate habitat management regime.
7. Conserve and, where possible, enhance the setting of Grade II Listed Hookwood Manor.
8. Provide community building(s) totalling at least 2,500sqm, capable of accommodating early years education provision, primary health care services and other community uses responding to the needs of the locality.
9. Co-ordinate with the Surrey County Council Pupil Place Planning Team to ensure there are sufficient school places to meet projected needs within southern Mole Valley and the adjoining local authorities, taking account of other committed developments and phasing the development appropriately.
10. Incorporate an area of approx. 0.2ha, with access to the highway and utilities connections, suitable for delivery of gypsy and traveller pitches OR an area of approx. 0.4ha suitable for delivery of a travelling showmen's yard, in accordance with policy H5.
11. Avoid built development within Flood Zones 2 and 3. Incorporate sustainable drainage measures to address and mitigate the risk of fluvial flooding, in accordance with Policy INF3 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.
12. Liaise with Thames Water to ensure that necessary upgrades to wastewater infrastructure can be delivered and engage in pre-application discussions on phasing.
13. Provide vehicular access to Reigate Road and a secondary vehicular access connecting the site with the local highway network at a location which meets all relevant requirements of the Highways Authority with regard to accessibility and safety.
14. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
15. Develop and implement 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 reduce growth in traffic at local congestion hotspots.
16. Safeguard the integrity of the Walton to Gatwick and Alton to Gatwick fuel pipelines.
17. 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.
18. Coordinate with developers of adjacent site DS42 to achieve a well-integrated development, delivering housing, public open space, community infrastructure, landscaping, sustainable urban drainage, pedestrian and vehicle access in a co-ordinated manner across both sites.
19. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure

Any developer of this site should, where possible:

20. Work in partnership with Flood Risk Management bodies including Surrey County Council and the Environment Agency to design flood risk mitigation which co-ordinates with flood risk alleviation measures in the wider area around Hookwood, contributing to the reduction of flood peaks downstream.

**POLICY DS42:  
LAND AT POVEY CROSS FARM, HOOKWOOD**

Allocated for: RESIDENTIAL

Site Area (ha):	7.1ha total, approx. 4.2 developable
Indicative capacity:	84 dwellings
Policy Map Designations:	Former Green Belt, Inset Village, Designated Rural Area (affordable housing)
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Create a clearly defined boundary 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. Maximise retention and safeguarding of existing mature trees and hedgerows and incorporate those features in a coherent landscaping strategy for the site.
3. Provide publicly accessible open space and play space in accordance with the standards in Policy EN10.
4. Establish a legal mechanism for long term management of open space and children's play space, supporting both public access and an appropriate habitat management regime.
5. Conserve and, where possible, enhance the setting of Povey Cross House; a Grade II listed building.
6. Avoid built development within Flood Zones 2 and 3. Incorporate sustainable drainage measures to address and mitigate the risk of fluvial flooding, in accordance with Policy INF3 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.
7. Liaise with Thames Water to ensure that necessary upgrades to wastewater infrastructure can be delivered and engage in pre-application discussions on phasing.
8. Provide vehicular access to Reigate Road at a location which meets all relevant requirements of the Highways Authority with regard to accessibility and safety.

9. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
10. Develop and implement 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 reduce growth in traffic at local congestion hotspots.
11. Safeguard the integrity of the Walton to Gatwick and Alton to Gatwick fuel pipelines.
12. 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.
13. Coordinate with developers of adjacent site DS41 to achieve a well-integrated development, delivering housing, public open space, community infrastructure, landscaping, sustainable urban drainage, pedestrian and vehicle access in a co-ordinated manner across both sites.
14. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure

Any developer of this site should, where possible:

15. Work in partnership with Flood Risk Management bodies including Surrey County Council and the Environment Agency to design flood risk mitigation which co-ordinates with flood risk alleviation measures in the wider area around Hookwood, contributing to the reduction of flood peaks downstream.



**POLICY DS43:  
LAND ADJACENT TO THREE ACRES, HOOKWOOD**

Allocated for: RESIDENTIAL

Site Area (ha):	1.0ha
Indicative capacity:	20 dwellings
Policy Map Designations:	Former Green Belt, Inset Village, Designated Rural Area (affordable housing)
Relevant Planning History:	MO/2015/1692 permission for extension and conversion of existing dwelling to 3 flats, conversion of outbuilding to 2 flats, one new dwelling to rear. MO/2018/1194 permission for conversion of annex to 2 residential units and 1 detached dwellings.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Maximise retention and safeguarding of existing trees and hedgerows, including those on the boundaries of the site, and incorporate them into a well-integrated landscape strategy.
2. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, fluvial flooding and groundwater flooding, in accordance with Policy INF3.
3. Avoid built development within protective easements associated with the Alton to Gatwick fuel pipeline and meet any other relevant requirements to safeguard the integrity of underground pipelines.

Any developer of this site should, where possible:

4. Explore opportunities for a coordinated approach to development of this site and adjacent site allocations DS41, DS42 and DS44, potentially including:
  - a. A coordinated approach to flood risk mitigation and betterment.
  - b. Means to improve highway access arrangements by utilising and enhancing existing points of access to the highway network.
  - c. Measures that mitigate congestion and promote use of sustainable modes of transport.



**POLICY DS44:  
LAND SOUTH OF KENNEL LANE, HOOKWOOD**

Allocated for: RESIDENTIAL

Site Area (ha): 0.7ha  
 Indicative capacity: 13 dwellings  
 Policy Map Designations: Former Green Belt, Inset Village, Designated Rural Area (affordable housing)  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Incorporate measures to protect future residents from noise and other disturbance arising from commercial uses at Gatwick Business Park, and to enable continuation of those commercial uses without being curtailed due to the proximity of new residential development.
2. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, fluvial flooding and groundwater flooding, in accordance with Policy INF3.
3. Avoid built development within protective easements associated with the Alton to Gatwick fuel pipeline and meet any other relevant requirements to safeguard the integrity of underground pipelines.

Any developer of this site should, where possible:

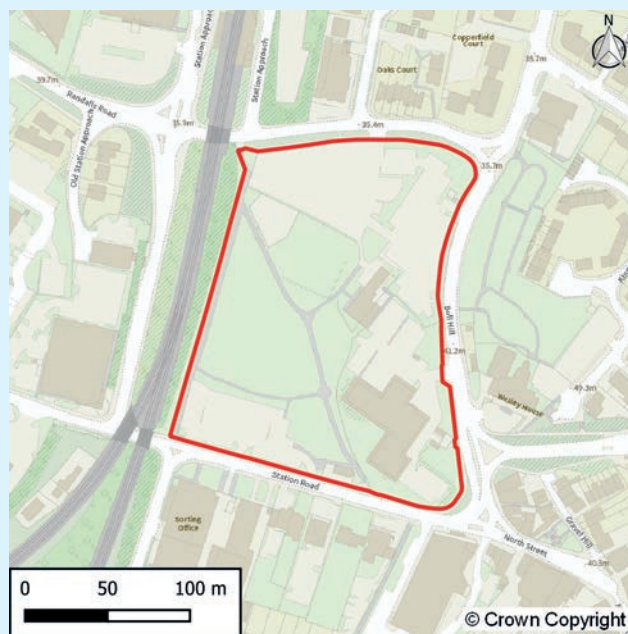
4. Explore opportunities for a coordinated approach to development of this site and adjacent site allocations DS41, DS42 and DS43, potentially including:
  - a. A coordinated approach to flood risk mitigation and betterment.
  - b. Means to improve highway access arrangements by utilising and enhancing existing points of access to the highway network.
  - c. Measures that mitigate congestion and promote use of sustainable modes of transport.

# LEATHERHEAD

## POLICY DS45: LAND AT BULL HILL, LEATHERHEAD

Allocated for: RESIDENTIAL; COMMERCIAL, BUSINESS AND SERVICE (CLASS E) and/or COMMUNITY FACILITIES (including Early Years Education) and/or SUI GENERIS USES OF A TOWN CENTRE TYPE; CAR PARKING.

Site Area (ha):	3ha
Indicative capacity:	300 dwellings, plus commercial, business and service uses and public car parking
Policy Map Designations:	Built up Area, Town Centre, Mixed Use and Residential Development Opportunity Area
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Design and create a built form which is notable but which integrates well into the character and existing townscape of Leatherhead. The buildings should be of the minimum height required to be viable and should not be overbearing compared to the surrounding townscape. The detailing and materials should be high quality and incorporate elements of the surrounding Listed buildings.
2. Conserve and, wherever possible, enhance the setting of heritage assets, including the Grade II listed Wesley House and The Cottage, Bull Hill and Leatherhead Conservation Area.
3. Maximise the retention and safeguarding of existing mature trees on the site and incorporate them into a well-integrated landscape strategy for the site.
4. Enhance biodiversity, possibly in the vicinity rather than on site.
5. Provide or re-provide the open space at its current extent across the site.

6. Include play space located so as to provide easy access to the residents of the development and the general public, but with sufficient separation from the busy road network to provide a safe and pleasant environment for play.
7. Provide a community space of a design and extent that is capable of accommodating early years education provision and other community uses responding to the needs of the locality.
8. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
9. Identify and implement improvements to the highway network to reduce existing congestion, accommodate any capacity issues arising from the development and improve access to the town centre.
10. Undertake a town-wide car parking study to identify past usage, take into account future trends and likely needs and any new capacity in the vicinity.
11. Design an internal layout which incorporates a priority pedestrian and cycle route across the site linking Leatherhead Railway Station with the town centre.
12. Provide sufficient sustainable transport infrastructure, such as high quality cycling parking facilities in excess of the standard, to negate the need for car use.
13. 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.
14. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure
15. Liaise with Thames Water to ensure that necessary upgrades to wastewater infrastructure can be delivered and engage in pre-application discussions on phasing.

Any developer of this site should, where possible:

16. Include improvements to pedestrian and cycle crossings on Randalls Road.
17. Establish an on-site car club, including provision of car club vehicles, car club parking spaces and a year's membership for future occupiers.
18. Incorporate opportunities for flood risk betterment for the wider area which could include designing SUDS to reduce flow paths through and beyond the site.



**POLICY DS46:  
FOOD INTERNATIONAL SITE, RANDALLS WAY, LEATHERHEAD**

Allocated for: RESIDENTIAL

Site Area (ha): 1.6ha  
 Indicative capacity: 214 dwellings (flats)  
 Policy Map Designations: Built up Area  
 Relevant Planning History: MO/2017/0827 – prior approval granted for the change of use of the existing offices into 43 residential units.  
 MO/2017/1658 – outline planning permission granted for consideration of access regarding the construction of 218 no. new residential dwellings in eight buildings.  
 MO/2020/0791/ – planning permission granted for the demolition of existing buildings and construction of a single building comprising 214 residential units with car parking, landscaping and amenity space provision.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Ensure the design and layout of the development, including increased building heights, respects the character of the surrounding area and does not harm the amenity of surrounding residents and occupiers of commercial premises.
2. Retain the existing vehicle access points to the west of the site along Randall's Way, which should be used to provide safe vehicle and pedestrian access and egress.
3. Provide a suitable internal road layout to enable vehicles to enter and leave the site in forward gear.
4. Develop and implement a sustainable transport strategy for the site, with the objective of facilitating and encouraging use of travel options other than the private car.
5. Maximise retention and safeguarding of mature existing trees, including the mature Oak in the south western corner of the site and tree belts along the northern, southern and eastern boundaries, including appropriate root protection for trees outside but adjacent to the site.

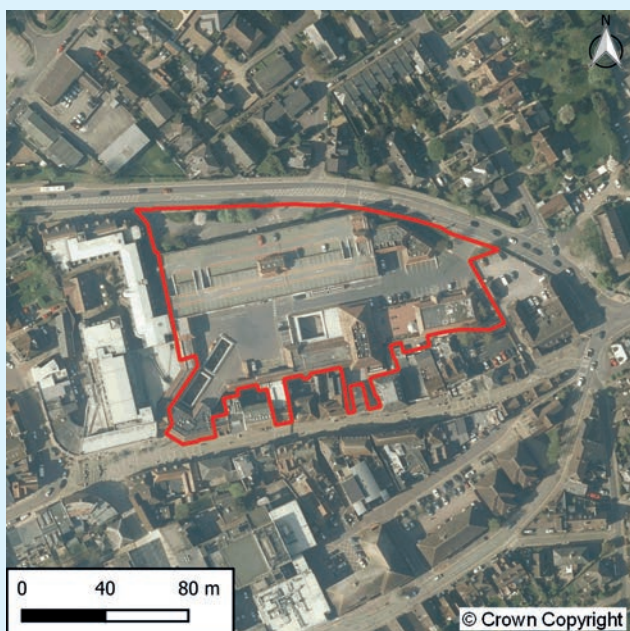
6. Provide a scheme for ecological enhancement in accordance with policy EN9, incorporating any specific measures that may be required to avoid or mitigate adverse effects on nearby Sites of Nature Conservation Importance.
7. Design external lighting to avoid adverse impacts on the amenities of neighbouring properties and nocturnal wildlife.
8. Provide equipped play space in accordance with the standards in Policy EN10, potentially through off-site contributions.
9. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF3 and including any required measures to protect the security of groundwater.
10. Provide suitable noise and vibration attenuation measures to ensure that future residential occupiers of the development are not subject to a significant adverse level of noise disturbance.
11. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.
12. Undertake an archaeological survey to determine the presence of heritage assets.



**POLICY DS47:  
SWAN CENTRE, LEATHERHEAD**

Allocated for: RESIDENTIAL; COMMERCIAL, BUSINESS AND SERVICE (CLASS E) and/or COMMUNITY FACILITIES and/or HOTEL and/or CINEMA and/or SUI GENERIS USES OF A TOWN CENTRE TYPE; CAR PARKING

Site Area (ha): 1.2ha  
 Indicative capacity: 150 dwellings plus other uses, extent to be determined  
 Policy Map Designations: Built up Area, Town Centre, Mixed Use Development Opportunity Area, Primary Shopping Area, Conservation Area (part), Area of High Archaeological Potential  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

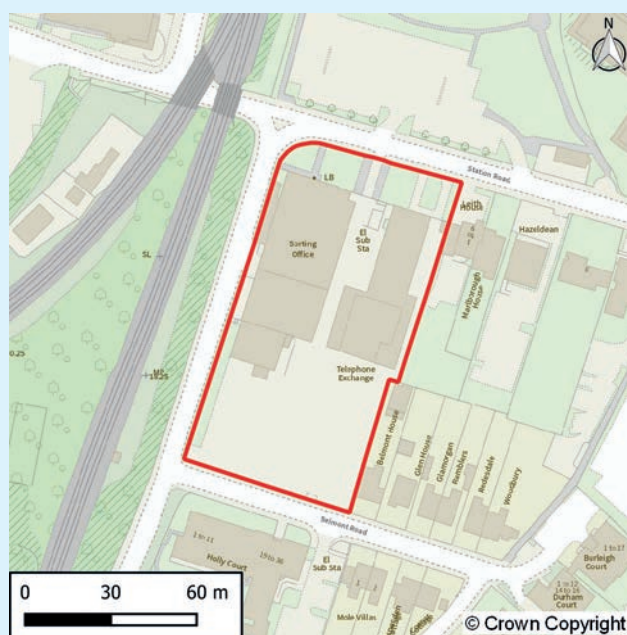
1. Contribute towards the diversification of main town centre uses, including retail, leisure, entertainment and more intensive sport and recreation uses, offices, and art, culture and tourism development, drawing on evidence about future town centre functions.
2. Remodel the units to improve the customer experience and improve the entrances to the shopping centre to make them more legible from the surrounding town centre.
3. Provide a more inviting public realm, using materials of high quality specifications and with an ongoing maintenance programme, and integrating the public realm with the High Street and North Street.
4. Remodel the facade on Leret Way to make it more attractive and ensure Leret Way remains the vehicular access to the site.
5. Improve and expand the Swan Centre public car park, in line with evidence of need.
6. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.

7. Conserve the setting of neighbouring listed buildings in the High Street and the Leatherhead Conservation Area and ensure the buildings are of the minimum height required to be viable and are not overbearing compared to the surrounding townscape.
8. Undertake archaeological investigations in accordance with policy EN6, taking account of the site's location within an Area of High Archaeological Potential.
9. Follow the recommendations set out in the Level 2 Strategic Flood Risk Assessment Update for mitigating the risk of surface water flooding.
10. Provide water efficiency measures such as water butts, rainwater harvesting, water-saving appliances and fittings, with the aim of exceeding the requirements of policy H10, to reduce increased pressure on water supply infrastructure

**POLICY DS48:  
SORTING OFFICE AND TELEPHONE EXCHANGE, LEATHERHEAD**

Allocated for: RESIDENTIAL

Site Area (ha):	0.8ha
Indicative capacity:	95 dwellings
Policy Map Designations:	Built up Area, Town Centre, Mixed Use and Residential Development Opportunity Area
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Demonstrate that the existing uses have been, or can be relocated, prior to the start of construction and that the parcel collection point remains in the centre of the town to ensure convenient accessibility.
2. Create a high quality design that respects the prevailing character of Leatherhead town centre and investigate retaining the existing facades and ornamental lampposts within any redevelopment.
3. Reflect the existing low-rise character of Leatherhead and that this site is in the transition zone from the town centre to low-rise suburban development.
4. Respect the amenities of neighbouring residential development to the south and east.
5. Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, both individually and cumulatively with other nearby developments, or that any such impact can be mitigated to an acceptable degree.
6. Create a footpath/cyclepath along the eastern part of Waterway Road with a view to joining up with other parts of the footpath and cyclepath network.
7. Provide sustainable drainage measures in accordance with policy INF3 to mitigate the risk of surface water flooding, including along Waterway Road, and mitigate risk of groundwater flooding on and around the site.



**POLICY DS49:  
CONNECT, DESIGNER AND TRIDENT HOUSES, KINGSTON ROAD, LEATHERHEAD**

Allocated for: RESIDENTIAL

Site Area (ha): 0.5ha  
 Indicative capacity: 75 dwellings  
 Policy Map Designations: Built up Area  
 Relevant Planning History: MO/2019/1071 – Prior Approval granted for conversion of Connect House from offices to 29 flats  
 MO/2019/1029 – Prior Approval granted for conversion of Trident House from offices to 22 flats.



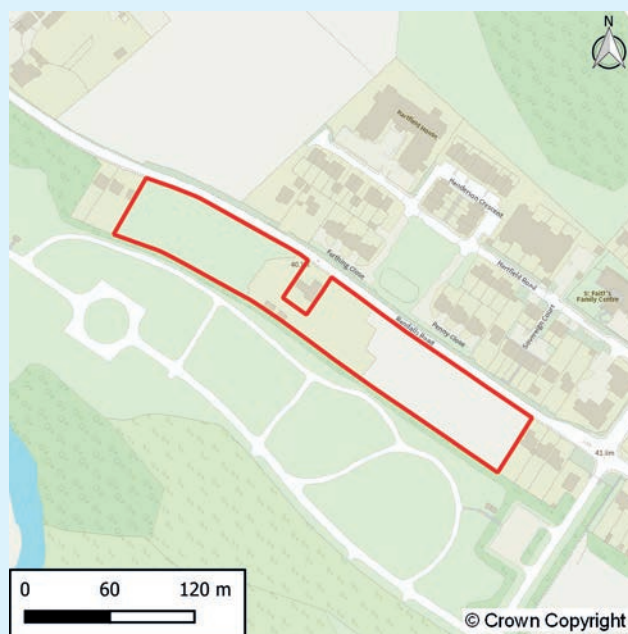
In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Assess the extent of land contamination and undertake any remediation measures required.
2. Ensure the current occupiers are successfully relocated to other premises within Leatherhead.
3. Design a building that respects the surrounding character in terms of storey heights, 3-4 storeys, and materials.
4. Protect the amenity of surrounding properties by locating a new building towards the eastern part of the site.
5. Protect the amenity of future occupiers by locating a new building away from the electricity sub-station and provide the necessary noise and vibration attenuation measures.
6. Retain the trees on the northern and southern boundaries to provide a degree of screening and softening as part of a larger landscape strategy.
7. Undertake surface water management measures, including SUDS, and any wastewater upgrades required by Thames Water.

**POLICY DS50:**  
**36-69 RANDALLS ROAD, LEATHERHEAD**

Allocated for: RESIDENTIAL

Site Area (ha): 1.5ha  
 Indicative capacity: 44 dwellings  
 Policy Map Designations: Former Green Belt, Built up Area, Within 5-7km of Thames Basin Heaths Special Protection Area (part)  
 Relevant Planning History: MO/2017/1499 permission for removal of boundary wall, compensatory landscaping and new access



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Maximise retention and safeguarding of existing mature trees and hedgerows, including those provided in accordance with planning permission MO/2017/1499, incorporating those features in a landscaping strategy for the site.
2. Incorporate mitigation measures to address any adverse effect on the integrity of the Thames Basin Heath Special Protection Area should the proposed capacity exceed 50 dwellings.

Any developer of this site should, where possible:

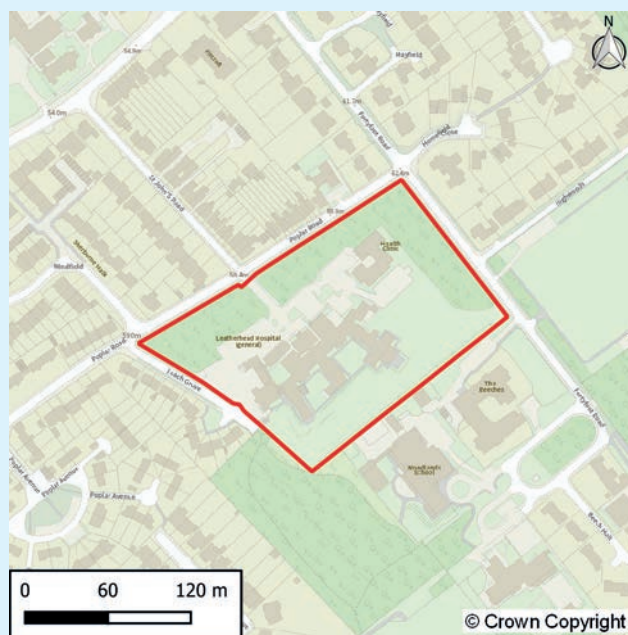
3. Improve the pedestrian footpath on Randalls Road.



**POLICY DS51:  
LEATHERHEAD COMMUNITY HOSPITAL, LEATHERHEAD**

Allocated for: HEALTH AND RESIDENTIAL

Site Area (ha): 2.8ha  
 Indicative capacity: Additional/reconfigured health provision including local health hub incorporating primary healthcare, plus approx. 40 dwellings  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide a health hub, which accommodates enhanced primary health care (GP) provision alongside any community health and wellbeing service requirements to meet the area's needs.
2. Include an element of residential development on part of the site, provided this does not prejudice delivery of health services responding to local needs, as required in part 1 above.
3. Maximise the retention and safeguarding of existing woodland habitat along the Poplar Road and Fortyfoot Road boundaries and incorporate existing tree belts into the landscaping strategy for the site.

Any developer of this site should, where possible:

4. Enhance habitat connectivity through planting of additional native woodland species along the boundary with Leach Grove and Leach Grove Woods.
5. Provide a pedestrian/cycle route along the southern boundary of the site linking through to Fortyfoot Road Recreation Ground.

**POLICY DS52:  
CLAIRE HOUSE AND JAMES HOUSE, LEATHERHEAD**

Allocated for: MIXED RESIDENTIAL WITH COMMERCIAL, BUSINESS AND SERVICE (CLASS E)  
and/or COMMUNITY FACILITIES (CLASS F)

Site Area (ha):	0.2ha
Indicative capacity:	35 dwellings (flats), approx. 175sqm Class E/F floorspace, suitable for riverside café and local community use
Policy Map Designations:	Built up Area, Town Centre, Mixed Use Development Opportunity Area, Area of High Archaeological Potential
Relevant Planning History:	MO/2014/1918 – prior approval granted for change of use of first to third floor offices into 25 no. residential units. MO/2018/1983 – outline permission granted for the consideration of access, layout and scale in respect of demolition of the existing buildings and erection of a new building to provide A3 and D1 use at ground floor and 35 no. residential units at the upper floor levels.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Provide a comprehensive design strategy to ensure that the development makes a positive contribution to the character and appearance of the surrounding area. The design and layout should conserve and, where possible, enhance the setting of heritage assets including the adjoining Leatherhead Conservation Area and nearby listed buildings, including the Grade II\* listed Running Horse public house and the Grade II listed Town Bridge. The development should also pay particular attention to the impact on views from the nearest and farthest banks of the River Mole to the south of the site.
2. Ensure the height, design and layout of the development does not harm the amenity of surrounding residents and occupiers of commercial premises, as well as future occupiers of the development.
3. Provide an active frontage at ground floor level, with Class E/Class F floorspace being located on the ground floor and designed to be suitable for community-focused uses including a riverside café.

4. Ensure the site layout maximises retention and safeguarding of mature existing trees, including the lime tree covered by a Tree Preservation Order to the south west of Claire House and other existing trees in the southern part of the site, incorporating these in a coherent landscaping strategy for the site.
5. Provide a scheme for ecological enhancement in accordance with policy EN9, incorporating any specific measures that may be required to avoid or mitigate adverse effects on the nearby River Mole Local Nature Reserve and Site of Nature Conservation Importance.
6. Design external lighting to avoid adverse impacts on bat foraging and commuting routes and other nocturnal wildlife.
7. Provide vehicle access from Bridge Street, including safe pedestrian access and egress.
8. Ensure sufficient room is available to allow vehicles to turn around within the site.
9. Develop and implement a sustainable transport strategy for the site, with the objective of facilitating and encouraging use of travel options other than the private car.
10. Secure appropriate alternative parking facilities to alleviate pressure on town centre car parks due to the temporary unavailability of the Bridge Street pay and display car park during construction.
11. Incorporate measures to address and mitigate the risk of fluvial and surface water flooding, in accordance with Policy INF3.
12. Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.
13. Incorporate measures to prevent any unacceptable risk to Controlled Waters or to groundwater as a result of arrangements for drainage of construction of foundations.
14. Provide suitable noise attenuation measures to ensure that future residential occupiers of the development are not subject to a significant adverse level of noise disturbance from commercial uses on the ground floor.
15. Undertake an archaeological survey to determine the presence of heritage assets.
16. Prepare a refuse management strategy for the safe and efficient storage and removal of waste from the commercial units at ground floor level.



**POLICY DS53:  
LAND AT CLARE CRESCENT, LEATHERHEAD**

Allocated for: RESIDENTIAL

Site Area (ha): 0.8ha  
 Indicative capacity: 16 dwellings  
 Policy Map Designations: Built up area.  
 Relevant Planning History: None.



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Maximise retention and safeguarding of existing mature trees and hedgerows, including those along the frontage to Clare Crescent, and incorporate them into a well-integrated landscape strategy.
2. 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. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF3.

Any developer of this site should, where possible:

4. Explore opportunities to improve pedestrian and cycle links between the site, Kingston Road Recreation Ground and other local community facilities.

**POLICY DS54:  
LAND AT RIVER LANE, LEATHERHEAD**

Allocated for: GYPSY AND TRAVELLER PITCHES

Site Area (ha):	1.3ha
Indicative capacity:	3 additional pitches
Policy Map Designations:	Former Green Belt, Within 5-7km of Thames Basin Heaths Special Protection Area
Relevant Planning History:	MO/2017/1932 – permission for permanent occupation as a gypsy caravan site with 4 pitches (appeal allowed)



In addition to meeting the policies in the plan, any developer of this site will be required to:

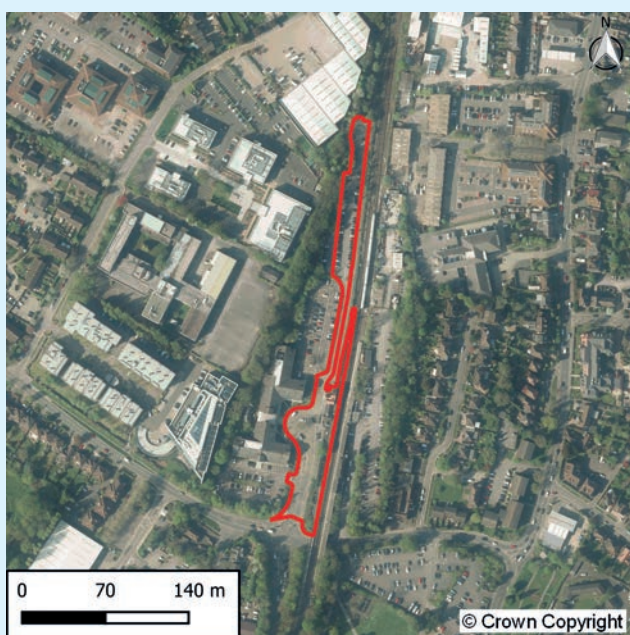
1. Restrict stationing of caravans and ancillary built development to the area inset from the Green Belt, as shown above and on the Policies Map.
2. Establish and reinforce where necessary a clearly-defined boundary along the western boundary of the land inset from the Green Belt, using boundary treatment such as native hedging or other natural features appropriate to the rural location.
3. Retain existing hedgerows around the perimeter of the site unless limited removal is required to meet highway visibility requirements.
4. Demonstrate that safe and suitable vehicle access can be provided to support increased use of the site and byway 145 (River Lane), including improvement and/or relocation of the existing access if required.



**POLICY DS55:  
LEATHERHEAD RAILWAY STATION, LEATHERHEAD**

Allocated for: **ADDITIONAL RAILWAY STATION CAR PARKING**

Site Area (ha): 0.6ha  
 Indicative capacity: approx. 100 additional spaces  
 Policy Map Designations: Built up Area, Strategic Employment Area (part)  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Ensure the design of the car park preserves the setting of the nearby Leatherhead Railway station listed building.
2. Use a design approach which mitigates the visual impact of the increased bulk, massing and height resulting from decked car park provision.
3. Minimise loss of existing trees, including appropriate root protection for those immediately adjacent to the site.
4. Maintain the existing foot and cycle path that runs along the eastern boundary, connecting Station Approach and Kingston Road.
5. Install charging points for electric vehicles.
6. Be designed with appropriate lighting, security and accessibility measures, in accordance with Policy EN5, and maintain acceptable access for emergency services.

Any developer of this site should, where possible:

7. Include improvements to pedestrian and cycle provision on the Railway Station site to support sustainable travel to and from railway services.

# LEIGH

POLICY DS56:  
LAND AT THE PRIEST'S HOUSE, LEIGH

Allocated for: RESIDENTIAL

Site Area (ha):	0.5Ha
Indicative capacity:	10 dwellings
Policy Map Designations:	Green Belt, Non-inset Village, Conservation Area, Area of High Archaeological Potential (part), Designated Rural Area (affordable housing)
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhance the character and setting of heritage assets, including the Leigh Conservation Area, the Grade II\* Church of St Bartholomew and Grade II Priest's House.
2. Undertake archaeological investigations in accordance with policy EN6, taking account of the site's location within an Area of High Archaeological Potential.
3. Liaise with Thames Water to ensure that necessary upgrades to wastewater infrastructure can be delivered and engage in pre-application discussions on phasing.
4. Incorporate sustainable drainage measures to address and mitigate the risk of surface water and fluvial flooding in line with policy INF3 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.
5. Maximise retention and safeguarding of existing trees and hedgerows and incorporate those features in a coherent landscaping strategy.
6. Retain and if necessary reinforce native tree and hedgerow planting along the eastern boundary where the site adjoins open land beyond the village boundary.

Any developer of this site should, where possible:

6. Incorporate opportunities for flood risk betterment to reduce flood peaks downstream.

**POLICY DS57:  
LAND AT TAPNER'S ROAD, LEIGH**

Allocated for: RESIDENTIAL

Site Area (ha):	0.4ha
Indicative capacity:	8 dwellings
Policy Map Designations:	Green Belt, Non-inset Village, Designated Rural Area (affordable housing)
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Maximise the retention and safeguarding of existing trees and hedgerows and incorporate them into a coherent landscaping strategy.
2. Create clearly defined boundaries between the village boundary and the wider countryside, using features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
3. Liaise with Thames Water to ensure that necessary upgrades to wastewater infrastructure can be delivered and engage in pre-application discussions on phasing.
4. Incorporate sustainable drainage measures to mitigate the risk of surface water flooding in accordance with Policy INF3.
5. Continue the existing building line along Tapner's Road in the interest of road safety and village character.
6. Design a scheme with only one entrance and sufficient internal circulation for vehicles to park and turn within the site in the interests of road safety.
7. Consider how the development will relate to parked cars dropping off children at the nearby school.



# NEWDIGATE

POLICY DS58:  
LAND TO THE REAR OF THE SIX BELLS, NEWDIGATE

Allocated for: RESIDENTIAL

Site Area (ha):	0.7ha
Indicative capacity:	13 dwellings
Policy Map Designations:	Green Belt, Non-inset Village, Designated Rural Area (affordable housing).
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhance the setting of heritage assets, including the adjacent Newdigate Conservation Area and nearby listed buildings.
2. Maximise retention and safeguarding of existing trees and hedgerows, and incorporate them into a well-integrated landscape strategy.
3. Ensure that arrangements for vehicle access do not compromise operation of the public house, including access to, and availability of, car parking areas.

Any developer of this site should, where possible:

4. Provide a walking and cycling route connecting Darbyshire Road and Village Street.
5. Take account of the relationship with site DS59 to the south, ensuring both developments relate well in terms of their layout, with potential for vehicular and pedestrian access between the sites.

**POLICY DS59:  
LAND REAR OF THE CHIMES, RUSPER ROAD, NEWDIGATE**

Allocated for: RESIDENTIAL

Site Area (ha): 0.3ha  
 Indicative capacity: 6 dwellings  
 Policy Map Designations: Green Belt, Non-inset Village, Designated Rural Area (affordable housing).  
 Relevant Planning History: None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhance the setting of heritage assets, including the adjacent Newdigate Conservation Area and nearby listed buildings.
2. Retain and if necessary reinforce native tree and hedgerow planting along site boundaries, particularly along the western and southern boundary where the site adjoins open land beyond the village boundary.

Any developer of this site should, where possible:

3. Take account of the relationship with site DS58 to the north, ensuring both developments relate well in terms of their layout, with potential for vehicular and pedestrian access between the sites.



# OCKLEY

POLICY DS60:  
LAND AT FRIDAY STREET, OCKLEY

Allocated for: RESIDENTIAL

Site Area (ha): 1.3ha  
 Indicative capacity: 26 dwellings  
 Policy Map Designations: Countryside Beyond the Green Belt, Non-inset Village, Conservation Area (part), Designated Rural Area (affordable housing).  
 Relevant Planning History: None



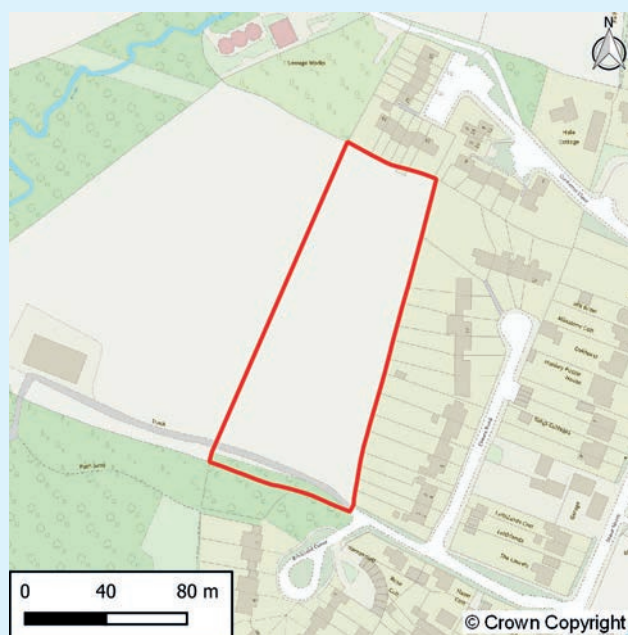
In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Conserve and, where possible, enhance heritage assets, including the Ockley Conservation Area and the setting of nearby listed buildings.
2. Retain the existing brick wall along the boundary with Stane Street in its entirety, with vehicle access to be directly from Stane Street to the south of the wall.
3. Provide suitable access to Elderslie Lodge should the existing access to this dwelling be incorporated into the development.
4. Maximise retention and safeguarding of existing trees and hedgerows, and incorporate them into a well-integrated landscape strategy.
5. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF3.
6. 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.
7. Establish a clearly defined boundary between the site and the countryside outside the village boundary, using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
8. Liaise with the relevant service provider to ensure the occupation of the development is phased to align with the delivery of necessary sewerage infrastructure.

**POLICY DS61:  
LAND AT ELMER'S FIELD, OCKLEY**

Allocated for: RESIDENTIAL

Site Area (ha):	1.0ha
Indicative capacity:	20 dwellings
Policy Map Designations:	Countryside Beyond the Green Belt, Area of Great Landscape Value, Non-inset Village, Designated Rural Area (affordable housing)
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. 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 nearby public rights of way and viewpoints in the wider countryside to the west.
2. Use native tree and hedgerow planting to establish a clearly defined boundary between the site and the countryside west of the site, using physical features which are recognisable, likely to be permanent and consistent with the character of the surrounding environment.
3. Maximise retention and safeguarding of existing trees and hedgerows along site boundaries, and incorporate them into a well-integrated landscape strategy.
4. Incorporate measures to safeguard the biodiversity value of the adjacent area of Ancient Woodland, to the south east.
5. Provide appropriate vehicle access to the development, taken from Elmers Road.
6. Undertake an odour assessment in consultation with Southern Water to establish any requirements for odour mitigation that may arise from the adjacent Ockley West Wastewater Treatment works, such mitigation to be provided by the developer.

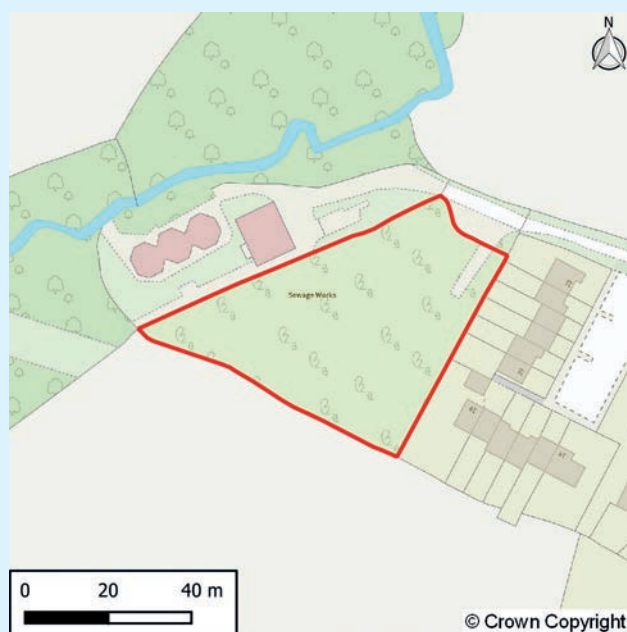
Any developer of this site should, where possible:

7. Explore opportunities for a coordinated approach to development of this site and adjacent site allocation DS63, potentially including a shared access from Elmers Road.

**POLICY DS62:  
LAND AT CRICKETERS CLOSE, OCKLEY**

Allocated for: RESIDENTIAL

Site Area (ha):	0.3ha
Indicative capacity:	6 dwellings
Policy Map Designations:	Countryside Beyond the Green Belt, Area of Great Landscape Value, Non-inset Village, Designated Rural Area (affordable housing)
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. 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 nearby public rights of way and viewpoints in the wider countryside to the south and west.
2. Conserve and, where possible, enhance the setting of heritage assets, including the nearby Ockley Conservation Area and nearby listed buildings.
3. Maximise the 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.
4. Provide safe vehicle and pedestrian access to the site.
5. Undertake an odour assessment in consultation with Southern Water to establish any requirements for odour mitigation that may arise from the adjacent Ockley West Wastewater Treatment works, such mitigation to be provided by the developer.
6. Demonstrate that development will not prejudice current or future operation of the sewage works, as a result of access proposals or any other issue.
7. Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding and fluvial flooding, in accordance with Policy INF3.

Any developer of this site should, where possible:

8. Explore opportunities for a coordinated approach to development of this site and adjacent site allocation DS61, potentially including a shared access from Elmers Road.



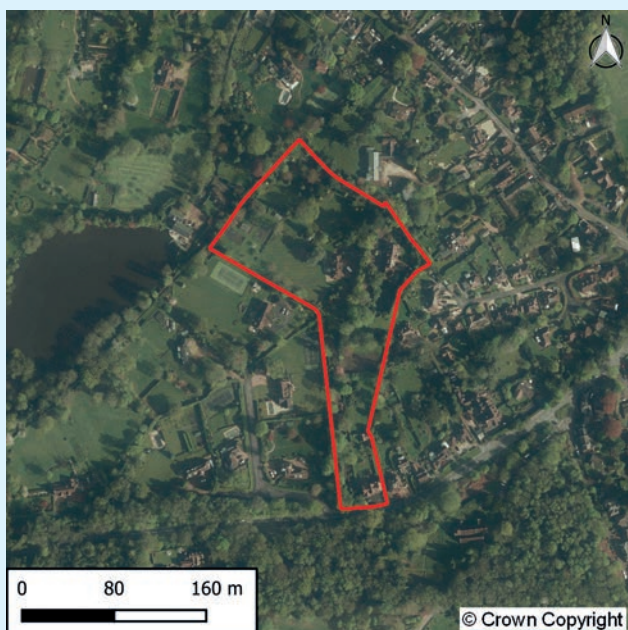
# WESTCOTT

## POLICY DS63:

### LAND AT MILL WAY HOUSE, BRAMLEY HOUSE AND HEATHCREST, WESTCOTT

Allocated for: RESIDENTIAL

Site Area (ha):	2.3ha
Indicative capacity:	15 dwellings (apartments)
Policy Map Designations:	Former Green Belt, Inset Village, Area of Outstanding Natural Beauty, Area of Great Landscape Value, Conservation Area (part), Designated Rural Area (affordable housing)
Relevant Planning History:	None



In addition to meeting the policies in the plan, any developer of this site will be required to:

1. Take into account the site's location within the Area of Outstanding Natural Beauty and the Area of Great Landscape Value, paying particular attention to views to and from the site, including from nearby public rights of way and more distant viewpoints such as the elevated ground beyond the village boundaries.
2. Create a clearly defined boundary between the west and north west boundaries 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. Maximise retention and safeguarding of existing mature trees and hedgerows, and incorporate those features in a coherent landscaping strategy for the site.



4. Conserve and, where possible, enhance the character and setting of Westcott Conservation Area, by:
  - a. Respecting the low density, sylvan character of this part of Westcott, with development preferably taking the form of individually designed detached buildings, divided into apartments and set in spacious landscaped grounds.
  - b. Retaining the existing dwelling known as Heathcrest.
  - c. Ensuring that any the design of any alterations to enhance visibility at the access to conserves the character of the frontage to Guildford Road.
5. Provide vehicular access to the site from Guildford Road, incorporating improvements to visibility to the requirements of the Highways Authority.

Any developer of this site should, where possible:

6. Contribute to off-site opportunities to improve highway safety on the A25 Guildford Road, for example through measures to support compliance with the existing 30mph speed limit.
7. Improve pedestrian access to the site from Guildford Road.



# CHAPTER 10

## Monitoring Framework

# MONITORING FRAMEWORK

## Policy S1: Sustainable Mole Valley

Indicators	Targets	Actions if targets not achieved
S1a: Annual housing delivery in the district (and cumulatively over the plan period)	353 new homes per year 6,000 new homes over the plan period	As the Housing Delivery Test, based on a three-year rolling average: Action plan if housing delivery falls below 95%; A 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; Application of the presumption in favour of sustainable development if housing delivery falls below 75%
S1b: Annual housing delivery by settlement area (and cumulatively over the plan period)	Dorking – 24%, Leatherhead – 30% Ashted – 12% Hookwood – 15% Bookham – 7% Rest of District – 12%	Investigate non-delivery of strategic sites Review Local Plan at first five-year review stage
S1c: Annual industrial (Classes B2 and B8) floorspace change (and cumulatively over the plan period)	Assess trends	Review Local Plan at first five-year review stage
S1d: Annual commercial, business and service (Class E) floorspace change (and cumulatively over the plan period)	Assess trends	Review Local Plan at first five-year review stage

## Policy S2: Combatting the Climate Emergency

Indicators	Targets	Actions if targets not achieved
S2a: Annual carbon dioxide emissions in the industry and commerce sector in the district	Reduction from 2018 estimated level of 135.3kt (gross)	Review Local Plan at first five-year review stage
S2b: Annual carbon dioxide emissions in the domestic sector	Reduction from 2018 estimated level of 160.5kt (gross)	Review Local Plan at first five-year review stage
S2c: Annual carbon dioxide emissions in the transport sector	Reduction from 2018 estimated level of 275.6kt (gross)	Review Local Plan at first five-year review stage
S2d: Total annual carbon dioxide emissions in the district	Reduction from 2018 estimated level of 521.2kt (discounted for land use, land use change and forestry)	Review Local Plan at first five-year review stage

Policy S3: Leatherhead Town Centre

Indicators	Targets	Actions if targets not achieved
S3: Redevelopment of Claire House and James House, the Swan Centre, Bull Hill area and the Telephone Exchange and Sorting Office	Delivery of sites	Investigate non-delivery of strategic sites

Policy S4: Dorking Town Centre

Indicators	Targets	Actions if targets not achieved
S4: Refurbishment of Pippbrook House and redevelopment of Foundry Museum and Church Street workshop	Delivery of sites	Investigate non-delivery of strategic sites Review Local Plan at first or second five-year review stage

Policy S5: Retaining and Investing in Natural Capital

Indicators	Targets	Actions if targets not achieved
S5: Species monitoring	Assess trends from periodic reports by Surrey Biodiversity Information Centre	Review Local Plan at first or second five-year review stage

Policy H1: Housing Delivery

Indicators	Targets	Actions if targets not achieved
See indicator S1a	-	-
H1a: Annual Five Year Housing Land Supply	1,765 new homes plus a buffer of 5% or 20%, dependent on past delivery, which can demonstrated to be delivered over the next five next years of the plan period	Consider review of Strategic Housing and Employment Land Availability Assessment Review Local Plan at first five-year review stage
H1b: Annual housing delivery on small- and medium-sized sites	36 homes (10%) or more to be delivered on sites no larger than 1ha	Consider review of Strategic Housing and Employment Land Availability Assessment Review Local Plan at first five-year review stag

Policy H2: Development Opportunity Areas

Indicators	Targets	Actions if targets not achieved
H2: Annual housing delivery in development opportunity areas	Assess trends	Review Local Plan at first or second five-year review stage



### Policy H3: Affordable Housing

Indicators	Targets	Actions if targets not achieved
H3a: Annual affordable housing delivery (and cumulatively over the plan period)	141 (40%) new homes to be affordable 2,400 new homes to be affordable over the plan period	Consider review of Strategic Housing Market Assessment Review Local Plan at first five-year review stage
H3b: Annual Affordable housing delivery by tenure (and cumulatively over the plan period)	35 (10%) new homes to be affordable home ownership 600 new homes to be affordable home ownership over the plan period 106 (30%) new homes to be affordable rented housing 1,800 new homes to be affordable rented housing over the plan period	Consider review of Strategic Housing Market Assessment Review Local Plan at first five-year review stage

### Policy H4: Rural Exceptions Housing

Indicators	Targets	Actions if targets not achieved
H4: Annual rural exception site delivery	Assess trends on number of sites and units	n/a

### Policy H5: Gypsies, Travellers and Travelling Showpeople Accommodation

Indicators	Targets	Actions if targets not achieved
H5a: Annual delivery of pitches for Gypsy and Travellers	34 pitches over the plan period	Consider review of Gypsy and Traveller Accommodation Assessment
H5b: Annual delivery of plots for Travelling Showpeople	6 plots over the plan period	Consider review of Gypsy and Traveller Accommodation Assessment

### Policy H6: Housing for Older Persons and Specialist Housing

Indicators	Targets	Actions if targets not achieved
H6: Annual delivery of older people's housing	Assess trends	n/a

### Policy H7: Residential Park Home Sites

Indicators	Targets	Actions if targets not achieved
H7: Annual number of planning applications and appeals for park homes	Assess trends	n/a

Policy H8: Self and Custom Build Housing

Indicators	Targets	Actions if targets not achieved
H8: Annual delivery of self-build plots	Demand for self-build as indicated by the self-build register.	Consider review of Strategic Housing and Employment Land Availability Assessment Review Local Plan at first five-year review stage

Policy H9: Housing Mix

Indicators	Targets	Actions if targets not achieved
H9a: Annual housing mix delivery (and cumulatively over the plan period) for market housing	Approximate proportions: 1 bed - 25% 2 bed - 45% 3 bed - 20% 4+ bed - 10%	Review Local Plan at first or second five-year review stage
H9b: Annual housing mix delivery (and cumulatively over the plan period) for affordable housing	Approximate proportions: 1 bed - 15% 2 bed - 45% 3 bed - 30% 4+ bed - 10%	Review Local Plan at first or second five-year review stage

Policy H10: Standards for Accessibility, Water and Space

Indicators	Targets	Actions if targets not achieved
H10a: Planning applications and appeals for major housing development (annually and cumulatively over the plan period)	No planning applications granted and appeals allowed 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	Review details of planning application and appeal decisions
H10b: Planning applications and appeals for new housing meeting the optional Building Regulations standard on water efficiency (annually and cumulatively over the plan period)	No planning applications granted and appeals allowed for new housing that fails to meet the optional Building Regulations standard on water efficiency	Review details of planning application and appeal decisions
H10c: Planning applications and appeals for new housing meeting or exceeding minimum space standards (annually and cumulatively over the plan period)	No planning applications granted and appeals allowed for new homes that fail to meet minimum space standards	Review details of planning application and appeal decisions

Policy EC1: Supporting the Economy

Indicators	Targets	Actions if targets not achieved
See indicator S1c	-	-
See indicator S1d	-	-

Policy EC2: Employment and Business Development

Indicators	Targets	Actions if targets not achieved
See indicator S1c	-	-

Policy EC3: The Urban Economy

Indicators	Targets	Actions if targets not achieved
See indicator S1d	-	-
EC3: Vacancy rates in Ashted, Bookham, Dorking, Fetcham and Leatherhead	Assess trends	Review Local Plan at first or second five-year review stage

Policy EC4: The Rural Economy

Indicators	Targets	Actions if targets not achieved
EC4: Planning applications and appeals for rural diversification	Assess trends	Review details of planning application and appeal decisions

Policy EC5: Sustainable Leisure and Tourism

Indicators	Targets	Actions if targets not achieved
EC5: Planning applications and appeals for leisure and tourism development	Assess trends	Review details of planning application and appeal decisions

Policy EC6: Agriculture, Horticulture and Forestry

Indicators	Targets	Actions if targets not achieved
EC6: Planning applications and appeals for agricultural, horticultural and forestry development	No planning applications refused for agricultural, horticultural and forestry development	Review details of planning application and appeal decisions

Policy EC7: Equestrian and Horse Racing Facilities

Indicators	Targets	Actions if targets not achieved
EC7: Planning applications and appeals for equestrian development	No planning applications refused for equestrian development	Review details of planning application and appeal decisions

Policy EN1: The Green Belt

Indicators	Targets	Actions if targets not achieved
EN1: Planning applications granted and appeals allowed for development in the Green Belt	Assess trends	Review details of planning application and appeal decisions Review Local Plan at first or second five-year review stage

Policy EN2: The Countryside beyond the Green Belt

Indicators	Targets	Actions if targets not achieved
EN2: Planning applications and appeals within Country-side Beyond the Green Belt	Assess trends	Review details of planning application and appeal decisions

Policy EN3: Rural Villages

Indicators	Targets	Actions if targets not achieved
EN3: Planning applications and appeals for housing in rural areas	Assess trends	Review details of planning application and appeal decisions

Policy EN4: Character and Design

Indicators	Targets	Actions if targets not achieved
EN4: Planning appeals where design, character and appearance is a main consideration	No appeals allowed based on design, character and appearance	Review details of appeal decisions Review Local Plan at first or second five-year review stage

Policy EN5: Inclusive Environments

Indicators	Targets	Actions if targets not achieved
EN5: Index of Multiple Deprivation for the following domains: (a) barriers to housing and services (b) living environment (c) crime	Improve on current rankings: 124th (out of 317) most deprived for barriers to housing and services 186th (out of 317) most deprived for living environment 239th (out 317) for most incidence of crime	Review Local Plan at first or second five-year review stage



Policy EN6: Heritage Assets

Indicators	Targets	Actions if targets not achieved
EN6: Number of heritage assets at risk	No heritage assets at risk	Review of heritage assets at risk

Policy EN7: Residential Areas of Special Character

Indicators	Targets	Actions if targets not achieved
EN7: Planning appeals within Residential Areas of Special Character where design, character and appearance is a main consideration	No appeals allowed within Residential Areas of Special Character based on design, character and appearance	Review details of appeal decisions

Policy EN8: Landscape Character

Indicators	Targets	Actions if targets not achieved
EN8: Planning applications and appeals within Surrey Hills Area of Outstanding Natural Beauty.	No planning applications granted contrary to the advice of the Surrey Hills Planning Advisor.	Review details of planning application and appeal decisions.

Policy EN9: Natural Assets

Indicators	Targets	Actions if targets not achieved
EN9a: Condition of Local Sites	Assess trends	n/a
EN9b: Provision of Suitable Alternative Natural Green-space (SANG)	8ha per 1,000 people (or alternative target agreed with Natural England)	Review Local Plan at first or second five-year review stage
EN9c: Roadside nitrogen deposition levels in vicinity of Mole Gap to Reigate Escarpment Special Area of Conservation (SAC)	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	Review Local Plan at first or second five-year review stage
EN9d: Planning applications and appeals requiring a Bio-diversity Net Gain Plan	Assess trends	Review Local Plan at first or second five-year review stage

Policy EN10: Open Space and Play Space

Indicators	Targets	Actions if targets not achieved
EN10: Annual open space change (and cumulatively over the plan period)	No loss of open space	Review Local Plan at first or second five-year review stage

Policy EN11: Local Green Space

Indicators	Targets	Actions if targets not achieved
EN11: Annual Local Green Space change (and cumulatively over the plan period)	No loss of Local Green Space	Review Local Plan at first or second five-year review stage

Policy EN12: Pollution Control

Indicators	Targets	Actions if targets not achieved
EN12a: Residential developments permitted or allowed within the 54dB Gatwick Airport Noise Contour	No residential planning applications permitted or appeals allowed within the 54dB Gatwick Airport Noise Contour	Review details of planning application and appeal decisions
EN12b: Number of Air Quality Management Areas	No Air Quality Management Areas	Review details of Air Quality Management Areas.

Policy EN13: Standards and Targets for Combatting the Climate Emergency

Indicators	Targets	Actions if targets not achieved
See indicators S2a, S2b, S2c and S2d	-	-

Policy INF1: Transport

Indicators	Targets	Actions if targets not achieved
INF1: Number of development related on-site Travel Plans implemented	All on-site Travel Plans to be implemented and kept up-to-date	Review details of Travel Plan implementation

Policy INF2: Parking

Indicators	Targets	Actions if targets not achieved
INF2: Planning applications and appeals for provision of parking spaces	No planning application granted or appeals allowed contrary to Appendix 18: Local Parking Standards	Review details of planning application and appeal decisions

Policy INF3: Flood Risk

Indicators	Targets	Actions if targets not achieved
INF3: Residential developments permitted or allowed within areas of fluvial and surface water flooding risk	No planning applications permitted or appeals allowed contrary to advice of Surrey County Council and the Environment Agency	Review details of planning application and appeal decisions

Policy INF4: Community Facilities

Indicators	Targets	Actions if targets not achieved
INF4: Planning applications and appeals for the development of new and existing community facilities.	Assess trends	Review details of planning application and appeal decisions

Policy INF5: Digital Infrastructure

Indicators	Targets	Actions if targets not achieved
INF5: Planning applications and appeals for telecommunications infrastructure	Assess trends	Review details of planning application and appeal decisions

Policy INF6: Gatwick Airport

Indicators	Targets	Actions if targets not achieved
See EN12a	-	-
INF6a: Planning applications and appeals on land adjacent to Gatwick Airport safeguarded for aerodrome uses	No planning applications granted contrary to the advice of Gatwick Airport	Review details of planning application and appeals decisions
INF6b: Planning applications and appeals for additional off-airport car parking facilities	No planning applications granted for additional off-airport car parking facilities	Review details of planning application and appeals decisions

Policy D1: Infrastructure Delivery

Indicators	Targets	Actions if targets not achieved
D1: Delivery of infrastructure projects set out in Infrastructure Delivery Plan	To deliver infrastructure projects.	Monitor delivery of infrastructure projects through regular review of Infrastructure Delivery Plan.

Policy D2: Monitoring and Review

Indicators	Targets	Actions if targets not achieved
n/a	n/a	n/a

Policy D3: Development Sites

Indicators	Targets	Actions if targets not achieved
D3: Delivery of sites	To deliver sites	Assess site deliverability when updating the Five Year Housing Land Supply and consider review of Strategic Housing and Employment Land Availability Assessment, or of Gypsies and Travellers Accommodation Assessment

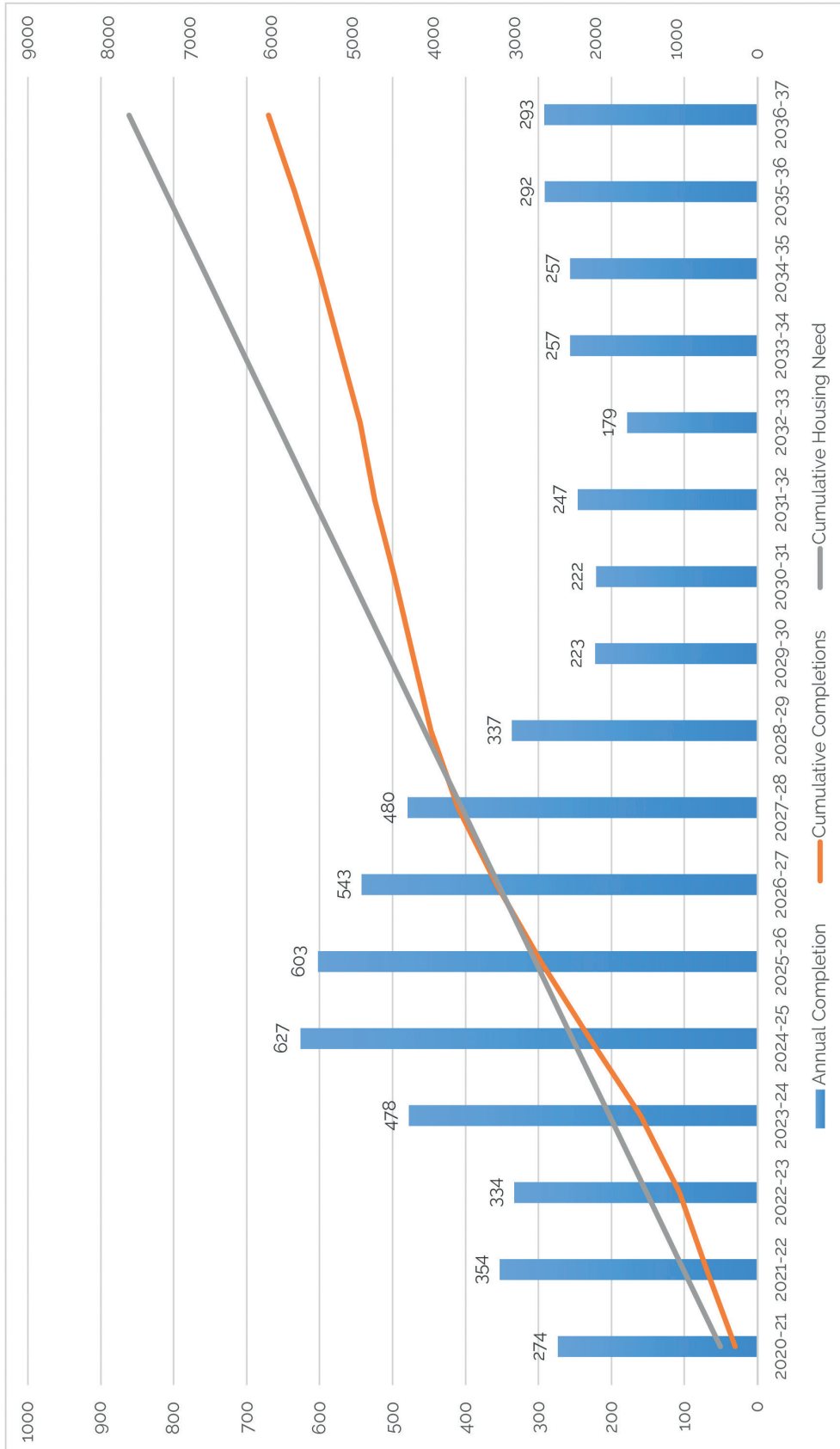
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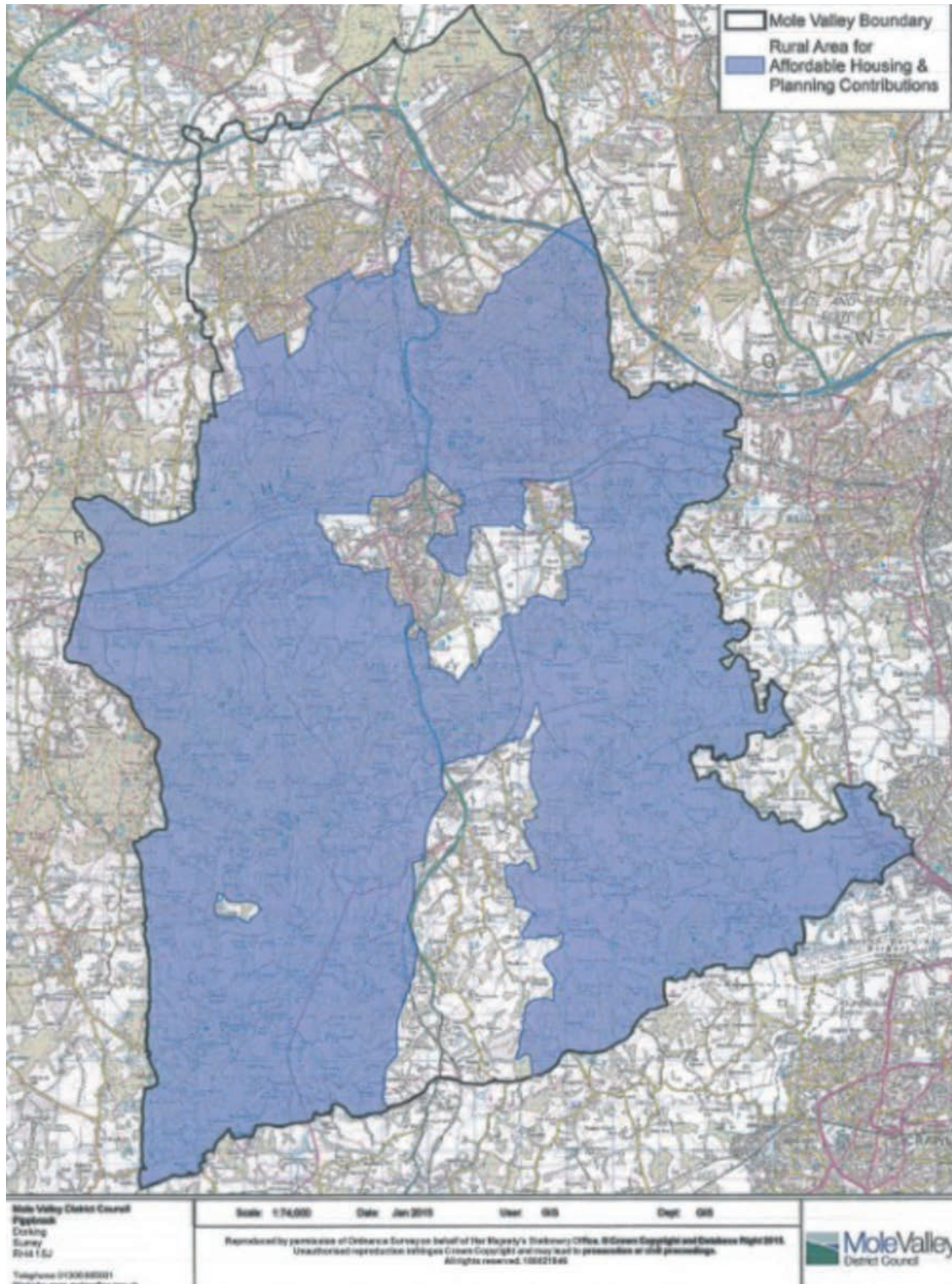
# APPENDICES

# APPENDIX 1: HOUSING TRAJECTORY (POLICY H1 - INFORMATION)



## APPENDIX 2: DESIGNATED RURAL AREA (POLICIES H3 AND H4 - POLICY MAP STATUS)

(FOR AFFORDABLE HOUSING, RURAL EXCEPTION HOUSING AND PLANNING CONTRIBUTIONS)



## APPENDIX 3: NATIONAL SPACE STANDARDS (POLICY H10 - INFORMATION)

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The National Space Standards 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 7.5m<sup>2</sup> 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 11.5m<sup>2</sup>;
- 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 1m<sup>2</sup> 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 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> 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.

## APPENDIX 4: STRATEGIC EMPLOYMENT AREAS (POLICY EC2 - ALSO ON POLICIES MAP)

No	Name	Location
SEA01	Leatherhead Research Area at Cleeve Road / Springfield Drive	Leatherhead
SEA02	Mole Business Park, Randalls Road	Leatherhead
SEA03	Leatherhead Trade Park, Station Road	Leatherhead
SEA04	Randalls Business Park, Randalls Way / Cleeve Road (Includes The Square and Imperial Park)	Leatherhead
SEA05	Regent Park / Brook Way area, Kingston Road	Leatherhead
SEA06	Barnett Wood Lane Industrial Area	Leatherhead
SEA07	Plough Industrial Estate, Kingston Road	Leatherhead
SEA08	Ryebrook Business Park, Bay Tree Avenue	Leatherhead
SEA09	Kings Court, Kingston Road	Leatherhead
SEA10	Wates House, Station Approach	Leatherhead
SEA11	Federation House, Highbury Drive	Leatherhead
SEA12	Dorking Business Park / Curtis Road / Station Road area (In-cludes Old Char Wharf and Havenbury Industrial Estate)	Dorking
SEA13	Vincent Lane	Dorking
SEA14	Bookham Industrial Estate	Bookham
SEA15	Gatwick Business Park	Hookwood



## APPENDIX 5: ARTICLE 4 DIRECTIONS (POLICIES EC2 AND EN6 - INFORMATION)

### OFFICES TO RESIDENTIAL

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

#### DORKING

1. Dorking Office Park, Station Road, Dorking, RH4 1HJ
2. Parsonage Square, Station Road, Dorking, RH4 1UP
3. Station Approach, Dorking
4. Park Lodge, London Road, Dorking
5. Sabre House, 150 South Street, Dorking
6. Parsonage House, Station Road, Dorking
7. Abinger House, Church Street, Dorking

#### LEATHERHEAD

1. The Square, Randalls Way, Leatherhead
2. The Crescent, Leatherhead Town Centre
3. Guildford Road, Leatherhead Town Centre
4. Cleeve Road, Leatherhead
5. Cleeve Road Business Parks, Leatherhead
6. Springfield Drive, Leatherhead
7. Wates House, Station Approach, Leatherhead
8. Federation House, Highbury Drive, Leatherhead
9. Kings Court & Bay Tree Avenue, Leatherhead
10. Regents Park & Brook Way, Leatherhead  
(see <https://www.molevalley.gov.uk/home/building-planning/local-plans/article-4-directions-restrictions-permitted-development#:~:text=%20Article%204%20Directions%20%26%20Restrictions%20on%20Permitted,4%20Directions%20-%20Office%20to%20Residential%3A.%20More%20>)

### CONSERVATION AREAS

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

#### BROCKHAM CONSERVATION AREA:

1. Dodds Park, Jumpier Walk and Warrenne Road (see <https://www.molevalley.gov.uk/sites/default/files/home/building-planning/conservation/article4direction-doddsarkwebprint1802.pdf>)

#### DORKING CONSERVATION AREA:

1. Arundel Road/Howard Road/Mount Street/Vincent Walk (part)
2. Church Street and North Street
3. Cotmandene and Moores Road
4. Dene Street Gardens
5. Spring Gardens (part)
6. Wathen Road
7. Rothes Road, Hart Road, Hart Gardens, Jubilee Terrace and Ansell Road/Mill Lane (part)
8. 17-40 Dene Street Gardens
9. Rose Hill
10. Norfolk Road (part), Vincent Lane (part) and Vincent Road (part) (see <https://www.molevalley.gov.uk/sites/default/files/home/building-planning/conservation/article-4-direction-dorking-web-print.pdf>)

#### LEATHERHEAD CONSERVATION AREA:

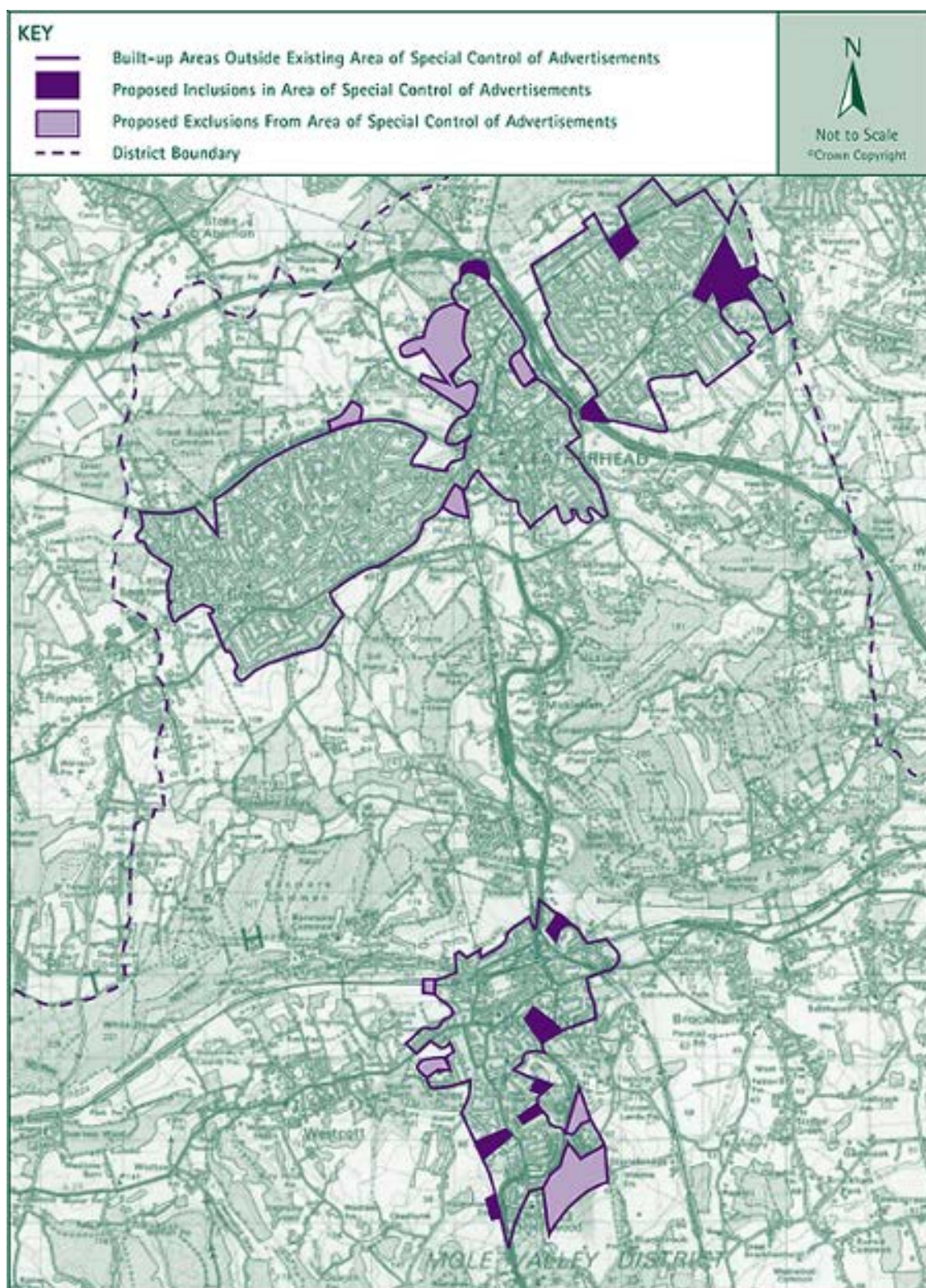
1. Church Road (part) and Church Walk (part)
2. Upper Fairfield Road (part)
3. Linden Road (west side)
4. Queen Anne's Terrace (see <https://www.molevalley.gov.uk/sites/default/files/home/building-planning/conservation/article4direction1-leatherheadwebprint1802.pdf>)

## APPENDIX 6: LOCAL SHOPPING CENTRES (POLICY EC3 - ALSO ON POLICIES MAP)

No	Local Shopping Centre	Addresses
1	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)
2	Ashtead: Craddocks Parade	1 – 13 Craddocks Parade (south side) 14 – 22 Craddocks Parade (north side)
3	Ashtead: Barnett Wood Lane	198 – 230 Barnett Wood Lane
4	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)
5	Fetcham	216 – 248a Cobham Road (north side) 141 – 149 Cobham Road (south side) 81 – 111 The Street (west side)

# APPENDIX 7: AREA OF SPECIAL CONTROL OF ADVERTISEMENTS (POLICY EN4 - INFORMATION)

(NOT A SAVED POLICY BUT MAY STILL BE RELEVANT AS ITS DESIGNATION IS NOT THROUGH A LOCAL PLAN)



## APPENDIX 8: LISTED BUILDINGS (POLICY EN6 - POLICY MAP STATUS)

### ABINGER

#### ABINGER COMMON TO HOLMBURY ST MARY ROAD

- II Nos. 1, 2 & 3 The Coppers
- II Goddards Cottage

#### ABINGER LANE

- II Abinger Mill
- II\* Church of St James
- II War Memorial, 100m S of Church of St James
- II The Stocks E of Church of St James
- II The Abinger Hatch Public House
- II\* Goddards
- II Barn, now store to E of Goddards
- II High Barn
- II St James's Well

#### CHURCH LANE

- II Pollingfold (listed formerly in Chapel Lane)
- II\* Church of St John The Baptist

#### EWHURST TO FOREST GREEN ROAD

- II Waterland Farm House
- II Barn to rear of Waterland Farm House

#### FOREST GREEN

- II Collins Farm House

#### FROGGETTS LANE

- II Wallis Wood Farm House
- II Froggetts

#### FROGGETTS LANE, WALLIS WOOD

- II Northlands

#### GUILDFORD ROAD

- II The Blacksmiths Clock only, The Clock House
- II Nos. 1 and 2 Marsh View & Laurel Cottage
- II\* Paddington Farmhouse (formerly Paddington Manor Farmhouse)
- II Barn to N of Paddington Manor Farm House

#### HACKHURST LANE

- II High Hackhurst
- II Hackhurst Farm Cottage
- II Hackhurst Farm House

#### HOLMBURY HILL

- II Joldwynds
- II Pavilion in grounds of Joldwynds
- II Stable block at Joldwynds
- II The Wilderness

### HONEYWOOD LANE

- II Woodham Farm House
- II Broadstone Farm House
- II Barn, facing lane at Broadstone Farm

### HORSHAM ROAD

- II Abrahams Farm House
- II Barn to right of Abrahams Farm House
- II Smokejack Farm House
- II Pinkhurst Farm House
- II Barn to rear of Pinkhurst Farm House

### LOWER BREACHE ROAD

- II Lower House Farm House

### LYEFIELD LANE

- II Cobbetts
- II Lyefield Farm House

### MOLE STREET

- II Gosterwood Manor Farm House
- II Barn 30m E of Gosterwood Manor Farm House
- II Barn 30m SE of Gosterwood Manor Farm House
- II Granary at Gosterwood Manor Farm
- II Volvens Farm House
- II Barn 30m NW of Volvens Farm House
- II Castle Cottage

### OAKWOOD HILL ROAD

- II Hale House
- II Barn to west of Hale House

### OAKWOOD HILL

- II The Stores (formerly E H Reynolds Grocers & 2A Chenies Cottage)
- II The Punch Bowl Inn
- II Oakwood Manor
- II Woodhams Cottage

### PASTUREWOOD ROAD

- II Beatrice Webb House (formerly listed as Pasture Wood)
- II Belmont School
- II End House, Hopedene House, Hopedene Ct (formerly Hopdene)
- II Hopedene Lodge
- II Dormers and Hope End (stable)
- II Entrance walls and gates to Hopedene House



PISLEY FARM ROAD	ASHTEAD PARK
II Fishfold Farm House	II* Ashtead Park House and attached balustrades
II Pisleigh Farm House	II Balustrade enclosing forecourt in front of Ashtead Park House
II Bridgeham Cottage	II Sundial in centre of forecourt in front of Ashtead Park House
POND HEAD LANE	II Walls and balustrades to terr. garden of Ashtead Park House
II Bridgeham Farm House	II Stable block approx 100m W of Ashtead Park House
II Barn to right of Bridgeham Farm House	II Headmaster's House
II Bennetts Grove	II* Church of St Giles
II Pondhead Farm House	II Group of 4 headstones & 1 footstone: SW St Giles Church
II Wastlands (Knoll Estate)	II Monument 5m S of chancel of Church of St Giles
RAIKES LANE	II Bridgman monument 8m S of chancel of St Giles Church
II* Crossways Farm House	II Wheldon headstone 8m E of chancel of St Giles Church
II Barn to NE of Crossways Farm House	II Beckford monument 8m E of chancel of St Giles Church
RUCKMANS LANE	II Hamelot monument 18m SE of chancel of St Giles Church
II Ruckman's Farm House	II Row of 7 headstones & 4 footstones S of St Giles Church
II Barn and Cottage at Ruckman's Farm	II Group of 7 headstones & 5 footstones S of St Giles Church
STANDON LANE	II Two tomb chests approx 27m S of Church of St Giles
II Black and White Cottage	II Bridge at Rookery Hill
SUTTON LANE	CRAMPSHAW LANE
II Abinger Manor	II The old bakery with barn and outhouse at south end
TANHURST LANE	EPSOM ROAD
II Birketts Farm House	II The Howard Memorial Fountain
II Pratsham	II Gate piers and gates beside North Lodge
WALLIS WOOD TO FOREST GREEN ROAD	FARM LANE
II Shoes Farm House	II* Ashtead Park Farm House
II Bullcroft Farm House	II Garden wall with gateway and gate front Ashtead Park Farm House
II Barn at Bullcroft Farm	II Former farm building 2m E of rear of Park Farm House
II Ives Farm House	II Ice house in grounds of Marsden Nurseries, NE Ashtead House
II Tillies Cottage	II Gates to Ashtead Park: junction Farm Lane and Pleasure Pit
WALLISWOOD	II Ashtead House (Nos. 1, 2 and 3)
II Mays Cottage	II Walls enclosing garden opposite Ashtead House
II Village Pump with Shelter	
WALLISWOOD GREEN ROAD	
II Little Meadows	
II K6 Telephone Kiosk	
II The Scarlett Arms Public House	
WHITE DOWN LANE	
II Monument in Abinger Rough at TQ 1106 4811	
ASHTEAD	
GENERAL	
II Boundary Post at TQ 178 606	
AGATES LANE	
II Nos. 60 and 62	
II Barn approx 10m SE of Murreys Court	
II Merry Hall	
II Forecourt wall and gates to Merry Hall	



OTTWAYS LANE

II The Old Cottage

PARK LANE

II Gate piers: entrance to Rookery Hill and drive to St Giles Church

PARKERS LANE

II Ashtead Lodge, with attached screen walls and garden wall

II Nos. 1 and 3 Howard Cottage and Ivy Cottage

RECTORY CLOSE

II The Old Rectory

RECTORY LANE

II No. 12 Fowler's Cottage

II Nos. 18 and 20

II No. 24 Forge Cottage, No. 26 Wisteria Cottage

THE STREET

II Nos. 44 and 46

II The Leg of Mutton and Cauliflower Public House

THE WARREN

II Grey Wings

WOODFIELD LANE

II No. 33

II No. 35 (The Cottage)

BETCHWORTH

CHURCH STREET

II The Gardens

II The Old Vicarage

II Nos. 1 to 3 Church Street

II Lych Gate to Church of St Michael

I Church of St Michael

II Betchworth War Memorial

GADBROOK ROAD

II Woodstock Farm House

MIDDLE STREET

II Coleshill Farmhouse

II Strood Green Farm House (marked Strood Green Farm on OS)

OLD REIGATE ROAD

II Yew Tree Cottage

II Gateway to Broome Park

II Tranquil House

SNOWER HILL ROAD

II 1 and 2 Fryleigh Cottages

II Sunny Cottage

II Orchard Cottage

II Little Abbots

II Abbots

STATION ROAD

II Dietz Kilns at Betchworth Pits TQ 2077 5128

II "Hoffman" Kiln at Betchworth Pits TQ 2075 5140

II Six Flare Kilns at Betchworth Pits TQ 2080 5140

II Nos.1 and 2 Potters Farm Cottages

II Ravenleigh Cottage and April Cottage

II Broome Park

THE STREET

II Morden Grange Cottages

II Home Farm House

II The Cottage, The Old House

II\* The Old House

II The Dolphin Public House (formerly Dolphin Inn)

II Old Mill Cottage (Wonham Lane) Dillon Cottage (The Street)

II\* Betchworth House

II The Stables at Betchworth House

II Gateway to Gardens at Betchworth House

II K6 Telephone Kiosk

II Priests Cottage and The Forge

II Gateway to Churchyard

II Betchworth Forge

II Manor Cottage

WELLHOUSE ROAD

II Spiders Barn

II Gadbrook Farm House

II Granary at Gadbrook Farm

II Nine Acres

II Keeper's Cottage

WHEELERS LANE

II Noys End

II Weir Mead Farm House

II Cart Shed at Weir Mead Farm

WONHAM LANE

II More Place

II Former Stables to More Place

II Wonham Manor

II Wonham Mill House

BOX HILL

BOX HILL ROAD

II Coachman's House at Brockham Warren

ZIG-ZAG ROAD

II Flint Cottage

II Swiss Cottage and Generating House

BROCKHAM

GENERAL

II Brockham Quarry – brick kilns at TQ 1988 5100

THE BOROUGH

II Nos. 2 to 10 (even)  
 II No. 12 (Burnside) Nos.14 and 16  
 II Nos. 18 and 20  
 II No. 24  
 II No. 26  
 II The Borough Bridge  
 BROCKHAM GREEN  
 II Vine Cottage  
 II Long Cottage  
 II Nos. 2 & 3 (Oak Cottages)  
 II Elm Cottage  
 II Old Inn Lodge (formerly listed as The Laurels)  
 II The Village Pound  
 II Brockham Court Farmhouse  
 II Barn and attached stable/Hayloft at Brockham Court  
 II Brockham War Memorial  
 II Vicarage Cottage  
 II Christ Church  
 II Nos. 1 & 2 (Leigh's Farm)  
 II Nos. 66 & 67  
 II Denmark House, Hope House  
 II The Little House, The Pharmacy, Fern Villa  
 II Surrey House  
 II North View  
 II K6 Telephone kiosk outside Post Office  
 II The Village Pump  
 II Birch Cottage  
 CASTLE GARDENS  
 II Nos. 8 to 12 (consec.) No.14  
 II Betchworth Castle Ruins  
 MIDDLE STREET  
 II The Cottage  
 II Brockham House  
 II No. 15 (Whiteways) (n.e. portion only)  
 OLD SCHOOL LANE  
 II Elm Grove  
 II No. 54 and No. 55 (Old School House)  
 II Brook House  
 II Dolly Farmhouse and Yew Tree Cottage  
 II Felton's Farm Cottage  
 WHEELERS LANE  
 II Nos. 4 & 6 (Churchside) (formerly Nos. 1 & 2)  
 II Nos. 8 & 10 (Dell's Cottage) (formerly Nos. 63 & 64)  
 II Way House  
 II Wheelwright's Cottage  
 II Tumbledown Farmhouse  
 II Moat House Farmhouse

BUCKLAND

DUNGATES LANE  
 II Yewdells  
 II Windmill (in grounds of Yewdells)  
 II Dungates Farm House  
 II Barn to right of Dungates Farm House  
 THE GREEN  
 II Applecroft, 1 The Green, 2 The Green & Little Maltings Cottage  
 II Street Farmhouse and Street Farm Cottage  
 II Street Farm Barn (The Towered Barn)  
 LAWRENCE LANE  
 II Lawrence House and Lawrence Farm House  
 II The Harvesters  
 II 1 and 3 Orchard Farm Cottages  
 II Dowdes (formerly 3 and 4 Lower Green Cottages)  
 II Cart Shed at Underhill Farm  
 OLD REIGATE ROAD  
 II Temple in Grounds of Broome Park, Betchworth  
 RECTORY LANE  
 II Pettys Farm House  
 II Buckland War Memorial  
 REIGATE ROAD  
 II Church of St Mary The Virgin  
 II Nos. 1-5 Buckland Court  
 II The Old Cottage  
 CAPEL  
 ABINGER ROAD  
 II Mosses Wood & Woodsmoke Cottages (formerly Nos. 1&2 Mosses Wood Cottages)  
 II Coldharbour War Memorial  
 BROOME HALL ROAD  
 II Nos. 1-5 Broome Hall  
 II Clock House and Hunting Lodge (Broome Hall)  
 II Christ Church  
 II Highland Cottage  
 COLDHARBOUR  
 II K6 Telephone Kiosk  
 COLDHARBOUR LANE  
 II Collickmore Farm House (formerly Holmwood CP)  
 II Barn at Collickmore Farm  
 HENFOLD DRIVE  
 II Barn with attached stable and shelter sheds at Garstons Farm  
 HENFOLD LANE  
 II Petersfield Farm House

HOLMWOOD

II Platform Signal Box at Holmwood Station

HORSHAM ROAD, HOLMWOOD

II Vigo Farm House

HORSHAM ROAD

II The Clock House

II Osbrooks

II\* Bonnetts (formerly listed as Bonnetts Farm House)

II Wattlehurst Farm House

HOYLE HILL

II Hoyle

MISBROOKS GREEN ROAD

II Barn at Broomells Farm

II Misbrook Cottage

II Misbrooks Farm

II Barn to left of Misbrooks

II Granary at Misbrooks

NEWDIGATE ROAD

II Cherry Tree Cottage

II Palmers Farm House

II Broomells

II Ketleas

RUSPER ROAD

II Old Mead

II Barn at Pleystowe Farm

II\* Taylors

II Barn at Taylors Farm

II Fyllsbrook Cottage (formerly Phyllsbrook Cottage)

II Lower Gages Farm House

II Barn at Lower Gages Farm House

II Ridge Farm House

II Barn to N of Ridge Farm House

RYERSH LANE

II Ewekenes Farm House

II Barn to rear left of Ewekenes Farm House

THE STREET

II Milestone outside Westminster Cottage

II Yew Tree Cottage

II Palmers Stores and Cottage adj. (Old Post Office)

II Nos. 1-6 Webb Almshouses

II Bakers Cottages (Nos. 1 and 2)

II Churchgardens Farm House

II\* Church of St John the Baptist

II Lych Gate to Church of St John the Baptist

II The Crown Inn

II Nos. 142 and 144 Quaker Meeting House and Cottage

TEMPLE LANE

II Aldhurst Farmhouse

II Nos. 1, 2 & 3 Rushetts and Rushetts Cottage

II Temple Elfande

II Garden walls to Temple Elfande

II Cart Shed at Temple Barns

II Stable and Granary at Temple Barns

II Pigsties at Temple Barns

II Temple Elford Barn and attached cattle shelter

VICARAGE LANE

II Charlotte Broadwood Flats

II Railings to front of Charlotte Broadwood Flats

CHARLWOOD

BEGGAR HOUSE LANE

II Greenings (formerly listed under Stan Hill)

II Barn approximately 30m N of Greenings

II Eastlands and Beggars Cottage

CHAPEL ROAD

II Harrow House

II Chapel Farmhouse

II\* Providence Chapel

CONEY LANE

II Nos. 1 & 2 (Old Rosemary Cottages)

GLOVERS LANE

II Two Stacks

GLOVERS ROAD

II Brook Cottage and Brookside

II The Glovers

HORLEY ROAD

II Charlwood Place Farmhouse

IFIELD ROAD

II Ye Olde Bakehouse

II Mytten Croft

II Vintners Wells

II Nos. 1 and 2 (Weavers Cottages)

II Little Dolby

II Fullbrook Cottage

NORWOOD HILL

II Rickettswood Farmhouse

II Myrtle Farmhouse

NORWOOD HILL ROAD

II Edolphs (formerly listed as Edolph)

II Farm Building at Edolphs, approximately 50m to NE of house

II The Morgans

II Chantesluer

II Well House approximately 5m N of Chantesluer

II\* The Manor House

II Barn at Chantesluer Farm

II The Cottage

II Charlwood Place

II Brittleware Farmhouse	Farmhouse
II Water Pump 5m SW of Brittleware Farmhouse	THE STREET
II Spencers	I Church of St Nicholas
PUDDING LANE	II Lychgate
II Spottles	II Stone Causeway in Churchyard of St Nicholas
RECTORY LANE	II Nos. 1 and 3 (The Cottage) (formerly Street Cottage)
II Laurel Cottage	II Temple Bar House
II Cattle Shelter	II Tifters
II Bristow Cottage	II Barn 50m SW of Tifters
II Barn at Robins Farm approximately 40m SW of house	II Hunts
II Spring Cottage	II Elm Cottage
II Lowfield Heath Windmill	II Sun Cottage
II Pagewood Cottage	SWAN LANE
II Pagewood House	II Mores
REIGATE ROAD	II Swan Cottage
II Povey Cross House	WESTFIELD ROAD
II Hookwood Manor (Nos. 1, 2 & 3)	II Granary at Charlwood Place Farm, 20m SW of Farmhouse
II Westlands Farmhouse	II Barn at Charlwood Place Farm 30m SW of Farmhouse
II Woodlands Farmhouse (formerly listed: Hookwood)	II Cartshed at Charlwood Place Farm
II Hookwood House, including attached garden wall and gate	II Stabling at Charlwood Place Farm 30m S of Farmhouse
II Stable 10m N of Hookwood House	II Spicers (formerly listed: Spicers Farmhouse, Horley Road)
II Hunters Moon (previously Hookwood Cottage)	II Spicers Farm Barn, Lowfield Road (previously Barn, Spicers Farm)
II The Hopps	II Spicers Farm Granary (formerly Granary, Spicers Farm, Horley Rd)
ROSEMARY LANE	
II Tudor Cottage	DORKING
II The Lock Up (formerly The Village Cage)	ARCHWAY PLACE
RUSS HILL	II The Old Pumphouse
II Primrose Cottage	CHART LANE
II Robins (formerly listed as Robins Farmhouse under Rectory Lane)	II Glory Farm Cottage
II The Glovers	CHURCH STREET
II Hillands	II* Church of St Martin
II Tanyard	II Lesley House
II Barn at Tanyard	II Lesley Cottage
II Ringers (formerly listed: Ringers Farm)	COTMANDENE
II Westlands	II Nos. 1 to 18 (consec) (Almshouses)
II Westlands Farmhouse	II No. 11 (Rose Cottage)
SMALLS HILL ROAD	II Nos. 12 and 13
II Roundabout Cottage	DEEPEENE AVENUE
STAN HILL	II Glory Farm Cottage
II Dormer Cottage (previously Dormers)	II* The Mausoleum to the Hope Family (grounds Deepdene House)
II Stan Hill	II Deepdene Icehouse
II Staggers Avon	DEEPEENE DRIVE
II* Highworth Farmhouse	II Middle Lodge
II 'Hovels' at Highworth Farmhouse	
II Barn at Highworth Farm 20m NW of Farmhouse	
II Barn at Highworth Farm 40m NW of Farmhouse	

DENE STREET	227
II Nos. 1-4 inclusive	LADYEGATE ROAD
II Pear Tree Cottage	II White Lodge (formerly listed as Ladyegate Lodge)
II Nos. 35 to 38 (consec.)	LONDON ROAD
II Nos. 41 and 42	II Rest Harrow
II No. 63	II Rose Cottage
II Nos. 70 and 71	II Pippbrook Mill House
HAMPSTEAD LANE	II* Pippbrook
II No. 2 (Ivy Cottages)	II The Beehive
HARROW ROAD EAST	NORTH STREET
II Harrow Cottage	II Nos. 1 and 2
II Kent Cottage	II No. 3
HIGH STREET	II No. 10
II* Nos. 20 and 22	PIXHAM LANE
II Nos. 40 to 46 (even)	II Pixham Mill
II Nos. 48 to 56 (even)	II Pixham Mill Cottage
II Nos. 58 and 60	II Pixham Mill House
II Nos. 62 and 64	II Ivy Cottage
II Nos. 90 and 98 (even)	II* Pixham Church
II Nos. 100 to 106 (even)	PUNCHBOWL LANE
II 3 Lamp Standards, 54 bollards & handrail (Nos. 22/100 even)	II Park Farmhouse
II Lamp Standard, handrail & 10 bollards (128/142 even)	II Dairy at Park Farm
II Nos. 132 to 138 (even)	REIGATE ROAD
II Nos. 140 and 142 (part of the White Horse Hotel)	II Old Castle Mill
II Nos. 144 to 148 (even) (The White Horse Hotel)	II Old Castle Mill House
II Ironstone setts & cobbles of Hotel	II Dorking Cemetery Lodge, entrance arch, former mortuary & attached walls
II Granite setts/edge of High Street Nos. 108 to 140 (even)	II Anglican Chapel at Dorking Cemetery
II Nos. 150 to 156 (even)	II Non-conformist chapel at Dorking Cemetery
II Nos. 164 and 166	ROSE HILL
II Nos. 168 and 170	II No. 1 (Holly House)
II Nos. 196 to 218 (even)	II Garden wall to Holly House
II Nos. 220 and 222 (Surrey Yeoman Public House)	II Nos. 3 and 4
II Nos. 3 and 11 (formerly No. 11 High Street & No. 3 North Street)	II Garden walls to Nos. 3 and 4
II Nos. 13 and 15	II Nos. 5 and 6
II Nos. 17 and 19	II Garden walls to Nos. 5 and 6
II Nos. 29 and 31	II Nos. 7 and 8
II Nos. 37 and 39 (The Wheatsheaf Public House)	II Garden wall to Nos. 7 and 8
II Nos. 41 to 47 (odd)	II No. 15 (Rose Hill Lodge)
II Nos. 51 and 53	II No. 18 (The Cottage)
II Nos. 111 and 113	II Garden wall to No. 18
II Granite setts along edge of High Street (Nos. 121 to 143 odd)	II Nos. 19 and 20
II Nos. 155 to 161 (odd)	II Garden wall to Nos. 19 and 20
II Nos. 163 to 171 (odd)	II No. 21 (Stone House)
II Nos. 225 to 231 (odd)	II Garden wall to No. 21
II Iron railings and gate within curtilage of No.	II No. 22
	II Garden wall to No. 22
	II Nos. 23 and 24
	II No. 25 (Butter Hill House) No. 26 (Rose Hill House)
	II Garden wall on north-east side of Rose Hill House



II Garden wall on south-east side of Rose Hill House	II No. 7
II Garden wall and gate piers to north-west of Butter Hill House	II No. 8A
ST PAUL'S ROAD	II Nos. 9 and 10
II Church of St Paul	II No. 11
II The Old Vicarage	II Nos. 12 to 15 (consec)
SOUTH STREET	II No. 16 (West Street House)
II Pump (before Nos. 2 to 6) (even)	II No. 16A
II Nos. 2 to 6 (even) (incl. frontage on West Street to No. 1 West Street)	II Nos. 22 and 23
II Nos. 8 and 10	II No. 24 Old House at Home PH
II Nos. 12 and 14	II Clarendon House
II Nos. 16 and 18	II The Vicarage
II Nos. 20 to 26 (even)	II Stables at the Vicarage
II Nos. 38 and 40	II No. 32 (West Lodge) No. 33
II Nos. 42 to 46 (even) (Spotted Dog Public House)	II Nos. 45 and 46 (The King's Arms PH)
II Nos. 66 to 70 (even) (Stonerroof)	II Nos. 50 to 52 (consec)
II Nos. 80 and 82	II Congregational Church
II No. 86	II No. 54
II Nos. 94 and 96	II Nos. 55 and 56
II Nos. 98 and 102 (Mount House) (formerly No. 98 Mount House)	II No. 57 (The Bell Hotel)
II No. 142 (The Old House)	II Nos. 58 to 61 (consec.)
II No. 7	WESTCOTT ROAD
II No. 9	II Nos. 21 and 22 (Milton Brook Cottage)
II Bull's Head	II* Milton Court (including attached forecourt walls, balustrading, terrace, piers, urns and ball finials)
II K6 Telephone kiosk outside No. 21	II Milton Pound
II No. 77 (Little Dudley House)	FETCHAM
II Garden wall of No. 77 to north-west of house	BELL LANE
II No. 97	II Fetcham House
II No. 99 (Rosehill Cottage)	CANNON GROVE
II Nos. 113 and 115 (also known as Nos. 1 & 2 Southleigh Terrace)	II No. 50 (Cannons Court)
II Dorking War Memorial	COBHAM ROAD
SOUTH TERRACE	II Orchard Cottage
II Western façade of Dorking General Hospital	II Monks Green Farmhouse
SPRING GARDENS	GUILDFORD ROAD
II Nos. 2 to 9 (consec)	II Roaring House Farmhouse
TOWER HILL	II Barn, 35m NE of Roaring House Farmhouse
II Folly Tower at Tower Cottage	II Small stable 10m NW of barn at Roaring House Farm
II Goodwyns Place	II* Pangs Villa (formerly The Old Rising Sun)
II Garden walls to north front of Goodwyns Place	HAWK'S HILL
VINCENT LANE	II Milestone
II The Highlands	LOWER ROAD
WEST STREET	II* Church of St Mary
II No. 1	II Smith monument NE corner of Church of St Mary
II No. 2	II Coster monument 3m W of NW corner of Church of St Mary
II Nos. 3 and 4	II* Fetcham Park House (formerly listed as Badingham College)
II Nos. 5 and 6	II The Salt Box
	THE RIDGEWAY

II Fetcham War Memorial

THE STREET

II Home Farmhouse

II No. 75 Yew Tree Cottage and No. 77 Yew Tree Cottage

II Little Ballands

II Ballands Hall

GREAT BOOKHAM

CHURCH ROAD

II Nos. 2, 4, 6 and 8

II Nos. 10, 12, 14 and 18 (formerly 5, 6 & 7 Church Place)

II The Granary with attached chimney stack

II Mill House

II Dawnay Cottage and Pullen Cottage

II No. 1 (Corner House) and Wyvern House

II No. 3 (The Tyrrells)

II Nos. 9, 11 and 15 (Gothic House and Post Office)

II Nos. 1 and 2 Gables Cottage

II Old Barn Hall

COBHAM ROAD

II Sheepbell Farmhouse

II Barn approx 50m SE of Sheepbell Farmhouse

I Slyfield Manor, with attached garden walls

I Slyfield Farmhouse, with attached garden wall

II Barn approx 50m SW of Slyfield Farm

II Outbuilding to the NW of The Barn, Slyfield House

GUILDFORD ROAD/LOWER SHOTT

II Bookham Grove

HIGH STREET

II No. 19 (Old Forge Cottage)

II Nos. 21 and 23 with attached outbuildings

II Nos. 6 and 6a (Burpham House)

II No. 16 (The Royal Oak)

II Nos. 18, 20 and 22 (Royal Oak Cottages)

II No. 24 High Street (west side)

II Nos. 28 and 30 (Victoria Cottages)

LEATHERHEAD ROAD

II Nos. 1 and 2 Ralphs Cross

II Nos. 1 and 2 Grove Cottages

LOWER ROAD

I Church of St Nicolas

II Tomb chest approx 2m N of chancel of St Nicolas Church

II Two tomb chests approx 5m E of chancel of St Nicolas Church

II 3 headstones/3 footstones 10m E chancel of St Nicolas Church

II Lawson headstone approx 17m E of chancel of St Nicolas Church

II Great Bookham War Memorial

II No. 159 (Eastwick Cottage)

II The Anchor Inn

II No. 163 (Woodcote and Coach-house Cottage)

II No. 191 (Hop Garden Cottage)

II No. 193 (The Hermitage)

POLESDEN LACEY (SEE ALSO WOTTON)

II Polesden Lacey

II Terrace retaining wall 150m S of house at Polesden Lacey

II Walled garden approx 75m W of house at Polesden Lacey

TOWNSHOTT CLOSE

II Former Great Bookham County Junior School

HEADLEY

CHURCH LANE

II Church of St Mary the Virgin

II Remains of Old Church

CLAY LANE

II The Forge

II The Old House

HEADLEY COMMON ROAD

II Manor House

II Headley Grove

HEADLEY HEATH

II Heather Cottage

HEADLEY ROAD

II Headley Court and attached former stables

II Garden Walls, Bothy and Bridge at RAF Headley Court

II Sundial Gnomon on SW Lawn at Headley Court

II South Garden Retaining Walls, Steps and Columns at RAF Headley Court

II Former Lily Pond, E of RAF Headley Court

II Retaining Walls to the North Terraced Garden at RAF Headley Court

II Former Swimming Pool and Fountain in the North Garden at RAF Headley Court

II Pillar Sundial in the North Garden at RAF Headley Court

II Sundial in the North Garden at RAF Headley Court

II Sarcophagus Flower Trough to the right of the Main Entrance at RAF Headley Court

II Winged Lion Seat to the N of RAF Headley Court

HURST ROAD	II Monument 12m NE of chancel of St Mary and St Nicholas Church
II Hurst Farm House	II Row of 4 headstones 5/8m N of St Mary and St Nicholas Church
II Dovecote: 10 yards W of Hurst Farm House	II Denne monument N aisle of St Mary and St Nicholas Church
LEECH LANE	II Chapfield monument 2m E of porch of St Mary and St Nicholas Church
II Vine Cottage	II No. 18 (The White House)
TILLEY LANE	II Nos. 25 and 27
II Park Corner	CHURCH STREET
TUMBER STREET	II Thorndike Theatre
II Slough Farm House	II Nos. 1 and 3
II Dove Cottage (formerly Tunbarr Cottage)	II No. 31 (Surrey House) and attached railings
	II No. 33 (Cameron House) and attached railings
HOLMWOOD	II No. 35 and Nos. 1 & 2 Mansion Cottages at rear
ANSTIE LANE	II No. 53 (The Cottage) (formerly No. 33 The Cottage)
II Anstiebury Farm House	II No. 55 (Moss Cottage) (formerly No. 35)
BETCHETTS GREEN ROAD	II No. 64 (Hampton Cottage) (formerly No. 28)
II Betchetts Green	II No. 66 (Devonshire House) (formerly No. 30)
BLACK BROOK ROAD	II Nos. 68, 70 and 72 (The Mansion)
II Waterlands Farm House	DOWNS LANE
HORSHAM ROAD	II Vale Lodge
II Stoneheal	II Battleborough and Stable Lodge
II The Dutch House	EPSOM ROAD
II Church of St Mary Magdalene	II Library at St John's School
II War Memorial	II Dining Hall St John's School
	II Forest Lodge House
LEATHERHEAD	GRAVEL HILL
BARNETT WOOD LANE	II Nos. 2, 4 and 6 (Sweech House)
II Barnett Wood Farmhouse	II Nos. 1 to 6 Flint Cottages
II Granary approx 10m S of Barnett Wood Farmhouse	II Nos. 16 and 18
BRIDGE STREET	HEADLEY ROAD
II No. 5	II Highlands Farmhouse
II Nos. 31 and 33	II Well-house attached to SE corner of Highlands Farmhouse
II Nos. 39 and 41	II Wall bounding garden Highlands Farm
II No. 43	II Barn approx 25m SE of Highlands Farmhouse
II Leatherhead Bridge	II Granary approx 20m SE of Highlands Farmhouse
II No. 2	II Cart Shed approx 10m NW of Highlands Farmhouse
II Nos. 28, 30, 32 and 34 with garden wall, steps and railings	HIGH STREET
II* The Running Horse Public House	II Nos. 10 and 12 (formerly No. 8 and No. 10)
BULL HILL	II Nos. 33 and 35 (formerly Nos. 23 and 25)
II The Cottage	II Nos. 37, 39 and 41 (formerly Nos. 27, 29 and 31)
II Wesley House, with steps and walls to front	II Nos. 53 and 55 (formerly Nos. 43 and 45)
CHURCH ROAD	II Duke's Head Public House
II* Church of St Mary and St Nicholas	
II Group of 3 tomb chests 20m S of St Mary and St Nicholas Church	
II Pair of Nettlefold monuments 2m S of St Mary and St Nicholas Church	
II Belson monument 15m S chancel St Mary and St Nicholas Church	
II 11 monuments N side of chancel St Mary and St Nicholas Church	

MIDDLE ROAD

II No. 26

NORTH STREET

II Nos. 1, 1A and 1B

II War Memorial

OXSHOTT ROAD

II\* Rowhurst

RANDALLS ROAD

II Patchesham Farmhouse

II Patsom Cottage

II Patsom House (formerly Nos. 2 and 3

Patsom Farm Cottages)

II Cottage at Brook Willow Farm

REIGATE ROAD

II Cherkley Court with attached garden walls

II Garden pool 10m SE of SE front of Cherkley Court

II Terrace steps with loggia 15m SW of SW front of Cherkley Court

II Balustraded parapet to lower terrace 50m SW of Cherkley Court

II Lodge on east side of drive to Cherkley Court

II Gate piers and walls beside lodge E of Cherkley Court

II Lower Lodge 300m SW of Cherkley Court

II Gate piers and walls at Lower Lodge 300m SW of Cherkley Court

STATION APPROACH

II Leatherhead Station

THORNCROFT DRIVE

II\* Thorncroft Manor (formerly Dorking Road)

II Ornamental Bridge 70m N of Thorncroft Bridge

II Thorncroft Cottage

II Former cow-house 30m E of Thorncroft Farm Cottage

THORNCROFT LANE

II Former stable approx 2m N of Thorncroft Farm Cottage

TYRRELLS WOOD

II Tyrrells Wood

WATERWAY ROAD

II Railway Viaduct 15m W of road bridge over River Mole

YOUNG STREET

II Bocketts Farmhouse

II Barn 20m SE of Bocketts Farmhouse

II Granary 15m NE of Bocketts Farmhouse

II Well-house 50m S of Bocketts Farmhouse, with farmyard walls

II Aisled farm building 100m SE of Bocketts Farmhouse

LEIGH

BUNCE COMMON ROAD

II Hook Farm House

II Barn to N of Hook Farm House

CHURCH ROAD

II\* Leigh Place

II Barn to Leigh Place

II\* Church of St Bartholomew

II The Plough Inn

CLAYHILL ROAD

II Scholars

DAWES GREEN

II The Seven Stars Public House

II Thyme Cottage

DEANOAK LANE

II Dene Farmhouse

II Barn at Dene Farm 50m S of Farmhouse

II Barn at Dene Farm 150m N of Farmhouse

II Granary to NW of Dene Farmhouse

II Barn at Dene Farm 5m SE of Farmhouse

II Barn at Dene Farm 40m S of Little Stumblehole

II Grove Farm House

II Barn to rear of Grove Farm House

FLANCHFORD ROAD

II Burys Court and attached walled garden

THE GREEN

II Well head on Village Green

LEIGH PLACE ROAD

II K6 Telephone Kiosk

MYNTHURST

II Heron's Head Farm House

II\* Park House Farm House

II Rigden Farm

SHELLWOOD LANE

II Shellwood Cross Cottage

SMALLS HILL ROAD

II The Priest's House

II Old Swaynes Farm House

II Sheepcote Cottage

II Little Mynthurst Farm House

TAPNERS ROAD

II Dawes Mead

LITTLE BOOKHAM

CHILDS HALL ROAD

II No. 1 (formerly Half Way House)

CHURCH ROAD

II Bookham Railway Station inc. Station House and footbridge

II Railway tunnel 200m E of Bookham Railway

Station	II Long Cottage
II Bridge over railway 200m W of Bookham Railway Station	II The Old Cottage
LITTLE BOOKHAM STREET	II Burmester House
II No. 3 (Dawes Cottage)	II* The Old House
II No. 9 (Post Cottage)	II The Garden Gateway to The Old House. Wall to The Old House
II No. 21 (Rose Cottage)	II Mickleham Cottage
II The Windsor Castle Public House	II Entrance gateway and garden walls to Mickleham Cottage
II No. 113 (Grape Vine Cottage)	II Rose Cottage
II Maddox Farmhouse	NORBURY PARK
II Barn, stables and cartshed SE of Maddox Farmhouse	II* Norbury Park
II Farm buildings west side of former farmyard at Maddox Farm	II* Stables and kitchen wings at Norbury Park
II Outbuilding NW cowshed on west side farmyard at Maddox Farm	II Bridge over River Mole
II Granary 15m S of Maddox Farmhouse	II Norbury Park Farm Dairy
II No. 2 (Half Moon Cottage)	SWANWORTH LANE
II No. 78 (Old Pound Cottage)	II Mickleham Post Office. Nos. 1 & 2 (Mickleham Hall Cottages)
II Foxglove Cottage	II Swanworth Farmhouse
MANOR HOUSE LANE	
II* Church of All Saints	NEWDIGATE
II The Manor House School	BLANKS LANE
II Manor Farmhouse	II Blank's Farm House
II Manor Farm Tithe Barn	II Barn at Blank's Farm
	II Halesbridge Farm House
MICKLEHAM	II Barn to right of Halesbridge Farm House
BYTTOM HILL	BURNT OAK LANE
II Nos. 1 to 6 (consec) (Elm Cottages)	II Cudworth Manor
II Almshouses	CHURCH ROAD
II Byttom Cottage	II* Church of St Peter
COWSLIP LANE	II Dean House Farm House
II Lodge Farmhouse	II Barns fronting the road S of Dean House Farm House
II Cowslip Cottage	II Simons
HEADLEY ROAD	DUKES ROAD
II* Juniper Hill	II Home Farm House and Nos. 1 and 2 Cottages
LONDON ROAD	II* Hay Barn to S of Home Farm House
II Burford Bridge Hotel	II Old Barn at Home Farm
II Burford Bridge Hotel – barn & stable	EWOOD LANE
II Burford Lodge	II Mill Cottage
II Fredley Manor	II Ewood Old Farmhouse (formerly Ewood Farmhouse)
II Juniper Hall	II Granary to S of Ewood Old Farmhouse
II The Broadwood Folly at Juniper Hall	KINGSLAND
II Whitehill Cottage	II* Green's Farm House
II Juniper Hill Cottage	II Barn to SE of Green's Farm House
II Mickleham Hall	II Stable at Green's Farm
II Wall adj Mickleham Hall on the north	II Granary at Green's Farm
II Box Hill School	II Cart Shed at Green's Farm
II Mickleham Lodge	HENFOLD LANE
II* Church of St Michael	II Gosscroft Cottage
II Lych Gate to Church of St Michael	
II Burmester Gate at Mickleham Parish Church	
II The Running Horses Inn	



PARKGATE ROAD

- II Ininstead
- II Saplings
- II Lance's Cottage and Nightingales
- II Reffolds
- II Gaterounds Farm House

PARTRIDGE LANE

- II Sturtwood Farm House
- II Old Beam Brook
- II Boothlands Farm House
- II Barn to N of Boothlands Farm House
- II Rolls Farm House
- II Ivyhouse Farm House
- II Ivyhouse Farm Barn
- II Oaklands Park Farm House

RUSPER ROAD

- II Chaffolds Farm House
- II Marelands
- II Nye's Place (formerly listed Nyes Farm)
- II Marelands Farm Barn
- II Newhouse Farm House
- II Tanhouse Farm House (formerly Tanhurst Farm House)
- II White Cottage and Old Cottage
- II Lyne House
- II Water Tower at Lyne House
- II Dairy to rear of Lyne House

TEMPLE WOOD

- II North Barn

TRIGG STREET

- II Nos. 1 and 2 (Kingsland Farmhouse and Old Kingsland Cottage)
- II Nos. 1 and 2

VILLAGE STREET

- II Barn to S of the Six Bells Public House
- II Yew Tree Cottage
- II Newdigate Village Stores and Wirmwood Cottage

NORTH HOLMWOOD

COLDHARBOUR LANE

- II Milehouse Farmhouse

HORSHAM ROAD

- II Old Nag's Cottage. September Cottage
- II Priory Cottage
- II The Norfolk Arms

INHOLMS LANE

- II Church of St John the Evangelist

REDLANDS LANE

- II Redlands Farmhouse

SPOOK HILL

- II Nutcracker Cottage

OCKLEY

BEARE GREEN ROAD

- II Granary at Park Farm
- II Park Farm Barn

COLES LANE

- II Ockley Court
- II Barn in Ockley Court Farm Yard
- II Granary at Ockley Court Farm
- II Ockley Court Farm House
- II Ice House immediately to W of Ockley Farm House
- II\* Church of St Margaret
- II Young's Farm House

OCKLEY ROAD

- II Buckinghill Farm House
- II Barn to rear of Buckinghill Farm House

FRIDAY STREET

- II Orchard Cottage

MOLE STREET

- II Parkland Farm House
- II Granary Store to rear of Parkland Farm House

RUCKMANS LANE

- II Boswell Farm House
- II Barn at Boswell Farm

SHEEP GREEN

- II Jayes Park

STANE STREET

- II Farm Place
- II Stane House (The Old Rectory)
- II Elmers Farm House
- II Barn to N of Elmers Farm House
- II Swiss Cottage
- II Elderslie, including the Stables
- II Surrey House
- II The Bakery and Post Office
- II Greenside Cottage
- II Red Lion Inn, including the Stables
- II Nos. 1-3 Forge Cottages
- II The Kings Arms Public House
- II Nos. 9 & 9A Hatch Cottage (formerly 9 & 9A The Green)
- II Lake Cottage and Ockley Antiques
- II Barn to rear of Lake Cottage and Ockley Antiques
- II Nos. 10 & 11 (1 & 2 Lime Tree Cottages)
- II The Cottage
- II Barn to left of The Cottage
- II Rallywood
- II Nos. 12 and 13
- II Village Pump and Cover
- II Nos. 14 and 15
- II No. 16 Park Gate Cottage

II No. 17 Barn Cottage	II Brook Farm
II Nos. 18 to 20	II Brook Farm Barn
II Rapleys	MILTON STREET
II Nos. 21 and 22 Tanyard Cottages	II Old Bury Hill House
II Carpoles	II* Bury Hill Gardens
II Carpoles Cottages	II Garden wall of Bury Hill s. of Bury Hill Gardens
II Ockley Church of England First School	II Nos. 3 and 4
II The Tuns	II No. 5
II Maple Cottage	II Nos. 7 & 8 (Crooked Acre)
II The Cricketers Arms Public House	II Little Waters
II Milestone outside Milestone Cottage	II Nos. 12 and 14
II Ivy Cottage and Vine Cottage	II No. 15 (Wyvern Cottage)
II Eversheds Farm House and Granary adjoining	II Nos. 16 to 18 (consec) (The Malthouse)
II The Old School Public House	II No. 18A
STATION APPROACH	PARSONAGE LANE
II Ockley Railway Station, Rhumbles and the Coach House	II Holly Cottage
WEARE STREET	ROOKERY DRIVE
II Weavers	II Springs
II Stylehurst	WESTCOTT STREET
II Yew Tree Cottage	II Wintershaw
II Holbrook Farm House	II Pound situated in NW corner of Westcott Green
II Waleys	II Nos. 1 and 2 (The Barracks)
WESTCOTT	II Kingscote
BALCHINS LANE	II Lower Springfield Farmhouse
II Churtgate House	WESTHUMBLE
II Rookery Farmhouse	CHAPEL LANE
II Stockmans Farmhouse	II Ruins of West Humble Chapel
II Stowe Maries	II Barn at Chapel Farm
II Taw Cottage & Tawside Cottage	CRABTREE LANE
II The Old Mill House	II West Humble Chapel
GUILDFORD ROAD	II Lovedon Cottage
II Milton Farmhouse	II Camilla Lacey Lodge
II Skeynes House (formerly listed as Ellerslie) Heathcote	II Crabtree Cottage
II Wallflower Cottage	WESTHUMBLE STREET
II Premises occupied by Balchin's Stores	II Burford Corner (formerly West Humble Corner)
II Ivy Cottage	II Box Hill & Westhumble Railway Station
II Robin Cottage	II K6 Telephone kiosk outside Box Hill & Westhumble Railway Station
II The White House	II Catbells
II Nos. 2 to 6 (consec)	WOTTON
II* Church of The Holy Trinity	BALCHINS LANE
II Bay Tree Cottage	II Park Farm House
II Sandrock Cottage	II Barn to S of Park Farm House
II Rookery Lodge	BRICKYARD LANE
LOGMORE LANE	II The Mausoleum and Walls, Wotton House
II Hill Farmhouse	BROADMOOR
II Danehurst	II The Old Cottage
II Florents Farm	
II Logmore Farm House (formerly in Holmwood Parish)	
II Old Cottage	

II Tillingbourne Cottage  
 II Broadmoor Tower at TQ 136 455  
 CAMPFIELD PLACE  
 II East Campfield Place  
 ETHERLEY HILL  
 II Forge Cottages (formerly Forge Cottages,  
 shop and 3 cottages  
 II Nos. 1 & 2 Leith Hill Place Cottages  
 II Mark Cottage (formerly Leith Hill Place Farm  
 House)  
 II Barn to N of Mark Cottage  
 II\* Leith Hill Place  
 II Gate piers to Leith Hill Place  
 FOREST GREEN  
 II Gosterwood Manor  
 FRIDAY STREET  
 II Pond Cottage  
 II Kempslade Farm  
 GUILDFORD ROAD  
 I Church of St John The Evangelist  
 II Glanville Tomb 5m N of North Chapel of  
 Church of St John  
 II Tomb 25m W of Church of St John  
 II Chest Tomb 25m SW of Church of St John  
 II North Lodge, Wotton Park  
 II\* Wotton House  
 II The Temple, S of Wotton House  
 II The Tortoise House, Wotton House  
 II Waterwork Grotto to SW of Wotton House  
 II Grotto to E of Wotton House  
 LEITH HILL  
 II Leith Hill Tower  
 POLESDEN LACEY  
 II Nos. 1 and 2 Yew Tree Farm  
 RANMORE COMMON  
 II Tanners Hatch  
 RANMORE COMMON ROAD  
 II\* Church of St Barnabas  
 II Lych Gate to Church of St Barnabas  
 II The School House and St Barnabas Old  
 School  
 II The Old Rectory  
 SHEEP GREEN  
 II Nos. 1 & 2 Sheep Green Cottages  
 II Nos. 3 & 3A Sheep Green Cottages  
 II Hartshurst Farm House  
 II Granary to rear of Hartshurst Farm House  
 II Mearshurst Cottage  
 TANHURST LANE  
 II Tanhurst  
 II Pratsham  
 II Manor Gate Cottage

## APPENDIX 9: REGISTERED PARKS & GARDENS (POLICY EN6 - ALSO ON POLICIES MAP)

List No	Grade	OS Reference	Description
1000143	II*	TQ 1749 4873	The Deepdene (including Chart Park)
1000300	II*	TQ 1398 5242	Polesden Lacey
1000391	II*	TQ 1219 4686	Wotton House
1001252	II	TQ 1634 5320	Norbury Park
1001490	II	TQ 1934 5836	Ashtead Park

## APPENDIX 10: SCHEDULED ANCIENT MONUMENTS (POLICY EN6 - ON POLICIES MAP)

List No	OS Reference	Description
1007891	TQ 1535 4400	Anstiebury Camp, Coldharbour
1019640	TQ 1064 4745	Romano-British villa east of Abinger Hall Stables
1007878	TQ 1183 4803	Bell barrow in Deerleap Wood, Abinger
1012579	TQ 1139 4597	Motte castle at Abinger Manor
1005927	TQ 1117 4587	Mesolithic Site, West of Abinger Manor
1007877	TQ 1111 4815	Bowl barrow east of Leaser's Barn, Abinger
1007881	TQ 1712 4854	Bowl barrow, Glory Wood, Dorking
1007882	TQ 1529 4890	Bowl barrow, Milton Heath
1012996	TQ 1544 5783	Medieval moated site, The Mounts, Patchesham Farm
1005946	TQ 1821 5470	Tumulus, NE of Cherkley Court, Leatherhead
1005952	TQ 1600 5193	West Humble Chapel
1007889	TQ 1858 5133	Bowl barrow, 230m W of Upper Farm Bungalow, Box Hill
1017996	TQ 1903 5005	Betchworth Castle
1018074	TQ 1773 5141	Box Hill fort
1003753	TQ 1775 6017	Roman Villa in Ashtead Forest
1005955	TQ 1762 6002	Camp in Ashtead Forest
1012782	TQ 1571 3782	Medieval moated site, Oakdale Farm, Ockley
1013040	TQ 2247 4728	Medieval moated site, Leigh Place
1012789	TQ 2114 4102	Medieval moated site, Cudworth Manor, Newdigate
1005954	TQ 1922 5809	Earthwork near St. Giles Church, Ashtead
1007888	TQ 1806 5122	Bowl barrow, 250m NW of Boxhurst, Box Hill
1003798	TQ 1800 5400	Parts of Stane Street, Mickleham
1007886	TQ 1853 5464	Bowl barrow, Leatherhead Down
1007887	TQ 1847 5462	Two bowl barrows, Leatherhead Down
1020370	TQ 2007 5149	Betchworth Fort
1021346	TQ 2074 5139	Lime Kilns at Betchworth Quarry
1021322	TQ 1983 5101	Brockham Lime Works



## APPENDIX 11: CONSERVATION AREA DESCRIPTIONS (POLICY EN6 - INFORMATION)

### ABINGER HAMMER CONSERVATION AREA

A small village of mainly 19th century buildings lying along the A25. The village is contained within a valley; the gentle open slopes to the south, and the steeper slope to the north occupied by buildings and wooded gardens. The sense of visual containment is quite marked.

The south side of the road is dominated by the open spaces of the village green and cricket ground. This area contains isolated mature trees and has a parkland quality. The trees, open space and the Tilling Bourne provide a picturesque foreground to the properties in the village core.

The rising ground to the south gives the impression of being an extension to the open space at the bottom of the valley, although two thin belts of trees running east-west are important visually and give a sense of containment.

The north side of the Conservation Area contains a linear arrangement of mainly domestic properties along the main road, and a tight-knit cluster of buildings at the junction with Hackhurst Lane. This latter group includes the pub, school and antiques shop.

The well-treed gardens of properties in this area create an impression of containment. The ridge of trees and shrubs forms a striking backdrop to the buildings on the north side of the A25. A tree of note is the horse chestnut by the antique shop.

The flat watercress beds along the valley bottom on the eastern side of the Conservation Area are a long established feature of the village. They contrast with the cluster of buildings on the north side of the road and reinforce the Conservation Area's appearance of isolation and containment.

Although the village has a strong 19th century flavour, some buildings have earlier origins, notably the Listed Buildings 1 and 2 Marsh

View and Laurel Cottage (17th century). The predominant materials are brick and tile, with some local stone and weatherboarding. Chimneys are a notable feature, particularly on the school, which rise above the roofscape and provide interest in views to the north. The mix of small workshops, the village shop and residential buildings combine to create the impression of a working village.

The Conservation Area has some strong boundaries, especially along Hackhurst Lane where brick and stone walls are a very significant visual element. Holly and privet hedges are also common.

### ASHTHEAD CONSERVATION AREA

#### 1. Woodfield Lane

A line of 14 Edwardian properties set in mature gardens. The Conservation Area includes the access road and embankment on the east side. The special character of the area is provided by the large, varied and attractively detailed Edwardian properties and the large mature gardens in which they are set. The variety of architectural detailing, the quality of the buildings and the natural setting provided by the gardens together produce an attractive residential environment. None of the buildings are listed, but together they form a distinctive and cohesive group.

The belt of trees along the embankment contributes to the overall character of this Conservation Area.

#### 2. Dene Road

A small enclave of pleasing domestic properties surrounded by modern estate houses. The two feature buildings, the listed Old Bakery and Old Rectory, look outwards from the edge of the Conservation Area. The remaining buildings are 20th century, set in attractive gardens. Of note is the imposing early 20th century St Giles rectory.

A feature of the Conservation Area is the tight, narrow streets, reinforced by strong garden

boundaries, particularly the brick walls. The line of lime trees along the southern side of Dene Road is of particular value.

### 3. Ashtead House

This small Conservation Area comprises the house and garden of Ashtead House and the 18th century Headmaster's House and adjacent lodge.

The neatly kept Headmaster's House and garden, with its metal railings, are an extension of the parkland around the City of London Freemans School. To the north of the house the high brick walls are listed in their own right, but important also to the wider character of the Conservation Area. The walls are contemporaneous with the buildings and therefore important to their setting. They enclose gardens and are a reminder of historic uses and associations with Ashtead House.

Elsewhere, small blocks of woodland provide a sense of enclosure and a backdrop to Ashtead House.

### BETCHWORTH CONSERVATION AREA

The Conservation Area contains an irregular scattering of mainly domestic buildings strung along The Street. Modern developments have been discreetly sited and it is the more traditional architectural character of the 17th and 18th centuries that predominates. The historic core lies around the 11th/13th century parish church. There are certain key buildings: the Parish Church, Betchworth House and The Old House. Their importance is reflected in the open space that surrounds them. The hierarchy of spaces within the Conservation Area emphasises the irregularity of village form and preserves the links and views out into the countryside.

The Conservation Area is bounded on the southern and eastern sides by belts of mature woodland, which give a sense of enclosure and provide an attractive backdrop to buildings. There are however important views into the surrounding landscape, notably from The Walled Garden north to the Downs, and from Betchworth Bridge south along the River Mole.

The southern half of the Conservation Area has changed little over the past two hundred years. The only obviously modern addition has been a large modern farm shed between Fryleigh and Fryleigh Cottages.

There have been more changes in the northern half, with development within the walled garden north of Church Street and around Home Farm. The impact of both is reduced by brick walls and the use of brick and handmade clay roof tiles.

The tight cluster of white painted buildings around the junction between The Street and Wonham Lane is a pleasing group of 16th/17th and 18th century buildings, white painted with clay tile roofs. It includes the Dolphin Public House which is fronted by a laurel hedge and pollarded limes.

The best views of the church are from the Church Street approach. A pleasing mix of early Victorian cottages, Victorian workshops and 16th/17th century cottages flank the Church Street approach to St Michael's to create an attractive and historic enclave.

Brick walls are an important feature throughout the Conservation Area. High brick walls surround Betchworth House and form one side of the churchyard, giving a feeling of seclusion and importance to the buildings. The brick walls around The Walled Garden are a pleasing feature in their own right and reduce the impact of the new housing. Low hedges divide the Church Street gardens, an appropriate setting for these more modest dwellings.

Within the Conservation Area are valuable pieces of woodland. Of particular importance is the belt of woodland running down the eastern boundary of the Conservation Area, broadening south of Wonham Lane to clothe both sides of the River Mole.

The southern end of the Conservation Area has a pleasing, more open character containing the landscaped park of Betchworth House, the River Mole and Wealden farming landscape.

### BROADMOOR CONSERVATION AREA

This is a small, isolated collection of dwellings

lying in a wooded valley on the northern slopes of Leith Hill.

The buildings demonstrate a variety of vernacular architectural traditions. The use of local sandstone, galleting, brick dressing around windows and doors, and clay tile roofs give the domestic cottages a distinctive, attractive local appearance. One Listed Building is half timbered.

The collection of farm buildings at Home Farm has been masked and cluttered by more utilitarian buildings closer to the road. A K6 red telephone box is in keeping with the area's character.

Broadmoor is surrounded by dense mixed woodland, the fringes of which are included in the Conservation Area. It gives a feeling of isolation to the collection of buildings.

There are some valuable trees within private gardens, particularly at the southern end of Broadmoor. These make a significant contribution to the setting of the cottages.

Stone garden walls incorporating a tile crease are an important feature. Elsewhere hedges of holly, beech and yew form strong boundaries to private gardens.

#### BROCKHAM CONSERVATION AREA

The dominant feature is the large village green which provides a picturesque setting to houses in the heart of the Conservation Area.

The Conservation Area contains a considerable variety of buildings. 20th century housing development has taken place to the north and south of the village green leaving the core of the village little changed since the beginning of the century. The varied building styles are still predominantly modest in scale.

The mixture of building styles works well around the Green. On the north side is a tight collection of cottages. White render or painted brick under clay tile roofs predominate. Small dormer windows are a feature of several buildings. Two public houses are integrated into this group. This side of the Green is dramatically seen against the steep slopes of Box Hill.

The east side of the Green is a contrast. The Victorian North and South Lodge contributes to the variety of building types around the Green. The timber framed Vicarage Cottage provides a picturesque setting to the church. Buildings on this side of the Green are largely hidden behind trees and tall hedges. The neatly proportioned and maintained early Victorian parish church dominates the views of the Green. Its spire is a landmark and is clearly visible from Box Hill.

The west side of the Green is a tightly built frontage of housing from a variety of different periods; traditional timber framed dwellings, Regency stucco and Victorian cottages.

On the north side of the Borough Bridge is an attractive group of 17th century cottages, mostly rebuilt in red brick, with some timber framing visible. They overlook the river flood plain to the south, but are otherwise surrounded by mid-20th century bungalows.

The Dodds Park estate lies to the south of the Green. The estate has an attractive appearance due to its generous open grass verges and unity of building style. Alterations to the houses, even on details such as windows and doors, would dilute the unity of the area.

A group of listed cottages at the junction of Wheelers Lane and Middle Street are prominent and important for the setting of the church. The Vicarage and the primary school are feature Victorian buildings.

On the eastern edge of the Conservation Area is Brockham Court Farm, with a collection of traditional tile and timber clad farm buildings. The remaining buildings are of considerable value as a farm cluster in a splendid setting. Although close to the village centre, they are separated by a field, and have an attractive isolated setting.

The final group worthy of mention is the buildings lying along Tanner's Hill and Old School Lane. Red brick and timber framed cottages lie on the outskirts of the village where the woodland of Tanner's Hill gives way to open farmland. A pleasant row of 19th century semi-detached cottages of brick with slate complete the picture.

The setting of the Conservation Area is enhanced considerably by belts of woodland which penetrate into the built-up area of the village. Of particular value is the woodland in the north east corner of the Conservation Area which runs down to the River Mole and along the back of properties fronting the north side of the Green. This woodland enhances the footpath access to Brockham from the north east, and provides a backdrop to the buildings in the centre of the village.

A second, equally important tree belt runs from the Borough Bridge down behind properties fronting the west side of the Green, flanking Tanner's Hill. Again the value is as a backdrop, but also contributing to the rural character of Tanner's Hill and a dramatic contrast to the open landscape to the west and the Green to the east.

There are several valuable individual and small groups of trees. The pine trees on the east side of the Green are of dramatic interest, dwarfing neighbouring buildings. The plane tree on the corner of Wheelers Lane and Middle Street is a focal point, especially from the footpath to the south west, and enhances the setting of the church. There is a large and visually important oak in the front garden of Oaktree House in Wheelers Lane. Just east of the Old School House in Old School Lane is a small group of deciduous trees enhancing the setting of the Listed Buildings. The ash tree by the pound south of Brockham Court Farm is another focal point, and the nearby trees in the Dukes Head car park provide a setting to the Green and its buildings.

There are several areas of open space which contribute to the particular character of the Conservation Area. Apart from the main Green they include the open space forming the flood plain of the River Mole and the farmland west of Middle Street. The trees and hedgerows which fringe the fields enhance the landscape setting of the village.

Boundaries are generally well maintained, especially around the village green. Hedges are a strong feature, but there are also attractive stone walls on the north side of the Green and around the churchyard.

#### BUCKLAND CONSERVATION AREA

The Conservation Area is divided by the busy A25. To the north the neatly kept oblong village green with its pond and war memorial form an attractive area. It is surrounded by an informal arrangement of traditional buildings.

A variety of building styles encircling the Green contribute to the overall charm of this part of the Conservation Area. The Tower Barn dominates the scene. Its rather clean-cut appearance belies its 17th century origins. Its dark timbers contrast well with the white painted farm house immediately adjacent.

There are three substantial Victorian properties at the north end of the village, the most prominent being the former village school. Its steeply pitched tile roof, heavy timber detailing and decorative barge boards are typical of Surrey.

To the south of the A25, is the parish church and the adjacent terrace of buildings which includes the Post Office and village stores. Buckland Court is also an important building. The character of this part of the Conservation Area is created by a varied mix of housing from the 17th/18th century to the present day.

To the west the tighter arrangement of dwellings is largely the result of infilling over the last two hundred years. Included in the Conservation Area are the larger, more substantial dwellings, set in pleasantly wooded gardens.

The north eastern portion of the Conservation Area includes open fields, which contrast with the tight wooded village centre and a reminder of the wider landscape setting.

Hedgerows are an important feature of the Conservation Area. Neat hedges around The Green form a strong encircling boundary. To the north, along Rectory Lane and Slough Lane, native hedges and trees provide a sense of enclosure. To the south hedges continue to be important, especially along Old Road, but brick walls become more common, notably along the A25 frontage of the church and around Dungates Lane.

There is a considerable amount of tree cover within the Conservation Area. Views of the

church from the north, and of The Green from the south, are very much enhanced by the framework of trees. The feeling of enclosure around The Green is largely due to the mature trees which encircle it.

The trees vary from tall specimen trees in gardens, such as the two evergreens in the grounds of The Orchard on the northern edge of The Green, to the small areas of woodland south of the parish church. On the edge of the Conservation Area there are some fine field oaks, including two within the garden of Weylands in Slough Lane. The trees which frame Tower Barn and The Rectory, on the southern edge of The Green, are particularly valuable.

#### CAPEL CONSERVATION AREA

The Conservation Area has a long linear form fronting The Street. It contains an eastern spur along Vicarage Lane. The Street snakes through the Conservation Area, widening in the centre of the village. The serpentine road is part of the charm of the village. The mix of uses is typical of many Surrey villages: residential uses punctuated with small village shops, community buildings and public houses.

The Conservation Area has a varied appearance, with modern housing cheek-by-jowl with 17th century Wealden cottages and Victorian cottages. There is a number of larger key buildings such as Churchgardens Farmhouse, The Red House and the Almshouses, but the predominant form is one of small cottages built close to the road frontage, often arranged in small groups of terraces. The Conservation Area lacks a strong central focus and, unlike many village Conservation Areas in the District, does not have a central open space or green. The parish church is screened by trees within the churchyard. Only the widening road, garage and pub indicate that the centre of the village has been reached.

The mixed building styles are matched by a wide variety of building materials: red brick, tile hanging, sandstone, weather boarding and timber framing.

There are important gaps in the built-up road frontage, which offer views through to

adjacent countryside, and help to maintain the rural feel. Some more recent housing developments have reduced the gaps in the built-up frontage.

Properties in Vicarage Lane are of a rather different character. They are larger and set in substantial gardens with mature trees. A striking characteristic of Vicarage Lane is the number and maturity of the trees both along the road frontage and around the buildings. They give a special quality and interest to the road, and to the eastern approach to the village centre.

The northern end of the Conservation Area includes a sliver of open fields which includes some field trees and ponds in the area of Capel House Farm. This open space provides a valuable setting for the traditional buildings on the east side of the road.

Elsewhere in the Conservation Area the boundary tends to follow the line of rear gardens fronting onto The Street or Vicarage Lane. The well-treed churchyard and rear of The Crown Public House are important and provide an attractive setting to two important Listed Buildings.

Just as the materials used in the buildings are mixed, so too are the boundaries. Hedges, stone walls and palisade fences are traditional and successful boundary treatments. The brick wall fronting Charlotte Broadwood Flats on Vicarage Lane is listed.

#### CHARLWOOD CONSERVATION AREA

The Charlwood Conservation Area is a large area covering the historic core of the village and peripheral medieval buildings. The village lies in relatively flat farming landscape of the Weald south of Norwood Hill. The village setting of hedged fields, winding country lanes, field oaks and woodland is important because of the views out from the Conservation Area and the backdrop formed for important buildings such as the Parish Church.

The village has a characteristic form, reflecting distinct phases of expansion. The medieval timber framed buildings are widely dispersed and generally occupy peripheral locations around the centre of the village.



They reflect the past prosperity of the Weald and their picturesque qualities add much to the appearance of Charlwood. They include large manor houses and modest yeoman cottages. Many are listed and have fine garden settings with stone paths and mature trees. The size of the curtilage of these buildings is generally a reflection of their importance.

The next distinct phase of development is the housing that was built in the present-day centre of the village following the Enclosure Act of 1845 when common land was divided into plots. Victorian houses and cottages were built on these plots. Once again, a range of house types was built including the picturesque stock brick Dolby Terrace and large imposing villas. As with the medieval houses, garden size reflects the status of the properties they serve and, whether large or small, provide appropriate settings. Many of the larger Victorian properties are unlisted but occupy prominent positions on the main roads through Charlwood. Properties such as the Rising Sun Public House and Charlwood House at the junction of The Street and Ifield Road are feature buildings whose architectural form and detailing makes a positive contribution to the appearance of the Conservation Area.

The Grade I Norman Church of St Nicholas is the most important building in the Conservation Area. Its setting on the edge of the village and within an area of open space known as Rectory Field maintains its rural setting. Views of the church are important. The approach to the church along The Street is very picturesque. It is narrow and flanked by brick and tile hung buildings before opening out to provide expansive views of the church, churchyard and the countryside beyond. There are also unspoilt views from the footpaths to the south of the church and the properties fronting Ifield Road.

The churchyard and many of the footpaths and pavements in the village are surfaced with local Paludian Limestone. This material is no longer readily available, but as a material which is characteristic of the village, deserves to be carefully conserved.

Open spaces are a feature of the Charlwood

Conservation Area. The formally maintained and open recreation ground contrasts with the informality of Tifters Field immediately to the east. Tifters Field contains a belt of mature trees, along its western and northern boundaries, that provide an attractive entrance to the village centre and an attractive backdrop to the recreation ground. A more intimate space is Wickens Orchard, surrounded by characteristic hedging. Rectory Field is another important informal space contributing to the wider character of the Conservation Area and providing a setting for the Parish Church and the vicarage. It and Tifters Field represent a wedge of countryside penetrating to the heart of the village. These open spaces are part of the hierarchy of open spaces that contribute to the historic character of Charlwood and they help to break up the developed frontage along the main road. On the northern edge of the Conservation Area the open space is provided by fields which separate the medieval farmhouses, a reminder of a past settlement form that was more dispersed.

Trees are important to the appearance of the Conservation Area. The pollarded trees around the recreation ground provide a formal edge to this piece of open space. The wilder, informal space of Rectory Field is characterised by a mix of mature native trees and a mixed native hedge around its periphery. Trees here provide a valuable backdrop to the church and preserve its isolated setting. Garden trees of note include those around the Manor House, Hunts and the properties along Rosemary Lane and Ifield Road. Hedges are a strong feature around private gardens.

There is a rich heritage of local building materials. Earlier buildings are timber framed with infill panels of brick or render and clay tiles and tile hanging. Horsham stone is also widely used on roofs. Brick predominates on later buildings, with some rendered and generally painted white. Many of the Victorian cottages have attractive brick string courses and quoins.

#### COLDHARBOUR CONSERVATION AREA

The interplay of landscape and buildings produces a very special atmosphere and character unlike any other Conservation Area

in the District. There is a unique character to Coldharbour which is a quiet, isolated and upland village. The Conservation Area is in fact several groups or clusters of buildings separated by open areas of rough grass and woodland. It affords magnificent views south and east over the rolling Weald. The impression is of an informal scatter of buildings clinging to the side of Coldharbour Common.

Two buildings are listed. The Christ Church is a 19th century church in a 13th century style. It is attractively nestled against the side of the hill within a group of mature lime and yew trees. 1 and 2 Mosses Wood Cottages lie on the southern edge of the Conservation Area and is a 17th century timber framed building.

There are many other modest but pleasant and well detailed 19th century cottages of local stone, brick, tile hanging and clay roof tiles.

The closest to formal open space is the small triangular "green" which sits above the road opposite The Plough Public House. It is not a dominant feature but gives a central focus for the haphazard arrangement of buildings around it.

Within the boundaries of the Conservation Area are large areas of dense woodland and some rough grassland and verges. They draw the surrounding landscape into the hamlet and provide an important setting to the buildings. Trees on the edge of Coldharbour Common are a mixture of coniferous and deciduous and have a wild unmanaged look. Woodland to the east is rather less dense, but a mixture of oak and birch.

Trees within the churchyard are also important, especially the lime and yew, which give seclusion and frame the appearance of the church. There is also a prominent oak tree a few metres west of the public house. There are several attractive boundary hedges and walls of local stone and brick.

#### DORKING CONSERVATION AREA

Dorking has traditionally been a trading centre and market for the surrounding rural communities. Despite the residential expansion of the town from the mid-19th

century onwards, represented within the Conservation Area by the more regular layout of residential streets, the atmosphere and character of a small market town has been retained. This has resulted from the architectural continuity of the commercial centre of the town and the retention of many traditional townscape elements from shopfronts to street cobbles, underlining the town's historic character.

The character of the Dorking Conservation Area is created by the mix of small shops and businesses in the High Street, West Street and South Street and 19th century residential development adjacent to the commercial core.

The hierarchy of streets in the Conservation Area is marked by a combination of scale and uses. Taller and more elaborate facades are generally a feature of the High Street, while the narrower residential streets on the edge of the Conservation Area are more modest in scale and architecture. Within the Conservation Area there are therefore areas of contrasting townscape.

#### 1. High Street, South Street, West Street, Dene Street and Junction Road

The three principal streets are arranged in a Y-shape, converging on Pump Corner, the historic centre of the town and former site of the town market. The townscape qualities of this area are enhanced by serpentine streets of changeable width and changes of level, closing off long vistas and gradually exposing street facades to view. These streets also offer glimpses of the Downs to the north.

There is considerable variation in building style and character reflecting different periods of the town's prosperity from the 16th century to the present day. The tallest buildings are the three storey late Victorian buildings at the east end of High Street of red brick with terracotta decoration. Elsewhere there is considerable variation in both building height and materials. Brick and clay tile are common, but there is also some flint, sandstone and render. Many of the town centre buildings are listed. Large-scale redevelopment has not been a feature of Dorking. Here and there commercial frontages have been redeveloped in the 20th century and more recently in

South Street with building of the Waitrose store, but the sense of history and continuity with the past is very strong as a result of the architecture and mix of small shop uses together with the irregularity of street layout and form. The development of St Martin's Walk in High Street and of Waitrose in South Street have risen well to the challenge of fitting larger retail floorspace and associated car parking into the town centre whilst respecting the character and scale of the surrounding townscape.

The northern end of South Street is more open as a result of redevelopment in the 1920s, which established the war memorial, an important civic space. Junction Road is an area off South Street continuing the mix of commercial and community uses characteristic of the town centre. Overlooking this part of the town are the residential properties on Butter Hill. The changes in level are at their most dramatic here, creating vantage points for views over the town. The Dorking roofscape is important because of the varied topography and because roofs are often seen against the backdrop of surrounding hills. Natural slate and clay tiles on pitched roofs are traditional and this limited palette of materials gives unity to a complex roofscape. The tall spire of St Martin's church is a focal and reference point for the town.

West Street contains many fine buildings and a high proportion are listed. There is a predominance of 18th and 19th century buildings, but many of these have older cores. A key building is Mullins House, an impressive red brick building of the 17th century which has associations with the Pilgrim Fathers. A particular feature of West Street is its many fine traditional shopfronts. The townscape qualities of West Street are enhanced by the variable building line and the wavering kerb line.

Dene Street is an extension of the High Street commercial core. It again varies considerably in width, broadening out from a very narrow section at the High Street end. The commercial frontages quickly give way to a street of residential character; typically tight knit clusters of cottages and terraces, nicely detailed, of varied age from 16th to 19th century.

2. Church Street, North Street and the Streets North of High Street and West Street  
Narrow streets and pavements and a mix of small businesses and residential properties are characteristic features of the north side of the Conservation Area. The urban fabric is tightly knit and it includes pedestrian passages such as Archway Place and St Martin's Lane. The buildings are small scale, mostly red brick. This area includes St Martin's church and churchyard. The contrast with surrounding streets is very marked. The small red brick cottages contrast with the whites and greys of the monumental church and the differences in scale and materials is best appreciated along this road.

Although only a short distance from the busy town centre, this part of Dorking has a quieter character. The churchyard in particular offers a more peaceful refuge from the traffic and bustle of High Street. Also included in this area is Spring Gardens, a terrace of painted brick and weatherboard cottages dating from the mid 18th century arranged around a rectangular green.

3. Howard Road, Arundel Road, Mount Street and Vincent Lane Area  
This is an area of housing representing a south westerly residential extension of the town in the first half of the 19th century. Road patterns are more regular than in the medieval town centre and there is a greater uniformity of housing style and materials. Houses are arranged in terraces but each street has its own characteristic appearance. The plainer terrace cottages of Mount Street without front gardens providing a contrast to the grander semi-detached villas of Howard Road.

Several properties at the junction of Station Road/Vincent Lane/Westcott Road form an important group of historic buildings at the western entrance to the town. They include the Vicarage (17th and 18th century), and West Lodge (18th century). Brick walls are a feature of this part of the town.

4. Rose Hill and Cotmandene  
These two residential areas are located to the south of the High Street. They are both arranged around a central grassed area

and consequently have a more open quiet character. Both areas occupy an elevated position on the lower slopes of the Greensand Hills and have fine views over the town centre buildings north to the Downs.

The Victorian arch attached to Rose Hill House is an important feature and marks a sharp divide between the busy town centre and the open, quieter, residential character of Rose Hill. The Italianate and Tudor Villas built between 1838 and 1860 are characteristic of the area and are marked by attractive and quirky details. Walls and gardens and mature trees are important to the setting of the houses.

The buildings of Cotmandene are more mixed in design. The Victorian and Edwardian properties on the north and east side include the almshouses in a characteristic Tudor style incorporating tall chimneys. On the west side the modern block of flats contrast with the scatter of 18th and 19th century cottages. The unifying element is the important and extensive area of open common land which is the central feature of this part of the Conservation Area.

#### 5. Wathen Road/Rothes Road/Hart Road Area

This area is representative of the late 19th Century expansion of Dorking. Housing styles are at their most decorative in the earliest of the streets: Wathan Road, characterised by a mix of classical, Italianate and Gothic revival styles mix of decorative elements and motifs. The houses here have attractive garden settings and there are important views beyond to the North Downs. Elsewhere the houses tend to be more modest in scale and design. Although there is a varied pallet of material used in their construction, there is a pleasing unity and consistency to the area that is a marked contrast to the earlier historic core.

#### FETCHAM CONSERVATION AREA

The Conservation Area contains two distinct areas separated by the Lower Road. On the north side there are large dwellings on either side of The Street and three large and prominent feature buildings on School Lane. They are: the Fetcham School, a large

attractively detailed Victorian school in its playing field; The Bell Inn, a large public house with a symmetrical curved front facade in a neo-Georgian design typical of the 1930s and The Bell House, a substantial early 19th century house in an attractive, well treed garden.

Properties in The Street vary in age from early 17th century to 20th century buildings which attempt to look older than they are. They are similar in size and the predominant building material is red brick. Brick walls and hedges are a strong feature of The Street.

On the south side of Lower Road the Conservation Area is more open and has a parkland character. It contains the Parish Church and Fetcham Park House, two Grade II\* Listed Buildings. The approach to the church and Fetcham Park House is through a residential road which has encroached on the parkland setting to these buildings. Their close proximity enhances their contrasting scale, character and function. The garden walls, railings and furniture are valuable features which enhance the setting of both buildings.

Trees are an important element in the Fetcham Conservation Area. The mature trees which line the front gardens on both sides of The Street are a notable feature. The mature parkland trees of Fetcham Park House provide an attractive end view from The Street, and are important for the setting of the Grade II\* Listed Building and the church.

Throughout the Conservation Area the space around buildings is important. In The Street large gardens provide an appropriate setting for the houses. Generous space around the larger public and commercial buildings at the northern and southern end of the Conservation Area is appropriate to their size and scale.

#### FOREST GREEN CONSERVATION AREA

The Forest Green Conservation Area comprises a loose grouping of buildings, mostly arranged around the Green. This lies at the heart of the Conservation Area and its open, expansive character is quite distinctive. The area still retains a sense of a small community in a forest clearing.



Relative to the size of the Conservation Area, there are few buildings and these are of varied appearance and age. Only three are listed.

Tillies is a picturesque timber framed cottage sitting opposite the pond. It is listed Grade II and dates from the late 16th century. Another Listed Building is Collins in the northern arm of the Conservation Area. The farmhouse dates from the 17th century. It is brick and tile with some Horsham slab and tile hanging and is part of an important group which forms the stop for views north from the centre of the Conservation Area. The third Listed Building is Gosterwood Manor which lies on the east side of the Conservation Area, behind a collection of outbuildings fronting Ockley Road. The majority of the remaining buildings are of the late Victorian period.

There are distinctive groups of buildings in the Conservation Area. The group around Forest Green Farm is dominated by an imposing Victorian house in a vernacular style with large brick chimneys. Another group is the attractive and prominent collection which surrounds the small Victorian church. The church itself is largely hidden, but the domestic buildings stand out on the west side of the Green. The Parrot Inn is a key building now surrounded by a large area of car parking and open gardens.

The large irregularly shaped Green is the central feature of the Conservation Area. Apart from the cricket ground, a meadow maintenance is adopted, both on the Green and the wide grass verges on the Ockley and Horsham Road. The grasses and wildflowers contribute to the beauty of Forest Green. The Green has been largely kept clear of trees, although there has been some planting of limes on the periphery. The pond is a pleasant feature. The wide grass verges along Ockley Road are an extension of the common land at the centre of Forest Green, and another pleasing and characteristic feature.

The thick belt of deciduous woodland which surrounds the Green give a sense of enclosure. A good mixture of native broadleaves is to be found, including species of oak, ash, field maple and willow.

There are several important individual trees in the Conservation Area. The mature oak to the east of Collins is right on the edge of the Conservation Area. There are another two splendid oaks on either side of the entrance to Gosterwood Manor. To the west of the church is a line of characteristic stag-horn hedgerow oaks. There are some excellent mixed native hedgerows in the Conservation Area comprising blackthorn, hazel, field maple and hawthorn.

#### FRIDAY STREET CONSERVATION AREA

The Conservation Area is a small neat collection of 19th century estate cottages in a picturesque rural setting which has retained its traditional character. The narrow roads with their steeply wooded banks suddenly open out at the valley bottom around the picturesque mill pond. The surrounding topography provides a dramatic setting, with steeply wooded slopes surrounding the small, isolated collection of modest cottages.

Local stone, with brick detailing around windows and doors, and clay tile roofs predominate. The simple, attractively proportioned cottages, with doors painted in the estate colours of blue and yellow, give the hamlet its distinctive appearance.

At the southern end of the Conservation Area, at the centre of the informal collection of cottages, is the Stephen Langton Public House. Designed in a mock Tudor style it is the largest of the buildings in the Conservation Area.

Hedgerows of holly and beech, and brick and stone walls are characteristic of the Conservation Area. The stone walls are a feature on the east side of the road through the hamlet, interrupted only by the open forecourt of the public house.

#### GREAT BOOKHAM CONSERVATION AREA

The Conservation Area contains a mix of residential and commercial uses, in Church Road, High Street, Lower Road and East Street. Its character is largely created by the variable building line, the prominent position of the parish church and the small-scale buildings which line the principal streets.



Flint, red brick and clay roofing tiles are the dominant building materials. Slate has been used for roofs in East Street. The Grade I St Nicolas church with its weatherboarded tower is a focal building at the northern end of the Conservation Area. The large churchyard provides a quiet contrast to the busy streets around. Another quiet enclave is Townshott Close where the dominant building is the former school and master's house of the mid-19th century. Some attractive stock brick cottages complete The Close.

At the southern end of the Conservation Area the focal building is Bookham Grove House, a mid-18th century Listed Building. A strong feature in this area is the red brick and flint walls. Elsewhere in the Conservation Area, particularly in Church Road, railings are a feature.

There are a substantial number of mature trees, notably in Lower Shott and within Bookham Grove House. These provide a natural backdrop to the centre of the Conservation Area. At the northern end, the trees in the churchyard provide a similar function and frame views of the church. There are two key specimen trees: a cedar and monkey puzzle on the corner of Lower Road and East Street. Mature trees are also a feature of East Street on a wide verge on the east side of the road. East Street is predominantly residential in character and a contrast to the busy High Street.

#### HOLMBURY ST MARY CONSERVATION AREA (PART)

A linear Conservation Area, the southern portion of which falls within Mole Valley District. The landscape setting gives the village a sense of isolation. To the east and west the land rises with thickly wooded slopes. The village has a strong picturesque Victorian feel. There are substantial gaps in the ribbon of houses along Horsham Road and the wooded hills and some open farmland reach into the heart of the village.

In the Mole Valley part of the Conservation Area the collection of buildings at Hopedene House by Richard Norman Shaw are the most important. The garden and landscape setting to these buildings has been largely retained despite a subdivision of the property. To the

north of Pasture Wood Road lie the buildings of Bulmer Farm, and picturesque cottages and gardens of Pasturewood Cottage and Pasturewood West.

Thick mixed woodland cover and rhododendron understorey is a feature of the boundaries and periphery of the Conservation Area. Red brick and tile are the predominant building materials.

#### HORLEY CONSERVATION AREA

This small Conservation Area falls mostly within Reigate and Banstead Borough. It is centred on the parish church of St. Bartholomew, a 14th century building, and the Six Bells Public House, a 15th century building with Horsham stone roof. The main natural feature is the River Mole to the west of the church, which characteristically meanders south to north between steep scrub-lined banks. Its line also forms the administrative boundary between Mole Valley and Reigate and Banstead. The Conservation Area lies in the flat flood plain of the river which provides a valuable wedge of countryside in an otherwise built-up area.

That portion of the Conservation Area falling within Mole Valley lies on the west side of the river. This is flat land devoid of buildings but it provides an attractive setting for the church with its thin elegant shingled spire.

#### LEATHERHEAD CONSERVATION AREA

The town lies on land sloping down towards the River Mole. The historical development of Leatherhead as a crossroads town is reflected in the street pattern, the intersection of High Street, Bridge Street, North Street and Church Street being the important historical and present centre of the town. The Conservation Area boundary is complex and the area is best described by dividing it into separate zones of distinct character.

##### 1. Dorking Road, Park Gardens, Parish Church and Church Road (south)

This is an area containing many high quality buildings which give the area its particular character. They include The Mansion, Parish Church and several Listed Buildings in Church Street. The streets are a mixture of early timber framed cottages, 18th century

rendered buildings, and a variety of 19th century buildings from simple stock brick terrace cottages to imposing Victorian Gothic houses. The mix of uses is also a part of the character of this part of the Conservation Area. The dominant building is the church which occupies an elevated site and is surrounded by an extensive churchyard and gardens. Red brick walls, some incorporating flint detailing, are a very strong feature around the church and along the Dorking Road. These are vulnerable structures that should be conserved. The White House is an important focal building for views up Highlands Road from the west. Recent highway works have enhanced its setting. There are two significant open spaces: Park Gardens/churchyard which provides the setting to the church and includes some substantial brick walls and feature trees, and Mansion Gardens which slope down to the river bank, providing a setting to The Mansion and containing a number of mature trees.

#### 2. Highlands Road, Poplar Road, Church Walk, Magazine Place, Byron Place and Church Road

This is an area of mainly late 19th century terraced and semi-detached houses on the eastern side of the town centre dissected by Church Road, a former turnpike road containing more substantial houses and two important public buildings of significance: Mount Zion Chapel which is a pleasing, modest building dating from 1869, and the Methodist church of 1893. Surrounding streets consist of neat Victorian brick terraces of housing.

#### 3. High Street, Church Street and Bridge Street

These streets together make up the commercial and historic centre of the town. North of the junction with The Crescent, the character of Church Street changes as a result of mid-20th century redevelopment. The street has been widened and the buildings on either side are considerably taller than other buildings nearby. The Leatherhead Theatre is an important building in civic and architectural terms and, together with the Leatherhead Museum on the junction with The Crescent, is a cultural focus for the town. At the High Street end the traditional small scale is

restored again and the width of the street is narrowed. Church Street is therefore a street of contrasts.

Within the semi-pedestrianised streets the varied building line in the High Street is a reflection of the historical development of the street and adds character and interest to the townscape. The buildings themselves are mixed in character but the small-scale market town character has been retained. The entrance to the Swan shopping centre respects the scale of neighbouring properties. At the northern end, the Victorian Letherhead Institute dominates the junction with Epsom Road, Leret Way and Church Road.

Bridge Street is one of the most attractive of the town's streets and an important part of the Conservation Area. Its character and interest is the result of the quality of the buildings, many of which are listed, and the mix of residential, retail and office uses. The street's architecture is very varied and includes the Running Horse Public House which is a medieval hall house, early to mid-nineteenth century stock brick town houses, and the 1928 neo-vernacular building on the corner with North Street. The views down Bridge Street towards the treed banks of the River Mole contribute to the character of the Conservation Area.

#### 4. North Street and Gravel Hill

Gravel Hill contains a group of picturesque buildings. The most noticeable of these is Sweech House but there are others grouped around the war memorial that are important to the character and townscape of the Conservation Area. Characteristic of this enclave is the use of flint as a decorative building material, along with warm red brick and slate. The war memorial is a key civic space. An Indian bean tree is a feature of this space. North Street is mixed in character and has been subject to selective redevelopment during the latter part of the 20th century. Its special character is the result of the quality of many of its buildings.

#### 5. Fairfield Road Area

This area is predominantly residential in character, with one or two community buildings. The area was developed at the turn of the century 19th/20th Centuries. The

development of Fairfield Walk and St Anne's Court in the 1980s reflects the scale and form of this earlier housing. This is a quiet residential area whose character is the result of well-detailed Edwardian houses and the largely uniform use of brick and slate building materials.

#### LEIGH CONSERVATION AREA

The Conservation Area is an informal collection of buildings arranged around the junction of Tapners Road, Leigh Place Road and Clayhill Road, with an arm stretching northwards along Leigh Place Road to incorporate Leigh Place.

The focal point of the Conservation Area is the triangular village green which is overlooked by the parish church of St Bartholomew's and The Priest's House, which is a key building in the Conservation Area. Two other buildings around the Green are listed: the 18th century Plough Public House and the former school dating from 1845. Both are very prominent, key buildings which lie close to the main road through the village. The K6 telephone kiosk and the late 19th century well head on the village green are also listed.

Other buildings which are important elements in the Conservation Area include Granary Cottage, the last of the properties on Leigh Place Road before entering open countryside, and the late Victorian / Edwardian properties on Clayhill Road whose steeply pitched roofs can be seen from a number of places within the Conservation Area.

Trees and hedges are important to the rural character of the Conservation Area. Very striking are the large oak trees both within the built-up area of the village and in the flat open landscape between Leigh Place and the village. The church is attractively framed by mature evergreen and broadleaved trees which greatly enhance its setting. Hedges border most of the roads and properties and are important features in the Conservation Area.

The Conservation Area has an open, informal feel and is set in an open landscape. The large churchyard, village green and open space at The Glebe contribute to this sense of informality. Domestic properties are set

in large gardens, contributing to tree cover and the open character. Timber framing is a prominent feature of older buildings and clay tiles or Horsham stone on roofs. Later buildings on the periphery of the Conservation Area including Leigh Place are constructed of local brick.

#### LITTLE BOOKHAM CONSERVATION AREA

The Conservation Area contains two distinct groups of important buildings. The first is the informal cluster of buildings that includes Manor Farm, an early 18th century building, associated farm buildings and the large tithe barn, the Manor House School, another 18th century building, and the 12th century church. This is an informal collection of buildings which retains a strong rural character, enhanced by the narrow twisting lane, the tree cover and the mix of uses: agricultural, residential and ecclesiastical. The church is constructed of flint with limestone dressings, while domestic buildings are of brick, painted render and clay tiles.

The second collection of buildings, linked to the first by open fields, is gathered around Preston Cross. Here there is a fine collection of vernacular buildings, especially along the west side of Little Bookham Street. The buildings here are from the 16th and 17th centuries and are of characteristic timber frame with brick and rendered infill panels and clay tile roofs. A key building is the Preston Cross Hotel. Both it and The Grange are substantial former residential properties, now in commercial and institutional uses, which benefit from their settings in large parkland gardens.

Walls are an important feature, particularly around Preston Cross. Of special interest are the red brick walls in the garden of The Grange. Hedges composed of native hedging plants, are a feature of Manor House Lane.

#### MICKLEHAM CONSERVATION AREA

The main core of the Conservation Area is ranged along approximately 750 metres of the Old London Road. Many of the buildings lie on or very close to the Old London Road and a high proportion are of historic or architectural interest. The predominant architectural style is from the 18th and early 19th century. Red

brick and tile predominates, with render and slate also common. The parish church with its lighter materials of flint and clunch stands out in marked contrast. Modern infill development is limited and unobtrusive.

Box Hill School and grounds are an important feature of the Conservation Area. There is an imposing school building which occupies a central position in the site. The mature trees and the brick boundary walls which define the school's curtilage are especially important features.

In this central part of the village a number of footpaths converge and there are important views out towards the landscape surrounding the village. To the east, the parish church is seen against the steeply rising slopes of the North Downs.

A north easterly arm of the Conservation Area sweeps around the outside curve of the A24 dual carriageway with residential buildings hugging the rising ground that overlooks the road. Buildings here are generally later than the historic centre of the village. They are a collection of 19th century houses with some modern infill. Of particular note is the collection of buildings around Byttom Hill, high above the road. They include the school, the King William IV Public House, the flint almshouses and early 19th Elm Cottages, both of which are listed. This is an important group of 19th century buildings which is very prominent amongst the wooded slopes above the A24.

High red brick walls, some of which are listed, form a strong feature of the Conservation Area along Old London Road. Trees are also important along this road where the southern section of the Conservation Area owes much of its appearance to the mature deciduous and evergreen trees, producing a gradual transition from countryside to village centre.

#### MILTON STREET CONSERVATION AREA

Milton Street is a quiet, neatly cared for Conservation Area containing a picturesque collection of historic houses and early 20th century stock brick houses lying below the Greensand Ridge in the valley of the Milton Brook. Houses are scattered along the narrow road north-south from the A25. The road

meanders gently, following for the most part the line of Milton Brook. There is an attractive relationship of buildings and landscape.

More than half the buildings are listed. The largest of these is the former stables to Old Bury Hill House at the northern end of the Conservation Area on the corner of Milton Street and the A25. This important feature building can also be seen from the southern end of the Conservation Area. The high walls around the garden are a dominant feature.

Many of the other Listed Buildings are timber framed buildings dating back to the 17th century. However, the refacing of these buildings in red brick and the extensive use of tile hanging gives the Conservation Area a 19th century feel.

Trees within and surrounding the Conservation Area are a mixture of evergreen and deciduous, probably part of the landscaped estate of Old Bury Hill House. Woodland to the east reaches down into the Conservation Area and to the west is a deciduous coppice. The rural character of the Conservation Area is reinforced by the gardens and woodland between properties.

Gardens vary in size. The general impression is of a more open landscape to the west. To the east the land rises steeply and is wooded. There are two important trees along Milton Street; an oak tree near Crooked Acre and a willow fronting numbers 3 and 4 Milton Street. Evergreen hedges are a feature of the Conservation Area.

#### NEWDIGATE CONSERVATION AREA

The Conservation Area is an informal collection of varied buildings ranged along two roads: Village Street and, at right angles, Church Road. The core of the village is at the junction of these two roads. The feel of a small, Wealden village has been retained despite some modern infilling. Important to this is the mix of traditional properties: the Six Bells Public House and shops, the agricultural buildings and the parish church.

Two groups of buildings make a significant contribution to the character of the Conservation Area. First is the group which includes the parish church, at the junction



of Village Street and Church Road. The church, dating back to the 13th century, is an impressive building set in a neatly kept churchyard. Yew Tree Cottage, the barn at The Six Bells Public House and the White Cottage and Old Cottage date back to the 16th/17th century and are listed. The barn is a prominent building in the public house's car park, especially viewed from Church Road. Opposite the church is a pleasant terrace of brick cottages.

The second group comprises Dean House Farm and its collection of buildings on the eastern edge of the Conservation Area. The farmhouse dates from the 16th century and farm buildings from the 18th and 19th century. The approach from the church, along Church Road, is very attractive.

The only other Listed Building is the Village Stores and Wirmwood Cottage, located on a prominent corner near the northern boundary of the Conservation Area. The two shops in the village are important to its character.

Trees are an important feature in the Conservation Area. There are notable individual trees such as the horse chestnut by the Village Stores and another in the south eastern corner of The Rectory. The yew at Yew Tree Cottage is also an important feature. The mature trees, especially oaks, along the roads and throughout the Conservation Area are characteristic of a Wealden village. They help to retain a rural feel within the Conservation Area and are a link with the surrounding landscape.

There are some valuable gaps between buildings along the two roads. The churchyard is perhaps the most significant, but also of note is the large garden of The Rectory, an appropriate setting for the largest domestic building in the village. The gaps on the southern side of Church Road provide important views to the surrounding countryside.

#### OCKLEY CONSERVATION AREA

Ockley Conservation Area is a linear collection of buildings lying along the A29 in a splendid landscape setting. To the north west the wooded slopes of Leith Hill overlook the village. To the east there are views out to

the rolling, farmed landscape of the Weald. The northern and central section of the Conservation Area is arranged informally around an extensive elongated Green. The picturesque cottages, the informality of the Green and the surrounding hills combine to produce a scene of great beauty. South of the Green the character changes. There is a closer-knit feel and a more mixed architectural character. Gaps in the frontage and views out into the countryside are reminders of the rural setting.

Many of the buildings around the Green are listed. Many are buildings of the 17th century, remodelled in a picturesque Gothic style in the 19th century. Although very different in appearance, there are distinctive architectural features which give Ockley its special character : decorative barge boards, dominant brick chimneys, ornate windows and tile hanging. The pleasant timber pavilion on the southern edge of The Green is a focal building. So too is the early 20th century red brick village hall at the northern end of the Conservation Area. It stands prominently on its own and is larger in scale.

The charm of Ockley owes much to the open character of the Green. Its informality is enhanced by meadow maintenance, its irregular western boundary, and the gaps between the houses which link the fields beyond to the open space in the centre of the village.

There are important open spaces between buildings on the east side of the A29. The gaps around the village hall and south of Swiss Cottage, for example, provide valuable visual links to the countryside around.

Trees are an important element of the Ockley landscape. The south west corner of the Green is heavily wooded, providing a sense of enclosure to the cricket green. There are smaller blocks of woodland on the north west corner of the Green which again add to its setting and to the listed buildings. Gaps between the woodland into the countryside are also important.

On the east side of the Green, the line of horse chestnuts is an important feature and provides partial screening from the road. An



attractive group of trees in the south east corner defines the southern extent of the Green. Trees within the grounds of Elderslie are tall and important features

Hedgerows, both within the village and, notably, in the surrounding agricultural landscape, are also important features.

#### OKWOOD HILL CONSERVATION AREA

The name of this Conservation Area suggests its character and setting. The group of buildings retains the impression of a small hamlet in a clearing within the wooded Wealden landscape. The Conservation Area has an isolated, remote feel, and the fairly informal scatter of buildings and twisting road contributes to this impression. There are very attractive views between buildings, especially to the north east.

Within the Conservation Area there are four listed medieval timber framed houses which are important to its character. Woodhams Farm is an important feature and has a mixed variety of farm buildings.

The Conservation Area contains several traditional buildings which are a picturesque mixture of timber framing and tile or Horsham stone roofs. There is some modern infill development at the east end of the Conservation Area which produces a mixed architectural character.

There are some splendid field and hedgerow oaks in the Conservation Area. The wide grass verges and hedges are an essential part of its rural character. To the south of the Punch Bowl Public House is open farmland and the neatly kept cricket ground, which contributes to the rural character of the Conservation Area.

#### PIXHAM LANE, DORKING CONSERVATION AREA

The Conservation Area contains an informal collection of mainly 18th and 19th century buildings forming a distinct group along Pixham Lane on the north eastern edge of Dorking. The North Downs scarp forms a dramatic backdrop to these buildings.

There is considerable variety and interest

in the architectural character of the Conservation Area. A key building is Pixham Mill which has both architectural and historic interest. It is painted brick under a slate roof and dates from the early 19th century. It is listed Grade II.

The Pipp Brook meanders north to south and its wooded banks contain many mature trees that provide a backdrop to buildings in the Conservation Area. To the east and west of Pixham Mill are picturesque cottages, including the 17th century Pixham Mill Cottage which is listed Grade II.

North of the Pixham Mill, the scale of buildings changes. The two dominant buildings are Pixham Firs and Purbrook, large 19th century houses now divided into flats. Despite this subdivision and some more recent housing close by, the character and setting of these large houses has been retained. Mature trees in their gardens are significant features.

At the south eastern end of the Conservation Area there is a pleasing group of early 19th century cottages, a small timber framed cottage and Pixham community centre. They are all attractive buildings although contrasting in their architecture.

The through road is a wide, dominant feature, its width accentuated by wide grass verges. It cuts across the Pipp Brook, an intimate river landscape which links properties north and south of the road.

To the south east of Pixham Lane, the Conservation Area includes a portion of the recreation ground characterised by its strong hedge line and flat, open space.

#### WESTCOTT CONSERVATION AREA

This is a large Conservation Area covering the centre of one of the bigger villages in the District. The centre of the Conservation Area has a tight-knit form, although there is considerable variety, from large houses in extensive grounds to close groupings of cottages. The central focus is the village green, a triangular open space hemmed in by a high hedge on its western side and a mix of commercial and private properties on the north and south. This is an attractive and special part of the Conservation Area

enhanced by the quality of the buildings, the grouping of trees along the edge of the highway and in private gardens, and the views north to the scarp slope of the North Downs. The Downs provide a backdrop against which buildings, especially roofs and chimneys, are viewed.

The western portion of the Conservation Area is different in character. The close-knit cottages and houses give way to an area of open heathland rising up to the Victorian parish church.

The relationship of the Conservation Area to its surrounding landscape is an important one. South of the A25 the land rises steeply to form the Greensand Hills. A number of buildings occupy elevated positions above the road. The open land around the church is another reminder of the wider landscape of acid heath.

The elevated ground of the Greensand provides vantage points over the village to the North Downs. The roofscape of the Conservation Area, which includes clay tiles and natural slate and its jumble of chimney stacks and clay pots, is a vital element of local character.

The A25 is a feature but it twists through the centre of the village revealing new vistas along its length. Strung out along it is a variety of shops which together contribute to the character of a small but busy local centre.

A considerable expansion of Westcott took place at the end of the 19th century and the Conservation Area has a strong Victorian character. This development can be found between earlier vernacular buildings in Westcott Street including The Barracks, a large 17th century building, and several small cottages from the 17th and 18th centuries. The Conservation Area also contains several early 19th century feature buildings in larger gardens such as Wintershaw, Heathcote and Skeynes House on the Guildford Road.

Another important early 19th century group is 2 to 6 Guildford Road which stand prominently above the village green. The overall scale and architectural character of the Conservation Area is therefore very mixed. Despite the tight village fabric, trees are an important visual element of the Conservation Area. Particularly noteworthy are the trees in the grounds of Wintershaw and surrounding properties on the north side of the A25 east of Sandrock Road. The belt of trees on the edge of the A25 on the corner with The Paddock are prominent from a number of viewpoints.

## APPENDIX 12: RESIDENTIAL AREAS OF SPECIAL CHARACTER (POLICY EN6 - ON POLICIES MAP)

### THE WARREN, ASHTEAD

This area is characterised by well-established large houses in extensive curtilages within mature landscaped settings. There is a preponderance of established trees and shrubbery. The houses are set back from the estate roads behind high hedges. Some infilling has taken place, but it is of high quality and with similar sized curtilages.

### PARK LANE, ASHTEAD

The range of substantial individually designed houses which are set back from the main road in large and medium-sized curtilages give this area a special character. The many established trees and hedges obscure houses from the road. Its distinctive character separates it from the smaller houses and curtilages of properties further north along Park Lane.

### ROOKERY HILL, ASHTEAD

This area comprises two groups of medium-sized houses in medium-sized plots. The properties are individually designed and the way in which they are assimilated into the open, grassed landscape grounds of Ashted Park by the scattering of mature dominant trees gives the area its particular character.

### HIGHLANDS ROAD/HEADLEY ROAD/EAST SIDE OF REIGATE ROAD, LEATHERHEAD

This is a cohesive and distinctive area which is characterised by its mature treed frontages, with houses set back from the road within medium/large curtilages. The development mainly dates from the Edwardian and pre-war period. Properties are individually designed in landscaped grounds generating a spacious impression. Several infill properties have similar-sized curtilages and although they may not have the same character as the older properties, the mature trees and shrubs maintain the established character and setting of the area. Highlands Road properties are more contemporary but maintain the spacious nature of the area and have wide, grassed frontages with spacious rear gardens. These groups of houses with their relatively large

curtilages are characteristic of the wider area although they do not have the front boundary screening.

### THE MOUNT/HAWK'S HILL/THE RIDGEWAY (SOUTH EAST SIDE) /ROOKERY DRIVE, FETCHAM

This established residential area is characterised by medium/large houses in mature gardens. Properties are generally set back from the Hawk's Hill/Guildford Road by wide grass verges and tall established trees. The Mount is characterised by medium-sized, individually designed houses in landscaped gardens. Generally there are clearly defined and characteristic hedges and shrub boundaries. The Ridgeway has generally more modest-sized houses and curtilages with frontages of trees and hedges. The large individually designed houses within Rookery Drive have generous landscaped gardens and are well-screened from the Drive by mature trees and hedges.

### CHICHESTER ROAD/CALVERT ROAD/KEPPEL ROAD, DORKING

The appearance of these roads is characterised by grass verges with a number of street trees. Hedges, many of mature beech, and shrubs are characteristic of boundary treatments. Mature landscaped gardens on sloping land with treed gardens are characteristic and the majority of properties have large spaces between buildings. The area has an informal layout of individually designed attractive houses. Properties in the north of the area, especially in Keppel Road are conspicuous from the adjacent Green Belt and Area of Outstanding Natural Beauty and Area of Great Landscape Value.

### DEEPDENE WOOD, DORKING

This is an established and cohesive area of individually designed houses around a winding road network which is bordered by grass verges and mature trees and shrubs. The southern part of the area is characterised by large houses in large curtilages, set behind

high boundary hedges, often rhododendrons. There are very large spaces between houses on this rolling hillside. It forms part of the Surrey Hills Area of Outstanding Natural Beauty and its low-density character marks a transition between the main built-up area and the adjacent Green Belt.

#### THE PARK/PARK VIEW/ MEADOWSIDE, BOOKHAM

This is a distinctive relatively low-density neighbourhood. It is characterised by tree-lined roads with grass verges. The many bungalows give a spacious feel but spaces between buildings are in places small. It is a cohesive and attractive secluded area.

#### HIGHFIELDS, ASHTEAD

A short private road in the heart of Ashted, Highfields is characterised by large houses standing in spacious plots and dating mainly from around the turn of the century. The particular combination of these attractive period houses with an abundance of mature trees lends the road a high standard of residential environment that is unique in this part of Ashted. Over the years permission has been granted for new development and to subdivide the larger detached houses. On the whole, however, these have had little impact on the character of the road.

## APPENDIX 13: LANDSCAPE CHARACTER AREAS (POLICY EN8 - INFORMATION)

The Landscape Character Areas are taken from the 2015 Surrey Landscape Character Assessment, which is a comprehensive assessment of the landscape character of the county. It takes account of the framework of the National Character Areas recently reviewed by Natural England and describes variations in the landscape character at a county level. The assessment was undertaken by landscape consultants Hankinson Duckett Associates, in partnership with the environment team at Surrey County Council, Natural England and Surrey's districts and boroughs.

The assessment includes a separate section devoted to Mole Valley's Landscape Types and Character Areas and includes landscape guidelines for land management and the built environment. Those planning to submit planning applications in Mole Valley's rural areas should consult these landscape guidelines for advice. The table below sets out the Landscape Types and Character Areas relevant to Mole Valley.

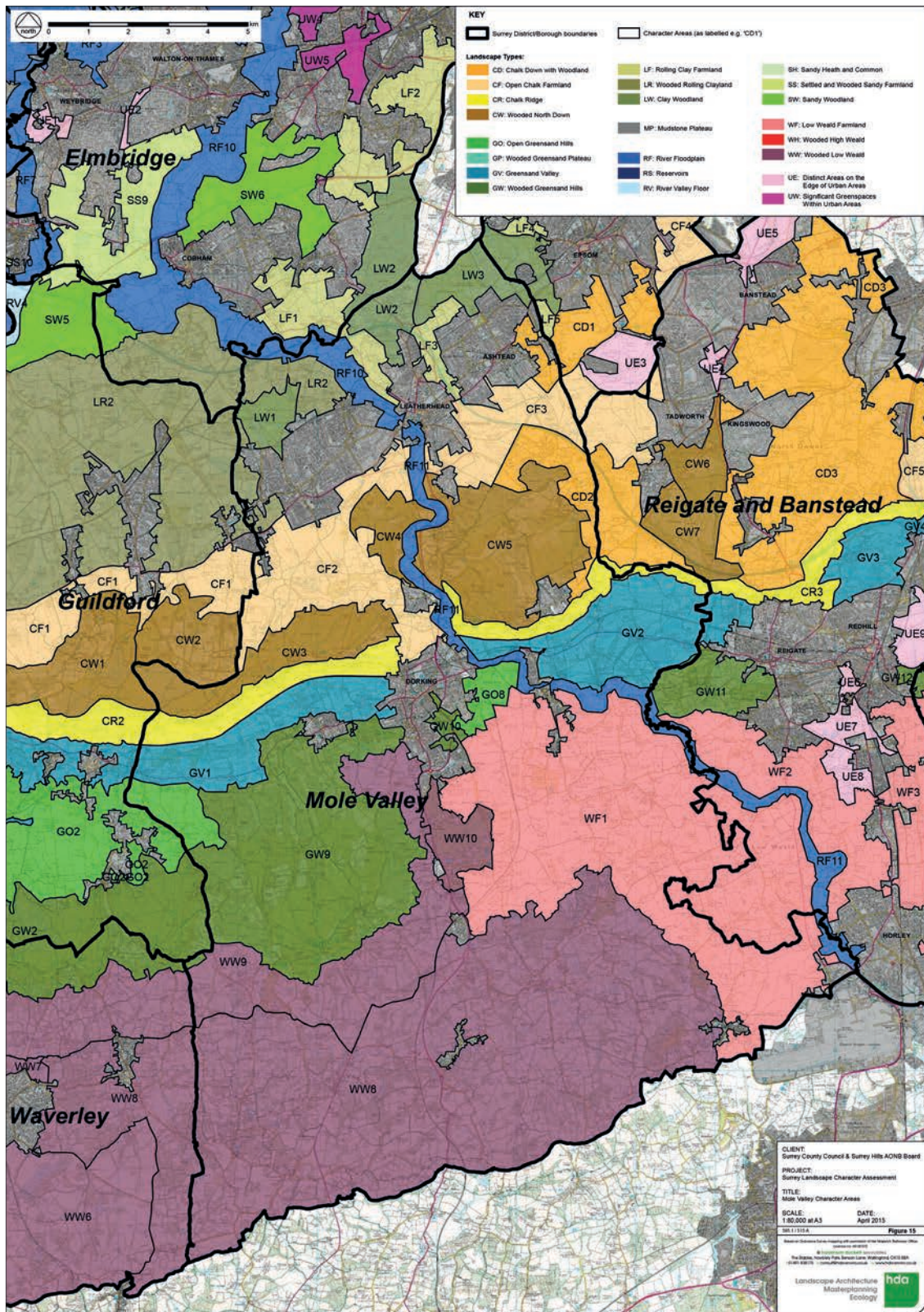
Link: [Surrey Landscape Character Assessment: Mole Valley District \(April 2015\)](#)

Categorisation	Code	Description	Page Ref
Landscape Type	CD	Chalk Down with Woodland	20
Character Area	CD1	Ashtead and Woodcote Parks Chalk Down with Wood-land	22
Character Area	CD2	Tyrrell's Wood to Walton Oaks Chalk Down with Wood-land	24
Landscape Type	CF	Open Chalk Farmland	28
Character Area	CF2	Ranmore to Hawk's Hill Open Chalk Farmland	30
Character Area	CF3	Leatherhead to Epsom Downs Open Chalk Farmland	32
Landscape Type	CR	Chalk Ridge	38
Character Area	CR1	Albury to Ranmore Chalk Ridge	40
Character Area	CR2	Box Hill to Tatsfield Chalk Ridge	42
Landscape Type	CW	Wooded North Down	48
Character Area	CW3	Oaken Grove to Ranmore Common Wooded North Down	50
Character Area	CW4	Norbury Park Wooded North Down	52
Character Area	CW5	Box Hill to Oyster Hill Wooded North Down	54
Landscape Type	GO	Open Greensand Hills	58
Character Area	GO2	Godalming to Sutton Abinger Open Greensand Hills	60
Character Area	GO8	Betchworth and Chart Parks Open Greensand Hills	62
Landscape Type	GV	Greensand Valley	66
Character Area	GV1	Tillingbourne and Pipp Brook Greensand Valley	68



Categorisation	Code	Description	Page Ref
Character Area	GV2	Pixham to Reigate Greensand Valley	70
Landscape Type	GW	Wooded Greensand Hills	76
Character Area	GW9	Leith Hill to Bury Hill Wooded Greensand Hills	78
Character Area	GW10	Dorking Wooded Greensand Hills	80
Character Area	GW11	Skimmington Wooded Greensand Hills	82
Landscape Type	LF	Rolling Clay Farmland	88
Character Area	LF1	Knowle Hill to Leatherhead Rolling Clay Farmland	90
Character Area	LF2	Lower Ashted Rolling Clay Farmland	92
Character Area	LF3	Ashted East Rolling Clay Farmland	94
Landscape Type	LR	Wooded Rolling Claylands	100
Character Area	LR2	Ockham and Clandon Wooded Rolling Claylands	102
Landscape Type	LW	Clay Woodland	108
Character Area	LW1	Great Bookham Common Clay Woodland	110
Character Area	LW2	Prince Coverts to Leatherhead Common Clay Woodland	112
Character Area	LW3	Ashted and Epsom Commons Clay Woodland	114
Landscape Type	RF	River Floodplain	118
Character Area	RF10	Lower Mole River Floodplain	120
Character Area	RF11	Upper Mole River Floodplain	122
Landscape Type	WF	Low Weald Farmland	128
Character Area	WF1	Dorking to Hookwood Low Weald Farmland	130
Landscape Type	WW	Wooded Low Weald	134
Character Area	WW8	Cranleigh to Charlwood Wooded Low Weald	136
Character Area	WW9	Shamley Green to Holmwood Wooded Low Weald	138
Character Area	WW10	Holmwood Common Wooded Low Weald	140

Landscape Character Assessment (Map)



Map reproduced from the 2015 Surrey Landscape Character Assessment by Hankinson Duckett Associates for Surrey County Council

## APPENDIX 14: NATURE CONSERVATION AREAS (POLICY EN9 - ALSO ON POLICIES MAP)

SSSI: Site of Special Scientific Interest  
 LNR: Local Nature Reserve  
 SAC: Special Area of Conservation  
 SNCI: Site of Nature Conservation Importance

OS Ref	Ref. No.	Name	Nature Conservation Interest
168 388	SSSI	Auclay	Clay pit yielding preserved insect bodies.
128 565	SSSI	Bookham Common	London Clay with woodland, grass, scrub and water terrain supporting diversity of bird and invertebrate populations.
176 383	SSSI	Clockhouse Brickworks	Brick pit being an important exposure of Weald Clay with fossil remains.
182 603	SSSI	Ashtead Common	London Clay terrain with habitats for breeding birds and invertebrates.
175 600 187 596	SSSI	Ashtead Common	London Clay terrain with habitats for breeding birds and invertebrates.
227 407	SSSI	Glovers Wood	Semi-natural broad-leaved woodland with rich ground flora.
122 495	LNR	Hackhurst and White Downs	Chalk escarpment with grassland, scrub SSSI and woodland habitats.
125 455 123 434 145 440	SSSI	Leith Hill	Variety of woodland habitats with di-verse community of breeding birds and invertebrates.
200 535 187 525	SSSI	Mole Gap to Reigate Escarpment	Contains the largest part of North Downs in Surrey, which has remained relatively undisturbed. Includes outstanding wild-life habitats. It includes Dawcombe NSNR.
185 520 155 540 180 533	SSSI/ SAC	Mole Gap to Reigate Escarpment	Contains the largest part of North Downs in Surrey, which has remained relatively undisturbed. Includes outstanding wild-life habitats. Natural box scrub. River cliffs.
143 510	SSSI	Ranmore Common	Block of woodland, some ancient, on plateau of North Downs. Diverse com-munity of breeding birds
111 372	SSSI	Smokejack Clay Pit	Pit of lower Weald Clay group with im-portant depositions and fossils.
156 392	SSSI	Vann Lake and Ockley Woods	Botanically rich ancient woods with un-common insects, community of breeding birds and population of dormice.
229 501	SSSI	Reigate Heath	Heath and grassland.
273 428	MV001	Withy Gill SNCI	Wet meadowland, reed bed and open water, nationally rare plant Narrow-leaved Water-dropwort present.
181 414	MV002	Misbrooks Green SNCI	Grassland with calcifuge species present and some wet areas.
205 427	MV003	Newdigate Brickworks SNCI	Former clay pits and brickworks with two lakes and an area of Ancient Semi-natural Woodland.
120 396	MV004	Spring Copse (Pond Head) SNCI	Ancient Semi-natural Woodland with areas of improved grassland and a re-cently created pond.
124 381	MV005	Kiln Copse and Hunt's Copse SNCI	Ancient Semi-natural Woodland.
128 396	MV006	Fishfold Wood / Pisleys Copse SNCI	Woodland with Oak and Ash with rich ground flora in some areas.



OS Ref	Ref. No.	Name	Nature Conservation Interest
193 423	MV007	Kingland Copse and Knoll Copse SNCI	Ancient Semi-natural Woodland with over stood coppice of Hazel, Sweet Chestnut and Hornbeam.
177 397	MV008	Strood Copse SNCI	Ancient Semi-natural Woodland with formerly managed Hornbeam coppice with Oak standards.
169 391	MV009	Greenhurst Copse SNCI	Ancient Semi-natural Woodland with over-stood Hornbeam, Ash and Hazel.
205 395	MV010	Duke's Copse SNCI	Ancient Semi-natural Woodland with formerly managed Hornbeam coppice with Oak standards.
212 396	MV011 & MV059	Leg of Mutton Wood, The Jordans & Jordans Wood SNCI & Acorn Mill, Cidermill Wood and The Birches SNCI	MV011 - Ancient Semi-natural Woodland with some conifer plantation. MV059 - Ancient Semi-natural Woodland, Ash frequent with Oak, overstood Hornbeam coppice and Field Maple.
212 442	MV012	Hammonds Copse SNCI	Ancient Semi-natural Woodland with Oak coppice.
218 465	MV013	Brown's Copse SNCI	Ancient Semi-natural Woodland formerly managed Hazel, Ash, Hornbeam, Field Maple and Midland Hawthorn coppice with Oak standards.
224 424	MV014 & MV015	Beggars Gill Wood SNCI & Pockmires Wood SNCI	MV014 - Ancient Semi-natural Woodland with a series of gills. MV015 - Ancient Semi-natural Woodland formerly managed Hornbeam, Ash and Hazel coppice with Oak (and Ash standards).
236 425	MV016	Edolphs Copse SNCI	Mixture of Ancient Semi-natural Wood-land, secondary woodland and recent scrub and un-wooded meadows. Small-leaved Lime and some very large Wild Service Tree present.
192 549	MV017	Nower Wood (West) SNCI	Ancient Semi-natural Woodland with high forest Oak over Bluebell and Bram-ble. Small areas of former Hazel, Horn-beam, Field Maple and Midland Haw-thorn coppice. Contiguous with MV052.
157 585	MV018	Teazles Wood SNCI	Ancient Semi-natural Woodland formerly managed as coppice. Eastern end com-posed of Oak with Hazel and Sweet Chestnut, western end with Ash and Ha-zel and some Field Maple and Oak.
181 588	MV019	Wood Field (South) SNCI	Meadow with scattered Oak.
158 400	MV020	Weavers Wood (Church Copse, Kiln Wood, and Wickney Holt) SNCI	Ancient Semi-natural Woodland formerly managed as Hazel coppice with Oak standards.
155 560	MV021	River Mole, Leatherhead SNCI	Section of River Mole, which passes through Leatherhead. Noted for bird fauna and Greater Dodder present.
156 589	MV022	Leatherhead Common SNCI	Semi-natural woodland with diverse flora and stream present.
193 585	MV023	Ashtead Park SNCI	Secondary woodland with semi-improved neutral grassland.
198 564	MV024	Addlestead Wood SNCI	Ancient Semi-natural Woodland formerly managed Hazel coppice with Oak stand-ards.
138 574	MV025	Bushy Copse SNCI	Ancient Semi-natural Woodland formerly Hazel/Ash coppice with Oak, Ash and Wild Cherry standards.
136 577	MV026	Little Wood SNCI	Ancient Semi-natural Woodland formerly Hazel coppice with Oak and Ash stand-ards.
172 485	MV027	Glory Wood SNCI	Ancient Woodland with areas of mature Beech, with Oak and areas of formal Ha-zel coppice with Oak standards. Some Chestnut coppice.
137 494	MV028	Holehill Copse SNCI	Ancient Semi-natural Woodland. Flooded stream has large stand of Alder.
230 429	MV029	Ricketts Wood SNCI	Ancient Semi-natural Woodland, locally frequent Hornbeam coppice.

OS Ref	Ref. No.	Name	Nature Conservation Interest
175 474	MV030	Holmwood Park SNCI	Secondary broad-leaved woodland with semi-improved neutral grassland.
152 411	MV031	Bury Hill Wood SNCI	Ancient Semi-natural Woodland formerly Hazel and Ash coppice with Oak and Ash standards. Wild Service Tree present.
160 409	MV032	Ockley Court SNCI	Ancient Semi-natural Woodland with formerly managed mixed coppice with Oak standards.
165 390	MV033	Knoll Wood SNCI	Ancient Semi-natural Woodland formerly managed mixed coppice, with Hazel, Field Maple and Ash, with Oak and Ash standards.
164 380	MV034	Osbrooks SNCI	Ancient Semi-natural Woodland formerly mixed coppice with Oak and Ash stand-ards.
222 428	MV035	Alder Gill and Lumber Wood (Beam Brook) SNCI	Ancient Semi-natural Woodland strad-ling a shallow gill. Former Hornbeam coppice with Oak standards. Over-stood coppice of Wych Elm, Ash and Hazel.
144 480	MV036	Durrants Wood SNCI	Ancient Semi-natural Woodland with Alder woodland in transverse hollows. Some open areas and Hazel has recently been re-coppiced.
114 398	MV037	Pond Gill/Drug Copse & Wet Wood SNCI	Ancient Semi-natural Woodland with areas cleared and replaced by open grassland and a large pond.
124 370	MV038	Broadstone Wood SNCI	Ancient Semi-natural Woodland with Oak and Ash and areas of Hornbeam coppice. Alder frequent in wet wood. Wild Ser-vice Tree present.
125 363	MV039	Honeybush Coppice SNCI	Ancient Semi-natural Woodland formerly Hazel and Hornbeam coppice with Oak standards.
131 386	MV040	Chapel Copse SNCI	Ancient Semi-natural Woodland with frequent Sessile Oak.
140 368	MV041	Greenwood Copse, Phillips Gill & Potland Hangers SNCI	Ancient Semi-natural Woodland, which follow the lines of the gills. Frequent Ash and Field Maple over rich ground flora. Alder in wetter areas.
177 382	MV042	Fylls Brook (Clockhouse Gill) SNCI	Ancient Semi-natural Woodland strad-ling a small stream. Site adjacent to Clockhouse Brickworks SSSI.
184 386	MV043	Taylors Gill SNCI	Ancient Semi-natural Woodland situated along the valleys of two convergent streams. Former Hornbeam coppice now over-shot.
190 380	MV044	Mosshouse Gill SNCI	Ancient Semi-natural Woodland formerly coppice with Ash, Field Maple, Oak and some Hornbeam.
118 403	MV045	Rewfield Copse SNCI	Ancient Semi-natural Woodland formerly mixed coppice with Oak standards. For-merly coppiced species include Wild Service Tree, Apple and Midland Haw-thorn.
128 415	MV046	Etherley Copse SNCI	Large area of Ancient Semi-natural Woodland
138 418	MV047	Church Wood SNCI	Gently sloping Oak/Hazel coppice with standards actively worked for Hazel.
165 445	MV048	Betchets Green Copse & Lag Copse SNCI	Ancient Semi-natural Woodland formerly managed as Hazel/Ash and Alder coppice with Oak standards. Large central area cleared and replanted with sapling Oak.
180 401	MV049	Hatchland Copse West SNCI	Ancient Semi-natural Woodland. Oak standards with Hornbeam coppice and Birch. Hawthorn and Holly understory.



OS Ref	Ref. No.	Name	Nature Conservation Interest
198 436	MV050 & MV051 & MV056	Henfold Lake Fishery SNCI & Ewood Copse SNCI & Reffold's Copse SNCI	MV050 - Ancient Semi-natural Woodland to the south and series of fishing lakes to the north. Most formerly managed coppice with Oak (standards. Hornbeam and Hazel most dominant. MV051 - Ancient Woodland occupied by conifer plantation and semi-natural stands of formerly managed coppice with Oak standards. Area of open grassland with scattered Oak. MV056 - Ancient Semi-natural Woodland and part ancient replanted. Large section now arable land. Managed as Hazel coppice with Oak standards.
194 550	MV052 (Part)	Nower Wood SNCI	Ancient Semi-natural Woodland with high forest Oak over Bluebell and Bramble. Small areas of former Hazel, Hornbeam, Field Maple and Midland Haw-thorn coppice. Contiguous with MV017.
201 550	MV052 (Part)	Nower Wood SNCI	Ancient Semi-natural Woodland with high forest Oak over Bluebell and Bramble. Small areas of former Hazel, Hornbeam, Field Maple and Midland Haw-thorn coppice. Contiguous with MV017.
159 387	MV053	Holbrook Wood SNCI	Ancient Semi-natural Woodland dominated by mixed Oak, Ash, Hornbeam and Field Maple. Much formerly managed as coppice woodland with standards.
184 403 182 394	MV054	Hatchland and Oxpasture Wood SNCI (Part)	Ancient Semi-natural Woodland with small central area of ancient replanted woodland. Hatchland dominated by Oak with Birch.
112 378	MV055	Seven Acres / Twelve Acres (Somersbury Wood) SNCI	Ancient Semi-natural Woodland with frequent Oak, Ash and Downy Birch.
183 433	MV057	Garston's Copse SNCI	Valley Ancient Semi-natural Woodland with frequent Oak and Ash. Thick under-storey of overstood Hazel coppice, being re-coppiced to the north.
135 477	MV058	Britt's Wood SNCI	Main part Ancient Semi-natural Woodland. Wet Alder wood and in south, mixed canopy of Sweet Chestnut, Oak and Ash.
159 554	MV060	Hawks Hill, Cherry Orchard Farm & Bocketts Lane SNCI	Calcareous grassland bordered by mixed trees and shrubs and old wood bank along south section.
179 591	MV061	Wood Field SNCI	Acid grassland with a species rich area towards the centre of the field, where Greater Yellow-rattle recorded.
174 535	MV062	Eastfield Cottage Woods SNCI	Beech woodland supporting Green Hound's-tongue – classified as critically endangered
174 433	MV063	Great Turners Wood SNCI	Ancient Semi-natural Woodland
175 500	MV064	Old Cemetery, Dorking SNCI	Mesotrophic grassland. Species rich grassland including Meadow Saxifrage.
169 493	MV065	Cotmandene SNCI	Mesotrophic grassland. Species rich grassland.
147 574	MV066	River Lane Fields SNCI	Species rich grassland including Meadow Barley and Meadow Fescue. Nationally scarce species Greater Dodder recorded.
148 589	MV067	Woodland Park SNCI	Diverse woodland habitats including areas of ancient replanted woodland.
180 498	MV068	Betchworth Park SNCI	Ancient and non-ancient semi-natural woodland and mature pollards.
185 543	MV069	Cherkley Court SNCI	Mosaic of chalk grassland, Ancient Semi-natural and secondary Woodland and wood pasture and parkland. The site also supports Lowland Beech, Yew and Box Woodland and Wood Pasture and Parkland. Site known to support Silver-spotted Skipper butterfly, Green Hound's-tongue and White Helleborine.

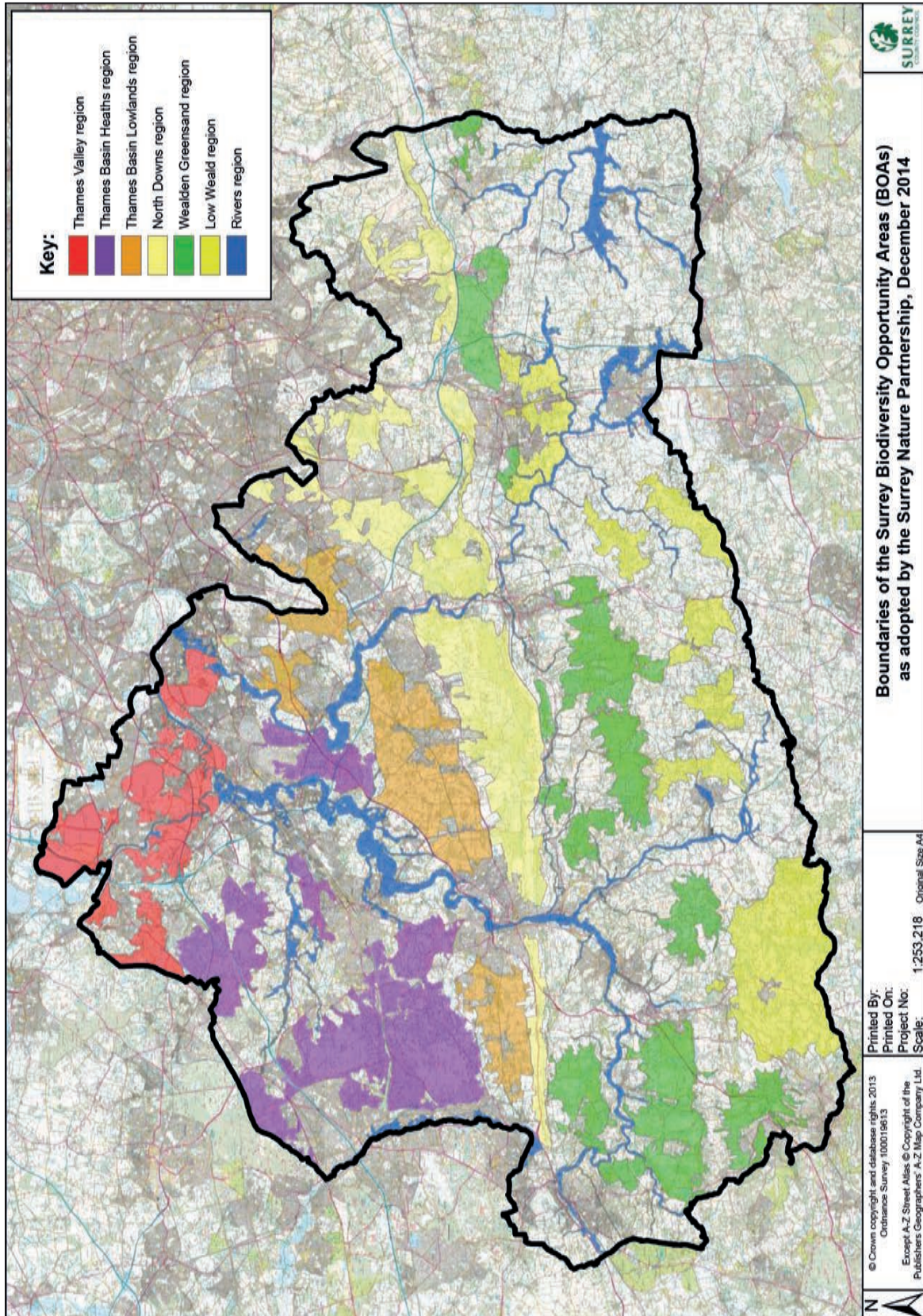
OS Ref	Ref. No.	Name	Nature Conservation Interest
177 400	MV070	Dairy House SNCI	Meadow and broad-leaved woodland with several large ponds, linked by a small brook, and small areas of wetland. There are some notable hedgerows, some of which have developed into shaws. The site is important for birds. Breeding has been confirmed for Night-ingale and Marsh Tit. Dormice and the nationally rare Brilliant Emerald dragon-fly has been recorded.
171 589	MV071	Ashtead Rye Meadows SNCI	Species rich grassland, hedgerow and stream habitats.
175 490	MV072	Chart Park SNCI	Neutral and acidic grassland which sup-ports a high diversity of vascular plants. Heath Pearlwort recorded.
203 566	MV073	Langley Bottom Farm SNCI	Valuable arable complex, including na-tionally rare plant species. The site also supports fragments of chalk grassland, areas of Ancient Semi-natural Woodland and potentially ancient shaws and hedgerows.
108 387	MV074	Buildings Wood & Wildwoods Complex SNCI	Mosaic of habitats including a large area of Ancient Semi-natural Woodland as well as unimproved and semi-improved neutral grassland, species rich hedge-rows, scrub, ditches, small ponds and streams.
204 442	MV075	Newdigate, Schermuly's Grass-land SNCI	Mosaic of habitats including unimproved neutral grassland, scrub, arable, mature trees, ponds, ditches and a stream. Marsh Tit and Nightingale, two rare but-terfly species and sensitive mammal spe-cies recorded.
233 424	MV076	Stanhill Court Meadow, Charl-wood SNCI	Unimproved neutral grassland.
123 388	MV077	Wallis Wood Nature Reserve (Fir Copse) SNCI	Ancient semi-natural woodland and meadows. Good Hornbeam coppice.
132 491	MV078	Hurst Copse SNCI	Ancient semi-natural woodland.
191 392	MV079	Temple Wood SNCI	Ancient semi-natural woodland: Hornbeam/Ash coppice and small-leaved Lime.
201 550	MV080	Nower Wood (East - Oyster Hill) SNCI	Ancient Semi-natural Woodland with high forest Oak over Bluebell and Bramble. Small areas of former Hazel, Hornbeam, Field Maple and Midland Hawthorn coppice.

## APPENDIX 15: REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES (POLICY EN9 - ALSO ON POLICIES MAP)

OS Ref	Site Name and Location	Site Description
195 548	Nower Wood	Geological Site
172 518	Burford Meadows, Dorking	Geomorphological Site
134 483	Westcott Heath Sandpit	Geological Site
165 524	South end of Norbury Park (abandoned meander)	Geomorphological Site
129 437	High Ashes Quarry, Leith Hill	Geological Site
228 511	Colley Pit, Buckland	Geological Site
131 483	Coast Hill, Westcott	Geological Site



# APPENDIX 16: BIODIVERSITY OPPORTUNITY AREAS (POLICY EN9 - POLICY MAP STATUS)



## APPENDIX 17: LOCAL GREEN SPACE (POLICY EN11 - ALSO ON POLICIES MAP)

ID	Name
LGS/AS1	Ashtead Cricket Club, Ottways Lane, Ashtead
LGS/AS2	Ashtead Recreation Ground, Barnett Wood Lane, Ashtead
LGS/AS3	Ashtead Cricket Club, Woodfield Lane, Ashtead
LGS/BG1	Mere Bank Recreation Ground, Merebank, Beare Green
LGS/BK1	Spring Grove Ponds / Eastwick Ponds / Long Copse, Eastwick Drive, Bookham
LGS/BK2	Whiteway Open Space, White Way, Bookham
LGS/BK3	Chrystie Recreation Ground, Dorking Road, Bookham
LGS/BK4	Old Barn Hall, Stonehill Close/Mead Crescent, Bookham
LGS/BK5	Lower Road Recreation Ground, Lower Road, Bookham
LGS/BR1	Strood Green Recreation Ground, Strood Green, Brockham
LGS/DK1	Meadowbank Recreation Ground, Dorking
LGS/DK2	Chart Downs Open Space, Chart Downs, Dorking
LGS/DK3	Rose Hill Open Space, Rose Hill, Dorking
LGS/DK4	King George V Playing Field and Holmwood Park (north), North Holmwood
LGS/DK5	Holmwood Park (south), North Holmwood
LGS/DK6	Ridgeway Road Open Space, Ridgeway Road, Dorking
LGS/FT1	Ridgeway Gardens, The Ridgeway, Fetcham
LGS/FT2	Cannon Court Recreation Ground, Cannon Court, Fetcham
LGS/FT3	Kennel Lane Recreation Ground, Kennel Lane, Fetcham
LGS/FT4	Cock Lane Recreation Ground and Copperfields open space, Cock Lane, Fetcham
LGS/HK1	The Withey Recreation Ground, Withey Meadows, Hookwood
LGS/LH1	Leach Grove Woods, Leach Grove, Leatherhead
LGS/LH2	Kingston Road Recreation Ground, Kingston Road, Leatherhead
LGS/LH3	King George V Gardens, Bull Hill, Leatherhead
LGS/LH4	Mansion Gardens, Church Street, Leatherhead
LGS/LH5	Park Gardens, Church Street, Leatherhead
LGS/LH6	Fortyfoot Recreation Ground, Fortyfoot Road, Leatherhead
LGS/WC1	Cradhurst Recreation Ground, Cradhurst Close, Westcott



## APPENDIX 18: LOCAL PARKING STANDARDS (POLICY INF2 - LOCAL PLAN STATUS)

### VEHICULAR PARKING

Vehicular parking provision for residents of residential developments, not including older persons sheltered housing, is shown in the table below. Provision is based on the type of dwelling, the number of bedrooms per new dwelling and location.

Dwelling Mix	Provision (Minimum)
1 bedroom dwellings & 2 bedroom apartments.	1 space per dwelling outside Dorking and Leatherhead Town Centres. Provision not required in Dorking and Leatherhead Town Centres.
2 bedroom houses & 3 bedroom dwellings.	2 spaces per dwelling outside Dorking and Leatherhead Town Centres. Provision not required in Dorking and Leatherhead Town Centres.
4+ bedroom dwellings.	3 space per dwelling outside Dorking and Leatherhead Town Centres. Provision not required in Dorking and Leatherhead Town Centres.

Vehicular parking provision for the development of older persons (sheltered) housing is shown in the table below with provision based on location.

Location	Provision (Minimum)
Dorking and Leatherhead Town Centres	Provision not required.
Outside Dorking and Leatherhead Town Centres	1 space per 1 or 2 bed self-contained dwelling or 0.5 spaces per communal dwelling or individual assessment.

Vehicular parking provision for visitors of residential developments is shown in the table below. Provision is based on the number of dwellings provided and location.

Location	Provision (Minimum)
Dorking and Leatherhead Town Centres	Provision not required.
Outside Dorking and Leatherhead Town Centres	1 space per 5 dwellings.

Vehicular parking provision for non-residential developments is shown in the table below. Provision is based on the size, location and type of non-residential use.

Use	Provision (Maximum)
Retail up to 500m <sup>2</sup>	1 space per 120m <sup>2</sup> in Dorking and Leatherhead Town Centre. 1 space per 60m <sup>2</sup> on edge of Dorking and Leatherhead Town Centres. 1 space per 45m <sup>2</sup> in other locations within built-up areas. 1 space per 30m <sup>2</sup> outside built-up areas.
Food retail between 500m <sup>2</sup> and 1000m <sup>2</sup> and Non-food retail 500m <sup>2</sup> or more.	1 space per 100m <sup>2</sup> in Dorking and Leatherhead Town Centre. 1 space per 50m <sup>2</sup> on edge of Dorking and Leatherhead Town Centres. 1 space per 33.3m <sup>2</sup> in other locations within built-up areas. 1 space per 25m <sup>2</sup> outside built-up areas.

Use	Provision (Maximum)
Food retail above 1000m <sup>2</sup> .	1 space per 56m <sup>2</sup> in Dorking and Leatherhead Town Centre. 1 space per 28m <sup>2</sup> on edge of Dorking and Leatherhead Town Centres. 1 space per 18.6m <sup>2</sup> in other locations within built-up areas. 1 space per 14m <sup>2</sup> outside built-up areas.
Restaurants, snack bars, café's and hot food takeaways.	1 space per 6m <sup>2</sup> outside Dorking and Leatherhead Town Centre. Provision not required in Dorking and Leatherhead Town Centres.
Public houses, wine bars or other drinking establishments but not nightclubs.	Individual assessment outside Dorking and Leatherhead Town Centre. Provision not required in Dorking and Leatherhead Town Centres.
Offices, research & development and light industry.	Between 1 space per 30m <sup>2</sup> and 100m <sup>2</sup> depending on location.
General industry.	1 space per 30m <sup>2</sup> .
Storage warehouse.	1 space per 100m <sup>2</sup> and 1 lorry space per 200m <sup>2</sup> .
Distribution and cash & carry.	1 space per 70m <sup>2</sup> and 1 lorry space per 200m <sup>2</sup> .
Hotels, boarding and guest houses.	1.5 spaces per bedroom plus 1 coach space per 100 bedrooms or individual assessment.
Care and nursing homes.	1 space per 2 residents or individual assessment.
Hospitals.	1 space per 4 staff plus 1 space per 3 daily visitors or individual assessment.
Training centres.	1 space per 2 staff of individual assessment.
Day nurseries and crèches.	0.75 spaces per member of staff plus 0.2 spaces per child.
Doctors, dentists and veterinary practises.	1 space per consulting room.
Libraries, museums and art galleries.	1 space per 30m <sup>2</sup> or individual assessment.
Public halls licensed for entertainment, unlicensed youth and community centres and scout huts etc.	1 space per 3 persons or per 3 seats or per 20ms or individual assessment.
Places of worship.	1 space per 10 seats or individual assessment.
Theatres, cinemas, bingo clubs, dance halls and clubs.	1 space per 5 licensed persons or individual assessment.
Conference centres.	1 space per 5 seats or individual assessment.
Exhibition halls.	1 space per 6m <sup>2</sup> or individual assessment.
Stadia.	1 space per 15 seats or individual assessment.
Tennis and badminton clubs.	4 spaces per court or individual assessment.
Squash clubs.	2 spaces per court or individual assessment.
Marinas and water sports.	3 spaces per hectare of water or individual assessment.
Field sports clubs.	1 space per 2 playing participants or individual assessment.
Golf clubs and driving ranges.	1 space per 0.3 holes or driving bay or individual assessment.
Equestrian centres.	1 space per stable or individual assessment.
Pick-your-own-fruit farms.	9 spaces per hectare of farmland or individual assessment.

Use	Provision (Maximum)
Vehicle repair, garage and spares stores.	1 space per 20m <sup>2</sup> or individual assessment.
Car sales establishments.	1 space per 50m <sup>2</sup> or individual assessment.
Exhaust and tyre centres.	1 space per 0.3-0.5 bays or individual assessment.
Any other uses not mentioned above.	Individual assessment.

### School Parking

Developers of new or expanded educational establishments will be required to provide cycle parking and, for pre-school and primary educational establishments, parking for non-motorised scooters.

Developers of new or expanded education establishments should only provide car parking for staff and visitors with overflow parking spaces for community uses. No car parking spaces should be provided for parents, pupils and drop off / pick up areas as this is a disincentive to travelling by sustainable modes. An exception to this may be made for existing educational establishments where an increase in on-street parking reduces highway safety or inhibits emergency access. Measures to discourage parking should be considered first and could include car sharing, staggered school times, parking permits and restrictions. Where parking is a locally acknowledged problem, a parking management plan should be submitted.

Developers of new educational establishments where it is likely pupils will travel to and from school in coaches, sufficient space should be reserved to allow coaches to enter the site, drop off and pick up pupils. Developers are also required to provide bus stops, bays, raised kerbs, seating and shelters on the local highway network unless doing so would be inappropriate.

### Cycle Parking

Cycle parking provision for residential developments is shown in the table below. Provision is based on the number of bedrooms per new dwelling.

Bedrooms	Provision (Minimum)
1 and 2	1 space per dwelling.
3+	2 spaces per dwelling.

Cycle parking provision for non-residential developments is shown in the table below. Provision is based on the size, location and type of non-residential use.

Use	Provision (Minimum)
Food retail.	1 space per 350m <sup>2</sup> outside town / local centres. 1 space per 125m <sup>2</sup> in town / local centres.
Non-food retail.	4 spaces plus 1 space per 1500m <sup>2</sup> outside town / local centres. 1 space per 300m <sup>2</sup> in town / local centres.
Garden centres.	2 spaces plus 1 space per 300m <sup>2</sup> .
Restaurants, snack bars and cafés.	2 spaces plus 1 space per 20 seats outside town/ local centres. Provision not necessarily required in town / local centres.
Public houses, wine bars or other drinking establishments but not nightclubs.	2 spaces plus 1 space per 100m <sup>2</sup> outside town/ local centres. Provision not necessarily required in town / local centres.

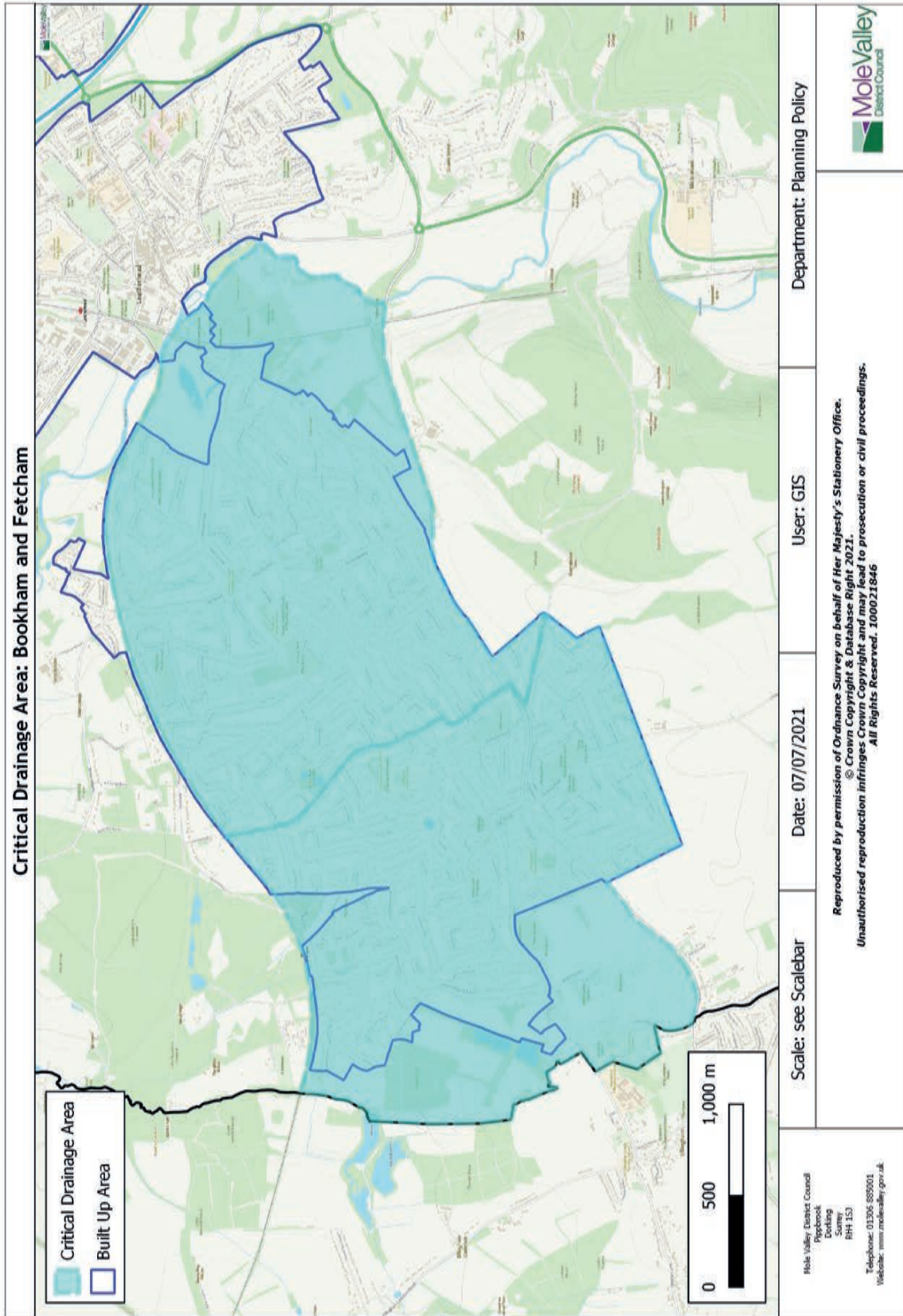
Use	Provision (Minimum)
Hot food takeaways.	2 spaces plus 1 space per 50m <sup>2</sup> outside town/ local centres. Provision not necessarily required in town / local centres.
Offices.	2 spaces plus 1 space per 125m <sup>2</sup> .
Research & development and light industry.	2 spaces plus 1 space per 250m <sup>2</sup> .
General industry and storage & distribution.	2 spaces plus 1 space per 500m <sup>2</sup> .
Residential colleges.	1 space per 2 students and 1 space per 2 staff.
Day nurseries and crèches.	2 spaces plus 1 space per 5 staff.
Doctors, dentists and veterinary practices.	2 spaces plus 1 space per 2 consulting rooms.
Any other uses not mentioned above.	Individual assessment.

### Electric Vehicle Charging Points

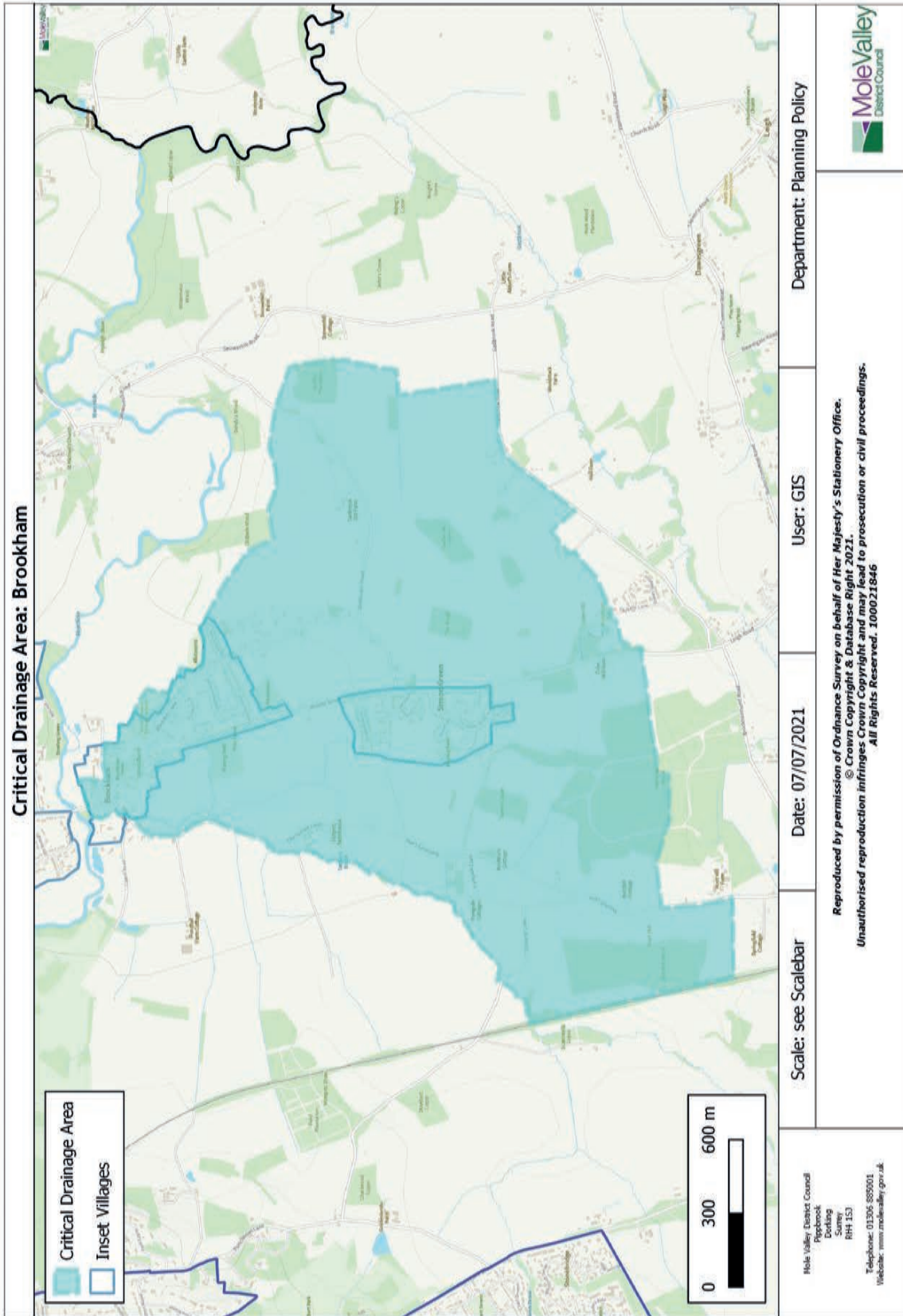
*(These standards are Surrey County Council standards and may be revised by Surrey County Council before the five-year Local Plan review period)*

Use	Provision
Houses (C3)	1 fast charge socket (7-22kW, Mode 3 with Type 2 connector. 230v AC, 32 Amp, Single Phase dedicated supply)
Flats/Apartments Nursing Home (C2) Older People's Housing (C3)	20% of available spaces - active (see above) Further 20% of available spaces - passive (feeder pillar or equivalent permitting future connection. 230v AC, 32 Amp, Single Phase dedicated supply)
Offices Industry 500m <sup>2</sup> > Storage & Distribution 1000m <sup>2</sup> > Doctors/Dentists practices Schools/Colleges Retail 500m <sup>2</sup> > Hotels Sports Clubs, Health Clubs, Leisure Centres, Theatres, Cinemas, Conference Centres 500m <sup>2</sup> >	10% of available spaces active Further 10% of available spaces - passive
Sui Generis Uses	Individual assessment
Development with high demand and short stay characteristics in strategic locations (e.g. motorway service stations, large petrol filling stations). Large or major development and regeneration projects.	20% of available spaces - active Further 10 of available spaces – passive 1 or more rapid charge sockets (50kw Mode 4 (DC), Multi-standard charge point. 400v AC 100Amp Triple Phase dedicated supply)

# APPENDIX 19: AREAS OF CRITICAL DRAINAGE (POLICY INF3 - POLICY MAP STATUS)







## APPENDIX 20: USE CLASSES ORDER (AS OF JULY 2021)

Categorisation	Code	Description
B2	General Industrial	Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
B8	Storage or Distribution	This class includes open air storage
C1	Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
C2	Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
C2A	Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
C3	Dwelling Houses	<p>This class is formed of three parts:</p> <p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child</p> <p>C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger</p>
C4	Houses In Multiple Occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
E	Commercial, Business and Service	<p>E(a) Display or retail sale of goods, other than hot food</p> <p>E(b) Sale of food and drink for consumption (mostly) on the premises</p> <p>E(c) Provision of:</p> <p>E(c)(i) Financial services,</p> <p>E(c)(ii) Professional services (other than health or medical services), or</p> <p>E(c)(iii) Other appropriate services in a commercial, business or service locality</p> <p>E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)</p> <p>E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</p>
C4	Houses In Multiple Occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
E	Commercial, Business and Service	<p>E(a) Display or retail sale of goods, other than hot food</p> <p>E(b) Sale of food and drink for consumption (mostly) on the premises</p> <p>E(c) Provision of:</p> <p>E(c)(i) Financial services,</p> <p>E(c)(ii) Professional services (other than health or medical services), or</p> <p>E(c)(iii) Other appropriate services in a commercial, business or service locality</p> <p>E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)</p> <p>E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</p> <p>E(f) Creche, day nursery or day centre (not including a residential use)</p> <p>E(g) Uses which can be carried out in a residential area without detriment to its amenity:</p> <p>E(g)(i) Offices to carry out any operational or administrative functions,</p> <p>E(g)(ii) Research and development of products or processes</p> <p>E(g)(iii) Industrial processes</p>

Categorisation	Code	Description
F1	Learning and Non-residential institutions	F1(a) Provision of education F1(b) Display of works of art (otherwise than for sale or hire) F1(c) Museums F1(d) Public libraries or public reading rooms F1(e) Public halls or exhibition halls F1(f) Public worship or religious instruction (or in connection with such use) F1(g) Law courts
F2	Local Community	F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres F2(b) Halls or meeting places for the principal use of the local community F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) F2(d) Indoor or outdoor swimming pools or skating rinks
-	Sui Generis	'Sui generis' is a Latin term that, in this context, means 'in a class of its own'. These uses are separate and always require a planning application. They include: theatres; amusement arcades/centres or funfairs; launderettes; fuel stations; hiring, selling and/or displaying motor vehicles; taxi businesses; scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles; 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)); hostels (providing no significant element of care); waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste; retail warehouse clubs; nightclubs; casinos; betting offices/shops pay day loan shops; public houses, wine bars, or drinking establishments; drinking establishments with expanded food provision; hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) venues for live music performance; cinemas; concert halls; bingo halls; dance halls  Other uses become 'sui generis' where they fall outside the defined limits of any other use class. For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a 'sui generis' use.

# GLOSSARY

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This glossary does not provide legal definitions, but acts as a guide to key planning terms.

## Affordable Housing

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.

## Allocated site

Land that is allocated in the Local Plan for a particular use.

## Allotment

A plot of land rented by an individual for growing vegetables or flowers.

## Ancient or Veteran Tree

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.

## Ancient Woodland

An area that has been wooded continuously since at least 1600 AD.

## Area Action Plan (AAP)

A Development Plan Document that provides a planning framework for a specific geographical area where change is anticipated.

## Area of Critical Drainage

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.

## Area of Great Landscape Value (AGLV)

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.

## Area of Outstanding Natural Beauty (AONB)

A nationally important landscape afforded statutory protection, the primary purpose of which is to conserve and enhance natural beauty. Mole Valley is host to part of the Surrey Hills Area of Outstanding Natural Beauty.

## Article 4 Direction

An Article 4 Direction is issued by a local planning authority to remove permitted development rights. The Council has a number of Article 4 Directions in place to require planning permissions for changes in conservation Areas and to limit Office-to-Residential conversions.

## Authority Monitoring Report (AMR)

A report prepared by local planning authorities assessing progress with and the effectiveness of a Local Plan.

## Biodiversity Opportunity Area (BOA)

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 landuses); all of which have common and contiguous geological, soil, hydrological and topographic characteristics to those of the already recognised and protected sites.

### Building Regulations

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.

### Building Research Establishment

Environmental Assessment Method (BREEAM)

Method of assessing, rating and certifying the sustainability of buildings.

### Built Up Area

Areas within the boundaries of Ashted, Bookham, Dorking, Fetcham and Leatherhead as defined on the Policies Map.

### Caravan

As defined in the Caravan Sites and Control of Development Act 1960, modified 1968 and 2006.

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.

### Climate change

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.

### Climate emergency

A situation in which urgent action is required to reduce or halt climate change and avoid potentially irreversible environmental damage resulting from it.

### Community Facilities

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.

### Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise

funds from owners or developers of land undertaking new building projects in their area.

### Conservation Area

Areas of special architectural or historic interest, the character or appearance of which is desirable to conserve and, where possible, 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 conserve, and, where possible, enhance the character or appearance of the area.

### Contaminated Land

Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

### The Council

Mole Valley District Council.

### Council Strategy

The Council Strategy 2019-2024 sets out the Council's vision and priorities.

### Countryside Beyond the Green Belt

Areas of open countryside that lie outside the Green Belt, as shown on the Policies Map.

### Curtilage

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.

### Deliverable

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.

### Density

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.



#### Designated rural area

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 2005/2908.

#### Developable

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.

#### Development

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.'

#### Development Management policies

The matters relating to site specific design issues including, but not limited to, access, layout and amenity of neighbours.

#### Development Opportunity Areas

Targeted locations within the five main built-up areas of the District (Dorking, Leatherhead, Ashted, 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.

#### Development Plan

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.

#### Diffusion Pollution

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.

#### Dwelling

A self-contained building or part of a building used as a residential accommodation and usually housing a single household.

#### Economic Development Needs Assessment (EDNA)

An evidence document prepared to assist the formulation of policy to support economic growth in Mole Valley.

#### Employment Land

Land in use or last used by a trade or business. This includes office, industrial, storage and distribution uses. Retail and food and beverage uses are employers but are usually referred to as town centre uses.

#### Entry-level exception site

A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent)

#### Evidence Base

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.

#### Fittings-based Approach

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).

#### Flood Risk Assessment (FRA)

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

#### Future Mole Valley (FMV)

The name of the Local Plan for Mole Valley.

#### Green Belt (GB)

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

#### Green Infrastructure (GI)

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.

#### Greenfield land

Land (or a defined site) that is often (but not always) farmland, that has not previously been developed.

#### Gypsies and Travellers

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.

#### Heritage asset

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 assets include assets locally identified by Mole Valley and Surrey County Council as well as by Historic England, the national body for heritage. Local significant but non-designated heritage assets can also be a consideration in planning applications.

#### Historic environment

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.

#### Historic Parks and Gardens

A park or garden of special historic interest. Graded I (highest quality), II\* or II. Designated by Historic England.

#### Household

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.

#### Housing Delivery Test

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.

#### Housing Mix

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.

#### Housing our Ageing Population Panel for Innovation (HAPPI) Standards

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.

#### Housing Trajectory

A chart showing the indicative amount of housing to be delivered in each year of the plan period.

#### Infill

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.

#### Infrastructure

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

#### Infrastructure Delivery Plan (IDP)

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.

#### Inset

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.

#### Knowledge-based business

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.

#### Listed Building

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.

#### Local Development Scheme (LDS)

The Council's published plan for the preparation of Local Development Documents.

#### Local Green Space (LGS)

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.

#### Local housing need

The number of homes identified as being needed through the application of the standard method set out in national planning guidance

#### Local Plan

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.

#### Local Planning Authority (LPA)

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

#### Local Shopping Centres

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.

**M4 (2) Accessible and Adaptable Dwellings**  
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.

**M4 (3) Wheelchair User Dwellings**  
An optional requirement as defined in the Building Regulations. M4 (3) 'Wheelchair User Dwellings' include two different types of dwelling, as follows:  
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  
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)).

**Major development**  
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 1,000m<sup>2</sup> 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.

**Material Consideration**  
A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

**Minimum Space Standards**  
A nationally described space standard introduced by the Government, setting out detailed guidance on the minimum size of new homes (measured on square metres).

**Mixed use development**  
Provision of a mix of complementary uses,

such as residential, community and leisure uses, on a site or within a particular area.

**Multi-Use Games Area (MUGA)**  
An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side football or netball.

**Neighbourhood Development Plan (NDP)**  
A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older people**  
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.

**Open space**  
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.

**Park Homes**  
Mobile home, caravan or pre-fabricated chalet designed for permanent residential use and normally stationed on a pitch within a private, managed estate of similar homes. Park homes must comply with the legal definition of a caravan (see above).

**People with disabilities**  
People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Permitted Development PD**  
Permission to carry out certain limited forms of development without the need to make an application to a local planning authority,

as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

#### Pitch (Gypsy and Traveller)

Area accommodating a single household on a gypsy and traveller site, normally accommodating one static and one travelling caravan, utility block and space for parking and ancillary residential uses. The number of permitted caravans may be defined through planning conditions and/or the caravan site licensing.

#### Plan period

The period for which the Local Plan covers: 2018-2033.

#### Plot (Travelling Showpeople)

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.

#### Previously Developed Land (PDL)

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.

#### Principal Roads

Parts of A and B roads within identified Development Opportunity Areas in the five main built-up areas of the District (Dorking, Leatherhead, Ashted, Bookham and

Fetcham) where high quality higher density development incorporating smaller dwellings will be required. Refer to the 'Development Opportunity Areas' definition.

#### Protected Species

Plants and animal species afforded protection under certain Acts and Regulations.

#### Rainwater Harvesting

Rainwater harvesting is the accumulation and storage of rainwater for re-use on site, rather than allowing it to run off the site.

#### Reclaimed water (greywater and blackwater)

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.

#### Regionally Important Geological and Geomorphological Site (RIGS)

A non-statutory regionally important geological or geomorphological site (relating to rocks, the Earth's structure and landform).

#### Residential Area of Special Character (RASC)

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.

#### Rural exception site

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.



#### Safeguarded land

Land that has been identified for development in the future is safeguarded to ensure that it is protected from conflicting development.

#### Scheduled Ancient Monument

Nationally important monuments, usually archaeological remains, which enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

#### Self-build and custom-build housing

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.

#### Sequential test

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

#### Shopping frontage

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.

#### Site of Nature Conservation Importance (SNCI)

Locally important sites for nature conservation selected by the Surrey Local Sites Partnership, a sub-group of the Surrey Nature Partnership.

#### Special Protection Area (SPA)

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.

#### Specialist housing

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.

#### Strategic Flood Risk Assessment (SFRA)

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.

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.

#### Strategic Housing [and Employment Land] Availability Assessment (SH[EL]AA)

A technical exercise to determine the quantity and suitability of land potentially available for housing and employment land use development.

#### Strategic Policies

For the purposes for Neighbourhood Development Plans, the following policies are considered strategic: S1-S5, H1, H3, H4, H5, EC1, EC2, EC3, EC4, EN1, EN2, EN3, INF1 and INF2

#### Suitable Alternative Natural Greenspace (SANG)

An open space designed to provide an enjoyable natural environment for recreation as an alternative to a Special Protection Area.

**Supplementary Planning Document (SPD)**  
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.

#### Sustainable Development

The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

#### Sustainable Drainage System (SuDS)

Methods of management practices and control structures that are designed to drain surface water in a more sustainable manner than some conventional techniques.

#### Target Emission Rate

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.

#### Town centre uses

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).

#### Travelling Showpeople

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.

#### Tree Preservation Order (TPO)

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.

#### Use Class Order

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories.

#### Viability

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.

#### Windfall site

A site not specifically identified in the development plan



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