Mole Valley Local Development Framework

Core Strategy Preferred Options

May 2006

Public Consultation

Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations 2004

MoleValley
District Council

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**MOLE VALLEY LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY PREFERRED OPTIONS**

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CONTENTS

1. INTRODUCTION

What is the Core Strategy?

1.1   The Planning and Compulsory Purchase Act 2004 brought about major changes to the planning system including the preparation of Local Development Frameworks centred on a Core Strategy.

1.2   The Core Strategy is the key document of a series of planning policy documents that will make up the Mole Valley Local Development Framework. It will set out the main elements of the planning policy framework for Mole Valley. This will guide the way that the District develops over the next 20 years to 2026.

1.3   The Core Strategy will comprise:
   - a vision and strategic objectives for the area;
   - a spatial strategy, illustrated by a key diagram;
   - core policies that apply to the whole of Mole Valley; and
   - a monitoring and implementation framework.

1.4   It is important to note that the purpose of the Core Strategy is to set out the broad, strategic approach to development in Mole Valley. It will not include site-specific proposals, which will be the subject of a separate Land Allocations planning policy document to follow the Core Strategy in 2007-9. A similar process of consultation to that carried out for the Core Strategy will be followed for the Land Allocations document.

What is the purpose of this document?

1.5   This document sets out the Council's preferred options for how Mole Valley will develop in the future. It is intended to:
   - outline and explain the Council's preferred spatial strategy in comparison with alternatives;
   - act as focus for further debate;
   - help build a consensus on the broad direction of future planning policy in Mole Valley.

1.6   At this stage, policies to deliver the Core Strategy have not been drafted. They will be prepared in the light of the response to this document and published for comment when the Core Strategy is submitted to the Secretary of State in September 2006. This approach to the preparation of the Core Strategy follows Government guidance, which advises that the Council should concentrate its efforts on getting the strategy right before drafting policies to serve that strategy.

How have the Preferred Options been selected?

1.7   The Council has reached its preferred spatial strategy and policy direction following:

- the identification and consideration of the key aspects of international, national, regional, county and local policies and strategies that have a bearing on Mole Valley;

- the analysis of technical studies and information addressing different aspects of the District's composition and characteristics, such as population, housing and employment;

- joint work on the review of the Community Strategy and preparation of the Core Strategy, involving wide community involvement and public consultation on the main issues facing the District and the different options for tackling them; and

- an assessment of which of the different options and alternative strategies represent the most sustainable forms of development for Mole Valley.

1.8 Together, these key strands form the evidence base for the Core Strategy Preferred Options. Each is summarised briefly below with supplementary information set out in the appendices where appropriate, and more detailed information is available in separate reports where indicated.

Key policy influences

1.9 Established key policies provide the context for the preparation of the Core Strategy Preferred Options, and therefore the planning strategy for Mole Valley. They range from international, national and regional policies 'from the top down', local policies and the Community Strategy driven by local needs and aspirations 'from the bottom up', and plans and strategies of other organisations that have a role to play in the District's future or will have an impact upon it 'from the side', including influences from across and beyond the District's boundaries.

1.10 The key policy influences on the Core Strategy Preferred Options are set out at Appendix 2. It must be stressed that these are the key ones, and are part of a much wider ranging set of policy influences that are set out and summarised in the Sustainability Appraisal Report[1] published alongside this document.

1.11 These key influences, together with technical evidence and the key issues affecting the District (set out below at section 2), have been highlighted and debated through community involvement and Sustainability Appraisal carried out to date. These processes themselves have had a major influence on the shape of the Preferred Options.

Technical studies

1.12 A number of key technical studies to address the main issues in Mole Valley form the basis for the Core Strategy Preferred Options. These are:

- Core Strategy Housing Position Statement (May 2006)

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[1] Mole Valley Local Development Framework – Core Strategy Sustainability Appraisal Report, April 2006

- Core Strategy Employment Position Statement (May 2006)
- Housing Needs Study (2002, updated 2004)

1.13 In addition, the East Surrey Traveller and Gypsy Housing Needs Survey[2] is being carried out and will be used to inform the Submission Version of the Core Strategy.

Community involvement

1.14 Community involvement underpins the new planning system. The views of local residents and business people, workers, visitors and organisations with an interest in Mole Valley have helped to shape the Council's preferred policy direction for planning future development in the District.

1.15 A questionnaire survey carried out at the end of 2004 and a series of community workshops held in the Spring of 2005 helped the Council to develop the Core Strategy in tandem with the review of the Community Strategy. The new Community Strategy – now rebadged as the Community Plan – has been prepared by the Council together with its public, business, voluntary sector and community partners on the Local Strategic Partnership with the aim of improving the quality of life for everyone who lives or works in Mole Valley.

1.16 Joint working and community involvement on the Core Strategy and Community Plan enabled the key issues affecting the future of the District to be drawn out and debated at an early stage. A number of options for addressing these were also developed. The Core Strategy and the Community Plan share a common vision for Mole Valley and some of the goals and objectives that will help the vision to be realised.

1.17 At the end of 2005, the Council consulted widely on a draft Core Strategy vision and goals, and on the different options for addressing key issues. These were set out in the 'Shaping the Future' Core Strategy Issues and Options consultation paper.

1.18 The findings of the different stages of community involvement in the preparation of the Core Strategy are set out in three reports.[3]

Sustainability Appraisal

1.19 Sustainability is at the heart of the new planning system, firmly established in the Government's Planning Policy Statement 1: Delivering Sustainable Development.

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[2] Commissioned jointly by Mole Valley District Council, Reigate & Banstead Borough Council, Tandridge District Council and Epsom & Ewell Borough Council in Autumn 2005, report due June 2006.

[3] (i) The Future for Mole Valley, Survey of Residents and Stakeholder Groups in November and December 2004, QCL Market Research, January 2005
(ii) Report on public consultation (community workshops) to inform the Local Development framework, Community Strategy and Statement of Community Involvement, Nigel Westaway and Associates, May 2005
(iii) Responses to Shaping the Future – Core Strategy Issues and Options consultation document, MVDC, March 2006

1.20   The process of Sustainability Appraisal is integral to the development of the Core Strategy and the Local Development Framework. The alternative options identified at the 'issues and options' stage, and the preferred strategy and alternatives set out in this document, have been tested to ensure that development is focused on the most sustainable locations in Mole Valley and is carried out in the most sustainable way. This means that the different options and alternatives have been assessed against the following factors contributing to the overall quality of life:

- the effective protection of the environment;
- the wise use of natural resources;
- the maintenance of sustainable levels of economic growth and employment; and
- the aim to ensure that social progress recognises the needs of everyone.

1.21   A Sustainability Appraisal Report[4] has been prepared to accompany this report so as to show in more detail how quality of life considerations have influenced the development of the Preferred Options.

Consultation on this document

1.22   This document is being published for formal consultation for a period of six weeks between 19th May and 30th June 2006. It can be viewed on or downloaded from the Local Development Framework page of the Council's website at www.molevalley.gov.uk/ldf. Paper copies are available to view at the Council Offices, Pippbrook, Dorking, RH4 1SJ and at the Help Shop, 25-29 High Street, Leatherhead, KT22 8AB. They can also be requested by writing to the Planning Policy Team, Clerk and Chief Executive's Department, Pippbrook, Dorking, RH4 1SJ, by e-mailing ldf@molevalley.gov.uk or by telephoning 01306 879281.

1.23   This report is being widely circulated to all those people, organisations and community groups that the Council thinks will have an interest in future planning in Mole Valley, as well as all those who have asked to be kept informed of progress on the Local Development Framework. In addition there is an article drawing attention to the consultation in the March edition of *Mole Valley News*, the Council magazine delivered to every home and business address in the District, and information on the Council's website.

Let us have your views

1.24   You are invited to comment on the preferred options for the Core Strategy. This is an opportunity for you to help shape future planning policy for Mole Valley. The feedback that the Council receives will be used to help prepare the Core Strategy to be submitted to the Secretary of State in the Autumn.

1.25   Please send your comments on the form provided by **Friday 30th June 2006,** to:

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[4] Mole Valley Local Development Framework – Core Strategy Sustainability Appraisal Report, April 2006

The Planning Policy Team
Clerk and Chief Executive's Department
Mole Valley District Council
Pippbrook
Dorking
Surrey
RH4 1SJ

1.26   The comments form is also available to complete online on the Council's website at www.molevalley.gov.uk/ldf. If you would prefer to e-mail your comments, please save a copy of the form, and e-mail your completed copy to ldf@molevalley.gov.uk.

1.27   Please contact the Planning Policy Team at the above address, by e-mail at ldf@molevalley.gov.uk or by telephone on 01306 879281 if you:

- require a copy of the consultation paper in another format, for example, Braille, large print, audio cassette or a language other than English; or

- need any further information about this consultation, the Core Strategy, the Local Development Framework or other matters raised in this document.

The next steps

1.28   Following the current public consultation, the Council will work upon and develop the preferred policy direction before progressing the development of the Core Strategy, complete with core policies, ready for submission to the Secretary of State towards the end of the year.

1.29   The Council will publish the Core Strategy for further public consultation in the Autumn when it is submitted to the Secretary of State.

1.30   An independent Inspector will then examine the Core Strategy together with any representations received from the further consultation. The Inspector will consider the soundness of the document, the tests for which are set out at Appendix 1. At that stage any representations made should relate to those tests of soundness.

1.31   The Examination is expected to take the form of a hearing in 2007. The Inspector will then produce a report, which will be binding on the Council. This means that the Council must make any amendments required by the Inspector's report before the Core Strategy can be formally adopted. The Inspector's Report is likely to be received by the Council in Autumn 2007 and the Core Strategy is due to be adopted by the Council following that.

2. A SPATIAL PORTRAIT OF MOLE VALLEY

2.1 This profile of Mole Valley summarises the character of the District and identifies the key planning issues, natural resources, needs and constraints as background to the Council's preferred strategy.

Geographical setting

2.2 The District of Mole Valley lies at the heart of Surrey, mid-way between London and the Sussex coast.

Figure 1 - Regional context

2.3 The District is bordered to the north by the boroughs of Elmbridge, Epsom and Ewell and the Royal Borough of Kingston upon Thames. To the west lie the boroughs of Guildford and Waverley and to the east, the Borough of Reigate and Banstead. Crawley Borough and Horsham District, which lie in West Sussex, border the District's southern boundary.

Figure 2 - Surrey context
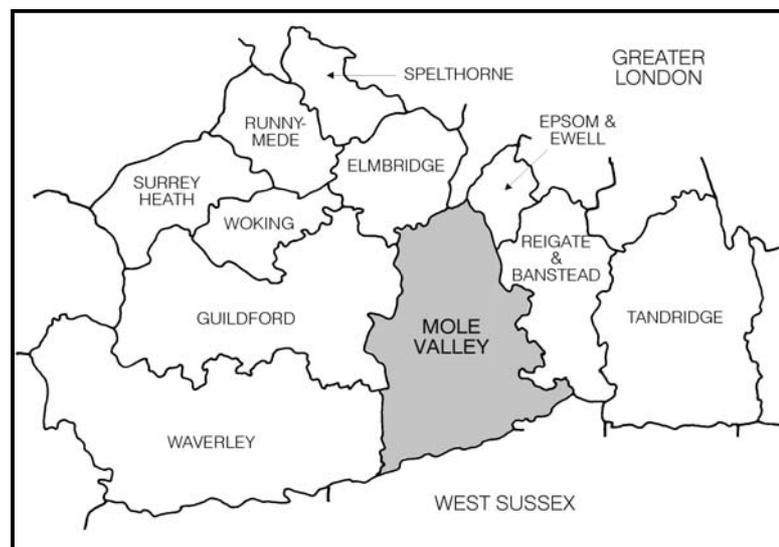
2.4   Mole Valley covers 258 square kilometres (about a hundred square miles) and has a resident population of approximately 80,000 people.

2.5   The majority of Mole Valley's population (72%) live in the main built-up areas which comprise 7% of the District's area. They include Ashtead (population 13,500), Bookham (population 10,300) and Fetcham (population 8,400), which are predominantly residential areas that have grown up around original village centres. The District's two main towns are Dorking (population 16,000 including the adjoining settlement of North Holmwood) and Leatherhead (population 9,700). Dorking is a small historic market town at the centre of the District surrounded by attractive countryside. Leatherhead lies in the north of the District and is the main commercial centre, with several industrial and commercial areas around the edge of the town. Both towns contain a variety of shops, a range of facilities and areas of public open space.

Figure 3 - Local context
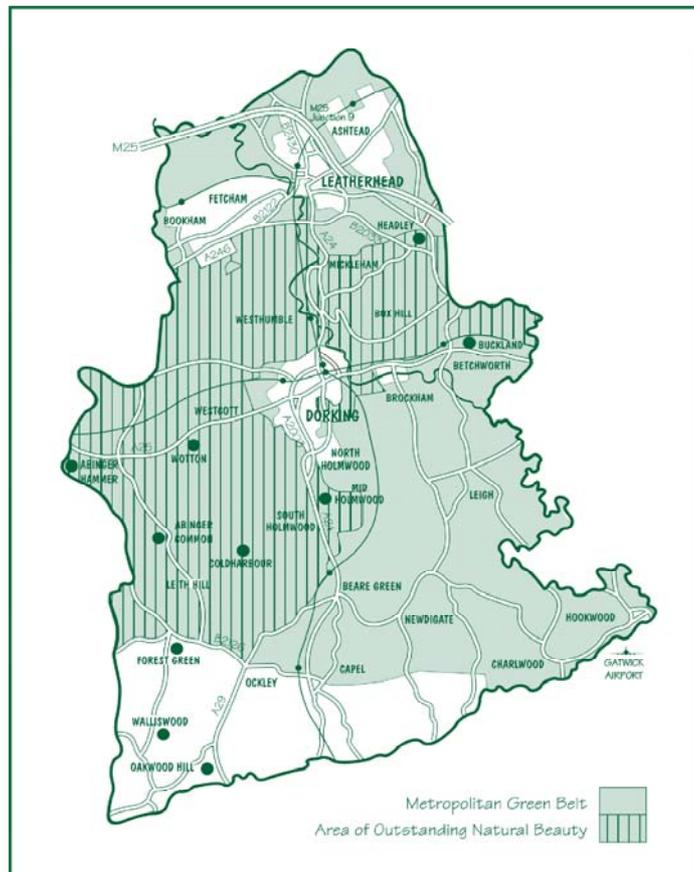
2.6   Mole Valley's countryside is extensive, accounting for over 90% of the District's area. It contains a variety of attractive villages (all with a population of less than 3,000 people), hamlets and scattered, isolated dwellings and farms.

2.7   The landscape of the District's countryside is also highly attractive. The chalk hills of the North Downs run from east to west across Mole Valley. This includes well known beauty spots such as Ranmore Common and Box Hill. To the south of the Downs the District's countryside forms part of the gently undulating and open Low Weald landscape, while the Greensand Ridge, including Leith Hill, the highest point in the South East, crosses the south west of the District.

2.8   The River Mole meanders north across the District from its source in Sussex and provides an attractive setting to Leatherhead and Dorking. Parts of the towns are within the Environment Agency flood risk zones.

2.9   Three major roads run through Mole Valley. The M25 motorway has a junction at Leatherhead, the A24 London to Worthing road runs from north to south and the A25, which follows the foot of the North Downs from the outskirts of Maidstone in Kent to the edge of Guildford, runs from east to west. Two main railway lines, occupying the same corridors as the A24 and A25, provide rail services to London and Horsham, Reading, Redhill and Gatwick Airport. There is also a service between London Waterloo and Guildford via Bookham.

2.10   Gatwick Airport, in the adjoining West Sussex borough of Crawley, abuts Mole Valley's south eastern boundary. Noise from aircraft operating from the airport affects villages in the southern part of the District, particularly Charlwood and Capel.

Strategic environmental designations

2.11   Mole Valley is covered by a number of strategic environmental designations, which reflect the District's high intrinsic environmental quality.

2.12   Three-quarters of Mole Valley is within the Metropolitan Green Belt surrounding London (see Figure 3). The Green Belt boundary was established in the Local Plans of the 1980s[5]. The main built-up areas of the District (set out in paragraph 2.5) do not form part of the Green Belt but are 'inset' from it. The larger villages of Westcott, Brockham (including Strood Green), Capel and Charlwood are also 'inset' from the Green Belt.

2.13   Much of Mole Valley's attractive landscape is of nationally recognised importance, with just over a third of the District forming part of the Surrey Hills Area of Outstanding Natural Beauty (see Figure 3).

2.14   Within the District there are also considerable areas of major ecological importance. There are 12 Sites of Special Scientific Interest (SSSI) wholly or partly within Mole Valley, covering almost 9% of the District's area. These include Ashtead Common which is also a National Nature Reserve, Leith Hill, Ranmore Common and the Mole Gap to Reigate Escarpment which is also designated a European Special Area of Conservation.

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[5] Dorking Area Local Plan 1983, Leatherhead Area Local Plan 1987 and Mole Valley (Rural Areas) Local Plan 1988.

2.15   To the north west of the District lies another ecological site of European importance, the Thames Basin Heaths Special Protection Area (SPA). The Wisley and Ockham Commons SSSIs, forming part of the SPA, lie within 5km of part of the built-up area of Bookham.

2.16   There are also 52 sites covering 855 hectares which are designated as Sites of Nature Conservation Importance (SNCIs). There are also a number of Regionally Important Geological / Geomorphological Sites (RIGGS).

2.17   Mole Valley's built heritage is also extensive. There are 28 Conservation Areas wholly or partly within the District and 1000 Listed Buildings, a high number in comparison with the average for the Surrey districts and boroughs.

2.18   There are also 27 Scheduled Ancient Monuments in Mole Valley and 5 gardens on the Register of Parks and Gardens of Special Historic Interest compiled by English Heritage.

Key Issues

- **Safeguarding the Green Belt**
- **Safeguarding the Area of Outstanding Natural Beauty**
- **Safeguarding designated natural and historic features**

Population

2.19   The population of Mole Valley is just over 80,000 (2001 Census)[6], an increase of only 0.8% over the 1991 figure of 79,600. Most of the District's population (54%) is aged 25 – 64, but a significant proportion (19%) is over 65 and 23% is under 18.

2.20   While it is expected that Mole Valley's population is likely to remain fairly stable during the period covered by the Core Strategy, it is forecast to become increasingly elderly, particularly as the population is generally healthy and long-lived. This has implications for meeting the specific needs of the older age groups in the future.

2.21   It is also expected that the number of households will rise, mainly as a result of the predicted increase in the number of single person households. This has implications for the provision of housing, employment opportunities and services.

2.22   A significantly higher proportion of Mole Valley's population than the national average is in the higher socio-economic groups and has qualifications.

2.23   As a whole the District is a relatively affluent area. However, there are parts of Mole Valley in Leatherhead, North Holmwood, Box Hill and Beare Green where

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[6] Population profiles can be viewed on the Council's website at www.molevalley.gov.uk/census and additional information can be viewed on www.statistics.gov.uk.

this is not the case[7]. For example, North Leatherhead has the highest number of jobs but the skills of local residents are relatively low. The needs of the communities in disadvantaged areas are being addressed as part of the Council's work with its partners on improving health and social care, skills and training, and developing stronger communities[8].

2.24 A very low proportion of Mole Valley's population is from the Black and Minority Ethnic groups, only 2.6% compared to the national average of 9.1%. As part of its work on equality and 'hard to reach' or 'seldom heard' groups, the Council has identified some small such communities in the District. The Council must think hard about the way that it involves them[9] and the way that it addresses their specific needs.

Key Issues

- **Addressing housing need – including provision for the elderly**
- **Addressing housing balance – ensuring a mix of tenure, type and size**
- **Improving quality of life for disadvantaged communities**
- **Increasing level of skills in North Leatherhead**

Housing

2.25 Although Mole Valley's population has only increased by 4.4% since 1981, there has been a 21% increase in the number of dwellings. Nearly all the additional dwellings were provided within the District's built-up areas.

2.26 The continuous provision of more housing in the built-up areas through the redevelopment of small sites is impacting on the character of parts of the established residential areas in particular, through the intensification of development. Moreover, the cumulative effect of development is having a significant impact on infrastructure and service requirements. There is public concern about the availability and quality of infrastructure and that in the past the full range of infrastructure, services and community facilities has not kept pace with housing development.

2.27 The trend towards smaller households has been reflected in the type and size of properties constructed in Mole Valley. For example, in 2004/05, 44% of all new homes built had one or two bedrooms and 24% had three bedrooms. Many of these were flats and apartments. However, although the average household size in Mole Valley is now 2.35 people, with 29% of households comprising one person and a further 37% comprising two people, around 70% of existing homes in Mole Valley have three or more bedrooms.

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[7] ODPM Indices of Deprivation, 2004
[8] Mole Valley Community Plan 2006-2016, produced by the Local Strategic Partnership. See Appendix 1.
[9] Mole Valley LDF – Statement of Community Involvement, to be adopted in May 2006.

2.28   New households experience difficulty in purchasing housing in Mole Valley, especially at the lower end of the market, as a result of the relatively high house price structure in the area. The Mole Valley Housing Needs Survey 2002, updated in 2004, identified a need to deliver higher levels of affordable housing, and this is both a Council priority[10] and a priority of the Community Plan.

2.29   In recognition of this, the Council revised the Local Plan[11] in 2003 to reduce site thresholds that would trigger the requirement for the provision of a percentage of affordable housing, so that a higher proportion of new developments would deliver affordable housing. At March 2005 there were 1,318 households on the housing register, which gives a general indication of the number of households in the District seeking low cost or special housing. Buying is out of reach of those on lower incomes, and open market rentals are also high.

2.30   The Council is also working with other East Surrey local planning authorities to establish the accommodation needs of Gypsies and Travellers in accordance with Government requirements and guidance[12] so that it can make suitable provision for those needs. It is also working with other East Surrey local planning authorities and the Travelling Showmen's Guild to establish the accommodation needs of Travelling Show People so that suitable provision can be made for them.

Key Issues

- **Ensuring housing provision**
- **Addressing housing need – including provision of affordable housing and accommodation for Gypsies and Travellers and Travelling Show People**
- **Addressing housing balance – ensuring a mix of tenure, type and size**
- **Ensuring that the provision of infrastructure, services and community facilities keep pace with development and that existing services and facilities are safeguarded**

Local economy

2.31   Mole Valley is an economically prosperous district benefiting from its proximity to London, two international airports and the M25. There are approximately 4,900 firms employing around 43,000 people[13]. The service sector provides the majority of the employment opportunities, with a number of national and international companies having their headquarters in the District.

2.32   The total stock of commercial (offices, factories and warehouses) floorspace in Mole Valley is 514,000 square metres. At June 2005, approximately 10% of the

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[10] Mole Valley Corporate Plan
[11] Mole Valley Local Plan, Alterations to Policy HSG9 – Affordable Housing, adopted July 2003
[12] Circular 1/2006, Planning for Gypsy and Traveller Caravan Sites, ODPM
[13] IDBR, 2002

office stock was vacant and there was planning permission for 36,000 sq. ms of business floorspace. This will enable some employment growth to take place in the District and modern flexible working practices may enable economic growth to take place without significant increases in employment floorspace. However, significant growth in employment floorspace would give rise to problems, including local labour shortages, increased in-commuting and, pressure on infrastructure and the wider environment of the District.

2.33   Unemployment rates are historically amongst the lowest regionally and nationally, and at February 2006 stood at 0.8%. As a consequence, local businesses often find it hard to recruit workers especially for lower paid jobs.

2.34   In the countryside, farming is undergoing change, particularly in association with the reforms of the European agricultural policy. This has generated pressure for the diversification of the agricultural economy. Government grants have been geared more towards environmental objectives than food production. These trends provide the challenge of achieving a viable future for the countryside but in a way that safeguards, and where possible, enhances the intrinsic rural character of the District's landscape.

Key Issues

- **Meeting business needs**
- **More intensive use of employment sites**
- **Supporting the rural economy**

Transport

2.35   Surrey has the highest levels of car ownership and the most congested roads in the country outside London. Nearly half of Mole Valley's households own two or more cars compared to the national average of 29.5%. Around two out of three Mole Valley residents travel to work by car.

2.36   Approximately 40,000 people travel into and out of Mole Valley to work every day. Most of these journeys are made by car. In addition many journeys are made by people crossing the District to other employment centres and major traffic generators including Heathrow and Gatwick Airports. These journeys, as well as journeys to schools, create significant peak hour congestion, especially around the built-up areas of Dorking and Leatherhead. This results in poor accessibility to the District's town centres and a deterioration of the local environment.

2.37   Around 10% of Mole Valley residents travel to work by train compared to 7.4% nationally, reflecting the generally good access to London by train. However, a lower proportion travel to work by bus, only 1.1% against a national average of 7.5%. This reflects the fact that bus services are, or are perceived to be poor, especially in the evenings and particularly in the rural areas where there are no evening services. However, demand responsive bus services are being developed to improve accessibility, particularly in the rural areas of the District.

2.38   Gatwick Airport abuts the District's south east boundary. It has an impact on the District mainly through disturbance from aircraft noise on the ground and in the air, increased traffic on rural roads in the south east of the District and the gradual expansion of the airport's activities on the land to the north side of the airport where it abuts Mole Valley. The northern part of the District is overflown by aircraft from Heathrow which creates noise and sometimes causes disturbance to communities in this part of the District.

2.39   The Government has indicated in the 2003 Aviation White Paper – The Future of Air Transport - that it does not intend to take action to overturn the 1979 Legal Agreement which prevents the construction of a second runway at Gatwick Airport. However, it proposes to keep open the option of a second runway at Gatwick after 2019. In the meantime, BAA Gatwick has prepared a draft Master Plan for the airport setting out the development necessary to facilitate the airport's growth from its current throughput of 33million passengers per annum to 40 million passengers. The Council accepts the airport's growth within its single runway two terminal configuration, subject to environmental safeguards being in place, but is opposed to the development of a second runway.

Key Issues

- **Tackling traffic congestion and improving road conditions**
- **Improving accessibility, particularly for rural communities and young people**
- **Monitoring and addressing air quality**
- **Monitoring and addressing noise pollution**
- **Mitigating the impact of Gatwick's growth**

Shopping

2.40   The shopping centres in Leatherhead and Dorking are an important part of their overall character. Both centres are relatively small scale in Surrey terms and mainly serve their local communities and surrounding villages. Dorking is the larger of the two town centres with about 300 retail units and about 43,900 square metres of retail floorspace. Leatherhead has about 150 units and about 20,700 square metres of retail floorspace.

2.41   The towns have to compete with shopping facilities outside the town centres, which particularly attract car borne shoppers. Changing trends in retailing mean that they also have to compete increasingly with mail order and internet shopping. However, the town centres support other social, community, cultural and recreational facilities, along with certain shops not normally present in out-of-town locations and they are generally more accessible by public transport. There has been notable pressure for the change of use of shop units to cafés and restaurants. The strengths of the town centres lie in their character and diversity and it is important to maintain their viability and vitality.

2.42   The local shopping centres at Ashtead, Fetcham and Bookham are important focal points for their local communities, providing easy access to a range of shops and services. There are also a number of smaller shopping parades in the built-up areas and village shops serving rural communities, although in recent years a number of these shops and post offices have closed due to the difficulty of remaining viable in the face of changing shopping patterns.

> **Key Issues**
>
> - **Maintaining the success of town and local centres**
> - **Safeguarding against the loss of village shops and local facilities**

Recreation

2.43   It is important that communities, particularly children, young people and the elderly, have access to open space close to where they live. Open spaces in the District's built-up areas make a significant contribution to the character and amenity of those areas, which contributes to the quality of life of local communities.

2.44   Improving facilities and support for young people is a priority of both the Council[14] and the Community Plan. This includes the provision of more outdoor facilities such as skate parks and youth shelters as well as indoor facilities such as youth centres and cafés.

2.45   In terms of built recreational facilities, Mole Valley is served by the new Dorking Sports Centre and the Leatherhead Leisure Centre. These are public facilities with swimming pools. There is also one private health and fitness club in Leatherhead.

2.46   There are other recreational facilities throughout the District including golf courses, bowling greens, football and cricket pitches, tennis courts and children's play areas and allotments. In terms of cultural facilities, there are local museums in Leatherhead and Dorking, libraries there and at Ashtead and Bookham together with a Performing Arts library at Denbies Winery, and a range of arts facilities in the Leatherhead Theatre.

2.47   There is increasing demand to use the attractive countryside for recreation from residents and visitors alike. Around the towns and villages there is pressure to use land for horse grazing with a demand for related buildings and structures. There has also been some pressure for development associated with the commercial stables in the vicinity of Epsom racecourse to the north of the District. There is some demand for informal country pursuits and more formal outdoor sporting facilities, which may present some opportunities for farm diversification.

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[14] Mole Valley Corporate Plan

> **Key Issues**
>
> - **The provision of community, sport and recreation facilities, particularly for young people, and safeguarding existing facilities**
> - **Countryside management in the urban fringe**

Community safety

2.49   Surrey has consistently been one of the safest areas in England and Wales, and Mole Valley has one of the lowest crime rates in the country. Total crime in the District was further reduced by 4.2% in 2003-4. This success is in part due to the effectiveness of the Mole Valley Community Safety Partnership, comprising the Police and Police Authority, District and County Councils, Fire and Rescue Service and Primary Care Trust. The Partnership's Community Safety Strategy[15] focuses on tackling crime, reassuring communities and making roads safer, which are the key priorities for the local community.

> **Key Issues**
>
> - **Reducing crime and the fear of crime**
> - **Improving road safety and conditions**

Climate change

2.50   The impact of climate change on the global environment is recognised by many experts as a serious threat to human existence. The Government expects local authorities to play an important part in reducing emissions that contribute to climate change and reducing the consumption of natural resources to limit climate change, for example by helping to achieve energy and water efficiency through sustainable construction and increased use of renewable energy. Local authorities also have a role to play in addressing the effects of climate change such as minimising flood risk and emergency planning for extreme weather events to minimise the risk to people and property (see Appendix 2). In Mole Valley, the need to minimise waste and promote re-use and recycling was one of the main concerns raised by the community and is one of the Community Plan's priorities. This will be addressed through the different waste strategies (see Appendix 2).

> **Key Issues**
>
> - **Addressing the causes of climate change, for example by reducing emissions, maximising energy from renewable sources, reducing waste and encouraging recycling**
> - **Minimising the risks of pollution**
> - **Minimising flood risk**

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[15] Mole Valley Community Safety Strategy 2005-2008, see Appendix 2

Summary

2.51   Overall, the picture of Mole Valley is one of high intrinsic environmental quality, but where the pressures of development, traffic and other activity have been felt increasingly.

2.51   An important feature of Mole Valley is its close proximity to the economic generators of London to the north, Gatwick Airport on the southern border and the Leatherhead interchange of the M25 motorway. Partly due to this, Mole Valley traditionally has been an area of high market demand and subject to intense pressure for development.

2.52   Over time, planning controls have prevented the outward spread of the built-up areas in Mole Valley and development requirements have resulted in more intensive development, particularly in the north of the District. The pressures of development, traffic and other activity are increasingly felt, not just in terms of major development schemes but also as the collective effects of a range of small-scale developments.

2.53   The key planning issues in Mole Valley centre on the need to protect the environmental characteristics of the District as a valuable and irreplaceable resource, whilst meeting development requirements and reflecting the needs of the community.

3. THE VISION, GOALS AND OBJECTIVES

3.1 The vision, goals and objectives for the Core Strategy, and therefore for the Local Development Framework as a whole, are set out below.

The vision

3.2 The vision for the future of Mole Valley gives a picture of how the community would like the District to be in 20 years' time, the life of the South East Plan. The vision is shared with that of the Community Strategy. It has been developed through a common community involvement and consultation process.

3.3

> **The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.**

The goals and objectives

3.4 In order to achieve the vision it is necessary to define and meet a series of goals. In turn, each goal will be reached by achieving a number of objectives. These have been developed through the processes of community involvement and sustainability appraisal, which includes consideration of national, regional and local policy and its application to the future of Mole Valley, taking into account the District's character, key issues and needs.

3.5 The goals and objectives that are proposed to enable delivery of the vision are included in Table 1. It is important to note that the Council is not solely responsible for delivering the goals and objectives that will ensure the vision is realised. Some of the goals and many of the objectives are the remit of other organisations, often working in partnership with the Council and others, and will be delivered through plans, strategies and programmes outside the Local Development Framework. It is important to signpost them here to get a complete picture of the overall spatial approach for improving the quality of life in Mole Valley over the next 20 years.

3.6 The goals and objectives that are within the scope of the Local Development Framework will shape the development of the Core Strategy policies. These policies will be drawn up following this public consultation. The objectives will form the basis for the implementation and monitoring of those policies.

4. THE PREFERRED OPTIONS AND THE ALTERNATIVES

The alternative spatial strategies

4.1 The Council is required to make provision for new development in the District in accordance with national and regional requirements. The proposed spatial strategy seeks to reconcile these requirements with the vision for the future of the District.

4.2 Three alternative spatial strategies for accommodating new development in Mole Valley were identified at the Issues and Options stage.

4.3 **Alternative 1 - Concentration**
Making provision for new development only on previously developed land within existing built-up areas.

4.4 **Alternative 2 - Expansion**
Making provision for new development on greenfield sites on the edge of the main built-up areas of Dorking, Leatherhead, Ashtead, Fetcham and Bookham.

This alternative recognises that development on previously developed land within the built-up areas would still take place.

4.5 **Alternative 3 – Dispersal of expansion**
Making provision for new development on greenfield sites on the edge of the larger rural villages as well as on the edge of the main built-up areas.

This alternative also recognises that development on previously developed land within the built-up areas would still take place.

The preferred spatial strategy

4.6 The Council's preferred spatial strategy, which seeks to meet the goals, objectives and vision, is Alternative 1. However, it recognises that elements of Alternatives 2 and 3 will be important if the Council is to ensure that the Core Strategy is robust and flexible enough to cope with changing circumstances during the period to 2026.

4.7 The preferred spatial approach of the Core Strategy is to focus development on previously developed land in the built-up areas of Mole Valley. However, reliance on previously developed land alone might mean that in the longer term the Council is unable to identify sufficient land to meet development needs, even if it is assumed that the best use is made of land by developing at higher densities than in the past while safeguarding the quality and character of the surrounding area.

4.8 This shortfall in land supply might happen, for example, if the District's housing requirement is increased significantly above the current figure of 171 new dwellings per year once the South East Plan is finalised. Should this be the case,

then the Council might need to identify sites outside the existing built-up areas. It would prefer these to be suitable sustainable sites on the edge of the main built-up areas where access to transport, services and community facilities can be maximised and the necessary infrastructure provided and where the least possible environmental harm is caused. A re-assessment of the reserve housing sites identified in the Mole Valley Local Plan will be carried out as part of this process.

4.9   This spatial approach will enable the best use to be made of urban land whilst safeguarding the countryside from development. It reflects the strong view of the community that the countryside should be safeguarded and enhanced, and that the use of greenfield sites should be avoided unless absolutely necessary. This is in accordance with national and regional planning policy and is the most sustainable of the alternatives.

4.10   The approach of concentrating development in the built-up areas, and if necessary on identified sites on the edge of the main built-up areas, will give the best opportunity to maximise the use of public transport and other alternatives to the car. Higher density development will be concentrated in the most sustainable locations closest to the town centres.

4.11   A draft key diagram at Appendix 4 illustrates the preferred spatial strategy and will used as a base on which to show Core Strategy policies at submission stage.

The table of Preferred Options

4.12   The following table sets out the main issues that the Core Strategy seeks to address (from section 2), the goals and the objectives that underpin the vision (from section 3), and the Council's preferred approach to meeting the objectives, goals and therefore the vision through the Local Development Framework. There is also a commentary setting out the alternative approaches that have been considered and the reasons for rejecting them.

Table 1: Preferred Options

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Safeguarding the Green Belt ♦ Safeguarding designated landscape ♦ Safeguarding designated natural and historic features ♦ Countryside management in the urban fringe ♦ Encouraging biodiversity	**A To safeguard and enhance the highly attractive natural environment**	Safeguarding the countryside from inappropriate development and maintaining its open and rural character, improving environmental quality and protecting and enhancing areas important for their landscape quality, biodiversity and other natural and historic features.	1 To safeguard the openness of the Green Belt and not to make any changes to its boundaries unless necessary to meet the requirements of the South East Plan. 2 To safeguard the countryside from inappropriate development and to maintain its open rural character. 3 To safeguard and where possible enhance designated areas of high landscape and ecological importance. 4 To encourage the sensitive management of the countryside, particularly areas of the urban fringe. 5 To enhance rural biodiversity, including through the creation of new habitats when development takes place.	♦ **Make provision for new development on previously developed land within existing built-up areas. In the event that this source of land is insufficient to meet the requirements of the South East Plan, the most suitable and sustainable sites on the edge of the main built-up areas might need to be identified for development.[1]** ♦ **Safeguard high quality landscapes of designated national importance.** ♦ **Safeguard designated sites and areas of natural, ecological and historic importance.** ♦ **Address the quality of landscape in the countryside and on the urban fringe through development control and countryside management.** ♦ **Encourage rural biodiversity.**
Commentary [1] Alternative options for the location of development were considered. Please see section 4. The Council's evidence shows that the emerging South East Plan's current housing requirement of 171 new dwellings can be met to 2021 from within the built-up areas, particularly if some employment land is redeveloped for mixed use or housing. This was Alternative 1. However, it is recognised that this figure may increase when the South East Plan is finalised, in which case the Council would seek to identify suitable, sustainable sites on the edge of the main built-up areas, Alternative 2.				

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Ensuring housing provision ♦ Addressing housing need, including affordable housing, sites for Gypsies and Travellers and Travelling Show People ♦ Addressing housing balance – ensuring mix of tenure, type and size	**B To provide homes to suit all needs and means**	Meeting the District's housing requirement, and ensuring that new housing provides the right mix of tenure, type and size to meet identified needs, including affordable housing.	6 To ensure the provision of sufficient land to meet the District's housing requirements contained in the Surrey Structure Plan and emerging South East Plan. 7 To ensure the provision of a suitable mix of tenure, type and size of housing to contribute towards meeting the housing needs of all sections of the community, including the provision of affordable housing for urban and rural communities and specific needs such as those of Gypsies and Travellers and Travelling Show People.	♦ **Meet the District's housing requirements, currently 171 dwellings per year to 2026 in the emerging South East Plan.** ♦ **Make provision for affordable housing with regard to the Housing Needs Study and overall regional target in the emerging South East Plan that 25% of all new housing should be social rented accommodation and 10% other forms of affordable housing.[2]** ♦ **Make provision for rural affordable housing on small scale sites within or well-related to villages where studies show it is needed.[3]** ♦ **Make provision for accommodation to meet specific needs, including those of Gypsies and Travellers and Travelling Show People, with regard to emerging needs studies.** ♦ **Make provision for a balance of new housing to ensure an appropriate mix of size, type and tenure with regard to the Housing Needs Study and community aspirations.[4]**

Commentary

[2] Alternative options to increase the provision of affordable housing in the District were considered at the Issues and Options consultation stage and will be taken forward as part of the preparation of the Affordable Housing DPD to follow the Core Strategy. Reducing site thresholds to include small to medium sized sites is one way of increasing affordable housing provision that gained public support (Issues and Options consultation responses).

[3] Alternative 3 considered for the location of development included greenfield sites on the edge of larger villages. This was rejected as the least popular and sustainable option in comparison with locating development in the built-up areas (Alternative 1), or on greenfield sites on the edge of the main built-up areas (Alternative 2). However, such sites may have a role to play in providing affordable housing for villages should it prove difficult to identify sites within villages where need has been demonstrated. The community supports the identification of affordable housing to meet local needs within the villages rather than outside them, and through the plan-making process rather than as rural exceptions sites (Issues and Options consultation responses).

[4] Evidence from population statistics and the Housing Needs Study suggests more homes to meet the needs of smaller households are required, with a mix of tenure. The community supports the development of 1 and 2 bed terraced and semi-detached houses rather than flats and apartments or larger houses (Issues and Options consultation responses). Such development may however have greater land requirements than flats and apartments.

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Tackling traffic congestion ♦ Improving road safety and road conditions ♦ Improving accessibility, particularly for rural communities and young people	**C To improve transport and accessibility**	Providing convenient and alternative forms of transport to the car, reducing congestion and pollution, and providing convenient and safe access to jobs, shops, services, community and recreation facilities for both urban and rural communities.	**8** To ensure that congestion is tackled, to limit delays through effective parking and travel management.[5] **9** To reduce the demand to travel by car and increase accessibility to key services and facilities.[5] **10** To improve road safety and security.[6]	♦ **Manage travel demand by only allowing significant new development schemes where they are accessible by public transport or where there are arrangements to reduce travel by car.[7]**

Commentary

[5] For the most part transport issues, goals and objectives will be addressed by the Highway Authority, Surrey County Council, through the Local Transport Plan (LTP). This involves working in partnership with the District Council and others to address congestion (for example, car sharing schemes, Company Travel Plans) and improve accessibility (for example, Demand Responsive Transport such as Buses 4U, mopeds for young people to access work and school through the Wheels2Work and Wheels2Learn schemes, taxi vouchers). Much partnership working comes under the umbrella of the Community Plan.

[6] Road safety issues are addressed through the Community Safety Strategy.

[7] The LDF has a role to play in the management of the traffic impact of new development. This option gained greater public support than the alternative, to allow new development to be built without providing car parking (Issues and Options consultation responses).

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.					
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Urban intensification ♦ Integration of new development ♦ Safeguarding the built heritage ♦ Safeguarding and management of open spaces in built-up areas ♦ Encouraging urban biodiversity	**D To maintain and improve the built environment**	Safeguarding the distinctive character, appearance and amenities of Mole Valley's towns and villages, improving environmental quality, protecting and enhancing the District's heritage and ensuring a high standard of design in all new development.	**11** To safeguard and enhance the distinctive character of the built environment by encouraging a high standard of design of new development and good integration with the existing built environment. **12** To safeguard and enhance the District's built and cultural heritage and the historic environment. **13** To safeguard and where possible enhance public open spaces in the built-up areas for their amenity value. **14** To enhance urban biodiversity, including through the creation of new habitats when new development takes place.	♦ **Address design and layout, density, character and appearance of new development, to ensure a high standard of design and good integration with the existing built environment, through strong core Development Control policies.[8]** ♦ **Safeguard and enhance the District's built and cultural heritage and the historic environment.** ♦ **Safeguard and enhance public open spaces in the built-up areas.** ♦ **Encourage urban biodiversity through development schemes and enhancement of public open space.**
Commentary [8] Intensification of development in built-up areas is an issue for communities in parts of the District. This led the Council to consider alternatives to focusing all new development in the District's built-up areas (Alternative 1). These included the use of greenfield sites on the edge of the main built-up areas (Alternative 2) and on the edge of larger villages (Alternative 3). Although the majority of the community supports continuing to locate development in the built-up areas, the importance of its successful integration through effective policies on density, design and layout, character and appearance is acknowledged with the early programming of a Core Development Control Policies Development Plan Document.					

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Enabling provision of infrastructure, services and community facilities to keep pace with development ♦ Safeguarding village shops ♦ Safeguarding and making provision for community, sport and recreation facilities, particularly for young people	**E To ensure the provision of adequate infrastructure services and community facilities to meet current and future requirements**	Safeguarding existing facilities and ensuring that new development and existing communities are supported by the infrastructure, services and facilities needed by all sections of the community throughout the District.	**15** To ensure adequate and timely provision of infrastructure and services to accompany new development and to ensure that existing deficiencies in provision are addressed. **16** To safeguard and ensure provision of sufficient land and facilities for open space, recreation, service and community facilities to meet the needs of the community, and particularly those of young people.	♦ **Require developers to contribute towards the overall cost of providing infrastructure and services each time a house or commercial site is developed.[9]** ♦ **Safeguard against the loss of local shops, post offices and other facilities to other uses, particularly in the rural villages where the community relies upon them.[10]** ♦ **Safeguard existing community, sport and recreation facilities and provide additional facilities where there is a need.**

Commentary

[9] The alternative options were to continue to require developers to contribute towards the cost of provision only when specific facilities are needed to support that development, or to withhold planning permission where infrastructure and service provision is inadequate. The community overwhelmingly supported the preferred option set out above, although there was a note of caution that this could affect house prices. Planning contributions on a tariff basis could be considered if the Planning Gain Supplement proposed by the Government proves to return insufficient resources back to local areas to provide the necessary infrastructure and services to support development.

[10] The alternative option to resisting any further loss of village shops was to accept market forces and allow changes of use. This was extremely unpopular and did not score well in terms of the quality of life in villages, since sections of the community rely on having easy and convenient access to local facilities.

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Reducing crime and the fear of crime ♦ Minimising flood risk ♦ Minimising risks from pollution – hazardous substances, emissions, contaminated land, noise and light ♦ Improving the quality of life for disadvantaged communities ♦ Addressing problems through community-led initiatives	**F To ensure safer and stronger communities**	Reducing crime and the fear of crime, including through the design of new development, and involving people in working together to tackle problems and improve the quality of life in their local communities.	**17** To minimise crime and the fear of crime.[11] **18** To minimise the numbers of those at risk of flooding and other impacts of climate change, including hotter summers, drought and severe weather events. **19** To minimise the numbers of those at risk of contaminated land and environmental pollution. **20** To address problems that reduce the quality of life for particular communities. This will include problems identified through community-led planning initiatives such as Parish Plans and Market Towns Initiative Healthchecks.[12]	♦ **Minimise the numbers at risk from flooding and other effects of climate change.** ♦ **Minimise the numbers at risk from environmental pollution.** ♦ **Address improvements to quality of life for particular communities through Area Action Plans where appropriate.**

Commentary

There is a degree of crossover between this goal and other goals, particularly Goal 2 (housing provision and affordable housing), Goal 3 (transport and accessibility), Goal 5 (infrastructure, services and community facilities, including village shops) and Goal 7 (local economy).

[11] Issues of crime and the fear of crime are addressed in the Community Safety Strategy, 'designing out crime will be addressed through Development Control guidance.

[12] Problems that reduce the quality of life for particular communities are addressed primarily through the Community Plan, and community initiatives to tackle problems in local areas will also initially feed into the Community Plan.

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Meeting business needs ♦ More intensive use of employment sites – mixed use development to balance numbers of jobs and homes ♦ High numbers of jobs but low level of skills in North Leatherhead ♦ Support the rural economy	**G To maintain a successful local economy**	Ensuring a busy, buoyant economy contributing to the needs of the region by providing for the range, type and size of premises needed to support businesses and their retention, and supporting the rural economy and tourism.	**21** To provide for the needs of local businesses, including through the retention of suitably-located employment land. **22** To support rural diversification. **23** To provide for visitors as important contributors to the local economy.	♦ **Safeguard the most suitably located employment sites and make provision for the needs of local businesses through ensuring provision of a range of types of employment sites.[13]** ♦ **Make provision for mixed use redevelopment of some employment sites.[13]** ♦ **Increase the level of skills in North Leatherhead to enable people to take advantage of local job opportunities.** ♦ **Support rural diversification.** ♦ **Support the contribution that tourism makes to the local economy.**
Commentary [13] The two alternative options discussed at the Issues and Options consultation stage were either to safeguard suitably located employment sites or to relax this policy, allowing them to be redeveloped for mixed use development and housing. Public opinion is divided between the two options and it is proposed to take the middle ground, using a criteria-based employment policy that will continue to protect suitably located employment land and allow for some to be released for mixed use redevelopment. Evidence shows that there is some spare capacity in employment land within the built-up areas and that mixed use redevelopment may not result in a net loss of jobs and may provide good opportunities to provide new homes and affordable homes.				

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
◆ Maintain successful town and local centres	**H To ensure successful town and local centres**	Ensuring that the District's town and local centres are successful and viable for people to live, work, shop and spend their leisure time.	**24** To ensure the vitality and viability of Dorking and Leatherhead town centres.[14] **25** To ensure successful local centres at Bookham, Fetcham and Ashtead.	◆ **Ensure the vitality of town and local centres, including by resisting any further loss of retail shops within them.[15]** ◆ **Address change through Town Centre Action Plans where appropriate.**

[14] Town Centre Management in Dorking and Leatherhead has an important role to play in maintaining the vitality and viability of the town centres.

[15] To maintain their place in the retail hierarchy, the small market towns of Dorking and Leatherhead and the local centres need to retain a range of shops either by safeguarding the retail shops that they have from alternative uses or by developing new ones and other facilities to maintain their livelihood. Community views (Issues and Options consultation responses) support the first alternative rather than the expansion of the centres or a change in the mix of uses within them.

Vision: The needs of those who live and work in the District are met, the environment, prosperity and distinctive character of Mole Valley are sustained, and problems which reduce the quality of life are tackled.				
Issues	**Goal**	**Explanation of Goal**	**Objectives**	**Preferred Options**
♦ Making the best use of previously developed land ♦ Addressing the causes of climate change ♦ Reducing waste and encouraging recycling	**I** **To use land and natural resources wisely**	Making the best use of land and natural resources by using previously developed land to meet development needs wherever possible, promoting energy and water efficiency including through the design of new buildings, increasing the use of renewable energy, reducing waste and promoting the environmentally friendly recycling of waste.	**26** To make the best use of previously developed land. **27** To encourage sustainable construction methods and buildings (use of local and recycled materials, energy and water efficiency) and renewable energy to reduce energy consumption and therefore greenhouse gas emissions. **28** To promote waste minimisation and recycling.	♦ **Meet development requirements by maximising the use of previously developed land and by the application of Core Development Control policies on density, design and layout.** ♦ **Promote energy and water efficiency and renewable energy through the design of new development.** ♦ **Promote waste minimisation and recycling.[16]**
[16] Waste and recycling is one of the key issues that arose from community involvement. This is principally addressed through the Waste Strategy and by other initiatives through the Community Plan.				

TESTS OF THE SOUNDNESS OF THE CORE STRATEGY

The Core Strategy and other Local Development Documents must be sound in terms of their content and the process by which they are produced. Planning Policy Statement 12 – Local Development Frameworks (paragraph 4.23) sets out the nine tests of soundness for examining Development Plan Documents and states that 'the presumption will be that the Development Plan Document is sound unless it is shown to be otherwise as a result of evidence considered at the examination' (paragraph 4.24).

The Core Strategy or other Development Plan Document will be sound if it meets the following tests:

Procedural

i.   it has been prepared in accordance with the Local Development Scheme;

ii.   it has been prepared in compliance with the Statement of Community Involvement, or with the minimum requirements for consultation as set out in Regulations[16];

iii.   the plan and its policies have been subjected to sustainability appraisal;

Conformity

iv.   it is a spatial plan which is consistent with national planning policy and in general conformity with the regional spatial strategy for the region, and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas;

v.   it has had regard to the authority's Community Strategy;

Coherence, consistency and effectiveness

vi.   the strategies / policies / allocations in the plan are coherent and consistent within and between Development Plan Documents prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant;

vii.   the strategies / policies / allocations represent the most appropriate in all the circumstances, having considered the relevant alternatives, and they are founded on a robust and credible evidence base;

viii.   there are clear mechanisms for implementation and monitoring;

ix.   the plan is reasonably flexible to enable it to deal with changing circumstances.

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[16] The Town and Country Planning (Local Development) (England) Regulations, 2004.

KEY POLICY INFLUENCES ON THE PREFERRED OPTIONS

A2.1 International, national, regional, county and local policy influences on the preparation of the Local Development Framework Core Strategy are set out and summarised in the Sustainability Appraisal Report, which is being published alongside this document. These are wide-ranging and were first set out in the Core Strategy Sustainability Appraisal Scoping Report, published in July 2005, and have been kept up-to-date as new policy has been drafted and adopted. The key planning policy influences on the Core Strategy Preferred Options are highlighted in this appendix.

A2.2 The key policy influences are considered below under the following headings:

- National policy
- Regional policy
- County policy
- Local policy
- Policy issues across and beyond Mole Valley's boundaries

National policy

A2.3 **Planning Policy Statement 1 (PPS1) – Delivering Sustainable Development** (2005) sets out overarching principles of the national planning policy framework. It states that planning should facilitate and promote sustainable development and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

A2.4 **Securing the Future – Delivering UK Sustainable Development Strategy**, published by the Government in March 2005, expands upon what the Government means by 'sustainable development' and sets out five guiding principles to help deliver it:

- living within environmental limits – respecting the limits of the planet's environment, resources and biodiversity, to improve the environment and ensure that natural resources needed for life remain unimpaired for future generations;

- ensuring a strong, healthy and just society – meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all;
- achieving a sustainable economy – building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them, and there are incentives to use resources efficiently;
- promoting good governance – actively promoting effective, participative systems of governance in all levels of society, engaging people's creativity, energy and diversity; and
- using sound science responsibly – ensuring that policy is based on strong scientific evidence, whilst taking into account uncertainty as well as public attitudes and values.

A2.5 **Sustainable Communities: Building For The Future**, sets out an action plan for delivering sustainable communities. It was published by the Government in 2003 at the same time as **Sustainable Communities in the South East**, which details a regional programme of action to deliver a vision for sustainable communities as communities which:

- are economically prosperous;
- have decent homes at prices people can afford;
- have a safeguarded countryside;
- have a well designed, accessible and pleasant living and working environment; and
- are effectively and fairly governed with a strong sense of community.

A2.6 These key national policy documents set out the general context for the preparation for regional and local planning policy. The policy strands identified above have been woven together in this document. Aspects of them are amplified in individual Planning Policy Statements issued by the Government. Particularly important key national policy influences for Mole Valley addressed in Planning Policy Statements are set out in terms of main issues below.

The Green Belt

A2.7 **Planning Policy Guidance Note 2 (PPG2) – Green Belts** (1995) sets out the purposes of including land in Green Belts, the limited types of development that are not inappropriate within Green Belts, and indicates that Green Belt boundaries should be altered only in exceptional circumstances. Three quarters of the District lies within the Metropolitan Green Belt, the Green Belt surrounding London, which is a significant constraint on development.

Strategic Environmental Constraints

A2.8 **Planning Policy Statement 7 (PPS7) – Sustainable Development in Rural Areas** (2004) sets out a framework for the strict control of new development in the open countryside and the promotion of sustainable rural economies. Over 90% of Mole Valley's area is countryside subject to the provisions of this Policy Statement. In addition, PPS7 states that the presence of the best and most

versatile agricultural land should be taken into account alongside other sustainable considerations when determining planning applications. In addition, **PPS9 – Biodiversity and Geological Conservation** (2005) reinforces the point that, in the context of providing for adequate development and economic growth, lower tier policies should identify, conserve, and where possible, enhance specific features and sites of landscape, wildlife, historic or architectural value in accordance with statutory designations such as Areas of Outstanding Natural Beauty (AONB); National Nature Reserves (NNR); Sites of Special Scientific Interest (SSSI), some of which are also identified as being of European importance as Special Protection Areas (SPA) or Special Areas of Conservation (SAC); and Regionally Important Geological / Geomorphological Sites (RIGGS). Mole Valley is subject to a range of such strategic environmental constraints affecting significant areas of the District, as set out in section 2.

<u>Making the best use of previously developed land</u>

A2.9 **Planning Policy Guidance Note 3 (PPG3) – Housing** (2000, updated 2005) sets a target of 60% of additional housing to be provided on previously developed land (sometimes known as 'brownfield' land) or through conversions, sets out average density guidelines for larger sites and emphasises that the use of previously developed land should be promoted over the use of greenfield sites. In Mole Valley most previously developed land is within the built-up areas, which comprise only 7.4% of the District's total area. The Government's definition of previously developed land includes the curtilages of buildings, e.g. back gardens. This is one source of 'brownfield' land in Mole Valley, other important ones being realised through redevelopment of housing and employment sites.

<u>Focusing development on town centres</u>

A2.10 **Planning Policy Statement 6 (PPS6) – Planning for Town Centres** (March 2005) identifies town centres as the best location for new retail development and a range of other functions that generate significant travel demand. This is reinforced by **Planning Policy Guidance Note 13 (PPG13) - Transport** which stresses that the pattern of growth should be managed to reduce reliance on the car and promote sustainable transport choices such as walking, cycling and travelling by public transport.

<u>Addressing the causes and effects of climate change</u>

A2.11 **Planning Policy Statement 23 (PPS23) – Planning and Pollution Control** (2004) sets out policy to identify and remove unacceptable risks to human health and the environment, reinforces the aim to make the best use of previously developed land by seeking to bring damaged land back into beneficial use, and seeks to minimise greenhouse gas emissions to take account of climate change. It addresses air and water quality as well as noise pollution, which is also the subject of more detailed guidance in **Planning Policy Guidance Note 24 (PPG24) – Planning and Noise** (2004).

A2.12 Making best use of resources to minimise consumption of resources and reduce emissions pervades Government policy. For example, **Planning Policy Guidance Note 22 – Renewable Energy** (2004) sets out the pro-active

approach to be taken by local planning authorities in meeting targets to generate 10% of UK electricity from renewable energy sources by 2010 and 20% by 2020, and **Planning Policy Statement 10 (PPS10) – Planning for Sustainable Waste Management** (2005) seeks to reduce waste and promote re-use and recycling of waste materials.

A2.13 **Consultation Draft Planning Policy Statement 25 – Development and Flood Risk** addresses one of the effects of climate change, emphasising the need to identify land at risk of flooding and to minimise the risk of flooding to people and property.

Regional policy

A2.14 **Regional Planning Guidance for the South East (RPG9)** issued by the Government in 2001 provides broad strategic policies for the region up to 2016. Parts of it have been updated. For example, chapter 9 of RPG9 was replaced in July 2004 by the **Regional Transport Strategy for the South East**, which identifies a number of regional hubs that will be the focus for development (the nearest to Mole Valley are Redhill / Reigate, Crawley and Guildford) connected by transport corridors known as 'spokes'. Chapter 10 was replaced by the **Regional Strategy for Energy Efficiency and Renewable Energy** (2004), which promotes a more sustainable pattern of energy use by improving energy efficiency of new and existing development and ensuring that the region contributes effectively towards targets for the generation of renewable energy. Further changes to the RPG were made in respect of tourism and related sport and recreation and waste and minerals.

A2.15 **The South East Plan** (the Regional Spatial Strategy, or RSS, for the South East), is currently being prepared by the South East England Regional Assembly (SEERA), and will in due course replace RPG9 as regional planning policy. Together with the Local Development Framework it will form the Development Plan for Mole Valley. Part 1 of the South East Plan contains regional policies, and was submitted to the Government in July 2005. Part 2 of the Plan contains Sub-Regional Strategies and District housing allocations, and was submitted in March 2006.

A2.16 Parts of Mole Valley are covered by two Sub-Regional Strategies:

- **London Fringe Sub-Region** (the northern swathe of Surrey including the north of Mole Valley and Dorking and part of west Kent), the main aim of which is "to support sustainable economic growth and meet as far as possible the pressing housing needs of the sub-region, taking into account considerable Metropolitan Green Belt and the area's critical relationship to London".

- **Gatwick Area Sub-Region** (centred on Crawley / Gatwick and Horley and taking in surrounding parts of Surrey and West Sussex, including the south eastern corner of Mole Valley), the main aim of which is "to capitalise on the sub-region's location in relation to Gatwick Airport, London and Brighton, positively related to the Gatwick Diamond concept and focusing on

diversifying the economy to reduce direct reliance on the airport. Expansion of Gatwick Airport will only be supported to agreed levels appropriate for a single runway".

A2.17 The District housing allocation for Mole Valley set out in Part 2 of the South East Plan is 171 new dwellings each year in the period to 2026, a total of just over 3,400 new homes. This is higher than the current requirement for Mole Valley of 155 new dwellings a year to 2016, set out in the Surrey Structure Plan 2004 (see below). It is recognised that the District's housing requirement could be higher still by the time the South East Plan is adopted, which requires the Core Strategy to be robust and flexible enough to cope with this increased pressure.

A2.18 The **Regional Housing Strategy** and **Regional Economic Strategy** are other key regional policy influences on the Core Strategy. These are set out and summarised in the accompanying Sustainability Appraisal report.

County Policy

A2.19 The **Surrey Structure Plan 2004** will be replaced by the South East Plan as part of the Development Plan for Mole Valley. It sets out a strategic planning framework for the county whereas the South East Plan will be at a broader, regional level. The Structure Plan requires development to be provided on previously developed land, with an increase in densities and the development of some non-residential land for housing if the Green Belt is to be strongly defended.

A2.20 The **Surrey Local Transport Plan (LTP)** for 2006/07 to2010/11 has five objectives, shaped by the Regional Transport Strategy, the Community Strategy for Surrey and the shared priorities agreed by the Local Government Association and the Government:

- tackling congestion to limit delays;
- increasing accessibility to key services and facilities;
- improving road safety and security;
- enhancing the environment and quality of life; and
- improving management and maintenance of the transport network.

A2.21 The overall strategy is based on managing demand for travel and making the best use of the existing transport network. The Core Strategy needs to take account of this and local transport policies need to reflect and support the objectives of the Core Strategy if transport and spatial planning are to be successfully integrated as envisaged in Planning Policy Statement 12 (PPS12) – Local Development Frameworks.

A2.22 The **Surrey Waste and Minerals Development Framework** will replace the **Surrey Waste Local Plan 1997** and the **Surrey Minerals Local Plan 1993**. Surrey County Council is the planning authority for waste and minerals matters and must set out its policies in the context of corresponding regional strategies for waste and minerals. Mole Valley is affected by a number of emerging sites for

waste disposal or treatment and minerals extraction. Those that are contained in the final Waste and Minerals Framework will need to be shown on the Mole Valley LDF Proposals Map.

A2.23 Since there are two tiers of local government in Surrey, there are two tiers of community strategy. **Surrey 2020 - A Community Strategy for Surrey** sets out a vision for Surrey in 2020 as "a county of distinctive, confident, caring, creative, and safe communities, where individuals and organisations have taken responsibility for resolving the many challenges facing the county. The strategy has six key themes, which are being addressed through action plans:

- maintaining high employment rates and promoting a more mixed and balanced economy;
- improving accessibility and transport integration, with a focus on reducing congestion and pollution;
- making it easier to find accommodation to suit all needs;
- recognising changing lifestyles, for example, by providing for home working;
- promoting vibrant towns that appeal to all ages and walks of life; and considering the future of public services and democracy.

Local Policy and Strategies

A2.24 The most important element of local strategy that has influenced the development of the Core Strategy Preferred Options is the **Mole Valley Community Plan 2006-2016** the review of which was carried out in tandem with the preparation of the Core Strategy. The former Mole Valley Community Strategy has been rebadged as the 'Community Plan' to differentiate it from the Surrey Community Strategy (see above).

A2.25 The Mole Valley Community Plan has been prepared within the context of the Surrey Community Strategy (see above) and aims to complement it. It has been prepared by the Community Planning Group (Local Strategic Partnership), comprising the District and County Councils and other partners from the public, private, voluntary, business and community sectors with the shared aim of improving the quality of life for all those who live and work in the District.

A2.26 Work on the preparation of the Community Plan has been carried out in tandem with the preparation of the Core Strategy as far as possible.

A2.27 The Community Plan identifies six priorities, the first four of which arose out of community involvement, and the last two being added by the partners:

- Transport – to provide locally responsive community transport and support alternatives to car use that benefit the environment and contribute to healthier living;
- Affordable Housing – to improve the supply of affordable housing to rent or buy in the District;
- Young People – to improve facilities and support for young people and increasing opportunities for young people to have a healthy lifestyle;

- Waste and Recycling – to improve waste management (including the minimisation of household waste) and increasing recycling;
- Health and Social Care – to improve the health of the Mole Valley population and a focus on areas of relative deprivation; and
- Developing Stronger Communities – to improve the well-being of communities with specific needs thereby enhancing 'sense of community' and community cohesion, and to address new issues brought to light by community-led consultations (for example, through Parish Plans and Market Town Healthchecks).

A2.28 The priorities are underpinned by a series of action plans, with the Local Development Framework identified as one vehicle for delivery.

A2.29 The development of the Community Plan, and Core Strategy, has influenced the revision of the priorities in the Council's **Corporate Plan**. The five priorities for 2006-9 are:

- affordable housing;
- waste and recycling;
- young people;
- safer and stronger neighbourhoods; and
- improved financial management and efficiency.

A2.30 The priority of affordable housing is addressed through the **Housing Strategy** (2002, being revised 2006) as well as through the Local Development Framework. The key priorities of the emerging Housing Strategy are:

- providing more affordable housing;
- preventing homelessness;
- access to housing for all the community; and
- ensuring the quality of the housing stock.

A2.31 The priority of waste and recycling is addressed in **A Strategy for Dealing with Eastern Surrey's Municipal Waste** and in the **MVDC Local Waste Management Strategy** (2002-9), which share similar priorities, those identified for the latter being:

- to work in partnership with all stakeholders and the community to reduce the amount of waste produced, and to manage the remaining waste in a sustainable manner;
- to reduce at source the amount of waste that is produced in Mole Valley; and
- to increase the proportion of waste that is re-used and recycled, and limit the amount of waste for final disposal.

A2.32 The priority of young people is set out in **Young People – MVDC Strategy**, which identifies:

- the need to provide services and facilities for young people; and
- support for a number of youth initiatives.

A2.33 The priority of safer and stronger neighbourhoods is addressed principally in the **Community Safety Strategy** (2005) prepared by the Community Safety Partnership. The lead organisation is Surrey Police, and the other partners are the District and County Councils, the Fire Service and the East Elmbridge and Mid Surrey Primary Care Trust. The strategy identifies three key priorities:

- tackling crime;
- reassuring communities; and
- making roads safer.

Policy issues across and beyond Mole Valley's boundaries

A2.34 It is also relevant to take into account the land use implications of the policies and proposals of the Councils surrounding the District, together with those of other organisations and bodies for particular areas beyond the District's boundaries, in preparing the Core Strategy.

Policies and proposals of surrounding districts and boroughs

A2.35 Mole Valley is surrounded by eight district and borough Councils (see paragraph 2.3 of section 2, the Spatial Portrait of Mole Valley). Those Councils who are proposing significant development in their draft Local Development Frameworks which are likely to have an impact on Mole Valley include:

- Crawley Borough Council
  - o Major redevelopment of Crawley Town Centre and land safeguarded for a second runway at Gatwick airport.

- Horsham District Council
  - o Provision of 2500 dwellings west of Crawley and 2000 dwellings west of Horsham.

- Reigate & Banstead Borough Council
  - o Provision of 2600 dwellings at Horley.

- Surrey County Council
  - o Proposed thermal waste treatment plant at Clock House Brickworks, Capel.
  - o Proposed mineral extraction site at Common Field, Betchworth.

Gatwick Airport

A2.36 Gatwick Airport abuts the south east boundary of Mole Valley and its operation has an impact on the District principally through disturbance from aircraft noise on the ground and in the air, increased traffic on the local rural road network and pressure for commercial development attracted by the proximity of the airport.

A2.37 The Government has indicated in the 2003 White Paper, "The Future of Aviation", that the legal agreement that precludes a second runway at Gatwick

before 2019 should remain in place, but that land should be safeguarded for a second runway after 2019 in case a third runway at Heathrow cannot be provided.

A2.38 In the meantime, BAA Gatwick has published a draft Master Plan for the airport. This demonstrates how Gatwick will need to be developed in order to meet the forecast increases in the number of air passengers and aircraft movements using the airport's single runway and two terminals. This growth could have an impact on Mole Valley in terms of more surface transport activity on the local road network in Mole Valley, more aircraft noise and the visual impact of development in the North West Zone of the airport.

Thames Basin Heaths Special Protection Area

A2.39 The European designated Thames Basin Heaths Special Protection Area (SPA) lies outside the District. It comprises a series of Sites of Special Scientific Interest (SSSIs), the nearest of which are Wisley and Ockham Commons to the north west. English Nature is in the process of preparing a Delivery Plan to assist with the mitigation of development proposals within the areas around these SSSIs and all the others that comprise the SPA. It has drawn a 5km zone of influence which includes the north west corner of the built-up area of Bookham. This has implications for any development proposals within the zone, including housing land allocations.

GLOSSARY OF ACRONYMS AND TERMS

The terms in *italics* are also explained in the glossary.

AAP   **Area Action Plan** – a *Local Development Document (LDD)* that will be used to provide a planning framework for areas where there will be significant change or areas of conservation.

AMR   **Annual Monitoring Report** – a *Local Development Document (LDD)* and part of the *Local Development Framework (LDF)*. It assesses the implementation of the *Local Development Scheme (LDS)* and policies in other Local Development Documents. It will be submitted to the Secretary of State in December each year and will report on the year ending 31st March.

AONB   **Area of Outstanding Natural Beauty** – an area of high visual quality designated by the *Countryside Agency* as being of national importance.

*   **Community** – people who live in, work in or visit the District, who represent a specific area of the District or a particular issue or who have a particular interest in what happens in the District.

*   **Community Strategy** – a strategy concerned with improving the quality of life in a local authority's area, prepared by the local authority together with its partners on the *Local Strategic Partnership (LSP)*. The strategy contains a long-term vision and identifies priorities and actions to deliver that vision, the spatial implications of which may be set out in the *Local Development Framework*.

*   **Core Strategy** – a special *Development Plan Document (DPD)* that sets out a long-term vision for the District and the strategic policies and proposals that will deliver that vision (which will closely relate to the vision for the *Community Strategy*). All other *Development Plan Documents* must be in accordance with the Core Strategy.

*   **Development Plan** – this comprises the *Regional Spatial Strategy (RSS)* and the *Development Plan Documents* contained in the *Local Development Framework*, and sets out all the planning policies for the District at both regional and local level.

DPD   **Development Plan Document** – a *Local Development Document (LDD)* that is subject to independent examination. Together with the *Regional Spatial Strategy (RSS),* Development Plan Documents will form the *Development Plan* for the local authority area (as set out in the Planning and Compulsory Purchase Act 2004). Development Plan Documents include the *Core Strategy*, Site–Specific Allocations of Land, *Area Action Plans* and the *Proposals Map*.

GOSE   **Government Office for the South East** – the representative of Central Government in the South East region, with the aim of integrating Government policies and programmes at regional and local level.
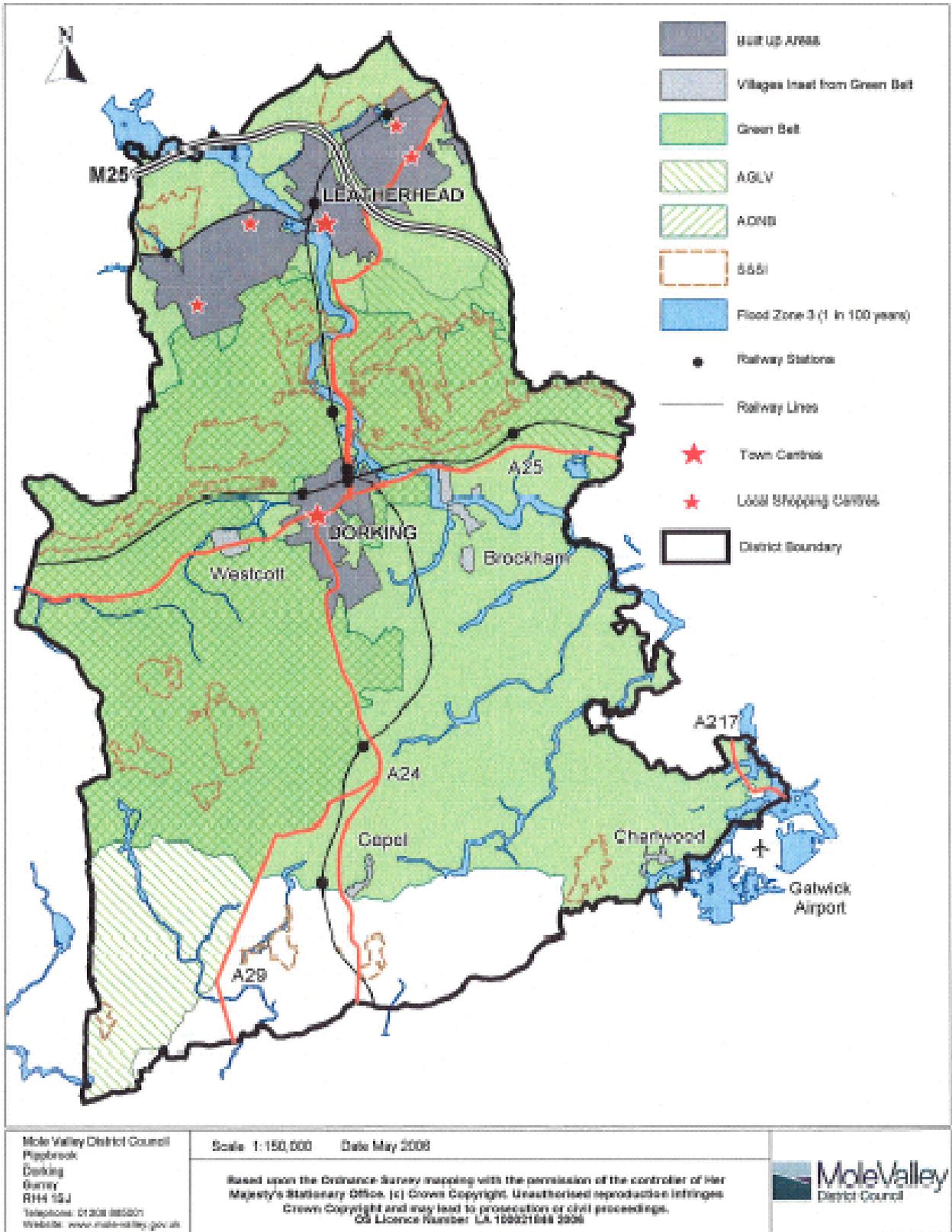
*　　　　　**Independent Examination** – the *Local Planning Authority* must arrange for all *Development Plan Documents (DPDs)* and the *Statement of Community Involvement (SCI)* to be independently examined by the *Planning Inspectorate (PINS)*. This will usually take the form of a public inquiry but can be done by written representations depending on the document and nature of any objections to it.

LDD　　　　**Local Development Document** – the collective term for the documents of different types (*Local Development Scheme (LDS)*, *Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs), Statement of Community Involvement (SCIs), Annual Monitoring Report (AMR))* that make up a *Local Development Framework (LDF)*.

LDF　　　　**Local Development Framework** – the name for the folder of *Local Development Documents* (*Local Development Scheme*, *Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, Annual Monitoring Report*) that will provide the framework for delivering the spatial planning strategy for a local authority area.

LDS　　　　**Local Development Scheme** - a document that sets out the timetable for preparing other *Local Development Documents* in the three year period ahead.

*　　　　　**Local Plan** – superseded by the new system of *Local Development Frameworks*, the adopted Local Plan set out land use planning policies for the *Local Planning Authority* area. Transitional arrangements allow policies in existing adopted local plans to be *saved* and continue to be used for the time being. The Mole Valley Local Plan was adopted in 2000 (revisions to Policy HSG9 -–Affordable Housing were adopted in 2003) and all policies have been *saved* as part of the new *Local Development Framework*.

LPA　　　　**Local Planning Authority** – the relevant local authority with planning powers, for example, Mole Valley District Council for the administrative area of Mole Valley District.

LSP　　　　**Local Strategic Partnership** – a partnership of *stakeholders* which brings together locally the public, private, voluntary and community sectors in shaping the future of an area and its infrastructure and service provision. The Local Strategic Partnership prepares the *Community Strategy* for the District.

LTP　　　　**Local Transport Plan** – prepared by the Highway Authority, setting out policies and programmes for transport and movement in its administrative area. In Surrey, the Highway Authority is *Surrey County Council* (*SCC*). The County Council prepared its first Local Transport Plan in 2000 and its second in 2005.

MVDC　　　**Mole Valley District Council** – the local authority for the administrative District of Mole Valley.

PINS　　　**Planning Inspectorate** – the independent body, working for the Government, responsible for examining planning documents prepared by *local planning authorities*, and determining planning and enforcement appeals. See also *Independent Examinations*.

PPG   **Planning Policy Guidance** – a non-statutory note issued by a Government department, providing guidance on current planning issues.

PPS   **Planning Policy Statement** – a non-statutory statement of Government policy on current planning issues, often supported by guidance documents. PPSs are gradually replacing older-style *PPGs.*

*   **Proposals Map** – the illustration of policies and proposals contained in *Development Plan Documents (DPDs)* and *saved policies* on an Ordnance Survey base map, with inset maps where it is necessary to show particular areas in more detail.

RPB   **Regional Planning Body** – one of nine regional bodies in England (including the Greater London Authority) responsible for preparing *Regional Spatial Strategies.* In the South East the Regional Planning Body is *SEERA (South East England Regional Assembly).*

RPG   **Regional Planning Guidance** – regional planning policy produced by the predecessors of *Regional Planning Bodies* and updated by the *Regional Planning Bodies* to set out regional planning policy in the period before a new *Regional Spatial Strategy* is prepared and adopted. For the South East, this is Regional Planning Guidance 9 (RPG9) – South East, prepared by the South East Regional Planning Conference (SERPLAN) and updated by the *South East England Regional Assembly (SEERA).* It will be superseded by the South East Plan.

RSS   **Regional Spatial Strategy** – sets out the region's policies for the development and use of land, and together with Development Plan Documents, forms part of the *Development Plan* for *local planning authorities.* RSS is prepared by the *Regional Planning Body.* Currently regional planning policy for the South East is set out in *Regional Planning Guidance* Note 9 (RPG9). This will be replaced by the South East Plan which is being prepared by *SEERA (South East England Regional Assembly).*

*   **Saved policies** – transitional arrangements for the new system of *Local Development Frameworks* allow policies in existing adopted *Local Plans* to be saved for three years from commencement of the Planning and Compulsory Purchase Act 2004 (on 28th September 2004), or for longer by agreement between the *Local Planning Authority* and the Government Office (e.g. *GOSE*).

*   **Stakeholders** – individuals, groups, and organisations that have a particular interest in the District, would be affected by or involved with development within the District, for example, businesses, public authorities, infrastructure and service providers, voluntary organisations.

SA   **Sustainability Appraisal** – tool for appraising policies to ensure that they reflect sustainable development objectives (that is, social, economic and environmental factors) and required by the Planning and Compulsory Purchase Act 2004 to be undertaken for Local Development Documents.

SCC   **Surrey County Council** – county level of local government responsible for highways, waste and minerals planning, education and social services over its administrative area, which covers the 11 Surrey Districts and Boroughs.

SCI   **Statement of Community Involvement** – sets out how and when the community will be involved in the preparation of other *Local Development Documents* and in development control decisions. The SCI is subject to independent examination.

SEA   **Strategic Environmental Assessment** – the environmental assessment of plans, policies and programmes, formally required by the European 'SEA Directive' (2001/42/EC) and in the UK incorporated into the process of *Sustainability Appraisal* in respect of *Local Development Documents*.

SEERA   **South East England Regional Assembly** – currently non-elected regional authority responsible for producing the *Regional Spatial Strategy*.

SLGA   **Surrey Local Government Association** – organisation representing all the local authorities in Surrey, that is, Surrey County Council and the 11 Districts and Boroughs.

SPA   **Special Protection Area** – European-designated area warranting special protection for the importance of its fauna. The area will comprise a number of sites that are also designated *Sites of Special Scientific Interest (SSSI)* in the UK. For example, the Natura 2000 designated Thames Basin Heaths Special Protection Area comprises 13 SSSIs across Surrey, Hampshire and Berkshire, protected principally for its rare species of ground-nesting birds.

SPD   **Supplementary Planning Document** – a document providing supplementary information in respect of policies in *Development Plan Documents*, and not itself forming part of the Development Plan. Supplementary Planning Documents are not subject to independent examination.

SPG   **Supplementary Planning Guidance** – predecessor of SPD; a document providing supplementary information in respect of policies in the Local Plan, and not itself forming part of the Development Plan.

SSSI   **Site of Special Scientific Interest** – a site designated in the UK to be of importance for nature conservation due to the presence of rare or good examples of fauna and flora.

Mole Valley
Core Strategy - Preferred Options - Draft Key Diagram

Appendix 4

Legend:
- Built Up Areas
- Villages Inset from Green Belt
- Green Belt
- AGLV
- AONB
- SSSI
- Flood Zone 3 (1 in 100 years)
- Railway Stations
- Railway Lines
- Town Centres
- Local Shopping Centres
- District Boundary

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Scale 1:150,000   Date May 2006

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