

LOCAL AUTHORITY PLANNING REVIEW

/ FOCUS ON MOLE VALLEY /

This quarterly review will take a focused look at the housing situation, planning considerations and council make-up of Local Planning Authorities across the south east. This update focuses on Mole Valley, Surrey.

MOLE VALLEY'S HOUSING SITUATION

Within the wider context of the UK's housing crisis, Surrey is currently experiencing an annual shortfall of over 3,000 homes¹. Much of Surrey is covered by Green Belt land and Mole Valley is no exception. Combined with an out of date Local Plan, much of the district located within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and a protectionist political climate, an inevitable situation arises where there is an acute undersupply of homes.

With Mole Valley failing to meet their Objectively Assessed Need (OAN) by some margin, their housing land supply standing at just 2.76 years and the council in the early stages of producing a new Local Plan, this presents itself as an ideal time to bring forward sites for development.

DEVELOPMENT PLAN

Adopted development plan documents

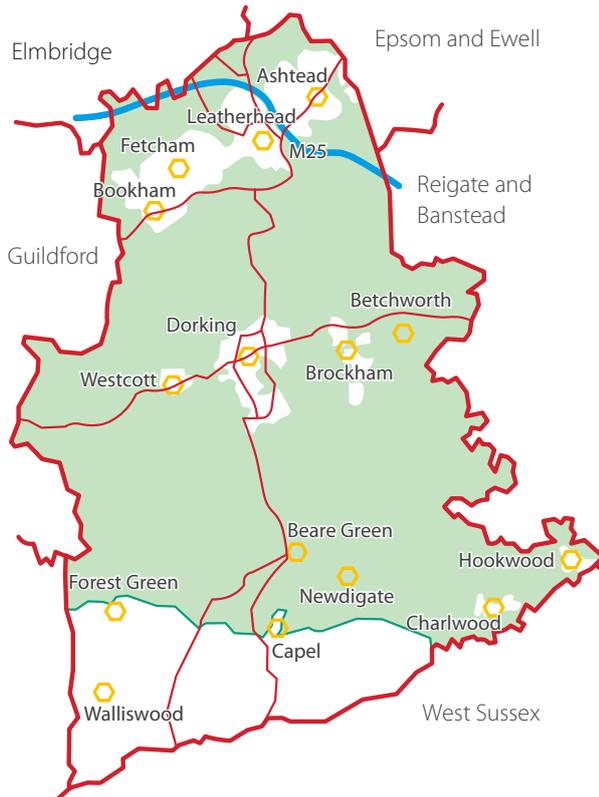
- Core Strategy (2009).
- Local Plan (2000) - Saved Policies.

Emerging development plan documents

- Mole Valley Local Plan 2018-2033.

KEY DATES

- Local Plan preferred approach - Summer 2017.
- Local Plan draft submission - Spring 2018.
- Local Plan examination - Summer 2018.
- Local Plan adoption - Autumn 2018.



MOLE VALLEY HOUSING STATISTICS²



MOLE VALLEY DISTRICT PROFILE

72% of Mole Valley's population live in the main built-up areas which cover just 7% of the district's area³. The M25 runs through the north of the district and good transport connections provide easy access to London. Gatwick airport is located to the south east of the district, providing excellent international connectivity for both residents and businesses.

Three quarters of Mole Valley is classified as Green Belt with a significant proportion of this also part of the Surrey Hills AONB.

Mole Valley District Council have recently conceded that they cannot demonstrate a five year housing land supply. As a result, it is likely that a Call for Sites will be reopened to address the shortfall in available land for residential development.

KEY PLANNING CONSIDERATIONS



of LPA within Green Belt



Green Belt boundary review and sustainability appraisal (January 2014)



CIL in place



Surrey Hills AONB



2.76 years housing land supply



391 homes per annum needed (OAN)

1. and 2. Homes for Surrey (homesforsurrey.org.uk) 3. Core Strategy (2009)

NEIGHBOURHOOD PLANS

There are five communities preparing or that have completed a Neighbourhood Development Plan within the district.

Ashtead

- The NDP was 'made' on 23 May 2017.

Bookham

- The NDP was 'made' on 23 May 2017.

Capel

- The NDP was published for a six week period in February.
- MVDC will now appoint an independent examiner to test the plan's soundness.

Ockley

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Westcott

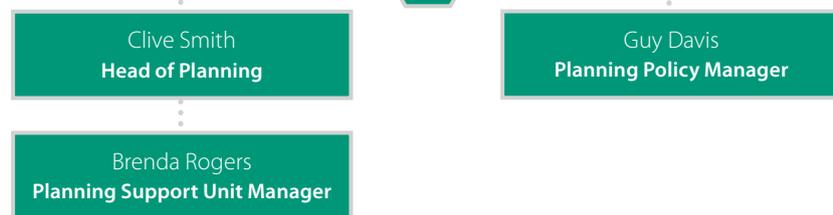
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KEY PERSONNEL

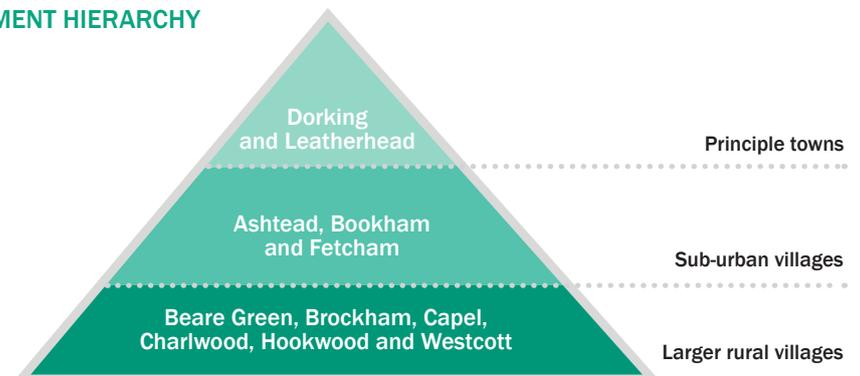
Councillors



Planning Staff



SETTLEMENT HIERARCHY



HOW PRP CAN HELP

CONTACTS

The planning team at PRP provide planning consultancy services in alignment with the other services within the practice. Our work spans the full development cycle - from promoting schemes through the planning system and preparing and supporting planning applications, through to the delivery of schemes on site, clearance and discharge of conditions, as well as s106 work. The team work on a variety of residential-led developments across London and the south east.

We have existing experience in Mole Valley, having worked on a number of sites within the district. Our team has garnered a good working knowledge of the local area and how the Council operates. We are familiar with the policies and the planners at the Council and have the skills to communicate effectively with planning decision-makers and stakeholders, adding to our in-depth analysis of the planning system as a whole.

From the promotion of a site and bespoke searches for sites, to our full range of planning services, PRP provides flexibility which enables a tailored approach to be applied to suit our clients' needs.

If you are interested in discussing how we can assist in these areas, please contact a member of our team.



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