

Local Plan

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- Stronger emphasis on meeting ‘Objectively Assessed Need’ (OAN)
- Central Government calculator results in a OAN of 6600 over 15 years
- Continued support for Green Belt (GB) and the phrase ‘Exceptional Circumstances’ means it should only be used after
 - Brown field sites
 - Higher densities in town centres
 - Checking with neighbouring authorities about whether they could accommodate some of the identified need.

Housing Delivery Brown Field

- Brown Field provides 4100 comprising of
 - Existing permissions and allocations
 - Town Centre redevelopment
 - Limited reallocation of Commercial and Retail Land
 - Mixed use redevelopment
 - Targeted increases in suburban densities

Housing Delivery Green Field

- Green Field sites provides 2500 comprising of
 - Urban extensions of existing built up areas (*northern area and Dorking*).
 - Expansion of one or more rural village.
- Why?
- Because; shops, pubs, schools, roads, trains, drains, water pipes, Virgin Fibre, etc etc etc are cheaper to deliver when adjacent to existing communities and will help
- A) Deliver Affordable Homes policy
- B) Sustain new areas and offers shortest travel journeys (school/work)

Housing Delivery Green Field

- Green Field is all undeveloped land consisting of
 - Green Belt
 - Land beyond the Green Belt
- There are no Green Field sites that are not in the Green Belt that are a strategic fit.
- Exceptional Circumstances test has been met.
- Land released will be less than 1% of all Green Field

Housing Delivery Green Field

- Unmet need after exploring all other options is 2500.
- Non-strategic sites (<100 dwellings/site) consist of:-
 - Modest expansion of rural villages
 - Non-strategic urban extensions
- Strategic sites (>100 dwellings/site)
 - Urban extensions
 - Expansions to rural villages

Method of selecting Green Field sites

- Same method for all Greenfield options.
- 1) Strategic fit; development must be adjacent/next to existing areas- not isolated or separate from an existing settlement.
- 2) Constraints; areas ruled out for national planning restrictions
 - AONB
 - AGLV
 - Conservation
 - SSSI
 - Historic Parks and Gardens
 - Flooding
 - Common Land
 - National Trust
 - Aircraft noise

Method of selection Green Field sites

- 3) Green Belt Review; assess the extent to which it fulfills the five (5) purposes of the GB as defined in NPPF
- 4) Sustainability Appraisal; sites assessed against sustainability objectives
- Check for land offered compatible with the 4 criteria.
- Take these lands forward to next step

Process regarding strategic Green Field sites

- Draft 'preferred options' Plan will be put to a Public consultation of 6-8 weeks in Q2 2019
- Review the consultation in Q4 2019
- Submit to inspector Q1 2020 concurrent with further consultation.
- If found sound, approved Q2 2020.

Meanwhile... what's happening?

- Government requires 5 year land supply, measured against OAN (441).
- Our current policies (that can only be changed in a new Local Plan), are delivering around 188 dwellings/year.
- Do not have a 5 year land supply (currently 2.5 years).

..... So what?.....

- When there is not a 5 year land supply and there is not an up to date Local Plan, then
- ‘Tilted Balance’ in favour of development applies to boost the build rate.
- ‘Permission should be granted unless there are national policies of protection that provide a clear reason for refusal, (*Green Belt for instance-DH*) or (*where local policies would otherwise restrict supply-DH*) there would be an adverse impact that would significantly and demonstrably outweigh the benefits of providing additional housing.

Last year

- Major Example is Leatherhead Food Research offices.
- Our local policy protects useable office space on economic land.
- Tilted balance forced us to consider the fact that it had been marketed and vacant for a long time.
- Emphasises need for new Local Plan

Thank you for listening

- Any Questions?

FAQ

Q1 Which strategic sites are being considered in our 'back yard'?

A1 Public consultation is scheduled for Q2 2019.

Q2 What weight is given to NDP?

A2 Titled balance applies.

- FAQ
- Q3 Why make a plan- just rebel and do nothing?
- A3 Cost
- A3a Loss of planning control

- Q4 Will the extra demand on services created by developments neighbouring our District boundary (Howard of Effingham (HoE) for instance) be taken into account?
- A4 HoE was approved on appeal by Secretary of State. This again emphasises the need for a considered local plan that identifies land that is a strategic fit taking into account our partner services.
- A4a A new Local Plan can only look at services required for the new dwellings, and cannot be expected to upgrade services for dwellings

- FAQ
- Q5 How do we know NDP is considered.
- A5
 - Associations should continue to provide representations on planning applications, indicating which NDP policies they consider relevant in each particular case
 - NDP policies will be explicitly listed in the MVDC case report
 - Where a recommendation/decision runs counter to an NDP policy, it will be explained in the case report

Note for diary

- 13th November 7pm.
- Scrutiny Committee will be debating progress so far on the Local Plan.
- Available to view on line by webcam.
- Or attend in public gallery.

More information

- <http://futuremolevalley.org/more-detail/>
- <https://www.molevalley.gov.uk/index.cfm?articleid=33905>