

# Local Development Scheme

## September 2019 - 2021



## **Foreword by Councillor Margaret Cooksey**

The vision for Mole Valley in our council strategy is: **a place where a beautiful environment, enterprise and opportunity combine, creating a vibrant place to live, work, and enjoy.**

The Local Development Scheme is the programme for creating the Future Mole Valley Local Plan. It will support the vision for Mole Valley and help deliver the key priorities which are important to its success:

**Environment: A highly attractive area with housing that meets local need.**

**Prosperity: A vibrant local economy with thriving towns and villages.**

**Community wellbeing: Active communities and support for those who need it.**

The Future Mole Valley Local Plan is being prepared in consultation with our communities and will include plans for how land is used in Mole Valley over a 15 year period. We will set out proposals for the homes and other development that the District will need, balanced against the equally important aim of protecting the environment. We will identify opportunities to create more affordable homes and the facilities that support residents to lead active and productive lives.

Our decisions will be informed by the views and wishes of those who live and work in Mole Valley. While there will inevitably be differing views about development we will be looking to give priority to those which meet the future needs of the District, are consistent with national planning policy, and support the key priorities in the council strategy.

Through the Local Plan, and by implementing the Community Infrastructure Levy, we will help to make sure essential infrastructure is in place to support our growing population. We will work with partners and local communities to identify local needs and priorities for investment.

The Future Mole Valley Local Plan will support the council's key priorities for the district's towns and villages, including those to facilitate the transformation of Leatherhead town centre and the promotion of the culture and economy of the market town of Dorking.

Rural communities and businesses will be supported by planning policies which allow them to thrive. At the same time, we will continue to protect and enhance the natural and built environment and ensure our areas of natural beauty are looked after.

Throughout the process, the council will work with local communities, businesses, parish councils, residents associations, neighbourhood forums and partner organisations. Our aim is to bring forward a local plan that promotes responsible decision making, to deliver sustainable development while safeguarding the places we value.

Margaret Cooksey  
Cabinet Member for Planning

# Contents

|   |   |
|---|---|
| 1. Introduction.....  | 1 |
| 2. Existing Planning Documents.....   | 1 |
| 3. Proposed Planning Documents.....   | 1 |
| 4. Community Engagement.....  | 2 |
| 5. Evidence Base.....   | 3 |
| 6. Neighbourhood Development Plans.....   | 3 |
| 7. Sustainability Appraisal, Strategic Environmental Assessment and Appropriate Assessment..... | 4 |
| 8. Monitoring.....  | 4 |
| 9. More Information.....  | 5 |

## Annexes

|  |    |
|--|----|
| Annex 1 - Existing Planning Policy Documents             | 6  |
| Annex 2 - Profiles of Proposed Planning Policy Documents | 8  |
| Annex 3 - Local Plan Timetable                           | 11 |
| Annex 4 - Local Plan Evidence Base                       | 13 |

## **1. Introduction**

- 1.1 This document sets out the programme for producing a new Local Plan for the period 2018-2033, to be known as the Future Mole Valley Local Plan.
- 1.2 Mole Valley adopted the Community Infrastructure Levy in January 2017. To support the strategic framework set out in a new Local Plan, the Community Infrastructure Levy will also be reviewed. Details of the programmes for both these documents are included.
- 1.3 This Local Development Scheme September 2019 supersedes all previous versions.

## **2. Existing Planning Documents**

- 2.1 The plans and documents that currently make up the Development Plan are listed in Annex 1. These include neighbourhood development plans for the Ashted, Bookham, Capel and Westcott neighbourhood areas.
- 2.2 Mole Valley has published a number of supplementary planning documents. These do not form part of the Development Plan, but do provide guidance on particular planning issues. A list of current supplementary planning documents is also included in Annex 1.

## **3. Proposed Planning Documents**

- 3.1 A profile of the Future Mole Valley Local Plan is provided in Annex 2. In summary, it will set out plans for development in the District over the fifteen years between 2018-2033. It will include targets for delivering new housing, identify locations for new development, and contain policies for guiding the type, scale and mix of new development. It will also set out those areas which will continue to be protected for landscape, heritage or nature conservation purposes.
- 3.2 Once adopted, the Local Plan will supersede the Mole Valley Local Plan 2000, Core Strategy 2009 and Dorking Town Area Action Plan 2012. It will form the basis on which planning applications will be decided in the District. It is a key document in meeting the aims of MVDC's Council Strategy 2019-2024.
- 3.3 The evidence-gathering phase of the Local Plan commenced in 2016 and has, to date included the following items of evidence:
  - Kingston upon Thames and North East Surrey Authorities Strategic Housing Market Assessment, June 2016
  - Economic Development Needs Assessment, updated June 2018
  - Existing Transport Trends & Constraints, March 2017
  - M25 Strategic Noise Assessment, March 2017
  - Duty to Cooperate Scoping Statement May 2017

- Constraints Analysis, May 2017
- Brownfield Call for Sites Sept-Nov 2016 (report published June 2017)
- Brownfield Land Availability Assessment, June 2017
- Sustainability Appraisal Scoping Report and initial assessment of Spatial Strategy Options, June 2017
- Level 1 Strategic Flood Risk Assessment, December 2017
- Gypsy and Traveller Accommodation Assessment, February 2018
- Mole Gap to Reigate Escarpment Special Area of Conservation Air Quality Impact Assessment, June 2018

- 3.4 A public consultation on Issues and Options took place between 1 July and 1 September 2017, entitled Future Mole Valley: Issues and Options. A summary of responses is available online at [www.futuremolevalley.org](http://www.futuremolevalley.org).
- 3.5 The timetable for completion of the Future Mole Valley Local Plan is set out in Annex 3.
- 3.6 It is also proposed to carry out a review of the Community Infrastructure Levy, details of which are set out in Annex 2.
- 3.7 The supplementary planning documents will be reviewed, as required, following adoption of the new Local Plan. As an interim measure, the existing supplementary planning documents will continue to apply where they are consistent with policies contained in the new plan.
- 3.8 On adoption, the council will publish a statement setting out which neighbourhood plan policies remain in conformity with the new Local Plan. It will be open to parish councils or neighbourhood forums to decide whether their neighbourhood development plans need to be reviewed. A review will depend on the extent to which the adopted NDPs remain in general conformity with the new Local Plan and whether neighbourhood forums and parish councils decide to undertake a review.

#### **4. Community Engagement**

- 4.1 The views of those who live and work in Mole Valley are important in shaping future development in the District. We want to ensure there is early and meaningful engagement with neighbourhoods, local organisations and businesses.
- 4.2 With that aim in mind, the first stage of public consultation focussed on key evidence, including about the level of development need and the capacity of the District to absorb development, and the options for addressing development needs. A 'brownfield first' approach has been taken, seeking to make the best use of previously developed land before looking at options for greenfield release. Views

expressed during this first consultation helped to identify preferred strategic options for subsequent work.

- 4.3 One particular preferred option – modest additions to rural villages – has prompted engagement with parish councils and village associations in rural areas. Their feedback will help determine how this particular option is progressed.
- 4.4 Following further evidence gathering and analysis, a second phase of public consultation is proposed around the emerging preferred options. This stage will cover a comprehensive range of economic, social and environmental issues together with more detailed site allocations where appropriate.
- 4.5 A further opportunity for engagement will occur as part of the formal process of submission and examination of the draft Local Plan by an independent inspector. The timetable for all these stages is set out in Annex 3.
- 4.6 Mole Valley will continue to use a wide range of media to provide opportunities for individuals and organisations to input to the process.

## **5. Evidence Base**

- 5.1 Decisions on future development in Mole Valley need to be based on up-to-date and relevant evidence. Since the new Local Plan will cover a wide range of economic, social and environmental issues, the evidence base will likewise be broad in scope.
- 5.2 A list of relevant evidence documents to be prepared is set out in Annex 4. The list is not exhaustive and may need to be supplemented by additional evidence to inform more detailed planning work as choices about the strategic direction of the Plan are made.
- 5.3 Where relevant, input into the evidence base will be sought from stakeholders including infrastructure providers, landowners, statutory consultees and local representative groups such as parish councils and residents' associations.

## **6. Neighbourhood Development Plans**

- 6.1 There are four adopted neighbourhood development plans in Mole Valley:
  - Ashtead, by Ashtead Neighbourhood Forum
  - Bookham, by Bookham Neighbourhood Forum
  - Westcott, by Westcott Village Neighbourhood Forum
  - The Parish Wards of Beare Green, Capel, and Coldharbour, by Capel Parish Council

- 6.2 A fifth neighbourhood area has been agreed in the parish of Ockley.
- 6.3 A sixth neighbourhood area is being proposed at Malden Rushett by the Malden Rushett Community forum. The majority of the area lies within the London Borough of Kingston upon Thames with a small part in the District of Mole Valley.
- 6.4 Responsibility for preparation of these neighbourhood development plans lies with their respective forums or parish councils.
- 6.5 The four neighbourhood development plans listed above are all made and form part of the Development Plan for their respective neighbourhood areas.

## **7. Sustainability Appraisal, Strategic Environmental Assessment and Appropriate Assessment**

- 7.1 As part of the planning process, Mole Valley will appraise the emerging Local Plan against defined economic, social and environmental criteria to demonstrate that the plan is sustainable. This is an ongoing process, using an established set of sustainability objectives developed in partnership with other East Surrey planning authorities to appraise the new Local Plan.
- 7.2 Strategic Environmental Assessment is a similar requirement to appraise emerging plans and programmes, focussing on environmental impacts. This requirement is being met as part of the sustainability appraisal work.
- 7.3 A Sustainability Appraisal Scoping Report and initial assessment of Spatial Strategy Options was published in June 2017, along with the Future Mole Valley Issues and Options consultation. The SA/SEA process is ongoing.
- 7.4 The new Local Plan will also be subject to an appropriate assessment (Habitat Regulations Assessment), which will appraise its impact on European Sites for Nature Conservation. The two sites nearest to Mole Valley are:
  - Mole Gap to Reigate Escarpment Special Area of Conservation
  - Thames Basin Heaths Special Protection Area
- 7.5 The Habitat Regulations Assessment is also an ongoing process and includes engagement with Natural England and consideration of the cumulative effects of plan-making in other local authorities.

## **8. Monitoring**

- 8.1 Progress against the Local Development Scheme will be reported annually in the Mole Valley Authority Monitoring Report.

8.2 The preparation of a Local Plan is complex and can be influenced by many different factors. In particular, the National Planning Policy Framework has recently been updated (January 2019) and has introduced a number of changes to plan-making and national policies. These changes will be taken into account as the Local Plan is developed.

## 9. More Information

9.1 If you have any questions about this or any other local development plan document:

- visit the Future Mole Valley Local Plan website at:

[www.futuremolevalley.org](http://www.futuremolevalley.org)

- contact the Planning Policy team at:

✉ Mole Valley District Council  
Pippbrook, Dorking  
Surrey, RH4 1SJ

💻 [planning.policy@molevalley.gov.uk](mailto:planning.policy@molevalley.gov.uk)

☎ 01306 879281

## Annex 1 – Existing Planning Policy Documents

| Title  | Adopted                            | Document Type <sup>1</sup> |
|--|------------------------------------|----------------------------|
| Saved policies from the Mole Valley Local Plan                         | October 2000                       | DPD                        |
| Core Strategy  | October 2009                       | DPD                        |
| Statement of Community Involvement                                     | October 2016                       | LDD                        |
| Dorking Town Area Action Plan  | December 2012                      | DPD                        |
| Ashted Neighbourhood Development Plan                                  | June 2017                          | NDP                        |
| Bookham Neighbourhood Development Plan                                 | June 2017                          | NDP                        |
| Capel Neighbourhood Development Plan                                   | December 2017                      | NDP                        |
| Westcott Neighbourhood Development Plan                                | December 2017                      | NDP                        |
| Shopfronts and Advertisements  | March 1999                         | SPD                        |
| Design Guidance for House Extensions                                   | October 2000                       | SPD                        |
| Trees on Development Sites   | March 2007                         | SPD                        |
| Built Up Areas Character Appraisal: Ashted                             | February 2010                      | SPD                        |
| Built Up Areas Character Appraisal: Bookham and Fetcham                | February 2010                      | SPD                        |
| Built Up Areas Character Appraisal: Dorking, North Holmwood and Pixham | February 2010                      | SPD                        |
| Built Up Areas Character Appraisal: Leatherhead                        | February 2010                      | SPD                        |
| Affordable Housing: A Guide for Applicants on Core Strategy Policy CS4 | February 2010<br>Updated July 2014 | SPD                        |

<sup>1</sup> DPD = Development Plan Document; LDD = Local Development Document; SPD = Supplementary Planning Document

| <b>Title</b>                              | <b>Adopted</b> | <b>Document Type<sup>1</sup></b> |
|---|----------------|----------------------------------|
| Designing Out Crime                       | December 2011  | SPD                              |
| Landscape                                 | April 2013     | SPD                              |
| Larger Rural Villages Character Appraisal | July 2013      | SPD                              |

In addition to the documents adopted by Mole Valley, the following documents have been produced by Surrey County Council and are relevant to planning in Mole Valley:

| <b>Title</b>  | <b>Adopted</b>          | <b>Document Type</b> |
|---|-------------------------|----------------------|
| Surrey Waste Plan   | May 2008 (under review) | DPD                  |
| The Surrey Minerals Plan (Core Strategy and Primary Aggregates) | July 2011               | DPD                  |
| Minerals Site Restoration                                       | July 2011               | SPD                  |
| Aggregates Recycling  | August 2011             | DPD                  |

The following three documents are not Development Plan Documents or Local Development Documents but have been published as guidance notes:

| <b>Title</b>  | <b>Adopted</b> | <b>Document Type</b> |
|---|----------------|----------------------|
| Policy Statement for 1-41 Lower Road, 33-35 Lower Road and 2 The Mount, Fetcham | October 2002   | Guidance Note        |
| Surrey County Council Vehicular and Cycle Parking Guidance                      | January 2018   | Guidance Note        |
| Mole Valley to Reigate Escarpment Special Area of Conservation Guidance Note    | September 2013 | Guidance Note        |

## Annex 2 – Profiles of Proposed Planning Policy Documents

|                         |   |                               |                              |
|-------------------------|---|-------------------------------|------------------------------|
| <b>Title</b>            | <b>Future Mole Valley Local Plan 2018-2033, including Policies Map</b>  |                               |                              |
| <b>Subject</b>          | Overall planning framework for Mole Valley including spatial strategy, housing and economic strategy, site allocations and detailed planning policies for the period 2018-2033  |                               |                              |
| <b>Coverage</b>         | District wide   |                               |                              |
| <b>Document type</b>    | Development Plan Document   |                               |                              |
| <b>Joint working?</b>   | The Plan will be developed by Mole Valley alone although it will fulfil its duty to cooperate fully with neighbouring authorities throughout the preparation of the plan, and will use opportunities for joint working in obtaining evidence where appropriate. |                               |                              |
| <b>Supersede plans?</b> | Will supersede the Core Strategy 2009, saved policies of the Local Plan 2000, and Dorking Town Area Action Plan 2012.   |                               |                              |
| <b>Timetable</b>        | <b>Stage</b>  | <b>Regulation<sup>2</sup></b> | <b>Date</b>                  |
| <b>Completed</b>        |   |                               |                              |
|                         | Initial Evidence gathering (including Call for Sites 1 - brownfield land)   |                               | Spring 2016 to Spring 2017   |
|                         | Issues and options consultation   | R.18                          | Summer 2017                  |
|                         | Preferred options selected  |                               | November 2017                |
|                         | Call for Sites 2 – greenfield land  |                               | Winter 2017/18               |
|                         | Discussions with parish councils and village associations on modest additions to rural villages   |                               | January 2018 – February 2019 |
|                         | Continued evidence gathering and site analysis  |                               | Summer 2018 – Summer 2019    |
| <b>Proposed</b>         |   |                               |                              |
|                         | ‘Preferred Options’ Draft Plan consultation   | R.18                          | February – March 2020        |
|                         | Review responses and prepare Submission Plan  |                               | Spring 2020                  |
|                         | Submission Version consultation   | R.19                          | Autumn 2020                  |
|                         | Submission  | R.22                          | Winter 2020                  |

<sup>2</sup> Town and Country Planning (Local Planning) (England) Regulations 2012



| Timetable | Stage       | Regulation <sup>3</sup> | Date        |
|-----------|-------------|-------------------------|-------------|
|           | Examination | R.24                    | Summer 2021 |
|           | Adoption    | R.26                    | Winter 2021 |

| Title            | Community Infrastructure Levy Review – 2018 |                              |             |
|------------------|---|------------------------------|-------------|
| Subject          | A revised CIL charging schedule             |                              |             |
| Coverage         | District wide                               |                              |             |
| Document type    | Local Development Document                  |                              |             |
| Supersede plans? | Supersedes CIL charging schedule 2016       |                              |             |
| Timetable        | Stage                                       | Regulation(CIL) <sup>4</sup> | Date        |
|                  | Draft charging schedule consultation        | R.16                         | Autumn 2020 |
|                  | Submission                                  | R.19                         | Winter 2020 |
|                  | Examination                                 | R.20                         | Summer 2021 |
|                  | Adoption                                    | R.25                         | Winter 2021 |

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<sup>3</sup> Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>4</sup> The Community Infrastructure Regulations 2010, as amended

**Annex 3 – Local Plan Timetable**

|  | 2019 |    |    | 2020 |    |    |    | 2021 |    |    |
|--|------|----|----|------|----|----|----|------|----|----|
|  | Q2   | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 |
| Continued evidence gathering and analysis    |      |    |    |      |    |    |    |      |    |    |
| Assessment of strategic sites                |      |    |    |      |    |    |    |      |    |    |
| Infrastructure planning                      |      |    |    |      |    |    |    |      |    |    |
| Statements of common ground                  |      |    |    |      |    |    |    |      |    |    |
| Preferred Options Plan consultation (Reg 18) |      |    |    |      |    |    |    |      |    |    |
| Prepare Submission Plan                      |      |    |    |      |    |    |    |      |    |    |
| Submission Plan consultation (Reg 19)        |      |    |    |      |    |    |    |      |    |    |
| Submission                                   |      |    |    |      |    |    |    |      |    |    |
| Examination                                  |      |    |    |      |    |    |    |      |    |    |
| Adoption                                     |      |    |    |      |    |    |    |      |    |    |

## Annex 5: Local Plan Evidence Base

| Study                                       | Purpose   | Comments   |
|---|---|--|
| Strategic Housing Market Assessment         | Determine the objectively assessed needs for housing, including housing mix and affordable housing.                 | Published June 2016. Now partly superseded by the standard methodology for calculating objectively assessed need in the revised NPPF.  |
| Economic Development Needs Assessment       | Determine the objectively assessed needs for economic development.  | Published June 2017. Addendum update June 2018.  |
| Constraints Analysis (including Green Belt) | An assessment of the key constraints on development in Mole Valley, including NPPF para 14, footnote 9 constraints. | Report published June 2017. Identifies requirement for further work on Green Belt Review and Habitats Regulations Assessment, in order to inform development and selection of strategic option(s). Update to be published with preferred options plan. |
| M25 Strategic Noise Assessment              | Assess noise issues along M25 corridor and their implications for future housing development                        | Completed March 2017 and published June 2017 with Constraints Analysis.  |
| Existing Transport Trends and Constraints   | Establish evidence base on transport-related data and constraints relevant to Local Plan                            | Completed March 2017 and published June 2017 with Constraints Analysis.  |
| Duty to Cooperate Scoping Statement         | Identify scope of negotiations with neighbouring authorities and other bodies under the Duty to Cooperate           | Completed May 2017 and published June 2017. Will be superseded by statements of common ground to accord with revised NPPF.   |

| Study                                     | Purpose   | Comments  |
|---|---|---|
| Brownfield Land Availability Assessment   | Analysis of availability of previously developed land to inform Issues and Options consultation.  | Published June 2017, following 2016 Brownfield Call for Sites. Further engagement with landowners and developers required prior to Preferred Options consultation. To be incorporated in Strategic Housing and Employment Land Availability Assessment and inform selection of preferred option(s) including detailed site allocations. |
| Infrastructure Delivery Plan              | Summary of plans and programmes by MVDC and partner organisations to deliver new or improved infrastructure and public services   | Last updated December 2015 for the purposes of supporting CIL draft charging schedule. Further updates required as Local Plan progresses, including through ongoing engagement with infrastructure providers.   |
| Strategic Flood Risk Assessment – Level 1 | To assess areas at risk from flooding.  | Published December 2017. Level 2 SFRA to be undertaken as appropriate to support development and selection of preferred option(s) and flooding policy framework in draft Plan.  |
| Ageing Population Housing Assessment      | To analyse the specific housing needs arising from an ageing population in Mole Valley, including future needs for accommodation with care in Mole Valley and affordability issues for specialist housing and nursing care. | Assessment underway. To inform selection of preferred strategic option(s) and preparation of appropriate policy framework in draft Plan.  |
| Affordable Housing Strategy               | To analyse needs for affordable housing, including overall level of need, tenure mix to address local needs and viability issues relating to delivery of affordable housing alongside market housing                        | To enable preparation of appropriate affordable housing policy framework in draft Plan  |

| Study   | Purpose   | Comments   |
|---|---|--|
| Traveller Accommodation Assessment                            | To assess the need for traveller accommodation in Mole Valley.  | Gypsy and Traveller Accommodation Assessment published February 2018. To inform site allocations for additional gypsy and traveller sites and preparation of appropriate policy framework in draft Plan.   |
| Strategic Housing and Employment Land Availability Assessment | Identify land that is suitable, available and deliverable to meet the needs for housing and employment land.  | To draw on Brownfield Land Availability Assessment and Greenfield Call for Sites. Required to inform development of preferred brownfield and greenfield option(s) and inclusion of site allocations in draft Plan. Will be published with Draft Plan (Reg 18). |
| Settlement boundary reviews and site allocation               | To review existing rural village boundaries and possible site allocations in consultation with parish councils and village associations   | To inform development of preferred option for modest additions to rural villages. Meetings held during January-February 2018 and July- September 2018.   |
| Strategic Transport Modelling                                 | To model the transport implications of alternative strategic option(s)  | Dorking Town Centre Study and Transform Leatherhead traffic modelling in progress. Additional strategic-level modelling underway by Surrey County Council to inform development and selection of preferred strategic sites                                     |
| Town Centres  | Review work carried out for the Dorking Town Area Action Plan and Transform Leatherhead study, carry out additional retail assessment as necessary, and incorporate objectives into Local Plan. | To inform further development of brownfield development option(s) and enable preparation of appropriate town centre policy framework in draft Plan   |
| Neighbourhood Centres   | Review boundaries and policy framework for District and Local Centres providing   | To enable preparation of appropriate neighbourhood centre policy framework in draft Plan   |

| Study   | Purpose   | Comments   |
|---|---|--|
|   | local shopping and other facilities not within town centre locations.   |  |
| Landscape Character Assessment                          | To assess the character and value of landscape in Mole Valley.  | A landscape character assessment carried out by Surrey County Council in partnership with other Surrey authorities was published in 2015 and will be drawn on as part of the evidence base. Account will also be taken of any emerging conclusions from a review of the Surrey Hills Area of Outstanding Natural Beauty boundary by Natural England. |
| Habitats Regulation Assessment (Appropriate Assessment) | Assesses the new Local Plan on European sites for nature conservation.  | An ongoing process, to inform selection of preferred strategic option(s) and preparation of appropriate policy framework in draft Plan.  |
| Green Infrastructure Strategy                           | To review green spaces and the extent to which they meet sporting, recreational, biodiversity, and well-being objectives. | A PPG17 Open Space assessment was published in 2007. The GI strategy will build on and update this study as appropriate, along with other relevant data and strategies, including MVDC's Health and Wellbeing Strategy. To inform selection of preferred option(s) and preparation of appropriate policy framework in draft Plan.                    |
| Heritage Assessment                                     | To prepare a strategy for conservation and enjoyment of the historic environment in Mole Valley.                          | To inform preparation of appropriate policy framework in draft Plan  |
| Optional Technical Standards                            | To gather evidence to determine whether there is a need for additional standards, covering Accessibility and              | To inform preparation of appropriate policy framework in draft Plan  |

| Study   | Purpose   | Comments   |
|---|---|--|
|   | Wheelchair Housing Standards, Water Efficiency Standards, Internal Space Standards and any other related Optional Technical Standards introduced during plan preparation. |  |
| Parking standards   | To establish parking requirements for new development.  | To inform preparation of appropriate policy framework in draft Plan  |
| Design and Amenity  | To review Development Management policies on design, layout and amenity including development of residential garden land; and development in rural areas.                 | To inform preparation of appropriate policy framework in draft Plan  |
| Sustainability Appraisal and Strategic Environmental Assessment | To appraise emerging options and draft Plan against economic, social and environmental criteria.  | An ongoing process, to inform selection of preferred strategic option(s) and preparation of appropriate policy framework in draft Plan.  |
| Viability Assessment for Whole Plan                             | Assesses the cumulative impact of Local Plan policies on development viability to ensure that the objectives of the Plan are deliverable.                                 | Whole plan viability testing including an assessment of viability for affordable housing, community infrastructure levy charging rates, and sustainable construction requirements. |
| Monitoring Framework  | Develop an appropriate Monitoring Framework for the policies contained in the Future Mole Valley Local Plan, to inform preparation of Authority                           | To inform inclusion of appropriate monitoring framework in draft Plan  |

| Study | Purpose   | Comments |
|-------|---|----------|
|       | Monitoring Reports following adoption of the Plan |          |