

# Changes to the Policies Map

Draft Mole Valley Local Plan 2020-2037  
Proposed Submission Version - Regulation 19



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## **1. Introduction**

**1.1** The National Planning Policy Framework (NPPF) requires land-use designations and allocations to be identified on a policies map. Planning Practice Guidance states that the policies map should illustrate geographically the policies in the plan and be reproduced from, or based on, an Ordnance Survey map. If the adoption of a local plan would result in changes to a previously adopted policies map, when the plan is submitted for examination, an up to date submission policies map should also be submitted, showing how the adopted policies map would be changed as a result of the new plan.

**1.2** In accordance with the requirements above, this document sets out the proposed additions, amendments and deletions from the adopted Proposals Map that shows the spatial designations of the Local Plan (LP) (2000), Core Strategy (CS) (2008) and Dorking Town Area Action Plan (DTAAP) (2012). An interactive Policies Map has also been created that shows all of the proposed spatial designations demonstrated in this document.

**1.3** This adopted Proposals Map produced will be superseded by a new Policies Map for the new Local Plan which will include the changes identified in this document. The new Policies Map remains in draft form until the date the Local Plan is formally adopted.

## **2. Changes to the Policies Map**

**2.1** The changes listed in the tables below include proposed additions, amendments and deletions from the existing Policies Map (2000) and subsequent changes set out in the Core Strategy (2008) and DTAAP (2012). Those that are to be taken forward with no change are also shown at the end of this section.

## 7. Green Belt Boundary Anomalies

This section details a number of minor boundary changes which are proposed to correct anomalies in the current definition of the Green Belt boundary and ensure that it accords with guidance in the NPPF.

Over time, some anomalies have arisen or come to the attention of the Council concerning the current alignment of the Green Belt boundary. These have arisen because there have been changes in circumstances on the ground since the current Green Belt boundary was defined and/or because advice on how the Green Belt boundary should be defined has been updated.

The Local Plan review presents an opportunity to ensure that the Green Belt boundary is up to date and follows consistent criteria throughout the District. This is a separate process from the identification of sites for housing.

When defining Green belt boundaries, the NPPF (paragraph 139) states that local planning authorities should, among other things "*Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*". Account should also be taken of the extent to which it is necessary to keep land permanently open.

With this guidance in mind, a number of minor changes to the current Green Belt boundary are proposed. While changes to the Green Belt should normally take place where exceptional circumstances have been demonstrated, the limited extent of these changes mean that they would have no material impact on the function of the Green Belt, and are only proposed to ensure that the boundary on the ground is consistent paragraph 139 of the NPPF.

All the proposed changes are around the five built up areas of Dorking, Leatherhead, Ashted, Fetcham and Bookham.

The proposed boundary changes are shown on the policies map and listed below. Map extracts are provided to show the existing and proposed location of the Green Belt boundary.

There are similar anomalies in the boundaries of many of the rural villages. However, these have been addressed as part of the wider review of village boundaries, under the strategic option of Modest Additions to Rural Villages. The proposed new village boundaries are shown on the policies map.

**Green Belt Boundary Anomalies: Ashtead**

Ref	Address	Justification	Map
AS01	44 Harriotts Lane	<p>This is a detached house, set behind other properties on Harriotts Lane, within large grounds. The existing Green Belt boundary cuts through the middle of the garden. The house itself is mostly within the Green Belt and the plot is on the edge of a large area of open land, comprising school playing fields. The Green Belt is also very narrow here between the settlement of Ashtead and the M25. To avoid impacting on the openness of the Green Belt, it is proposed that the Green Belt boundary is redrawn along the rear garden boundaries of 36-42a Harriotts Lane, leaving the entire plot at no. 44 in the Green Belt.</p>	

Ref	Address	Justification	Map
AS02	2-18 Harriotts Lane and 1-6 Heathfield Close	<p>The existing Green Belt boundary cuts through a row of rear gardens (Harriotts Lane), although the alignment changes to the south to follow the rear garden boundaries. 1-6 Heathfield Close are relatively new dwellings (permitted in 2000), which were built on the site of a former builders yard. The houses themselves are within the built-up area, but the front gardens of no.'s 1-5 are in the Green Belt, as is the side garden/parking area of no. 6.</p> <p>It is proposed to realign the Green Belt boundary to follow the property boundaries along Harriotts Lane and the edge of the access road to Heathfield Close. However, the small parcel of land immediately west of the access to 1-6 Heathfield Close would remain in the Green Belt, as this has a more open character.</p>	

