

## **Martyn Williams Report for LRA meeting on Monday 1<sup>st</sup> October 2018**

### Forward Planning Group

1)-The Local Plan-Housing, - a report on the planners' preferred options regarding greenfield sites that might be suitable for development (inc. Green-belt sites) was scheduled for release for consultation in the Autumn, but now won't be released before early 2019.

-5 villages are being considered for modest expansion (Beare Green, Boxhill, Capel, Leigh and Westhumble). Consultations are underway.

-The most recent projection from the Office for National Statistics predicts that future housing demand may be less than previously predicted. However MVDC planners anticipate that this will not result in any significant reduction in their housing targets for which an update is awaited from HMG.(previously assessed over the next 5 years at 437-502 units p.a., with a shortfall of between 45-50% of these numbers. But these numbers may have been significantly reduced once permitted constraints such as Green-belt, AONB and flood-risk areas were taken into account.)nly

-Commercial building stock: -whilst there have been many prior approvals for conversion of offices to residential, only a small proportion have been built (approx. 15% or approx. 5% of total office stock). It is considered that there is currently sufficient land to meet likely future office demand and also that there is sufficient land for industrial development(although some office land could be made available for industrial use ). So,-no change

-Other-green infrastructure and heritage strategies being formulated-no change

2)-Transform Leatherhead- the next public meeting is to take place on Wednesday 17<sup>th</sup> October in the Theatre at 7.00 p.m.

- The Swan Centre: - work on the car park started in early September.

- Claire/James House-public consultation proposals from MVDC showed 4 options, all of which were very much taller than the existing buildings(one twice as high). A strong letter of objection was submitted.no change

- Bull Hill-development proposals to be reconsidered only when the results of the Transport Study are available. So, no change

- Transport Study-in hand and preliminary results likely to be available by the end of the year. No change

3-Kingston House Gardens: -Clarion have lodged a planning application as per their last consultation proposals. A strongly worded objection to the plans was lodged. Clarion then asked for a meeting. At the meeting revised plans were shown which met many of the criticisms relating to Block A, but none relating to Blocks B and C. Clarion said that these revised plans would be submitted to the planners in substitute for the existing version. LRA confirmed that once this happens they will submit a new representation acknowledging the changes, but repeating the outstanding criticisms.

### Other non-FPG matters

Tree Preservation Orders (TPOs)-each council is required to implement the legislation regarding the preservation of trees. This stipulates that trees which provide a high degree of amenity and which may be in danger should be protected. Trees may be single specimens, groups or whole areas. All trees in a conservation area are protected.

The definition of “amenity” is deliberately vague, but, in general, trees must be a) visible by the public b) in healthy condition c) have specific attributes such as size or form, rarity or historic value, contribution to landscape .

Mole Valley has a very large number of trees and as a result the Council has to be selective in how many it protects with TPOs.