

[Online Services » \(https://molevalley-self.achieveservice.com/MyServices\)](https://molevalley-self.achieveservice.com/MyServices)

[Home \(index.cfm?articleid=2189\)](#) / [Building / Planning \(index.cfm?articleid=16303\)](#) / [Planning Applications \(index.cfm?articleid=17256\)](#) / [Planning Development Advice and Guidance \(index.cfm?articleid=17658\)](#)

Planning Development Advice and Guidance

Unfortunately, Mole Valley District Council (MVDC) are currently unable to offer any pre-application advice.

During the design process, developers of residential or commercial sites need to incorporate a number of standards in the development, including provision for parking and refuse.

New Development in the Green Belt

MVDC often gets calls from customers who are being offered the 'chance' to buy a piece of land within the Green Belt, with a view to building a new dwelling. Please be aware that the development of new dwellings within the Green Belt is contrary to national and local planning policies, and will not be granted planning permission.

Parking Standards

Surrey County Council is the Highways Authority for Mole Valley providing guidance on highway issues. The document 'Vehicular and Cycle Parking Guidance' was originally published by Surrey County Council in January 2012, and updated in January 2018 to keep pace with emerging technology. It is intended to be used flexibly and when considered appropriate within local planning policy by the district and borough councils in Surrey (see 'Internet Links').

In the future, MVDC may publish district-specific parking standards based on the Guidance, but adapted to local circumstances. In the interim, the Guidance will be the starting point for decisions about parking provision on development sites, and is more up to date than the provisions of Policy MOV5 (Parking Standards) of the Mole Valley Local Plan.

Developments will normally be expected to accord with the Guidance. The Planning Authority will consider exceptions based upon the circumstances on site, including highway conditions, availability of on-street parking, and the accessibility of alternative modes of transport. Prospective developers are therefore advised to seek pre-application advice from Surrey County Council about parking requirements on a specific site (see 'Internet Links').

Sustainable Drainage (SuDS)

Since 6th April 2015, Sustainable Drainage Systems for all major development has been delivered through the planning process, and Surrey County Council, in its capacity as Lead Local Flood Authority (LLFA), is now a statutory consultee on surface water management drainage issues. An advice note, required evidence to demonstrate compliance, a Pro-Forma, and details of Pre-application charges are available on the Surrey County Council website (see 'Internet Links').

Refuse and Recycling Arrangements

MVDC Environmental Services provide advice and guidance for developers to ensure that provisions for refuse and recycling services are made during the planning process (see 'Downloads').





Permitted Development (PD)

In most cases, you will also need planning permission to change the use of your premises, for example from a shop to an office or from a house to bedsits. However, PD rights (i.e. planning permission is not required), among others, allow the change of use of offices (Class B1a) to residential (Class C3) use, provided the property is not listed, within a conservation area or a safety hazard area, and PD rights have not been removed with an Article 4 Direction (see 'Related Pages'). The developer must submit details of the proposal to MVDC, who then have 56 days to decide if prior approval is required.

Telecommunications

For more information about applications relating to telecommunication masts, please see the document 'Code of Best Practice on Mobile Network Development in England' (see 'Downloads') or view the 'Guidance Note for Prior Notification of Telecommunication Permitted Development (pdf)' (see 'Internet Links').

Downloads:

-  [MVDC Design Guidance for House Extensions \[454kb\] \(/media.cfm?mediaid=3461\)](#)
-  [MVDC Shop Front Design Guide \[3.1Mb\] \(/media.cfm?mediaid=309\)](#)
-  [Designing Out Crime - Supplementary Planning Document \(SPD\) \[752kb\] \(/media.cfm?mediaid=14113\)](#)
-  [MVDC Waste and Recycling Advice for Developers \[44kb\] \(/media.cfm?mediaid=16711\)](#)


Related Pages

- [Pre-Application Advice \(index.cfm?articleid=17683\)](#)
- [Do I need Planning Permission? \(index.cfm?articleid=17594\)](#)
- [Proposals Map \(index.cfm?articleid=17340\)](#)
- [Adopted Planning Policy Documents \(index.cfm?articleid=17327\)](#)
- [Guidance Documents and Sustainability Appraisal \(index.cfm?articleid=17339\)](#)
- [Planning Constraints \(index.cfm?articleid=17646\)](#)
- [CIL and Affordable Housing Contributions \(index.cfm?articleid=17665\)](#)
- [Planning Application Forms and Fees \(index.cfm?articleid=17603\)](#)
- [How to Submit a Planning Application \(index.cfm?articleid=17689\)](#)
- [Article 4 Directions & Restrictions on Permitted Development \(index.cfm?articleid=32247\)](#)

Internet Links

- [Surrey County Council Parking Strategy \(https://www.surreycc.gov.uk/roads-and-transport/policies-plans-consultations/transport-plan/surrey-transport-plan-strategies/parking-strategy\)](https://www.surreycc.gov.uk/roads-and-transport/policies-plans-consultations/transport-plan/surrey-transport-plan-strategies/parking-strategy)
- [Surrey County Council Highways Pre-Application Advice \(https://www.surreycc.gov.uk/land-planning-and-development/planning/transport-development/charging-for-pre-application-advice\)](https://www.surreycc.gov.uk/land-planning-and-development/planning/transport-development/charging-for-pre-application-advice)
- [Surrey County Council SuDS Planning Advice \(https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/suds-planning-advice\)](https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/suds-planning-advice)
- [National Planning Practice Guidance \(https://www.gov.uk/government/collections/planning-practice-guidance\)](https://www.gov.uk/government/collections/planning-practice-guidance)
- [National Planning Policy Framework - NPPF \(pdf\) \(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- [Outdoor advertisements and signs: a guide for advertisers \(https://www.gov.uk/government/publications/outdoor-advertisements-and-signs-a-guide-for-advertisers\)](https://www.gov.uk/government/publications/outdoor-advertisements-and-signs-a-guide-for-advertisers)
- [The Planning Portal \(https://www.planningportal.co.uk/\)](https://www.planningportal.co.uk/)
- [The Planning System \(https://www.planningportal.co.uk/info/200127/planning/102/about_the_planning_system\)](https://www.planningportal.co.uk/info/200127/planning/102/about_the_planning_system)
- [Guidance Note for Prior Notification of Telecommunication Permitted Development \(pdf\) \(https://ecab.planningportal.co.uk/uploads/1app/guidance/guidance_note_prior_notification_telecoms.pdf\)](https://ecab.planningportal.co.uk/uploads/1app/guidance/guidance_note_prior_notification_telecoms.pdf)
- [Code of Best Practice on Mobile Network Development in England \(http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub\)](http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub)

MVDC is not responsible for the content of external internet sites.

 [Listen to article \(http://app.eu.readspeaker.com/cgi-bin/rsent?customerid=6653&lang=en_uk&readid=readable_content&url=](http://app.eu.readspeaker.com/cgi-bin/rsent?customerid=6653&lang=en_uk&readid=readable_content&url=)

Last Updated: 09/09/2019

Mole Valley District Council

Pippbrook

Dorking

Surrey
Printer Friendly Version (index.cfm?articleid=17658&detailid=&contactid=&articleaction=print)

RH4 1SJ

01306 885001

01372 376533 ([Emergency out of hours \(index.cfm?articleid=17697\)](#))

[Sign up to our monthly enewsletter \(https://molevalley.us12.list-manage.com/subscribe?u=8cfe23e6afd68098d965d889e&id=4085181260\)](https://molevalley.us12.list-manage.com/subscribe?u=8cfe23e6afd68098d965d889e&id=4085181260)

[View Map](#)

(<https://www.google.co.uk/maps/place/Dorking,+Surrey+RH4+1SJ/@51.2356476,-0.3253116,17z/data=!3m1!4b1!4m2!3m1!1s0x4875e6e21161676b:0x96e23d1c482beafa>)

[Dorking \(index.cfm?articleid=16752\)](#)

[A-Z of Services \(index.cfm?articleid=16573\)](#)

[Help us improve \(http://www.molevalley.gov.uk/index.cfm?articleid=17859&ar3=17658\)](http://www.molevalley.gov.uk/index.cfm?articleid=17859&ar3=17658) [molevalley.gov.uk](#)

[Contact Us \(index.cfm?articleid=17697\)](#)

[Webcasting \(index.cfm?articleid=17014\)](#)



[For general enquiries use **Report it** \(http://www.molevalley.gov.uk/index.cfm?articleid=17455\), **Apply for it**](http://www.molevalley.gov.uk/index.cfm?articleid=17455)


[\(http://www.molevalley.gov.uk/index.cfm?articleid=17218\)](#) or **Contact Us** (<http://www.molevalley.gov.uk/index.cfm?articleid=17697>)

[Terms and Conditions \(index.cfm?articleid=30629\)](#)

[Social Media \(index.cfm?articleid=17836\)](#)

[Site Map \(index.cfm?articleid=18340\)](#)

 (<https://twitter.com/MoleValleyDC>)  (<https://www.facebook.com/pages/Dorking-United-Kingdom/Mole-Valley-District-Council/145716292137321?>

[v=wall&ref=sgm](#))  (<https://www.youtube.com/user/molevalleydc?feature=mhum>)  (<https://instagram.com/molevalleydc/>) 

(<https://www.linkedin.com/company/mole-valley-district-council/>)

[Jobs at Mole Valley \(http://www.jobsatmolevalley.co.uk\)](http://www.jobsatmolevalley.co.uk)

[Dorking Halls \(http://www.dorkinghalls.co.uk\)](http://www.dorkinghalls.co.uk)

[Transform Leatherhead \(http://www.transformleatherhead.com\)](http://www.transformleatherhead.com)

[Meadowbank Park \(http://www.meadowbankdorking.co.uk\)](http://www.meadowbankdorking.co.uk)

[The Deepdene Trail \(http://www.deepdenetrail.co.uk\)](http://www.deepdenetrail.co.uk)

© 2019 Mole Valley District Council