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Mr Mark Brodie  
Planning Department  
Mole Valley District Council  
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15 September 2019

Dear Mr Brodie

**MO/2019/1345 - The Old House, Guildford Road, Westcott**

I refer to the application above and write in my capacity as the lead for planning matters for Westcott Village Association (WVA).

You may be aware that the WVA occasionally makes representations on behalf of the Westcott community and specifically with regard to compliance with the Westcott Neighbourhood Development Plan (WNDP).

The WVA has now met to go through this application which we note broadly meets the WNDP criteria, particularly in respect of the provision of housing in the context of policies WNDP1 and WNDP2.

Having said this, we note that a number of concerns have been raised by residents in correspondence with MVDC and we wish to amplify some of these concerns.

In the event that MVDC is minded to consent this scheme we would want to ensure that the following concerns are appropriately addressed:-

1. Ingress and egress from the site on Chapel Lane needs to be carefully considered to ensure public safety. Please note that Chapel Lane is a constrained vehicular access for residents and businesses and, importantly, it is also a towpath. WNDP Policy 3 seeks to protect existing pedestrian routes. The Planning Department should look carefully at the whole issue of access during and post construction.
2. The application falls within the Conservation Area and the historic wall contributes positively to its character. Access to the development will involve the demolition of a part of the wall to create a new access as well as rebuilding the northern section to be incorporated within Unit 1. We would expect the Planning Department of MVDC to pay particular attention to this aspect of the plans to ensure no adverse impact on the character of Chapel Lane.
3. Concerns have also been raised about the balcony proposed for Unit 1 at the north end of the new development. We trust you will consider this aspect carefully to ensure that the location and design of this is compliant with standards set in your overlooking policy.

Yours sincerely,

James Leaver

Planning Lead, Westcott Village Association