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Mr David Webb

Planning Department

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15 September 2019

Dear Mr Webb

MO/2019/1452 - The former Cricketers Public 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 discuss this application and I am writing on their behalf.

The reduction in the number of residential units to two is an improvement on the previous scheme which was rejected by the Inspector at appeal.

Having said this WVA's principal concerns continue to relate primarily to car parking provision. Policy WNDP4 of the WNDP requires two off street car parking spaces per unit of 2 bedrooms or larger. In this case the requirement would therefore be for four off-street car parking spaces.

Given the fact that the property sits at the junction of the A25 (Guildford Road) and Heath Rise there are double yellow lines immediately in front of the property. We therefore hold the view that this scheme should provide its own off street car parking solution in full to avoid casual parking on third party land.

The applicant is proposing to provide two covered parking spaces, each measuring 5000mm x 2500mm. These spaces are too small to be used conveniently on a day to day basis. For example the 2019 models of the BMW X5 and Porsche 911 in the applicant's elevation drawings measure 4922 x 2218 and 4519 x 2024 respectively. We believe a reconfiguration of the covered parking spaces, storage areas and shared bin store might be able to address this point.

Yours sincerely,

James Leaver

Planning Lead, Westcott Village Association