



Planning Department  
Mole Valley District Council  
Pippbrook  
Dorking  
RH4 1SJ

4 June 2021

Dear Sirs

**MO/2021/0675/PLA**

**Deerleap Bungalow, Coast Hill Lane, Westcott, Dorking, Surrey, RH4 3LH  
Erection of partially submerged dwelling with integral garage and sedum roof  
following demolition of existing dwelling and multiple structures on site**

I write in my capacity as planning lead for Westcott Village Association (WVA). WVA occasionally makes representations, as consultee, on behalf of the Westcott community.

We are aware of the recent planning history in respect of this property and, notwithstanding some minor concerns with respect to increased massing and the size of the east facing windows (possible light pollution in the Green Belt and AONB), we are encouraged to see a more sensitive design for the replacement dwelling.

Some concern has been raised with WVA by near neighbours in respect of access onto the site, particularly during the construction phase, and we note that the applicant is also aware of this. Paragraph three of the Design and Access Statement states *"Vehicle access to the site is via a long single track leading from Balchins Lane to the East, with very limited manoeuvrability on site restricting the ability to enter and leave site in a forward gear. Pedestrian access is also possible via a public footpath to the West of the site leading off Coast Hill Lane"*.

Balchins Lane is a single track lane which provides access to a significant number of houses, businesses and agricultural activities. Importantly this stretch of Balchins Lane is also a popular walking and equestrian route connecting Bridleways 129 and 123 and various

Mr James Leaver

Melrose

Logmore Lane

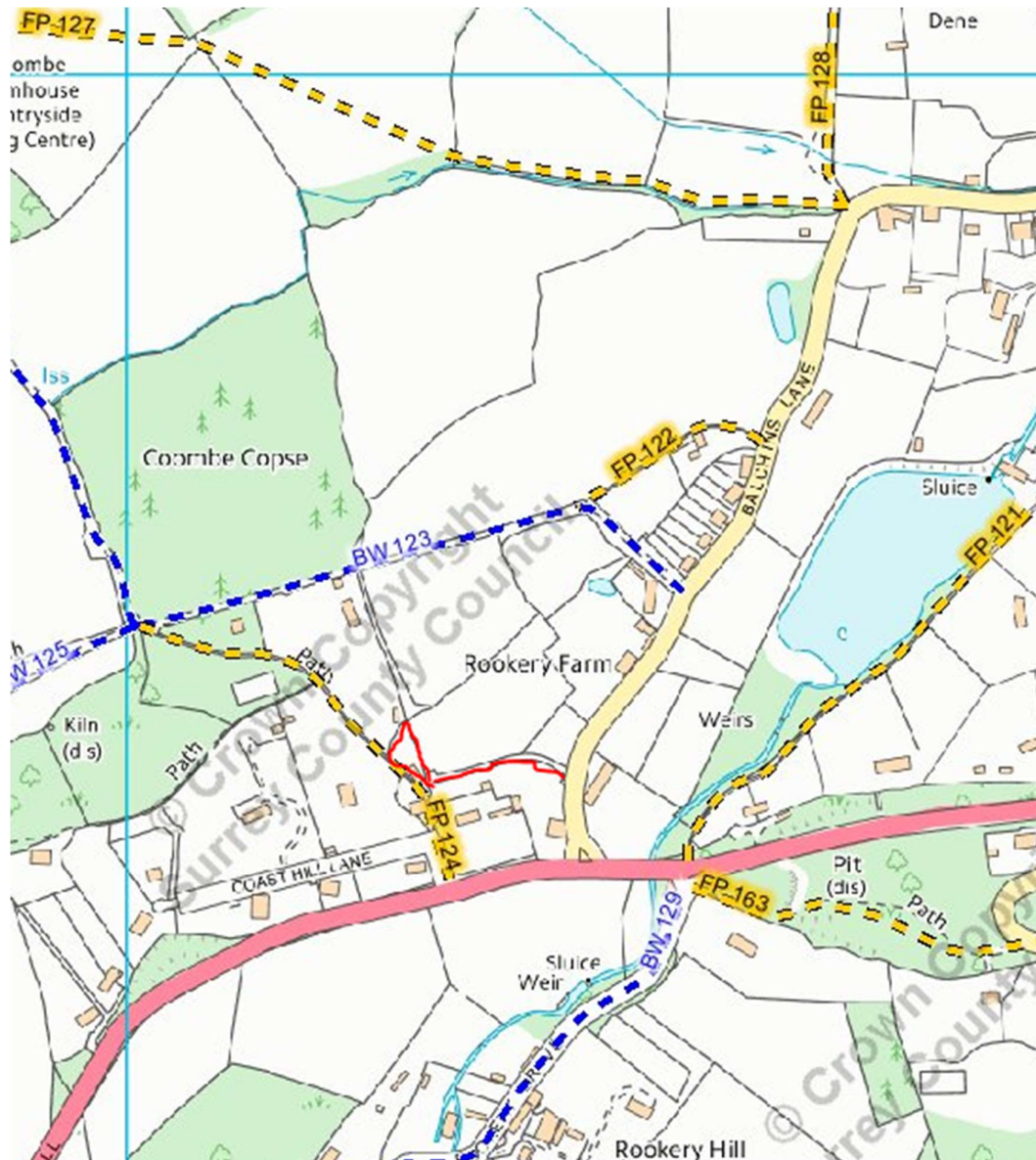
Westcott

Dorking

Surrey, RH4 3JY

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footpaths to the west of the village. It is also the connecting roadway through Westcott for the new Leith Hill Greenway route.



If the Council is minded to approve this application please can we request that the conditioning of any permission focusses on construction access. Given the limited manoeuvring space on, off and within the site, we believe this will need to be very carefully managed to prevent the obstruction of the public highway and ensure safe passage for the numerous other users as well. This will only be achieved with the use of suitably sized vehicles and plant on site and delivering to it.

Yours faithfully

James Leaver  
Planning Lead, Westcott Village Association