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Planning Department

Mole Valley District Council

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21 July 2021

Dear Sirs

MO/2021/1197/PLA

Dene Farm, Hole Hill, Westcott, Dorking, Surrey, RH4 3LS

Demolition of existing industrial units and erection of 8 No. dwelling houses (4 x 3-bed and 4 x 2-bed) with associated parking spaces, landscaping, bin and bicycle storage.

I refer to the proposal 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 discussed this proposal and I am writing on their behalf.

The applicant and their architects have shared the planning application drawings with us prior to submission and we wanted to make you aware that, whilst not necessarily wishing to object to the application, we invited the applicant to re-consider the following aspects of the scheme:-

1. We think the reference in 2.1.3 to the local vernacular for agricultural buildings as a design consideration for the use of aluminium or zinc roof covering is incorrect. We think a slate or clay tile roof would be more appropriate in this location;
2. On the landscape drawing private terraces are shown and we note how small these private areas are. The "garden" beyond is shared? How much shared garden is proposed for the development and how would this be managed?
3. Timber decking is not long lasting unless composite or imitation and this would not be appropriate in this open location. We suggest natural stone paving might be more appropriate.
4. Timber cladding should be natural and not composite/ imitation in this location;
5. Parking - 6.1 - reference is made to Surrey County Standards and the provision of 15 spaces. Policy WNDP 4 in the Westcott Neighbourhood Plan seeks a minimum of 2 off street parking spaces per 2 bedroom dwelling or larger. Please incorporate another car parking space.

We hope these comments are helpful.

Yours faithfully,

James Leaver

Planning Lead, Westcott Village Association