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Dear Sirs

MO/2021/1744/PLA

The Vicarage, Guildford Road, Westcott, Dorking, Surrey, RH4 3QB

Conversion of existing vicarage to a pair of semi-detached dwellings, including demolition of side extension, conversion of outbuilding to a studio dwelling, construction of detached dwelling and construction of a new detached vicarage.

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 mostly with regard to compliance with the Westcott Neighbourhood Development Plan (WNDP).

I can confirm that the Diocese and their architects have consulted extensively with the WVA at all stages in the lead up to the submission of this application. The WVA has discussed this application and I am now writing on their behalf.

The application coincides with the retirement of our outgoing vicar and we acknowledge the arguments presented by the Diocese that the size and form of the existing vicarage is not suitable for a modern vicar or a good use of land in the centre of Westcott.

The conversion of the existing vicarage to a pair of 4 bedroom semi-detached, a new 3 bedroom, and a 1 bedroom unit means a net gain of four much needed dwellings in Westcott. It also enables the construction of a more appropriate replacement vicarage.

In early discussions we challenged the applicants to see whether the site could yield a greater number of dwellings. The applicant shared their site analysis and options and satisfied us that the topography and ecology of the site, as well as the design principles for a new vicarage, would not enable a more dense development.

WVA is pleased to offer its full support to this comprehensive application.

Yours faithfully,

James Leaver

Planning Lead, Westcott Village Association