



Tim Way, Chairman,
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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.

You will note that WVA wrote on 24 September 2021 offering its support for this scheme and this position is unchanged.

Following further feedback to us from the Westcott Community on 14th October at an Open Meeting, some disappointment has been expressed to us that the Diocese has put in a request for CIL exemption.

CIL makes a valuable contribution to improving and addressing infrastructure needs in our village, particularly where we have known pressure points.

One of the best known pressure points in Westcott is the Westcott site of Surrey Hills All Saints Primary School (SHAPS) which is immediately to the west of the vicarage and is also a Diocesan owned asset. The school has a shared vehicular and pedestrian access for the length of School Lane. Many options have been investigated over the years to provide a safer pedestrian route for the last 100 metres or so to the school gates but the options all involve the purchase of third party land and/or physical constraints.

There is currently a consultation in progress for the potential closure of the Abinger site of SHAPS which would mean relocating Reception and Key Stage 1 children from Abinger to Westcott. This would potentially mean more pupils and staff on the Westcott site of SHAPS adding to existing pressures.

There is already inadequate staff car parking on the Westcott school site which leads to parking pressures on adjoining residential streets. With the potential closure of the Abinger site these pressures could get worse.

We would like it to be known that, through its land ownerships, the Diocese has an opportunity to help address some of these concerns through this application for the land edged red. The area edged blue is in Diocesan ownership and has no development proposed for it. We would like to suggest that, as a part of CIL negotiations with the Diocese, that MVDC might wish to consider that the land edged blue could be laid out as a staff car park for SHAPS and transferred to the school. A plan extract from MO/2021/1744 is provided below.



Yours faithfully,

Tim Way

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Chairman, Westcott Village Association