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20 November 2022

Dear Sirs

**DS24 - Sondes Place Farm, Westcott Road, Dorking
Proposed site allocation in submission version of Mole Valley Local Plan 2020-2037
Westcott Village Association (WVA) response to Gleeson Land's online consultation**

We are disappointed that we had to learn about this consultation by someone forwarding it to us, particularly given the fact that Gleeson Land will be aware that Westcott Village Association made representations on behalf of Westcott residents in response to Mole Valley's Regulation 18 and Regulation 19 consultations. The landowner is also a resident of Westcott. These representations are attached for reference.

We are equally disappointed that Gleeson Land is conducting this exercise before the Inspector shares her proposed modifications to the Local Plan with MVDC with a view to them adopting it. It will be some time before Gleeson has confirmation whether DS24 will be removed from the Green Belt and allocated for housing, if at all. Having followed the Local Planning Inquiry Inspector clarifications and hearings closely, we expect a lower Green Belt release to follow and are surprised that Gleeson believe it still has a potential scheme at all.

Notwithstanding this, in the unlikely event that Sondes Place Farm is allocated by MVDC for "up to 140 new homes" (not the 170 in your submissions) and a new pick up

and drop off area for Priory School, we wish to repeat our concern in relation to adding traffic movements to the already congested A25 Westcott Road. The A25 junction with Vincent Lane, Station Road and West Street in Dorking - indeed the whole Dorking gyratory system - is very well known for operating beyond capacity. Surrey County Council and Mole Valley District Council infrastructure studies have concluded that there is a need for an infrastructure solution before further out of town sites, Sondes Place Farm included, can come forward for development and there is no infrastructure solution yet identified. In this context:-

1. Significant effort must be made to ensure that the sustainable transport plan for the Sondes Place Farm scheme designs in and fully funds convenient and attractive solutions to encourage residents and visitors out of their private cars and to use safe and sustainable walking, cycling and public transport alternatives. This should include the provision of a cycle hub for the school and a school bus service to reduce the use of private cars by school visitors, staff and those using the school pick up and drop off.
2. The "priority junction" for the scheme must not be signalised so as to interrupt the flow of A25 traffic into or out of Dorking and to minimise impact on the existing congestion at peak hours.

Please can we ask that WVA is now included on your mailing list for all future community consultation and communication.

Yours sincerely



James Leaver
Planning Representative for Westcott Village Association

CC Cllr James Friend and Cllr Hazel Watson