

Examination of the Mole Valley Local Plan 2020-2037 (the Plan/Local Plan)

Council's Note 28: ED50

Additional comments from Westcott Village Association

FAO Programme Officer louise@poservices.co.uk

Green Belt Review:100

Westcott ref: WT01

Address: Land North of Watson and Bailey Roads

WVA comments on reason for change: **Agreed**

Green Belt Review:101

Westcott ref: WT02

Address: Land North of Holy Trinity Church and A25

WVA comments on reason for change: **Agreed**

Green Belt Review:102

Westcott ref: WT03

Address: The Granary, Westcott Street

WVA comments on reasons for change: **Agreed**

Green Belt Review:063

Dorking ref: DK11

Address: South of Curtis Road

WVA comments on reasons for change: **Agreed. This developed strip does not serve any green belt purpose. Its removal from the green belt could also facilitate a more sustainable alternative vehicular access to any future development of DS26, via Curtis Road, if DS26 (or a part of it) is allocated for residential development in the 2020-2037 Local Plan. Access to DS26 from the east via Curtis Road would mitigate WVA's principal stated concerns in its Reg 19 representation relating to additional congestion on the A25 Westcott Road and Dorking gyratory system. This road network operates beyond capacity and has no identified engineering solution. WVA believe that no further allocations should be made which feed onto the A25 Westcott Road until a long-term engineering solution has been delivered.**

Green Belt Review:064

Dorking ref: DK12

Address: Hanover Court & Little Willows, Nutcombe Lane

WVA comments on reasons for change: **We agree with the "To take account of new development" reason but disagree with the "close association with site allocation" reason. There is no site allocation. It is still proposed in the draft Local Plan. We stress again that we do not share the Council's view that the exceptional circumstances case for the release of DS26 has been made, particularly in relation to the western end of the land.**

Area DI scores moderate on all four measures (sprawl, merging, setting and encroachment) in MVDC's Green Belt Exceptional Circumstances Topic Paper (evidence Base) dated July 2021. These measures become amplified at the western end of the proposed DS26 allocation including the "nib" of land next to Hanover Court which is

intended to provide vehicular access via Milton Court Lane from the A25. This part of the DS26 land is open and not framed to the north and south by existing development.

The landscape evidence in Part 2 for DS26 in the Topic Paper states "*In the interests of safeguarding views from the AONB [Ranmore Common/Denbies Hillside/ North Downs Ridge], he [the AONB Officer] recommends a restriction on development in the western part of the site, so that built development does not project beyond the limits of existing buildings to the north and south. Woodland planting on the remainder of the site is recommended, to soften the impact of development in the wider landscape*". This describes the western end of the site and where the vehicular access to the site is proposed. We vehemently disagree that an exceptional circumstances case can be made for the full 4.3 hectares and the proposed vehicular access via Milton Court Lane from the A25 Westcott Road to be released from the green belt.

MVDC also acknowledge in the same Topic Paper that "Landscape impact and the setting of heritage assets [outlook from Grade II* Milton Court to the west] are concerns, but appropriate mitigation measures are achievable". We believe a lesser allocation and vehicular access from the east (not Milton Court Lane/ A25), together with landscaping and planting at an undeveloped western end, might be appropriate mitigation measures providing they are achievable.

James Leaver

Planning Representative for Westcott Village Association

7 December 2022