



Mr James Leaver

Melrose

Logmore Lane

Westcott

Dorking

Surrey, RH4 3JY

jamesandfrancesca@hotmail.co.uk

Planning Department

Mole Valley District Council

Pippbrook

Dorking

Surrey, RH4 1SJ

3 January 2023

Dear Sirs

MO/2022/1938 PLAH – Evening Stables, Old Bury Hill, Westcott

I refer to the application 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, principally with regard to compliance of applications with the Westcott Neighbourhood Development Plan (WNDP).

WVA wish to express concern in relation to the potential impact of this application on the Milton Street Conservation Area. The application also falls within green belt, AONB and AGLV.

The application property is in a prominent elevated position overlooking Milton Street. Although the addition of a patio does not necessarily concern us in principle, we believe that a glazed balustrade would be inappropriate in this location.

We believe the glass will catch the glare of the late afternoon/ evening sun and any artificial lighting inside or outside the application property after dark. This is a sensitive dark skies location.

If minded to approve, we urge you to consider these aspects of this application very carefully with the input of Surrey Hills AONB Officer and MVDC's Conservation Officer as required.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'James Leaver', with a stylized, flowing script.

James Leaver

Planning Lead, Westcott Village Association