



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver

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Planning Department

Mole Valley District Council

Pippbrook

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Surrey, RH4 1SJ

7 March 2023

Dear Sirs

**MO/2023/0188/OUT MAJOR – Sondes Place Farm, Westcott Road, Dorking**

I refer to the application above and write in my capacity as the lead for planning matters for Westcott Village Association (WVA).

WVA **object** to this application in the strongest possible terms.

The application site is in the Green Belt and serves a most valuable contribution to the separation of the settlements of Dorking and Westcott. Very special circumstances have not been met for the removal of this site from the Green Belt. And paragraphs 137-151 of the National Planning Policy Framework refer. The case for development of this site in any form has not therefore been made.

For this reason it is unnecessary for us to comment on the specifics of this major application.

WVA's position is entirely consistent with the representations which WVA has made to the Regulation 18 and Regulation 19 Future Mole Valley consultations for the emerging Local Plan in respect of this site.

WVA also responded to Gleeson Land's consultation in respect of this site in November 2022 in similar terms.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Leaver', written in a cursive style.

James Leaver

Planning Lead, Westcott Village Association

CC

Cllr James Friend – Westcott Ward

Cllr Hazel Watson – Dorking Hills

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