



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver



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Ron Howe

Planning Department

Mole Valley District Council

Pippbrook

Dorking

Surrey, RH4 1SJ

19 June 2023

Dear Mr Howe

MO/2023/0701 Cat – Rose Cot, Guildford Road, Westcott

Fell T1, T2, T3 and replace with 2 x Pyrus and a native hedge along the front boundary

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

WVA is expressing concern in relation to the potential loss off 3 apparently healthy trees within the Westcott Conservation Area and a lack of detail for the replacement.

This photograph (google streetview 2009) clearly shows the location of the three trees to the west of a wall.



This title plan below suggests that the land to the west of the wall is outside Rose Cot's title (shaded green).



Last year the applicant received consent for “demolition of front and side porch and erection of two storey rear extension” (MO/2022/1626). The associated works are now underway with a skip on the applicant’s land and building materials on adjoining land. The photographs below show the relevant land in June 2017 and June 2023.



June 2017 (google streetview)



Present - June 2023

We highlight this existing construction work because we have additional concerns with respect to pedestrian safety in this location and we are not aware of a construction management plan being in place for delivery of building materials over a pavement.

The pedestrian crossing was installed in 2006 to provide safer access to the primary school. Google streetview shows no dropped curb for vehicular access and that the land behind the crossing has been bare land and not in use, not even for parking at any time since 2009.

If the motivation for clearing this land is to deliver car parking we would expect to see the applicant apply for permission to create this in accordance with the attached Surrey County Council guidance for vehicle crossovers, particularly given the presence of the pedestrian crossing. The same principle applies for the current building works and any tree removal.

If MVDC is minded to approve the removal of these trees, we urge you to consider these aspects of this application very carefully with the input of Surrey County Highways and Mole Valley planning colleagues.

Yours sincerely,



James Leaver

Planning Lead, Westcott Village Association

Cc Nick Lund – WVA Highways

Piers Mason – Head of Planning, MVDC