

COUNTY OF SURREY
MOLE VALLEY DISTRICT COUNCIL
Pippbrook, Dorking, Surrey RH4 1SJ

Matthew Harris,
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Ref No: MO/2023/0188/OUT MAJOR
Outline Major
8 February 2023

(On behalf of Gleeson Land)

IN PURSUANCE of its powers under the Town and Country Planning Act 1990 MOLE VALLEY DISTRICT COUNCIL the District Planning Authority for the purposes of the said Act HEREBY give notice of its decision to **REFUSE** planning permission for the development specified in schedule 1 hereto.

Schedule 1

Outline application with all matters reserved except principal means of access to the highway for residential development of up to 144 dwellings including the creation of new vehicular access, school parking and drop-off/pick-up, gypsy and traveller pitches (0.2ha), public open space, landscape planting, surface water attenuation and associated infrastructure.

Sondes Place Farm, Westcott Road, Dorking, Surrey, RH4 3EB

Reasons

1. The site is situated within the Metropolitan Green Belt and outside the settlement boundary of Dorking as defined in the adopted Local Plan proposals map. The proposal is inappropriate development harmful to the Green Belt in conflict with policies CS1 and CS2 of the Mole Valley Core Strategy and Government advice contained in the National Planning Policy Framework'. The very special circumstances advanced by the applicant are considered to be insufficient to outweigh the harm arising to the Green Belt.
2. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990, to secure the provision of 72 affordable units on site, the proposal is contrary to Policy CS4 of the Core Strategy.
3. In the absence of a completed legal agreement under Section 106 of the Town and Country Planning Act 1990, to secure appropriate funding towards (1) highway improvement schemes in the vicinity of the site (2) monitoring of the Travel Plan (3) provision of a Demand Responsive Bus Service and (4) implementation of two electric vehicle car club vehicles and provision of car club spaces including free membership of car club to each household for period of three years, the proposal is considered to be contrary to Local Plan policy MOV2 and the advice set out in the NPPF.
4. The proposal would constitute an undesirable extension of development beyond the confines of the settlement into open agricultural land that currently makes a positive contribution to the setting of Dorking. As such, the proposed development would lead to an unwarranted encroachment into the countryside, to the detriment of the character and

appearance of the area and contrary to Core Strategy policies CS1, CS2, CS14 and Local Plan policies ENV22 and ENV23 and the advice set out in the NPPF.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. Whilst permission has been refused, regard has been had to the presumption to approve sustainable development wherever possible, as set out in the National Planning Policy Framework.



Piers Mason
Executive Head of Service (Planning and Environment)

Dated: 5 June 2023

IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a **householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse planning permission for a **minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **None of the above:** If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).