



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver



jamesandfrancesca@hotmail.co.uk

Planning Department
Mole Valley District Council
Pippbrook
Dorking
Surrey, RH4 1SJ

10 March 2024

Dear Sirs

MO/2024/0122PLA – Chadhurst Farm, Coldharbour Lane, Dorking

I refer to this application for the “Conversion of existing stable block to self-contained flat/annex” 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). We are providing comments on this occasion.

Although we note that this is a resubmission of an extant planning permission, MO/2017/0062, it is not made clear in this application what the annex is for.

If it can be confirmed that this conversion is proposed as ancillary accommodation for the farmhouse or for farmworker accommodation, we would not feel any need to comment further.

However, given the green belt location, if this is for a holiday let or farm diversification we would expect to see a case made per policies CS13, REC22, RUD17 and RUD19. We would also be concerned if permission were granted for a residential dwelling that would be capable of fragmentation from the core cluster of the farm buildings.

We note that the Design and Access Statement for this application is still dated 3/3/2017 and is identical to that submitted for MO/2017/0062. There is an "amended location plan" with a blue and a red outline which is not explained. This time the amended location plan now includes the driveway from Coldharbour Lane within the red line which was not the case with MO/2017/0062.

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