



WESTCOTT VILLAGE ASSOCIATION

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

14 June 2024

Dear Sirs

MO/2024/0809 1 The Stables, Rookery Drive, Westcott, RH4 3LQ

I write in my capacity as the lead for planning matters for Westcott Village Association (WVA) with reference to this planning application for erection of a detached garage.

WVA believes the quantum of development which has already been delivered, together with consents yet to be implemented at Rookery Hill Farm, have reached capacity for this Green Belt, AONB and AGLV location in the countryside.

This application is in the context of "pressure on parking" and highlights that it is regrettable that there has not previously been a holistic approach to landscaping and

parking due to a piecemeal approach to planning over a number of years. We believe the most relevant consents are:-

MO/2022/1314 - demolish old milking parlour and replace with 3 units. Consented. Not yet commenced.

MO/2020/1295 - erection of a double garage for Rookery Hill Farm. We believe this has now been constructed.

MO/2014/1282 - barn conversion to create 3 No. residential dwellings. Constructed.

We note that the applicant's agent has not mentioned Policy ENV23 in the supporting letter which reflects our concern about over-development. However, the consent relating for variation 2 (MO/2023/1684) for the 3 proposed dwellings consented in MO/2022/1314 shows a parking plan and offers some comfort in this regard.

POLICY ENV23 - RESPECT FOR SETTING

Development will normally be permitted where it respects its setting taking account of the following:

- 1. the scale, character, bulk, proportions and materials of the surrounding built environment. Developments will not be permitted where it is considered they would constitute over-development of the site by reason of scale, height or bulk or in relation to the boundaries of the site and/or surrounding developments;**
- 2. public views warranting protection. Opportunities will be sought to create attractive new views or vistas;**
- 3. townscape features such as street patterns, familiar landmark buildings, and the space about buildings;**
- 4. the roofscape. Pitched roofs will normally be expected and any plant, machinery or lifts being incorporated within the roof structure;**
- 5. the impact of the development within or conspicuous from the Green Belt on the rural amenities of the Green Belt by reason of its siting, materials or design;**
- 6. the impact on the landscape of the proposed siting and appearance of new agricultural buildings or works or any other appropriate/exceptional development in the countryside.**

This application is for a double garage which is the best part of a 100 metre walk from the front door of 1 The Stables and adds new built form in the countryside.



WVA respectfully ask MVDC to refuse permission for this application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Leaver'.

James Leaver

Planning Lead, Westcott Village Association