



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver



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

12 July 2024

Dear Sirs

**MO/2024/0969ECL - Stable House, Coldharbour Lane, Dorking, Surrey, RH4
3JG**

**Certificate of Lawfulness for the existing use in respect of all the land and
buildings as identified on drawing numbers 23239-E01b and E02b fall within
residential use and have been for a period exceeding ten years.**

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

We have reviewed the application for a Certificate of Lawful Use and the three statutory declarations which have been provided. We note that the first declaration

refers to the barns being used for “domestic and equipment storage”, the second refers to “domestic storage and the keeping of equipment used to maintain the land” and the third to “domestic storage and the keeping of garden equipment, garden furniture and other domestic items”.

The application refers to “residential use” of the barns (edged red on the location plan) as opposed to the ancillary storage uses including for the maintenance of the land. The land edged blue on the location plan includes Stable House and its garden but fails to show the full extent of the c.32.5 acre landholding.

The second statutory declaration refers to “equipment used to maintain the land”, which is presumably for grazing. We would be concerned by the potential impact of any certification of the use of the barns within the red line as “residential” and what impact this might have on the agricultural small-holding.

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