



WESTCOTT VILLAGE ASSOCIATION

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Planning Department  
Mole Valley District Council  
Pippbrook  
Dorking  
Surrey, RH4 1SJ  
19 February 2025

Dear Sirs

**MO/2024/2112 adaptation of existing buildings to create 3 dwellings**

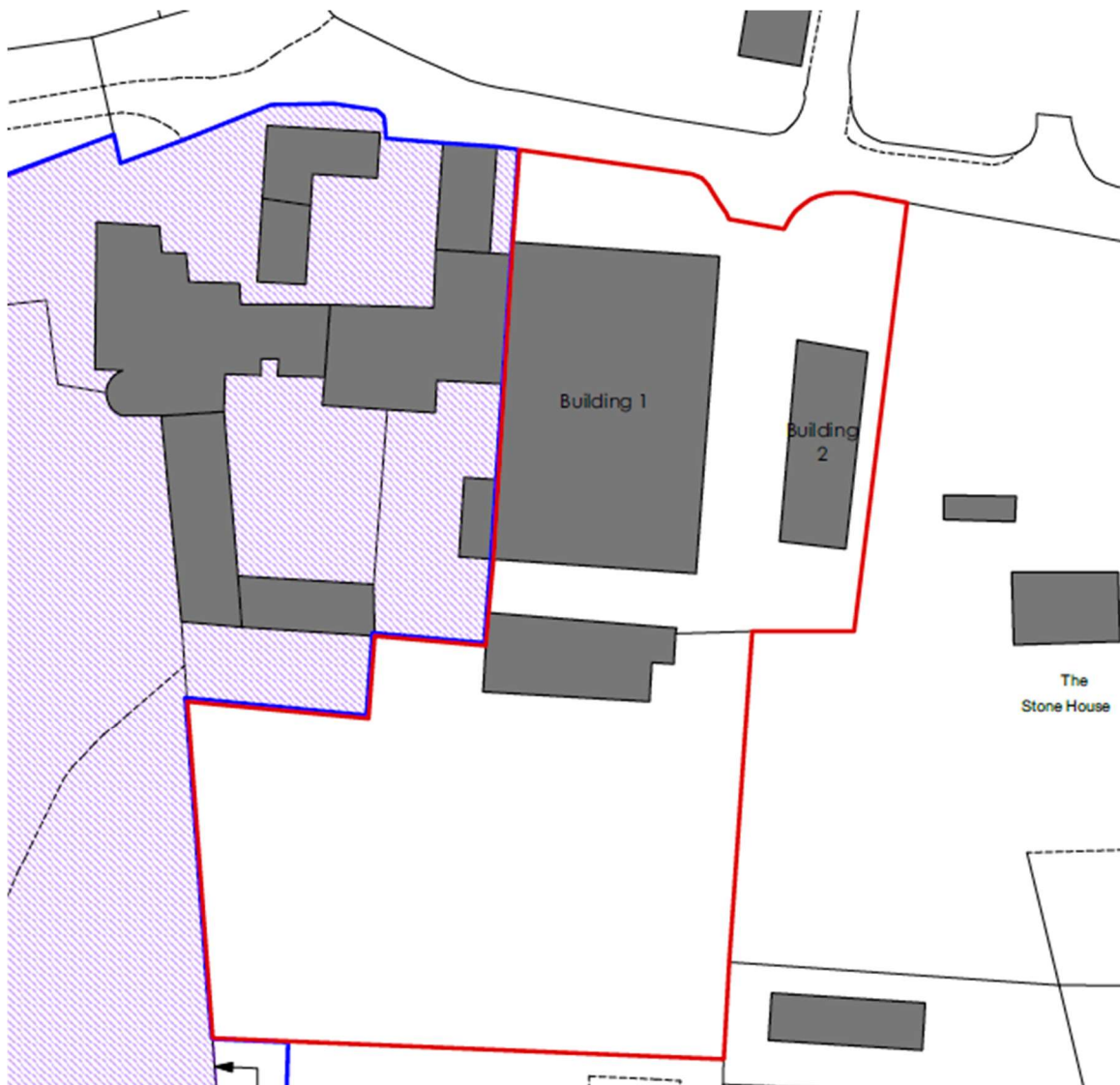
I refer to the application above and write in my capacity as the lead for planning matters for Westcott Village Association (WVA).

Stable House is one large dwelling sitting in c.32.5 acres. The application seeks to adapt the large house which sits on a very small part of the overall landholding into three separate "plots" per the proposed site plan below.



WVA objected (letter attached) to the application MO/2024/0969 for an existing certificate of lawful 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".

MO/2024/0969 was withdrawn following WVA's objection which pointed to inconsistencies in the three statutory declarations. The certificate of lawful use application was for the land and buildings edged red below.



This application now before MVDC (MO/2024/2112) does not address the barns in the land edged red or the grazing land.

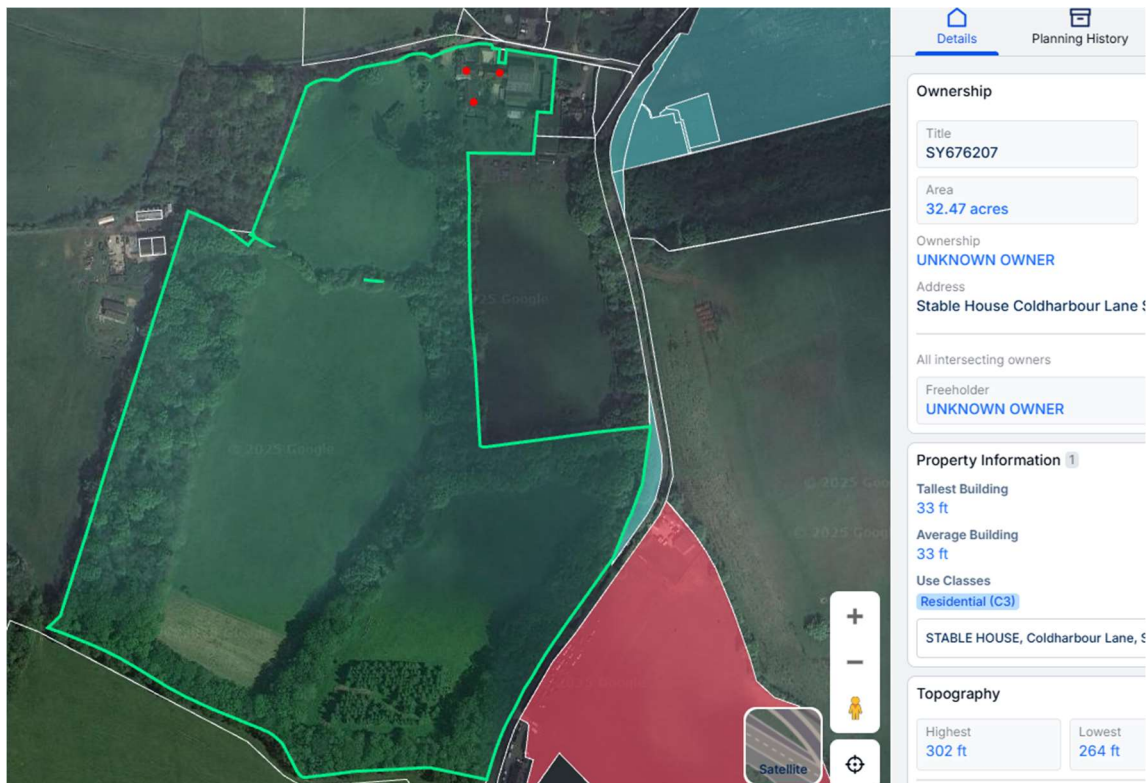
We question how the remaining land and barns could continue to function as an agricultural smallholding/ grazing unless one of the dwellings is retained as a dwelling for a farmworker. We believe the holistic approach is missing and have concerns about the fragmentation of a smallholding in the National Landscape, Green Belt and AGLV.

Above all the application fails to demonstrate the required very special circumstances argument for two additional dwellings in the Green Belt together with associated driveways, car parking and other residential paraphernalia.

The application does not appear to be presented as a rural exception housing scheme either.

To illustrate my comments I share a snip of the full 32.5 acre title for Stable House with the three proposed dwellings (each indicated with a red dot), the adjoining

buildings which were the subject of the withdrawn 2024 application and associated land.



We respectfully ask Mole Valley District Council to refuse this application on the following grounds:-

- Policy EN1 – Green Belt. The proposal fails to comply with paragraphs 1, 2 and 3 c,d & e;
- Policy EN8 - Landscape Character. The proposal fails to comply with paragraphs 1 a,b&f, 2, 3, 4, 6 and 8;
- Policy EC4 - Rural Economy. The proposal fails to comply with paragraph 2;
- Policy EC6 - Agriculture - paragraph 4. This application potentially represents the loss of a dwelling for land-based workers which would be undesirable.

Yours sincerely,

James Leaver, Planning Lead, Westcott Village Association

Enc WVA letter dated 12 July 2024 in relation to MO/2024/0969