



WESTCOTT VILLAGE ASSOCIATION

Westcott Village Association

Westcott

Dorking

Surrey

contact@westcottvillage.com

Planning Department
Mole Valley District Council
Pippbrook
Dorking
RH4 1SJ

22 March 2025

Dear Sirs

MO/2025/0279

The Old House, Guildford Road, Westcott, Dorking, Surrey, RH4 3NG

Variation of condition 14 of planning permission MO/2019/1345 (allowed on appeal Ref: APP/C3620/W/21/3266746) for the erection of 3 No. new dwellings within the existing garden of The Old House, Westcott

We note that this application was “registered” on 14 February 2025 but the first notification we received was in the weekly list issued to Westcott Village Association on Friday 21 March 2025. We understand that none of the 19 neighbours listed in the application have received notification and there is no notice posted in the vicinity of the application site. We therefore request that the consultation period for this application should start no earlier than 21 March 2025.

We object to this variation of condition to enable the installation of a foul drain from the development into the public foul sewer at the junction of Chapel Lane and Furlong Road on the basis that:-

1. Condition 2 states that *“The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers 01, 02, A01, A02, A03, A04 dated 23.01.2020 contained within the application”*. The proposal for foul drainage is not on these plans or within the application red line boundary and, as Chapel Lane is not an adopted highway and has no mains drainage to connect into underneath it, the proposal to run a foul sewer under Chapel Lane does not have consent. We can find no evidence of Thames Water being consulted on this foul drainage solution either;
2. Condition 14 which reads *“There shall be no obstructions on the public right of way, including vehicles, plant, or storage of materials, at any time. Safe access shall be maintained along the right of way adjacent to the site at all times”* was imposed for a reason. It is a Surrey County Council right of way maintained at public expense (Townpath 8089 and Countryside Footpath 600). It is the only vehicular access to nine houses, six Chapel Lane Works businesses and also St. John’s Community Centre;
3. To propose *“closure of Chapel Lane during restricted hours between 9.30 am to 3.00 pm, for no longer than 3 weeks”* is loosely worded at best, no method statement has been provided and this application makes no reference to Condition 4, which is the Construction Transport Management Plan for the development;
4. There is no proposal to ensure continuity of access for residents or businesses or, more importantly, for emergency vehicles. No consideration seems to have been given how these works might impact access over Furlong Road either which is the primary access for hundreds of residential properties;
5. This application also raises the question whether the applicant has yet identified a solution to service the development with power, gas, water and telecommunications infrastructure across third party land.

Whilst writing we have done further due diligence and note that application MO/2021/2161 addressed the discharge of Conditions 3,4,5,6,8 and 9 prior to construction. We can find no evidence of an application to discharge Condition 7 which reads:-

“Before any above ground works commence, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted to and approved in writing by the Local Planning Authority and be implemented prior to the first occupation of the development”.

We appreciate that this is an enforcement matter and will be raising an additional enforcement report to the one that has already been opened by concerned neighbours in respect of breaches to conditions 4 and 14 and where noisy construction work has continued outside permitted hours (2025/0061/ENF).

www.molevalley.gov.uk/environmental-health/construction-working-hours/

We ask Mole Valley planning to take these very significant concerns into account when determining this application.

Yours sincerely,



James Leaver
Planning Lead, Westcott Village Association

CC – Dale Carroll, MVDC Planning Enforcement