



15 April 2026

The Chief Planning Officer
Mole Valley District Council
Pippbrook
Dorking
RH14 1SJ

Dear Sir

Application No: MO/2026/00353
Location: 153 Barnett Wood Lane, Ashtead KT21 2LR

On behalf of the Ashtead Residents' Association, I refer to the above planning application.

We appreciate from the applicant's Design Statement every effort has been made to compromise the reasons for refusal to the previous Planning Application MO/2025/02156. However there still appears to be matters that have not been addressed to our satisfaction as follows: -

- The proposal, by reason of the form, size, and design continues to represent overdevelopment of the site involving an undesirable increase in building mass. Therefore, contrary to MVDC Local Plan 2020-39 Policy EN4 and Ashtead Neighbourhood Development Plan Policy (ANDP) AS-EN3
- Due to the overdevelopment of the site there continues to be inadequate parking facilities. We note the swept path plans submitted on this occasion do not meet the standards required by Surrey CC Highways. In addition, it is noted that there is no dedicated space for delivery or service vehicles to park and turn within the site. Therefore, contrary to MVDC Local Plan 2020-39 Policies INF 1 & 2 and ANDP Policy AS-H6.

In the circumstances we recommend that the application should be refused.

Yours faithfully

[Redacted Signature]

– Planning Officer