



Email: [planning@ashteadresidents.org.uk](mailto:planning@ashteadresidents.org.uk)

19th February 2025

Mole Valley District Council  
Pippbrook  
Dorking  
Surrey  
RH14 1SJ  
For the attention of Sue James

Dear Ms James,

**Planning Application No: MO/2025/0125**

**Location: Cleland, Woodfield, Ashtead, Surrey, KT21 2RL**

I write on behalf of the Ashtead Residents' Association with regard to the above planning application.

The proposed development involves the demolition of an existing bungalow and detached garage and erection of 2 No. semi-detached dwellings with 4 No. car parking spaces and associated landscaping.

The submitted plans propose the development of effectively a three storey building with a large flat roof enclosing the second floor.

We therefore believe that the proposal would not respect the character of the area and would be in conflict with Mole Valley Local Plan (2020-2039) policy EN4 and policies AS-H5 and AS-En3 of the Ashted Neighbourhood Development Plan.

We therefore would object to the proposed development.

Yours faithfully

[Redacted signature]

[Redacted name]

**ARA Planning Officer**

DRAFT