



Email: planning@ashteadresidents.org.uk

9th March 2025

Mole Valley District Council
Pippbrook
Dorking
Surrey
RH14 1SJ

For the attention of Katrina Sullivan-Watkins

Dear Ms Sullivan-Watkins,

Outline Planning Application No: MO/2025/0033
Location: Land South of Ermyn Way, Ashtead, KT22 8TX

I am writing on behalf of the Ashtead Residents Association to add to my earlier letter dated 11th February 2025.

We recognise that the new Mole Valley Local Plan 2020-2039 includes this site as DS1 in Section 9 Development Site Allocations, and whilst there is an allocation of 270 houses this is also noted to be indicative. See MVDC Local Plan 2020-2039, page 120.

The Mole Valley Local Plan 2020-2039 also land at Ermyn House, Ermyn Way, Ashtead, Policy DS2 in Section 9 Development Site Allocations, and whilst there is an allocation of 140 dwellings this is also noted to be indicative. See MVDC Local Plan 2020-2039, page 122.

The owner of this plot has however requested the screening opinion on the basis of assessing the site for up to 360 dwellings, considerably in excess of the MVDC Local Plan allocation.

In this immediate locality we also have to consider the development that is proposed at The Murrey's Application Number MO/2023/1539, which is currently at appeal and soon to be determined by the Planning Inspectorate. This is currently proposing to add 60 dwellings and a 66 bed care home.

We are also aware of the pre-application work currently being undertaken by Kier Property on MVDC Local Plan 2020-2039, Site Allocation Policy DS45 Bull Hill, Leatherhead.

According to the MVDC local Plan this site could provide 300 dwellings. We are not aware of the developers aspirations, that is, whether they are working to this number of dwellings, or more or fewer. However, it appears that this application is making progress and is likely to come forward in the near future.

In addition, the MVDC Local Plan Policy DS47, Swan Centre Leatherhead proposes a further 150 dwellings plus other uses. We are unclear as to the status of this proposal and whether this is also part of the Kier Property plans. In any event this is also likely to come forward in the near future.

Each of the MVDC site Allocation Policy statements included in the MVDC Local Plan 2020-2039 require the developers of each of these plots to:

“Demonstrate through traffic modelling that the proposed development would not have any significant impact on the transport network in terms of capacity or congestion, **both individually and cumulatively with other nearby developments**, or that any such impact can be mitigated to an acceptable degree”.

In addition we would expect the applicants to have to provide technical reports to assess the cumulative impacts of the sites noted above to include at least the following:

- Acoustic Report;
- Arboricultural Assessment
- Air Quality Assessment;
- Archaeology Assessment;
- Ecological Impact Assessment (EcIA) Report and Biodiversity Impact Assessment;
- Contaminated Land Assessment;
- Flood Risk Assessment;
- Landscape and Visual Impact Assessment;
- Heritage Statement;
- Energy Assessment;
- Lighting Strategy; and
- Transport Assessment (including Travel Plan).”

We would therefore consider that a full EIA is required on the basis of the significant cumulative impacts caused by the adjacent site together with the other nearby sites at Murrey’ Court, Bull Hill, Leatherhead and The Swan Centre, Leatherhead.

Yours faithfully



ARA Planning Officer