

**THE BOOKHAMS  
RESIDENTS'  
ASSOCIATION** (FOUNDED 1926)  
www.bookhamresidents.org.uk

Planning correspondence to S C F Miles,

Great Bookham,  
Surrey,

27<sup>th</sup> December 2017

Dear Sir,

**Location** 206 Lower Road Bookham, Leatherhead, Surrey, KT234AT  
**Development** Erection of a two Storey Building comprising 8 no.flats and associated parking, bin and cycle store following removal of existing bungalow  
**Planning Ref** MO/2017/1916

The Bookhams Residents Association raises strong Objection to this Application as a significant overdevelopment impacting neighbouring premises and not meeting the requirements of Core Strategy Plan Policies ENV 22,23 and 24. Additionally the design contravenes the policies in the Bookham Neighbourhood Development Plan regarding On-site parking capacity and Traffic access and manoeuvrability.

The impact on the neighbouring scene is exemplified as it is adjacent to a Grade One listed Church in the Conservation Area where the Development's Bulk and Footprint will provide a significant eye-line barrier on the edge of the Conservation Area. Removal of trees especially the mature Scots Pine on the west of the site does not help.

This Association thus supports the recorded views of the Mole Valley Historic Environment Officer

In respect of Parking and Traffic Access, the design completely conflicts with Policy BKH3 Parking Space Standards of the Bookham Neighbourhood Development Plan which requires the provision of Two Off street parking spaces for two bedroom homes.

With the site leading directly off the Lower Road, adjacent to a busy junction it is also not clear from the design that sufficient vehicle movement space is available on site, to allow vehicles to turn on-site before exiting in a forward direction on to the busy road. A similar comment applies to entry/access where it is not clear that waiting space is provided to facilitate entry/exit of vehicles of both service and resident traffic filtering to and from the site.

Thus this Association strongly Objects to this Application and supports the comments raised by the Mole Valley District Officer and community residents and requests that this Application, as designed, is Rejected.

Yours faithfully,

S C F Miles

Planning Sub Committee.

Cc Cllr Lucy Botting, Cllr John Chandler, Cllr Simon Edge, Cllr Metin Huseyin, Cllr Paul Newman, Cllr Jatin Patel, SCC Cllr Clare Curran.

The Head of Planning,  
Mole Valley District Council  
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