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Rt. Hon. Chris Grayling MP
House of Commons
London
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Your Ref:
Our Ref: APP/C3620/W/17/3187875
Date: 15 May 2018

Dear Mr Grayling

Thank you for your letter of 4 May on behalf of your constituents who have raised concerns about the approval on appeal for a development at Woodfield Lane, Ashted KT21 2BS.

In response to your constituents' concerns, please be assured that the Inspector did not ignore the local plan. Rather, he applied the required statutory test as set out in S.38(6) of the Compulsory Purchase Act 2004 and S.(70)(2) of the Town & Country Planning Act 1990 which states that an application should be decided in accordance with the development plan unless material considerations indicate otherwise.

In this particular instance, I note that concerns were raised about onsite parking at an already congested junction, together with the issue of conformity with the existing character and appearance of the area. I note that the Inspector had identified the two main issues on which he considered the appeal turned were these two factors and it seems clear that the Inspector has given careful and thorough consideration to his assessment of these factors.

In terms of the highways issues, the Inspector recognised that the proposal would not include provision for off-street parking and consequently would, in principle, be in breach of policy AS-H6 of the Ashted Neighbourhood Development Plan. However, he nevertheless found that this shortfall in parking provision, in context of this particular proposal and on the basis of the evidence submitted, would result in at worst only modest harm upon local highway conditions and the general environment around the site.

Given these material considerations, he was satisfied that the development would be in general accordance with policies MOV2 and MOV5 of the Local Plan and the Framework. This was a conclusion that he was entitled to reach under the terms of his appointment by The Secretary of State.

The Inspector also found that the proposal would not result in any harm to the character and appearance of the area and consequently that it would accord with relevant policies in the Mole Valley Core Strategy 2009, the Mole Valley Local Plan

2000, the Ashted Neighbourhood Development Plan 2015-2026 and the National Planning Policy Framework ('the Framework'). Under such prevailing circumstances, the Inspector would have had no lawful or justifiable reason for withholding planning permission.

Yours sincerely

A handwritten signature in black ink that reads "Sarah Richards". The script is cursive and fluid, with the first letters of each word being capitalized and larger than the rest of the letters.

Sarah Richards
Chief Executive