BUCKLAND PARISH COUNCIL

Donna Bulbeck
Planning Department
Mole Valley District Council
Dorking
RH4 1SJ

22nd October 2026

Dear Donna,

MO/2026/01018: Limited consultation on additional submission (Construction Logistics Plan (CLP), Highways Responses, Car Park Management Plan and Travel Plan) re Hartsfield Manor

Buckland Parish Council (Council), having reviewed the additional information submitted by Velocity Transport Planning, on behalf of the applicant, is disappointed the applicant has not yet taken the opportunity to address the factual inconsistencies and vague statements Council made reference to in its representation dated 27th August 2026.

Council is relieved to see its concerns about vehicle routing have been taken on board with a revised vehicle routing, that does not use the section of Old Road between Sandy Lane and the A25 Reigate Road is now defined and mapped in section 3.4 of the draft CLP.

Council notes clause 5.1.3 of the Draft CLP makes a commitment to consult the local community as the Detailed CLP is prepared and asks MVDC to consider how this commitment can be conditioned i.e. who will oversee the consultation, who will adjudicate and is there a mechanism that can be documented to formalise the consultee status of Buckland and Betchworth Parish Councils.

Council, asks MVDC to consider whether it might be in the interests of all parties to invite the applicant to clarify the factual inconsistencies and address the vague statements referred to in Council's earlier representations and to ensure all the submitted reports and analysis is updated to reflect what will be hopefully be more precise data.

Council notes that whilst references to the current number of bedrooms includes the six double bedrooms housed in the gatehouse this building, which currently has two car park spaces, does not appear on any of the drawings. It is unclear to Council where any additional vehicles are currently expected to park and it would be helpful if the applicant's intentions for these six bedrooms could be clarified and for their plans to be factored into any car parking requirement.

Council continues to believe the onsite car parking provision will be inadequate, the location of a car park close to the main entrance straddling FP463 is unacceptable and the late introduction of a second vehicular access onto Sandy Lane was not taken into account when traffic surveys and assessments were completed and will undermine the safety of all users and amenity of Sandy Lane residents. The survey of current mode of travel evidences a strong preference on the part of staff and guests to travel by private car and Council is aware an earlier attempt to implement a travel plan to reduce reliance on car travel failed. Council is unconvinced by arguments set out in the travel plan:

- the travel plan makes several references to offering a shuttle bus service between Hartsfield Manor and Betchworth Railway Station. When Network Rail sold the station building they did not retain any of the surrounding land. Nor did Network Rail make any provision for a drop off point, public bus stop or an ability to offer a rail replacement bus from the station during line closures. If a meaningful shuttle bus service is to be offered the applicant will need to revise the proposal to serve railway stations in Redhill, Dorking and Reigate;
- when a Surrey Cycle Strategy was first developed it included a recognition that the A25 Reigate Road is too busy a route to reasonably expect amateur cyclists to commute using a shared carriageway. It is Council's view that the cycling accessibility statement risks overstating the potential for staff and guests to cycle to and from the venue; and
- the absence of hard surfaced footways on many of the local lanes needs to be factored in to the walking accessibility statement.

It is Council's view that the car park management plan struggles to set out how the parking requirement can be met and appears to acknowledge that when an event is being held there will be a probable need to relocate staff vehicles offsite. This is raising concern locally that staff may well opt to park on local roads or in private car parks and arrive at work on foot, to the detriment of other visitors to the area and local business.

If you have any queries with respect to this response, please contact me.

Yours sincerely

Parish Clerk

cc. MVDC Cllrs Simon Budd, Paul Potter and Paula Keay, SCC Cllr Helyn Clack