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Ashtead development objectors hit a cul-de-sac

9 July 2025



“Surrey’s biggest cul-de-sac” will be built after hundreds of new homes were approved next to the M25. Developers Wates was granted planning permission to build up to 270 homes to the south of Ermyn Way in Ashtead by Mole Valley District Council’s development committee. The plans, which include 108 affordable properties, a community building, and space for Gypsy and Traveller pitches, were green lit by six votes to five with two abstentions much to the disappointment of many who attended the July 2 meeting.

Wates, though, said the scheme would go a considerable way to alleviating housing pressure in the area. Director of planning, John Tarvit, said Wates had been working on the proposals since 2014 with both the council and planning inspector agreeing it was a sustainable site. He added: “Mole Valley is one of the least affordable places to buy a home with about 680 households currently on the waiting list. This planning application represents a real opportunity to offer young people and families the chance to either own a home or with affordable rent securing a stable place where they can thrive.”

The still-to-be-determined final layout will include a purpose-built community building with potential for a children’s nursery, 30 acres of open space with green corridors and children’s play areas, and cycling facilities. The developers will also make a financial contribution towards Surrey Connect – an on-demand bus service.

The item was not without its controversy with committee chair, Councillor Jo Farrar-Astrop (Liberal Democrats: Capel, Leigh, Newdigate & Charlwood) recognising it was contentious and reminding members to stay focused on the planning matters. She would also, repeatedly, warn the public gallery over its outbursts before eventually clearing the chamber and moving onlookers to watch from a room next door.

Speaking against the plans was Steve Drake who urged the committee to reject the proposals as there was “only one route into the busy cul-de-sac” already congested with incoming school-run traffic. He said: “With this development the cul-de-sac would become almost 500 dwellings with over 1,000 vehicles, doubling the traffic load on Ermyn Way.” Worse, he said, was that the council had earmarked a further 140 homes for the site meaning it would eventually grow to more than 600 dwellings. Dave Beresford of the Ashtead Residents Association said: “Adding 580 residents would be unsustainable, the character of the area will certainly be harmed.”

Nearby schools have told the council there is enough capacity to take on the expected increase in children moving into the area. Cllr Gerry Sevenoaks (Independent: Ashtead Park) said: “It will have a devastating impact, increasing traffic pollution and loss of biodiversity but more importantly there would be a devastating impact on the residents living close to this development. He added: “Given that this is going to be the largest Cul de Sac in Surrey I wonder what those emergency services feel about coming down the road to be clocked with traffic and trying to actually get people to hospital or deal with fire.”

280 homes plan for Ashtead (Image Wates)

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