

Agenda with expected duration

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|--|-----------|
| 1. Opening remarks and apologies | 5 minutes |
| 2. Minutes of Open Meeting held 14/10/21 and matters arising | 5 |
| 3. Community Infrastructure Levy – CIL | 15 |
| 4. Broadening involvement in the WVA | 15 |
| 5. Future MVDC Local Plan & planning applications | 15 |
| 6. Short update on current WVA projects | 10 |
| 7. The Queen’s Jubilee – open discussion | 5 |
| 8. Open forum – questions from residents | 20 |
| 9. Proposed next Open Meeting and AGM | |

Total 90 minutes



Community Infrastructure Levy

James Leaver

March 2022

Community Infrastructure Levy (CIL)

- CIL is a levy on new development
- Funds infrastructure needed to support growth in the area
- Funds are collected by the local authority and divided:
 - 5% retained by MVDC to administer the scheme
 - 25% for the community if a Neighbourhood Plan is in place
 - 70% for strategic infrastructure
- Unparished areas make individual applications to MVDC for their funds through an “eligible organisation”, usually a community group, residents’ association or a registered charity
- WVA is an eligible organisation and provides the democratic platform to prioritise allocation of CIL for projects in Westcott

CIL Projects

- For provision, improvement, replacement, operation or maintenance of infrastructure, **or**
- Anything else addressing the demands that development places on an area
- Definition of infrastructure is broad:
 - Roads and other transport infrastructure
 - Flood defences
 - Schools and educational facilities
 - Medical facilities
 - Sporting and recreational facilities and open spaces
- Projects should benefit the community widely, be deliverable and viable long term (e.g. consider on-going maintenance)

Example Projects

- MVDC published spend:-
 - 2020/2021:
 - 10 projects ranging from £261 to £30,000
 - Vehicle activated signs, bulb planting, planters, bollards, play spaces, steps and ramps, memorial bench
 - 2019/2020:
 - 14 projects ranging from £40 to £9,570
 - Play space improvements, wall repairs, tree work, signage, environmental works, verge repairs, painting bollards

Applying for Funding

- MVDC collected £108,000 CIL from The Crown development
- Current “CIL pot” for Westcott has c. £29,300 available
- More CIL expected with future development
- Applications need to be made to MVDC by an eligible organisation (WVA)
- Applications for grants for 100% funding will be considered but MVDC normally expect to see match funding
- WVA are now inviting project ideas from organisations across the village for infrastructure projects, large and small
- WVA will sponsor applications from organisations and assist with their applications

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Broadening involvement in the WVA

Paul Goddard

March 2022



What do we want to achieve?

- Greater participation and interest
- Inclusion of all residents
- Relevance and effectiveness of the WVA
- Effective communication
- Open and approachable – CIL pot is for the benefit of everyone
- Amend link of fee & vote and remove a potential barrier
- Note: Moving away from collection by Street Stewards

Current position on Membership & Fees

- ‘Area of operations’
- Support for – wide ranging - objectives
- Admission in any reasonable way trustees decide
- Fees: ‘The WVA may require members to pay reasonable fees to the WVA as from time to time determined by the charity trustees’
- Only a member can vote at meetings
- Current position: Admission as a member is with
 1. payment of the suggested minimum fee of £10
 2. preferably with an email address
- Only those paying a fee can vote

2021 AGM

- Proposal to remove link between fee and having a vote
- Maybe Trustees could have acted anyway?
- Did not achieve 75% required
- Possible influences.....
- Trustees have reflected – unanimous
- Residents participation more important than cash
- Also aware of the Reading Room / Hut process: votes for all
- Wish to consult now and establish understanding and clarity

2022 AGM DRAFT PROPOSAL

- All Westcott residents wishing to attend will be eligible to vote at any WVA meetings at which a vote is called
- The Trustees will suspend payment of membership fees for two years as a trial – 22/23 and 23/24 - and will reassess the position for 24/25
- The Trustees encouragerecommend...urge existing – and new - members to continue to pay annual gift aided voluntary contributions in order to fund new and ongoing activities
- We are confident you will
- Current funds available cover foreseeable expenses over next two years
- No vote tonight – thoughts, comments and questions welcomed

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Future Mole Valley Local Plan 2020-2037 James Leaver

March 2022



Mole Valley Local Plan 2020-2037

- A Local Plan helps decide planning applications. It is a local guide to what can be built where, shaping infrastructure investments and determining the future pattern of development in a borough.
- MVDC process so far:-
 - 2016: evidence gathering and a call for brown field sites
 - 2017: Issues and Options Consultation
 - It also became clear in 2017 that MVDC could not deliver housing numbers without green belt sites
 - 2017/18: Call for sites (modest additions to rural villages) – two sites in Westcott
 - Feb/Mar 2020: Draft Local Plan (Reg.18) Consultation
 - Autumn 2021: Draft Local Plan (Reg.19) Consultation
 - February 2022: Draft Local Plan submitted to the Secretary of State for independent examination
- Summer 2022: Examination in Public
- Winter 2022/23: Adoption of MVDC Local Plan

What you need to know

- A Local Plan is not just about housing!
- MHCLG 2014 - housing need for Mole Valley 456 dwellings p.a.
- Draft MVDC Local Plan - targets 353 dwellings p.a. = 6,000 homes
- MVDC 2016-20 housing delivery averaged 270 dwellings p.a.
- Most allocated sites are in town centres and on previously developed land
- Green belt required is 0.7% of MVDC green belt land
- MVDC is 2nd most expensive district in Surrey: ave. house price £505,000 in June 2020
- Westcott to contribute 68 dwellings or 4 p.a. in plan period
- Includes an allocation of 2.3 ha at Mill Way for 15 dwellings (apartments)

WVA Representations

- Communication and engagement
 - WVA takes a balanced community view
 - We consider Westcott Neighbourhood Development Plan (2017-26)
- Local Plan representations - March 2020 and November 2021. Our concerns:-
 - Spatial strategy – 0.7% of green belt is not sustainable
 - No deliverable / costed infrastructure solution for Dorking one way system
 - Congestion on Westcott Road A25 compounded by Sondes Place Farm and Milton Court Lane allocations (214 dwellings) with new vehicular access for Priory School
 - Merging Dorking and Westcott settlements
 - Housing delivery assumptions for Westcott
 - Mill Way allocation not justified

Other Planning Activity

- WVA is MVDC's consultee for all planning applications in Westcott
- We write to MVDC when we need to:-
 - focus on compliance with WNDP and MVDC policy
 - react to resident/ neighbour concerns
 - focus on consistency
 - are not anti-development
 - offer support or object to applications only when we believe it is right to do so
- 18 letters and a local plan representation in 2021
- We provide pre-app advice
- We liaise with MVDC in relation to enforcement
- All our correspondence and representations are published on WVA website

Reference Sites

- <https://futuremolevalley.org/>
- <https://westcottvillage.com/planning/>
- <https://westcottvillage.com/future-mole-valley/>
- <https://westcottvillage.com/westcott-neighbourhood-development-plan/>

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