



**WESTCOTT NEIGHBOURHOOD DEVELOPMENT
PLAN
2017-2026**

SHAPING THE FUTURE OF WESTCOTT

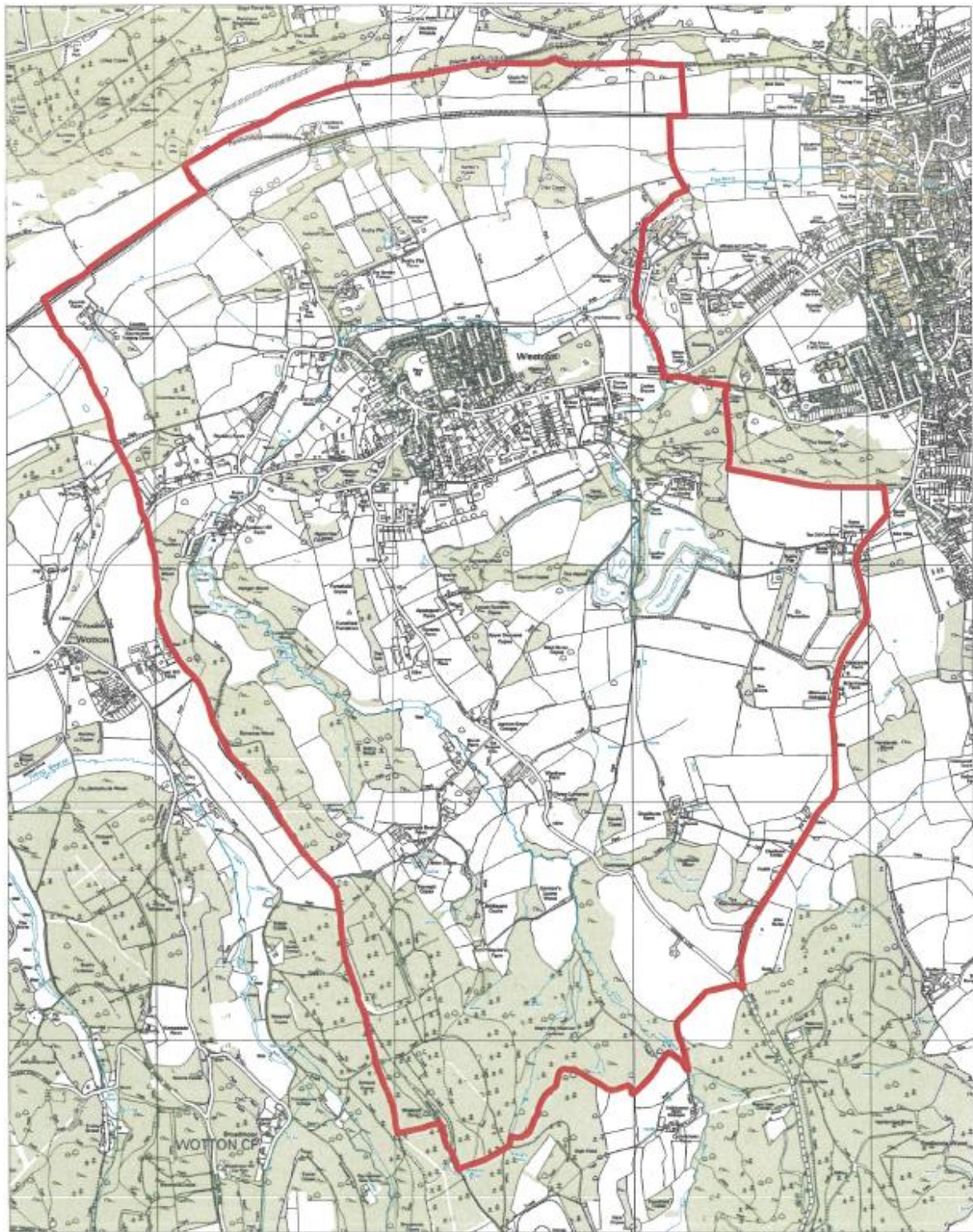


September 2017 – Final Edition

WESTCOTT NEIGHBOURHOOD DEVELOPMENT PLAN

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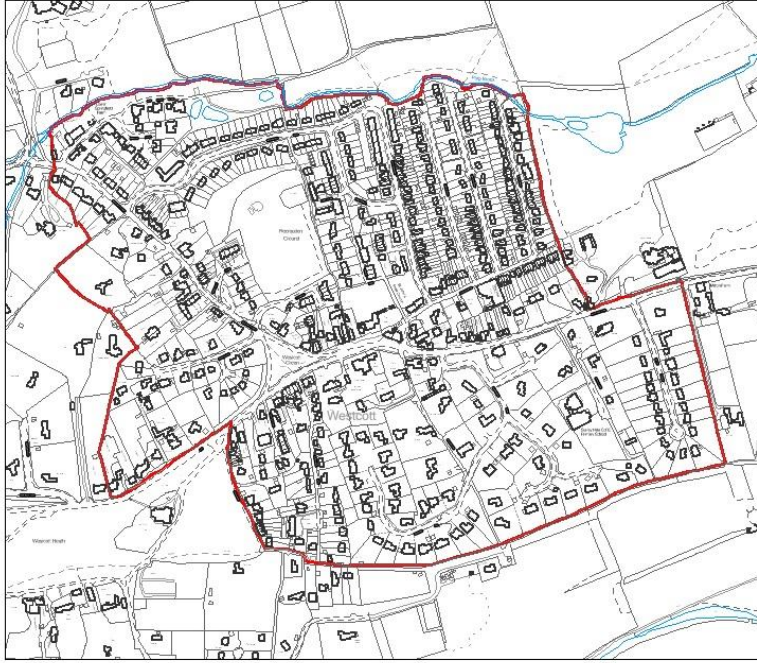
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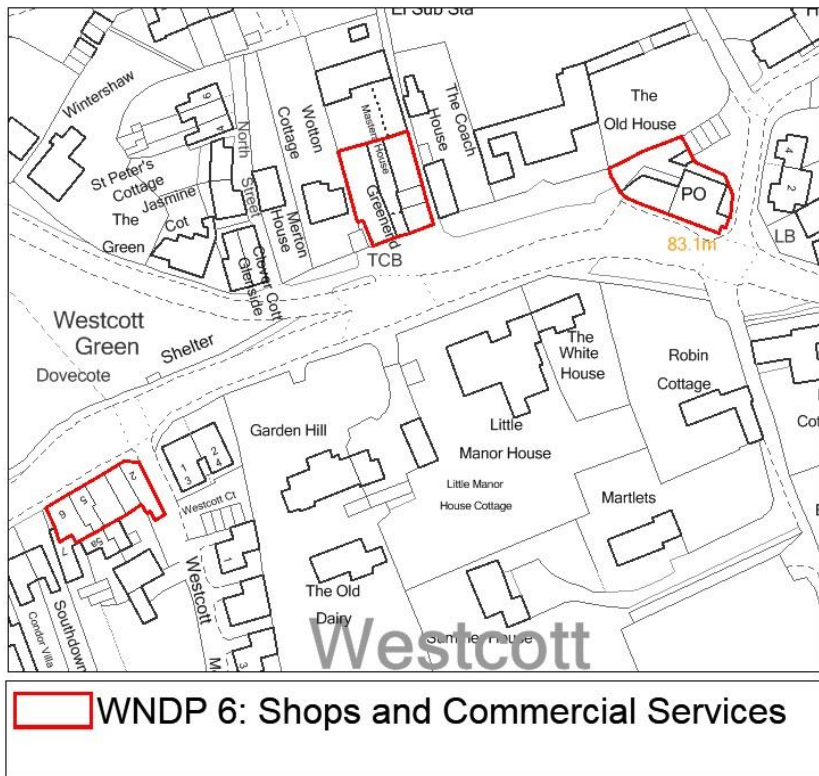
Westcott Ward and Neighbourhood Plan Area



Westcott Village Core,
outside which is
Metropolitan Green Belt

 Westcott Village Core

Westcott Shopping
Areas



 W NDP 6: Shops and Commercial Services

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1. OUR VISION

In 2025 the Ward of Westcott will remain an attractive feature of the Surrey Hills Area of Outstanding Natural Beauty, protecting and enhancing the two conservation areas which sit within it. We expect that its resident population will have grown marginally and the Ward will support a higher number who choose to work in and visit Westcott to make use of its diverse facilities.

The village of Westcott will remain physically distinct and separate from Dorking and surrounding parishes, using the Green Belt to resist the merging of communities and encroachment into the unique character and setting of the surrounding countryside. This is the most important issue emerging from the survey of the villagers of Westcott.

The development needs of the village will be met by small scale developments, restricted to within the boundaries of Westcott Village. Other development within the Green Belt will be restricted to agriculture, leisure, or the other limited activities that comply with National Planning policy and the Mole Valley Local Development Plan.

The Policies set out in this Westcott Neighbourhood Development Plan (WNDP) have been designed following needs assessment from a variety of sources, including a comprehensive survey of village residents and businesses. Reflecting this evidence, the aims of the WNDP include:

- Maintaining the character of the village through development style and redevelopment of the land within the existing village core to grow the stock of housing to meet the needs of the aging population
- Create additional leisure facilities and improve connectivity with the open countryside surrounding the village
- Maintaining retail, commercial and community facilities where viable

At the time of preparing this WNDP, the Local Development Plan in Mole Valley in relation to Westcott consists of the saved policies of the Mole Valley Local Plan 2000 and the Mole Valley Core Strategy 2009.

Mole Valley District Council has begun the process of creating a new Local Plan and, should such a plan be adopted, the Westcott Neighbourhood plan will be reviewed to ensure that it remains in general conformity with the policies of the Local Plan.

All development throughout the Ward will conform to policies which preserve or enhance the architectural styles and character of the area, using as much as possible natural materials, finishes and features in keeping with our architectural heritage, and environmental sustainability.

2. INTRODUCTION

2.1. Context

- 2.1.1. The Localism Act 2011 provides that planning policy developed by communities shall, if passed by an independent examination and passed by a local referendum, be adopted by the Local Planning Authority. It is intended to become part of the Statutory Planning Policy Framework and will have the same legal status as the Mole Valley Development Plan.
- 2.1.2. The Westcott Village Forum was established in 2012 for the purpose of developing this Westcott Neighbourhood Development Plan (WNDP), by gathering evidence, canvassing the views of the villagers and incorporating these into the Plan.

2.2. Preamble

- 2.2.1. The plan period is from 2017 to 2026. The Policies of the WNDP are amongst the most important for local planning application decision-making alongside the overall planning strategy set by Mole Valley District Council in its Development Plan.
- 2.2.2. These WNDP policies are aimed at making sure that the opportunities that exist for local people to solve their own development issues are positively supported through the planning process. It is vital that the overall strategy for planning in Westcott remains in place and the landscape and character of the village is protected.
- 2.2.3. The WNDP policies are focused on helping provide appropriate housing within the village and premises for appropriate business needs and community requirements.
- 2.2.4. The policies also give much greater weight to the views of Westcott Village through the results of the village survey, in which 75% of households participated. Through the WNDP we have the opportunity to influence the decision making of Mole Valley District Council, and to prevent out of scale development that risks spoiling the character of the village while allowing smaller, more appropriate development.
- 2.2.5. Other policies are also included in the WNDP. For example, one such policy is to ensure that any future development in the village will provide in so far as it is possible for its own parking requirements, so that the on-street parking situation is not worsened.

2.3. Process

- 2.3.1. The process towards achieving a WNDP began with the creation of a Village Forum, formally designated by Mole Valley District Council, in March 2013. Members were recruited to be representative of the village by age, gender and location. Forum meetings were held every three months, and all decisions were made at quorate meetings. The publicity campaign to engage the village throughout the process is in Appendix 1. In brief this consisted of an active website, village meetings, publicity flyers, public open discussions, Parish Magazine articles, a summary of the village survey and a Green Belt boundary walk.
- 2.3.2. In mid-2013 MVDC delegated to the Forum, a Green Belt boundary review as a prerequisite to the consultation being carried out by them on their long term strategic planning. A draft review was prepared following extensive empirical data gathering. It was then consulted on through a series of public meetings and exhibitions. Many villagers also attended a conducted walk of the existing Green Belt boundaries before a final draft was put forward. This was published and approved by the Village Forum.
- 2.3.3. The Green Belt Boundary Review was submitted to MVDC in March 2014 to inform their district wide review of the Green Belt boundaries as part of the evidence base for the district-wide Housing and Traveller Sites Plan (HTSP) which was under preparation at that time. However, in December 2014, MVDC terminated preparation of the HTSP and decided to embark upon the production of a completely new Local Plan. Since changes to the Green Belt boundary are outside the scope of a Neighbourhood Development Plan, the Green Belt boundary review does not form part of this WNDP.
- 2.3.4. In 2013 the Village Forum designed, produced, and distributed to every dwelling and business in the ward a Survey questionnaire, containing questions around housing, the Green Belt, shops and services, business development, facilities and amenities, mobile and internet services, community issues, roads, health, well-being and social issues, parking and travel.
- 2.3.5. 75% of residents completed the survey questionnaire which was then analysed, and the results published in a Survey Results booklet (Appendix 2) which was distributed to every dwelling in the ward.
- 2.3.6. The policies contained in the WNDP refer directly to the answers given by the villagers to the Village Survey.
- 2.3.7. When the WNDP is submitted to Mole Valley District Council, it will include a Basic Conditions statement which proves that the

Neighbourhood Plan satisfies these conditions. In order for MVDC to adopt the WNDP, it must be satisfied that the plan is in general conformity with the existing Local Planning Policy and the National Planning Policy Framework (NPPF). This criteria of alignment must be met for the WNDP to succeed.

2.3.8. The draft WNDP was approved by the Village Forum, and then consulted on with the residents of the village. Feedback from this consultation process has been analysed and the plan amended as required.

2.3.9. This version of the plan has been drafted for the purposes of consultation with statutory authorities, significant local landowners, and the village community at large.

2.3.10. In this form the Plan will be sent to Mole Valley District Council who will publish the draft Plan, invite representations and appoint on our behalf an Independent Examiner to appraise the Development Plan.

2.3.11. If approved by the Independent Examiner, the plan will be put to a Village Referendum, with a vote to approve or not. The Referendum is expected to take place in early 2018.



3. VILLAGE PROFILE

3.1. Overview

- 3.1.1. Westcott is a village with a population of 2,251 dwelling in 918 households (2011 Census), located about 2km west of Dorking, on the A25. Its origins date back to the Domesday Book and beyond. The village today has a wealth of historic and traditional buildings, reflecting its long history and much of the centre of the village is a designated Conservation Area.
- 3.1.2. The village experienced a key period of expansion in the 19th Century, when agriculture became less profitable and land was made available as building plots. This phase in the history of the village can be seen in the high proportion of Victorian buildings which still remain.
- 3.1.3. The majority of development has taken place within the area of the village that is not attributed as Metropolitan Green Belt. This area is referred to as the “Village Core” and is described as the land inset from the Green Belt as defined in the Mole Valley Local Development Framework Proposals Map.
- 3.1.4. At the heart of the village is the triangular village green. Shops and community facilities including the Reading Room and St John’s Chapel are clustered near the Green. Holy Trinity Parish Church is located on the Western edge of the village, and the Village Hut is also centrally located on Furlong Road.
- 3.1.5. The A25 runs East / West through the heart of the village, with development spread out to the North and South. To the South, the land rises up into the slopes of the Surrey Hills and there are some spectacular changes in gradient. In certain places there are abrupt changes in level, making retaining walls and sunken paths/lanes a recurring feature. To the North, the land is more level, but begins to rise again beyond the village, towards Ranmore. Throughout the village, there are spectacular views north towards the Ranmore escarpment.
- 3.1.6. The village has a strong East/West orientation, hemmed in between these two expanses of higher land. Many residential streets are truncated at the limits of the village. The A25 is a key traffic route, with no alternatives for through traffic. The Dorking / Guildford railway line lies to the North of the village, but there has never been a passenger station for Westcott.
- 3.1.7. Throughout the village, public footpaths and small roads provide a warren of access routes for pedestrians, often bypassing the road layout and creating useful connections throughout the village and out

into the surrounding countryside. School Lane, Stones Lane and Parsonage Lane are examples in the Southern part of the village, while a lengthy footpath connects Springfield Road in the North with the parade of shops on the Guildford Road, via the fringes of the recreation ground.

3.2. Landscape Setting

- 3.2.1.** Westcott is bounded to the north by the Tillingbourne and Pipp Brook Greensand Valley Landscape Character Area (LCA) which runs parallel to and south of the North Downs. The Southern part of the village rises up into the Leith Hill to Bury Hill Wooded Greensand Hills LCA. The central areas of the village are surrounded by the Metropolitan Green Belt, and the whole village is within the Surrey Hills Area of Outstanding Natural Beauty (AONB); its connection with the surrounding landscape is therefore very strong.
- 3.2.2.** About 1km north of the village is the prominent ridge of Ranmore Common. The ridge forms a backdrop to many views North from Westcott, often to spectacular effect. The land between the village and Ranmore Common is an open patchwork of rolling fields, punctuated with hedges and small pockets of woodland. The railway line runs East/West through the corridor of lower ground, as does the course of the Pippbrook, which follows the valley basin. There are only a handful of very narrow, winding lanes leading North from the village, providing access to properties scattered on the lower slopes of Ranmore.
- 3.2.3.** To the west and south, the village rises up into the edges of the extensive Leith Hill Greensand Ridge – a heavily wooded landscape scored by deeply cut tracks and roads. In reality, the woodland is not so dense here as it is further west, but tree belts along the main A25 route give a strong impression of woodland reaching right into the edges of the village. Even within the outer fringes of the village, there are footpaths, bridleways and lanes cut deep into the sandstone, with deeply sloping sides giving a very strong sense of enclosure. There are also pockets of open farmland, for example off Logmore Lane and Balchins Lane, making for an interesting and varied landscape surrounding the village.
- 3.2.4.** The Greensand Way long distance path skirts the southern boundary of the village defining the southern boundary of the Green Belt, and is easily accessed from the network of the footpaths and lanes within the settlement.

- 3.2.5. In the Green Belt land which separates Westcott from Dorking, there is another substantial pocket of woodland at the Bury Hill Estate, although the gradients here are less dramatic. The woodland is punctuated by open fields on the very edge of Dorking and the village sports ground near the junction of the A25 and Milton Street.
- 3.2.6. Within the Village Core there is one small area of ancient woodland adjacent to Cradhurst Recreation Ground. The protection of this ancient woodland is covered by the Mole Valley Core Strategy policy CS15 on Biodiversity and Geological Conservation.
- 3.2.7. Some of the details above are taken from the Mole Valley District Council Larger Rural Village Character Appraisal SPD.

4. DEVELOPMENT VISION

4.1. Housing Development Vision

4.1.1. The WNDP will encourage a range of dwelling types and tenure to meet local demand for smaller houses. These dwelling types stimulate rotation of ownership in the village enabling older residents to downsize and releasing family housing back onto the market. First-time buyer, rented, and co-ownership will be a priority for any new development. The village survey also identified retirement living as a requirement.

4.1.2. The 2011 Census shows the breakdown of households within the ward:

| Accommodation Type - Households | Westcott Ward |
|--|---------------|
| Unshared Dwelling; Whole House or Bungalow; Detached | 339 |
| Unshared Dwelling; Whole House or Bungalow; Semi-Detached | 309 |
| Unshared Dwelling; Whole House or Bungalow; Terraced (Including End-Terrace) | 126 |
| Unshared Dwelling; Whole House or Bungalow; Total | 774 |
| Unshared Dwelling; Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement | 107 |
| Unshared Dwelling; Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits) | 29 |
| Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial Building | 7 |
| Unshared Dwelling; Flat, Maisonette or Apartment; Total | 143 |
| Unshared Dwelling; Caravan or Other Mobile or Temporary Structure | 1 |
| Unshared Dwelling; Total | 918 |
| Shared Dwelling | 0 |
| All Households | 918 |

| Accommodation Type - Household Spaces | Westcott Ward | Proportion |
|---|----------------------|-------------------|
| No Bedrooms (Household Spaces) | 1 | 0.1% |
| 1 Bedroom (Household Spaces) | 97 | 10.6% |
| 2 Bedrooms (Household Spaces) | 218 | 23.7% |
| 3 Bedrooms (Household Spaces) | 356 | 38.8% |
| 4 Bedrooms (Household Spaces) | 152 | 16.6% |
| 5 or More Bedrooms (Household Spaces) | 94 | 10.2% |
| Household Spaces With At Least One Usual Resident (Household Spaces) | 918 | 100.0% |

4.1.3. The survey of residents achieved a 74% response rate across the range of housing mix:

| Occupied Dwellings | Owner occupied | Rented | Total |
|---------------------------|-----------------------|---------------|--------------|
| Flats | 44 | 32 | 76 |
| Affordable | 3 | 7 | 10 |
| Bungalow | 32 | 10 | 42 |
| 1-2 bed house | 95 | 18 | 113 |
| 3-4 bed house | 311 | 42 | 353 |
| 5+ bed | 82 | 6 | 88 |
| Grand Total | 567 | 115 | 682 |

4.1.4. The survey was broadly proportionate to the 2011 Census when measured by housing mix:

| Housing Mix Definition | Census 2011 | Survey Responses | Survey Variation |
|--|--------------------|-------------------------|-------------------------|
| Accommodation Type – 3 Bedrooms or more (Household Spaces) | 65.6% | 64.7% | -0.9% |

4.2. Non-Housing Development Vision

- 4.2.1. Greater access to the Green Belt land will be supported for leisure and recreational purposes, enhancing use of the surrounding open countryside and woodlands. This may include providing better access to cycle paths, bridleways and linking footpaths.
- 4.2.2. Recognising both resident demand and the need driven by visitors to the Ward, parking will need to be a feature of any future development. The proportion of car or van availability has risen marginally between the 2001 and 2011 Census periods:

| Car or Van Availability | Census 2001 | Census 2011 |
|---|--------------------|--------------------|
| Cars: All categories: Car or van availability; measures: Value | 884 | 918 |
| Cars: No cars or vans in household; measures: Value | 101 | 90 |
| Cars: 1 car or van in household; measures: Value | 314 | 345 |
| Cars: 2 cars or vans in household; measures: Value | 356 | 359 |
| Cars: 3 cars or vans in household; measures: Value | 76 | 96 |
| Cars: 4 or more cars or vans in household; measures: Value | 37 | 28 |
| Cars: sum of all cars or vans in the area; measures: Value | 1,428 | 1,484 |
| Average of all cars or vans per household | 1.615 | 1.617 |

- 4.2.3. Whilst the inherent conflict exists with a greener environment, the development plan acknowledges the inevitability of vehicle ownership growth but seeks to minimise the impact by creating facilities which blend with and are sympathetic to the rural environment. Demonstrated by the presence of a specialist cycling retail premises and three commercial stables, together with a number of private sand schools, the area is a magnet for people riding, cycling and walking and the WNDP will find ways to ensure that these activities co-exist with the needs of residents.
- 4.2.4. Westcott's diverse and thriving social and community activities will be accommodated in modern, accessible facilities with flexible space catering for the varied social, sporting and welfare needs of the community and beyond, and incorporate health, education and other community facilities.
- 4.2.5. Retail facilities will be encouraged to provide choice, and where possible office development will provide the opportunity for local employment reducing the demand for commuting in an already congested part of the country.

5. PLAN CONTEXT

The Summary of the Village Survey results is Appendix 2.

5.1. Neighbourhood Plans

5.1.1. Neighbourhood plans must meet certain basic conditions before they can be adopted. They are tested by an Independent Examiner, and checked by the local authority, before being brought back to Westcott Village for a referendum on approval of the plan.

5.1.2. Neighbourhood plans must:

- contribute to the achievement of sustainable development
- have appropriate regard to national planning policy
- be in general conformity with the local strategic policy
- be compatible with EU obligations (if applicable)

5.2. Sustainable Development

5.2.1. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF also states that there are three dimensions to sustainable development: economic, social and environmental.

5.2.2. The WNDP must contribute to the achievement of sustainable development. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development and therefore pursuing sustainable development, including making it easier to:

- create jobs in villages,
- promote gains in biodiversity,
- achieve better quality design,
- improve people's quality of life, and
- provide a wider choice of high quality homes.

5.2.3. Appendix 3 provides a Sustainability Appraisal. This provides a baseline assessment of the village and analyses how the six policies of the WNDP would perform against 19 sustainability objectives. In most cases, the policies have a positive or neutral impact against each objective. Where potential negative impacts are identified, they are capable of mitigation and/or would be addressed through other policies of the Development Plan.

5.3. National Policy

5.3.1. The NPPF strongly supports the principle of neighbourhood planning. It states that Neighbourhood Plans should set out a positive vision for the future of the local area. They should set planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics.

5.4. Regard to Mole Valley District Council Planning Policies

5.4.1. The WNDP has been prepared with due regard to the saved policies in the Mole Valley District Council Local Plan 2000 and Core Strategy 2009.

5.4.2. The WNDP should be read as a whole, in conjunction with those saved policies within the Mole Valley Local Plan, and in conjunction with the Larger Rural Village Character Appraisal Supplementary Policy Document and the operative adopted Surrey Hills AONB Management Plan. The Larger Rural Village Character Appraisal Supplementary Policy Document was adopted by Mole Valley District Council in 2013. It covers the six villages of Beare Green, Brockham, Capel, Charlwood, Hookwood and Westcott. It analyses the character and landscape setting of each village, as well as providing general guidance on character issues.

5.4.3. We have endeavoured to ensure the WNDP objectives below accord with the underlying vision of the planning policies of the Local Plan.

5.4.4. From the 1960s until the present day Westcott has accommodated a series of housing developments, from Pointers Hill to Dairy Close; from Rokefield to The Pound, and St John's Court. Most recently, a development of 14 houses, including some affordable accommodation has been created at Pipp Brook Place and Meadow Close. In total, 64 new homes have been created in the village since 2001, of which 34 were included in the 2011 census. Since that census a further 30 new homes have been developed:

| | |
|-----------------------------------|----|
| • The Pound | 7 |
| • Broomfield Park | 2 |
| • Meadow Close & Pipp Brook Place | 14 |
| • Logmore Lane | 1 |
| • Brooklands & The Paddock | 3 |
| • Rookery Drive | 3 |

- 5.4.5. These new dwellings have been created with either outside of the Metropolitan Green Belt or through redevelopment of the existing developed environment. Reflecting the findings of the village survey, the WNDP envisages that this focus of development will continue for the period of this plan.
- 5.4.6. The pace of development achieved since 2001, as described in 5.6.3, equates to a 7.2% expansion. Continuing at that rate for the next 20 years would deliver approximately 92 new dwellings within the ward by 2036. Given that Westcott Ward elects 1/41th of the members of Mole Valley District Council, an annual rate of 4.6 new dwellings is equivalent to the 188 per annum identified in the 2009 Strategy. The ability to meet additional housing need described at a much wider geographic level within the emerging evidence of the 2016 Strategic Housing Market Assessment is constrained by the environment and land designations within which sits the ward of Westcott.
- 5.4.7. It is hoped that the introduction of the WNDP will help to continue to preserve the natural historic integrity of the village and at the same time, present an achievable vision for development that aligns with the Local Plan. Our mutual goals, by reference to the Development Plan, are to make provision for the District's growth in a way that will minimise significant harmful changes to its distinctive character, environment and feel, and that the natural built and historic environment will be safeguarded and enhanced.
- 5.4.8. The Development Plan does not indicate a specific housing allocation for Westcott. The village is surrounded by Green Belt, and has two Conservation Areas, one of which is within the centre of the village, and the relevant policies relating to these special areas will be adhered to in any policy within the WNDP. This directive of the WNDP both underpins and supports the Development Plan.
- 5.4.9. During the extensive Green Belt Boundary Review process conducted by the Village Forum during 2013/14 no suitable potential development sites were identified by the Neighbourhood Forum. The WNDP, therefore, has not allocated a site or sites for future development in the village. Any new sites emerging would be considered for development under the policies of the WNDP.

5.5. Monitoring and Review

5.5.1. Future Planning applications will be considered against the policies of the WNDP and the Mole Valley Development Plan. This will be monitored by the Westcott Village Association.

5.5.2. The review of this Plan should be done by the appropriate body no later than 5 years after its acceptance and to reflect the continuous evolution of national planning policy and, if appropriate, any revised Local Plan for Mole Valley District.



6. OBJECTIVES AND POLICIES:

6.1. Objective 1

6.1.1. Policy WNDP1 sets out important guidance for the development of any new housing developments that may come forward in the Plan period. It reflects the approach adopted in Policy CS1 of the Core Strategy that limited development and infilling is anticipated to take place in Westcott and the other identified 'larger rural settlements'. The policy links this strategic matter to the housing needs survey carried out in the Plan area. It also requires that any new development should reflect the character of the area in which it is located. The policy has been designed to cater for the level of growth that was anticipated in the Core Strategy. Most developments are expected to be between one and four dwellings in size. Should larger developments come forward through redevelopment proposals or by other means there may be the potential to subdivide the sites concerned to create multiple clusters of dwellings.

6.1.2. **Policy WNDP 1: Size, Architectural Style and Character of Housing Development**

WNDP1: New housing developments should reflect the character of the surrounding area. Where necessary developments should be designed to respect the amenities of surrounding properties in general, and to avoid unacceptable levels of overlooking adjacent properties in particular. Depending on the size of the plot, new housing developments should be built in small clusters of dwellings of varying and sympathetic architectural styles.

The size of the new dwellings should reflect the housing demand in the village. Proposals for small developments of houses for 1-4 bedrooled properties within the village core shown on the Policies Map will be particularly supported.

6.1.3. **Justification:** The Westcott Ward sits within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Metropolitan Green Belt. The village of Westcott is constrained by these designations. Within the village boundary there are two separate Conservation Areas, which include listed buildings and buildings of historical value. Almost 75% of residents do not believe that more housing is currently needed in the village, but 43% do see the need within the next 10 years. Also, Westcott is one of six Larger Rural Villages to which the Development Plan directs a limited amount of development (Core Strategy Policy CS2).

- 6.1.4. The nature of property ownership in the village will restrict any development because there is little land of any great size likely to be put forward. Where there are exceptions to this generalization, it would be inappropriate for developers to build developments of cramped style and character.
- 6.1.5. The village survey indicates that there is some demand for new housing to cater for local needs (from family members) and to stimulate housing stock rotation as residents look to stay within the village but move up and down the housing market as their personal circumstances change with age and family size, as well as migration to and from the village.
- 6.1.6. The survey identified that half of demand for new housing is likely to be for 1-2 or 3-4 bedrooms houses, including affordable housing. Remaining demand is likely to be divided between flats, bungalows and retirement housing (with and without care).
- 6.1.7. It is recognised that there are already a number of 3 storey dwellings in the village core area, mainly on Guildford Road. The sloping nature of the topography gives the opportunity for development at such height to increase capacity within a minimum footprint without giving rise to concerns of additional overlooking beyond that already existing within the developed environment.
- 6.1.8. No development is permitted in the Green Belt other than for that which accords with the NPPF e.g. agricultural or leisure purposes. This policy is supported by 87% of survey respondents.
- 6.1.9. MVDC Core Strategy Document paragraph 6.1.17-19 and Policy CS3 “Balancing Housing Provision” supports this objective.

6.2. Objective 2

6.2.1. This policy is to recognise the restrictions which exist in potential plot sizes and to give preference to development that provides the opportunity to stimulate movement within the ward housing market. As an example a retired couple living in a 5-bedroom property should be able to move to more appropriate independent living accommodation, but remaining within the village with access to long established social support networks, thus releasing the larger property to the housing market.

6.2.2. Policy WNDP2: Infill and Redevelopment

WNDP2: Proposals for infill or limited redevelopment of large existing gardens, within the Village Core area as shown on the Policies Map, will be supported where they increase the stock of 1-3 bedroom housing.

The proposed new residential developments should respect the scale and layout of the particular gardens and should otherwise comply with the development plan policies in general, and the first part of Policy WNDP1 in this Plan in particular.

6.2.3. **Justification:** The opportunity to meet future requirements and develop new housing and other facilities of the scale identified from the village survey is very restricted. However, within the village there are properties with extensive gardens which could reasonably accommodate new development without significantly altering the average density of development and housing or adversely impacting the character of the village. Policy WNDP2 actively supports the development of 1 to 3-bedroom houses. Properties of this size have the ability to accommodate the identified needs of younger families or older persons to set out home or to remain/downsize within the village. Proposals that seek to address these specific needs will be welcomed by the community.

6.2.4. According to the residents' survey, 40% of residents have lived in the community for more than 15 years; 33% want to move to more appropriate accommodation within the village; and 26% are now over retirement age with a trend for this to increase significantly over the next 15 years.

6.2.5. This policy is underpinned by MVDC Core Strategy Policy CS2 "Housing Provision and Location" (Para 6.1.12) which states that infilling and limited development including redevelopment will be permitted providing that the proposed development is at an appropriate scale in relation to the size and character of the village.

6.3. Objective 3

6.3.1. This policy is to ensure that residents of the village continue to have cycling, bridleway and footpath access through the village and into the countryside as a priority and any new developments will protect and enhance this access. Where new routes are provided as part of wider development schemes the overall proposals should conform to the MVDC Supplementary Planning Document 'Designing Out Crime' (December 2011).

6.3.2. **Policy WNDP 3:** Connectivity within the village and into the countryside

WNDP3: Existing pedestrian, bridleway and cycle routes should be protected, and new routes for pedestrians, horse riders and cyclists to access the countryside around Westcott should be provided wherever possible in any new development.

6.3.3. **Justification:** According to the residents' survey, almost 70% of residents regularly use footpaths and cycle ways around the village as a means of access, and more than 50% of respondents in the survey identified these as one of the most important aspects of village life.

6.3.4. The 2011 Census demonstrates that more people who live in Westcott cycle to work (2.6%) than the Mole Valley average (1.9%). Since this census, a new cycle path linking Westcott to Dorking has been created. Developments should make provision for cycle access and storage for residents.

6.4. Objective 4

6.4.1. This policy is to recognise that vehicle ownership is unlikely to diminish, that parts of the village are seriously congested by on-street parking, and that Westcott Ward is a magnet for a wide range of leisure activities which draw people to the village at weekends. The provision of parking facilities is seen as the most important priority by villagers after protection of the Green Belt. Policy WNDP4 provides a context against which proposals for new residential developments will be assessed. It sets out minimum car parking standards. It also requires a premium for visitor car parking for any larger developments that may come forward within the Plan period. The policy has been designed to ensure that new development does not add to the current levels of on-street car parking. Residential schemes that provide parking spaces above the minimum standards will be particularly supported where they maintain appropriate standards of layout and design for the wider development. Plainly car parking should sit comfortably within the attractive setting of the village. The policy addresses this matter. Unsympathetic car parking arrangements or solutions (such as multi-storey car parks or parking areas with intrusive lighting) will not be supported.

6.4.2. Policy WNDP4: Parking Provision

WNDP4: Within the village core as identified on the Policies Map off-street car parking for new residential developments should be provided to the following minimum standards:

| | |
|-----------------------------------|----------------------|
| 1 bedroom properties | 1 car parking spaces |
| 2 bedroom properties (and larger) | 2 car parking spaces |

On housing developments of 10 or more dwellings allocated visitor car parking should be provided on site to an additional 20% of the figure calculated for the development based on the minimum car parking standards.

Development proposals that deliver additional parking above and beyond the needs of the specific proposed development (providing for visitor parking) will be particularly supported. Any such parking should be designed in an environmentally acceptable way with extensive landscaping appropriate to the character of the village.

6.4.3. **Justification:** According to the residents' survey, residents of Westcott own more than 740 vehicles among them, with 84 households owning more than 3 vehicles. 20% of these vehicles are parked on the roads around the village, the north east sector of the village being particularly badly affected. This situation is exacerbated at weekends with visitors adding significantly to these numbers, for the purposes of

visiting friends and family, and to pursue recreational activities such as walking and cycling. The provision of more off-street parking would help to relieve the issues experienced in some parts of the village, improving the street scene and the environment for residents.

6.4.4. Surrey County Council Policy (Vehicular and Cycle Parking Guidance) dated January 2012, sets out recommended parking space allocation for new developments, but parts of Westcott village are seriously congested and there is a requirement for each development to take into account existing constraints, and avoid exacerbating the problem.

6.4.5. The 2011 Census demonstrates that there are more cars per household in Westcott (1.62) than the Mole Valley average (1.57) or the Surrey average (1.51). Furthermore, fewer people in Westcott use non-car based means of transport to travel to work (25.4%) than the Mole Valley average (28.1%). This indicates that more space should be created for car parking as well as encouraging alternate means of transport.

6.5. Objective 5

6.5.1. This policy is to encourage and assist appropriate use of Green Belt land for the enjoyment and recreation of local residents. It is consistent with relevant sections of the NPPF and with the development plan. The policy provides the opportunity for community-driven and supported projects which would meet the recreational and leisure needs of the local community.

6.5.2. Policy WNDP5: Recreational Development

WNDP5: Within the Metropolitan Green Belt appropriate facilities for outdoor sport and recreation will be supported where such proposals preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

6.5.3. **Justification:** Westcott Ward covers some of the most spectacular and open countryside in Surrey and is much sought after as both a place to live as well as a place to enjoy leisure and recreational activities.

6.5.4. Great care is to be taken to protect the Green Belt; this policy will give preference to the provision of land for domestic horticulture (allotments), sporting activities and leisure, all of which have been identified as popular activities by residents in the Survey.

6.6. Objective 6

6.6.1. This policy is to prevent further conversion of retail property use to domestic dwellings, encourage greater diversity of retail offerings within the village, and in particular to assist in the re-occupation of vacant shop units with new retail business in general, and to secure the re-opening of the village Post Office in particular. Policy WNDP6 identifies the three blocks of retail premises in the Plan area and sets out the basis against which proposals for non-retail uses will be assessed. It also offers support to associated proposals that are intended to support these important retail areas. There could include improved access arrangements, car and cycle parking.

6.6.2. Policy WNDP6: Shops and Commercial Services

WNDP6: The following blocks of properties as shown on the Policies Map are safeguarded for retail use:

- Mace Stores and former Balchin's Stores, Guildford Road (between Westcott Street and Furlong Road)
- 2-6 Guildford Road (between Institute Road and Parsonage Lane)
- Masters House, Guildford Road (site of Westcott Bakery)

Within these areas changes of use from retail use to other uses will not be supported unless:

- The property has been marketed for a minimum period of six months for alternative retail use without success; and
- It can be clearly demonstrated that a retail use is no longer financially viable.

Proposals within the defined retail areas designed to assist in the retention or the establishment of new retail units or otherwise to improve the general operation of the retail areas will be supported where they respect the character of the areas concerned and otherwise comply with development plan policies.

6.6.3. **Justification:** The survey illustrated that a significant proportion of respondents frequently used the village store, newsagents and bakery. The existing facilities provide a very valuable, and in some cases vital, social function. Without them the environmental impact of having to drive to neighbouring towns and villages for basic retail needs would be seriously detrimental.

6.6.4. This policy is underpinned by MVDC Core Strategy Policy CS11 and paragraph 6.2.37 which states that the Council's strategy includes:

- Supporting the provision of small-scale local facilities to meet local community needs
- Taking into account the importance of shops and services to the local community in assessing proposals that would result in their loss or change
- Supporting proposals to improve the viability, accessibility or community value of existing services and facilities that play an important role in sustaining village communities

6.7. Objective 7

6.7.1. This policy is to prioritise and support the development of multi-use, flexible, modern community facilities within the village which will cater for a wide range of current and future social, sporting, and recreational village activities. The implementation of the policy will help to create a cohesive and supportive village life by creating financially viable and sustainable facilities for local residents.

6.7.2. Policy WNDP7: Enhancement of Community Facilities

WNDP7: Proposals for the provision and maintenance of flexible, accessible and modern community facilities will be supported, where they would help to maintain and extend the vibrant social, sporting, recreational, and educational activities in the Plan area.

6.7.3. **Justification:** Westcott is a village of around 2,300 residents with 8 principal community facilities:

- Surrey Hills Church of England Primary School
- Holy Trinity Church
- The Reading Room
- The Hut
- St John's Community Centre
- The Sports Club (cricket and football)
- Faurefold (Guiding Association retreat)
- Riverbank Surgery

6.7.4. These cater individually for a very wide range of activities in premises of varying age and quality. The survey showed that most respondents identified facilities for these activities as being important to retain.

6.7.5. Over the next 10-15 years some of these facilities will require significant financial investment in order to remain usable. It is anticipated that there may be opportunities to enhance, re-provide and create new facilities in accordance with the identified needs of the survey. In any new development, research into occupancy and usage of existing facilities would be carried out to ensure that there was no loss of capacity for activities.

6.7.6. Nursery provision within the Ward is a priority. 28% of respondents to the survey (189 households) have young people under 18; 25% of them use or intend to use Little Doves Nursery in Westcott. 34% use or intend to use a Nursery out of the village.

7. SUMMARY

In 2025 this Neighbourhood Development Plan will ensure:

- Westcott is a thriving village set in a Ward of outstanding natural beauty.
- Neighbourhood facilities and amenities can be enjoyed by all that live within the Ward.
- Development will be of a size and character that will enhance the village.
- Planning for the future of Westcott retaining its village identity and not being absorbed into a suburb of Dorking.

PUBLICITY PLAN 11th May 2013

| Date | Activity | Press | Parish mag | Emails/website | Assocs | Posters | Delivery |
|-----------|---|--------------------------|------------|----------------|--------|---------|------------------------|
| Jan 2013 | Consultation doc | | | yes | | | |
| Feb | Update on Forum | | yes | yes | | | |
| Mar | Confirmation of acceptance | yes | yes | yes | | yes | |
| April | Start awareness campaign Start speaking to clubs | yes | | yes | yes | yes | |
| May | Recruit deliverers | yes | yes | yes | | yes | house to house leaflet |
| June | Recruit deliverers Open Meeting | | | yes | | | |
| July | Feedback on meeting | yes | yes | yes | yes | yes | yes |
| August | Train deliverers | yes (pics of deliverers) | | | | | |
| September | Deliver survey | yes | | | | | yes |
| October | Collect survey | | | | | | yes |
| November | Announce participation levels and thank deliverers | yes | yes | yes | | | |
| December | | | | | | | |

| Date | Activity | Press | Parish mag | Emails/website | Assocs | Posters | Delivery |
|----------|-----------------------|-------|------------|----------------|--------|---------|----------|
| Jan 2014 | Talk about next steps | yes | yes | yes | | | |
| | | | | | | | |

SPECIALIST PUBLICITY ACTIVITIES

Identify local partners

Work out which community groups should be involved (check with them)

Key landowners

Local trusts

Health and social care organisations

Develop working arrangements with partners

Invite to meetings

Consult and invite contributions

Communicate and feedback

Other Engagement Techniques we could use

Workshops

Stalls in the village

Use of village events with permission

WESTCOTT VILLAGE FORUM

TIME LINE FOR CONSULTATION WINTER 2014-2015 Amended 11th November 2014

| PUBLICITY | TASKS | DELEGATED TO | DEADLINE |
|---|---|---|---|
| SUMMARY OF POLICIES IN DECEMBER PARISH MAGAZINE | 1. Write summary 2. Write covering article 3. Liaise with editor and send in article | Done by Tim Done by Andrea to be reviewed by Laura and Matthew Andrea Tim to email info and Plan to M and L | mid-November Parish magazine deadline is this Friday 14th November |
| LEAFLETS | 1. Production of leaflets 2. Distribution of leaflets 3. Possible second leaflet in January | 1. Laura and Matthew to design leaflet: Tim to liaise with MVDC re printing 2. Andrea to organise deliverers | end November early December early January |
| WEBSITE | Upload version of WNDP to website as soon as finalised Also upload article from December parish mag | Andrea to talk to Heather Woods | end November |
| MEETINGS | 1. Exhibition of plan in St Johns, and request for feedback 2. Public meeting in Holy Trinity to agree the proposals go to Local Authority | Andrea to book St Johns date and inform for inclusion in leaflets Andrea to book St Johns for an evening meeting | mid- December X now Saturday 10th Jan if possible mid-JanuaryX now end January |

| PUBLICITY | TASKS | DELEGATED TO | DEADLINE |
|-----------------------------------|---|--|--|
| POSTERS | Around the village 1. Announcing consultation 2. Announcing deadline for feedback | Matthew and Laura designing poster 1 Andrea to provide list of poster sites | end November early January |
| ARTICLES IN PARISH MAG in January | Reminding everyone of need for feedback and mid-January deadline | Andrea to liaise with group for content | mid-December (deadline is 12th December) |



SHAPING THE FUTURE OF WESTCOTT

VILLAGE SURVEY RESULTS

This booklet contains the raw data that we collected from the surveys you completed in September/October last year. The data has been collated and analysed and is presented here in a variety of ways, partly story, partly graphics.

The next step in developing the Neighbourhood Plan will be to decide from this data, what we actually want for the future of our village. A Draft Plan will be put together and you will have a chance to vote on the acceptance of that Plan in a public referendum in May next year.

If YOU want to help shape the future of our village, join the Village Forum. Contact us via the website www.westcottvillageforum.com or email timway@westcott.gmail.com. If you have any comments on this data, don't hesitate to get in touch.

The first questions in the survey were about **WHO** lives in the village. In terms of age, one of the biggest groups (335) are children and young people up to and including age 18. The other age groups are similar in number but we have an even larger group at the other end of the age range, 418 residents are over 65.

HOW LONG have we lived here? Over 40% of us have lived here for over 20 years. Only 5% of residents have moved into Westcott in the last year. The stats also show us that when we can, we move within the village. The two main reasons for moving out of the village are being closer to work (47 responses) and education, eg. university (32 responses).

How did we describe our **CURRENT HOMES**? A real mix.

| | owner occupied | rented |
|---------------------------|----------------|--------|
| Flat | 44 | 32 |
| Bungalow | 32 | 10 |
| 1-2 bed house | 95 | 18 |
| 3-4 bed house | 311 | 42 |
| 5+ bed | 82 | 6 |
| Retirement (care) | 0 | 0 |
| Retirement (without care) | 0 | 0 |
| Affordable | 3 | 7 |

Are we **PLANNING TO MOVE** in the next ten years? Nearly 33% said yes, and 67% said no. Only 56 people have friends or family who want to move into Westcott, half of them looking now, and half during the next ten years. And most of the reasons about choosing Westcott rather than anywhere else are to do with liking the village, the sense of community, and to be near family.

The next questions were about **CARS and PARKING**. On 65 surveys this question was not answered, but the rest of the surveys show 49 motorbikes or mopeds, 633 cars and 43 vans/commercial vehicles, 9 lorries and 7 specially adapted vehicles. 134 of us park on the road, 474 park off the road and some of us (31) do both. 5% of respondents don't have a vehicle.

HOUSING

The majority (74.3%) of respondents believe Westcott does not need any further housing now, and 57% believe that neither do we need new housing in the next 10 years. Nearly 26% of residents believe we **do** need new housing now, and 43% believe that we will in the next 10 years.

Of those believing we will need housing during the next ten years, the following table shows what type they think will be needed.

| Answer Options | To Buy | To Rent | Response Count |
|---|--------|---------|----------------|
| Flats | 61 | 66 | 82 |
| Bungalows | 52 | 31 | 62 |
| 1-2 Bed Houses | 129 | 104 | 154 |
| 3-4 Bed Houses | 137 | 69 | 149 |
| 5+ Bed Houses | 17 | 7 | 19 |
| Retirement housing (with care) | 45 | 38 | 60 |
| Retirement housing (without care/sheltered) | 69 | 49 | 85 |
| Affordable housing | 141 | 99 | 165 |
| answered question | | | 300 |
| skipped question | | | 403 |

When asked if it became a requirement to build new homes in and around Westcott, people were primarily in favour of individual, or small developments.

| Answer Options | Within Westcott | In the greenbelt around Westcott | Response Count |
|---|-----------------|----------------------------------|----------------|
| Individual Developments | 248 | 60 | 278 |
| Small developments (2 to 4 homes on one site) | 311 | 153 | 418 |
| Multiple developments on one site (5+ homes) | 37 | 38 | 69 |
| Don't mind/no opinion | 56 | 44 | 71 |
| answered question | | | 627 |
| skipped question | | | 76 |

GREENBELT

The survey asked if housing should be built on the greenbelt surrounding the village. 87% said no, 13% said yes.

When asked if housing should be built on the greenbelt between Dorking and Westcott, 79% said no, 21% said yes.

SHOPS AND SERVICES

You can see from the table below, that most people in the village use the facilities our village shops and services provide

| Answer Options | More than once a week | Weekly | Fortnightly | Monthly | Less often | Never | Response Count |
|-------------------------------|-----------------------|--------|-------------|---------|------------|-------|----------------|
| Balchins store/ post office | 272 | 197 | 67 | 63 | 68 | 7 | 674 |
| Newsagents | 256 | 170 | 50 | 73 | 88 | 26 | 663 |
| Bakery | 131 | 151 | 87 | 68 | 157 | 48 | 642 |
| Garage | 0 | 1 | 2 | 13 | 276 | 313 | 605 |
| Hairdressers | 2 | 20 | 7 | 37 | 50 | 488 | 604 |
| Cycle shop | 4 | 0 | 8 | 25 | 136 | 428 | 601 |
| Prince of Wales | 10 | 15 | 13 | 65 | 287 | 232 | 622 |
| Bertram Bees (The Crown) | 26 | 35 | 34 | 121 | 240 | 176 | 632 |
| The Bay Leaf (Cricketers) | 2 | 6 | 11 | 61 | 229 | 313 | 622 |
| Fish and chip van (Saturdays) | 3 | 10 | 27 | 94 | 209 | 282 | 625 |
| Fishmonger (Tuesdays) | 1 | 29 | 11 | 37 | 126 | 392 | 596 |
| Other (please specify) | | | | | | | 20 |
| answered question | | | | | | | 686 |
| skipped question | | | | | | | 17 |

Other services you listed as using were: (in alphabetical order) beautician, bridal shop, caterers, Church, Dorking bus, the Hut, the School, and Westcott Gallery.

Do we want **MORE SHOPS and SERVICES?** 60% say no, and 40% say yes, and the most popular suggestions were a butcher (79 responses) greengrocer (33) hardware/diy (32) chemist (31). Other suggestions included cafe, deli, restaurant and florist, and there were many other ideas, suggested

by small numbers of respondents. There were suggestions for longer opening hours by the shops for residents returning home after work.

BUSINESS DEVELOPMENT

Some of you would like to see businesses developed in the village, but a significant number of people say they would not like to see the village developed in this way.

| Answer Options | Response Percent | Response Count |
|---|------------------|----------------|
| Tourism development/attractions (e.g. cyclists, ramblers etc..) | 34.1% | 215 |
| Shops | 40.0% | 252 |
| Small industrial workshops | 22.1% | 139 |
| Storage units | 5.1% | 32 |
| None of the above | 37.3% | 235 |
| small office developments | 24.3% | 153 |
| answered question | | 630 |
| skipped question | | 73 |

A need for car park provision for cyclists and ramblers was mentioned in several of the ideas for tourism development in the village.

VILLAGE FACILITIES AND AMENITIES The facility which you think is the most important is the village school, with green space/ footpaths and the village green getting the next highest scores.

| Answer Options | Not Important | Fairly Important | Very important | Rating Average | Response Count |
|------------------------------------|---------------|------------------|----------------|----------------|----------------|
| Surrey Hills School | 11 | 70 | 576 | 2.86 | 657 |
| Footpaths/ bridleways/ green space | 11 | 100 | 558 | 2.82 | 669 |
| Village green | 15 | 90 | 556 | 2.82 | 661 |
| Cradhurst recreation ground | 11 | 138 | 516 | 2.76 | 665 |
| Sports club/ cricket ground | 16 | 155 | 493 | 2.72 | 664 |
| Holy Trinity church | 44 | 178 | 441 | 2.60 | 663 |
| The Reading room | 38 | 230 | 386 | 2.53 | 654 |

| | | | | | |
|------------------------|-----|-----|-----|------|-----|
| The Hut | 52 | 261 | 329 | 2.43 | 642 |
| St Johns | 80 | 252 | 303 | 2.35 | 635 |
| Village club | 76 | 272 | 291 | 2.34 | 639 |
| Bowls club | 126 | 375 | 144 | 2.03 | 645 |
| Other (please specify) | | | | | 26 |
| answered question | | | | | 682 |
| skipped question | | | | | 21 |
| | | | | | |

The comment was made that all the facilities are very important to some people, but hard to maintain to capacity. Some facilities were not included in the above list, but mentioned as important by many people, such as Little Doves, which appears in a table later in the survey.

Respondents were asked to rate the **QUALITY OF THESE SERVICES** - Poor, Acceptable or Good. Every facility scored more highly in the Good column, than in either the Acceptable or Poor columns, but there were a great many individual suggestions as to how some of the facilities could be improved. There were a number of comments on improvements to the children's facilities at Cradhurst, but many of these will have been included in the Council's work at the playground which has happened since the survey.

Comments were made on other aspects, such as improvement to footpaths, roadside hedges, and again the provision of more parking.

The vast majority of people (81%) feel that the number and range of buildings and facilities are about right for the needs of the village. The next question asked what **OTHER FACILITIES** we need. A very large response (190) was for more car parking. There were over 70 other suggestions, ranging from a cash machine, to community sports centre/gym; a community drop in centre for the elderly and a bicycle rack in the village centre.

MOBILE AND INTERNET SERVICES

Considering we live less than 30 miles from London, the mobile and internet services are not good. 368 of you said mobile reception was poor, less than 200 saying it was acceptable and only 53 saying it was good. Broadband service was better, with 207 saying poor, 281 acceptable, and 80 good. 49 of you gave your comments on the poor service, and some of the remarks were scathing. One comment made was that third world countries have a better bandwidth than Westcott! (This may have changed as a result of the work done to install fibre optics into the village during the last six months). The question about cable TV got a 43% yes vote, and a 57% no vote.

CLUBS AND SOCIETIES

The History Group and the Gardeners Club, have the most members with the Westcott Village Club, the Cookie Club, After School Club, and Westcott Wives the next most popular. You will be interested to note that a significant number (402) of respondents skipped this question.

| Answer Options | You | 1st person | 2nd | 3rd | 4th | 5th | Total |
|---|-----|------------|-----|-----|-----|-----|-------|
| History Group | 142 | 63 | 3 | 1 | 0 | 0 | 209 |
| Gardeners Club | 108 | 44 | 4 | 0 | 0 | 0 | 156 |
| Westcott Village Club | 41 | 18 | 5 | 1 | 1 | 1 | 67 |
| Cookie Club/ Toddler Group (St Johns) | 30 | 22 | 6 | 4 | 1 | 0 | 63 |
| After school club- Surrey Hills School | 7 | 31 | 13 | 6 | 5 | 0 | 62 |
| Westcott Wives | 37 | 20 | 3 | 0 | 0 | 0 | 60 |
| Football Club (1935 & Westcott and Holmbury Wolves) | 15 | 25 | 8 | 3 | 5 | 1 | 57 |
| Cricket Club | 19 | 19 | 9 | 2 | 1 | 0 | 50 |
| Westcott Players (amateur dramatics) | 21 | 22 | 3 | 2 | 0 | 0 | 48 |
| Zumba - Reading Room | 28 | 12 | 1 | 0 | 0 | 0 | 41 |
| Brownies | 7 | 20 | 7 | 5 | 1 | 0 | 40 |
| Little Doves Pre-School Nursery | 15 | 19 | 3 | 1 | 0 | 0 | 38 |
| Guides | 8 | 23 | 3 | 1 | 0 | 0 | 35 |
| Arts Club (St Johns) | 18 | 6 | 0 | 0 | 0 | 0 | 24 |
| Pilates | 17 | 4 | 2 | 0 | 0 | 0 | 23 |
| St Johns Youth Group | 6 | 9 | 4 | 2 | 0 | 0 | 21 |
| Rainbows | 2 | 16 | 1 | 1 | 0 | 0 | 20 |
| Craft Club (St Johns) | 14 | 4 | 1 | 0 | 0 | 0 | 19 |
| Centre Stage Theatre School | 2 | 10 | 5 | 0 | 0 | 0 | 17 |
| Bowling Club | 6 | 5 | 0 | 0 | 0 | 0 | 11 |
| Mothers Union | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| answered question | 301 | 216 | 54 | 21 | 10 | 2 | |
| skipped question | 402 | 487 | 649 | 682 | 693 | 701 | |

We apologise for missing off the Dance Style Fitness group, which meets every Saturday morning, and the Westcott Bridge Club.

Other clubs and societies you would like to see include Beavers/Cubs, a film club, rambling club, yoga classes and a senior citizens club.

YOUNG PEOPLE

28% of respondents (189 households) have young people under 18. 25% of them use or intend to use Little Doves and 34% use or intend to use a nursery out of the village. 87% of residents have been able to get their child into the school of their choice.

WHICH SCHOOL do the children go to? The following graph shows:

| Answer Options | Surrey Hills (Westcott) Primary School | Powell Corderoy Primary School | Ashcombe Secondary School | Priory Secondary School | Response Count | |
|------------------------|--|--------------------------------|---------------------------|-------------------------|-------------------|-----|
| Child 1 | 59 | 7 | 37 | 7 | 110 | |
| Child 2 | 21 | 2 | 29 | 8 | 60 | |
| Child 3 | 2 | 0 | 9 | 0 | 11 | |
| Child 4 | 0 | 0 | 2 | 0 | 2 | |
| Child 5 | 0 | 0 | 0 | 0 | 0 | |
| Child 6 | 0 | 0 | 0 | 0 | 0 | |
| Other (please specify) | | | | | 55 | |
| | | | | | answered question | 111 |
| | | | | | skipped question | 592 |

52 children in the village go to other private, state schools and colleges in the area.

Only 10% of young people use the **VILLAGE YOUTH CLUB**, and when asked what other activities we might offer them, the most popular suggestions included the following: cycling, canoeing, cookery, camping and outward bound, art/craft club and circuit training. Martial arts and tennis were also suggested by several respondents. (Please note that many respondents (over 500) skipped the Young People section questions as they were not relevant to them).

HEALTH, WELL-BEING AND SOCIAL ISSUES

We asked how many people are registered with the **LOCAL DOCTOR**, at the Riverbank Surgery and exactly half of us are. Of these, 78% find it very convenient. For the people who don't use the village surgery, the main reasons were that people were already registered in Dorking before they moved to the village, personal preference, or they were registered with a doctor near to their work. Whether you go to Riverbank or not, there is an overwhelming 83 per cent vote that it is very important to have a doctor in the village.

79% of us would like to have **OTHER PROFESSIONAL PRACTICES** such as a dentist, physiotherapist or chiropractor established in the village.

When asked about whether we should have **SERVICES FOR THE ELDERLY**, (lunch club, health services etc) 210 people said yes, while 276 said No. However 217 skipped the question and didn't answer. Probably not relevant (yet!).

Those who said yes made many suggestions, among them visiting mobile health checks for the housebound, a community bus to run to Dorking and local hospitals, and voluntary befriending schemes.

COMMUNITY

We asked you if you thought Westcott was a safe place to live. This is what you said:

| Answer Options | Strongly disagree | Disagree | Not sure/ Don't know | Agree | Strongly agree | Rating Average | Response Count |
|--|-------------------|----------|----------------------|-------|----------------|----------------|----------------|
| Westcott is a safe place to live | 7 | 10 | 45 | 458 | 139 | 4.08 | 659 |
| Police respond satisfactorily to reported incidents | 13 | 39 | 378 | 194 | 21 | 3.27 | 645 |
| Policing in Westcott is effective | 15 | 60 | 344 | 201 | 24 | 3.25 | 644 |
| Our neighbourhood policing team communicates effectively | 28 | 106 | 312 | 178 | 20 | 3.09 | 644 |
| Policing in Westcott is visible | 62 | 269 | 176 | 133 | 13 | 2.64 | 653 |
| answered question | | | | | | | 673 |
| skipped question | | | | | | | 30 |

We also asked what you think the police should be prioritising. The **TOP FOUR ISSUES** are: speeding, petty theft/burglary, anti-social behaviour, and vandalism.

Only 21% of people think we need counselling for social issues, but for them alcohol abuse and debt advice are the two most important issues.

ROADS, PARKING AND TRAVEL

284 individual suggestions about what to do about **PARKING** in the village indicate that many of you feel very strongly about it. There isn't room to write all the suggestions down, but a few of them are below:

Ban cyclists parking their cars

Better enforcement of parking on double yellow lines at ends of roads like Ashley, Watson. No parking on turning circle.

Better marked and more space to stop (short term 20 minutes) around the shops

Better use of Reading Room car park - empty most of the time!

Better utilization of the Prince of Wales car park

Parking between the heath and rookery where cars could be screened by trees

Bike hub for parking and amenities

Residents only restrictions

1 hour parking outside the shops. Pay the two pubs to allow parking at school collection times a car park would be useful

Allow Reading Room parking when no events are being held.
 Widening start of Logmore Lane
 Ample car parking for cyclists by the meadow
 Car Club to reduce need for car ownership. Facilities for those with drives to rent car parking space to others.
 Provide weekend parking for visitors away from residential streets
 Marked bays outside the shops
 Herringbone parking in some areas

We are fairly equally divided on whether there is **TRAFFIC CONGESTION** in the village,

| Answer Options | Response Percent | Response Count |
|-------------------|------------------|----------------|
| Yes | 53.2% | 332 |
| No | 46.8% | 292 |
| answered question | | 624 |
| skipped question | | 79 |

and looking at the 6 page list of where you think the congestion exists, it's hard to find a place in Westcott where it doesn't. Key problem areas are, of course, the A25 Westcott to Dorking in rush hour, around the school at drop-off times, and near the shops and the green at the top of Westcott Street.

Suggestions for improving the congestion included a one-way system around the green, better phasing of lights at bottom of Westcott Road, and other suggestions for traffic management in Dorking.

66% of us think **SPEEDING** is a problem in the village, and 70% think there are **TRAFFIC DANGER SPOTS** in the village, particularly through the village on the A25.

But we are more equally divided on the subject of **TRAFFIC CALMING**, (eg 20mph limits or speed bumps), with 45% saying yes, let's have them, and 54% saying no. However, there were lots of suggestions as to where to have them if we were to do so.

TRAVELLING BY BUS is not something most of you do. 72% don't use the bus, and for those that do, school, shops and social activities are the reason.

Most of us are satisfied with the quality of the road/footpath in front of our house, - 70%. But when it comes to **MAINTAINING THE ROADS AND FOOTPATHS** in the village, our priorities are clear:

| Answer Options | Most Important | 2nd Most Important | 3rd Most Important | Rating Average | Response Count |
|---|----------------|--------------------|--------------------|----------------|----------------|
| Well kept paths around the village | 316 | 18 | 15 | 2.86 | 349 |
| Ease of movement for pushchairs | 62 | 50 | 5 | 2.49 | 117 |
| Trimming of overgrown hedges on footpaths | 138 | 187 | 46 | 2.25 | 371 |
| More drop-down curbs | 14 | 26 | 19 | 1.92 | 59 |
| Improved road maintenance | 80 | 139 | 115 | 1.90 | 334 |
| Ease of movement for wheelchairs | 9 | 54 | 22 | 1.85 | 85 |
| Ease of movement for disabled vehicles | 5 | 19 | 22 | 1.63 | 46 |
| Improved pathway maintenance | 15 | 65 | 141 | 1.43 | 221 |
| Improved drainage | 4 | 25 | 56 | 1.39 | 85 |
| Improved lighting | 12 | 16 | 93 | 1.33 | 121 |
| answered question | | | | | 655 |
| skipped question | | | | | 48 |

We use the footpaths and bridleways around the village extensively; hardly anyone doesn't use them; and most of us use them simply for walking.

| Answer Options | More than once a week | Weekly | Fortnightly | Monthly | Less often | Never | Response Count |
|-------------------------|-----------------------|--------|-------------|---------|------------|-------|----------------|
| Walking | 385 | 124 | 28 | 34 | 31 | 20 | 622 |
| Jogging | 79 | 38 | 11 | 13 | 25 | 140 | 306 |
| Cycling | 96 | 55 | 21 | 39 | 53 | 102 | 366 |
| Dog walking | 185 | 12 | 2 | 6 | 25 | 151 | 381 |
| Horse riding | 21 | 7 | 1 | 1 | 7 | 210 | 247 |
| Birds/wildlife watching | 36 | 24 | 6 | 6 | 31 | 156 | 259 |
| Other (please specify) | | | | | | | 15 |
| answered question | | | | | | | 664 |
| skipped question | | | | | | | 39 |

There is an even spread of levels of concern about the **ACCESS AND UPKEEP OF THE FOOTPATHS**, with only 14% of us not at all concerned. There are a large number of comments from walkers (the majority of us) about speeding cyclists who use footpaths (not ok) instead of bridleways. Walkers, dog walkers and horse riders are all concerned about speed of cyclists, and their silent approach. There were lots of appeals for bicycle bells. There are plenty of positive comments about the new cycle path.

It seems that some of Westcott's **DOG OWNERS** don't clear up after their pets, and there are lots of pleas to ask people to take more responsibility. Also requests for more dog poo bins. However, overall many people say how much they enjoy the facility of good paths and bridleways all around the village.

OVERALL THOUGHTS

We were asked what would be the three most important actions we could take to protect and enhance the village. Keeping our entity as a village is obviously the single most important action. Here are the results in detail:

| | Total | 1st | 2nd | 3rd |
|--|-------|-----|-----|-----|
| Preserve the green belt | 483 | 302 | 130 | 51 |
| Resist merging with Dorking. | 361 | 103 | 175 | 83 |
| Protect existing village architecture/ street scenes | 252 | 28 | 83 | 141 |
| Improve parking | 225 | 62 | 71 | 92 |
| Improve public transport | 149 | 70 | 39 | 40 |
| Encourage affordable housing | 115 | 38 | 38 | 39 |
| Improve footpaths/bridleways | 98 | 7 | 43 | 48 |
| Encourage local employment | 95 | 31 | 25 | 39 |
| Improve habitat for wildlife | 89 | 2 | 24 | 63 |
| Improve traffic flow | 72 | 18 | 21 | 33 |
| Encourage open market housing | 28 | 9 | 9 | 10 |
| Create more public footpaths | 24 | 3 | 11 | 10 |
| Answered question | 673 | | | |
| Skipped question | 30 | | | |

Your comments on the village and its future were largely complimentary. It's a great place to live, say many people. Others used the opportunity to make comments on specific issues such as housing, parking, traffic, noise and greenbelt.

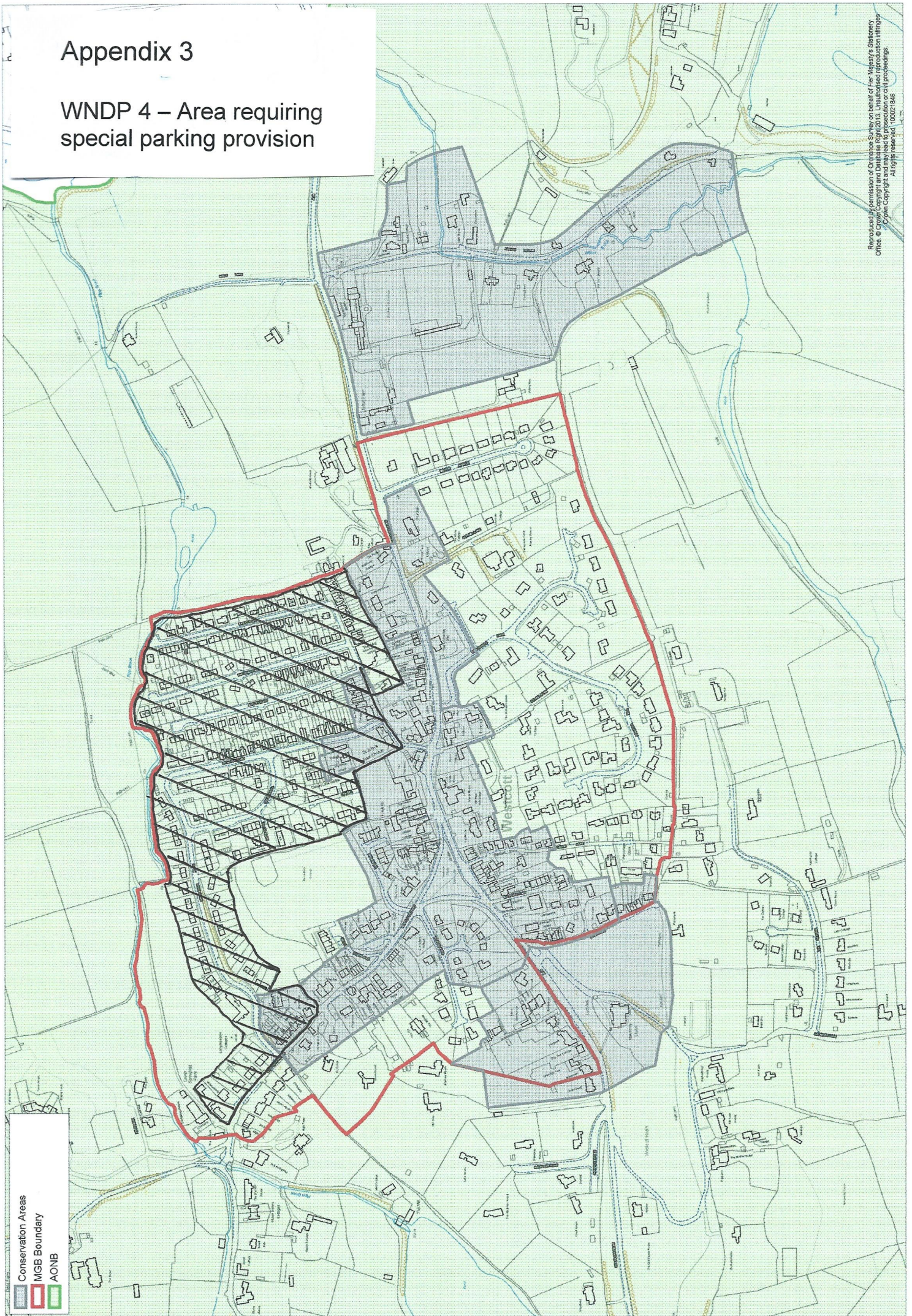
HOW DO WE KEEP IN TOUCH?

| Answer Options | Response Percent | Response Count |
|-----------------------------|-------------------|----------------|
| Parish magazine | 74.1% | 487 |
| Word of mouth | 72.3% | 475 |
| Noticeboards | 46.6% | 306 |
| Village association website | 8.8% | 58 |
| Village Diary | 4.9% | 32 |
| Local newspaper | 47.9% | 315 |
| Email | 16.1% | 106 |
| Other (please specify) | 2.4% | 16 |
| | answered question | 657 |
| | skipped question | 46 |

The Village Forum would like to say thank you to all the respondents who completed the survey, and to the 50 brilliant volunteers who delivered it, and who have delivered this booklet to you.

Appendix 3

WNDP 4 – Area requiring special parking provision



APPENDIX 4

WESTCOTT NEIGHBOURHOOD DEVELOPMENT PLAN

SUSTAINABILITY APPRAISAL REPORT

The Westcott Neighbourhood Development Plan (WNDP) is prepared in line with the National Planning Policy Framework which states that the planning system is to contribute to the achievement of sustainable development. This report forms part of the evidence supporting the policies contained in the Plan.

The NPPF states that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy:
- a social role – supporting strong, vibrant and healthy communities
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment. The NPPF sets out that at the heart of the framework is a presumption in favour of sustainable development and which is a "golden thread" running through plan making and decision taking.

The policies outlined in the WNDP refer to these three roles for future development within the village.

- 1) Housing Development, style and character
- 2) In-fill Development
- 3) Connectivity within the village and to the surrounding Countryside
- 4) Parking
- 5) Recreational Development
- 6) Shops and Services
- 7) Community Facilities

In preparing this Sustainability Appraisal a number of steps have been gone through.

Identifying the characteristics of the neighbourhood and creating a **Community Profile**, to form Baseline Information about the village and its context.

1. Considering the **existing housing and future provision of housing** for people who live in Westcott
2. To facilitate **the improved health and wellbeing of the whole population**
3. Looking at ways to **reduce poverty and social exclusion**
4. To study the topography of the land, and to **minimise harm to the built environment from flooding**
5. To improve **accessibility to all services, facilities, and natural green space**
6. To make the **best use of previously developed land and existing buildings**
7. To reduce **land contamination and safeguard soil quality and quantity**
8. To ensure **air quality continues to improve**
9. To reduce **noise pollution**
10. To reduce **light pollution**
11. To improve **water quality of rivers and groundwater and maintain an adequate supply of water**
12. To **conserve and enhance biodiversity and networks of natural habitat**
13. To **conserve and enhance landscape character and feature, historic environment and cultural assets and their setting**
14. To reduce the need to **travel, encourage sustainable transport options and make the best use of existing transport infrastructure**
15. To ensure that Westcott **adapts to the impacts of changing climate**
16. Provide for **employment opportunities to meet the needs of the local community**
17. Supporting **economic growth** which is inclusive innovative and sustainable
18. To achieve **sustainable production and use of resources**
19. To increase the **energy efficiency and the production of energy** from low carbon technologies

COMMUNITY PROFILE

Westcott is situated to the west of Dorking astride the A25. Originating as an agricultural settlement the village grew in the Victorian era and since then expansion from the small village green has occurred to give a larger but still compact residential area. The settlement of Westcott comprises of over 900 properties and has a population of approximately 2,200 people.

The village of Westcott is varied in form with some relatively compact areas of development towards the north east extent of the settlement around St. John's Road and Ashley Road; some ribbon development along the A25 towards Wotton; and some scattered, loose-knit development on its fringe.

Westcott's character is varied, reflecting the distinct phases of its development. The centre of the settlement has a tight-knit form, although there is considerable variety, from large houses in extensive grounds to close groupings of cottages. The western extent of the settlement is characterised by close-knit cottages. A considerable expansion of Westcott took place at the end of the 19th century and some parts of Westcott have a strong Victorian character.

MVDC has already published a profile of the District and identified a range of issues and problems – please see the Scoping Report 2013, Chapter 3 and Appendix 4. A large amount of data is contained in the report giving you an understanding of the District. The subjects covered by the indicators range from evidence of the state of the economy, accessibility and social information, the proportion of affordable housing provided in the District, through to information about the condition and size of important habitats. Much of this information is at district level and for the consideration of the main sustainability issues may be satisfactory at the NDP level as the strategic issues will be common. However the following local data supplements that covered at a District level.

Using the MVDC Sustainability Objectives the following information about Westcott has been collated and provides a background to the NDP.

| | 2011 | | 2001 | | Change 2001 / 2011 | |
|-----------------|--------|----------------------------|--------|----------------------------|--------------------|------|
| | Number | % of total ward population | Number | % of total ward population | | |
| Total Residents | 2251 | | 2142 | | 109 | 5% |
| Age 0 to 4 | 145 | 6% | 133 | 6% | 12 | 9% |
| Age 5 to 9 | 137 | 6% | 138 | 6% | -1 | -1% |
| Age 10 to 17 | 219 | 10% | 161 | 8% | 58 | 36% |
| Age 18 to 24 | 94 | 4% | 120 | 6% | -26 | -22% |
| Age 25 to 44 | 533 | 24% | 592 | 28% | -59 | -10% |
| Age 45 to 64 | 624 | 28% | 576 | 27% | 48 | 8% |
| Age 65 to 74 | 255 | 11% | 206 | 10% | 49 | 24% |
| Age 75 to 84 | 170 | 8% | 146 | 7% | 24 | 16% |
| Age 85 and over | 74 | 3% | 70 | 3% | 4 | 6% |

Source: ONS

1. TO PROVIDE SUFFICIENT HOUSING TO ENABLE PEOPLE TO LIVE IN A HOME SUITABLE TO THEIR NEEDS AND WHICH THEY CAN AFFORD

In the later years of the 20th century developments occurred in Rokefield (a previous nursing home) Dairy Close (a mixed affordability development)

In 2001 there were 897 households. This increased by 21 in the 10 year period to 918 in 2011

and since 2011 in

The Pound (a market development)

Other small infill developments have taken place in The Paddock and Broomfield Park

| | Westcott Ward | | Mole Valley | |
|---|---------------|------------|-------------|------------|
| | Total | % of total | Total | % of total |
| All Households | 918 | | 35828 | |
| House or Bungalow; Detached | 339 | 37% | 13714 | 38% |
| House or Bungalow; Semi-Detached | 309 | 34% | 10104 | 28% |
| House or Bungalow; Terraced (Including End-Terrace) | 126 | 14% | 4462 | 12% |
| Flat, Maisonette or Apartment | 143 | 16% | 6808 | 19% |
| Caravan or Other Mobile or Temporary Structure | 1 | 0% | 715 | 2% |

Source: ONS

The size of housing varies, with the largest grouping being three-bedroomed family homes, which are considered extremely desirable

| | Westcott Ward 2011 | Mole Valley |
|--------------------|-----------------------|-------------|
| No Bedrooms | 1 | 153 |
| 1 Bedroom | 97 | 4507 |
| 2 Bedrooms | 218 | 8396 |
| 3 Bedrooms | 356 | 12025 |
| 4 Bedrooms | 152 | 7309 |
| 5 or More Bedrooms | 94 | 3438 |

Source: ONS

The tenure split between owner occupiers and some form of shared ownership or rented properties is very similar to the tenure split seen in Mole Valley as a whole.

| | Westcott Ward 2011 | |
|---|-----------------------|-----|
| All Households | 918 | |
| Owned; Owned Outright | 361 | 39% |
| Owned; Owned with a Mortgage or Loan | 309 | 34% |
| Shared Ownership (Part Owned and Part Rented) | 9 | 1% |
| Social Rented; Total | 128 | 14% |
| Private Rented; Total | 97 | 11% |
| Living Rent Free | 14 | 2% |

Source: ONS

As you can see from the tables above, there is a general mix of age ranges, and housing. One of the key issues (see Objective 2 in the WNDP) is to enable the people of the village to move to more suitable housing within the village as their circumstances change. For example, young couple moving to family housing as their family increases in size, and retired couples wanting to downsize and still stay in the village.

2. TO FACILITATE THE IMPROVED HEALTH AND WELLBEING OF THE WHOLE POPULATION

| | |
|--------------------------------|--|
| Surrey-i data information says | 51.62% of Westcott Residents are in very good health |
| | 33.45 in good health |
| | 10.29% in fair health |
| | 2.67 bad health |
| | 1.29 very bad health |

Westcott's facilities for health and wellbeing are unusual for a village of its size. It has its own GP Surgery. Dr Tom Guilder being the village GP, and the surgery is open each weekday and has its own dispensing facility. Places are available.

In the centre of the village there is a large open space known as Cradhurst, now maintained under the auspices of the Queen Elizabeth II Playing Fields Association. There is also a very active sports field, catering for football in the winter and cricket in the summer. The village has active and successful teams in both sports.

After much support from the village, Surrey County Council has recently built a cycle path which connects the village to Dorking without using the main A25. It has a high usage rate for cyclists, but also for pedestrians walking to the town, and for dog-walkers.

There is a well-supported Nursery facility, Little Doves, which is now housed within St John's Chapel, a community building in the centre of the village. It caters for pre-school children, and operates every day, within school hours and term dates. There is also a toddlers and mothers and babies group known as the Cookie Club, which encourages young mothers to meet and socialise with their children.

There are two private care homes situated within the village; Bramley House, and Westcott House. Bramley House caters for elderly residents who do not need nursing care. A domiciliary care service is available to the local community through Bramley House

Extended Care for those wishing to be cared for at home. Tailor-made care packages can be arranged to suit individual requirements.

Westcott House is a dual registered home providing care for both residential clients and nursing clients. Their category of registration is Elderly Mentally Infirm (nursing clients) and people suffering from a past or present mental illness and advanced age groups (residential clients).

There is an active congregation in the Village Church, Holy Trinity, and a recent innovation has been a monthly lunch on a Sunday for people living alone, which is organised and sponsored by the church.

However, the baseline information is that 624 residents of the village could be moving into the over 65 age band within the next 20 years, and the village must provide for this large group with more formal provision for health and well-being, for example, a day care centre in one of the community facilities.

Background Data from Surrey-i

Community well-being, Westcott Wards in Mole Valley






The indicators used in this profile have been included to give a quick overview of some of the factors which affect the well-being and quality of life in the localities.

This profile has been populated with data from the [Community Well-being](#) data collection.

| Select an indicator to see more details | Value for this area | Rank | Average | Wards Lowest | Wards Range | Wards Highest |
|---|---------------------|--------------|---------|--------------|-------------|---------------|
| Housing, Infrastructure & Environment | | | | | | |
| 1. Persons per hectare As Shown by DataSet, 2013 | 2.37 | 177 (206) | 6.93 † | 0.40 | ▼ | 67.47 ⓘ |
| Economy | | | | | | |
| Select an indicator to see more details | Value for this area | Rank | Average | Wards Worst | Wards Range | Wards Best |
| 2. % of population claiming job seekers allowance Month, Nov 2014 | 0.60 | 92 (204) | 0.70 † | 1.96 | ▼ | 0.06 ⓘ |

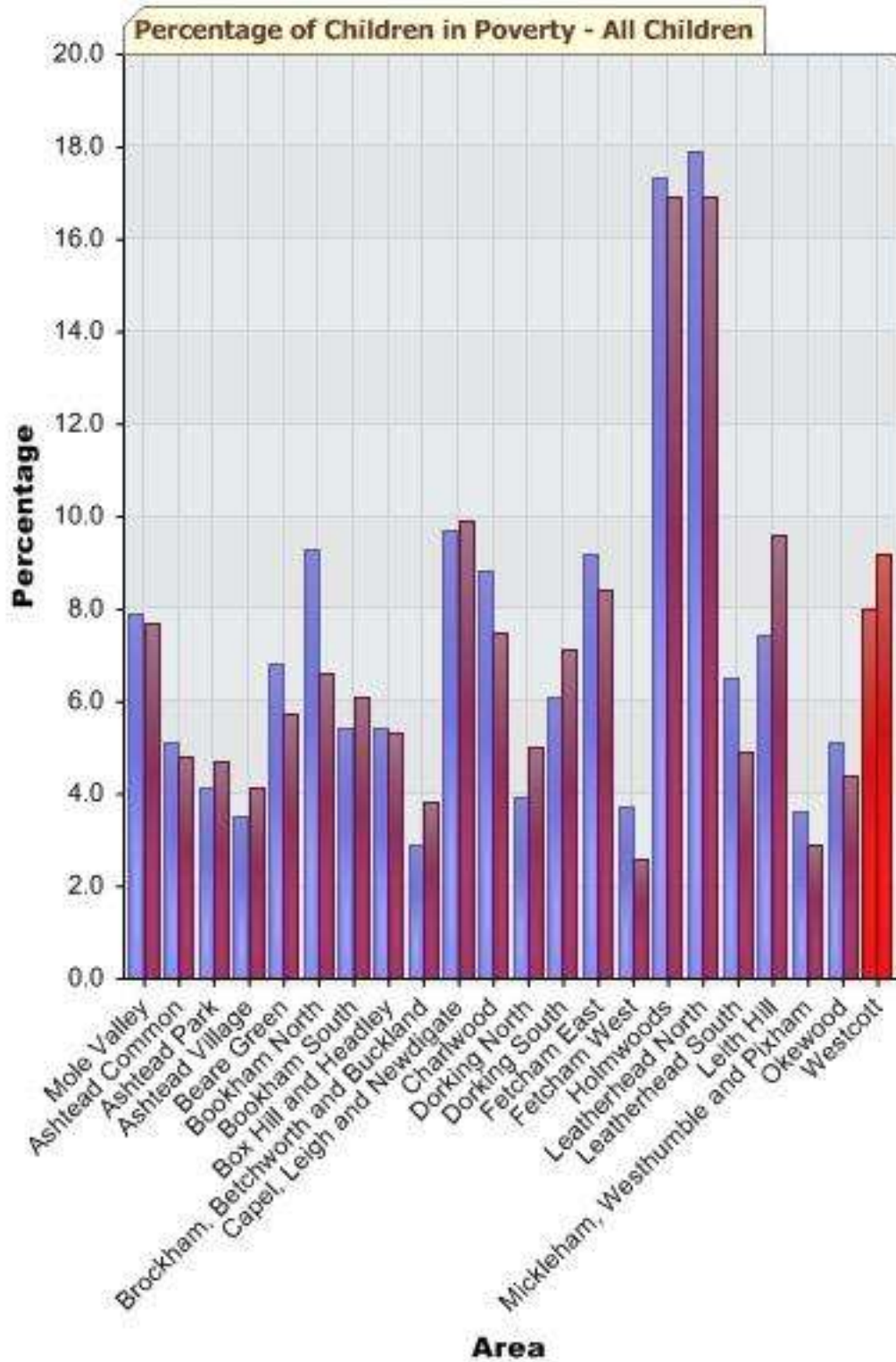
| | | | | | | | |
|--|----------------------------|--------------|----------------|--------------------|--------------------|-------------------|--|
| 3. % of population aged 16-64 claiming working age benefits Calendar Quarter, 2014/Q2 (Apr-Jun) | 4.85 | 64 (206) | 6.66 † | 14.50 | | 1.06 | |
| 4. % of adults with no or low qualifications 2011 Census | 21.20 | 101 (206) | 22.80 † | 42.30 | | 8.50 | |
| Health & Well-being | | | | | | | |
| Select an indicator to see more details | Value for this area | Rank | Average | Wards Worst | Wards Range | Wards Best | |
| 5. Rates of premature deaths (aged under 75) 5 Year Pooled Data, 2006 - 2010 | 126 | 186 (204) | 100 † | 171 | | 12 | |
| 6. Estimated % of adults who smoke Calendar Year, 2012 | 14.7% | 95 (207) | 14.7% † | 6.9% | | 28.6% | |
| 7. % of people with a limiting long-term illness (all) 2011 Census | 14.57 | 141 (206) | 13.54 † | 26.30 | | 6.69 | |
| 8. % of people with Long term illness or disability with day to day activities limited a lot 2011 Census | 6.80 | 164 (206) | 5.72 † | 11.26 | | 2.14 | |

Children & Young People

| Select an indicator to see more details | Value for this area | Rank | Average | Wards Worst | Wards Range | Wards Best |
|---|---------------------|--------------|---------|-------------|-------------|---|
| 9. % of lone parent households with dependent children 2011 Census | 3.16 | 50 (206) | 4.66 † | 11.99 | ▼ | 1.38  |
| 10. % of children living in poverty - All Children Calendar Year, 2011 | 9.2% | 123 (206) | 10.0% † | 25.9% | ▼ | 1.1%  |
| 11. % of pupils achieving 5+ A*-C (inc Eng & Maths), GCSE or equivalent 3 Year Pooled Data, 2009-2011 | 58.8% | 139 (204) | 61.4% † | 32.7% | ▼ | 90.4%  |
| 12. No of Young people Not in Education, Employment or Training (NEET) Month, Mar 2013 | n/a | n/a | 7 | 22 | | 0  |
| 13. Child well-being index Indices of Deprivation (3 years), 2009 CWI | 53.22 | 84 (206) | 71.79 † | 205.62 | ▼ | 15.42  |

3. TO REDUCE POVERTY AND SOCIAL EXCLUSION

Surrey - i Data indicates that 2.3% of residents are unemployed, and that we have 9.2% children living in poverty, which appears to be a similar rate for other areas of the District.



However, Westcott is within walking distance of Dorking as a centre of employment, and most of the residents work either in the local area, or in Crawley or London. The recently completed cycleway links Westcott to Dorking, and to the two rail stations there, giving access to central London, and west and east to Redhill and to Guildford.

The WNDP Plan identifies 9 different community facilities within the village. There are also numerous societies, groups, and activities to encourage the sense of community. Our survey results indicated the use of over 23 different clubs and societies within the village.

4. TO MINIMISE HARM FROM FLOODING

There is a flood zone 2 and 3 within the village, but until recently this has not been built on. During 2013 and 2014 a new development of 14 houses is being built in this area, but exhaustive surveys by the developer Taylor Wimpey, and local residents in the Westcott Meadow Action Group, and a Public Enquiry have determined that there is an acceptable risk of flooding to the housing, or to the emergency entrance and egress.

Flood Zone 2 and 3



5. TO IMPROVE ACCESSIBILITY TO ALL SERVICES, FACILITIES AND NATURAL GREENSPACE

In the Mole Valley Settlement Hierarchy 2008 Westcott was categorised as a Larger Rural Village. Westcott has a number of services and facilities available to local residents.

These include local shops, a post office, doctor's surgery, primary school, a children's play area and a public house, a wine bar and a restaurant.

These services and facilities are supplemented by those available in higher order centres such as Dorking and are accessible via a bus. The bus service to Dorking takes approximately 7 minutes and runs between 7am and 7pm Monday to Friday. A reduced service is available on Saturdays between 8am and 7pm. The recently completed cycleway links Westcott to Dorking and to the two rail stations.

Within Westcott there are some employment opportunities available at Chapel Lane Industrial Estate.

6. TO MAKE THE BEST USE OF PREVIOUSLY DEVELOPED LAND AND EXISTING BUILDINGS.

The Westcott Neighbourhood Development Plan envisages land development in future to be infill rather than wholesale development.

As part of the process of the WNDP we did a review of the Green Belt Boundaries, and concluded that no change was merited. We are focussing future development on previously developed land including by definition and in accordance with Mole Valley Local Plan policies, Existing Buildings.

7. TO REDUCE LAND CONTAMINATION AND SAFEGUARD SOIL QUALITY AND QUANTITY

No issues in terms of land contamination were raised during the collection of information for the Plan. Mole Valley has a Revised Contaminated Land Strategy, Mole Valley District Council September 2010. Two areas of land were originally designated contaminated land due to Victorian industry (brickworks) around Furlong Road and Springfield Road. Bury Hill Fisheries is a local fishery in the Milton Street area, where silt has been deposited during the natural course of the business of the fishery.

8. TO ENSURE AIR QUALITY CONTINUES TO IMPROVE

There are no air quality management areas within the Mole Valley District, and no air quality issues have been identified in Westcott. There is heavy tree coverage locally both outside the village and within gardens of the village. There are no plans to reduce the forested area locally, and this helps to improve the air quality of the area.

9. TO REDUCE NOISE POLLUTION

No noise pollution issues have been identified. Those living near the main road, the A25 that bisects the village from west to east do suffer from noise pollution from the heavy traffic that goes through the village. Speed reduction measures (signs etc) have been put in place to increase road safety, and thereby reducing noise pollution at the same time. There is an active group in the village which is monitoring and reviewing the possible increase of Gatwick Airport which is 10.2 miles to the south of the village, which could significantly affect noise pollution in the area.

10. TO REDUCE LIGHT POLLUTION

Westcott is a rural village. It suffers from some light pollution from the nearby town of Dorking. This at present cannot be mitigated. Street lighting within the village is controlled by Surrey County Council, and recent negotiations have changed the lighting to a more 'historic' type of lighting which reduces the glare, but provides adequate illumination. It is vital to maintain our Green Belt boundaries, which protect increasing light pollution. There is an active group in the village which is monitoring and reviewing the possible increase of Gatwick Airport which is 10.2 miles to the south of the village, which could significantly affect light pollution in the area.

11. TO IMPROVE THE WATER QUALITY OF RIVERS AND GROUNDWATER AND MAINTAIN AN ADEQUATE SUPPLY OF WATER

There are two streams running through the village. Coming from the south and west and running south/north then east towards the River Mole is the Pippbrook. Also rising south of the village and running east is the Milton Brook. No foreseeable development would have a long term effect on the quality of these streams. The present development by Taylor Wimpey on Westcott Meadow, is very close to the Pippbrook, and key steps are being taken to protect both the water quality in the stream, and the natural environmental boundaries of its banks.

There are at present no utilities issues regarding water in the village, and no foreseeable development would have any impact on water issues.

12. TO CONSERVE AND ENHANCE BIODIVERSITY AND NETWORKS OF NATURAL HABITAT

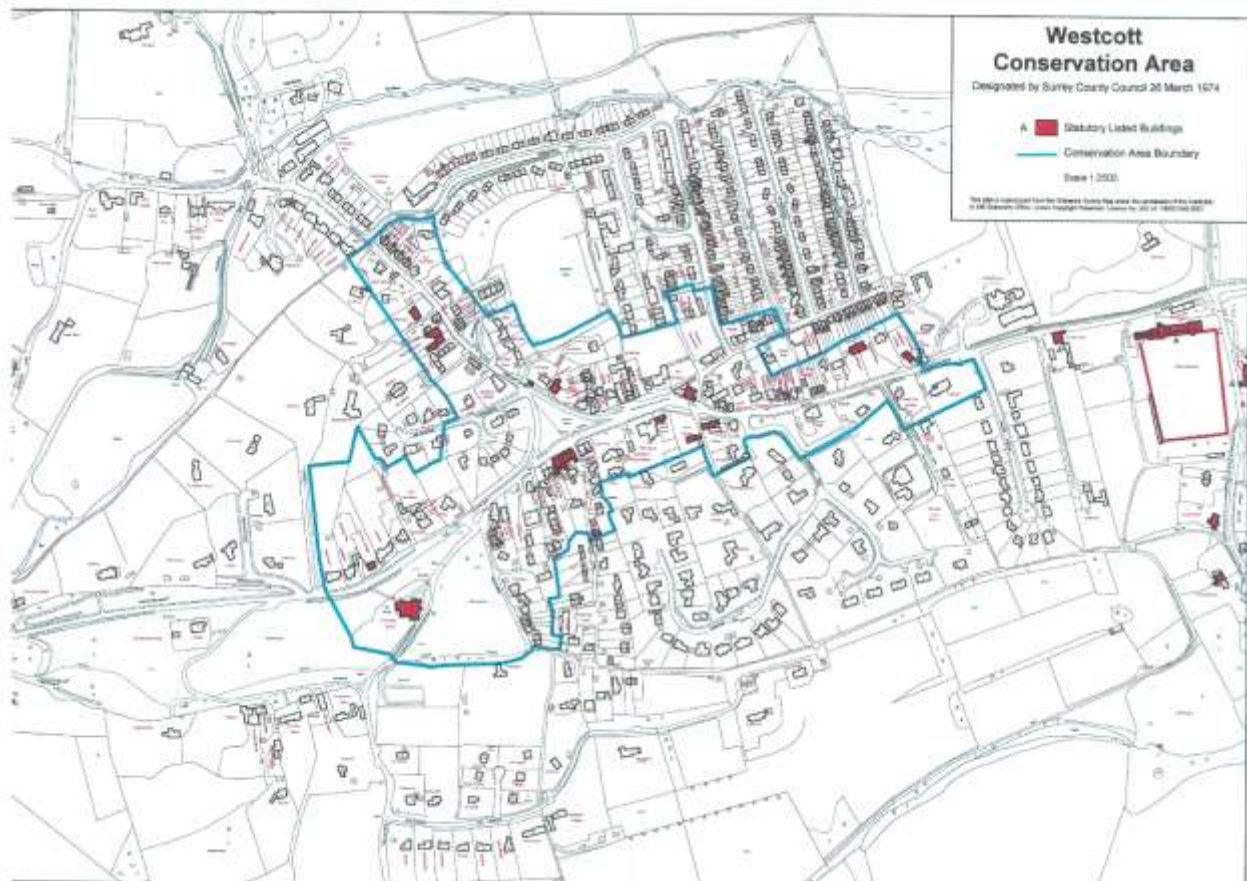
The village of Westcott is situated in the Surrey Hills Area of Outstanding Natural Beauty. The policies of the local district council and the Local Plan seek to conserve and enhance the historic and natural habitats. A detailed biodiversity assessment was carried out recently in Westcott Meadow before the new development was begun, and no protected or unusual species were found which would preclude development. Any foreseeable development would have to comply with the biodiversity policies and regulations of Mole Valley District Council.

13. TO CONSERVE AND ENHANCE LANDSCAPE CHARACTER AND FEATURE, THE HISTORIC ENVIRONMENT AND CULTURAL ASSETS AND THEIR SETTING

The objective of the Policy No.1 in the Westcott Neighbourhood Development Plan is to recognise that large housing developments within a small village are inappropriate and would conflict greatly with the character and setting of the village of Westcott. At present we have two Conservation Areas within the village, with strict planning regulations applying within them.

Mole Valley District Council has recently adopted the Larger Rural Villages Character Assessment, which aids the conservation and enhancement of the historic environment within the village. This policy was actively reviewed by Westcott Village Association prior to its adoption.

The map below shows the conservation areas and notes the positions of the listed buildings.



We have a number of listed buildings, mainly grouped in the historic centre of the village, but also in the more outlying Milton Street Area. All the listed buildings in the village are residential except Milton Court, a large office complex which lies to the east of the village. Any future development to Listed residential buildings would have to conform with the regulations laid down in the English Heritage Listed buildings consent, and the WNDP has no requirement to provide further regulations in addition to those already laid down.

At present, Westcott has a diversity of architectural styles, developed over the ages, and this gives it its rural and historical ambience, which any future development would conform to.

14. TO REDUCE THE NEED TO TRAVEL, ENCOURAGE SUSTAINABLE TRANSPORT OPTIONS AND MAKE THE BEST USE OF EXISTING TRANSPORT INFRASTRUCTURE.

Westcott is served by a local bus service from 7 am to 7pm during the week and 8 am to 7pm at the weekends. There is a school bus service which collects children from the village and goes to the secondary schools in Dorking. There is also a bus service which runs between Westcott and Abinger for the Surrey Hills Primary School.

A recently developed cycle path in 2013 has encouraged cycle access to main local commercial and shopping areas of Dorking. At present 2.6% of the population travel to work by bicycle, slightly more than the Surrey average of 2.2%. The WNDP encourages this connectivity throughout the village and continues this trend in the Objective for Policy

No. 3, ensuring that villagers have connectivity within the village and to the neighbouring Green Belt land.

Vehicle ownership levels in Westcott are high, the survey showing over 700 vehicles of different types including motorbikes and lorries, but parking is a serious issue. The objective of Policy no. 4 in the WNDP is to recognise that vehicle ownership is unlikely to diminish, that parts of the village are seriously congested by on-street parking, and that Westcott Ward is a magnet for a wide range of leisure activities which draw people to the village at weekends. The provision of parking facilities is seen as the most important priority by villagers after protection of the Green Belt.

The village is crisscrossed by footpaths running south of the A25 from the Rookery in the West, to Milton Street in the East and north of the A25 from Coast Hill in the West to Lince Lane in the East. There are also multiple alleyways and footpaths which connect different areas of the village to the centre and the village shops.

15. TO ENSURE THAT THE DISTRICT ADAPTS TO THE IMPACTS OF THE CHANGING CLIMATE

Mole Valley District Council has signed the Nottingham Declaration, and has adopted a Climate Change Strategy. Any future developments in Westcott would conform to the plans laid out in the MVDC Climate Change Strategy, but is outside the remit of the WNDP.

16. TO PROVIDE FOR EMPLOYMENT OPPORTUNITIES TO MEET THE NEEDS OF THE LOCAL ECONOMY

Over 30 businesses of different types operate within the village. Most are small employers. Bramley House and Westcott House are the two private care homes which are substantial employers. The Village School is the largest employer in the village, having 55 on the pay roll. Other businesses are sole traders or only employing one or two people. The recent upgrade of broadband provision has made internet and online access much improved, which enables businesses to be conducted more easily from the village. However, mobile phone coverage is still poor within the village.

At present there is no Village recruitment and employment website which would advertise local jobs within the local environment. Most workers who live within the village work in the larger local areas of Dorking and Guildford, or commute into central London, a commute of upwards of 3 hours per day.

17. SUPPORT ECONOMIC GROWTH WHICH IS INCLUSIVE, INNOVATIVE AND SUSTAINABLE

Objective 6 in the Westcott Neighbourhood Development Plan seeks to ensure the continuity of provision of retail and commercial services in the Village, but the Survey shows that there is little appetite for further commercial development. The Survey did show that there is a demand for a wider range of retail businesses, but historically, these struggle to survive in a small village environment.

18 TO ACHIEVE SUSTAINABLE PRODUCTION AND USE OF RESOURCES

This is outside the scope of the WNDP but is part of the NPPF within which the Neighbourhood Plan was drafted.

19. TO INCREASE ENERGY EFFICIENCY AND THE PRODUCTION OF ENERGY FROM LOW CARBON TECHNOLOGIES, RENEWABLE SOURCES AND DECENTRALISED GENERATION SYSTEMS.

Our plan has been written in the knowledge that any future planning applications will be considered by Mole Valley District Council under their local planning regulations regarding energy conservation and efficiency.

There was a recent application for an anaerobic digester to be sited on the top of a hill just outside the main housing area to the west of the village. However, the risks attendant on an accidental overflow of content, as well as the hugely increased number of heavy vehicles accessing the site via the A25 on Coast Hill decided a Public Inquiry that planning permission would not be allowed.

**SUSTAINABILITY APPRAISAL OF THE INDIVIDUAL POLICIES OF THE WESTCOTT
NEIGHBOURHOOD DEVELOPMENT PLAN**

**This appraisal needs to be referenced and benchmarked by MVDC in order to
ensure consistency of ranking across the District.**

Policy WNDP 1 – Architectural Style and Character of Housing Development

WNDP1 All new housing developments should be limited in size, and depending on the size of the plot, these should be built in small clusters of dwellings of varying and sympathetic architectural styles. Should larger plots be developed these can be subdivided to create multiple clusters of dwellings. Size of units should reflect the housing demand within the village and generally no more than 2.5 storeys in height to reflect the surrounding character.

| Objective | 'Scoring' | Explanation |
|---|-----------|-------------|
| Housing | ++ | |
| Health and Wellbeing | + | |
| Poverty and social exclusion | + | |
| Flooding | 0 | |
| Accessibility | 0 | |
| Previously Dev Land | ++ | |
| Contamination and soil quality | 0 | |
| Air quality | n/a | |
| Noise | 0 | |
| Light | 0 | |
| Water quality | n/a | |
| Biodiversity | 0 | |
| Landscape character and historic features | ++ | |
| Sustainable travel | 0 | |
| Climate change | n/a | |
| Employment | 0 | |
| Economic growth | 0 | |
| Use of resources | 0 | |
| Energy efficiency | 0 | |

Policy WNDP2 – In-fill development

WNDP2 Land being put forward for development will, with very few exceptions, be from private domestic landowners with sufficient space to accommodate the replacement of one dwelling with additional development, and if residential, with two or possibly three new units. Proposals for such infilling should focus on the provision of smaller dwellings to meet the demand from local residents.

| Objective | 'Scoring' | Explanation |
|---|-----------|-------------|
| Housing | ++ | |
| Health and Wellbeing | ++ | |
| Poverty and social exclusion | 0 | |
| Flooding | 0 | |
| Accessibility | + | |
| PDL | ++ | |
| Contamination and soil quality | 0 | |
| Air quality | n/a | |
| Noise | 0 | |
| Light | 0 | |
| Water quality | n/a | |
| Biodiversity | 0 | |
| Landscape character and historic features | ++ | |
| Sustainable travel | 0 | |
| Climate change | 0 | |
| Employment | 0 | |
| Economic growth | 0 | |
| Use of resources | + | |
| Energy efficiency | 0 | |

Policy WNDP 3 – Connectivity within the village and into the countryside

WNDP3: Development should maximise both pedestrian and cyclist access, provide effective storage of cycles and create new rights of way for through access where they abut more than one existing right of way or public highway. Any new development will conform to MVDC supplementary planning document “Designing out Crime” dated December 2011.

| Objective | ‘Scoring’ | Explanation |
|---|------------------|--------------------|
| Housing | 0 | |
| Health and Wellbeing | ++ | |
| Poverty and social exclusion | + | |
| Flooding | 0 | |
| Accessibility | ++ | |
| PDL | + | |
| Contamination and soil quality | n/a | |
| Air quality | + | |
| Noise | ++ | |
| Light | + | |
| Water quality | n/a | |
| Biodiversity | 0 | |
| Landscape character and historic features | ++ | |
| Sustainable travel | ++ | |
| Climate change | 0 | |
| Employment | 0 | |
| Economic growth | 0 | |
| Use of resources | + | |
| Energy efficiency | 0 | |

Policy WNDP4 – Parking Provision

WNDP4 In any residential development each dwelling must provide for two cars to be parked off street. Development should not add to the levels of on-street parking. Gives priority land use consideration to the provision of additional public parking when land is put forward for development, and for all new residential developments in order to improve the capacity of parking provision for both residents and visitors to the village and its surrounding countryside. Any such parking would be designed in an environmentally acceptable way with extensive landscaping, eg multi-storey car parks, intrusive lighting etc would not be permitted.

| Objective | 'Scoring' | Explanation |
|---|-----------|-------------|
| Housing | 0 | |
| Health and Wellbeing | + | |
| Poverty and social exclusion | + | |
| Flooding | 0 | |
| Accessibility | ++ | |
| PDL | ++ | |
| Contamination and soil quality | 0 | |
| Air quality | n/a | |
| Noise | + | |
| Light | - | |
| Water quality | n/a | |
| Biodiversity | n/a | |
| Landscape character and historic features | - | |
| Sustainable travel | 0 | |
| Climate change | 0 | |
| Employment | 0 | |
| Economic growth | + | |
| Use of resources | 0 | |
| Energy efficiency | 0 | |

WNDP5 This Policy will allow development within the Green Belt for recreational and leisure activities specifically for local residents, but only in very special circumstances.

| Objective | 'Scoring' | Explanation |
|---|------------------|--------------------|
| Housing | 0 | |
| Health and Wellbeing | ++ | |
| Poverty and social exclusion | + | |
| Flooding | 0 | |
| Accessibility | ++ | |
| PDL | 0 | |
| Contamination and soil quality | 0 | |
| Air quality | 0 | |
| Noise | n/a | |
| Light | n/a | |
| Water quality | 0 | |
| Biodiversity | - | |
| Landscape character and historic features | 0 | |
| Sustainable travel | 0 | |
| Climate change | 0 | |
| Employment | + | |
| Economic growth | + | |
| Use of resources | ++ | |
| Energy efficiency | 0 | |

Policy WNDP6 – Shops and Commercial Services

W NDP6 Existing retail service use within the village will be protected with changes of use away from retail being resisted. Owners of retail property will be required to conduct market testing of their properties for twelve months before any change of use would be considered by Mole Valley District Council.

Encourages the protection of existing retail and commercial services, and encourages greater diversity in the retail and commercial facilities the village provides.

| Objective | 'Scoring' | Explanation |
|---|-----------|-------------|
| Housing | 0 | |
| Health and Wellbeing | ++ | |
| Poverty and social exclusion | ++ | |
| Flooding | 0 | |
| Accessibility | 0 | |
| PDL | + | |
| Contamination and soil quality | 0 | |
| Air quality | n/a | |
| Noise | n/a | |
| Light | n/a | |
| Water quality | n/a | |
| Biodiversity | n/a | |
| Landscape character and historic features | 0 | |
| Sustainable travel | ++ | |
| Climate change | 0 | |
| Employment | + | |
| Economic growth | + | |
| Use of resources | + | |
| Energy efficiency | + | |

Policy WNDP7 – Enhancement of Community Facilities

WNDP7 Encouragement will be given to the provision and maintenance of flexible, accessible, and modern community facilities, which maintain and extend the vibrant social, sporting and recreational and educational activities which create a cohesive and supportive village life, maximising space and commercial revenues in order to create financially viable and sustainable facilities for residents.

| Objective | 'Scoring' | Explanation |
|---|-----------|-------------|
| Housing | 0 | |
| Health and Wellbeing | ++ | |
| Poverty and social exclusion | ++ | |
| Flooding | n/a | |
| Accessibility | ++ | |
| PDL | + | |
| Contamination and soil quality | n/a | |
| Air quality | n/a | |
| Noise | n/a | |
| Light | n/a | |
| Water quality | n/a | |
| Biodiversity | n/a | |
| Landscape character and historic features | + | |
| Sustainable travel | + | |
| Climate change | 0 | |
| Employment | + | |
| Economic growth | + | |
| Use of resources | + | |
| Energy efficiency | 0 | |