



Westcott Village Association AGM

27th June 2024

Agenda

1. Welcome
2. Apologies
3. To adopt the minutes of the 2023 AGM
4. To consider matters arising from the minutes
5. To receive the Committee's Report
6. To receive the Annual Accounts & Trustees' Reports
7. To elect the Officers, Committee Members and the Independent Examiner for the forthcoming year
8. Westcott Neighbourhood Development Plan – Next Steps
9. To discuss questions raised both in advance of the meeting and at the meeting itself
10. To conduct any other business relating to the WVA

At the conclusion of the formal meeting, refreshments will be available.



Planning Roundup

James Leaver

Mole Valley Local Plan 2020-2037

- Resumed in January after a 13-month hiatus.
- MVDC process so far:
 - 2016: evidence gathering and a call for brown field sites.
 - 2017: Issues and Options Consultation.
 - In 2017 MVDC accept housing numbers cannot be delivered without green belt sites.
 - 2017/18: Call for sites (modest additions to rural villages) – 2 sites in Westcott (now 1).
 - Feb/Mar 2020: Draft Local Plan (Reg.18) Consultation.
 - Autumn 2021: Draft Local Plan (Reg.19) Consultation.
 - February 2022: Draft Local Plan submitted to the Secretary of State for independent examination.
 - Summer 2022: Examination in public.
 - December 2022: Inspector issues modifications with all Green Belt sites kept in after attempt by MVDC to remove them. PAUSE.
 - January 2024: MVDC Council decision to accept Inspector's modifications.
- Winter 2024 2022: Adoption of MVDC Local Plan.

WVA – a voice for the community

- A Local Plan is not just about housing!
- Submitted representations at every stage to raise concerns regarding:
 - Spatial strategy – 0.7% of green belt is not sustainable.
 - No deliverable / costed infrastructure solution for Dorking one way system.
 - Congestion on Westcott Road A25 compounded by Sondes Place Farm and Milton Court Lane allocations (214 dwellings) and new vehicle access for Priory School.
 - Merging Dorking and Westcott settlements.
 - Housing delivery assumptions for Westcott.
 - Mill Way allocation not justified - 2.3ha of land at Mill Way for 15 dwellings (apartments) and concerns re safe highways access onto A25.
- All of this is available to read on the planning section of the WVA website.

Westcott housing numbers

- Current version of draft Local Plan has increased Westcott's contribution from 68 dwellings to 123 in plan period. WVA has challenged MVDC's "windfall development" assumptions in the strongest possible terms.
- MVDC response unsatisfactory and currently preparing a response to head of planning and the Planning Inspector.

Other planning activity this year

- WVA is MVDC's consultee for all planning applications in Westcott and we write to MVDC when we need to:
 - Focus on compliance with WNDP and MVDC policy.
 - React to resident/ neighbour concerns.
 - Focus on a balanced view and consistency.
 - Are not anti-development.
 - Only offer support or object to applications when we believe it is right to do so.
 - 15 letters this year.
- We have provided pre-app advice to several residents.
- Work with MVDC in relation to enforcement. Two "victories".
- Submitted representations to Natural England for the Surrey Hills National Landscape (AONB) consultation.
- Co-ordination of Neighbourhood CIL bids.

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Committee members standing for election

- Jo Astor
- Paul Goddard
- James Leaver
- Nick Lund
- Magesh Ramakrishnan

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Westcott Neighbourhood Development Plan 2017-2026



**WESTCOTT NEIGHBOURHOOD DEVELOPMENT
PLAN
2017-2026**

SHAPING THE FUTURE OF WESTCOTT



September 2017 – Final Edition

Why renew the WNDP?

- The existing WNDP has generally served us well with 7 policies:
 - Policy WNDP 1: Size, Architectural Style and Character of Housing Development.
 - Policy WNDP2: Infill and Redevelopment.
 - Policy WNDP 3: Connectivity within the village and into the countryside.
 - Policy WNDP4: Parking Provision.
 - Policy WNDP5: Recreational Development.
 - Policy WNDP6: Shops and Commercial Services.
 - Policy WNDP7: Enhancement of Community Facilities.
- Needs to be formally updated in the next 1-2 years to address change:-
 - National planning policy and the new MVDC Local Plan.
 - Village priorities. For example, commercial interests, parking needs, sustainability policies and potentially a call for sites to enable infill housing development.
- Renew with an evidence base, possibly with a housing needs survey this time.

How do we renew the WNDP?

3 Priorities

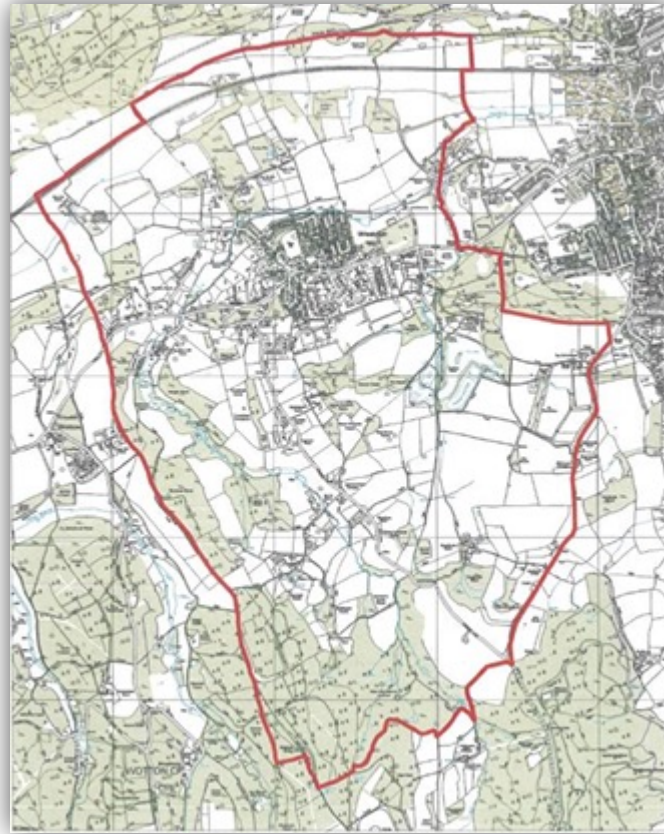
- **Priority 1:** does our community agree that we should renew the WNDP? If yes,
- **Priority 2:** we re-establish a Village Forum with at least 21 members as (required by the regulations to make it quorate). Better to have up to 40 members. Important that the VF reflects the Village as a whole. We need to ensure there is representation from the School and Church, a range of commercial enterprises and all geographical areas of the village.
- **Priority 3:** confirm and agree with MVDC that the Westcott WNDP area boundary will be as it is for the existing WNDP and will not be related to current local council ward boundaries.

What skills are required for the Village Forum?

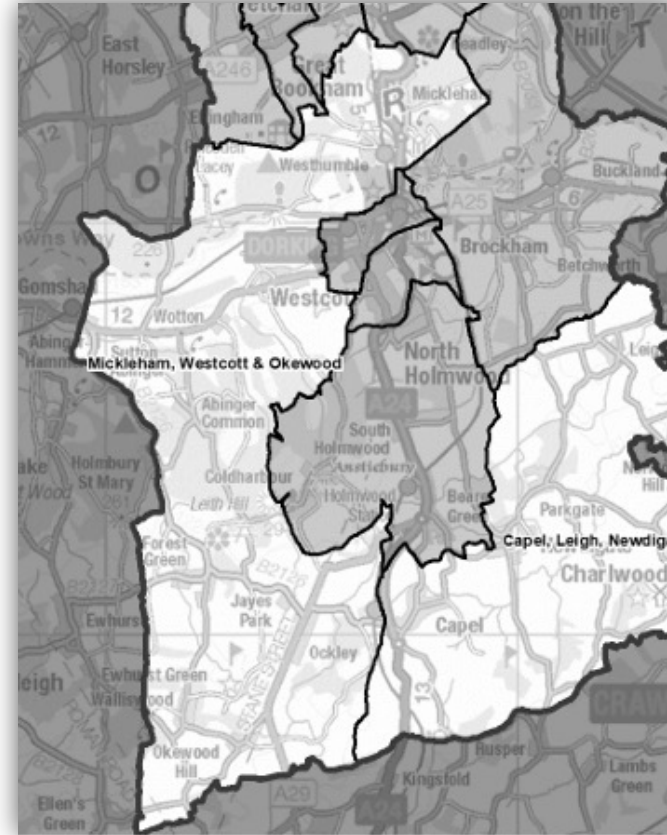
- None!
- Just an interest in making sure that Westcott is a great place to live.
- MVDC will support us.
- Activities will include:
 - Review existing WNDP policy – a small working group
 - Build community interest – communications and marketing
 - Prepare a household questionnaire, door to door delivery and collection
 - Update and re-write policy and then submit to Independent Examiner – we have an author
 - Submit to Independent Examiner via MVDC
 - Hold a referendum
 - Adopt
- **PLEASE VOLUNTEER!**

Ward boundaries

Westcott Ward (pre-2022)



Mickleham, Westcott & Okewood



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Thank You