



# Westcott Neighbourhood Development Plan Renewal

Re-establishing Westcott Village Forum

<https://westcottvillage.com/westcott-neighbourhood-development-plan/>

12<sup>th</sup> November 2024

# Agenda

1. Who should lead the WNDP process?
2. What is a Neighbourhood Development Plan
3. Existing planning environment
4. Existing Westcott Neighbourhood Development Plan (WNDP) 2017 to 2026
5. Neighbourhood boundary
6. How we establish a representative Village Forum
7. Skills required for various working parties
8. Funding the process
9. Housing needs survey
10. Should we call for sites?
11. Next steps and Q&A

# Introductions

- Ian Dunsford – Planning Policy Working Group, WNDP
- Chris Smewing – Data Collection and Analysis, WNDP
- James Leaver – Planning Lead, Westcott Village Association + WNDP
- Jo Astor – Communications Lead, Westcott Village Association + WNDP
- Paul Goddard – Secretary, Westcott Village Association

# What is a Neighbourhood Development Plan?

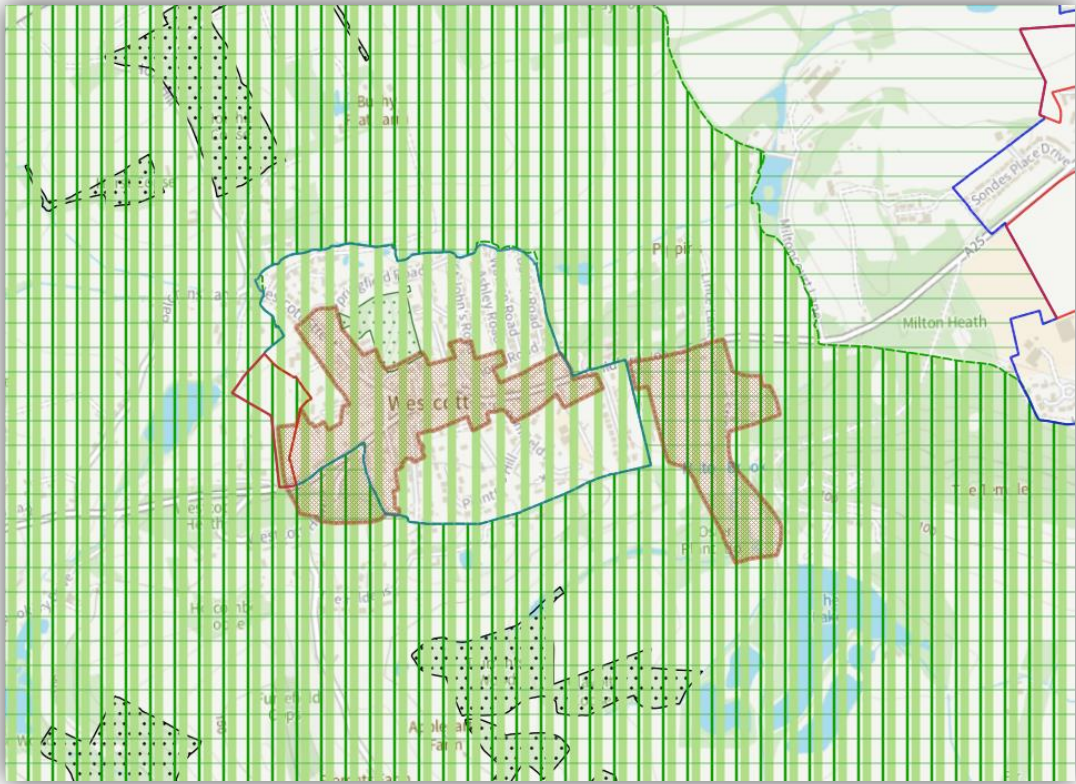
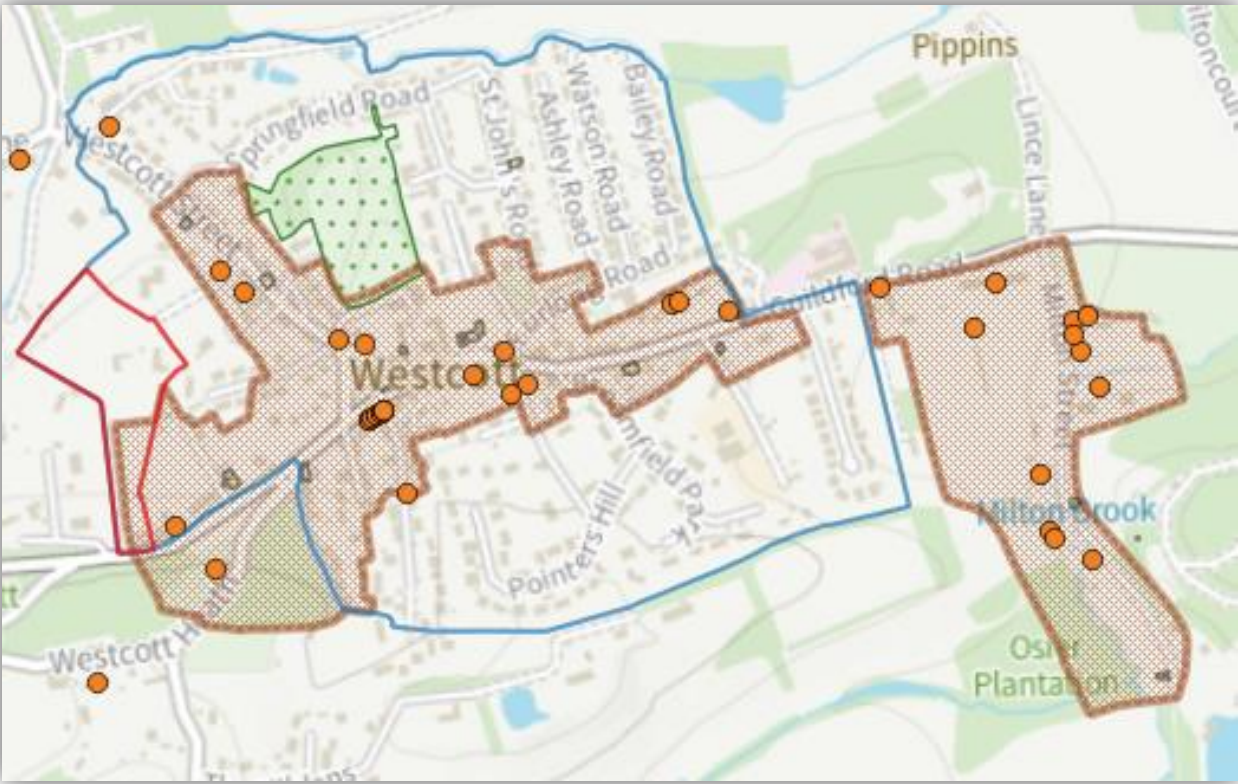
- Localism Act 2011.
- It sets a positive vision for future development and a planning policy for the community:
  - Considers a range of social, economic and environmental issues such as housing, design, heritage and transport.
  - Set out the allocation of certain sites for specific kinds of development e.g. housing. It should not promote less development than in the current MVDC Local Plan for Westcott.
  - It can be a 5, 10, 15 or 20 year plan.
  - It must be based on community engagement and evidenced to show a proper understanding of views, aspirations, needs and wants.
- It is subject to independent examination to ensure it meets legal requirements. It is then subject to a public referendum, more than 50% of those voting must say “yes” to bring the plan in to force.
- Decisions on planning applications are made with reference to the MVDC Local Plan AND the Westcott Neighbourhood Development Plan – so it matters!

# Existing planning environment

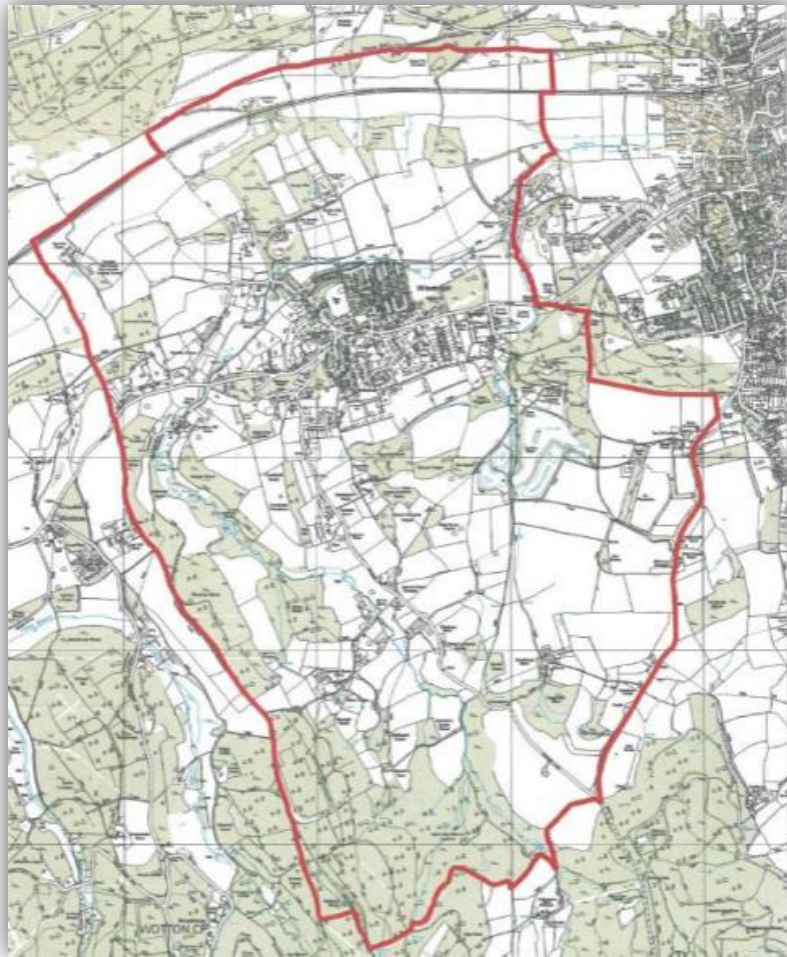
- National Planning Policy Framework – likely before Christmas.
- Mole Valley District Council Local Plan – recently adopted.
- Green Belt / Grey Belt.
- Surrey Hills National Landscape (AONB).
- Conservation Areas:
  - Milton Street.
  - Westcott Village.
- Westcott Village Neighbourhood Development Plan.
- A perfect time to renew? (probably)



# Existing planning environment: Westcott

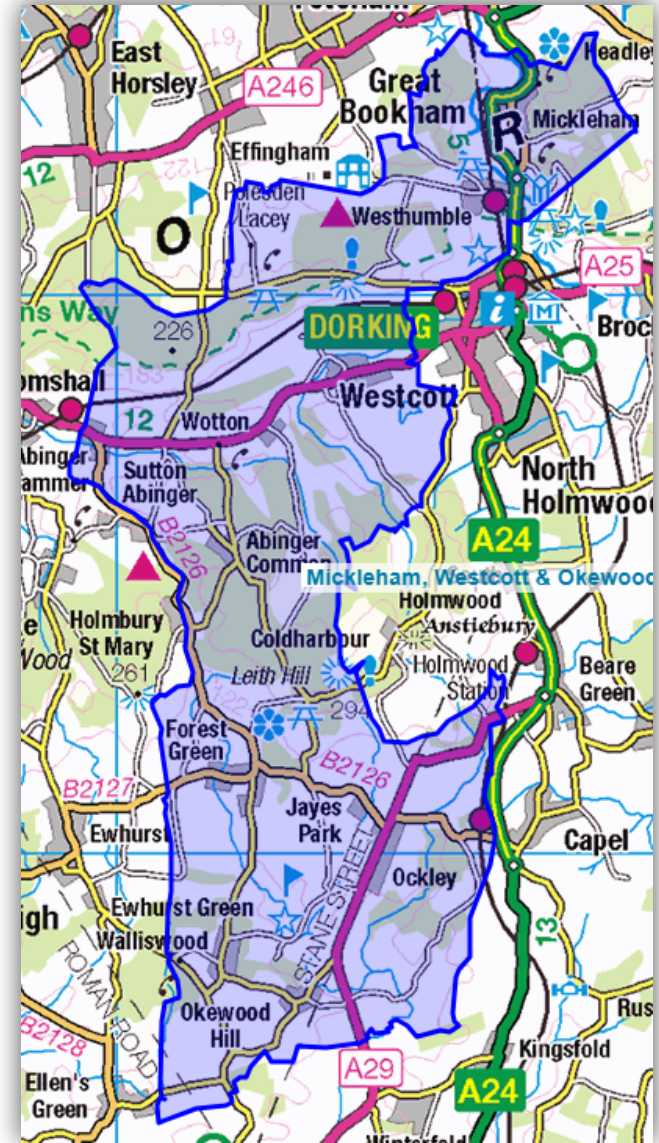


# Neighbourhood boundary



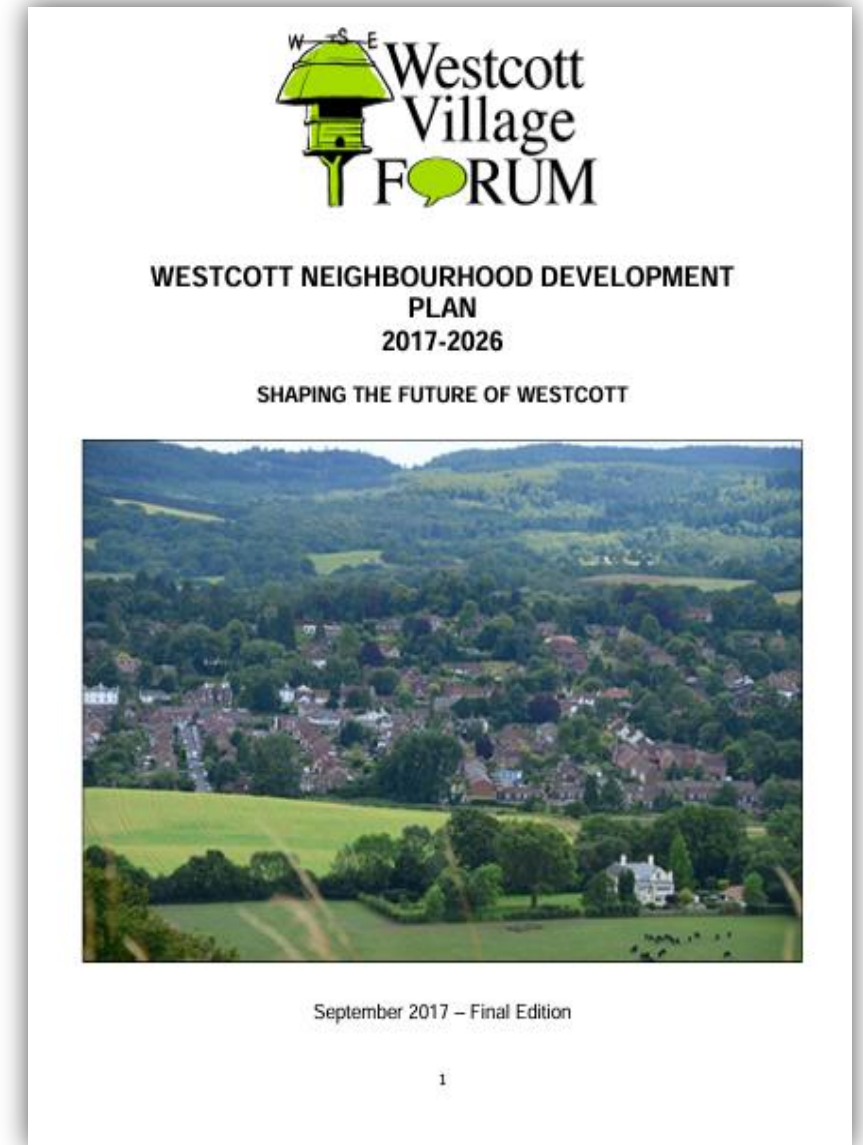
◀ Old

New ▶



# Existing Westcott NDP

- The existing WNDP has generally served us well with 7 policies:
  - Policy WNDP1: Size, Architectural Style and Character of Housing Development.
  - Policy WNDP2: Infill and Redevelopment.
  - Policy WNDP3: 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.
- Updates to include:
  - Village priorities – protect commercial interests, parking and infrastructure issues, sustainability policies, potentially a call for sites?
  - Renew the evidence base – a professional housing needs assessment?



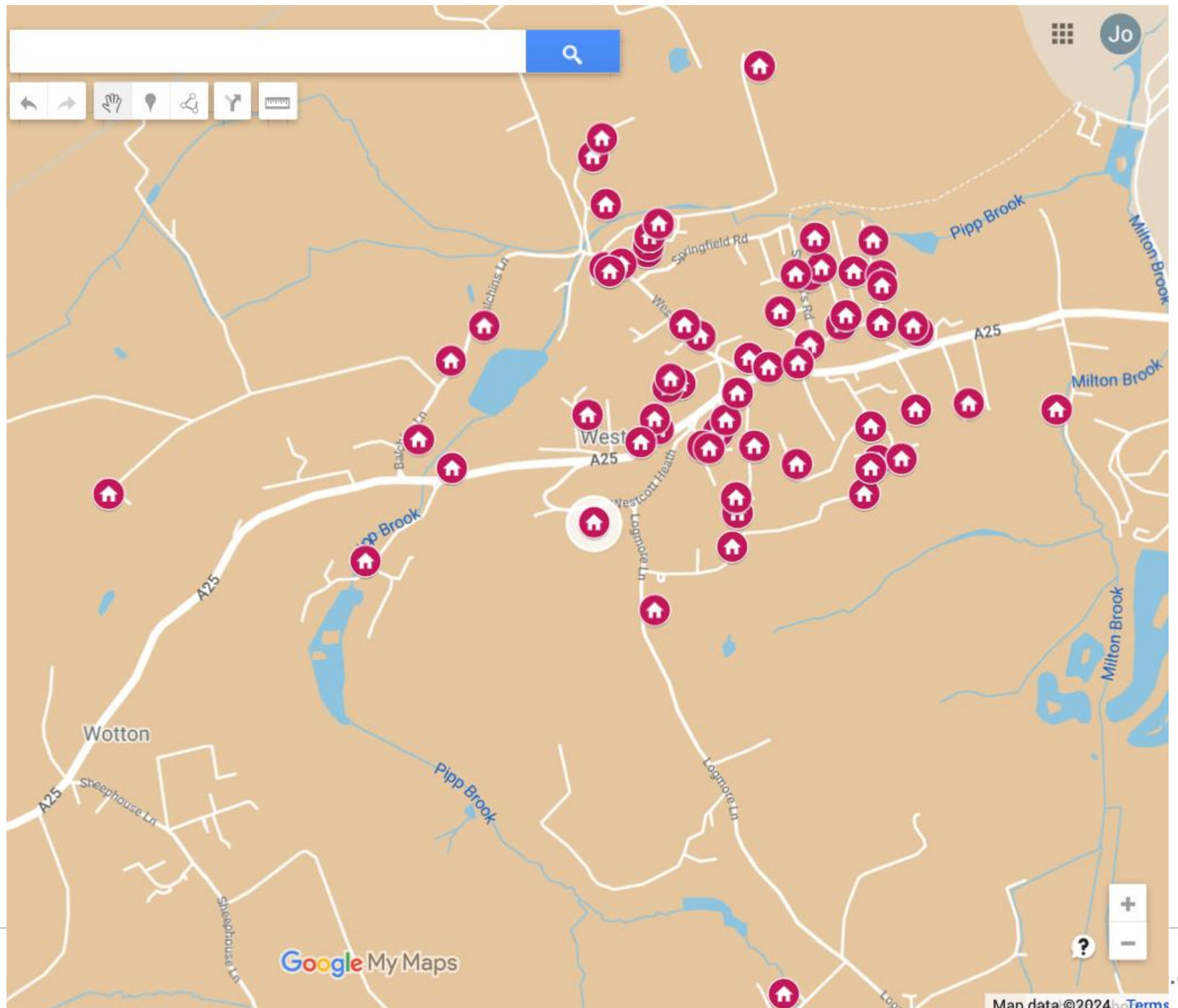


# How to update the WNDP

- Get established:
  - Reassemble the Forum – minimum 40 and representative.
  - Confirm our Plan boundary – neighbourhood area application.
- Divide Forum into working groups:
  - Policy document – Lead, Ian Dunsford.
  - Data collection and analysis – Lead, Dr Chris Smewing.
  - Community engagement and participation – Lead, Jo Astor.
  - Programme manager – Kevin Foo.
  - **We need** a Secretary and Chairperson.
- Review existing Plan – what works and what needs to reflect changed circumstances?
- Questionnaire – consider additional professional input e.g. Housing Needs Survey.
- Draft Plan.
- Referendum.
- Planning Inspector.
- Adoption.

# How to establish a representative Forum

- Red houses denote current volunteers (65 of 102 postcodes known)
- Good coverage although some areas and businesses not yet represented



# Skills and qualities required for working parties

- Forum meetings need to be quorate.
- Working parties.



# Funding the process

- Not an expensive process as mostly driven by volunteers (The Village Forum).
- MVDC will also provide financial and officer assistance with mapping, referendum mailings etc.
- But we may wish to commission a professional housing needs survey to provide a more robust evidence base.
- We can bid for Ministry of Housing, Communities & Local Government (MHCLG) Neighbourhood Planning Support Programme for grant (£10k) and technical support packages (£8k) if needed.
- Bid by March 2025 (<https://neighbourhoodplanning.org/apply/>).
- The process should cost Westcott nothing apart from our own time.

# Housing Needs Survey

- Policy H1 of the new MVDC sets housing requirements for 123 net new dwellings in the Westcott Neighbourhood area.
- The last Village Forum gathered informal data in 2014/15 for the existing WNDP.
- Existing data is of limited value.
- We should consider a professionally prepared housing needs survey.
- Recommendation from MVDC to use Surrey Community Action who have recently prepared for Capel and Charlwood.



# Should we call for sites?

- A good way to:
  - Establish landowner intentions.
  - Establish how many new dwellings we could deliver in the plan period.
  - Provide an evidence base.
  - Identify, assess and prioritise sites within the settlement boundary.
  - Shape our plan positively for the good of our village.
- Be mindful of potential friction and conflicts of interest within our small community.

# Next steps and Q&A

- Deliverables:
  - Project programme.
  - Elect remaining positions (Chairperson + Secretary).
  - Apply for funding (MHCLG funding).
  - Apply to MVDC confirm relevant Neighbourhood boundary.
  - Share the constitution.
  - Agree date for next Forum meeting.
  - Invite nominations to join Working Groups.
- Further reading:
  - <https://westcottvillage.com/westcott-neighbourhood-development-plan/>
  - <https://neighbourhoodplanning.org/about/neighbourhood-planning/>

# Thank You

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