



## **Open Meeting of the Westcott Village Association together with other Westcott Organisations at the Prince of Wales on Wednesday 10<sup>th</sup> December 2025**

### **A summary of discussions held by Agenda item**

**1. Opening & Welcome:** Secretary Paul Goddard welcomed everyone and confirmed the Agenda was as previously circulated with the opportunity towards the end of the meeting to discuss any other matters that attendees wished to raise.

**2. Apologies:** Apologies were received from WVA committee members Jane Betterton, Nick Lund and Magesh Ramakrishnan and also from residents Francesca Leaver and Andrew Lewis

Notes by Agenda Item:

### **3. Westcott Village Forum**

Tim Way, Chairman of the Village Forum and James Leaver confirmed that the draft Westcott Neighbourhood Development Plan (NDP) has been updated for feedback received from the recent local consultation and has been submitted to MVDC. MVDC will now host their consultation which is open for public comment until 5pm on Monday 2<sup>nd</sup> February 2026.

Full details of the MVDC consultation were included in the Village Update circulated by email on 8<sup>th</sup> December by the WVA on behalf of the Village Forum and are available in full in the NDP section of the WVA website.

The 'tracked changes' version of the NDP is also available on the WVA and MVDC websites showing the changes to the original draft as a result of the feedback referred to above from the local consultation.

Tim and James invited all Village Forum Members and all other Westcott Residents and interested parties to submit any further comments to MVDC.

Following the conclusion of the MVDC consultation, the Plan will be reviewed by an appointed Planning Inspector and, subject to agreement of the Authorities, be put forward to a referendum of eligible Electors at the May 2026 local elections.

James noted that funding for the Plan of circa £5k has been provided by the WVA given that Central Government withdrew their financial support just as our process started. However, he noted that additional funding will be required to enable a much needed Green Belt Review to take place led by paid expert consultants to confirm & support NDP objectives in this area. Proposals for this Green Belt Review and the required funding will be discussed in the near future and then shared for discussion with the Village Forum for a decision to be made.

Meeting attendees thanked Tim and James and Jo Astor – and all members of the Village Forum - for the significant time, effort and energy they have put in to progress the Plan to its current status.

#### **4. Westcott Village Hall Trust:**

WVH Trust Trustee, Helen Everett was pleased to confirm that planning permission had been given in November for the application from the Trust to build nine houses on the site of the derelict Hut and to knock down the existing Village Hall and replace it with a new one.

The approval is subject to conditions and to a legal agreement which will be agreed in the near future

Helen confirmed that it is likely that the Hut site will be sold to a Developer and the funds released used in part to build a new village hall. The Trust will apply for potentially available public grants to make up the expected shortfall to build it.

The Developer of the Hut site will build and sell the nine houses and then take whatever profit they make. The option for the Trust to take on the building work and therefore retain any profit has been considered but discounted as too risky and time consuming.

The Trust will now market the Hut site and consider bids. It is likely that it will be at least a year to conclude this initial process and in the meantime, the Village Hall will remain open for as much business as usual as ongoing running cost still need to be covered.

The Trustees will continue to update Residents with project progress.

#### **5. Westcott 100 Club**

In an entertaining way, the Chair of the 100 Club, Alda Andreotti, outlined the aims and objectives of the Westcott 100 Club and shared with us that the Club has 26 members who each have sponsored at least one ball with many others sponsoring two balls or more. Every ball is entered into the draw for a chance to win in the quarterly draws. More balls mean the chance of higher prizes.

Alda invited everyone not yet in the draw to contribute £25 annually and several attendees confirmed they would sign up. Alda urged everyone to spread the message and she thanked those who already participate or were about to sign up.

With much fanfare, Richard Packer conducted the December 2025 Draws – consisting of the quarterly draw with two prizes totalling £174 and the Annual Draw for which there was a prize of £232.50.

That aside, the 100 Club have available funds and welcomes applications for matched funding for suitable projects or events from anyone or any organisation in Westcott. .

More details are available by emailing [Westcott.100.club@gmail.com](mailto:Westcott.100.club@gmail.com)

#### **6, Westcott Village Hub**

Jon Mears spoke about the current status of the Village Hub, based at St John's Church Hall but first gave a detailed account of its roots in a business he had run with others which started in Covid times as Jon and Mum. From this start up delivering food, and fruit and veg to residents of Westcott, and with much hard work and endeavour, the Village Hub is now operating at St Johns and is open six days a week.

The Hub is now incorporated as a Community Interest Company with six Directors including Jon and Chris Dale and operates to provide a range of benefits to the community. As Jon confirmed any financial surplus is used to support community activities.

Jon outlined the general philosophy as noted on the Hub website as Eat, Shop, Refill & Share in a space run by the community for the benefit of the community. He acknowledged the considerable support, advice and guidance of the Holy Trinity Team in making it this far.

After Jon had spoken, and following some questions and comments from the floor, Jon and Chris agreed to write an article for circulation in the village to fully explain the current status, objectives and ambitions of the Community Interest Company - the Village Hub - to ensure all residents have clarity on these points.

## **7. Any Other Business**

James Brodrick informed the meeting that he was in discussion with Bert Broome – the land owner – as to how the ‘brook side path’ that links the bottom of Bailey Road to the N22 Cycleway, via the footpath to the east of Bailey Road, could be improved and maintained so that it can be used at all times rather than only when the water levels in the brook are low enough. JB will progress this with Bert and the Rights of Way Officers in SCC to see what solutions can be achieved. He will update the WVA and ask for support as necessary.

### **The formal meeting closed at 21.15**

PRG 16th December 2025

#### **Attendees: As noted on sign in sheet**

Residents: Bernd Ratzke, Colin Pilbeam, Richard & Judith Packer, Liz & Rob Potter, Helen Everett, Chris Dale, James Leaver, Jon Mears, Tony Astor, Alda Andreotti, Colin Pilbeam, Geoff Muge, Fiona Lowe, Jemima Lowe, James Brodrick, Tim Way, Gill Todd, Deborah Lewis, Anna Kemkers, William Wright, Sally Croft, Timothy Armstrong

WVA Committee: Jo Astor, James Croft & Paul Goddard,

Total Attendance including Committee Members was 26