
[EXTERNAL] RE: Re: Updated Westcott Neighbourhood Plan - Examiner Questions - Further Clarification

From [REDACTED]
Date Mon 02/03/2026 16:54
To [REDACTED]
Cc [REDACTED]

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Dear James

Further to your email of 24 February to Steve Carnaby, the Examiner (Andrew Measd) has looked at the Westcott Valley Forum (WVF) queries in relation to Q4, Q9 and Q13 and offers clarification as follows:

Q4. Mole Valley District Council (MVDC) submitted representations under Regulation 16. The MVDC asked the Examiner to amend paragraph 5.4.4 of the submitted Plan to substitute "28" for "26" (new homes) and to add "*Rookery Hill Farm 3*" to the list on page 19 of the Plan and, also in the list, to amend "Various 4" to: "*Various 3*". My question seeks any comments from WVF on these suggested changes to the submitted Plan i.e. the version submitted under Reg. 15 and made available for comment under Reg. 16.

Q9. Policy WNDP8 of the submitted Plan appears on pages 39 and 40. On page 39, the policy has two paragraphs. On page 40, the policy has two sections headed "Flood risk" which has three paragraphs; and "Water infrastructure" which has two paragraphs. MVDC suggested amending the second paragraph on page 40 (the second paragraph in the Flood risk section) to read: "*New build development (other than householder extensions) should, where feasible, implement sustainable drainage systems ...*". MVDC also suggested making a similar change to the final paragraph of the policy (the second paragraph of the Water infrastructure section), the second sentence of which would become: "*Refurbishments and other non-domestic development should, where feasible, meet BREEAM water-efficiency credits.*" My question seeks any comments from WVF on these suggested changes to the submitted Plan.

Q13. Policy WNDP11 of the submitted Plan appears on page 49 and comprises three paragraphs. MVDC suggested the deletion of the words "... openness and.." from the first paragraph. MVDC also suggested amending the second paragraph to: "*Major development proposals that harm the landscape and rural setting of the village, particularly those that encroach into the countryside between Westcott and Dorking, will*

be required to (i) demonstrate they meet Grey Belt tests and (ii) ensure they do not harm the Surrey Hills National Landscape and Area of Great Landscape Value (AGLV) and (iii) consider the desirability of maintaining the openness between Westcott and Dorking.” My question seeks any comments from WVF on these suggested changes to the submitted Plan.

I trust this assists. In the interests of transparency, I would be grateful if the Forum and Council could add this exchange to their websites (email addresses redacted etc).

Kind regards

[Redacted]
Director

Intelligent Plans and Examinations (IPE) Ltd

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===== Forwarded message =====

From: [Redacted]
To: [Redacted]
[Redacted]

Cc: [REDACTED]
Date: Tue, 24 Feb 2026 12:45:46 +0000
Subject: Re: Updated Westcott Neighbourhood Plan - Examiner Questions - apologies - read this email
===== Forwarded message =====

Dear Mr Carnaby

Thank you for sending through the questions from the examiner.

We have met to discuss these and are drafting WVF's response but have two questions for you:-

Question 4 - please clarify your question as it refers to paragraph numbering where changes are not showing on the tracked change version of the Plan in the submission documents folder on MVDC's website.

Question 9 - please can you clarify exactly what you are asking WVF? The references to paragraph numbers are not entirely clear to us.

Question 13 - please can we also clarify which MVDC suggested amendments you are referring to (the first and second paragraphs of Policy WNDP11)? These amendments are not showing on the tracked change version of the Plan in the submission documents folder on MVDC's website.

I look forward to hearing from you.

Regards

[REDACTED]
For Westcott Village Forum

From: [REDACTED]
Sent: 16 February 2026 12:46
To: [REDACTED]
Cc: [REDACTED]
Subject: Updated Westcott Neighbourhood Plan - Examiner Questions

Dear Mr Way and Mr Clarke

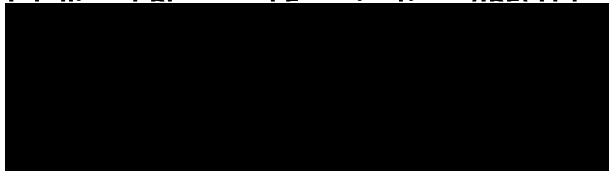
Please find attached some questions from the examiner in respect of the Updated Westcott Neighbourhood Plan.

Best wishes

[REDACTED]
Associate Director

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