



Westcott Village Forum (WVF) responses to Examiner's Questions to WVF and Mole Valley District Council (MVDC)

- 1. Question to MVDC:** What was the date of submission of the WNDP to MVDC from WVF?

Noted that MVDC has responded

- 2. Question to MVDC and WVF:** MVDC comments in the Regulation 16 representation that: "in a number of places, the Plan refers to the 'Ward' when it should be referring to the 'Plan area' because they are not the same". I should be grateful for clarification from both parties of where there is an incorrect description, particularly as Fig 1 of the Plan and the map in the Basic Condition Statement (page 2) shows the Westcott Ward and Neighbourhood Plan Area to be identical.

Answer: WVF confirms that it is in full agreement with MVDC's suggested text changes in the Council Responses to Examiner's Questions document submitted on 2 March 2026.

- 3. Question to MVDC:** In its Regulation 16 representation, MVDC states that "The submission version of the Westcott Neighbourhood Plan has had regard to national policy but some amendments are required to achieve this condition fully". Similarly, MVDC also states that: "The submission version of the Westcott Neighbourhood Plan is largely in conformity with the strategic policies of the Mole Valley District (sic) Plan (adopted 2024) but some amendments are required to achieve this condition fully. Furthermore, there is some conflict with non-strategic policies which require resolution in order for both plans to determine planning applications successfully in tandem".

The representation then goes on to list the policies of the Plan and make comments on each of them. May I assume that the above comments on the policies are those amendments sought in detail further within the representation?

Noted that MVDC has responded

- 4. Policy WNDP1 – Meeting Local Housing Needs**

Question to WVF: Has the WVF any comments on the factual corrections suggested to paragraph 5.4.4 of the Plan and the suggested alterations to Clauses ii, iii and iv of Policy WNDP1 by MVDC?

Answer: WVF agrees to MVDC's suggested changes in paragraph 5.4.4 of the Plan.

5. Policy WNDP2 – Infill (Windfall) Development

Question to WVF: Has the WVF any comments on the suggested alterations by MVDC to Clauses iv and viii of Policy WNDP2, the latter of which would require a consequent amendment to, or deletion of, paragraphs 2.3.2 and 6.2.9, especially as the Green Belt Review commissioned by the WVF has not yet been published?

Answer: WVF has now decided not to commission the Review so MVDC's suggested alterations to Policy WNDP2 and the deletion of paragraphs 2.3.2 and 6.2.9 is agreed.

6. Policy WNDP3 – Size, Architectural Style and Character of Housing Development

Question to WVF: Does the WVF agree with the deletion of the second paragraph of Policy WNDP3?

Answer: WVF disagrees with the deletion of the second paragraph of WNDP3 which reads "Depending on the size of the plot, new housing developments should be built in small clusters of dwellings of varying and sympathetic architectural styles". This paragraph is in WNDP1 of the existing Plan. It is integral with the pattern of successful housing delivery and has served Westcott well over a significant period of time where the majority of housing has been windfall and infill.

7. Policy WNDP4 – Parking Provision

- a. **Question to WVF:** Does the WVF have any comments on the suggested amendment to the second paragraph of Policy WNDP4 by MVDC?

Answer: WVF agrees. WVF also agrees to the proposed tracked change referencing Surrey County Council standards.

- b. **Question to WVF and MVDC:** MVDC suggests the deletion of the third paragraph of Policy WNDP4, citing the reason that the Surrey County Council parking standards are maximum standards. However, Policy INF2 of the Mole Valley Local Plan indicates that parking standards for residential development are minimum standards (Clause 1) and parking standards for non-residential development are maximum standards (Clause 2). Therefore, given that the theme of the policy, as shown by paragraph 6.4.1, is residential parking, rather than deleting the third paragraph, the first phrase of the third paragraph could be amended to "*Proposals for residential development which deliver additional parking above and beyond, etc...*". I would be grateful for the comments of WVF and MVDC on this suggestion.

Answer: WVF agrees with MVDC's suggested text changes to paragraph 3 in the Council Responses to Examiner's Questions document submitted on 2 March 2026. It is reassuring that MVDC recognise the significant parking pressures which affect a very significant proportion of Westcott's housing stock.

8. Policy WNDP8 – Sustainability and Climate Change

- a. **Question to WVF:** MVDC suggest the inclusion of “*should, where feasible*” in the fourth and seventh paragraphs of Policy WNDP8. Please may I have the comments of WVF on these suggested amendments?

Answer: WVF agrees to MVDC's suggested changes to Policy WNDP8 under the "Flood Risk" and "Water Infrastructure" headings in the Plan.

- b. **Question to WVF:** Surrey County Council suggests in a representation dated 29 January 2026 an amendment to the second paragraph of Policy WNDP8 beneath the sub-heading Flood Risk. I would be pleased to have comments from WVF on this suggestion, together with the addition of “*Sustainable Drainage*” as another bullet point to the list in Policy WNDP8 (page 39), to which I might add “*where appropriate*”.

Answer: WVF agrees with Surrey County Council and the Examiner.

9. Policy WNDP9 – Heritage Assets

- a. **Question to WVF and MVDC:** Policy WNDP9 seeks to protect heritage assets. The first paragraph states that: “*Any harm to the significance of a heritage asset will require clear and convincing justification and will only be permitted where the public benefits of the scheme demonstrably outweigh the harm identified.*” However, this paragraph as drafted would also apply to non-designated heritage assets (NDHA) to which, following NPPF guidance and Policy EN6 of the Mole Valley Local Plan, the public benefit test does not apply. It appears to me that NDHA are dealt with adequately in the fourth paragraph of Policy WNDP9. Therefore, the first paragraph of the policy could be amended to: “*Any harm to the significance of a designated heritage asset ..., etc*”. Please may I have comments from the WVF and MVDC on this suggestion?

Answer: WVF agrees with the Examiner and also to MVDC's suggested text changes in the Council Responses to Examiner's Questions document submitted on 2 March 2026.

- b. **Question to WVF:** In addition, any comments from WVF on the amendments suggested by MVDC on the first and fourth paragraphs of Policy WNDP9 would be welcome.

Answer: WVF agrees to the amendments suggested by MVDC.

10. Policy WNDP11 – Landscape

Question to WVF: Please may I have comments from WVF on the suggested amendments by MVDC to the first and second paragraphs of Policy WNDP11?

Answer: WVF agrees to MVDC's suggested changes to WNDP11 in the Plan.

11. Land at Mill Way House

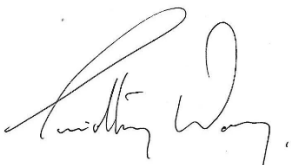
Question to WVF and MVDC: Policy DS63 of the Mole Valley Local Plan allocates 2.3 ha of land at Mill Way House, Bramley House and Heathcrest for residential development with an indicative capacity of 15 dwellings (apartments). A Group Representation seeks the deletion of the site from the Neighbourhood Plan, the main reason being an inadequate and unsafe access from the A25 which cannot be improved sufficiently within the site boundary and hence is undeliverable. Please may I have comments from WVF and MVDC on this representation?

Answer: WVF acknowledge MVDC's responses in their Council Responses to Examiner's Questions document submitted on 2 March 2026 and clarify that there are no sites allocated by the WNDP. WVF shares the very serious concerns raised in the Group Representation and stress the importance that the highways and planning authorities should only grant consent for a housing scheme on this MVDC allocated site if they are completely satisfied that public safety can be guaranteed.

12. Land to the rear of Westcott Nursing Home

Question to WVF and MVDC: A representation seeks the allocation of a net developable area of 1.4 ha of land to the rear of Westcott Nursing Home for residential development, which the accompanying Landscape and Visual Appraisal and indicative drawings suggest could accommodate 31 houses. Please may I have comments from WVF and MVDC on this representation?

Answer: WVF agree with MVDC's clarification and comments in respect of this site and the reasons it was not previously allocated by MVDC in their Council Responses to Examiner's Questions document submitted on 2 March 2026. We wholeheartedly agree with MVDC's final paragraph which states their view that this site is not Grey Belt.



Tim Way
Chair, Westcott Village Forum
3 March 2026