

**INDEPENDENT EXAMINATION OF THE UPDATED WESTCOTT
NEIGHBOURHOOD DEVELOPMENT PLAN**

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Examination Ref: 04/AM/WNP

Nabil Subuh
Representor

cc. Tim Way, Chair, Westcott Village Forum
Duncan Clarke, Mole Valley District Council

25 March 2026

Via email

Dear Mr Subuh

Thank you for your email of 17 March 2026 to Duncan Clarke at Mole Valley District Council (MVDC), which he has forwarded to me, highlighting your highway safety concerns relating to the proposal for Land at Mill Way House, Bramley House and Heathcrest, Westcott ('Mill Way site'). I am assuming you are one of the signatories to the representation from the residents' "Group" (the signatures have been redacted) made in response to the Regulation 16 public consultation on the Updated Westcott Neighbourhood Development Plan ('Updated WNDP').

On a procedural point, the appropriate opportunity to make representations was provided at Regulation 16 and, as explained in my letter of 16 March 2026¹, the additional invitation to submit comments on the changes to the examination legal framework is not intended to provide an opportunity to repeat points already covered in previous representations. Notwithstanding this, and to avoid any further confusion arising, I will make my position clear on the Mill Way site.

The Mill Way site is shown in the made (adopted) Westcott Neighbourhood Development Plan as being within the Green Belt, outside the Village Core (Settlement Boundary) on the western edge of Westcott. However, in the draft Updated WNDP, the site is now shown to be within the Village Core (Settlement Boundary). As a consequence, there seems to be an impression that the Updated WNDP is in some way determining the status of the Mill Way site for the purposes of future development.

The change in status of the Mill Way site is not a result of the Updated WNDP. Indeed, the Updated WNDP makes no site allocations whatsoever.

The Updated WNDP is simply reflecting the recently adopted Mole Valley Local Plan (MVLN), in which the Mill Way site is formally allocated for 15 dwellings.² Therefore, this allocation has already

¹ View at:

https://molevalleydc.sharepoint.com/:f:/s/MVDCDocumentLibrary/IgB_OQ5H72vOTp8WWpfnrbL3AWo8MQsTv7AhgrWjk4hTkLY?e=DcYqm1

² See Policy DS63 (page 203) of the adopted Mole Valley Local Plan 2020 - 2039:

<https://westcottvillage.com/wp-content/uploads/2024/10/Mole-Valley-Local-Plan-2020-2039.pdf>

Also see paragraphs 445-449 of the Local Plan Examination Inspector's report:

<https://molevalleydc.sharepoint.com/:f:/s/MVDCDocumentLibrary/EhDCIGLwPc9MoxfqVdQ67V4B5QyS0z72JI6SiZOn6H9soQ?e=F7g8Bo>

been made through the Local Plan process and is now part of the statutory Development Plan for the area, regardless of the Updated WNDP.

Whilst I appreciate that there may be community concerns in relation to highways safety, in my capacity as the Examiner of the Updated WNDP, I have no statutory remit whatsoever to revisit the merits or otherwise of this allocation (or any other) made through the MVLP adopted in October 2024. The revision to the Village Core (Settlement Boundary) is simply a consequential amendment so that the Updated WNDP reflects (correctly) the fact that the Mill Way site has been allocated in the MVLP.

Accordingly, a public meeting or similar (under the auspices of the examination) in relation to the Mill Way site is not appropriate since this matter is not under my consideration. In any event, I have already made clear that I intend to conduct the examination by way of written representations. I have read nothing further, to date, which changes that view.

In the interests of transparency, I am asking that a copy of your letter and my reply is placed on the Westcott Village Forum and MVDC websites.

Yours sincerely

Andy Mead

Examiner