

From: Steve Carnaby <steve.carnaby@intelligentplans.co.uk>

Sent: 21 April 2026 10:33

To: [REDACTED]

Subject: RE: Westcott NDP - Late Representation

Dear [REDACTED]

Many thanks for your swift response to the late representation. I was just about to be in touch asking if you had any comments to make, so your email was very timely indeed!

I will get this to the examiner now and I will also ask the LPA if they have any comments to make.

Many thanks again and best wishes

Steve Carnaby
Associate Director

Tel.: +44(0)1225 487 230

Web: www.intelligentplans.co.uk

PLEASE NOTE WE HAVE MOVED OFFICES:
Intelligent Plans and Examinations (IPE) Ltd
Office 10
5 Argyle Street
Bath
BA2 4BA

Registered in England and Wales (Company No. 10100118).



***Disclaimer.** The information in this mail is confidential and solely for the use of the intended recipient(s). If you receive this email in error, please notify the sender and delete the email from your system immediately. In such circumstances, you must not make any use of the email or its contents. Views expressed by an individual in this email do not necessarily reflect the views of **Intelligent Plans and Examinations (IPE) Ltd**. Computer viruses may be transmitted by email. **Intelligent Plans and Examinations (IPE) Ltd** accepts no liability for any damage caused by any virus transmitted by this email. Email transmission cannot be guaranteed to be secure or error free. It is possible that information may be intercepted, corrupted, lost, destroyed, arrive late or incomplete or contain viruses. The sender does not accept liability for any errors or omissions in the contents of this message, which may arise as a result of email transmission.*

From: [REDACTED]
Sent: 21 April 2026 10:25
To: steve.carnaby@intelligentplans.co.uk
Cc: [REDACTED]
Subject: Fw: Westcott NDP - Late Representation

Dear Steve

I note that the Inspector has accepted a late representation in respect of Riverbank Surgery.

MVDC have suggested that I forward the WVF response below to the Inspector for information.

I can confirm that the late representation has also been posted on the Westcott Village Forum website.

Regards

[REDACTED]
For Westcott Village Forum

From: [REDACTED]
Sent: 20 April 2026 17:02
To: Clarke, Duncan <Duncan.Clarke@molevalley.gov.uk>
Cc: Barber, Andrew <Andrew.Barber@molevalley.gov.uk>; [REDACTED] Killip, Marie <Marie.Killip@molevalley.gov.uk>; Webb, David <David.Webb@molevalley.gov.uk>
Subject: Re: Westcott NDP - Late Representation

Thank you Duncan

This is all very well but I am afraid the representation from Nova Latchmere (a local developer) is factually inaccurate.

1. The freehold owner of the surgery is Standard Life not TG. TG is a beneficial owner because we understand that the property is held in trust in TG's pension. No contact details are provided by Standard Life on Land Registry so all consultation documents were hand delivered by the Forum direct to the property.



Ownership

Selected

Title
SY607273

Tenure
Freehold

Ownership
STANDARD LIFE TRUSTEE COMPANY LIMITED

Address
Riverbank Surgery Westcott Street Milton RH4 3PA



All intersecting owners

Freeholder

STANDARD LIFE TRUSTEE ...

Leaseholder

1

Saved sites 1

 Riverbank Surgery, Westcott Street, Milton RH4 3PA

For Review

 Untitled works...

2. Notwithstanding this, the representation is confused because the current 2017-2026 Westcott NDP identifies Riverbank Surgery in Policy WNDP 7: -

6.7.2. Policy WNDP7: Enhancement of Community Facilities

WNDP7: Proposals for the provision and maintenance of flexible, accessible and modern community facilities will be supported, where they would help to maintain and extend the vibrant social, sporting, recreational, and educational activities in the Plan area.

6.7.3. **Justification:** Westcott is a village of around 2,300 residents with 8 principal community facilities:

- Surrey Hills Church of England Primary School
- Holy Trinity Church
- The Reading Room
- The Hut
- St John's Community Centre
- The Sports Club (cricket and football)
- Faurefold (Guiding Association retreat)
- Riverbank Surgery

The submission version of the Updated WNDP continues to identify Riverbank Surgery as a community asset within the draft Policy WNDP 7 but with additional emphasis to ensure the protection of medical provision in Westcott: -

6.7.2 Policy WNDP7: Enhancement of Community Assets.

WNDP7: The following community assets, as shown on the Policies Map (Fig 4 below), are safeguarded for their existing use:

- Holy Trinity Church
- The Village Hall
- Cradbury Recreation Ground

- The Village Green
- Riverbank Surgery
- St John's Chapel and The Westcott Village Hub
- The Sports Club
- Surrey Hills All Saints School
- Faurefold

Proposals for the provision and maintenance of flexible, accessible, energy efficient and modern community assets will be supported, where they would help to maintain and extend the vibrant social, sporting, recreational, and educational activities in the Plan area and where they comply with national and local Green Belt policy.

The change of use of existing community assets to other uses will not be supported unless:

- Any partial loss of the site/floorspace will not undermine the viability of the asset;
- The asset is surplus to requirements or there is no reasonable prospect of the existing use continuing;
- An alternative asset of equivalent or better quality or scale is available nearby or will be re-provided nearby or the use will be provided in a different way serving the same community; and
- The property has been marketed for a minimum period of twelve months on reasonable market terms with a recognised agent for alternative community uses without success.

I hope this clarification is helpful.

Regards



on behalf of Westcott Village Forum

From: Clarke, Duncan <Duncan.Clarke@molevalley.gov.uk>

Sent: 20 April 2026 11:20

To: [Redacted]

Cc: Barber, Andrew <Andrew.Barber@molevalley.gov.uk>; [Redacted]

[Redacted]; Killip,

Marie <Marie.Killip@molevalley.gov.uk>; Webb, David <David.Webb@molevalley.gov.uk>

Subject: Westcott NDP - Late Representation

Hi [Redacted]

The Inspector has decided to accept a late representation from the freeholder owner of the Riverbank Surgery (see attachment).

Could you please place it on your website?

Regards,

Duncan

Duncan Clarke MRTPI

**Planning Policy Manager
Mole Valley District Council**

E: duncan.clarke@molevalley.gov.uk

T: 01306 879340

This MVDC email is only intended for the individual or organisation to whom or which it is addressed and may contain, either in the body of the email or attachment/s, information that is personal, confidential and/or subject to copyright. If you are not the intended recipient, please note that copying or distributing this message, attachment/s or other files associated within this email, is strictly prohibited. If you have received this email in error, please notify the sender immediately and then delete it.