

# WEST HORSLEY

NEIGHBOURHOOD PLAN



DRAFT PLAN  
2016 – 2033

Pre-Submission version of the  
West Horsley Neighbourhood Plan

June 2017

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### Consultation Details

If you have any comments to make on this Pre-Submission Plan, please do so by 5.00pm on 4 August 2017 at the latest in the following ways:

By email to the West Horsley Neighbourhood Plan Steering Group at:

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Online via the [Contact Us](#) buttons on our [website](#).

The West Horsley Neighbourhood Plan website contains all the necessary background. Its web address is:

<http://www.westhorsleyneighbourhoodplan.org>

## West Horsley Parish Neighbourhood Plan 2016 – 2033 Pre-Submission Plan (June 2017)

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## **An Introduction from the Chairman of the West Horsley Neighbourhood Plan Steering Group**

This document is a Pre-Submission Draft of the West Horsley Neighbourhood Plan (WHNP) and is the result of many months of hard work by residents of the village who care deeply for the future of our community. The Steering Group has been advised by planning consultants, rCOH, who specialise in the preparation of neighbourhood plans.

This formal community consultation will run from 12 June 4 August 2017. All comments received during this period will be carefully considered by the Steering Group and subsequent revisions may be made as a Submission Plan is prepared. This Submission Plan will then be sent to Guildford Borough Council (GBC) for examination by an independent planning inspector, to ensure that it meets the 'basic conditions' as set out in the Localism Act 2012 (as amended).

If the Submission Plan passes examination, then the examiner will recommend that the Plan moves to a referendum and GBC will arrange for this to take place. The referendum will simply ask residents "Do you want GBC to use the WHNP to help it decide planning applications in the West Horsley Neighbourhood Area?" If more than 50% of those who vote in the referendum vote 'yes' then it will be adopted. If the majority vote "no" then that is the end of this Plan.

### *What's the relationship between our Neighbourhood Plan and the Guildford Borough Local Plan?*

As you will know there are currently proposals within the Guildford Borough Draft Local Plan (DLP) which if implemented in full would have a dramatic impact upon the size and appearance of our village and the experience of living here.

We are not allowed by the statute to produce a plan that conflicts with the strategic land use policies of the development plan of our Local Planning Authority (GBC). Given its advanced stage, we have also chosen to align our Plan with the strategic priorities of the emerging DLP. It has therefore never been our mandate to combat the number of houses that are proposed in West Horsley. If we did, our Neighbourhood Plan would fail its examination as it would not be in general conformity with the legislation. This would mean that you, the residents of the village, would never have a chance to approve or disapprove of our Plan at a referendum.

The draft Local Plan 2016 was objected to by many bodies, including our Parish Council. As a result of these objections, GBC has made a number of modifications to the DLP, one of which has been to remove plans to build 90 new homes in one area of West Horsley. The Council will be running a consultation on these modifications in June/July 2017 and expects to take the DLP to an examination in December 2017.

## West Horsley Neighbourhood Plan

### What role does the WHNP have?

There will almost certainly be some development in our village. If you vote to approve the Plan, then whenever planning decision makers are considering the nature of a proposed development, they will have to have regard to the national planning policies, the strategic policies in the Local Plan and also the policies in the Neighbourhood Plan.

The Neighbourhood Plan will set out policies to influence what design the houses should be, what steps must be taken to preserve our environment and landscape, what community assets should be preserved, what can be done to promote local business and many other matters.

By influencing the decisions in this way, we hope we can keep our village special and retain the character and openness that we value so highly.

### What can you do?

Please read this Pre-Submission version of the West Horsley Neighbourhood Plan and make any suggestions you have as to how it could be improved by Friday, 4 August 2017. We are holding an Open Day in the Village Hall on Sunday, 18 June 2017 and please, if you can, come along to learn more about the evidence we have considered and to talk to the people who have been involved in preparing this Plan. It's essential that you, the residents, approve it and we welcome your contribution before the Plan goes forward to the next stage.

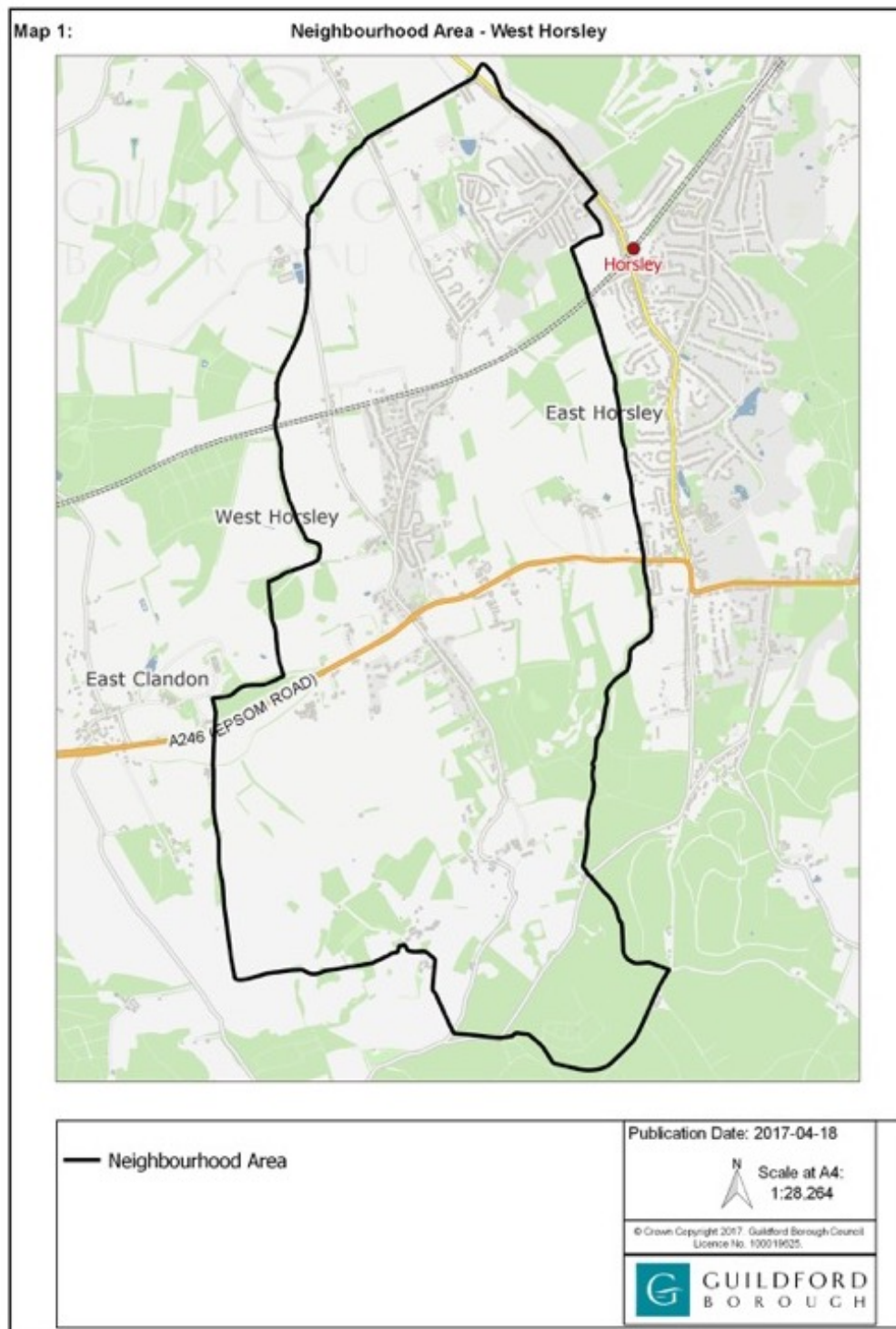
Paul Dodgson  
Chairman, WHNPSG

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## 1. Introduction and Purpose

- 1.1. West Horsley Parish Council (WHPC) is preparing a Neighbourhood Plan for the area designated by the local planning authority, Guildford Borough Council (GBC), under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated Neighbourhood Area, which was formally designated by GBC on the 8<sup>th</sup> September 2014, is shown below.



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## West Horsley Neighbourhood Plan

- 1.2. The purpose of the West Horsley Neighbourhood Plan (WHNP) will be to have in place planning policies that can be used to influence the outcome of future planning applications in the Parish, and will sit alongside the current Guildford Borough Local Plan when applications are determined. The Plan's policies aim to encourage development proposals for the benefit of the local community while aiming to protect the special open and rural character of the Parish.
- 1.3. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, a Plan becomes a statutory part of the development plan for the area and carries significant weight in how planning applications are decided.
- 1.4. Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to land use planning. These matters are dealt with in section 6 of the Plan.
- 1.5. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet a number of 'basic conditions', these are:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, that it is appropriate to make the neighbourhood development plan;
  - That the making of the neighbourhood development plan contributes to the achievement of sustainable development;
  - That the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area (or any part of that area); and
  - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 1.6. In addition, the Parish Council must be able to show that it has properly consulted widely including local people and other relevant organisations (such as local businesses and landowners) during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.
- 1.7. These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will either recommend to GBC that the plan goes to a referendum of the local electorate, or that the plan should proceed to a referendum following some minor amendments. If a simple majority of the turnout votes for the plan, then it becomes adopted as formal planning policy by the Borough Council.



### **The Pre-Submission Plan**

- 1.8. In 2013 the Parish Council asked local people if they wanted a Neighbourhood Plan and an overwhelming majority said they did. The Guildford Borough Council designated the West Horsley Neighbourhood Area on 8 September 2014 following an application by West Horsley Parish Council and a six-week consultation. The Steering Group was formed in July 2014 and since then a considerable amount of work has been undertaken.
- 1.9. The WHNP Steering Group has reviewed existing national and local planning policies and how they may affect this area. In April 2015 it sought local community opinion through a village survey on issues that the Neighbourhood Plan might help address. An Open House was held in April 2016 to update the community on the development of the Plan. An informal consultation on a Draft Plan was held in January 2017, all representations considered and the Plan amended.
- 1.10. This Pre-Submission Plan is the opportunity for West Horsley Parish Council to consult on the fifteen proposed policies within the Plan to ensure the proposed vision, objectives and land use policies reflect the views and ambitions of the community and other bodies.
- 1.11. This document should be read in conjunction with the supporting documents and maps produced by the Steering Group. These documents and maps explain in more detail the background to the Plan, the evidence that supports the policy choices and the key planning issues in the area, to which the Plan is aiming to respond. All supporting documents are available via the website at [www.westhorsleyneighbourhoodplan.org](http://www.westhorsleyneighbourhoodplan.org).

### **Strategic Environmental Assessment / Habitat Regulations Assessment**

- 1.12. West Horsley Parish Council requested a screening opinion from GBC in respect of the need for WHPC to prepare a Strategic Environment Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. GBC's Draft Screening Report (March 2017) concluded that the policies in the WHNP are not likely to adversely impact on any of the sensitive environmental receptors within or around West Horsley Parish, including the Thames Basin Heaths SPA and Mole Gap to Reigate Escarpment SAC, and hence no SEA or HRA would be required.

### **The Next Step**

- 1.13. Once this Pre-Submission Consultation is complete, the WHNP Steering Group will review the comments made and prepare a final version of the Plan, known as the 'Submission Plan'. This will be submitted to the GBC to arrange for its independent examination and then the referendum.

### **Ordnance Survey**

- 1.14. Guildford Borough Council is licensed by Ordnance Survey under the Public Sector Mapping Agreement (PSMA). Guildford Borough Council has granted West Horsley Neighbourhood Plan Steering Group a Contractor Licence. A copy of this Contractor Agreement can be found at [www.westhorsleyneighbourhoodplan.org/o-s-contractor-licence](http://www.westhorsleyneighbourhoodplan.org/o-s-contractor-licence).

### **Consultation**

- 1.15. If you have any comments to make on the Draft Plan, please do so by 5pm on 24th July 2017 at the latest. See page 2 for details of how to submit your comments.

### 2. The Neighbourhood Area

- 2.1. West Horsley is a rural Parish located between Guildford and Leatherhead and within commuting distance of London. The Parish lies approximately six miles north east of Guildford and has a population of approximately 2800 people and 1100 homes.
- 2.2. The Parish straddles the A246 (Epsom Road), the main area of development lying to the north of the road. The settlement is divided north and south by the New Guildford railway line. The north side dates predominantly from the 1930s and 1950s (although there are some Victorian and Edwardian properties) and is located along East Lane and continues north towards Waterloo Farm. One of the distinctive and defining characteristics of the Parish is the relatively low density of housing and the generally open outlook<sup>1</sup> with views into and across open countryside.
- 2.3. The northern settlement area is semi-rural in character, is located within the Green Belt but is built-up and closely linked to East Horsley - a much larger settlement proposed to be defined by GBC as a District Centre due to the range of services it offers. The northern area has an average density of 9.9 dwellings per hectare (see West Horsley Character Appraisal Report) and is bounded on all sides by housing, farmland and the railway with Horsley Station just over the Parish boundary.
- 2.4. The southern settlement area (south of the New Guildford Railway Line) is more rural in character with a designated Conservation Area and lower residential density of about 6 dwellings per hectare. To the east and west is open countryside bounded to the south by the A246. The western boundary (south of the railway) generally abuts the Hatchlands House and estate, owned by The National Trust, whilst to the north of the railway is predominantly managed farmland.
- 2.5. The village lies in the gently undulating landscape of the Ockham and Clandon Wooded Rolling Claylands, the boundary of which is defined by the underlying geology of London Clay to the rising chalk downs to the south and follows the line of the A246. This general character area supports a range of land uses with cattle and sheep grazed pasture, some arable, some horse paddocks and golf courses. This landscape type is of a semi-enclosed character created by frequent woodland blocks and enhanced by the presence of mature hedgerow and parkland.
- 2.6. The subtly rolling topography is traversed by small streams and drainage channels and dotted with ponds, highly affected by seasonal weather changes and variously in flood or running dry. Coupled with its underlying London Clay soil and with West Horsley being on the chalk spring line, this is an area that may be subject to land-drainage problems as part of its natural character and hence susceptible to surface water flooding<sup>2</sup>. There

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<sup>1</sup> Village Design Statement; WHPC 2015

<sup>2</sup> GBC Surface Water Management Plan 2014

## West Horsley Neighbourhood Plan

are also two areas to the north of the Parish at Ripley Lane and Ockham Road designated as Flood Zone 3, the streams of which drain to the north to the River Wey.

- 2.7. The land rises gradually to the south of the Parish into the Merrow and Clandon Wooded Chalk Downs and the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Surrey Area of Great Landscape Value, within which is Sheepleas, a mosaic of ancient and recent woodlands, scrub and open chalk grassland covering an area of approximately 110 hectares designated as a Site of Special Scientific Interest (SSSI) and Local Nature Reserve.
- 2.8. The village also benefits by a succession of mature trees and hedgerows which contribute to the village's biodiversity, and established local views across open fields to woodland beyond. Open fields and parkland are a feature to the east and west of the Parish together with a network of public right of way footpaths. These footpaths are particularly numerous on the east side where they traditionally link the village dwellings with St. Mary's, West Horsley's Parish Church.
- 2.9. Many local people consider the single most important view in West Horsley to be from the village sponsored Millennium viewpoint. This is situated on a high point within the Sheepleas SSSI, with views across the Surrey Hills AONB and the West Horsley Place estate towards the north east in the direction of Greater London. From here it is possible to see St. Paul's Cathedral and the City of London, The Shard in Southwark and the arch structure of Wembley stadium.
- 2.10. The northern part of the Parish lies within the 5km buffer zone of the Thames Basin Heath SPA which includes the Ockham and Wisley Commons SSSI. South of the A246 lies the Sheepleas SSSI. To the east of the Parish, straddling the railway line is Lollesworth Wood Site of Nature Conservation Interest (SNCI) and the majority of Lollesworth Wood as well as most of the Sheepleas' woodland is identified as Ancient woodland.
- 2.11. Facilities within the village primarily comprise: two churches; two public houses - The King William IV and The Barley Mow; a village hall and children's play area; a church hall; three motor repair garages, including one car sales room; a group of shops (currently comprising a dentist, a cheese/wine merchants offering basic general provisions and a therapy clinic). These facilities are generally located along The Street. The most notable exception is St Mary's Church (Grade I) which, due to a much earlier village centre, is located outside the current settlement area.
- 2.12. The Conservation Area is centred around The Village Orchard on the junction of The Street and Ripley Lane. It includes eight of the 42 listed buildings in West Horsley, which comprise a mixture of houses and barns, some built before 1700. These include the unique Church House and the only Tithe Barn in Surrey built of chalk and flint. At least seven of the village's old houses were built before 1500.

### West Horsley Conservation Area



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- 2.13. There are also five schools in the village that provide employment: Footprints, a private nursery on Long Reach; The Raleigh Nursery (a privately run nursery) and The Raleigh School (a primary academy) on Northcote Crescent; Glenesk School (an independent pre-prep) on Ockham Road North; and Cranmore School (an independent nursery, pre-prep and prep) on the A246 (Epsom Road).
- 2.14. Other notable businesses include; Squire's Garden Centre and Bell & Colvill on the Epsom Road; Dene Place Care Home (Bupa plc) on Ripley Lane; Horsley Camping and Caravanning Club site off Ockham Road North; Crystal Marquee Hire on Shere Road; and a number of farms – Bramble Farm and Hillside Farm on Shere Road, Open View Farm and Woolgars Farm on the A246, R P Hancock and Fullers Farm off Shere Road and the Isaac Partnership off East Lane.
- 2.15. West Horsley has retained many of its ancient medieval buildings and its open rural setting. The schools and the sports and social facilities create a lively, active community within a historic, beautiful and ecologically rich environment. The residents enjoy and greatly value living in this village.
- 2.16. This plan aims to create policies which will manage a balanced increase in population and maintain both the vitality and the distinctive environment of West Horsley.

### 3. Planning Policy Context

- 3.1. The Parish lies within the borough of Guildford. Guildford Borough Council is the Local Authority and Local Planning Authority for the area.
- 3.2. The National Planning Policy Framework (NPPF) published by the government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The WHNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the WHNP:
  - The vitality of rural communities (paragraph 55)
  - Good design (paragraph 58)
  - Protecting healthy communities (paragraph 70)
  - Protecting local green spaces (paragraph 76)
  - Protecting the Green Belt (paragraphs 79-89)
  - Conserving and enhancing the natural environment (paragraphs 109-116)
  - Conserving and enhancing the historic environment (paragraph 126)
  - Neighbourhood planning (paragraphs 183-185)
- 3.3. GBC has planning policies that are helping to shape the strategy and policies of the WHNP, and the plan must be in general conformity with the strategic policies of the development plan as set out by the 2012 Neighbourhood Planning Regulation (as amended) and the Town and Country Planning Act 1990 Schedule 4B paragraph 8 (as modified by the Planning and Compulsory Purchase Act 2004 section 38c).
- 3.4. Guildford Borough Council has published a list of strategic policies it considers relevant to neighbourhood plan making in the Borough<sup>3</sup> and those considered of most relevance to the WHNP are summarised briefly below:
  - G1 (6) Flood Protection – areas of floodplain are safeguarded from development
  - G5 (6) Important Public Views and Roofscapes – important public views are protected
  - G12 Location of Development – development generating a significant number of trips will only be allowed in locations highly accessible to public transport
  - H11 Affordable Housing – an element of affordable housing will be sought to an agreed threshold
  - E3 – Safeguarding existing and allocating new employment uses
  - RE1 – Extent of the Green Belt – there will be a Green Belt covering the entire borough with the exception of Guildford urban area and Ash and Tongham
  - RE2 – Development within the Green Belt – within the Green Belt new building will be deemed inappropriate with exceptions listed

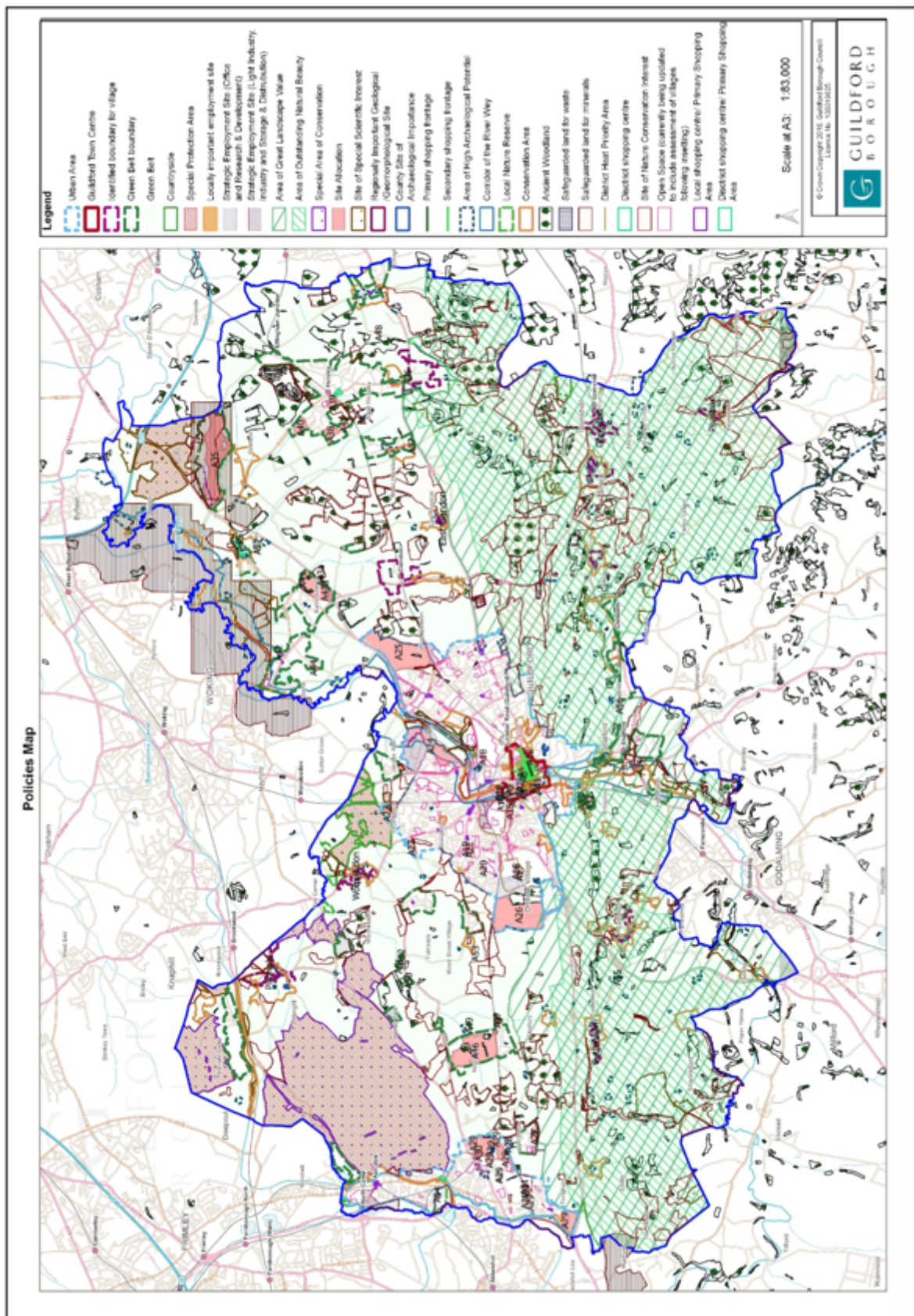
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<sup>3</sup> Local Plan 2003 strategic policies assessment; GBC

## West Horsley Neighbourhood Plan

- RE3 – Identified Settlements in the Green Belt – within the settlement boundaries new infill development will be permitted on land substantially surrounded by existing development and appropriate to the needs and scale of the locality
  - RE5 – Areas of Outstanding Natural Beauty – of national importance and subject to the most rigorous protection
  - RE6 – Area of Great Landscape Value – development should be consistent with protecting the distinctive landscape character
  - NE1 – Potential Special Protection Areas and candidate SAC – protect from direct or indirect effects
  - NE2 – Sites of Special Scientific Interest – protect from harm
  - NE3 – Local and Non-Statutory Sites – protect from harm
  - NE4 – Species protection – protect from harm
  - R1 – Loss of land and facilities for Sport and Recreation – resist loss unless there is a suitable alternative or excess of facilities
  - R5 – Protection of Open Space – development only allowed if there is no material harm to character and visual amenity
  - T2 – Safeguarding Arts and Entertainment Facilities – proposals that result in loss will be resisted
  - CF1 – Provision of New Community Facilities – expansion or change of use
- 3.5. The emerging Local Plan – Guildford Borough Proposed Submission Local Plan: Strategy and Sites June 2017 – proposes to direct housing growth to the Parish which will increase the existing housing stock by 295 homes (or about 25%) and as a result place additional pressures on what is considered locally to be already overloaded infrastructure. Planning policies are needed to ensure that development is sustainable, provides the required infrastructure, and protects local heritage and the natural environment.
- 3.6. Many local people have strongly held views, as evidenced by the community surveys, that they feel this level of growth is unsustainable. It is not for the Neighbourhood Plan to challenge the proposals in the emerging Guildford Local Plan, but to address the scenario of them being implemented in whole or in part.
- 3.7. The principle purpose of the Neighbourhood Plan following an earlier draft version (the 'Emerging WHNP') and in the light of comments received by GBC is therefore to establish a positive vision for the Parish and a series of land use policies with the following intent:
- To influence the design and other details of any strategic housing allocation sites that may eventually be made in the Local Plan
  - To refine and develop the saved GBC planning policies (of the 2003 Local Plan) as they should apply to the Parish but anticipating how the new Local Plan policies may differ so that they reflect the National Planning Policy Framework of 2012.

## Proposed Submission Local Plan: Strategy and Sites 2016



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### 4. Community Views on Planning Issues

- 4.1. The West Horsley NP Steering Group was formed in July 2014 in order to represent and work in consultation with the village population to produce the West Horsley Neighbourhood Plan.
- 4.2. Initial survey work carried out between April and May 2015 identified a number of key themes which are important to the residents of West Horsley and are presented in this plan. The survey was hand delivered to all 1121 properties in West Horsley and responses were received from 624, which represents a return of 55.6%.
- 4.3. The broad conclusions drawn from the survey responses were as follows:
  - West Horsley should retain its rural character.
  - West Horsley should retain its open aspect and strategic natural spaces.
  - Listed buildings and further buildings of historical importance should be protected.
  - West Horsley should have a range of local shops and facilities.
  - More small business and shops employment opportunities are required.
  - West Horsley children should have priority at the Raleigh School.
  - West Horsley children should have priority at the Howard of Effingham School.
  - The Raleigh School should be extended or a new school site be found.
  - The Horsley Medical Centre will not cope with a growing population in West Horsley.
  - The Medical Centre should be expanded, or a new centre found in West Horsley.
  - Residents tend to only occasionally use cycles in West Horsley as a means of transport.
  - There are insufficient bus services in West Horsley.
  - Horsley station parking (outside the Parish) has sufficient capacity for the current population.
  - Primary road safety issues include speeding, HGV's, inconsiderate parking and lack of pavements.
  - There is broad use of the various facilities offered by the Village Hall.
  - Cycling, running and walking are the primary leisure activities for the village populace.
- 4.4. In May 2014 a survey of local businesses employing 5+ people was undertaken. A full analysis of the results is available in the Appendix to the Community Assets, Infrastructure, Business and Economy Report.
- 4.5. It was found that the eight main employers in West Horsley engage some 330 staff, approximately three-quarters of whom are full-time. Most staff commute to work by car from within a 10-mile radius, and approximately three-quarters of those surveyed live outside West Horsley. When asked if they would consider moving to West Horsley, only 29 from 76 answered in the affirmative, the price and availability of affordable small size property being the main factor quoted.

## West Horsley Neighbourhood Plan

- 4.6. In January 2017 the WHNP Steering Group invited residents to participate in an informal consultation on the Draft Plan. An Open House was held in the Village Hall in order to update the community on the progress of the draft Neighbourhood Plan. Formal Q&A sessions were held and attendees were encouraged to complete a short survey, allowing the Steering Group to obtain their opinions and comments on the draft policies proposed in the Neighbourhood Plan. Copies of the Draft Plan, Maps, Evidence Base and Survey were also made available online via the WHNPSG website. More than 200 people attended the Open Day itself and the support of the community for the proposed policies, as demonstrated by the completed surveys, was overwhelming – averaging close to 95%.

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## 5. Vision, Objectives & Land Use Policies

### Vision

The Plan provides a framework to guide development within West Horsley until 2033. This framework is based on, and supports, the following vision for the future of the Parish:

***“To achieve the incremental and well planned sustainable development of West Horsley, which respects the rural nature of the Parish, its architectural heritage, its special character and its environmental assets, and which offers housing and community facilities that meet the needs of all generations.”***

The vision is largely inspired by the responses to the community survey and more broadly by the interactions with residents during the preparation of the Plan.

### Key Objectives

- 5.1. In order to deliver this vision, the Steering Group has, in response to the community views and evidence collected, identified a number of objectives to inform the Plan:
- To preserve the special character of the Parish and the surrounding countryside, which is at present within the Green Belt.
  - The protection of the historic and architectural character of the West Horsley Conservation Area and listed buildings that define the village.
  - The protection and enhancement of valued environmental assets, biodiversity, key views and landscape features.
  - The provision of new homes on small sites to meet the local need for housing, notably of older households wanting to downsize and of newly forming households from local families.
  - To secure the long-term future of community and cultural facilities - village hall, shop, the Raleigh School, West Horsley Place (including the development of on-site educational, musical and creative facilities to encourage learning across all ages) - and to support proposals for enhanced health services in East Horsley.
  - To support the continued provision of pre-school and primary school facilities within West Horsley, so that families in the village have the opportunity for their children to attend a local school if that is their preference.

## West Horsley Neighbourhood Plan

- To support the retention and development of local businesses and employment opportunities in order to meet the needs of the community.
- To promote better transport links within, and to and from, West Horsley, including encouraging more families and children to be able to walk and/or cycle to and from school, rather than being reliant on motor transport; and to better manage traffic through the area resulting from the economic pull of London, Guildford and Leatherhead.

### Policy Issues

- 5.2. Land use policies are used to assist in determining planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.
- 5.3. The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for development that they do not want to happen. A further key role of these policies is to make development more sustainable by ensuring that it is delivered in the right way, as described in 5.6.
- 5.4. The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents, please refer to the National Planning Policy Framework.
- 5.5. Set out below are the proposed policies of the West Horsley Neighbourhood Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and the other relevant background information. At the end of this document is a Policies Map that indicates where the policies refer to specific sites or areas.
- 5.6. The following character area policies are intended to ensure any new development schemes, especially those of a scale and/or prominence in the street scene, function well and add to the overall quality and character of West Horsley, not just for the short term but over the lifetime of the development. They require proposals to demonstrate how they are responding to the character and history of each part of the village but they do not prevent or discourage innovation in architectural forms or details. If a proposal does not intend to follow the requirements of the policies, then applicants will be expected to clearly demonstrate why other material considerations apply.
- 5.7. There are nine distinct Character Areas lying wholly or in part within the Parish that are identified in the West Horsley Character Appraisal Report (Oct 2016) and in Appendix C.

## HOUSING AND DESIGN POLICIES

### **Policy WH1: West Horsley Conservation Area**

***Development proposals within the West Horsley Conservation Area or its setting, as shown on the Policies Map, will be supported provided they have full regard to the following design principles:***

- i. Proposals demonstrate an empathy with the diverse style of the existing built environment as detailed in the West Horsley Character Appraisal Report (October 2016);***
- ii. Building materials include the locally prominent use of red brick walls, red clay roof coverings and tile hangings, timber weatherboards, painted roughcast render and knapped flint;***
- iii. Proposals retain or re-provide as appropriate low boundary walls, hedges and front gardens to match the existing arrangement on the same alignment;***
- iv. Proposals retain or re-provide as necessary natural verges to the highway.***

***Proposals that will result in the unnecessary loss of mature trees and established hedgerows will be resisted.***

- 5.8. Policy WH1 to be read in conjunction with Character Area 5 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).
- 5.9. This policy is intended to manage design quality in the Conservation Area and to ensure new development reflects its architectural styles and the historic development of the village. There are a number of medieval framed buildings which survive as reminders of the scattered rural farmlands and barns such as Britains Farm in The Street and Pincott Farm in Pincott Lane. Housing within the village is generally hidden by a succession of mature trees and hedgerows. However, open fields are featured to both the east and west together with a network of public Rights of Way or permissive footpaths. These footpaths are particularly numerous on the south-east side where they traditionally link the current conservation dwellings around School Lane, Cranmore Lane, The Street and Pincott Lane.
- 5.10. The six buildings of Britains, Sumners, High Bank, Old School House, Tunmore and Pincott are all of timber frame construction. Significant buildings located within the Conservation Area that are worthy of recognition are: Old St Mary's School House, Ripley Lane; The King William IV, Public House, The Street; Tithe Barn, behind the Old Rectory, Ripley Lane.

## **Policy WH2: Design Management within Village Settlement**

*Development proposals in Character Areas 4, 5 and 8 will be supported provided they have full regard to the design principles of the relevant Character Area, as shown on the Policies Map, as defined in the evidence base document West Horsley Character Appraisal Report (October 2016) and as follows:*

- i. Where adjoining the boundaries of the built-up area of the village, the emphasis will be on the provision of housing types and built forms that help maintain an attractive rural edge to the village and maintain existing countryside views, as shown on the Map 7: Locally Significant Views;*
- ii. Within the areas to the of west of The Street, on Silkmore Lane and Ripley Lane, development shall be designed to retain the open feel and significant views across open farmland;*
- iii. East of The Street proposals should conform to the existing stronger building line to the frontages and building height and form;*
- iv. Dwellings will essentially comprise single or two storey buildings, with gardens to the front and rear, and the redevelopment of single storey dwellings into larger two or more storey homes will be resisted;*
- v. Building plots will have low front boundary structures, landscape buffers, low walls or mature hedging rather than timber close-boarded fencing. Footpaths on frontages should be provided along key routes within the area to encourage walking;*
- vi. The current density of housing within the village does not generally exceed 10-15 dwellings per hectare and new scheme densities will be required to demonstrate the protection of local character and context while making efficient use of land, and with an appropriate distance between dwellings to avoid overly cramped development;*
- vii. Retain established healthy trees and avoid overly extensive tree surgery unless the tree condition has made it unsafe, in which case replacement should be made with suitable native species;*
- viii. Housing design criteria to reflect the locale, reference being made to the established housing styles in each specific area with particular reference to arts and crafts features and use of natural materials common in the area, as defined in the West Horsley Character Appraisal Report (October 2016);*
- ix. Where appropriate, the provision of 'pocket parks' and natural green spaces for wildlife should be included;*
- x. Off-street parking provisions to be sympathetic to visual and physical impact.*

*For any development of 10 or more dwellings, within the 5km Zone of Influence of the Thames Basin Heaths SPA, the development will only proceed once appropriate SANG has been provided and approved.*

## West Horsley Neighbourhood Plan

- 5.11. Policy WH2 to be read in conjunction with Character Areas 4, 5 and 8 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).
- 5.12. The Proposed Submission Local Plan (2017) proposes to inset West Horsley from the Green Belt. This would mean that development would no longer, by definition, be considered inappropriate. In accordance with national policy, the important character of West Horsley can instead be protected using development management policies. Policy WH2 and WH3 are intended to manage design quality in the village with or without inseting, and to ensure new development reflects its architectural styles and the historic development of the village. There are a number of medieval framed buildings which survive as reminders of the scattered rural farmlands and barns such as Barcombe Farm House, Eversley, The Old Cottage in The Street and Cripplegate & Silkmore, Silkmore Lane.

### Density

- 5.13. Prior to the publication of the National Planning Policy Framework (the NPPF) in 2012, policy direction and policy regarding density was contained in Planning Policy Guidance 3 (PPG 3) and this approach to minimum density was reflected in Policy H10 of the Guildford Local Plan 2003 which has now been superseded by the NPPF. Since the NPPF local planning authorities have been empowered to set out their own approach to housing density to reflect local circumstances and that the development potential of a site should be guided by the existing or emerging plan policy including locally determined policies on density.
- 5.14. Policy D4 of the Proposed Submission Local Plan: Strategy and Sites June 2017 (Character and Design of new Development) sets out the key principles by which new development will be assessed. Clause (e) reflects the requirements of the NPPF and states that “*All developments will ensure appropriate density to make the most efficient use of the land whilst responding to local character and context*”. The density parameters set out in policies WH2 and WH3 are a reflection of local character and the neighbourhood plans approach to housing density is set out in the Appendix of the updated West Horsley Character Appraisal Report.

### Southern settlement area (The Street setting)

- 5.15. The majority of houses have their own individual styles and designs contributing to the character of this area. Other than some older listed buildings, the predominant style of housing in this area is 1930's, 1940's and 1950's, with some more modern, traditional build, detached two storey properties with plain clay tile roofs, with off-street open and garage parking and medium garden plots. Many gardens have front hedges comprising of hornbeam, privet, beech or leylandii contributing to the “green” character. The Village Hall and the much-used adjacent children's playground area are found at the junction to Silkmore Lane.

## West Horsley Neighbourhood Plan

- 5.16. The area is characterised by individual properties either side of The Street incorporating the Conservation Area and the heart of the original village to the southern end. Hedging materials are used frequently to produce a “green” character to this area. The Barley Mow PH is also situated in The Street, almost opposite the Village Green and West Horsley Motors, a thriving motor repair and sales business utilising a building which was originally used as a cookhouse by Canadians troops during the First World War.

### Northern Settlement Area (East Lane setting)

- 5.17. The key qualities of this area are principally defined by its high quality, single family 1930's – 1950's detached housing stock, set back behind mature hedges fronting the principal roads. However, earlier Victorian developments on Long Reach and Edwardian developments along the eastern edges of this character area, notably around the junction of East Lane and Ockham Road North, are also seen.
- 5.18. Ockham Road North, East Lane (eastern section), Nightingale Avenue and Northcote Road largely comprises two storey detached houses, built in the 1930's & 1950's, largely set back behind mature front hedges and with moderate to large rear gardens. Properties are largely brick built with clay tile roofs. There is a mixed use of render, vertical clay tile or faux 'Tudor' beams to front elevations. There are a small number of semi-detached properties and a small number of bungalows which remain, although with extension or redevelopment these are declining in number. The West Surrey Strategic Housing Market Assessment: Guildford Addendum Report 2017 identifies the potential need for 56 units per annum in the 2015-34 period, being different types of specialist housing for older people (other than registered care home places), which equates to around nine per cent of the total housing need identified. New development will be encouraged to contribute to meeting this need by responding positively to the recommendations set out in the latest Building for Life Guidance.
- 5.19. The key landscape character qualities of this area are principally defined by its high quality, single family 1930's – 1950's detached housing stock, set back behind mature hedges fronting the principal roads. The development of The Raleigh School on an area formerly known as 'The Roughs', and the subsequent adjacent housing stock within Nightingale Crescent, with its central green space, and Northcote Crescent largely defines its landscape character.



### **Policy WH3: Design Management within Rural Areas**

**Development proposals will be supported provided they have full regard to the design principles of the relevant Character Area, as shown on the Policies Map, as defined in the evidence base document West Horsley Character Appraisal Report (October 2016) and as follows;**

- i. Preserve the essential open field and woodland character and respond sensitively to the special landscape setting;**
- ii. Retain the existing low density and traditional development form;**
- iii. Northerly views from Sheepleas and east and west from Shere Road, Ripley Lane, Long Reach and southerly views from East Lane make a significant contribution to the area's character, and should be respected in the design or positioning of new development;**
- iv. Building materials include the significant use of red brick and clay tile hung elevations and plain clay terracotta roof tiles;**
- v. With reference to The West Surrey Strategic Housing Market Assessment: Guildford Addendum Report 2017, the replacement of smaller scale dwellings on large plots with larger single dwellings will be resisted and, within the Surrey Hills Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.**

**For any development of 10 or more dwellings, within the 5km Zone of Influence of the Thames Basin Heaths SPA, the development will only proceed once appropriate SANG has been provided and approved**

**(See Appendix F for Map 7 - Locally Significant Views and Map 8 – Woodlands Areas and Trees.)**

- 5.20. Policy WH3 to be read in conjunction with Character Areas 1, 2, 3, 6, 7 and 9 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).

#### **Character Area 1 – South of the Epsom Road**

- 5.21. Other than isolated individual historic buildings, the predominant style of housing in this area is 1930's to modern traditional build detached two-storey with pitched tile covered roofs and tile hung upper elevations and gables, with off-street open and garage parking and sizeable garden plots. The majority, however, have their own individual styles and designs and are therefore unique. As exceptions to this rule, there are also sporadically sited bungalows, cottages, semi-detached and render faced houses, with larger and grander developments which generally sit on the edge of the fields and woodlands. All properties tend to have views across open land, limited only by hedging and tree lines.

## West Horsley Neighbourhood Plan

- 5.22. St Mary's Church is a Grade I Listed Building, and the Church House is Grade II Listed; the old house known as Pebble Hill is of significant character. Other than individual historic properties, the various dates of construction principally stem from the Edwardian era, then through the 1930's, 1950's and 1970's to the present day, although there are singularly few new builds, and isolated extensions, etc. are limited and strictly controlled by the Planning authorities.

### **Character Area 2 – West Horsley Place**

- 5.23. West Horsley Place itself is Grade I Listed, and several of its adjoining buildings and structures are Grade II Listed. Place Farm Cottages, formerly Place Farm House and Stables, are Grade II Listed.
- 5.24. This area lies wholly within the Green Belt and largely comprises the Tudor Grade I Listed building and grounds of West Horsley Place, and Place Farm. There is limited public access other than a handful of dissecting public and permissive footpaths. Part of the West Horsley Place estate is currently under development to create an opera facility, for which planning permission was recently granted.

### **Character Area 3 – Hatchlands Park**

- 5.25. As is the case for the whole of West Horsley build styles are unique, and range from a handful of 1960's built houses to the south, to the smaller red brick late Victorian dwellings of Old St Mary's, to the 1930-50 style tile hung houses of Pincott Lane, to Holme Cottage and the Grade II Listed Soap House along Ripley Lane, and two large houses opposite The Old Soap House beyond the railway bridge which are of early 1990's construction. Again, all properties tend to have views across open land, limited only by hedging and tree lines.
- 5.26. This area lies wholly within the Green Belt and largely comprises the stately house and grounds of Hatchlands Park, owned by The National Trust, covering all but the easternmost perimeter of Area 3. There are isolated significant trees and TPO's along Ripley Lane, from The Street to the south all the way down to the railway bridge past Dene Place to the north.

### **Character Area 6 – Long Reach – West Side**

- 5.27. The farm-land to the west of Long Reach lies wholly within the Green Belt and largely comprises of open farm-land with public access from Long Reach to Ripley Lane via Green Lane West (a BOAT) and with views of the continuation of Silkmore Lane, being a loose-laid track running parallel and leading to Ripley Lane at Jury Farm. It incorporates sweeping views to the north towards the North Downs AONB.
- 5.28. Very much the whole of area is set to open fields and woodland, with Round Tree Farm, Round Tree Farm Cottages and associated farm buildings etc. set within that general landscape. There are significant trees and individual TPOs both along the roadside and within the farm land.

### **Character Area 9 – East Lane - South**

- 5.29. The key qualities of this area are its views from East Lane or Lollesworth Lane across open pasture and fields towards Lollesworth Wood. It includes historic properties along Lollesworth Lane and is bounded, in the north, by East Lane and to the south the railway cutting of the New Guildford Line (c1886). Lollesworth Lane continues as a Bridle Way, over the railway and onto a network of footpaths to the facilities of East Horsley or further south, the West Horsley Place estate and Sheepleas.
- 5.30. As a whole, policy WH3 requires all planning applications to respond to the WHNP Character Appraisal Report and the key characteristics of each character area. The policy is general conformity with Local Plan policy RE3, refines Local Plan Policy G1 (12) and G5 and will supplement proposals in Policy DI – Making Better Places – of the emerging Local Plan should this come forward. In addition, the design policies as a whole reflect the intent of the GBC Residential Design Guide (2004) and its assessment of Village Character Type 1.

**Policy WH4: Housing Mix**

**Proposals for new residential development within the defined settlement boundary of West Horsley will be supported, provided they have had full regard to delivering the following housing types:**

- i. Open market two and three bedroom family homes and bungalows suited to occupation by younger families and older households;**
- ii. At least 40% affordable housing comprising starter, social rented and/or intermediate one and two bedroom homes.**

**In addition to meeting the affordable housing requirements of the development plan, proposals for fully serviced plots for individual or community led schemes will be supported.**

**Where planning permission is required, proposals to extend or improve an existing two or three bedroom home that will result in additional bedrooms will be resisted.**

- 5.31. Policy WH4 to be read in conjunction with Character Areas 4 and 8 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).
- 5.32. The West Surrey Strategic Market Assessment 2015 indicates that approximately half of all Guildford households over the plan period will not be able to afford to buy or rent a home that meets their needs on the open market without subsidy. The reason for a high level of affordable housing need in the borough is the high cost of buying or renting homes on the open market in relation to local incomes. The update provided by The West Surrey Strategic Housing Market Assessment: Guildford Addendum Report 2017 suggests that the need for smaller affordable homes, including one bedroom dwellings, is continuing to rise.
- 5.33. A Housing Needs Survey for West Horsley was commissioned in May 2014 to inform the Parish Council and to form part of the evidence base for the WHNP. The survey indicated 29 households were in need of assistance to access more affordable housing. Some of these expressed a preference for open market housing but based on the information provided, and given the housing market, it is unlikely that they would be able to do so without considerable financial support. The majority of the 29 respondents were from young adults looking to set up their first home and become independent.
- 5.34. There may be some circumstances where abnormal costs would make a scheme unviable to deliver. Where this is robustly demonstrated an alternative mix of affordable housing may be considered, as set out by GBC to assist with scheme delivery. Such a mechanism may, for example, vary the tenure mix of the affordable housing (for example more intermediate housing and less rented housing), size, and/or type of homes to be provided or reduce the overall number of affordable homes.

### **Policy WH5: Rural Exception Housing**

**Proposals for small scale affordable housing developments adjoining the village settlement boundaries will be supported, provided:**

- i. The scheme comprises no more than the minimum number of open market dwellings necessary to ensure the delivery of affordable housing as part of the same development proposal, to be demonstrated by a viability appraisal of the full scheme;**
- ii. Where open market housing is proposed, it shall in any event comprise no more than 30% of the total number of dwellings and it shall comprise only smaller dwellings suited to new households of local origin wishing to gain access to housing for the first time and/or meeting the needs of older people from the local community wishing to downsize;**
- iii. The scheme design maintains the open character of the Green Belt in terms of its scale, character and visual relationship with the settlement;**
- iv. The affordable homes will contribute to meeting the identified affordable housing needs of people with a local connection to the Parish within which the scheme is located, whereby need is demonstrated by an up to date Housing Need Study; and,**
- v. The initial and future occupation of all affordable homes will be controlled by means of a Planning Obligation to ensure that each home remains as affordable housing for people with a local connection in perpetuity, whereby a local connection is defined by people with a demonstrable connection to the village thus:**
  - a. The occupants currently live in the village; and/or**
  - b. The occupants have immediate family in the village (immediate is parents and/or children); and/or**
  - c. The occupants are employed in the village and have been for a minimum of three years.**
  - d. Should future vacancies arise, the same criteria will be required.**

**In the event of a vacancy arising in an affordable home and there is no household that meets the criteria of this policy, then the definition of local connection will be extended to the adjacent Parishes.**

**Where community groups have been established, whether on rural exception sites or within the settlement boundary, due weight will be given to their proposals providing they meet national and local criteria for community led housing.**

## West Horsley Neighbourhood Plan

- 5.35. Policy WH5 to be read in conjunction with Character Areas 1, 3, 6, 7 and 9 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).
- 5.36. This policy allows for small scale schemes of affordable housing adjoining the settlement boundary within the Green Belt. For the purpose of the policy small scale is defined as 10 dwellings or fewer.
- 5.37. The policy sets this limit to ensure that the scale of the developments will be modest (the site does not exceed 0.4ha) and based on the local need in accordance with GBC Policy H13. The policy also recognises that a scheme of entirely affordable homes may not be viable, given there is no longer any effective public funding subsidy. It therefore requires planning applications to demonstrate through a viability appraisal the minimum number of open market homes required to deliver a viable scheme. Schemes that do not submit such an appraisal or where the appraisal does not satisfactorily justify to the local planning authority the need for open market homes, will not be consented, irrespective of it meeting the other conditions of the policy.

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**COMMUNITY ASSETS, INFRASTRUCTURE & BUSINESS ECONOMY POLICIES**

**Policy WH6: Community Facilities**

***Proposals that will result in the unnecessary loss of a community facility, such as those listed below, will be resisted unless it can be clearly demonstrated that the use of the building and ancillary land is no longer viable or that the use can be satisfactorily re-located for the ongoing benefit of the local community:***

- i. The Wheelhouse, East Lane***
- ii. The Barley Mow, The Street***
- iii. West Horsley Village Hall, The Street***
- iv. Children's Playground, The Street***
- v. Methodist Church & Wesley Room, The Street***
- vi. King William IV, The Street***
- vii. Goodhart Rendel Hall, Cranmore Lane***
- viii. St Mary's Church, Epsom Road***
- ix. Whips Coach House, The Street***
- x. Scout Hut, Weston Lea***
- xi. Tennis Court, Long Reach***
- xii. Horsley Football Club, Long Reach***
- xiii. Horsley & Send Cricket Club, Ripley Lane***
- xiv. Grace & Flavour, Ripley Lane***
- xv. Village Orchard, The Street***

***Proposals to improve the viability of an established community use of the buildings and ancillary land by way of its extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.***

- 5.38. This is a policy that identifies those community facilities (buildings and land) that will be protected from a change of use and that encourages proposals to enable the facilities to remain viable community assets, in line with GBC Local Plan policy CF2 and emerging New Local Plan Policy E5.

**Policy WH7: Educational Provision**

***In the event of a Planning application by the Raleigh School to relocate within the village, this will be supported provided:***

- i. The site is wholly appropriate in all the circumstances, including extra-curricular activities;***
- ii. The design is complementary to the requirements of the Neighbourhood Plan stated elsewhere;***
- iii. The infrastructure is or can be made sufficient to support the anticipated long term demands which will be placed upon it including for access, commuting, on-site parking, deliveries, and sports and leisure activities;***
- iv. There is adequate provision to encourage walking and/or cycling to and from the school;***
- v. There are no substantial adverse implications for neighbouring residential properties;***
- vi. There are no detrimental implications for health and safety for the school or for the community.***

- 5.39. It is known that both The Raleigh School (primary) and the Howard of Effingham School (secondary) are over-subscribed. It is also known that The Raleigh School is unable to expand or extend its present facilities in Northcote Crescent, and is actively seeking to relocate to an appropriate site elsewhere within the village.
- 5.40. It is strongly considered that West Horsley parents should have the opportunity for their children to attend the local primary school, if that is their preference, and by extension to have the opportunity to attend the most local secondary school, again if that is their preference.



### **Policy WH8: Local Buildings of Historic Interest**

***The Neighbourhood Plan identifies the following buildings and structures as Local Heritage Assets by way of their local architectural or historic interest:***

- i. Champney Cottage, Cranmore Lane***
- ii. Charles Cottage, Silkmore Lane***
- iii. Fullers Farm, Fullers Farm Road***
- iv. Grovelands, The Street***
- v. Hillside Manor, Woodcote***
- vi. Hookwood Farm, Woodcote***
- vii. Hornbeam, The Street***
- viii. King William IV, The Street***
- ix. Little Wings, Cranmore Lane***
- x. Nightingales, Tintells Lane***
- xi. Part Wings 1 & 2, Cranmore Lane***
- xii. Pebble Hill, Shere Road***
- xiii. Roundtree Cottages, Long Reach***
- xiv. The Barley Mow, The Street***
- xv. The Laurels, The Street***
- xvi. The Old Cottage, Cranmore Lane***
- xvii. Waterloo Farm Cottage, East Lane***
- xviii. Woodcote Lodge, Woodcote***

***In considering development proposals affecting local buildings of historic interest, proposals which cause harm to the heritage asset or its setting will not be supported unless the public benefits of the proposal outweigh the harm to the significance of the asset.***

- 5.41. This policy designates certain buildings or structures as Local Buildings of Historic Interest in order to give them additional protection as heritage assets, in recognition of the important contribution that they make to the special character of the Parish. This is in addition to, but separate from, those properties which are Grade I or Grade II Listed and which are scheduled thus by English Heritage (see the Appendices to CAIBE Group Report October 2016). This Neighbourhood Plan can add no more protection to these properties than that already in place.
- 5.42. The reasons for designating each building or structure have been summarised in Appendix 2.2 of the Community Assets, Infrastructure, Business and Economy Report. This policy complements policy HE6 of the Guildford Local Plan and the emerging policy D3 of the Submission Local Plan Strategy and Sites. Both acknowledge the contribution that heritage assets of local significance make to the character of the Borough. It is further supported by the National Planning Policy Framework which defines heritage assets as including both designated assets and other assets identified by local planning authorities (including local listing).

- 5.43. This policy also conforms to paragraph 126 of the Framework by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

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**Policy WH9: West Horsley Place**

***The objectives and plans of the Mary Roxburghe Trust are supported where they enable the restoration of West Horsley Place and the expansion of the facilities on the site to meet new and changing needs as both a tourist destination and cultural centre.***

***Design proposals should be sympathetic to the heritage asset and the important landscape setting and any proposal should increase pedestrian access to the site and demonstrate how the impact of traffic on the local highway network will be effectively managed.***

***Proposals for the development of on-site educational, musical and creative facilities at West Horsley Place will be supported.***

- 5.44. West Horsley Place is currently undergoing development by the Trustees of the Mary Roxburghe Trust. The costs of restoration will be funded from sale proceeds of chattels which were donated to the Trust and by grants from public bodies and from charities. The running costs will be funded in part by rent from Grange Park Opera, who have been granted a 99-year lease over land to the north of the house for development of a new opera house which opened in June 2017.
- 5.45. The stated objectives of the Trust are to advance and encourage the performing and visual arts, together with a sympathetic restoration of the house and its outbuildings. Likewise, a focus on teaching and education of the various art forms, plus of the history of the house itself, are supported; as is the proposal to actively encourage community engagement and use of the estate, including permissive walkways. As such the policy reflects the purpose of Local plan policy CF1.

### **Policy WH10: Employment**

**Proposals for the development of new B1 business uses and flexible start-up accommodation in the countryside as part of farm diversification will be supported provided they adhere to other policies of the development plan, and:**

- i. Do not lead to the loss of existing community facilities;**
- ii. Do not adversely impact on neighbouring residential properties;**
- iii. Do not adversely affect transport and other infrastructure; and**
- iv. Provide the necessary infrastructure to enable a connection to superfast broadband.**

**Development proposals that enhance the operational effectiveness and appearance of existing employment sites and facilities, or to redevelop those sites to provide modern commercial units and associated facilities, will be supported.**

**Proposals that will result in the loss of employment floor-space will be resisted, unless it can be demonstrated that either there will be an increase in jobs as a result of the proposals enabling a higher employment density to be achieved, or the use is no longer viable.**

- 5.46. The Guildford Borough Economic Strategy 2013-2031 proposes that the number of rural businesses will have grown by 25% by 2020. It is noted that policy E5 of the 2003 Local Plan suggests that home and local working reduces the need to travel. Draft policy E5: Rural Economy contained in the emerging Local Plan states that the Council intends to encourage rural enterprise, and will support initiatives that improve local services and facilities. These goals and objectives are, in principle and where appropriate, supported by this policy.
- 5.47. There are two sites in West Horsley, namely Bramble Farm and Openview Farm, who are presently actively engaged in rural diversification by converting otherwise unproductive or redundant farm buildings for small scale office and/or light commercial use and flexible start-up accommodation - there are 13 units available to tenant businesses, of which 10 are currently let. Other such sites have the potential for similar uses as market conditions and opportunities may dictate, and there is a growing propensity of professionals and trades working from home.
- 5.48. The Parish Council considers it essential to the continued and growing health and vitality of West Horsley that existing businesses continue to be supported, and that new and appropriate enterprises are encouraged. The purpose of this policy is to encourage opportunities to maintain and encourage organic growth in local employment and other economic opportunities.

## ENVIRONMENT AND LANDSCAPE POLICIES

### **Policy WH11: Local Green Spaces**

***The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map and in Appendix F:***

- Site 1: West Horsley Village Green, The Street***
- Site 2: West Horsley Village Orchard, The Street/Ripley Lane***
- Site 3: West Horsley Village Hall playground***
- Site 4: The Barley Mow Beer Garden***
- Site 5: Recreational Area at Nightingale Crescent***
- Site 6: Recreational Area at Farleys Close***
- Site 7: Land at Horsley Football Club***
- Site 8: Land at Horsley and Send Cricket Club***
- Site 9: West Horsley Tennis Court***
- Site 10: Verge at the junction of The Street / Silkmore Lane***
- Site 11: Triangle at the junction of Long Reach /East Lane***
- Site 12: Verge at the corner of East Lane/ Northcote Road***
- Site 13: Verge at the corner of Ripley Lane/ The Street***
- Site 14: Verge at the corner of Butlers Hill / The Street***
- Site 15: Land at Water Trough at the junction of Shere Road / the A246***

***Proposals for development on these Local Green Spaces that will undermine their essential, permanent open character will be resisted unless very special circumstances can be demonstrated.***

***Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated that they are minor, ancillary to a public recreation use, that they will enhance the public significance of the space, or that they are essential for utilities development.***

- 5.49. This policy proposes a number of important green spaces in the Parish to be protected from development by the designation as Local Green Space in accordance with paragraph 76 and 77 of the National Planning Policy Framework (NPPF). In the Guildford Borough Local Plan, 2003 West Horsley is 'washed over' by the Green Belt and as such all of these Local Green Spaces are already protected by this designation. However, in light of the proposed 'insetting' of the Settlement area of West Horsley in the Draft GBC Local Plan, 2016, it is particularly important that these Local Green Spaces, highly valued by the residents of West Horsley, are recognised in order to protect them for the community, its future generations and its wildlife.
- 5.50. Other main open spaces in the Parish are used for more informal leisure pursuits, and there is the additional benefit of a number of privately owned sports and recreational areas within the village. The extension of public open spaces should be sought in line with Guildford Borough

## West Horsley Neighbourhood Plan

Council's Open Spaces, Sport and Recreation Assessment (June 2016) where a proven open space or recreation deficit exists.

- 5.51. In each case, the local green spaces are an integral part of the Parish and are therefore regarded as special to the local community. The Local Green Spaces Justification Chart (in the Evidence Base) sets out the case for each site to be designated and demonstrates how it meets the Local Green Space criteria specified in the NPPF.
- 5.52. Sites 1, 2, 3, 4, 5, 6, 7, 8 and 9 are all located within the Green Belt. It is felt, however, that Local Green Space designation would provide additional planning protection for these areas.
- 5.53. Sites 10, 11, 12, 13, 14 and 15 are all small verges that border The Street and East Lane, the main road which winds its way through the centre of the village towards Ockham Road North. These verges are highly regarded by the residents of West Horsley as important 'green ribbons' that add to the much valued open and rural character of the village.
- 5.54. Descriptions of Local Green Spaces with individual maps for each site can be found in Appendix D: Local Green Spaces Descriptions. Additional information can also be found in the Environment and Landscape Evidence Base: Local Green Spaces Justification chart (February 2017).

### **Please note:**

*1) Memorial: A West Horsley community working group is currently considering the siting of a Memorial the village. If the location of this site was to be one of the designated Local Green Spaces this would be considered favorably.*

*2) The Sheepleas: This site has not been included as a Local Green Space because it is already protected under the national designations of an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest. It is also situated within an Area of Great Landscape Value.*

*3) Ben's Wood: It is recognized that this site is of great value to our local community, both as an area for recreational use (walking, cycling and dog-walking) and as an area rich in wildlife. The site is, however, privately owned and has been identified in the Guildford Borough Draft Local Plan (2016) as a potential 'bespoke' Suitable Alternative Natural Green space (SANG). It is therefore not appropriate to designate Ben's Wood as a Local Green Space at this time.*

**Policy WH12: Green and Blue Infrastructure Network**

***The Neighbourhood Plan identifies a Green and Blue Infrastructure Network as shown on the Policies Map.***

***The Network comprises a variety of open spaces, woodlands, water bodies, assets of biodiversity value, footpaths, bridleways and cycleways.***

***Development proposals on land that lies within or adjoining the Network will be required to demonstrate how they maintain or enhance the visual characteristics and biodiversity and to ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity, maintenance and improvement of the Network.***

***Proposals which enhance/maintain the existing Green and Blue Infrastructure Network will be supported. Proposals to create new Green and Blue Infrastructure would normally be supported.***

- 5.55. The National Planning Policy Framework defines green infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities". Paragraph 110 confirms that in preparing plans the aim should be to minimise pollution and other adverse effects on the local and natural environment. The policy therefore requires that all development proposals that lie within the network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. This may mean that development layouts are designed to contribute to the networks effectiveness.
- 5.56. West Horsley's Green Infrastructure consists of ancient woodland, woodland, hedgerows and open spaces. This Green infrastructure is crucial to the maintenance and protection of the rich biodiversity and wildlife of which the Parish has extensive assets, and the policy gives effect to Policy ID4 Green and Blue Infrastructure in the proposed Guildford Borough Draft Local Plan (2016). In addition, West Horsley is fortunate to have an extensive network of Public Rights of Way which include Footpaths, Bridleways and Byways Open to All Traffic (BOAT). There are also a number of Permissive Footpaths and Bridleways in the Parish. A detailed list of all these is provided in the Environment and Landscape Evidence Base: Document 2 – Green Infrastructure in West Horsley and are shown on Map 4A – Green Infrastructure. A list of woodland areas is provided in the Environment and Landscape Evidence Base: Document 8. The scale of any future development in the Parish would greatly increase the importance of and pressure on this network for the community.

## West Horsley Neighbourhood Plan

- 5.57. The Blue Infrastructure is the network of drainage ditches and ponds in West Horsley which provide varied and rich habitats. This infrastructure depends on Policy WH13 Sustainable Urban Drainage, with regard to surface water run-off and flooding protection. Future development should take in to account the possibilities for habitat enhancement through measures such as the creation of balancing ponds and wetlands. West Horsley's existing network of Green and Blue Infrastructure is illustrated in the Policies Map and described in more detail in the Environment and Landscape Report, within the Evidence Base.
- 5.58. A good example of a community-led project is The Horsley Jubilee Trail. This is a circular walk, starting and finishing at Horsley Station, using mainly public footpaths and bridleways to link up woodland and open spaces with easy public access. It was created in 2002 to mark the Queen's Golden Jubilee. The total distance of the trail is approximately 14.5 km (9 miles), and rises to over 175m (570ft) at its highest point along the broad ridge of the North Downs. The route takes you through open country, ancient woodland and farmland, with the minimum of road walking involved.
- 5.59. In addition, many of the Rights of Way in the Parish link to nearby National Trails such as the North Downs Way, the Downs Link and the Greensand Way. From West Horsley it is possible to walk, ride or cycle across much of South East England with little use of roads.
- 5.60. Many of these Rights of Way are bordered by ancient hedgerows and lines of trees that are rich in wildlife species. These provide important wildlife corridors and stepping stones linking woodlands and fields that create a network which sustains the Parish's biodiversity.
- 5.61. Because of the importance of this infrastructure for wildlife and the fact that West Horsley is in a Biodiversity Opportunity Area, all the wildlife habitats outside the designated SSSIs and SNCIs were considered in order to establish any potential linkages between them. Most of the sites were small broad-leaved copses and substantial hedgerows with a significant component of mature trees. Despite the difficulties of proving that a particular chain of hedgerows and 'stepping stone' sites provide a conduit for specific species to disperse and colonise new sites through an otherwise hostile landscape, the following potential wildlife corridors were identified:



## West Horsley Neighbourhood Plan

- **WC01:** Hatchlands Park to Shere Road at Upper Common (via Blakes Lane-Bridleway 539-Fullers Farm Wood and Hook Wood);
  - **WC02:** Chalkpit Lane to Sheepleas (via Footpath 88/Daws Dene-Tyrrells Wood-woodland to the rear of Chalk Barton);
  - **WC03:** Sheepleas to West Horsley Place and Lollesworth Wood (via woodland to the rear of Fearn Close & Fangate Manor Farm - Parish boundary hedgerow - Frenchlands Copse - woodland to the rear of Oakwood Drive and Kingston Meadow; plus hedgerows to the north of West Horsley Place estate);
  - **WC04:** East Clandon Woods & Hatchlands Park to Lollesworth Wood (via the Guildford-London railway line);
  - **WC05:** Furze Copse to Even Wood (via Kingston Lane/Bridleway 73-Ripley Lane at Jury Farm-Green Lane West-woodland to the rear of Bachelor's Farm);
  - **WC06:** Roundtree Farm to Silkmore Lane (via Bridleway 538);
  - **WC07:** Lollesworth Wood to Green Lane (via East Lane nursery plantation -Manor Farm - Ben's Wood - Waterloo Farm camping & caravanning site).
- 5.62. Further details about our Wildlife Corridors are provided in the Environment and Landscape Evidence Base: Document 10 – Wildlife Corridors and 'Stepping Stones' in West Horsley and shown on Map 4B – Wildlife Corridors. The rich and varied wildlife to be found in West Horsley are listed in the Biodiversity Schedules located in the Environment and Landscape Evidence Base: Document 9.

### **Policy WH13: Sustainable Urban Drainage**

***Development proposals will be supported, provided they are able to demonstrate that they include one or more of the following sustainable drainage design features, adequate to the scale of the development, to manage the risk of surface water run off over land, surface water run off through pipes and foul sewage from pipes within their boundary and elsewhere in the Parish:***

- i. permeable driveways and parking areas;***
- ii. water harvesting and storage features;***
- iii. green roofs; and/or***
- iv. soakaways.***

***Any new development will need to ensure that appropriate provision and any necessary mitigation is assessed, delivered and maintained for the lifetime of the development, unless demonstrated to be inappropriate.***

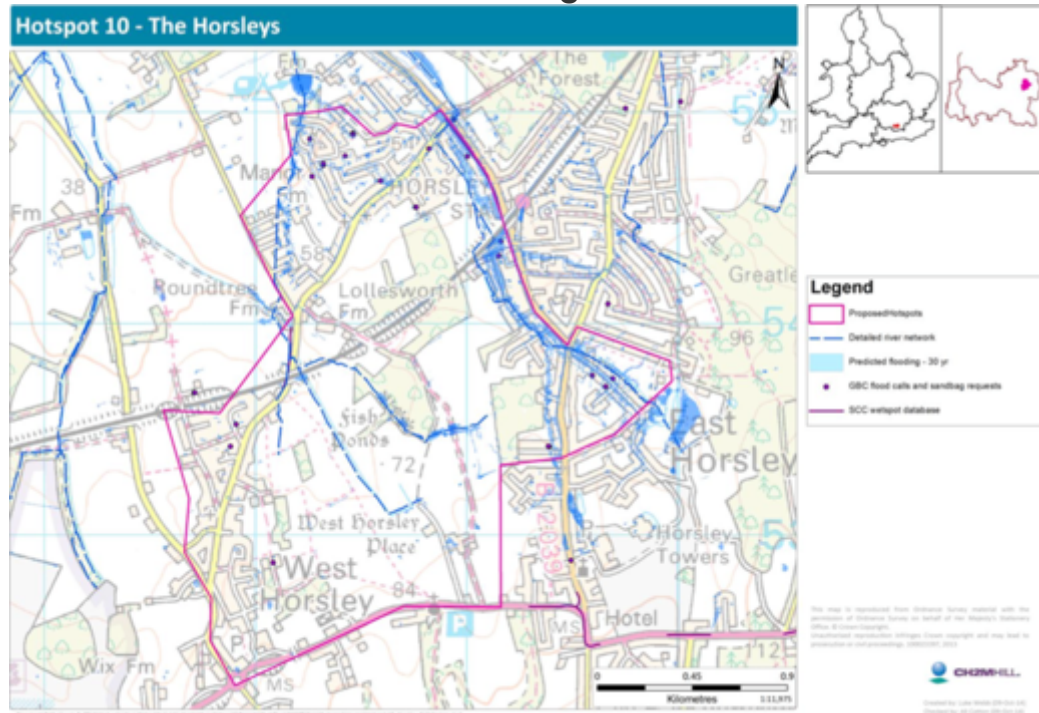
***Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances, it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of the existing waste water infrastructure.***

- 5.63. West Horsley lies at the foot of the Surrey Hills. Where these chalk hills meet the sand and gravel of the Thanet beds and are overlain with London Clay, a spring line has formed. It is from this spring line that a considerable number of streams and ponds spread northwards throughout the village, which during periods of rainfall lead to significant surface water flooding. This is illustrated in the Evidence Base: Document 4 – Schematic of Water Courses, Streams, Ponds and Lakes in West Horsley, and shown on Maps 5A Water Features and 5B Area of Surface Water Flooding in West Horsley.
- 5.64. These threats have been manifest in the village at various times in recent years, resulting in the 'Horsley Hot Spots' identified in the Guildford Borough Surface Water Management Plan (2014) due to minimal sub-surface drainage and following heavy rainfall episodes. The Parish Council will continue to press the statutory authorities, landowners and others to meet their riparian maintenance responsibilities so that the existing drainage systems are better prepared for future events.
- 5.65. The Guildford Borough Surface Water Management Plan (2014) noted historical evidence of flooding on East Lane and The Street in West Horsley affecting the highway and recommended that Surrey County Council investigate the condition and maintenance of the highway network on these roads. In addition, because of the scale of predicted flood risk in the Parish it was recommended that detailed investigations and integrated modelling of the watercourse and drainage in the area be undertaken.

## West Horsley Neighbourhood Plan

- 5.66. GBC has recently commissioned a Water Quality Assessment to examine the impact of development proposals on waste water infrastructure capacity (study likely to be published prior to Summer 2017).

### Horsley Hot Spots Identified in the Guildford Borough 'Surface Water Management Plan 2014'



- 5.67. Other areas within the Parish regularly experience overland flow and surface water drainage problems due to issues of a more localised nature including surcharging of underground sewer systems, blockage of culverts and gullies and the infilling of ponds include:
- Main sewer that runs parallel with Ockham Road North
  - Long Reach – just north of Farley's Close
  - Tintells Lane
  - Silkmore Lane
  - Green Lane West
  - Ripley Lane
  - The Street – between Railway Cottages and Long Reach
  - East Lane – between Greta Bank and The Wheelhouse
  - Bridleways and permissive paths between East and West Horsley
- 5.68. This policy seeks to refine policy G1 of the Guildford Borough Local Plan 2003 in respect of requiring all relevant development proposals in the Parish to manage the risk of surface water flooding. It also reflects the Ministerial Statement made on 18 December 2014 that established that major development (10 dwellings or more) should ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. This policy prioritises the flood risk mitigation measures included in the Local Plan policy to reflect the specific surface water flooding threats in West Horsley.

### **Policy WH14: Biodiversity**

***Any development proposals which will have detrimental effects on designated environmental and landscape assets, especially the Thames Basin Heath Special Protection Area, the Surrey Hills AONB, the AGLV, the Sheepleas SSSI, SNCIs and Ancient Woodland, will be strongly resisted.***

***Development proposals must contribute to, increase and enhance the natural environment by ensuring the protection of local biodiversity assets, and UK Biodiversity Action Plan Priority Habitats and the provision of additional habitat resources for wildlife and green spaces for the community.***

***In imposing landscaping conditions to secure biodiversity benefits including tree and/or hedge planting, the neighbourhood plan will require developers to include in their schemes the planting of indigenous, primarily broad-leaved trees and other native plants appropriate to the setting and character of the area.***

- 5.69. The Parish contains extensive environmental assets and lies within the zone of influence of significant nature conservation designations and blocks of ancient woodland which play a major role in shaping the landscape setting of West Horsley in combination with the open pasture, fields (such as Surrey's Coronation Meadow) and parkland (see Appendix E Constraints Plans).
- 5.70. The northern part of the Parish lies within the 5km buffer zone of the Thames Basin Heath SPA which includes the Ockham and Wisley Common's Sites of Special Scientific Interest (SSSI). South of the A246 lies the Sheepleas SSSI. To the east of the Parish, straddling the railway line is Lollesworth Woods SNCI and the majority of Lollesworth Wood, as well as most of the Sheepleas' woodland, is identified as Ancient woodland. This is further illustrated in the Evidence Base: Documents 1 and Map 2 – National Local Designations within West Horsley, Document 8 and Map 8 – Woodland Areas, Trees and Tree Preservation Orders, and Map 10 – Biodiversity Opportunity Areas in West Horsley. Details of Biodiversity Priority Habitats found within West Horsley are provided in the supporting Environment and Landscape Report.
- 5.71. West Horsley is home to a variety of legally protected wildlife species, including the Hazel (or Common) Dormouse, the Great Crested Newt and several species of bats. It also hosts a wide range of reptiles, other amphibians and mammals, birds, butterflies and other insects, as well as an interesting flora, including wild orchids and further rare woodland species.

## West Horsley Neighbourhood Plan

- 5.72. The summary below gives the numbers of species recorded in West Horsley and the number of Significant Conservation Listings. This gives an indication of the local richness of biodiversity in the Parish. Further details are provided in the Environment and Landscape Evidence Base: Document 9 – Biodiversity Schedules for West Horsley.

	Amphibians	Reptiles	Mammals	Birds	Butterflies	Moths	Orchids	Others
Species Recorded	5	4	24	91	38	275	12	4
Significant Conservation Listings	5	4	9	25	9	4	4	4

- 5.73. This policy seeks to provide local emphasis to policies NE1-4 of the Local Plan and Guildford Borough Draft Local Plan (2017) Policy ID4: Green and Blue Infrastructure, in respect of requiring all relevant development proposals in the Parish to promote green/blue infrastructure and to provide net gains in biodiversity.

### **Policy WH15: Dark Skies**

***All development proposals and significant planning applications should be designed to minimise the occurrence of light pollution. The Parish Council will expect such schemes to employ energy-efficient forms of lighting that also reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Engineers (IoLE).***

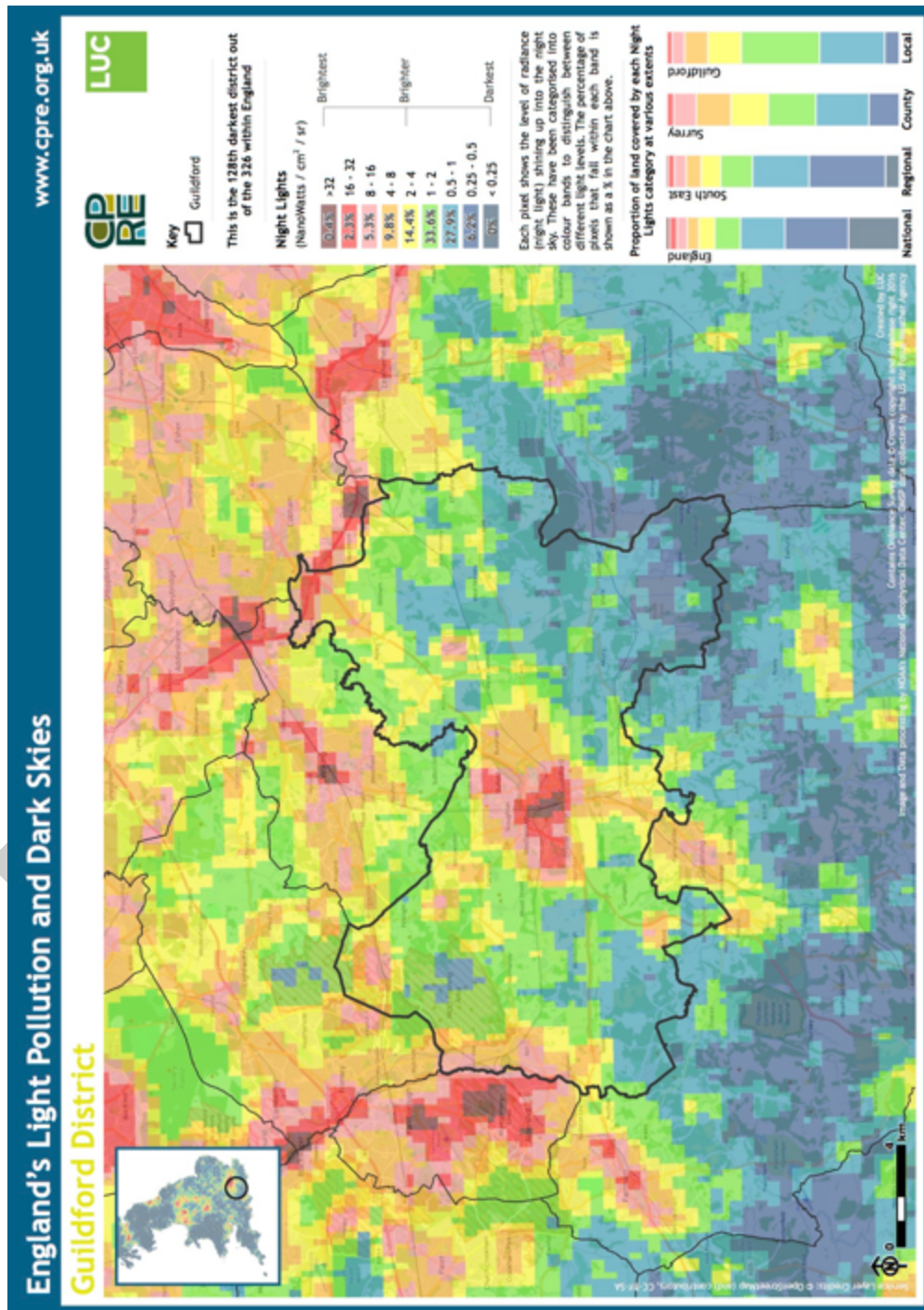
***Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.***

- 5.74. Light pollution is the light that is wasted upwards and reflects off the atmosphere, causing the visible blanket cover that hangs over cities, towns and rural areas at night. Obtrusive light is generally a consequence of poorly designed or insensitive lighting schemes. The three main problems associated with obtrusive light are:
- Sky glow - the orange glow we see around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky;
  - Glare - the uncomfortable brightness of a light source when viewed against a darker background; and
  - Light trespass - light spilling beyond the boundary of the property on which a light is located.
- 5.75. Poorly conceived lighting schemes, particularly in rural areas, can be costly and difficult to change, so getting the design right and setting appropriate conditions where necessary at planning stage is important. While artificial light provides valuable benefits to society, artificial light is not always necessary and has the potential to have a polluting effect on the environment. Not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife, undermine enjoyment of the countryside or detract from enjoyment of the night sky. For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.
- 5.76. Light pollution has become one of the most intrusive threats to our enjoyment of the countryside and its tranquility at night. This was given prominence by a joint CPRE/British Astronomical Association campaign and report (2003) and subsequently by a 'star-count' survey conducted jointly by CPRE and the Campaign for Dark Skies (CfDS). The CPRE have undertaken research on 'Night Blight' in the South East of England caused by light beaming in an upward direction causing a pinky orange glow which lights up the night skies. In June 2016 the CPRE published new maps of England's light pollution and dark skies. These are far more detailed and are able to identify district, county, National Parks and AONBs. West Horsley is the first Parish to use these maps and our dark sky position in Surrey is illustrated below – Light Pollution and Dark Skies Map, Surrey (CPRE).

## West Horsley Neighbourhood Plan

- 5.77. Paragraph 125 of the NPPF supports that 'by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.
- 5.78. This policy also conforms with Guildford Borough Local Plan 2003 policy G1(8).

### Light Pollution and Dark Skies Map, Surrey (CPRE)



### 6. Implementation

- 6.1. The WHNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the Neighbourhood Area.

#### Development Management

- 6.2. Most of the policies contained in the WHNP will be delivered by landowners and developers. In preparing the WHNP, care has been taken to ensure, as far as possible that the policies are achievable.
- 6.3. Whilst the local planning authority will be responsible for the development management, the Parish Council will use the WHNP to frame its representations on submitted planning applications. It will also work with Guildford Borough Council to monitor the implementation of policies.

#### Infrastructure Projects

- 6.4. West Horsley Parish Council proposes the following projects for investment of future community infrastructure levy funding allocated by the local planning authority and to the Parish:
- Connections to Horsley Station - Proposals to improve the accessibility and facilities of Horsley Station (within East Horsley Parish) including increased provision for car parking.
  - The Horsley Medical Centre - Expansion of The Horsley Medical Centre to provide additional capacity and services for the future population of West Horsley.
  - Rail and Bus Services - Proposals and projects to improve the operation of local transport services and encourage 'community transport' schemes will be researched in partnership with Surrey County Council, Guildford Borough Council and transport service operators.
  - Walking and cycling - Proposals and projects will be supported that help to maintain, upgrade, integrate or make safer the network of pedestrian and cycle routes and public paths that cross the village, provided that they do not conflict with other policies of the Neighbourhood Plan.
  - Road Safety – Proposals and projects for improving residents' safety where they are considered appropriate by the highways and police authorities and are consistent with policies of the Neighbourhood Plan. The Council will continue to press for, and seek enforcement of, planning conditions to control road hazards around construction sites.
  - Broadband – Proposals and projects for improving access to broadband in new and existing development and which are consistent with policies of the Neighbourhood Plan. The Parish Council



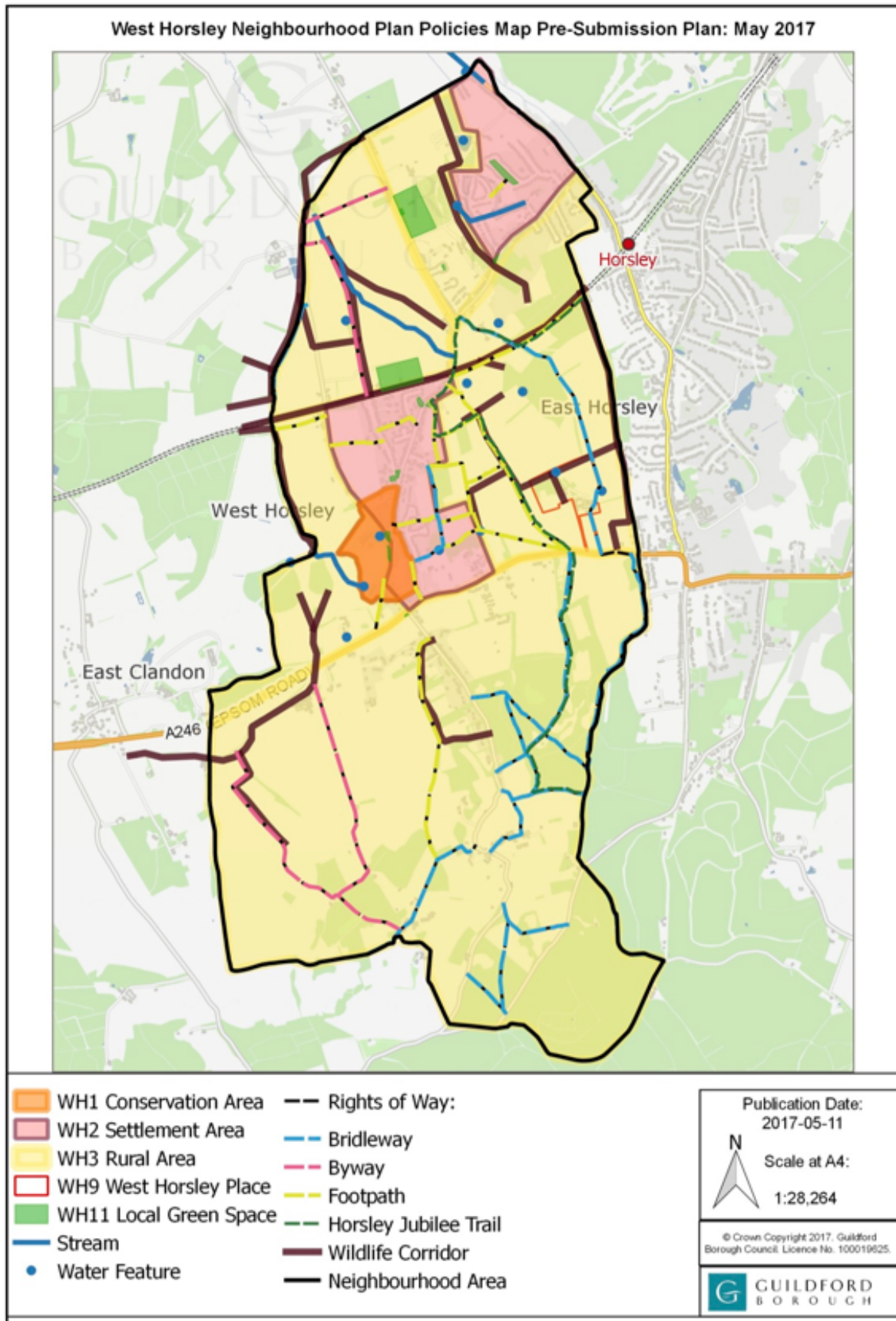
## West Horsley Neighbourhood Plan

will continue to use its influence on the Surrey County Council 'Superfast Broadband' project to seek upgrades to broadband services in the Parish.

- 6.5. This series of local infrastructure projects will be prioritised for investment from Section 106 agreements and, if implemented, the GBC Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Neighbourhood Area will be passed to WHPC for investments listed in paragraph 6.4 above.
- 6.6. In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the National Planning Policy Framework (NPPF).

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## Policies Map



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## Appendix A: Schedule of Evidence

The list below contains all those documents produced, collected and reviewed in the process of preparing the Plan.

<b>Documents Prepared by WHNPSG</b>
West Horsley Village Design Statement; WHPC (2013)
West Horsley Housing Needs Survey Summary Report (May 2014)
West Horsley Household Survey April 2015
West Horsley Community Assets, Business Survey Analysis, May 2014
Old Houses of West Horsley, Pam Bowley, 2011
West Horsley Character Appraisal; Housing and Design Group (Oct 2016)
Environment and Landscape Group Report (Oct 2016)
Environment and Landscape Group Report Appendix A: Maps
Environment and Landscape Group Report Appendix B: Documents
Community Assets, Infrastructure, Business & Economy Group Report (Oct 2016)
Community Assets, Infrastructure, Business & Economy Group Report Appendices
<b>Documents Collected &amp; Reviewed by WHNPSG</b>
Guildford Borough Local Plan adopted Jan 2003
GBC Emerging Local Plan April 2016
Guildford Borough Proposed Submission Local Plan Strategy & Sites (2017)
Guildford Borough Transport Strategy, April 2016
Guildford Draft Local Plan Education Review, May 2016
GBC Community Infrastructure Levy Draft Charging Schedule (2015)
Guildford Borough Economic Strategy 2013-2031, June 2013 (last updated Oct 2015)
English Heritage website <a href="http://www.english-heritageshop.org.uk">www.english-heritageshop.org.uk</a> .
Guildford Borough Council Residential Guide 2004
National Planning Policy Framework (NPPF)
National Planning Practice Guidelines (NPPG)
Town and Country Planning Act
Localism Act 2011
The Neighbourhood Planning (General) Regulations (2012)
Environmental Protection Act 1990

## West Horsley Neighbourhood Plan

Strategic Policies of the GBCLP 2003
LP Strategy and Sites Issues and Options October 2013
Guildford Landscape Character Assessment and Guidance: Volume 1 Rural Assessment: LUC (Jan 2007)
Green Belt and Countryside Study
GBC Neighbourhood Planning Information
Countryside and Rights of Way Act 2000
GBC Surface Water Management Plan, October 2014
NPPF Technical Guidance in Relation to Flooding
Environment Agency
The Conservation Regulations 1994
SNCI Evidence Base 2004-2007
NPPF Para 124 and 125
GBC Open Spaces, Sports and Recreation Assessment 2016
Surrey Hills Management Plan 2014 – 2019
Surrey Wildlife Trust Management Plan 2016
CPRE Night Blight Leaflet 2003
CPRE Shedding Light, A Survey of Local Authority Approaches to Lighting in England, April 2014
A Living Landscape for Surrey; Surrey Wildlife Trust (2009)
Biodiversity and Planning in Surrey, Revised May 2014
West Surrey SHMA Addendum Report 2017

## Appendix B: Glossary of Abbreviations

<b>AONB</b>	<b>Area of Outstanding Natural Beauty</b> An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Natural England.
<b>AGLV</b>	<b>Area of Great Landscape Value</b> An area of land in England which is considered to be of particular scenic value, and is therefore afforded a degree of protection by local authorities. The designation was established under the Town and Country Planning Act 1947.
<b>BOAT</b>	<b>Byway Open to All traffic</b> A highway over which the public have a right of way for vehicular and all other kinds of traffic but which is used by the public mainly for the purposes for which footpaths and bridleways are used (i.e. walking, cycling or horse riding).
<b>CIL</b>	<b>Community Infrastructure Levy</b> A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>CfDS</b>	<b>Campaign for Dark Skies</b> <a href="http://www.britastro.org/dark-skies">www.britastro.org/dark-skies</a>
<b>CPRE</b>	<b>Campaign to Protect Rural England</b> <a href="http://www.cpre.org.uk">www.cpre.org.uk</a>
<b>NPPF</b>	<b>National Planning Policy Framework</b> The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.
<b>SAC</b>	<b>Special Area of Conservation</b> Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>SANG</b>	<b>Suitable Alternative Green Space</b> Green space that is of a quality and type suitable to be used as mitigation within the Thames Basin Heaths Planning Zone.
<b>SNCI</b>	<b>Site of Nature Conservation Importance</b> Locally important sites of nature conservation adopted by local authorities for planning purposes.

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- SPA**            **Special Protection Area**  
Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
- SSSI**            **Site of Special Scientific Interest**  
A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).
- TPO**            **Tree Preservation Order**  
A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

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## Appendix C: Land Use Policies Character Areas

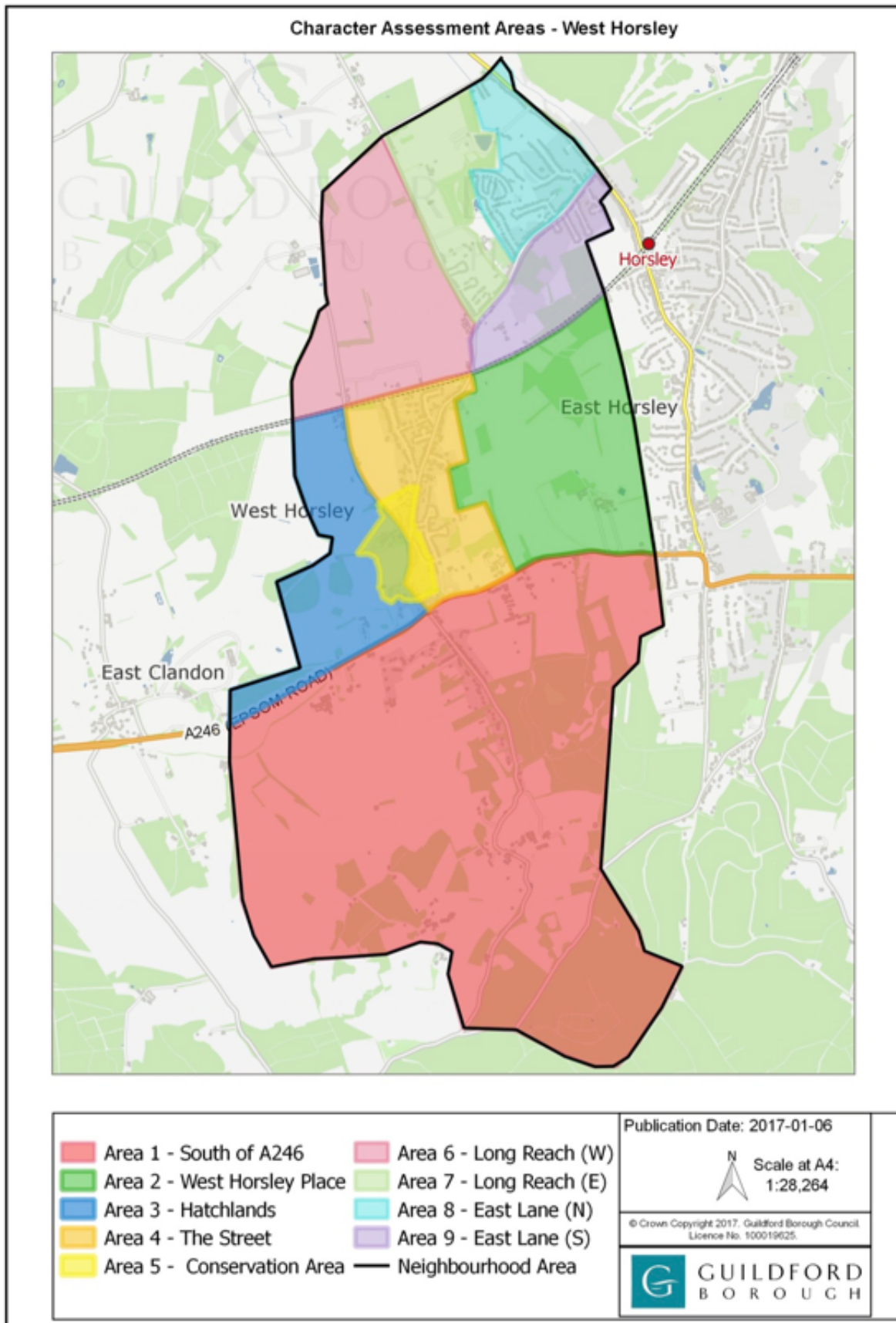
### Schedule of Defined Character Areas

Character Area		Borders	Environment	Policy
1	South of Guildford Road (A246)	To southern parish boundary	Rural	WH3
2	West Horsley Place (Mary Roxburghe Trust)	Village to eastern parish boundary	Rural	WH3
3	Hatchlands (Ripley Lane to Parish Boundary)	Village to western parish boundary	Rural	WH3
4	The Street (East & West Sides)	Includes up to junction with Long Reach and East Lane	Village	WH2
5	Conservation Area (Defined Area)	As defined on the conservation area map	Village	WH1
6	Long Reach (West Side)	Includes Green Lane (northern parish boundary)	Rural	WH3
7	Long Reach (East Side)	Includes Green Lane (West), northern parish boundary.	Semi-rural	WH2
8	East Lane (North Side)	Includes East Lane (North), Greta Bank, Edwin, Northcote, Nightingale, Ockham Road North and Green Lane (East)	Village	WH2*
9	East Lane (South Side)	Includes East Lane (eastern section), Howard Close, Meadow Way, Heatherdene, Western Lea and Ockham Road South (West Side).	Village & Rural	WH2/ WH3**

Notes:

1. This schedule of nine character areas to be read in conjunction with the Policies Maps.
2. For details of each area refer to the West Horsley Character Appraisal Report (October 2016)
3. \* indicates Area 8 includes the semi-rural area of Ockham Road North, between Waterloo Farm (Club Site) and Green Lane to Oaklands Farm.
4. \*\* indicates Area 9 is divided into two areas (East and West). The eastern section is set out in WH2 and the western section in WH3 in order to reflect their distinctive characters.

Land Use Policies Defined Character Areas



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## Appendix D: Local Green Spaces Descriptions

The reasons for proposing these 15 sites as Local Green Space are summarised below:

### Site 1: West Horsley Village Green

Located at the 'heart' of the village, this is a small informal recreational area (approximately 0.19 hectares) of what was originally known as Tintalow Village Green. Originally there were three village greens, but this is the only one remaining, and therefore is held particularly dear to the residents of West Horsley. In the centre is a mature Oak tree which villagers affectionately refer to as the 'Village Oak'.



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A public footpath (95) runs through the green, connecting this part of the village to the West Horsley Place Estate. This footpath joins with other footpaths on the Estate, enabling residents from the village to walk to St Mary's Church.

A tranquil and peaceful spot for reflection by residents and a place of rest for local walkers on the bench provided, this site has historic significance and is a locally valued landmark of West Horsley. West Horsley Parish Council

(WHPC) who own and maintain this site fully support its designation as a Local Green Space. Although this land is located within the Green Belt, it is felt that Local Green Space designation will provide additional planning protection for this area.\*

### Site 2: West Horsley Village Orchard

Located within West Horsley's Conservation Area, on a triangle of land (0.15 hectares) at the junction of Ripley Lane and The Street, the Village Orchard used to be part of the playground of St. Mary's Church school.



Stonewater (Housing Association) who own this land have been informed of this proposed designation. West Horsley Parish Council manage and maintain the Orchard which provides 'a little area of quiet, a safe place to sit and allow children to play, or simply to sit with friends and have a chat'.

This space is very special to the residents of West Horsley. Recently fitted with picnic benches, a new sign, natural paths, gates and disabled access, the site is the starting point for the twice yearly West Horsley Litter Pick. As one of only two of West Horsley's community gardens, the Village Orchard is a valuable community asset

## West Horsley Neighbourhood Plan



and all residents are invited to help themselves to a variety of fruit when in season. It is also home to a variety of wildlife, with five bird boxes regularly monitored by a representative of the British Trust for Ornithology.

Although this land is located within the Green Belt, it is felt that the Local Green Space designation will provide additional planning protection for this area.\*

### Site 3: West Horsley Village Hall Playground

Situated beside West Horsley's Village Hall, at what is regarded as the centre of the village community, this area provides a playground for younger children of local families. The playground is open throughout the year and is very well used, for example weekly by the Puddleducks pre-school nursery who attend the Village Hall next door.



Managed by the Village Hall Management Committee, the playground is very well equipped and regularly maintained. WHPC own this site and fully support its designation as a Local Green Space, recognising that this site has significant recreational value to the local community.

It is worth adding that although just outside West Horsley's Conservation Area, the site is located within an Area of High Archaeological Potential.

Although this land is located within the Green Belt, it is felt that the Local Green Space designation will provide additional planning protection for this area.\*

### Site 4: The Barley Mow Beer Garden

The Barley Mow was built around 1550 and has a varied history. It is one of only two village pubs, and West Horsley Parish Council are seeking to designate the Public House as a Listed Building in recognition of its historical significance. Since the early 18<sup>th</sup> Century and probably before, it has provided refreshments for travellers and parishioners alike.



The Beer garden is situated on what was once the original Tintalow Village Green. An important local asset of community value, the Beer Garden is extremely popular during the summer months (informal recreational value) and being central to the community it serves, can easily be reached by foot or bicycle from all areas of the village.

## West Horsley Neighbourhood Plan



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The pub and beer garden are currently owned by Punch (Taverns) who do not support the designation of this lovely green and open area as a Local Green Space.

Although this land is located within the Green Belt, it is felt that the Local Green Space designation will provide additional planning protection for this area.\*

### Site 5: Recreational area at Nightingale Crescent

Providing an important informal recreational area to the residents of Nightingale Crescent and the adjacent Nightingale Avenue and Northcote Road, this stretch of land sits within the road boundary of Nightingale Crescent.

This is the largest (nearly one hectare) of these small local green spaces that provide visual relief for the more 'built-up, sub-urban' areas of West Horsley that emerged after the Second World War.



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Originally a 'Council Housing' estate, this area is now predominantly privately owned, but a few houses, and the green itself, are still owned by Guildford Borough Council who have been informed of this proposed designation. Although this land is located within the Green Belt, it is felt that the Local Green Space designation will provide additional planning protection for this area.\*

### Site 6: Recreational area at Farleys Close

This local green space provides an important informal recreational area highly valued by the families of Farleys Close, a small cul-de-sac located just outside the main settlement boundary. It is one of a number of small green spaces that provide visual relief for the more 'built-up, sub-urban' areas of West Horsley that emerged after the Second World War. To the residents of Farleys Close, this is their 'Village Green'.



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Originally a 'Council Housing' estate, the majority of properties and land are still owned by Guildford Borough Council who have been informed of this proposed designation. Although this land is located within the Green Belt, it is felt that the Local Green Space designation will provide additional planning protection for this area.\*

## West Horsley Neighbourhood Plan

### Site 7: Horsley Football Club

Horsley Football Club is a thriving recreational facility highly valued by the local community. Founded in 1903, the football club provides children through to adults of all abilities the opportunity to play competitive football in beautiful rural surroundings.



The Football Club's grounds include two full sized pitches, two youth pitches, and four mini pitches, a grass training area and a 3G AstroTurf training pitch. As well as being a very significant part of West Horsley's community with matches played each weekend against teams across the County, training during the week and the annual



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Horsley Football Tournament, the club is also a recognised training venue for coaches and managers, and is linked closely with Fulham FC. You can even have your birthday party here!

With 30 teams and over 400 players this is clearly an area worth preserving for future generations. The Horsley Football Club Committee who manage this facility have been informed of the proposed designation of Local Green Space. Two

of the fields that form part of the Club are leased by local land owner Stephen Isaac who supports this designation.

Although this land is located within the Green Belt, it is felt that Local Green Space designation will provide additional planning protection for this area.\*

### Site 8: Horsley and Send Cricket Club

Horsley and Send Cricket Club is located on a slight dome of unspoilt countryside in the southern part of the village, accessed from Ripley Lane. A splendid new clubhouse was built to replace the tiny old one near the railway, when Horsley CC merged with Send CC in 1997. This is a highly valued recreational facility, set in beautiful and tranquil surroundings, enjoyed by families throughout West Horsley and beyond.



Five adult teams play regularly throughout the summer and there are also five enthusiastic junior teams. The local primary school runs their very popular cricket club on this site, and the clubhouse is also available for private functions.



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Twinn's Field, where the original Horsley CC club has played since the 1940s, was gifted to West Horsley Parish Council, and the second field, created in 1998 on former agricultural land, is owned and managed by the Club's Trustees. Both parties fully support the proposed designation of

## West Horsley Neighbourhood Plan

Local Green Space, recognising that this is a truly irreplaceable part of West Horsley.

Although this land is located within the Green Belt, it is felt that Local Green Space designation will provide additional planning protection for this area.\*

### Site 9: West Horsley Tennis Court

The West Horsley Tennis Court is located just outside the settlement boundary and next door to Horsley Football Club. Easily reached on foot, by bike or car, the Tennis Court is highly valued by local residents who can turn up and play for free at any time of the year.



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Used regularly by local tennis coaches and other community groups within West Horsley, this is a popular recreational facility. West Horsley own and maintain the Tennis Court and its grounds, and fully support the proposed designation of Local Green Space.

Although this land is located within the Green Belt, it is felt that Local Green Space designation will provide additional planning protection for this area.\*

### Please Note:

The following sites are a group of small verges that border The Street and East Lane, the main road which winds its way through the centre of the village towards Ockham Road North. These verges are highly regarded by the residents of West Horsley as important 'green ribbons' that add to the much valued open and rural character of the village.

### Site 10: Verge at the junction of Silkmore Lane and The Street

This small local green space is located at the junction of Silkmore Lane with The Street. Adjacent to the Conservation Area of West Horsley, but within an Area of High Archaeological Potential, this is a much treasured tranquil stopping point for local residents and walkers who often can be seen sitting on the bench provided.



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The site is opposite West Horsley Village Hall, a bus and school coach stop, and the Parish Council Noticeboard. It is one of many of these beautiful small green sites located throughout the village that give West Horsley its distinct open and rural character valued so highly by residents.



## West Horsley Neighbourhood Plan

Surrey County Council owns and maintains this site, as well as the other verges listed below in Sites 11, 12, 13, 14 and 15. Surrey County Council have been informed of the proposed designation of these sites as Local Green Space.

### Site 11: Verge at the top of Long Reach and East Lane

Situated at the intersection of Long Reach and East Lane, this small green triangle of land is highly valued as a defining feature of the local character of West Horsley.

Like many other places where roads meet within



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the village, this spot provides an opportunity for reflection and peaceful enjoyment of the surrounding countryside by local residents and walkers. The views from the bench at the top of Long Reach looking back across the fields are breath-taking at any time of year.



Surrey County Council owns and maintains this site.

### Site 12: Verge at the corner of East Lane and Northcote Road

This land holds historical significance to West Horsley being the only piece of land remaining from the sale of the former Church of St. Alphege. The Church was sadly demolished in 2012 to make way for two five bedroom detached houses at the entrance to Northcote Road. A Plaque has been placed as a memorial to the Church on the corner of the green.



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This is also traditionally the place where retiring members of the Parish Council plant a tree – this is carefully overseen by local residents who live nearby, and who regularly maintain this land.

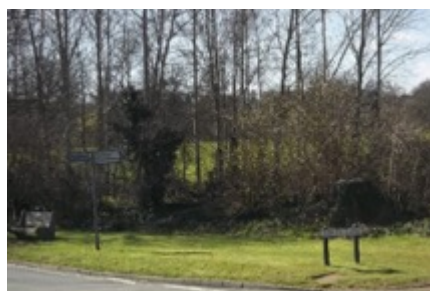


The site is owned by Surrey County Council, although the electricity supply company have a wayleave over the land.

### Site 13: Verge at the corner of Ripley Lane and The Street

This small green space is located at the junction of Ripley Lane and The Street, with Cranmore Lane and the Village Orchard opposite, and represents an important crossroads connecting the village with the village of Ripley.

Every weekend walkers and cyclists are to be seen taking advantage of this tranquil and beautiful stopping point which is also within West Horsley's Conservation Area.



## West Horsley Neighbourhood Plan



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These green triangles are crowded every last weekend in July as residents gather to watch the annual Prudential Ride London Bike Race as it passes through the village. As you drive down through the village from the A246, this is one of those green areas that give West Horsley its distinct open and rural character valued so highly by residents.

Surrey County Council owns and maintains this site.

### Site 14: Verge at the corner of Butlers Hill and The Street

Situated at the corner of The Street and Butlers Hill is a small green triangle of land with particular historical significance to the residents of West Horsley.

Located within the Conservation Area this was the site of the former Village Pound where stray animals would have been penned, awaiting collection by their owners. The owner would have paid a fee to the pound-keeper for caring for the lost animals.



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This is a beautiful and peaceful spot, with views across the fields where Highland cattle still graze today. A plaque remains to remind the local community of the former importance of this area.

Surrey County Council owns and maintains this land.

### Site 15: West Horsley's Water Trough

West Horsley's very own Water Trough is located just outside the Conservation Area at the southern end of the village on a small green at the junction of Shere Road and the A246.

This is one of the rare Metropolitan Drinking Fountain and Cattle Troughs to be found outside of London, and was erected in 1909 under the Will of Mrs Laura M. Fielder of West Horsley Place, for the benefit of the residents.



## West Horsley Neighbourhood Plan



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The Water Trough is highly valued by residents who regard it as a very special feature of the village and a well-known landmark. It has recently been refurbished, providing clean water for walkers, runners, cyclists, and even horses as they pass through the village or head up to Sheepleas.

The verge is owned by Surrey County Council, and the Water Trough is owned and managed by West Horsley Parish Council who fully support the designation of this area as a Local Green Space.

### **\*Please Note:**

The majority of sites listed above already benefit from the national designation of Green Belt. However, it must be noted that the new Draft Guildford Borough Council Local Plan 2016 – 2033 proposes to inset the village of West Horsley from the Green Belt, and many of these sites will no longer be afforded this protection. The Neighbourhood Plan Steering Group therefore believe that it is important to designate these sites as Local Green Space.

*NB: The maps in this Appendix have been sourced using Surrey County Council's interactive map. WHNPSG has contacted the GIS Team at SCC and permission to include these maps in this Plan has been granted.*



## Appendix E: Constraints Plans (West Horsley North & South)



### West Horsley Constraints Plan N



**Legend**

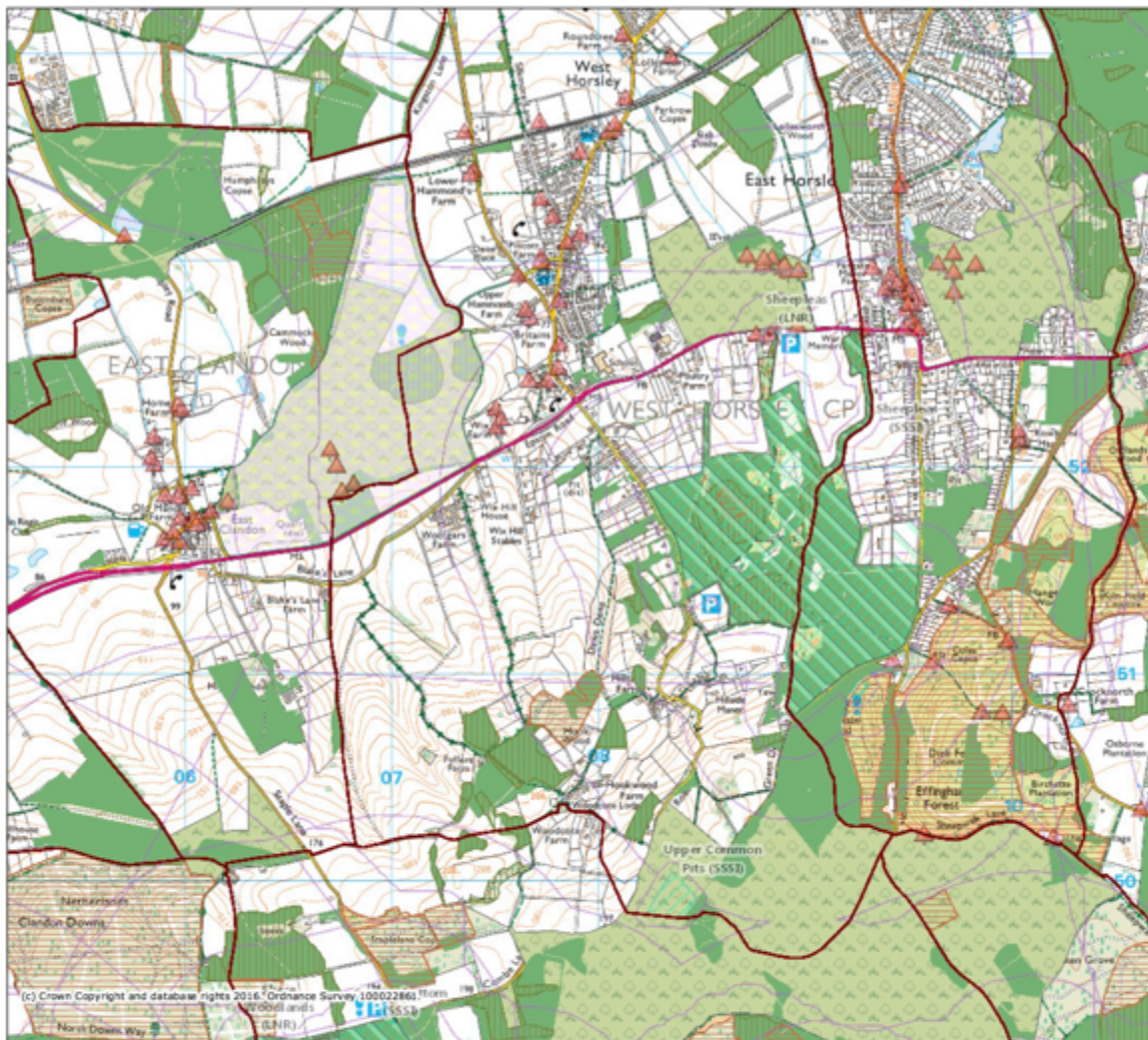
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Local Nature Reserves (England)	Priority Habitat Inventory - Deciduous Woodland (England)
National Parks (England)	Woodpasture and Parkland BAP Priority Habitat (England)
Sites of Special Scientific Interest (England)	
SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)	
SSSI Impact Risk Zones (England)	
Special Areas of Conservation (England)	
Special Protection Areas (England)	
Scheduled Monuments (England)	
Listed Buildings (England)	
Registered Parks and Gardens (England)	
<b>Ancient Woodland (England)</b>	
Ancient and Semi-Natural Woodland	

Projection = OSGB36  
 xmin = 504400  
 ymin = 152000  
 xmax = 511900  
 ymax = 156000

Map produced by MAGIC on 5 November 2016.  
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.



West Horsley Constraints Plan S



**Legend**

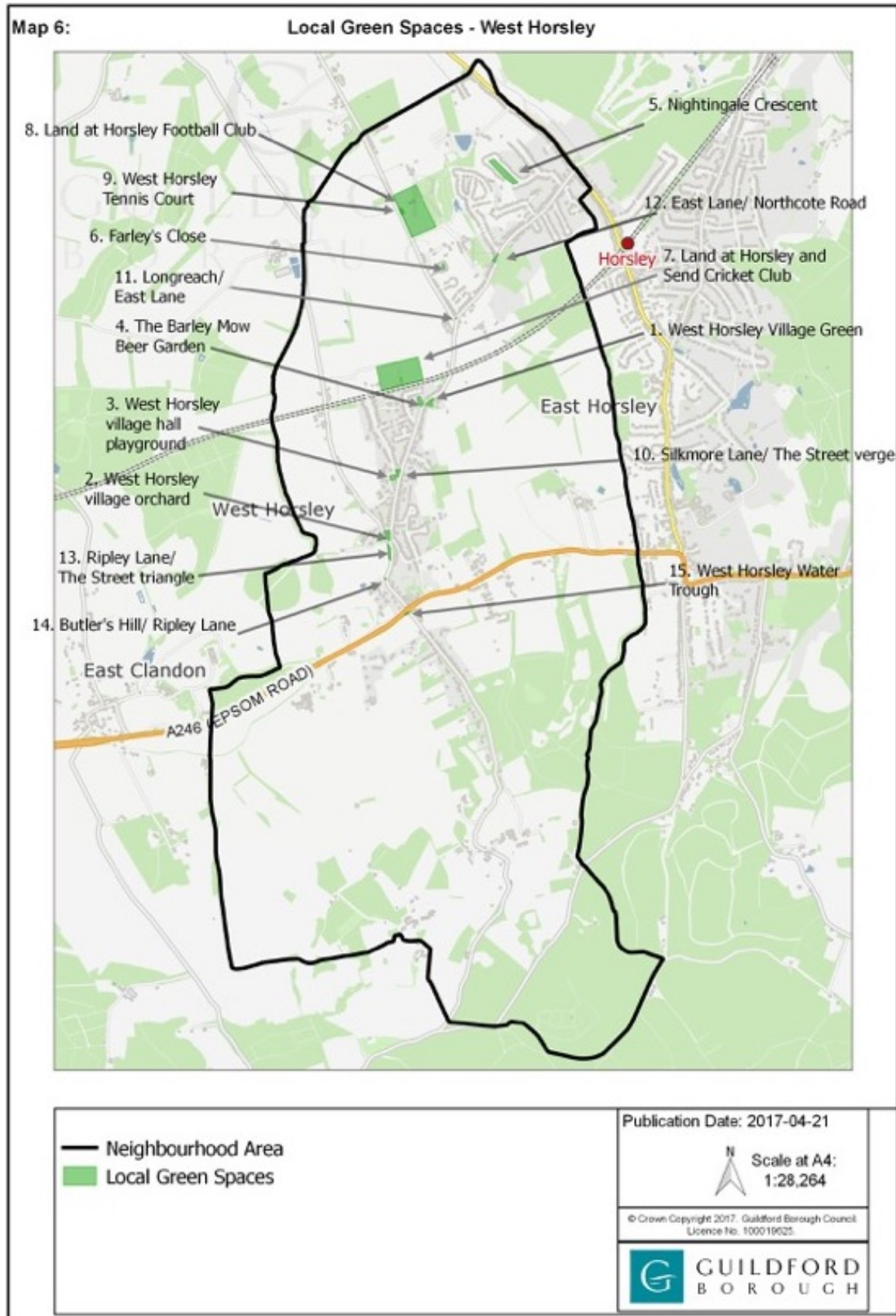
Parishes (GB)	Ancient Replanted Woodland
Local Nature Reserves (England)	Priority Habitat Inventory - Deciduous Woodland (England)
National Parks (England)	Woodpasture and Parkland BAP Priority Habitat (England)
Sites of Special Scientific Interest (England)	
SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)	
Special Areas of Conservation (England)	
Special Protection Areas (England)	
Scheduled Monuments (England)	
Listed Buildings (England)	
Registered Parks and Gardens (England)	
<b>Ancient Woodland (England)</b>	
Ancient and Semi-Natural Woodland	

Projection = OSGB36  
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 ymax = 153700

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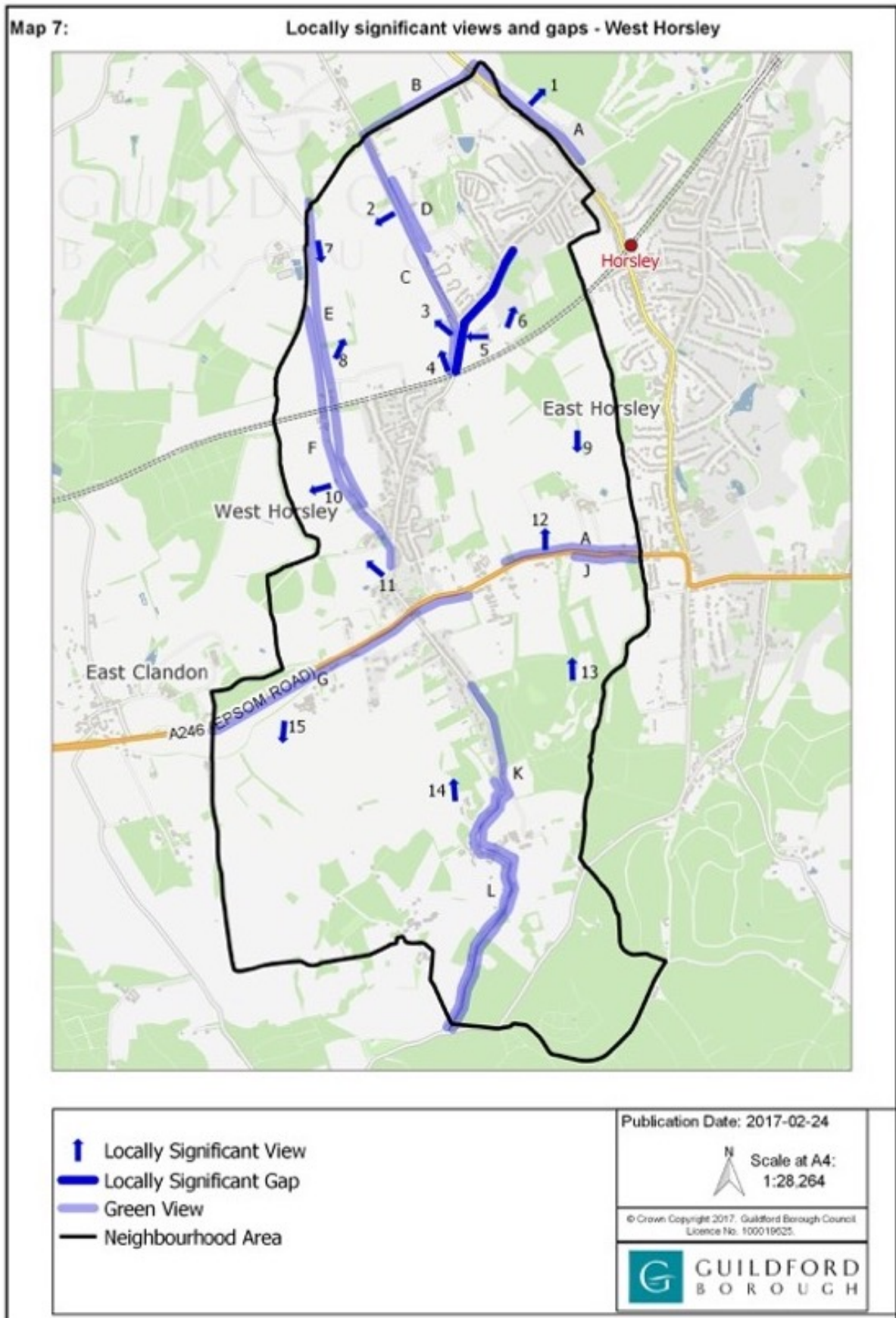
## Appendix F: Additional Maps

### Local Green Spaces in West Horsley



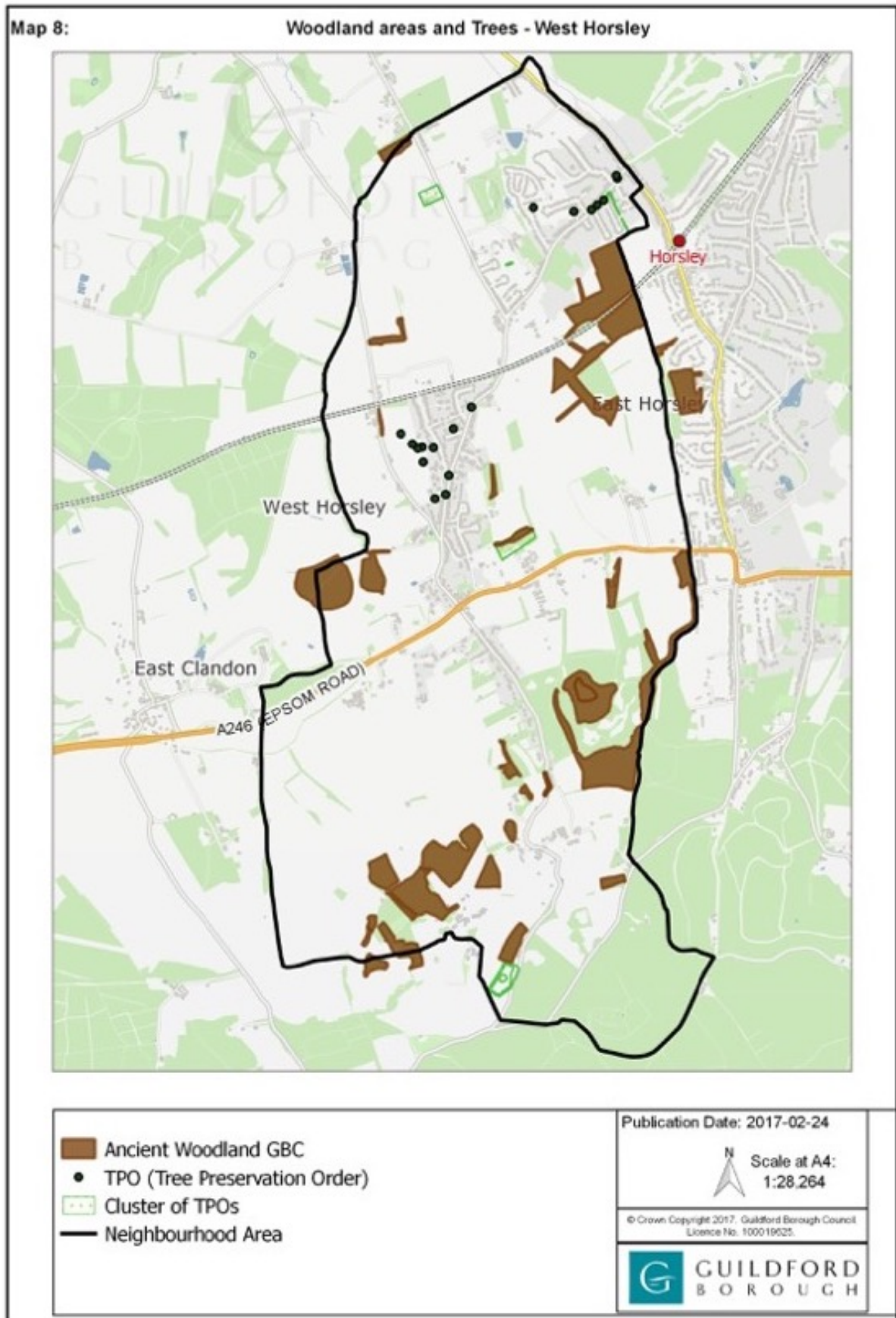
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Locally Significant Views and Gaps in West Horsley



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### Woodland Areas and Trees in West Horsley



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Plan Produced by the West Horsley Neighbourhood Plan Steering Group.  
For further information go to  
[www.westhorsleyneighbourhoodplan.org](http://www.westhorsleyneighbourhoodplan.org)