

WEST HORSLEY

NEIGHBOURHOOD PLAN

2016 - 2033



Adopted Version

December 2018

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West Horsley Parish Neighbourhood Plan 2016 – 2033 Referendum Version (November 2018)

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**A Message from the Chairman of the
West Horsley Neighbourhood Plan Steering Group**

[To be provided following the adoption of the Plan.]

West Horsley Neighbourhood Plan

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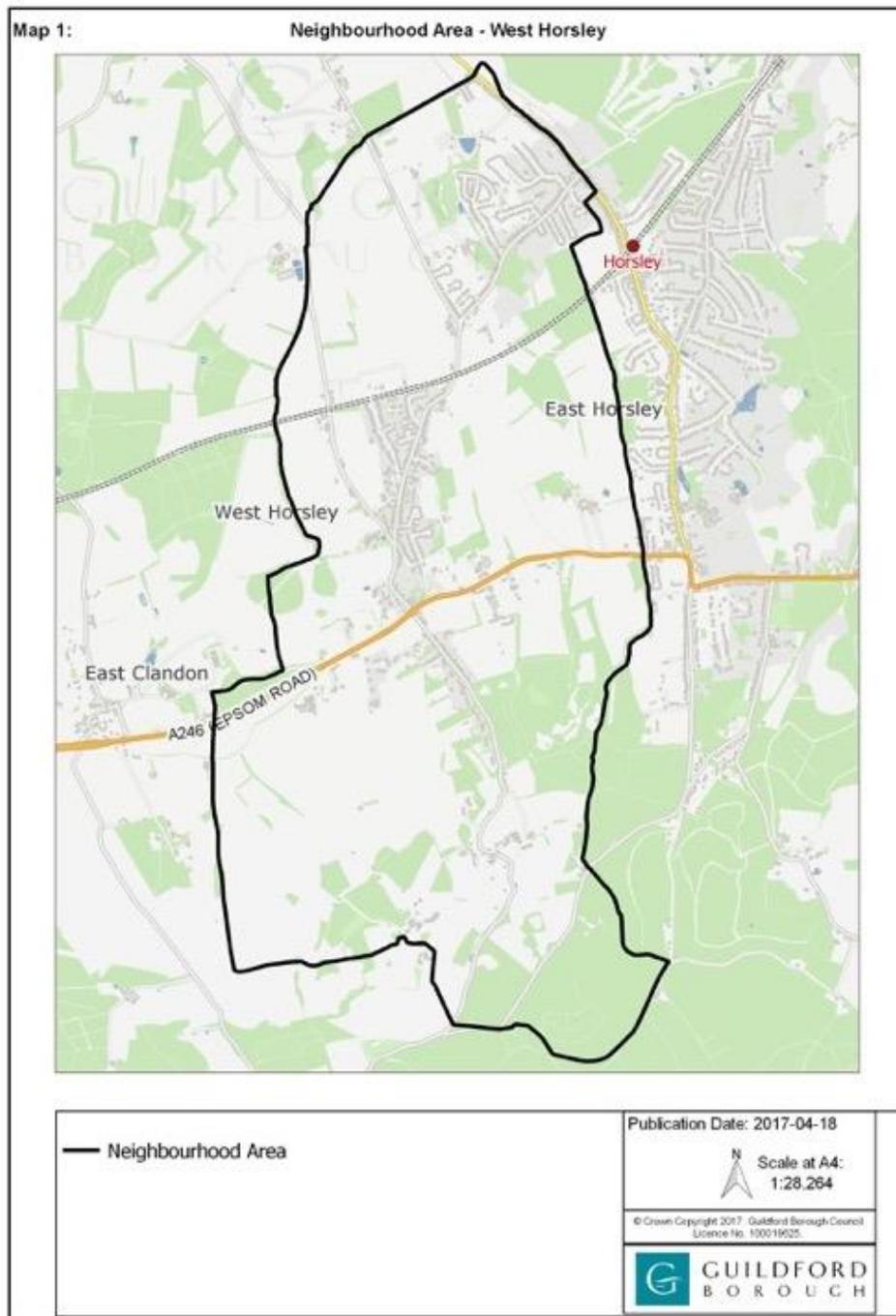
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1. Introduction and Purpose

1.1 West Horsley Parish Council (WHPC) prepared this 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 8th September 2014, is shown in Figure 1.

Figure 1: The Designated West Horsley Parish Neighbourhood Area



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West Horsley Neighbourhood Plan

- 1.2 The purpose of the West Horsley Neighbourhood Plan (WHNP) is to have in place planning policies that can be used to influence the outcome of future planning applications in the Parish, and 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 have been tested by an independent examiner. The examiner recommended to GBC that the plan should proceed to a referendum following some 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 The Pre-Submission Plan was the opportunity for the Parish Council to consult on the proposed policies of the Plan. The contents of the Pre-Submission Plan were presented at the Regulation 14 stage to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. This final version of the Plan takes into account representations received on the Pre-Submission version.

Strategic Environmental Assessment / Habitat Regulations Assessment (HRA)

- 1.9 West Horsley Parish Council requested a screening opinion from GBC in respect of the need to prepare a Strategic Environment Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations.
- 1.10 GBC's SEA/HRA Screening Report (March 2017) concluded that the policies in the WHNP are unlikely to have significant effects on any of the sensitive environmental receptors within or around West Horsley Parish, including the Thames Basin Heaths SPA, the Mole Gap to Reigate Escarpment SAC and hence no SEA or HRA would be required. In the absence of a formal requirement for a SEA or sustainability appraisal, an assessment of the neighbourhood plan's contribution to sustainable development is included within the Basic Conditions Statement.

Consultation Statement

- 1.11 The Parish Council has consulted the local community and other organisations extensively since the project commenced. Details of all consultation activities are available in the Consultation Statement published alongside this Plan.

Next Steps

- 1.12 This Plan was submitted to Guildford BC to arrange for its independent examination and then referendum. The Plan 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.
- 1.13 All supporting documents are available via the website at www.westhorsleyneighbourhoodplan.org.

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 is currently washed over by the Green Belt, 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 outlook¹ 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 gross density of 10.8 dwellings per hectare (see Evidence Base: WHNP Density Background Paper and Evidence Base: 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 an average gross residential density of 11.8 dwellings per hectare (see Evidence Base: WHNP Density Background Paper). 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

¹ Village Design Statement; WHPC 2015

West Horsley Neighbourhood Plan

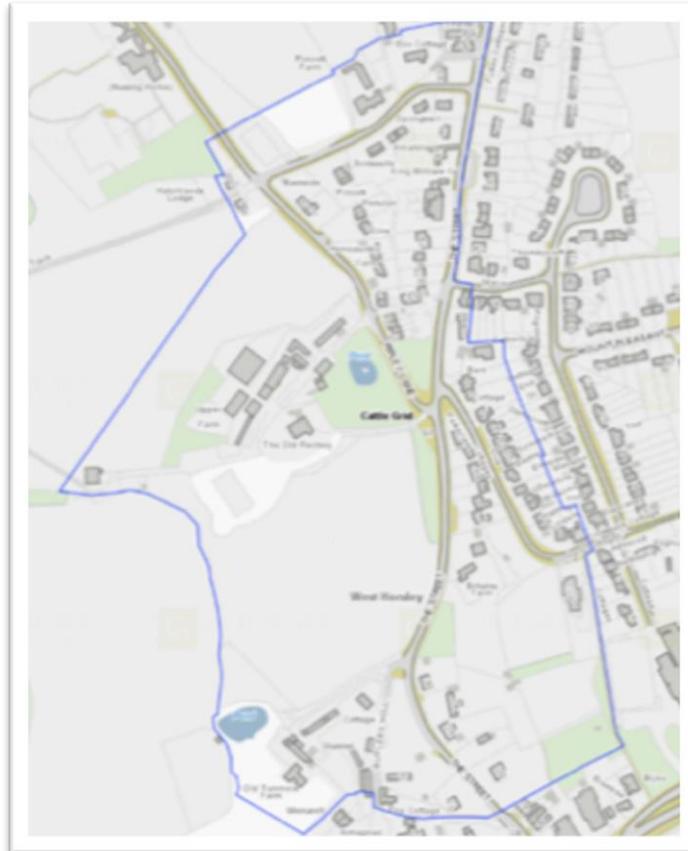
an area that may be subject to land-drainage problems as part of its natural character and hence susceptible to surface water flooding². There are also two areas to the north of the Parish at Ripley Lane and Ockham Road designated as Flood Zone 3, the streams of which drain to the north to the River 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 Importance (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.

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- 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.

Figure 2: 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.

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- 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 Borough³ 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

³ Local Plan 2003 strategic policies assessment; GBC

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- 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

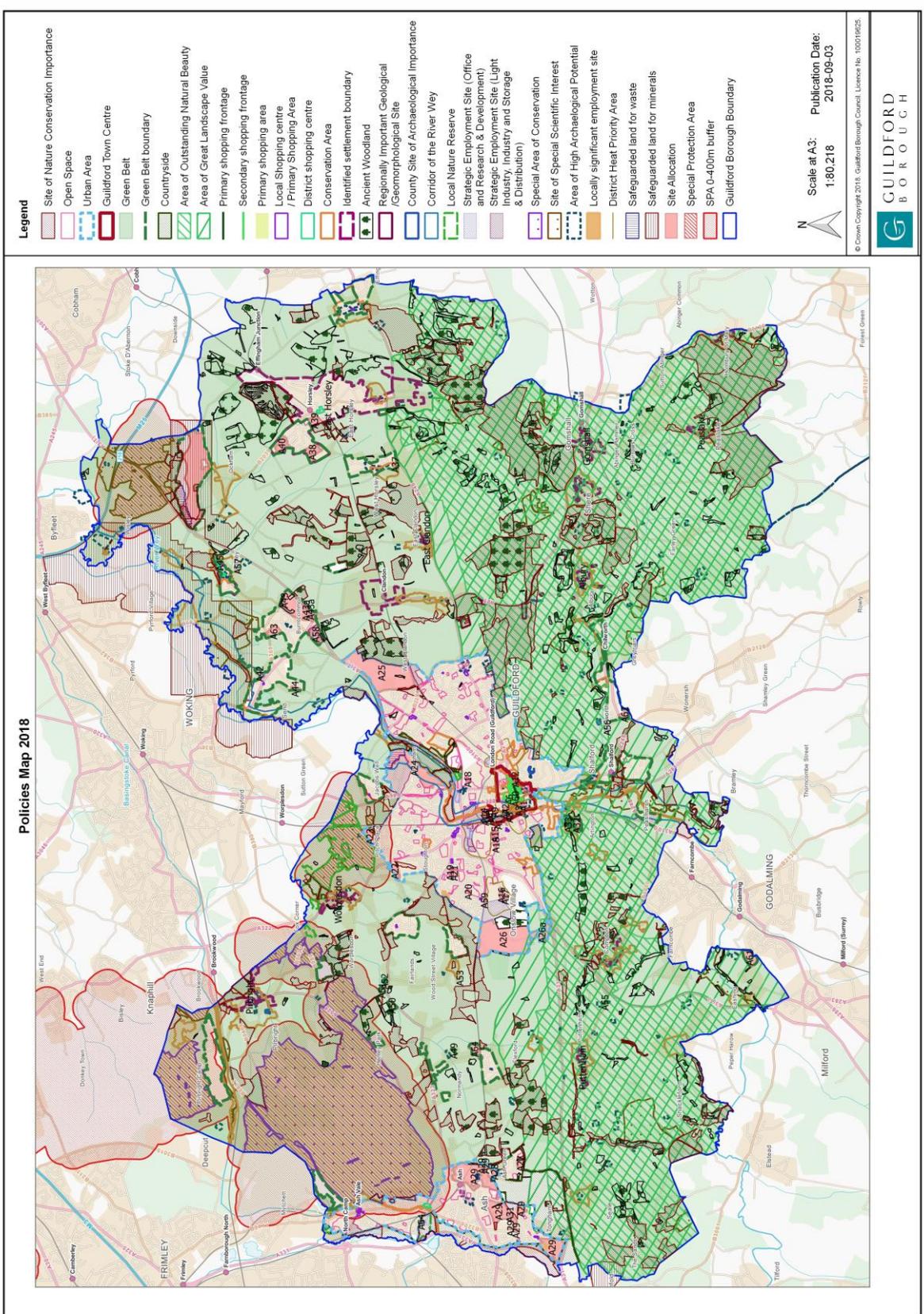
3.5 The emerging Local Plan – Guildford Borough Submission Local Plan: Strategy and Sites December 2017 – proposes to direct housing growth to the Parish which will increase the existing housing stock by 295 homes (or about 25%) and as a result, place additional pressures on what is considered locally to be already overloaded infrastructure. Site Allocations A37, A38 and A40 in the Submission Local Plan propose approximately 295 dwellings within the Neighbourhood Area. Site Allocation A37 sits within the Southern Settlement Area (Character Area 4), while Site Allocations A38 and A40 sit within the Northern Settlement Area (Character Areas 7 and 8 respectively). 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:

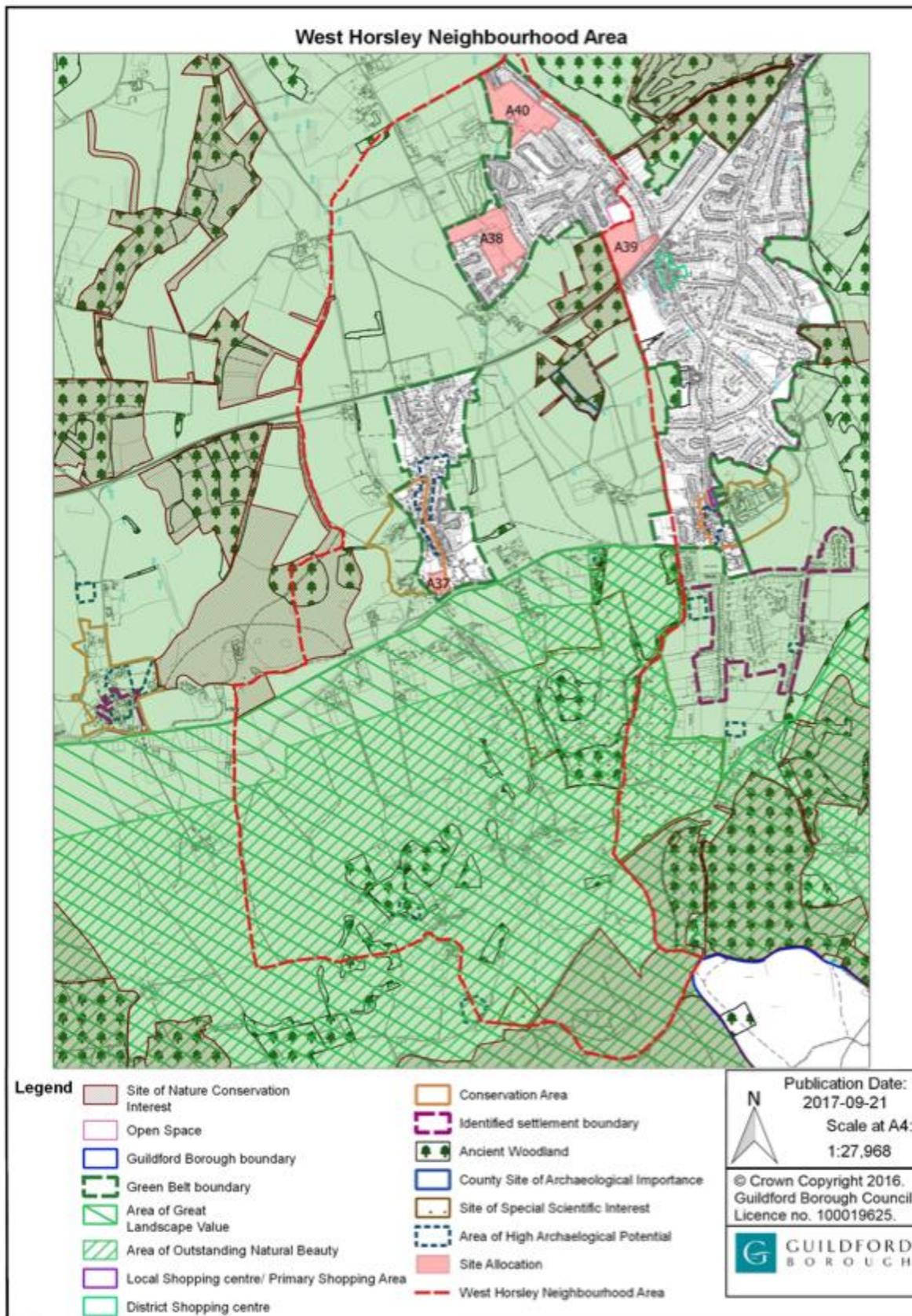
- To influence the design and other details of any strategic housing allocation sites that may eventually be made in the Local Plan
- To refine and develop the saved GBC planning policies (of the 2003 Local Plan) as they should apply to the Parish but anticipating how the new Local Plan policies may differ so that they reflect the National Planning Policy Framework of 2012.

Figure 3: Submission Local Plan: Strategy and Sites 2018



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Figure 4: Submission Local Plan: Strategy and Sites 2018



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4. Community Views on Planning Issues

- 4.1 In May 2014 West Horsley Parish Council conducted a Housing Needs Survey to form part of the evidence base for a neighbourhood plan. Key issues identified by the survey were:
- Local infrastructure and services considered very stretched, in particular the local schools, roads, traffic and Doctors Surgery;
 - Concern at the lack of smaller homes and the demolition of many bungalows to make way for larger family homes; and
 - Support for the principle of development of housing for local people.
- 4.2 In May 2014 a survey of local businesses also found that:
- The eight main employers in West Horsley engage some 330 staff, approximately three-quarters of whom are full-time.
 - Three-quarters of those surveyed live outside West Horsley.
 - Only 30% would consider moving to West Horsley, price and availability of affordable small size property being the main factors quoted.
- 4.3 In November 2014 the West Horsley NP Steering Group was formed in order to represent and work in consultation with the village population to produce the West Horsley Neighbourhood Plan.
- 4.4 Initial survey work by the Steering Group 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. A Household Survey was hand delivered to all 1121 properties in West Horsley and responses were received from 624, which represents a return of 55.6%.
- 4.5 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.

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- 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.
- 4.6 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 in the draft plan, as demonstrated by the completed surveys, was overwhelming – averaging close to 95%.
- 4.7 Regarding the Pre-Submission Consultation, few adverse comments were received in respect of many of the policies contained in the pre-submission plan. Many helpful comments were received in relation to minor factual errors in both the Plan and supporting documents. Details of the full representations made to the Pre-Submission Consultation by the community have been tabulated in the Consultation Statement and the responses analysed.
- 4.8 While there were many positive comments received on the Plan, not least the need for the retention of Educational Provision in the Parish and the terms as set out in Policy WH7. Many local people continue to have strongly held views on the emerging Local Plan and the level of growth it proposes in the Parish, that they feel 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.
- 4.9 Three common themes were evident in the responses, however. First, an apparent misunderstanding regarding the siting of a War Memorial and the role that Policy WH11 (Local Green Spaces) may play in this. Second, a significant number of responses challenging the quantum of development proposed in the emerging Guildford Local Plan which they consider is inappropriate for West Horsley, and third, a number of respondents suggesting the neighbourhood plan should play a role in decisions affecting the Green Belt and its boundaries.
- 4.10 These objections are noted, and in the case of the War Memorial, it is recommended that the Plan clarifies its position. Regarding the latter two matters, the neighbourhood plan is extremely limited in its influence on 'strategic' housing matters, nor can it play a role in determining Green Belt boundaries or assessing the Parish against the five Green Belt purposes. These are strategic planning matters that can only be addressed by Guildford BC.

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.

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- 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

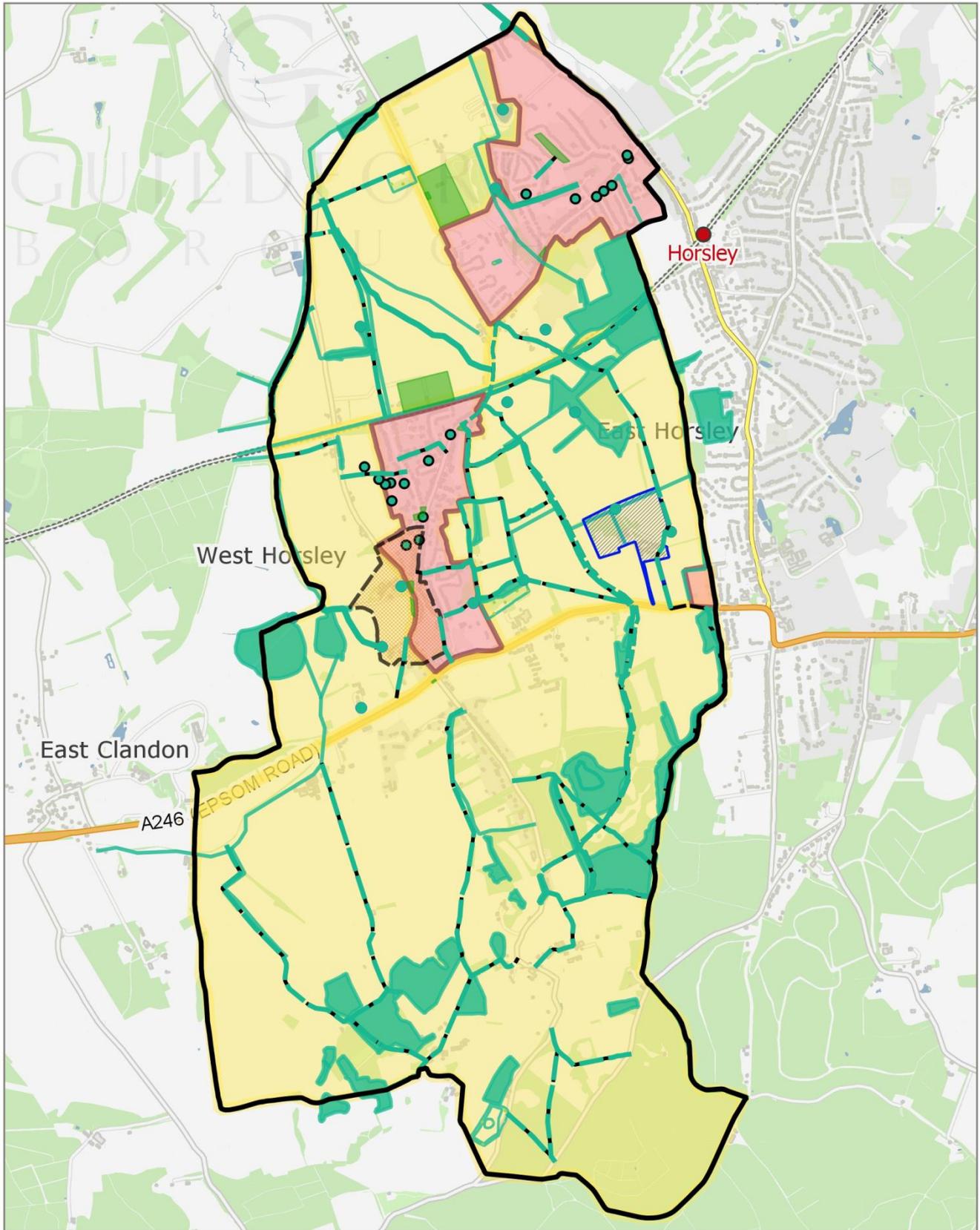
- 5.2 Land use policies are used to assist in determining planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements. They can also set out the conditions against which development proposals will be judged in terms 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 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 and Policy NRM6 of the South East Plan. Policy NRM6 states that where net new residential development is delivered within 5km of the Thames Basin Heaths Special Protection Area, adequate measures must be put in place to avoid or mitigate any potential adverse effects. Under the established approach (set out in Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2017), avoidance and mitigation measures should take the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).
- 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. A Policies Map is provided on page 22 of this document 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

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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.

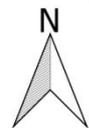
- 5.7 There are nine distinct Character Areas lying wholly or in part within the Parish that are identified in the **Evidence Base: West Horsley Character Appraisal Report** and in **Appendix C – Land Use Policies Character Areas**.

Figure 5 – West Horsley Neighbourhood Plan Policies Map



-  WH1 Conservation Area
-  WH2 Settlement Area
-  WH3 Rural Area
-  WH9 West Horsley Place
-  WH11 Local Green Space
-  WH12 Green & Blue Infrastructure

Publication Date:
2018-07-17



Scale at A4:

1:28,264

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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 West Horsley Character Appraisal Report and the following design principles:

- i. Proposals demonstrate an empathy with the diverse style of the existing built environment as detailed in Evidence Base: West Horsley Character Appraisal Report (October 2017);*
- ii. Buildings should be of good design and use high quality materials. Scales, heights and form of buildings should be sympathetic to the existing built environment. They should seek to include the use of locally used and prominent materials such as natural clay red brick roof and tile hanging, timber weatherboarding, 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; and*
- 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 the **West Horsley Character Appraisal Report (2017)**.
- 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 the Settlement Area (covering areas of Character Areas 4, 7, 8 and 9), as shown on the Policies Map, will be supported provided they have full regard to the West Horsley Character Area Report, the Locally Important Roadside and Rural Views identified in Figure 13, and the following design principles:

- 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 appropriate transitional edge to the village and maintain local character and countryside views;*
- ii. Buildings should be of good design and use high quality materials. Scales, heights and form of buildings should be sympathetic to the existing built environment;*
- iii. Within the areas to the 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;*
- iv. East of The Street, proposals should conform to the existing stronger building line regarding frontages and building height and form;*
- 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. 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;*
- vii. 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 Evidence Base: West Horsley Character Appraisal Report (October 2017);*
- viii. Where appropriate, the provision of 'pocket parks' and natural green spaces for wildlife should be included;*
- ix. Parking provision should not overly dominate the streetscene and should maintain the character of the area. Garages should be visually subservient to the main dwelling or other principal.*

5.11 Policy WH2 is to be read in conjunction with Character Areas 4, 7, 8 and 9 as shown on Figure 9 in Appendix C and in **Evidence Base: West Horsley Character Appraisal Report (2017)**, **Evidence Base: West Horsley Housing Needs Survey 2014** and **Evidence Base: West Horsley Household Survey 2015, Results and Comments**.

5.12 The 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

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using development management policies. Policy WH2 and WH3 are intended to manage design quality in the village with or without insetting, and to ensure new development reflects its architectural styles and the historic development of the village. Policy WH2 applies to the Settlement Area as shown on the Policies Map, which reflects the boundary of the areas proposed to be inset from the Green Belt in the Submission Local Plan. 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.

- 5.13 Development proposals should include a landscape setting that creates an attractive rural edge that protects and enhances the existing rural character of the edge of the settlement and key views into the open countryside.

Density

- 5.14 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.
- 5.15 The Guildford Addendum Report 2017 asserts that it should be borne in mind that the housing needs calculation include supply-side factors which consider needs arising from not just new-builds but existing households. Where smaller scale or single-storey dwellings are in limited supply the open market unit prices rise disproportionately. Furthermore, the character of existing village areas will be changed from a range of available dwellings to a monolithic sameness. However, new developments that incorporate maisonette style dwellings may be considered favourably.

Southern settlement area (The Street setting)

- 5.16 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.
- 5.17 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

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“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 Canadian troops during the First World War.

Northern Settlement Area (East Lane setting)

- 5.18 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.
- 5.19 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.
- 5.20 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 within rural areas, as shown on the Policies Map, will be supported provided they have full regard to the West Horsley Character Appraisal Report (October 2017) , the Locally Important Roadside and Rural Views identified in Figure 13, the Woodland Areas and Trees identified in Figure 14, and the following design principles;

- i. Preserves the essential open field and woodland character and respond sensitively to the setting of the Surrey Hills AONB;***
- ii. Retains 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. Buildings should be of good design and use high quality materials. Scales, heights and form of buildings should be sympathetic to the existing built environment;***
- v. Where appropriate to its context, building materials include the significant use of red brick and clay tile hung elevations and plain clay terracotta roof tiles;***
- vi. 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***
- vii. For any new development within the setting of the Surrey Hills AONB, a Landscape Visual Impact Assessment (LVIA) must be conducted to assess the effects of change on the landscape.***

- 5.21 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 Evidence Base: West Horsley Character Appraisal Report, Evidence Base: Housing Needs Survey 2014 and Evidence Base: Household Survey 2015, Results and Comments.
- 5.22 The Guildford Addendum Report 2017 asserts that it should be borne in mind that the housing needs calculation include supply-side factors which consider needs arising from not just new-builds but existing households. Where smaller scale or single-storey dwellings are in limited supply the open market unit prices rise disproportionately. Furthermore, the character of existing village areas will be changed from a range of available dwellings to a monolithic sameness. However, new developments that incorporate maisonette style dwellings may be considered favourably.

Character Area 1 – South of the Epsom Road

- 5.23 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.
- 5.24 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

- 5.25 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.
- 5.26 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

- 5.27 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.
- 5.28 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

- 5.29 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.
- 5.30 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 7 – East Lane – East Side

- 5.31 Long Reach is an unusually straight road which no doubt is derived from following a local geological ridge that formed a natural boundary to the down-sloping fields to the west. The first properties at the southern end, junction with The Street & East Lane, are recorded as 18 semi-detached Victoria artisan cottages with white render, arched lintels and timber window frames. Much of the road may date from earlier, as the 15th Century is a date given to Round Tree Farm. This building is only one visible dwelling on the west side of the road.
- 5.32 Long Reach to Green Lane forms a route from East Lane at The Street junction towards the adjoining villages of Ockham and Ripley. It runs along a raised ridge of land between the open pastures on the west, see also character area six, to the cul-de-sac developments on the east side. After the built developments, also along the east side, are football pitches, tennis courts and wooded area to the rear, known as Ben's Wood.

Character Area 9 – East Lane - South

- 5.33 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.
- 5.34 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 the need to deliver the following housing types:

- i. Open market one, two and three bedroom market homes and bungalows suited to occupation by younger families and older households;***
- ii. At least 40% affordable housing as defined nationally.***

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 it is robustly demonstrated that abnormal costs would make a scheme unviable, an alternative mix of affordable housing may be considered, as set out by GBC, to assist with scheme delivery (See Paragraph 5.37).

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.

- 5.35 Policy WH4 to be read in conjunction with Character Areas 4 and 8 as shown on the Policies Map and in **Evidence Base: West Horsley Character Appraisal Report**.
- 5.36 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.
- 5.37 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.

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- 5.38 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.
- 5.39 The Housing White Paper – Fixing Our Broken Housing Market (Feb 2017) confirmed that the government will not introduce a statutory requirement for starter homes at the present time.

Policy WH5: Rural Exception Housing

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

- i. Where open market housing is proposed, the scheme provides 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 (see below) to the Parish within which the scheme is located, whereby need is demonstrated by an up to date Housing Need Study. People allocated an affordable home will meet the criteria for eligibility for affordable housing set out in the Council's published Housing Allocations Scheme for rented or low-cost home ownership housing as appropriate; 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 and then to people in housing need in the wider local area.

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.

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- 5.40 Policy WH5 is to be read in conjunction with Character Areas 1, 3, 6, 7 and 9 as shown on the Land Use Policies Defined Areas Map in Appendix C and in **Evidence Base: West Horsley Character Appraisal Report**.
- 5.41 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, in accordance with Local Plan Policy H12.
- 5.42 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 H12. 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.
- 5.43 It should be noted that in the case of land which would not normally be given permission for housing but is brought forward for local needs affordable housing, landowners cannot expect to realise the full market rate for their land. Guildford Borough Council indicates that the value of rural exception land should not exceed 10 times agricultural value.

Local Connection

On Rural Housing Exception Schemes, allocations must take account of the planning condition that the housing is provided to meet local housing need. On such schemes, properties will be offered to those applicants that have a local connection (as defined in Section 199 of the Housing Act 1996) and who are in the greatest housing need.

Local connection for this purpose can be established if the applicant:

- 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.

Length of residence or employment is taken in to account and priority given to those with the greatest connection. If there are no suitable applicants in the village or parish then applicants from the next neighbouring parish(es) can be considered on a concentric circle basis.

In special cases where an applicant needs to remain in a village or where an applicant, with longstanding local connection with a village or parish, had to move elsewhere, they would normally be preferred over another applicant who was not connected with the village or parish.

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. West Horsley Village Hall 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.

- 5.44 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 Guildford Borough Council Local Plan (2003) policy CF2 Submission Local Plan (2017) Policy E5. Note that Policy WH6 differs from Policy CF2 in that Policy WH6 does not allow the loss of community facilities where adequate alternative provision exists within the locality, or where the retention of the community use would prejudice the amenity of the occupiers of nearby properties.

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 the ability of local children to access safely on foot;***
- ii. The design is complementary to the requirements of the Neighbourhood Plan stated elsewhere and is capable of supporting extra-curricular activities that benefit the wider community;***
- 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; and***
- vi. There are no detrimental implications for health and safety for the school or for the community.***

- 5.45 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.
- 5.46 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.
- 5.47 The Plan notes Surrey County Council's expectations regarding the location and accessibility of school sites and we endorse these.

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.

- 5.48 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 **Evidence Base: Listed Buildings in West Horsley**). This Neighbourhood Plan can add no more protection to these properties than that already in place.
- 5.49 The reasons for designating each building or structure have been summarised in **Evidence Base: Significant but Unlisted Buildings in West Horsley**. This policy complements policy HE6 of the Guildford Local Plan and the emerging policy D3 of the Proposed Submission Local Plan Strategy and Sites (2017). 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

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defines heritage assets as including both designated assets and other assets identified by local planning authorities (including local listing).

- 5.50 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.

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.

- 5.51 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.
- 5.52 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, for example 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.

- 5.53 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.
- 5.54 There are two sites in West Horsley, namely Bramble Farm and Open View 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.
- 5.55 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: Recreational Area at Nightingale Crescent***
- Site 5: Land at Horsley Football Club***
- Site 6: Land at Horsley and Send Cricket Club***
- Site 7: West Horsley Tennis Court***
- Site 8: Verge at the junction of The Street / Silkmore Lane***
- Site 9: Triangle at the junction of Long Reach / East Lane***
- Site 10: Verge at the corner of East Lane/ Northcote Road***
- Site 11: Verge at the corner of Ripley Lane/ The Street***
- Site 12: Verge at the corner of Butlers Hill / The Street***
- Site 13: 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.

Should special circumstances be demonstrated, and a designated Local Green Space be developed, an alternative greenspace should be provided nearby.

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.

- 5.56 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 GB Submission Local Plan 2017, 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.
- 5.57 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

West Horsley Neighbourhood Plan

sports and recreational areas within the village. The extension of public open spaces should be sought in line with Guildford Borough Council's Open Spaces, Sport and Recreation Assessment (2017) where a proven open space or recreation deficit exists.

- 5.58 In each case, the Local Green Spaces are an integral part of the Parish and are therefore regarded as special to the local community. **Evidence Base: Local Green Spaces Justification Chart** sets out the case for each site to be designated and demonstrates how it meets the Local Green Space criteria specified in the NPPF.
- 5.59 Sites 1, 2, 3, 4, 5, 6, and 7 are all located within the Green Belt. It is felt, however, that Local Green Space designation would provide additional planning protection for these areas, as the Proposed Submission Local Plan 2017 identifies West Horsley village for inseting from the Green Belt.
- 5.60 Sites 8, 9, 10, 11, 12 and 13 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. In addition, Site 8 is the designated emergency evacuation point for all users of the West Horsley Village Hall.
- 5.61 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 **Evidence Base: Local Green Space Justification Chart**.

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 to be enhancing the public significance of the space.

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 Green and Blue Infrastructure Map.

The Network comprises a variety of open spaces (as identified in the Local Plan), ancient woodlands, trees, woodlands, water bodies, assets of biodiversity value (including wildlife corridors and hedgerows) footpaths (including the Horsley Jubilee Trail), bridleways and cycleways.

Development proposals on land that lies within or adjoining the Network will be required to demonstrate how they maintain or enhance its visual characteristics and biodiversity; and to ensure their landscape schemes, layouts, public open space provision and other amenity requirements (such as pedestrian and cycle connections) contribute to improving the connectivity and maintenance 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 including pedestrian and cycle routes will also be supported.

- 5.62 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.
- 5.63 West Horsley's Green Infrastructure consists of ancient woodland, trees, woodland, assets of biodiversity value (including wildlife corridors and hedgerows), footpaths (including the Horsley Jubilee Trail), bridleways, cycleways and open spaces (as identified in the Local Plan). 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's Submission Local Plan 2017. 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) which provide links across the parish which serve to provide families and children with walking routes across the parish, these include a number of Permissive Footpaths and Bridleways in the Parish. A detailed list of all these is provided in **Evidence Base: Green Infrastructure in West Horsley** and they are also shown on **the Green and Blue Infrastructure Map**. A list of

woodland areas is provided in **Evidence Base: Woodland Areas and Ancient Woodland**. The scale of any future development in the Parish would greatly increase the importance of and pressure on this network for the community.

- 5.64 The Blue Infrastructure is the network of drainage ditches, streams 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 Green and Blue Infrastructure Map and described in more detail in **Evidence Base: Schematic Layout of Blue Infrastructure, Evidence Base: Schedule of Blue Infrastructure**.
- 5.65 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.
- 5.66 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.
- 5.67 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.
- 5.68 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 have been considered in order to establish any potential linkages between them. Most of the sites are 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 have been identified:
- **WC01:** Hatchlands Park to Shere Road at Upper Common (via Blakes Lane- BOAT 539-Fullers Farm Wood and Hook Wood);

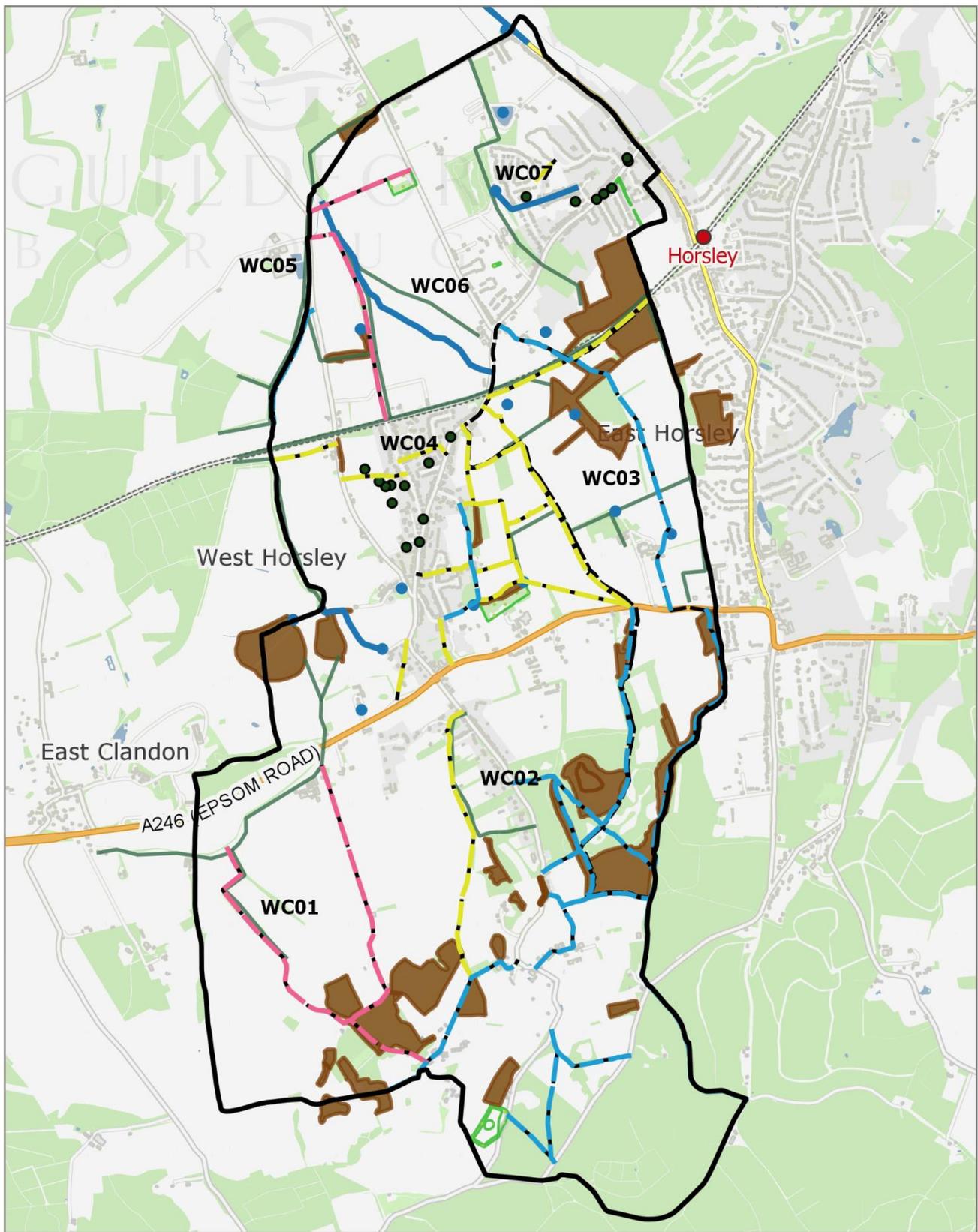
West Horsley Neighbourhood Plan

- **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 BOAT 538);
- **WC07:** Lollesworth Wood to Green Lane (via East Lane nursery plantation -Manor Farm - Ben's Wood - Waterloo Farm camping & caravanning site).

Please note: Wildlife Corridors are not to be taken as extensive areas of land, but rather viewed as routes that wildlife would naturally follow.

- 5.69 Further details about our Wildlife Corridors are provided in **Evidence Base: Wildlife Corridors and 'Stepping Stones' in West Horsley** and shown on **the Green and Blue Infrastructure Map**. The rich and varied wildlife to be found in West Horsley are listed in **Evidence Base: Biodiversity Schedules**.

Figure 6 – Green and Blue Infrastructure - West Horsley



- | | |
|-------------------------------|-----------------------|
| Cluster of TPOs | Bridleway |
| TPO (Tree Preservation Order) | Byway |
| Ancient Woodland GBC | Footpath |
| Water Feature | Horsley Jubilee Trail |
| Stream | Wildlife corridors |
| | Neighbourhood Area |

Publication Date:
2018-07-16

Scale at A4:
1:28,264

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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*
- 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.

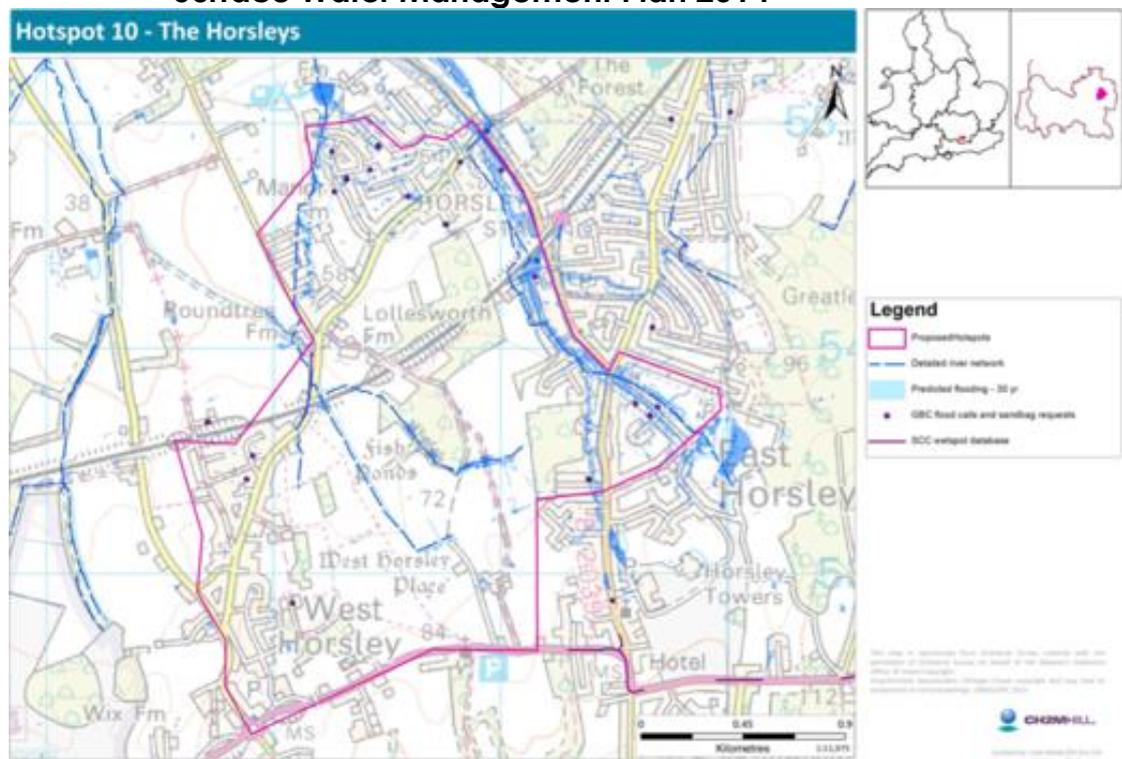
Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. Developers will also be required to demonstrate that additional waste water discharge resulting from the development will not result in significant impacts on aquatic biodiversity. 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 and detrimental effects on water quality and aquatic biodiversity.

- 5.70 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 **Evidence Base: Blue Infrastructure** (Schematic of Water Courses, Streams, Ponds and Lakes in West Horsley), and shown on **Evidence base Maps 5A Blue Infrastructure** and **5B Surface Water Flooding in West Horsley**.
- 5.71 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. These are shown in **Evidence base Map 5C - GBC Horsley Flooding 'Hotspots'**. 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.

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- 5.72 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.
- 5.73 In October 2017, GBC published the Water Quality Assessment Stage 2 Final Report which sets out the impact of the proposed development in the emerging Local Plan and the suitability of individual sites to accommodate sustainable drainage systems.

**Figure 7: Horsley Hot Spots Identified in the Guildford Borough
'Surface Water Management Plan 2014'**



Map produced from Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. © Crown Copyright GBC Licence No 100019625.

- 5.74 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

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- East Lane – between Greta Bank and The Wheelhouse
- Bridleways and permissive paths between East and West Horsley

5.75 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 ensure the protection of local biodiversity assets and UK Biodiversity Action Plan Priority Habitats. In addition, wherever practicable, proposals should contribute to, increase and enhance the natural environment by providing 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, developers are required 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.

Where possible, development proposals must result in a biodiversity gain for the Parish.

- 5.76 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**).
- 5.77 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: **Evidence Base: National and Local Designations; Map 2 – Environmental Designations; Evidence Base: Woodland Areas & Ancient Woodland; 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 **Evidence Base: Biodiversity Schedules**.
- 5.78 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, amphibians and mammals, birds, butterflies and other insects, as well as an interesting flora, including wild orchids and further rare woodland species.

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5.79 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 **Evidence Base: Biodiversity Schedules for West Horsley**.

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

5.80 This policy seeks to provide local emphasis to policies NE1-4 of the Guildford Borough Local Plan 2003 and the Submission 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.

5.81 The Natural Environment and Rural Communities Act 2006 places a biodiversity duty on all public authorities, (including local authorities) to have regard to the purpose of conserving biodiversity. Section 40 states that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This duty aims to raise the profile of biodiversity across the public sector, and ensure that biodiversity conservation is at the heart of policy-making and service delivery for local planning authorities.

Policy WH15: Dark Skies

All development proposals 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 Professionals (ILP).

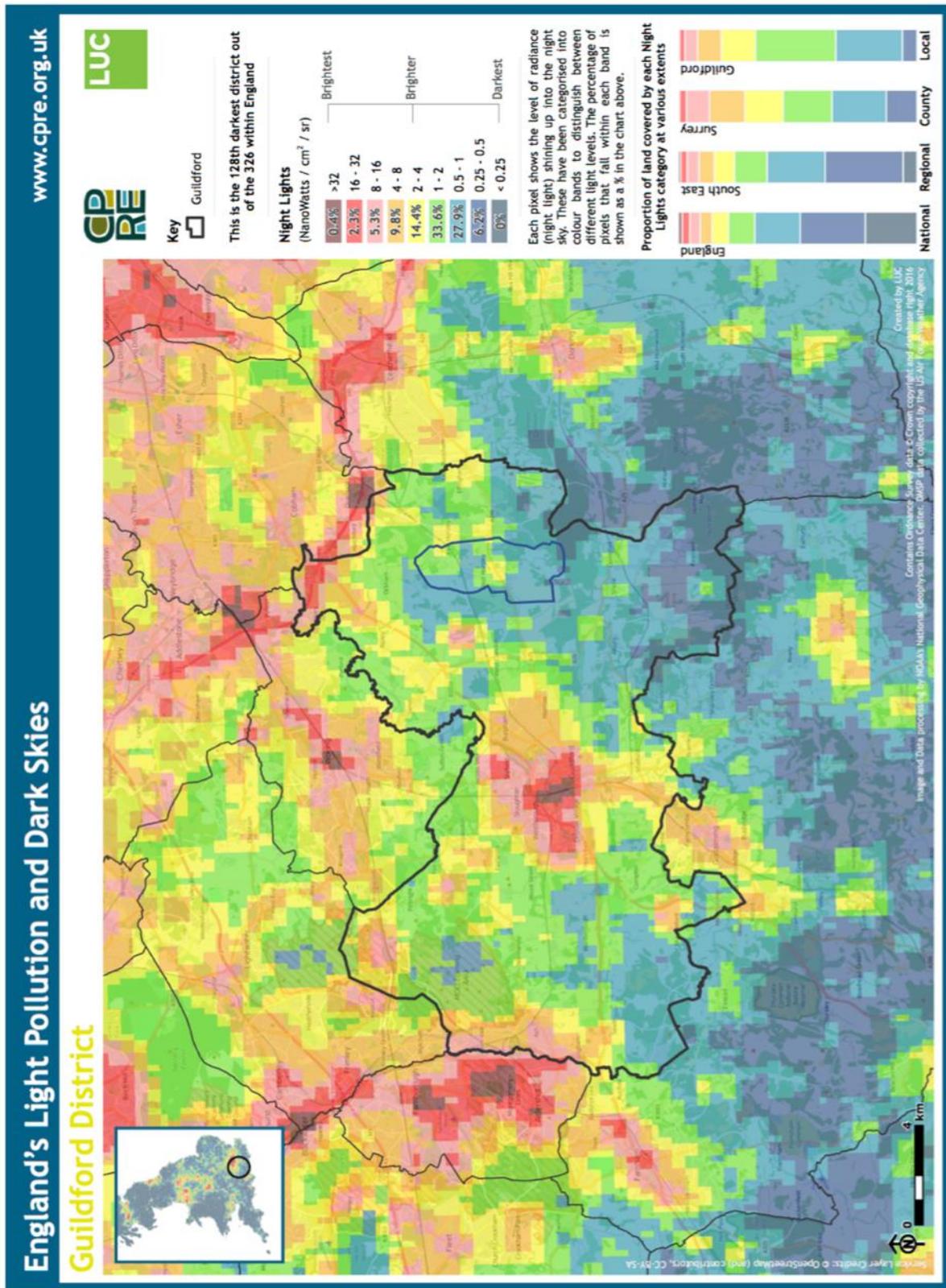
Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured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

- 5.82 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, Guildford District (CPRE).
- 5.83 The Plan recognises that artificial light offers valuable benefits to residents; safety, finding one's way around, preventing crime, facilitating sport and the night-time economy. However, inappropriate artificial lighting can contribute to a range of problems. It gives the village an urban feel and detracts from the enjoyment of the night sky. It can cause health problems and can also impact the normal behavior of wildlife. For all proposed developments, factors will be considered when deciding the appropriateness of artificial lighting, include the location, the hours of operation, the quantity of lights proposed, brightness and control, and direction of the beam.
- 5.84 Proposals that conserve and enhance the distinctive rural character of West Horsley will be encouraged. The Neighbourhood Plan seeks to prevent light pollution and to protect the night-time views of the Area of Outstanding Natural Beauty, the Conservation Area, our Heritage Assets and other intrinsically dark areas.
- 5.85 Specific locations to be protected from artificial lighting include:

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- The southern part of the Parish (approximately 80%) which lies within the Surrey Hills Area of Outstanding Natural Beauty, including The Sheepleas and Upper Weston Wood;
 - Significant areas of woodland including Lollesworth Wood, Parkrow Copse, Great Wix Wood and Upper Weston Wood;
 - Areas of woodland designated as Ancient Woodland (see **Green and Blue Infrastructure Map**);
 - Noted ponds and lakes areas (see **Evidence Base: Blue Infrastructure Schedule**); and
 - Wildlife Corridors as defined by the Neighbourhood Plan (see **Green and Blue Infrastructure Map**).
- 5.86 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'.
- 5.87 The National Planning Policy Guidance (PPG) 23, paragraph 2.18 states that when preparing policies account should be taken of "the effects on health, the natural environment, or general amenity, resulting from the release of light".
- 5.88 This policy also conforms with Guildford Borough Local Plan 2003 policy G1(8).

Figure 8: Light Pollution and Dark Skies, Guildford District (CPRE) showing West Horsley Neighbourhood Area



<http://nightblight.cpre.org.uk/maps/>

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Earth Observation Group, NOAA National Geophysical Data Center. Developed by LUC

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.

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- 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 will continue to use its influence on the Surrey County Council 'Superfast Broadband' project to seek upgrades to broadband services in the Parish.
- Local Green Space - Proposals and projects for delivering additional Local Green Space should be included, and will be supported, for any future large scale development within West Horsley in line with Planning Practice Guidance Reference ID: 37-012-20140306 . Every effort should be made to ensure that new green space connects with existing green infrastructure and the wider countryside. Guidelines on the appropriate amount of green space that should be provided per person are provided in the Guildford Open Spaces, Sport and Recreation Assessment, 2017.
- Wildlife Corridors – Proposals and projects which create and enhance wildlife corridors. The Parish Council will work with Surrey Wildlife Trust and Natural England to enhance these assets and to secure funding for their long-term management and maintenance.

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).

Appendix A - Schedule of Evidence

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

Documents Prepared by WHNPSG
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
West Horsley Character Appraisal; Housing and Design Group (Oct 2016)
West Horsley Density Background Paper (October 2017)
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
Documents Collected & Reviewed by WHNPSG
Old Houses of West Horsley, Pam Bowley, 2011
Guildford Borough Local Plan adopted Jan 2003
Guildford Borough Strategic Policies of the Local Plan LP 2003
Guildford Borough Local Plan Strategy & Sites Issues & Options 2013
Guildford Borough Proposed Submission 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)
Guildford Borough Open Space, Sport & Recreation Assessment 2016 & 2017
Guildford Borough Council Residential Guide 2004
GBC Surface Water Management Plan, October 2014
Guildford Landscape Character Assessment and Guidance: Volume 1 Rural Assessment: LUC (Jan 2007)
GBC Neighbourhood Planning Information
Surrey Design Guide
National Planning Policy Framework (NPPF)
National Planning Practice Guidelines (NPPG)
NPPF Technical Guidance in Relation to Flooding
NPPF Para 124 and 125
Town and Country Planning Act
Localism Act 2011

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The Neighbourhood Planning (General) Regulations (2012)
Environmental Protection Act 1990
English Heritage website www.english-heritageshop.org.uk
Green Belt and Countryside Study
Planning for the Environment at the Neighbourhood Level
Countryside and Rights of Way Act 2000
Local Connection S199 Housing Act 1996
Policy NRM6 – The South East Plan
Environment Agency
The Conservation Regulations 1994
SNCI Evidence Base 2004-2007
Natural Environment & Rural Communities Act 2006
Housing White Paper – Fixing Our Broken Housing Market
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)
Surrey Wildlife Trust 5 Year Plan
Biodiversity and Planning in Surrey, Revised May 2014
West Surrey SHMA Addendum Report 2017
Historic Environment Records for West Horsley (Surrey County Council Heritage Conservations Team)

Appendix B - Glossary of Abbreviations

AF	Affordable Housing Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
AONB	Area of Outstanding Natural Beauty 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 under the Countryside and Rights of Way Act 2000 (CROW Act) .
AGLV	Area of Great Landscape Value 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.
BOAT	Byway Open to All traffic 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).
CIL	Community Infrastructure Levy A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
CfDS	Campaign for Dark Skies www.britastro.org/dark-skies
CPRE	Campaign to Protect Rural England www.cpre.org.uk
HRA	Habitat Regulations Assessment A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.
NPPF	National Planning Policy Framework 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.
SA	Sustainability Appraisal An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

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SAC	Special Area of Conservation 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.
SANG	Suitable Alternative Green Space Green space that is of a quality and type suitable to be used as mitigation within the Thames Basin Heaths Special Protection Area.
SEA	Strategic Environmental Assessment A system of incorporating environmental considerations into policies, plans and programmes in accordance with EU Directive 2001/42
SNCI	Site of Nature Conservation Importance Locally important sites of nature conservation adopted by local authorities for planning purposes.
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).
SuDS	Suitable Drainage Systems Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to re-use the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.
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.

Appendix C - Land Use Policies Character Areas

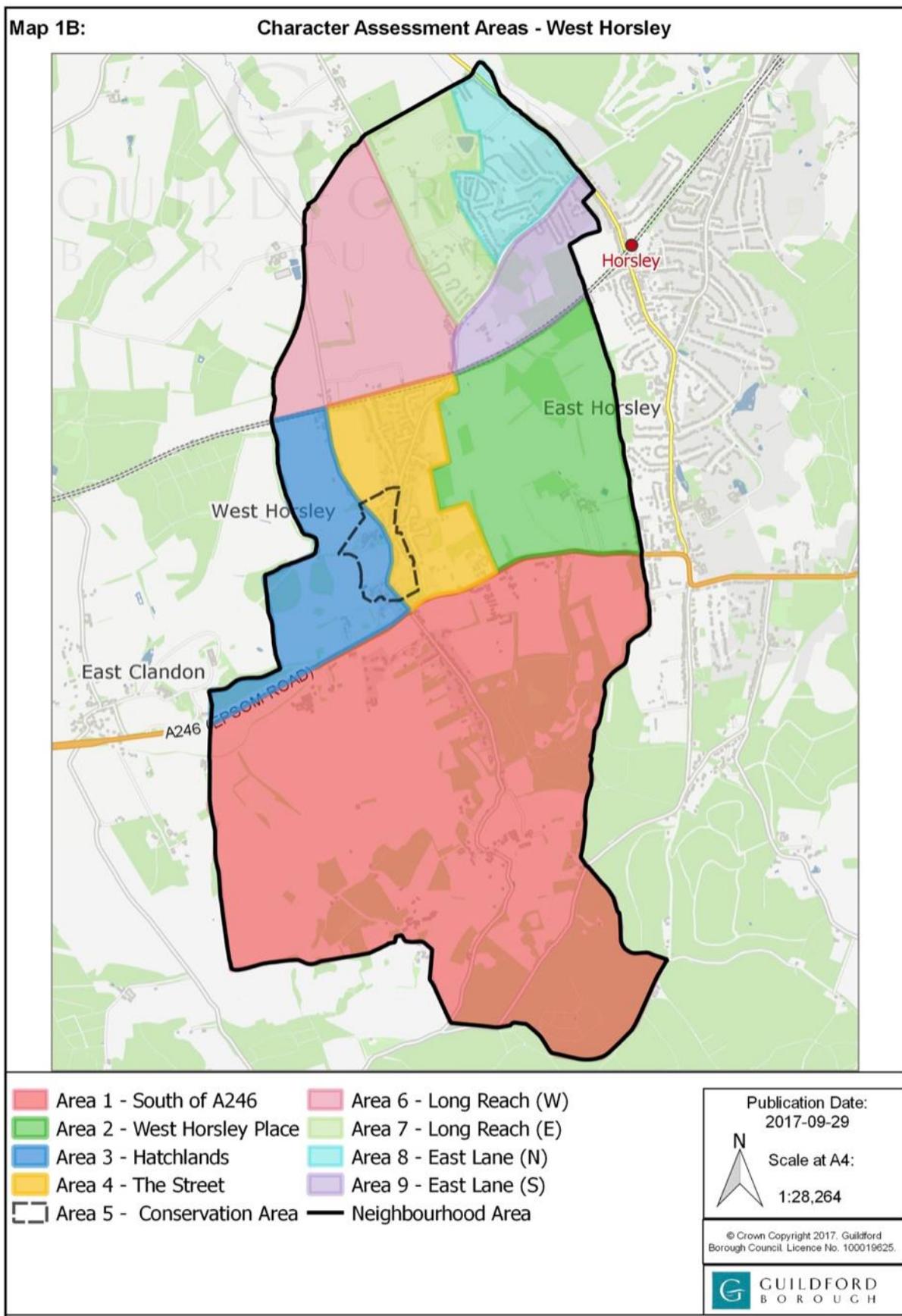
Schedule of Defined Character Areas

Character Area	Borders	Environment	Policy
1	South of Guildford Road (A246)	Rural	WH3
2	West Horsley Place (Mary Roxburghe Trust)	Rural	WH3
3	Hatchlands (Ripley Lane to Parish Boundary)	Rural	WH3
4	The Street (East & West Sides)	Village	WH2
5	Conservation Area (Defined Area)	Village	WH1
6	Long Reach (West Side)	Rural	WH3
7	Long Reach (East Side)	Semi-rural	WH2
8	East Lane (North Side)	Village	WH2*
9	East Lane (South 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 2017)
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.

Figure 9: Land Use Policies Defined Character Areas



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Appendix D - Local Green Spaces Descriptions

The reasons for proposing these 13 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 fully support the proposed designation as Local Green Space. 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 and all residents are invited to help themselves to a variety of fruit when in season.

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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.



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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: 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 5: 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 a3G 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 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!



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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 fully support the proposed designation as 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 6: 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.



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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.

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 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 7: 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 majority of sites listed above already benefit from the national designation of Green Belt. However, it must be noted that the Guildford Borough Proposed Submission Local Plan 2017 intends 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.

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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 8: 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.

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.



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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 9: 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.



West Horsley Neighbourhood Plan

Site 10: Verge at the corner of East Lane and Northcote Road



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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.

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 11: 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.



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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.

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Site 12: 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



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collection by their owners. The owner would have paid a fee to the pound-keeper for caring for the lost animals.

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 13: 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.



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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 Shepleas.

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.

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)



Figure 10: West Horsley Constraints Plan A



Legend

- Parishes (GB)
- Local Nature Reserves (England)
- National Parks (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)
- Ancient Woodland (England)**
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

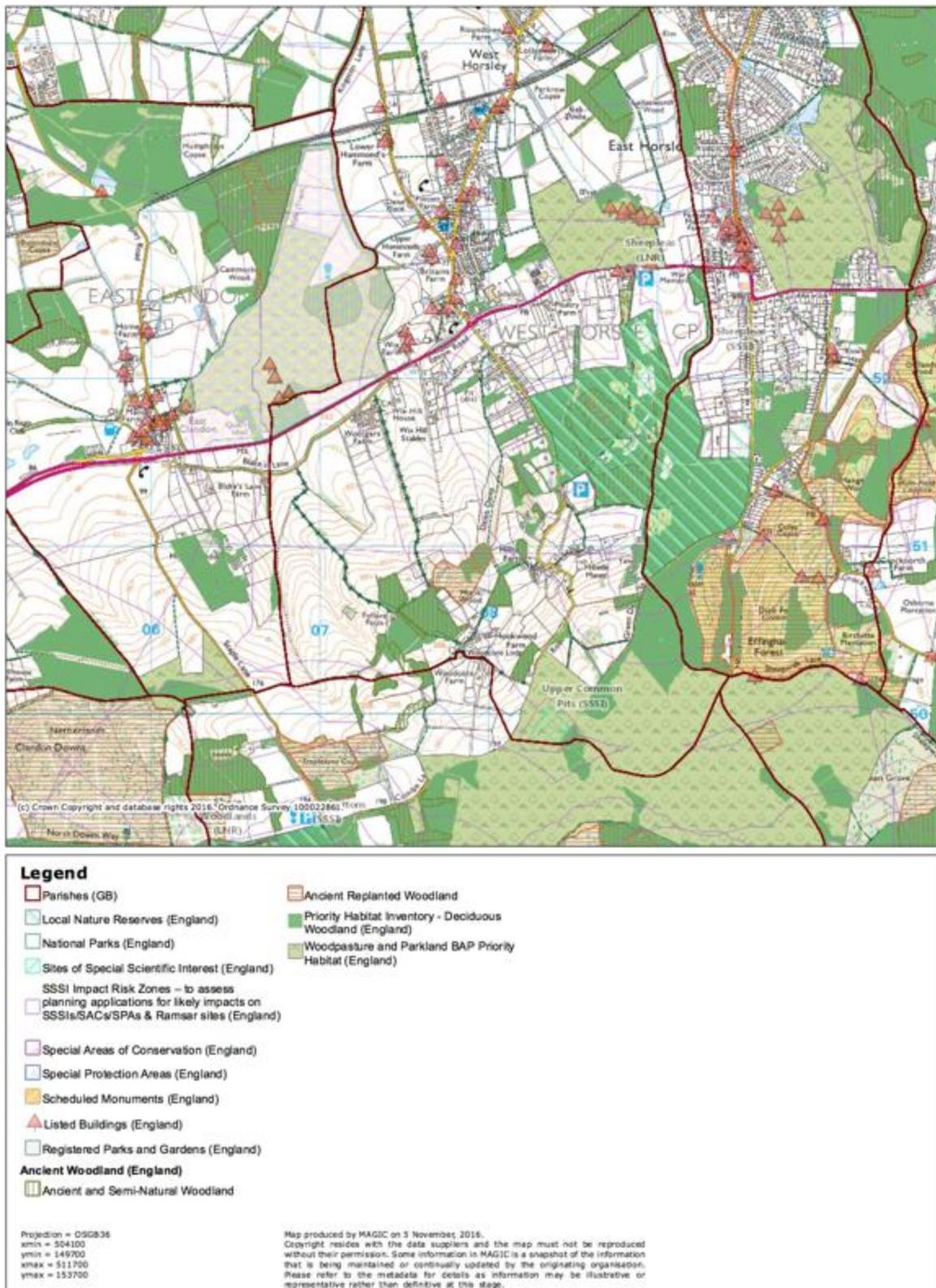
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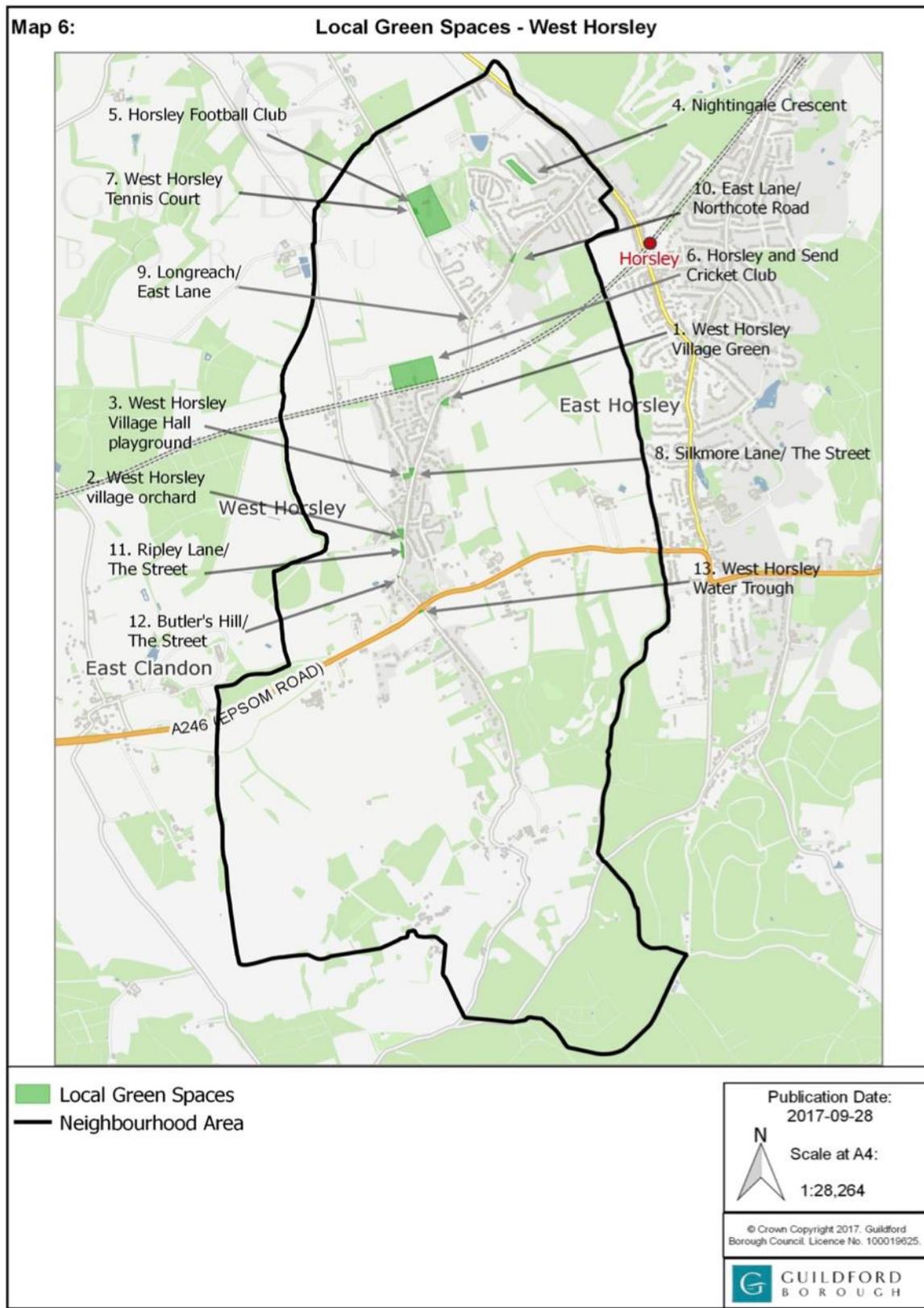
Figure 11: West Horsley Constraints Plan B



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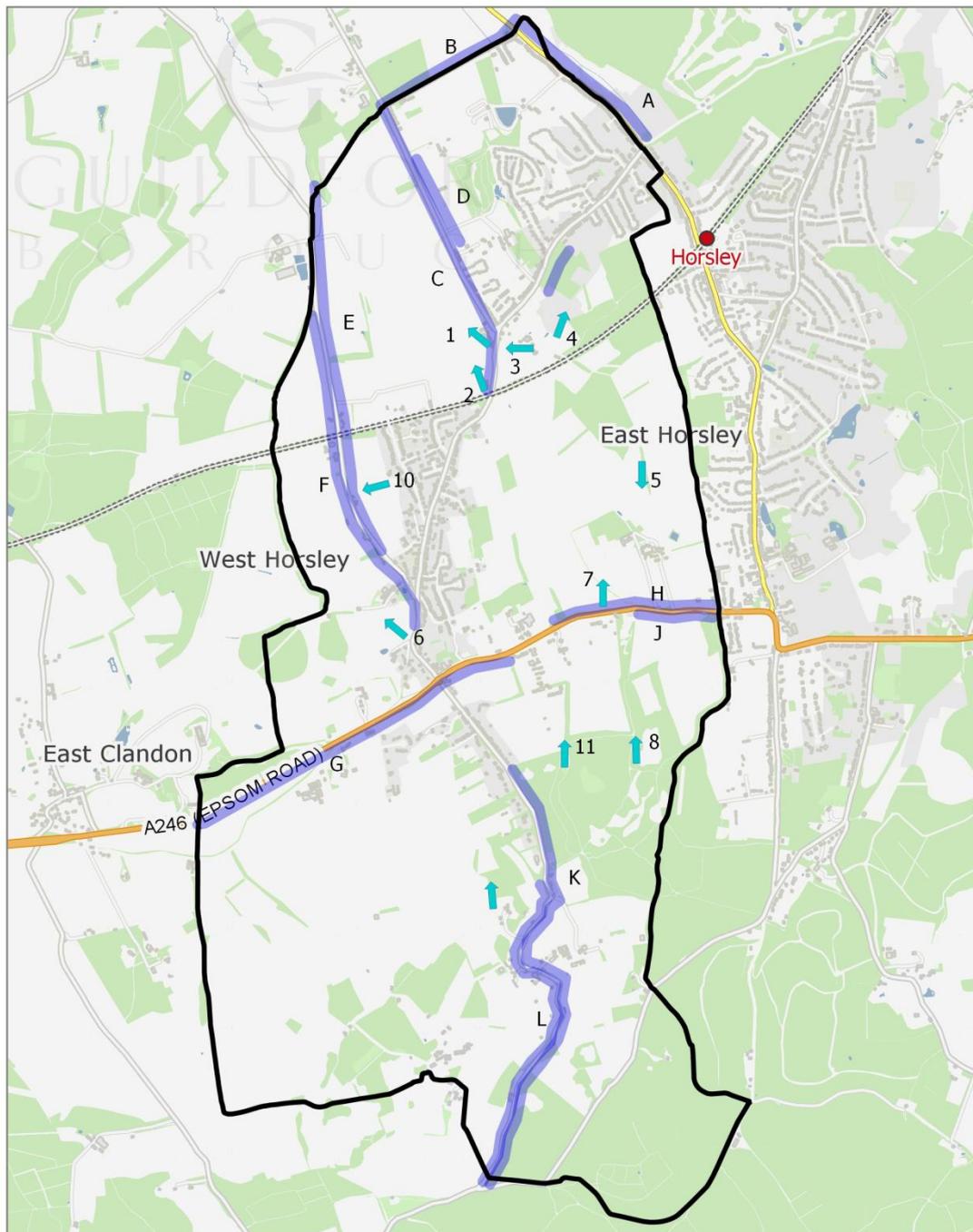
Appendix F - Additional Maps

Figure 12: Local Green Spaces in West Horsley



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Figure 13: Locally Important Views in West Horsley



-  Locally important rural views
-  Locally important roadside views
-  Neighbourhood Area

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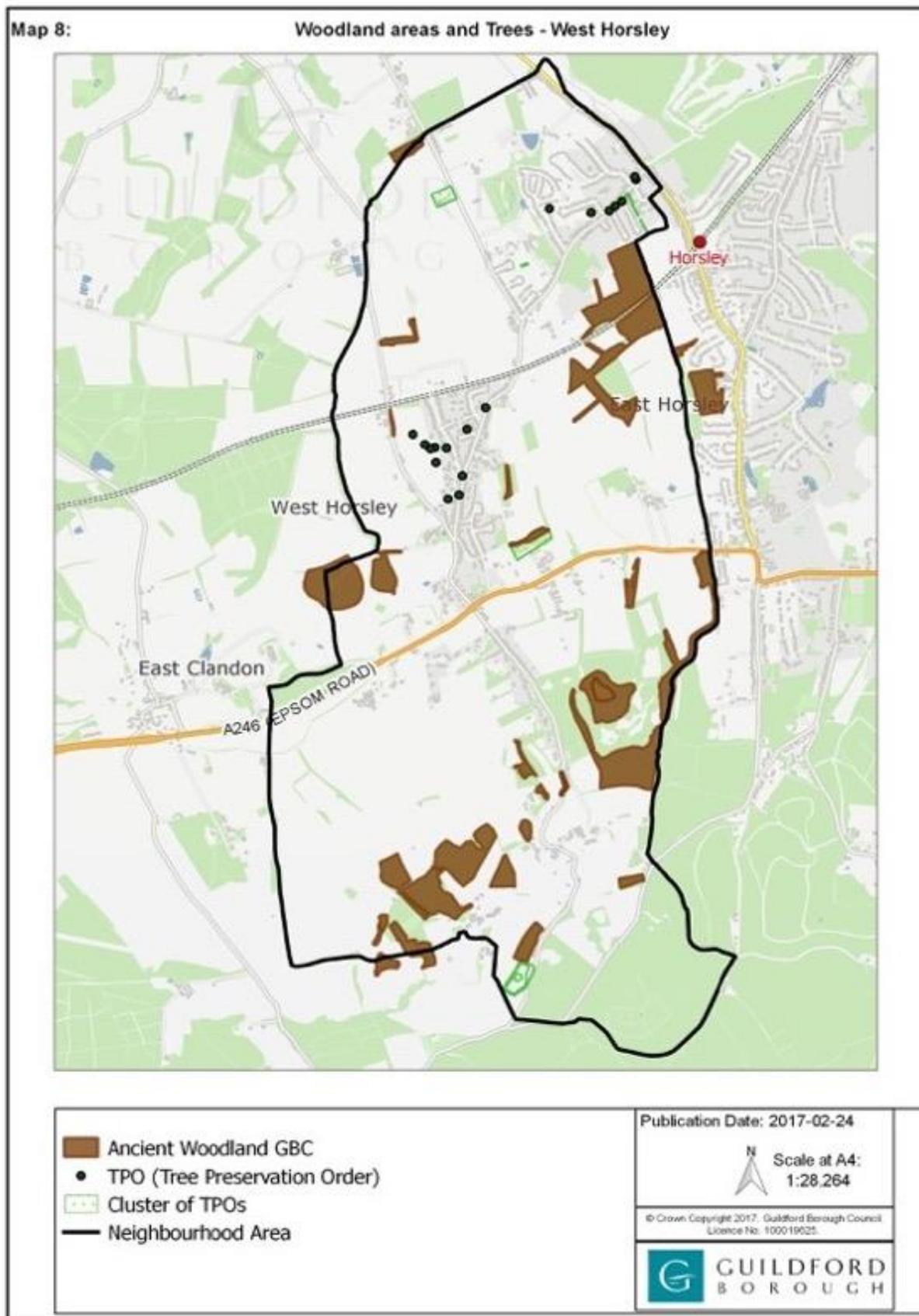
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 GUILDFORD
BOROUGH

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Figure 14: Woodland Areas and Trees in West Horsley



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West Horsley Neighbourhood Plan

Plan Produced by the West Horsley Neighbourhood Plan Steering Group.
For further information go to
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