

WEST HORSLEY

NEIGHBOURHOOD PLAN

REFERENDUM

Thursday, 22 November 2018

VOTE 'YES'

for West Horsley's Neighbourhood Plan to

- influence the mix & design quality of new development
- protect our local green spaces & community assets
- preserve our countryside & environment
- retain the special character & openness of our parish
- promote local business & infrastructure

This leaflet is issued by the West Horsley Neighbourhood Plan Steering Group.

www.westhorsleyneighbourhoodplan.org

A MESSAGE FROM THE STEERING GROUP

Introduction

West Horsley's Neighbourhood Plan (WHNP) is the result of more than three years of hard work by residents of the village who care deeply for the future of our community. Throughout its preparation the Steering Group has consulted with the community and has been advised by a professional planning consultant.

The WHNP has passed its examination by an independent planning inspector and the next and final stage is for you, the residents of West Horsley, to decide whether you want it to become part of the statutory development plan for the village up to 2033.

If a majority of you vote 'Yes' at the forthcoming referendum the WHNP will be used to help determine all future planning applications in the neighbourhood area. It will give West Horsley considerable influence over future development in the Parish.

THE VISION FOR WEST HORSLEY

"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."

We are not allowed, by the Act which introduced Neighbourhood Plans, to produce a plan that conflicts with the strategic land use policies of the development plan of our Local Planning Authority. It is therefore not possible to use the WHNP to combat the number of houses proposed by Guildford Borough Council for West Horsley. If we had, our Plan would have failed its examination and you would not now have the opportunity to either approve or disapprove of the Plan at a referendum.

We believe the proposals we have made will help to keep our village special and retain the character and openness that we value so highly. **The Steering Group encourages residents to VOTE 'YES' on Thursday 22 November.**

The Referendum

Guildford Electoral Services have now distributed voting papers for the referendum to all registered voters in West Horsley. The referendum will simply ask the question:

"Do you want Guildford Borough Council to use the neighbourhood plan for West Horsley to help it decide planning applications in the neighbourhood area?"

A majority of votes must be cast as 'YES' if the WHNP is to be adopted.

For further information and to view a copy of the Referendum Plan and supporting documents please either go to www.westhorsleyneighbourhoodplan.org or www.guildford.gov.uk/westhorsley. Alternatively, you can read a paper copy of the Plan at Horsley Library.

Contact Us

If you have any queries about the referendum or the WHNP please email us at secretarywesthorsleynsg@gmail.com.

SCHEDULE OF POLICIES

Housing & Design

WH1	West Horsley Conservation Area	Manages design quality in the Conservation Area; ensures new development reflects the area's historic development and architectural styles.
WH2	Design Management within Village Settlement	Manages design quality in the Village Settlement; protects and enhances the existing rural character of the edge of the settlement.
WH3	Design Management within Rural Areas	Manages design quality in Rural Areas; preserves the open fields and woodlands character; retains low density and traditional development form.
WH4	Housing Mix	Supports proposals to deliver open market, one, two and three bed homes and bungalows; with at least 40% affordable housing.
WH5	Rural Exception Housing	Supports proposals for small scale affordable housing developments adjoining the village settlement boundaries.

Community Assets, Infrastructure & Business Economy

WH6	Community Facilities	Identifies community facilities (buildings & land) to be protected; supports proposals to enable the facilities to remain viable community assets.
WH7	Education Provision	Conditionally supports the relocation of the Raleigh School in order to meet the future needs of the community.
WH8	Local Buildings of Historic Interest	Identifies 18 buildings of local architectural or historic interest; ensures new development makes a positive contribution to local character.
WH9	West Horsley Place	Supports development of on-site educational, musical and creative facilities.
WH10	Employment	Encourages organic growth in local employment and other economic opportunities.

Environment & Landscape

WH11	Local Green Spaces	Designates 13 green areas, providing protection from development.
WH12	Green & Blue Infrastructure	Encourages proposals which enhance existing and/or create new Green & Blue Infrastructure, including pedestrian & cycle routes.
WH13	Sustainable Urban Drainage	Encourages all new development to deliver and maintain sustainable drainage systems.
WH14	Biodiversity	Ensures, where possible, that all new development delivers a net gain in biodiversity for the parish.
WH15	Dark Skies	Aims to prevent light pollution in the parish.

WEST HORSLEY'S NEIGHBOURHOOD PLAN WILL:

Protect Local Green Spaces

Thirteen areas are designated for protection from development, including: the village green, the village orchard, the village hall playground, the recreational area at Nightingale Crescent, the tennis court, land at the Cricket Club and land at Horsley Football Club.



Retain the Character and Openness of our Parish

Our five Housing & Design policies will ensure that all new housing is in keeping with both the general character of the village and the specific character of its immediate location; and that the mix of properties meets the needs of the community.



Provide Affordable Homes for Local People

Our Housing Mix policy clearly states that one, two and three bedroom properties are desired with at least 40% of new development being affordable housing.



Protect our Environment and Landscape

We want to make sure that new development will not compromise our green and blue infrastructure network, including open spaces, woodlands, footpaths and bridleways; and that where possible, it will result in a biodiversity gain for the Parish.

Resist the Loss of Community Assets

Our Plan lists 15 community facilities that need protecting for the on-going benefit of the local community, including the football and cricket clubs, Grace & Flavour, The Wheelhouse, the Scout Hut, and the Village Hall.



Support our Local Economy

It is essential to the continued and growing health and vitality of West Horsley that local businesses, such as the proposed cultural and educational facilities at West Horsley Place, continue to be supported. Our Employment policy encourages organic growth in local employment and other economic opportunities.

PLEASE VOTE 'YES' ON 22 NOVEMBER