

Draft (at 28/09/17)

WEST HORSLEY NEIGHBOURHOOD PLAN

Density Background Paper

October 2017

INTRODUCTION

- This document has been prepared to justify the inclusion and significance of densities of currently developed residential areas within the nine character areas, as defined in the evidence base document West Horsley Character Appraisal Report (October 2017).
- West Horsley Neighbourhood Plan seeks to ensure an efficient use of land for new housing without harming the existing character of the village and its surroundings.
- We appreciate that inefficient use of land and extremely low densities for new housing development could result in the potentially avoidable loss of open countryside beyond settlement boundaries.
- That said, the Steering Group also wishes to ensure that higher densities do not result in cramped forms of development, or harm to the established character of the village and surrounding areas.
- Successful higher density development will depend upon a 'design-led' approach that respects its local context and minimises impacts on its surroundings.
- Higher densities may not be achievable in those parts of the village where existing low density development contributes to a positive sense of place and community.
- Density may also be constrained by the need to retain key heritage assets in their settings and protect important landscape features.
- On higher density developments special attention will need to be given to the layout and design of the scheme (see Policy WH3: Design Management within the Village Settlement).
- Developments on large sites will be expected to incorporate a wide range of densities, normally with the highest densities in the most accessible parts of the site and lower densities elsewhere, particularly where they lie adjacent to the rural edge.

JUSTIFICATION FOR THE INCLUSION OF DENSITY GUIDELINES IN DESIGN MANAGEMENT POLICIES WH1-3

Our policies are consistent with national and local policy guidance.

NATIONAL GUIDANCE - NPPF	
The National Planning Policy Framework (NPPF) provides the following guidance on making efficient use of land and density.	
Paragraph 47 states:	"To boost significantly the supply of housing local planning authorities should set out their own approach to housing density to reflect local circumstances ."
Paragraph 58 states:	<p>"Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.... Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> • optimise the potential of the site to accommodate development; • respond to local character and history; and • reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
Paragraph 59 states:	"....design policies should avoid unnecessary prescription or detail but should concentrate on guiding the overall scale, density, massing..."

Prior to the publication of the NPPF in 2012, policy direction regarding density was contained in Planning Policy Guidance 3 (PPG3) and this approach to minimum density was reflected in Policy H10 of the Guildford Local Plan 2003 which has now been removed from the plan and superseded by the NPPF.

Policy H10 of the Guildford Local Plan 2003 (now removed) stated:	Developments with a density of below 30 dph net will not be permitted except where higher density proposals would have an unacceptably detrimental impact on the existing character of the area.
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Since publication of the NPPF, local planning authorities have been empowered to set out their own approach to housing density to reflect local circumstances. It states that development potential of a site should be guided by the existing or emerging plan policy, including locally determined policies on density.

Guildford Borough Council's current approach to housing density is as follows:

LOCAL GUIDANCE – GUILDFORD BOROUGH COUNCIL

The Proposed Submission Local Plan: strategy and sites (2017) provides the following guidance on the character and design of new development.

Policy D4:
Character
and design of
new
development,
states:

"The purpose of this policy is to ensure that whilst seeking to promote the efficient use of land, this **does not negatively impact upon the quality of the local environment**. All new development must contribute towards achieving high quality and attractive place."

More specifically the policy states that all developments will:

- **integrate well with the natural, built and historic environment**
- respond meaningfully and sensitively to the site, its characteristics and constraints, and the street patterns, spaces around buildings, layout, grain, scale, massing, proportions, height and materials of surrounding buildings
- **ensure appropriate density to make the most efficient use of the land whilst responding to local character and context**
- conform to the nationally described space standards as set out by the Department of Communities and Local Government (DCLG).

In addition to the above, proposals for new development within inset villages areas will have particular regard to:

- the distinctive settlement pattern of the village and the **important relationship between the built development and the surrounding landscape**;
- important views of the village from the surrounding landscape;
- views within the village of local landmarks.

MEASURING DENSITY

Methods Used

Net Density	<p>Calculations include only the housing and directly associated uses:</p> <ul style="list-style-type: none">• Access roads within the site• Private garden space• Car parking areas• Incidental open space and landscaping <p>They exclude:</p> <ul style="list-style-type: none">• Major distributor roads• Schools• Open space serving a wider area• Children's play areas• Significant landscape and buffer strips
Gross Density	Calculations include all land within a residential area

Character Areas

WHNP has calculated the average gross and average net densities of residential areas in each of the nine character areas (as described in the evidence base document West Horsley Character Appraisal Report – October 2017).

These character areas apply to the design policies with the WHNP as follows:

- WH1 Design Management within the Conservation Area (Character Area 5)
- WH2 Design Management within the Settlement Areas (Character Areas 4, 5 & 8)
- WH3 Design Management within Rural Areas (Character Areas 1, 2, 3, 6, 7, 9)

Settlement Areas

There are two distinct settlements areas, as shown in the evidence base Map 1A Settlement Boundaries and on page 24 of this document. These settlement areas are made up of the following character areas:

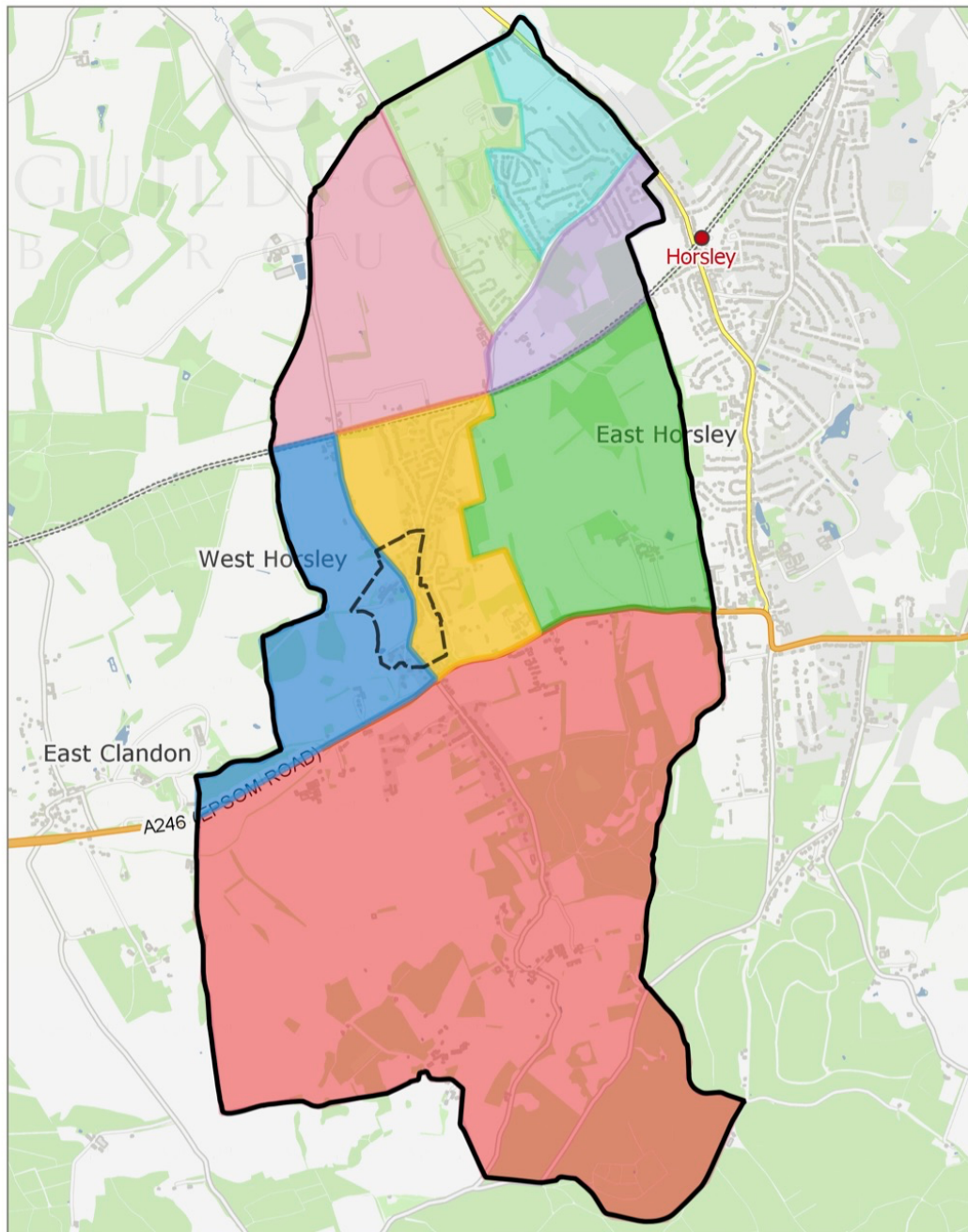
North Settlement Area: Character Areas 8 & 9

South Settlement Area: Character Area 4

MAP OF CHARACTER AREAS

Map 1B:

Character Assessment Areas - West Horsley



- | | |
|--|---|
| Area 1 - South of A246 | Area 6 - Long Reach (W) |
| Area 2 - West Horsley Place | Area 7 - Long Reach (E) |
| Area 3 - Hatchlands | Area 8 - East Lane (N) |
| Area 4 - The Street | Area 9 - East Lane (S) |
| Area 5 - Conservation Area | Neighbourhood Area |

Publication Date:
2017-09-29



Scale at A4:
1:28,264

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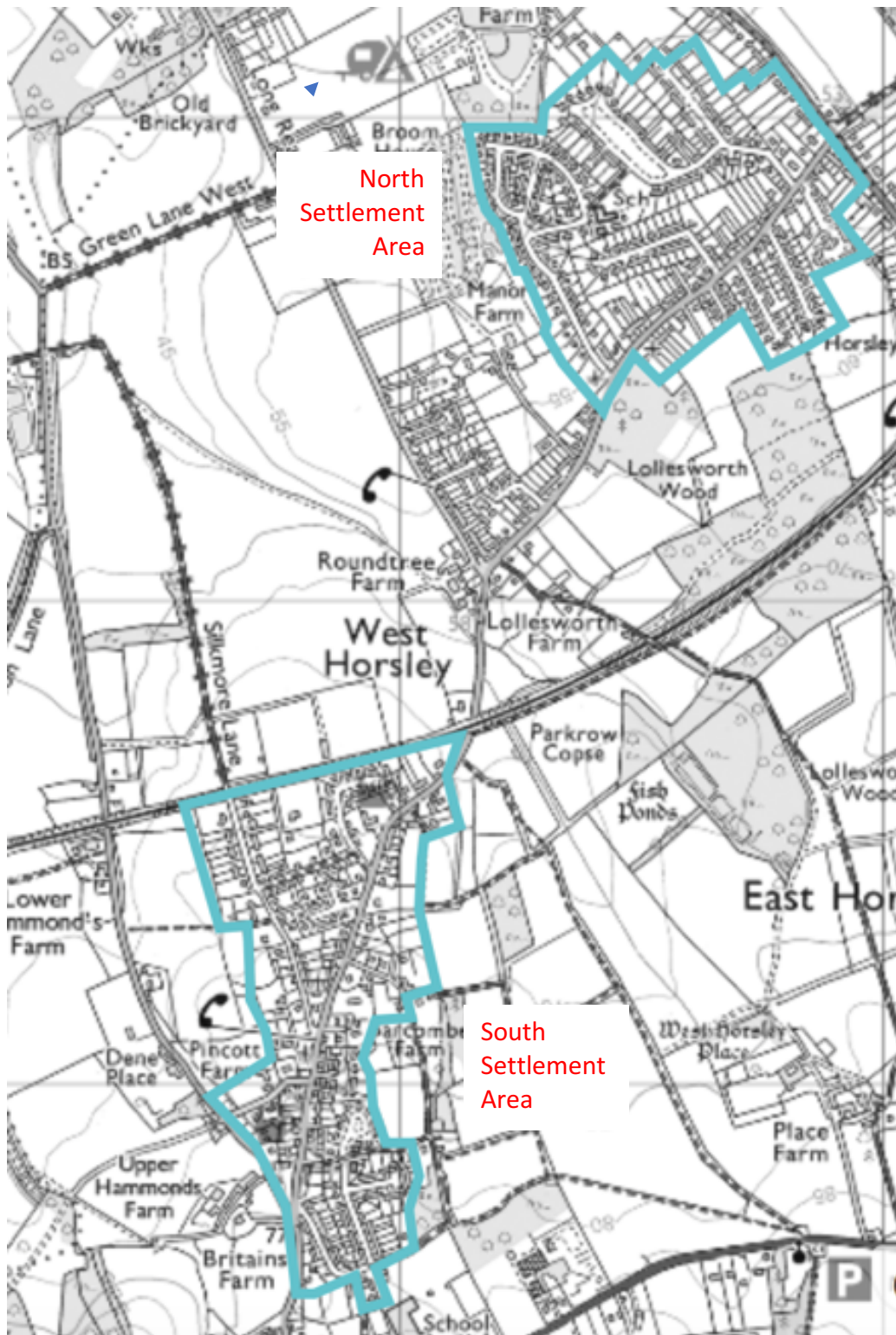
AVERAGE GROSS AND NET DENSITIES OF THE WEST HORSLEY CHARACTER AREAS

Character Area	Average Net Density in the currently developed areas (dph)	Average Gross Density in the Character Areas (dph)
1 - South of A246	3.4	2.8
2 - West Horsley Place	n/a	n/a
3 - Hatchlands	4.6	4.1
4 - The Street	14.6	11.8
5 - Conservation Area	19.6	13.4
6 - Long Reach (W)	n/a	n/a
7 - Long Reach (E)	16.4	14.3
8 - East Lane (N)	13.5	10.4
9 - East Lane (S)	14.7	12.1

Within each character area net density varies significantly, as can be seen in the following calculation workings (pages 8 – 22 of this document).

WHNP Policy	Average net density	Lowest net density	Highest net density
WH1 - Conservation Area	19.6	15.6	44.0
WH2 - Settlement Area	14.5	7.2	30
WH3 - Rural Area	6.5	1.3	16.5

MAP OF SETTLEMENT AREAS



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AVERAGE GROSS DENSITIES FOR THE SETTLEMENT AREAS

	North Settlement Area (Character Areas 8 & 9)	South Settlement Area (Character Area 4)
Total area measured: (ha)	32.3	26.2
Number of houses:	349	310
Average gross density (dph)	10.8	11.8

AVERAGE NET DENSITIES FOR THE SETTLEMENT AREAS

	North Settlement Area (Character Areas 8 & 9)	South Settlement Area (Character Area 4)
Total area measured: (ha)	25.2	21.2
Number of houses:	349	310
Average gross density (dph)	13.8	14.6

CURRENT GBC PROPOSED STRATEGIC ALLOCATIONS

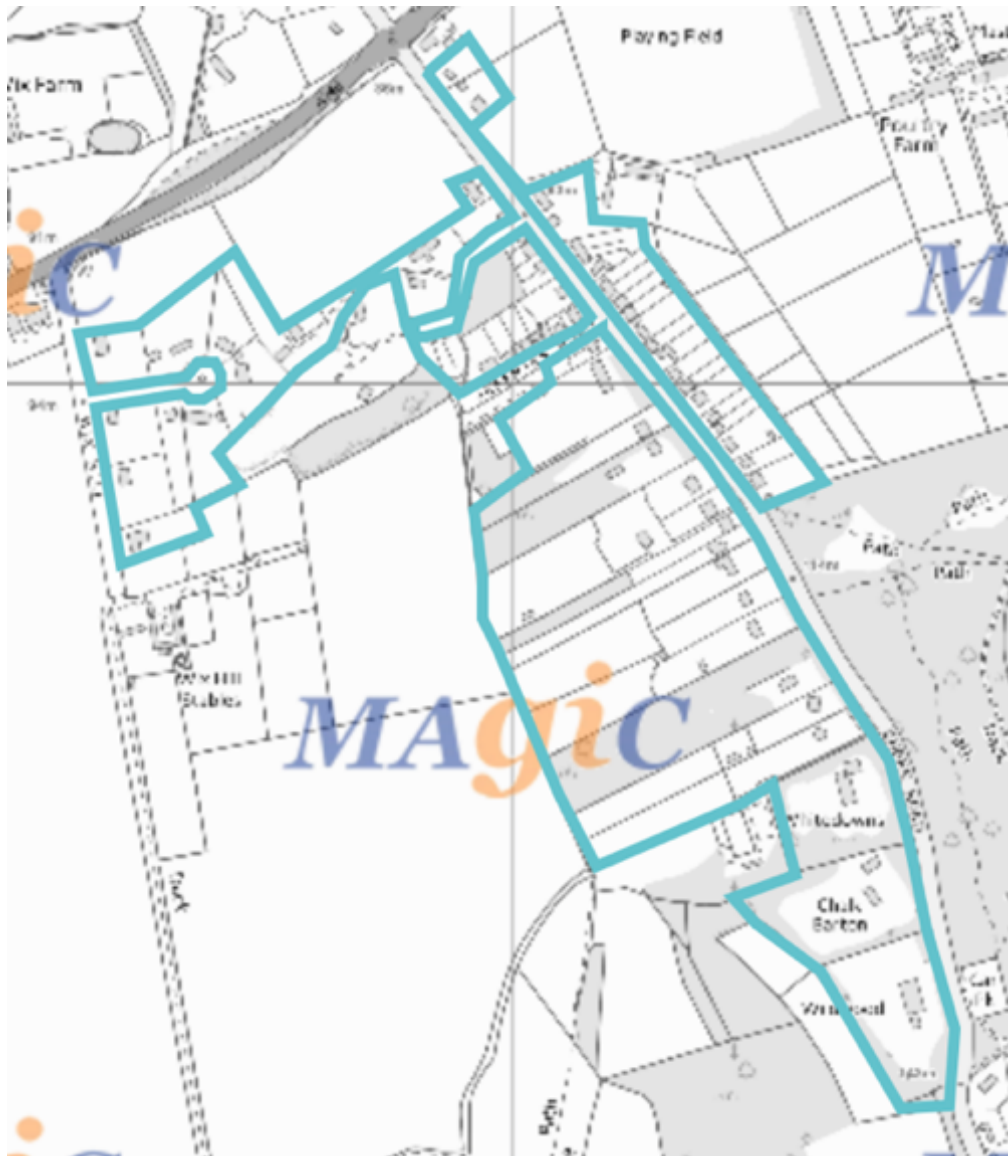
The following sites have been identified for development and included in Guildford Borough's Proposed Submission Local Plan: strategy and sites (2017).

The table below identifies in which character area the proposed sites sit and compares the proposed densities of these sites with the average gross densities of the relevant character area.

Policy Site Description	Area (ha)	Allocation (homes)	Proposed Gross Density of Site (dph)	Character Area in which site is located	Current Average Gross Density of Character Area (dph)
A 37 Land at and to the rear of Bell & Colville	1.4	34	24.2	Settlement Area 4	11.8
A 38 Land to the west of West Horsley (Manor Farm)	8.4	135	16.0	Settlement Area 4	11.8
A 39 Land near Horsley railway station	5.7	100	17.5	Rural Area 9	12.1
A40 Land to the north of West Horsley (Waterloo Farm)	8.0	120	15	Rural Area 8	10.4 ph

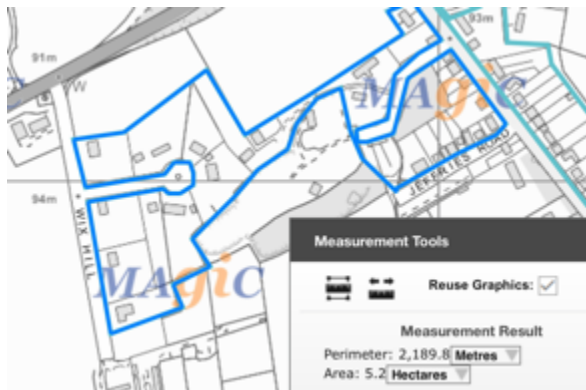
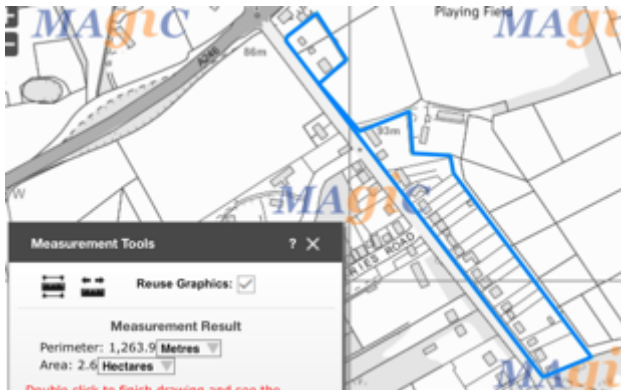

CALCULATION OF NET DENSITIES WITHIN THE CHARACTER AREAS

CHARACTER AREA 1 – SOUTH OF THE A246



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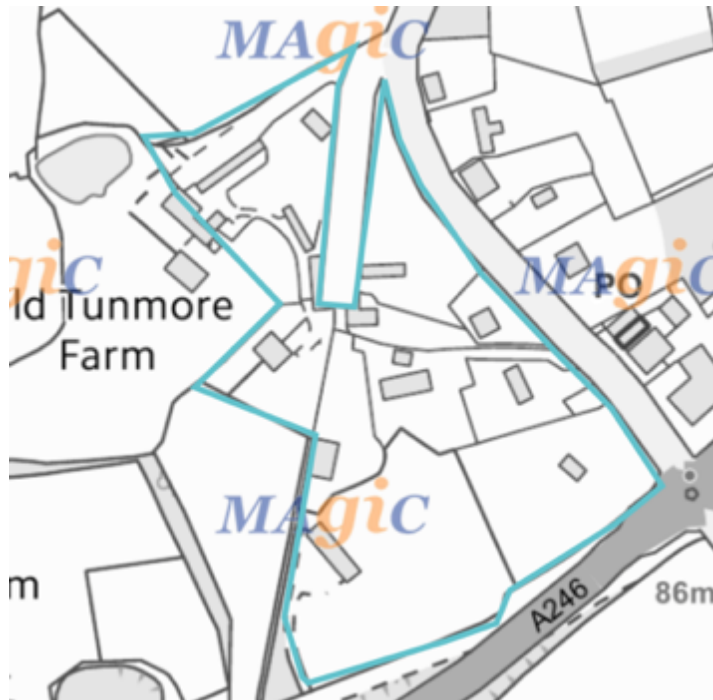
Total area measured	21.7 hectares
Total number of dwellings	74
Average net density in Character Area 1	3.4 dph

CHARACTER AREA 1 – SOUTH OF A246	Area in Hectares	No. of homes	Net density of area
	5.2	34	6.5
	2.6	21	8
	13.9	19	1.3

CHARACTER AREA 2 – WEST HORSLEY PLACE

Calculations not applicable

CHARACTER AREA 3 – HATCHLANDS

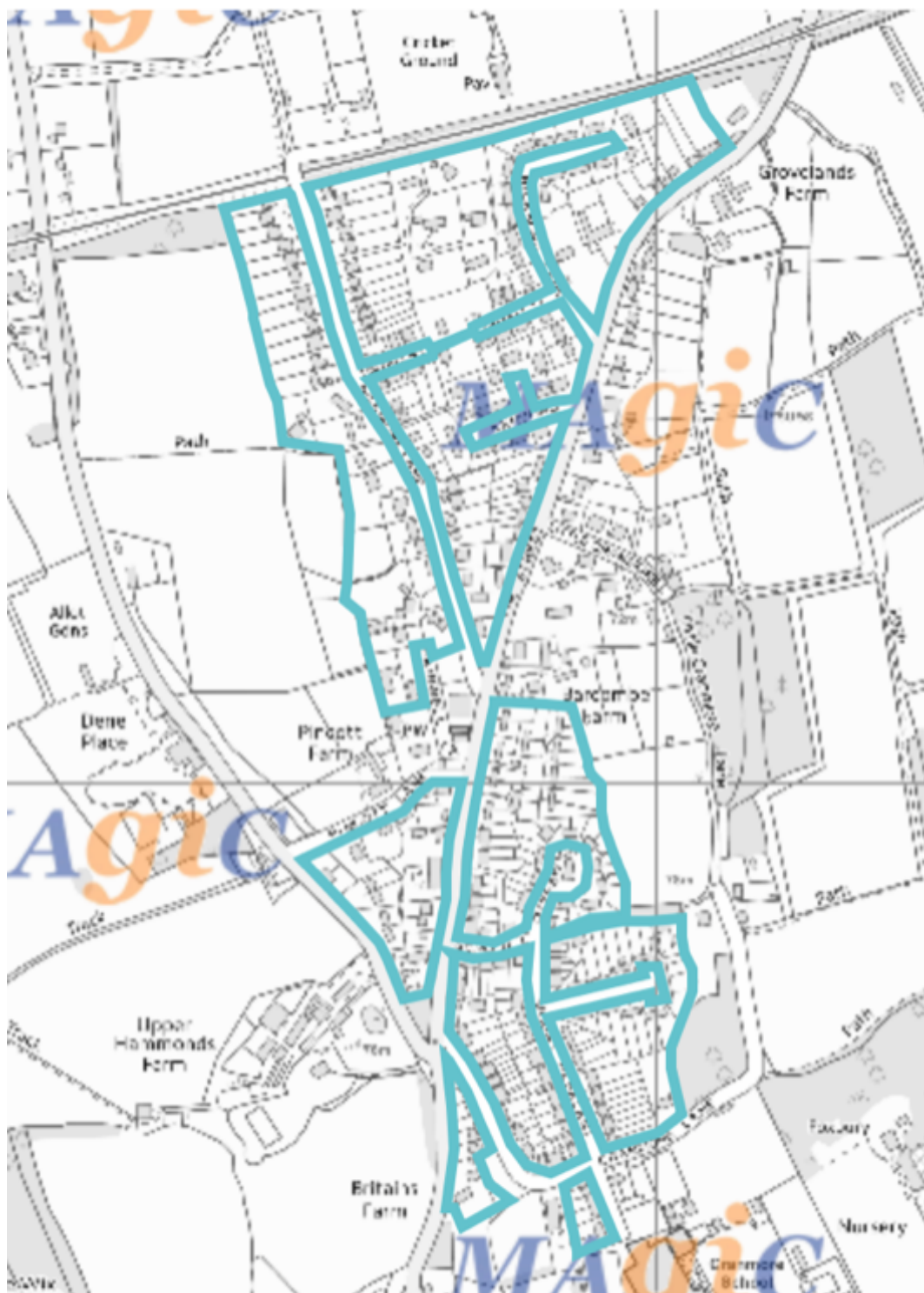


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Total area measured	2.8 hectares
Number of dwellings	13
Average net density of Character Area 3	4.6 dph

CHARACTER AREA 3 - HATCHLANDS	Area in Hectares	No. of homes	Net density of area
	2.8	13	4.6

CHARACTER AREA 4 – THE STREET



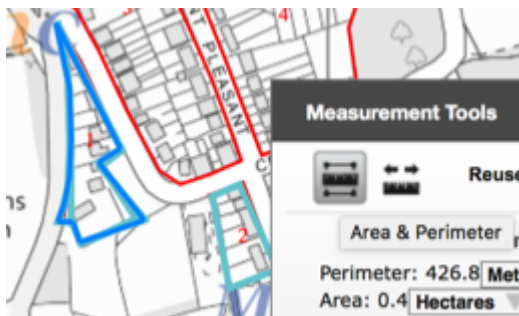
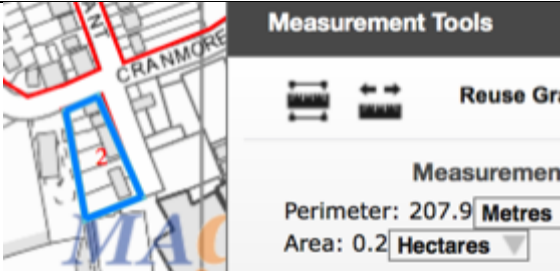

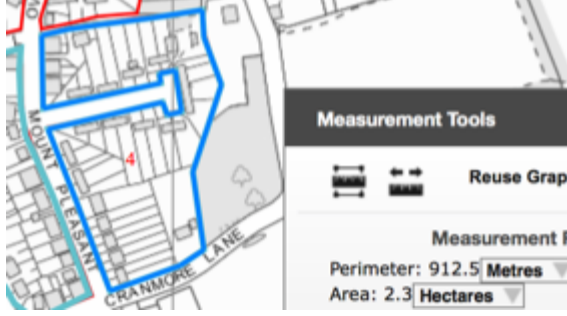
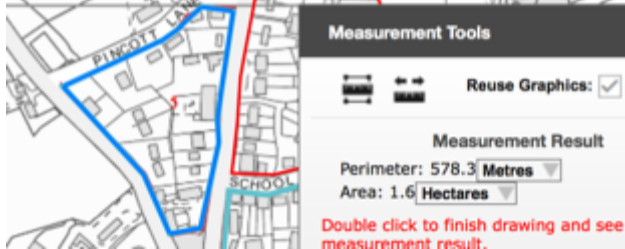
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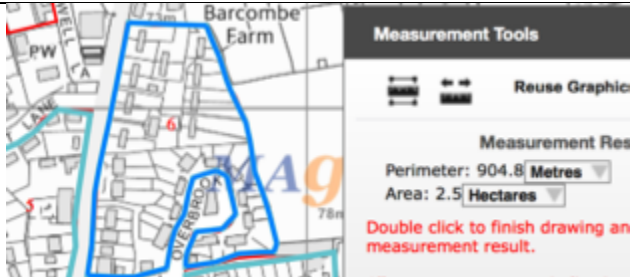

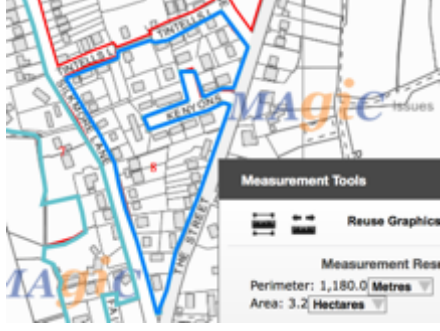

Total area measured
Number of dwellings

21.2 hectares
310

Average net density of Character Area 4

14.6 dph

	CHARACTER AREA 4 – THE STREET	Area in Hectares	No. homes in Area	Net Density of Area
1		0.4	8	20
2		0.2	6	30
3		1.6	47	29.4
4		2.3	41	17.8
5		1.6	25	15.6

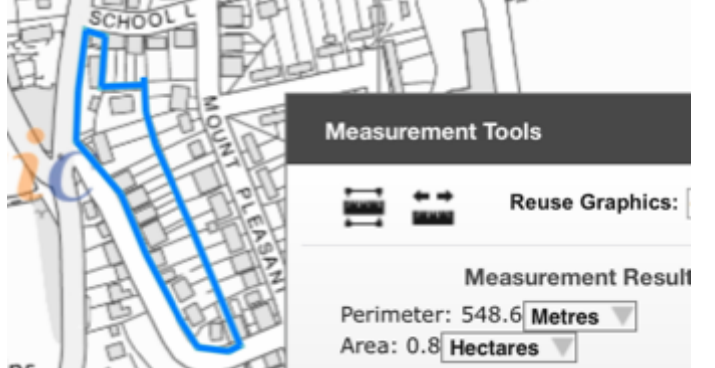
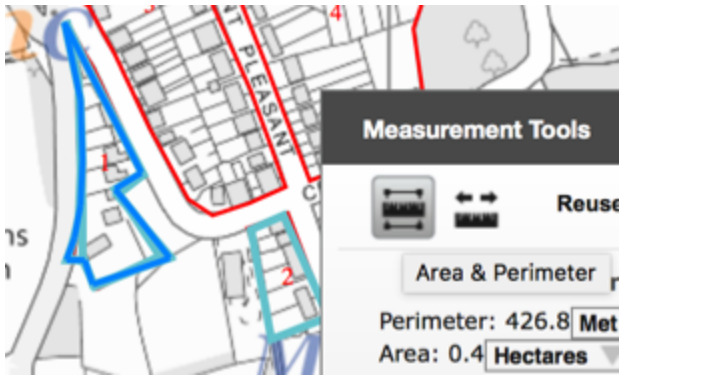
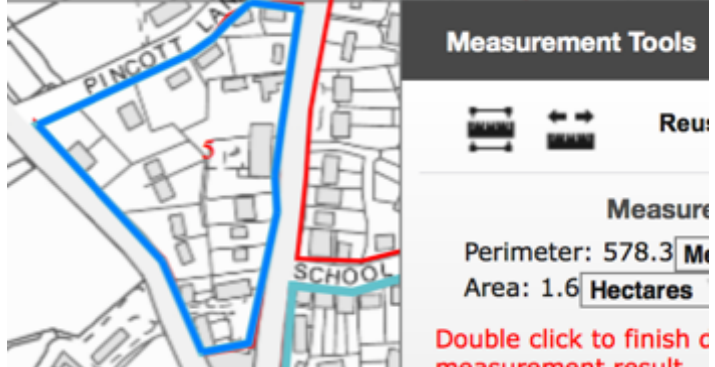
6		2.5	53	21.2
7		3.6	26	7.2
8		3.2	50	15.6
9		5.8	54	9.3

CHARACTER AREA 5 – CONSERVATION AREA



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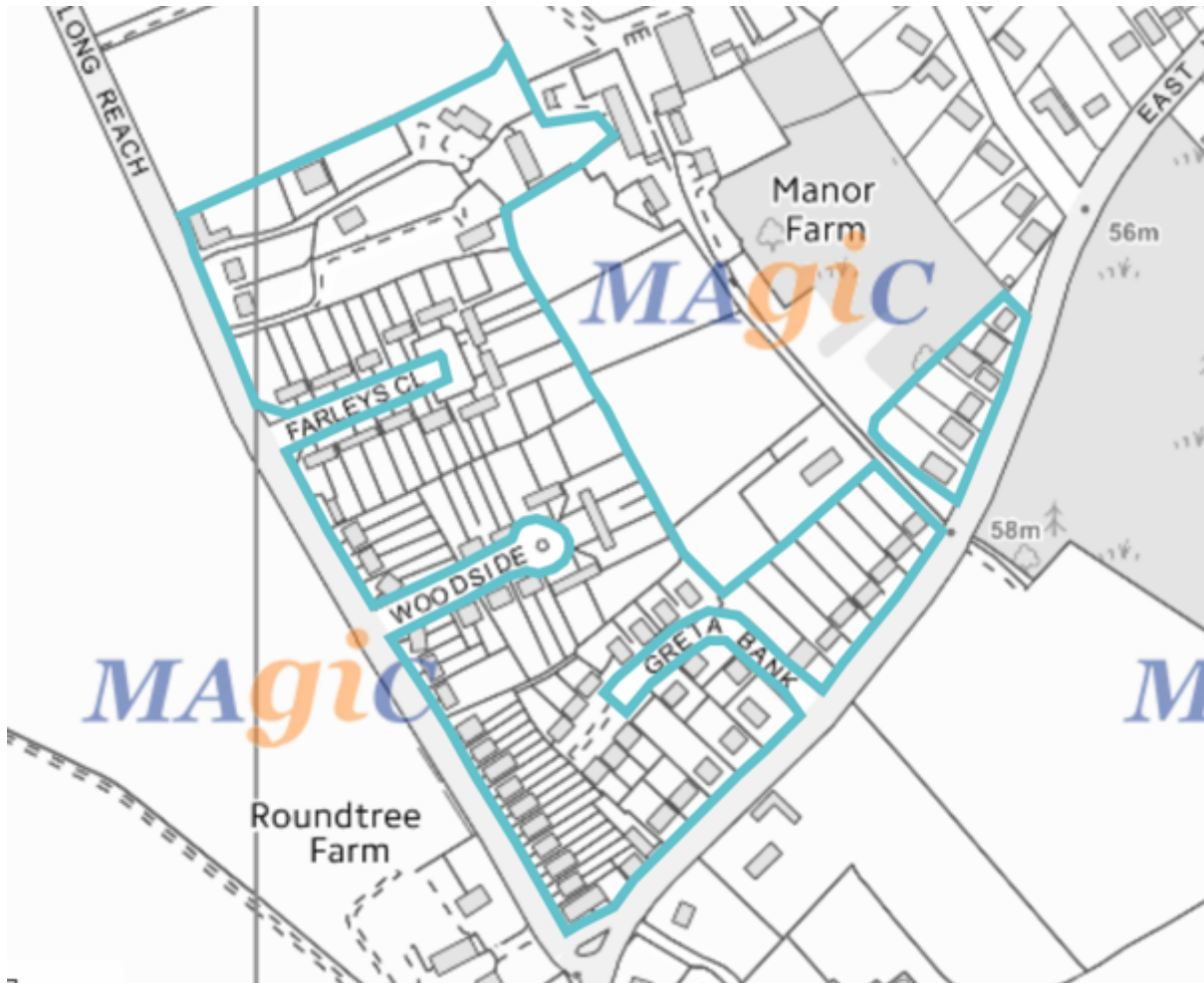
Total area measured	2.8 hectares
Number of houses	55
Average net density of Character Area 5	19.6 dph

CHARACTER AREA 5 – CONSERVATION AREA	Area in Hectares	No. of homes	Net density of area
	0.8	22	44
	0.4	8	20
	1.6	25	15.6

CHARACTER AREA 6 – LONG REACH (W)

Calculations not applicable

CHARACTER AREA 7 – LONG REACH (E)



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Total area measured

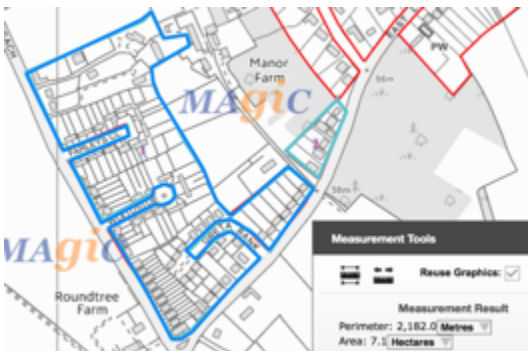
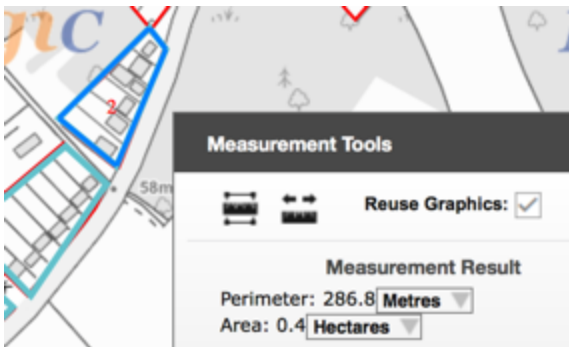
7.5 hectares

Number of houses

123

Average net density in Character Area 7

16.4 dph

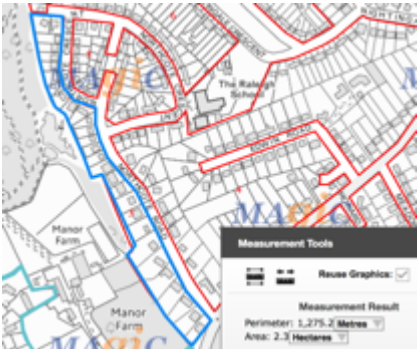

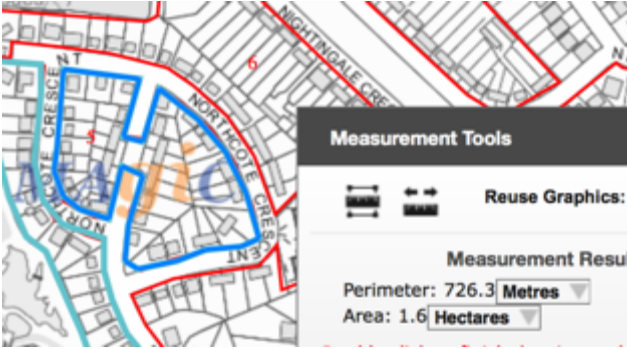

	CHARACTER AREA 7 – LONG REACH (E)	Area in Hectares	No. homes in Area	Net Density of Area
1		7.1	117	16.5
2		0.4	6	15

CHARACTER AREA 8 – EAST LANE (N)



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Total area measured	18.6 hectares
Number of houses	252
Average net density in Character Area 8	13.5 dph

	CHARACTER AREA 8 – EAST LANE (N)	Area in Hectares	No. homes in Area	Net Density of Area
1		2.3	29	12.6
2		10.0	98	9.8
3		1.6	40	25
4		4.7	85	12.3

CHARACTER AREA 9 – EAST LANE (S)



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Total area measured


6.6 hectares

Number of houses

97



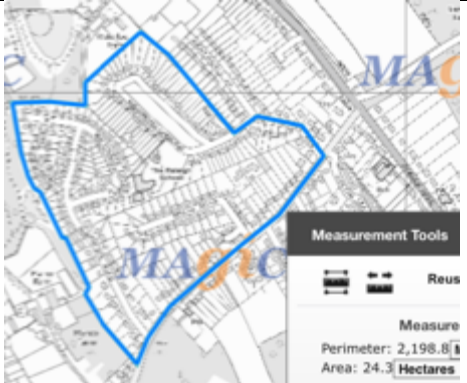

Average net density in Character Area 9

14.7 dph

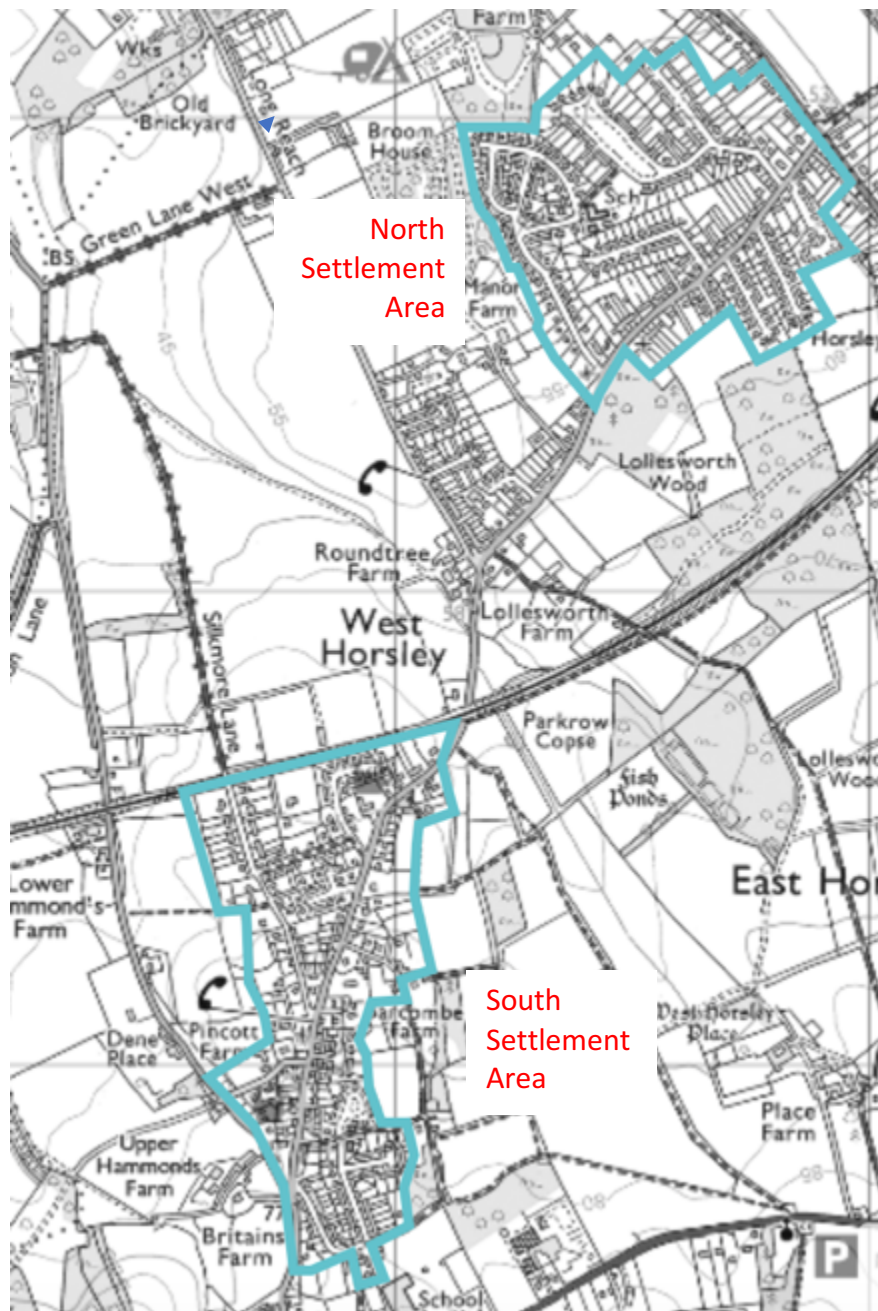
	CHARACTER AREA 9 – EAST LANE (S)	Area in Hectares	No. homes in Area	Net Density of Area
1		6.6	97	14.7

AVERAGE GROSS DENSITY BY CHARACTER AREA

Area	Map showing area measured	Area (hectares)	No. dwellings	Average Gross Density
1		25.9	74	2.8
2		n/a	n/a	n/a
3		3.2	13	4.1
4		26.2	310	11.8

5		4.1	55	13.4
6		n/a	n/a	n/a
7		8.7	123	14.3
8		24.3	252	10.4
9		8.0	97	12.1

CALCULATING AVERAGE GROSS DENSITY FOR THE SETTLEMENT AREAS



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	North Settlement Area (Character Areas 8 & 9)	South Settlement Area (Character Area 4)
Total area measured: (ha)	32.3	26.2
Number of houses:	349	310
Average gross density (dph)	10.8	11.8