

WEST HORSLEY NEIGHBOURHOOD PLAN

COMMUNITY ASSETS, INFRASTRUCTURE & BUSINESS ECONOMY REPORT

OCTOBER 2017

INTRODUCTION

1. There are three strings to this sub-group's considerations, which are intended to form part of the evidence base in support of the draft policy proposals for the West Horsley Neighbourhood Plan to be prepared by O'Neill Homer. The West Horsley Neighbourhood Area follows the boundary of West Horsley Parish, which is depicted on the following map:



String 1 - Community Assets

2. These are those elements of West Horsley which define the identity, character and history of the village, and provide a foundation and/or a service to the local community, and which are thus an essential part of its fabric. They range from Listed Buildings and houses of special character to AONB's and local green spaces, from sports and leisure facilities to social and pastoral centres, and which together make up the special environment and dynamic of West Horsley which is so valued and cherished by its residents.
3. The essential nature of West Horsley, and which sets it apart and distinct from its near neighbour East Horsley in particular, is founded in its historical roots and heritage going back several centuries, and in its rural setting. The present community has immersed itself within and become part of this fabric; it is essential that any future developments do likewise, adding to the vibrancy and health of the community but in recognition of its unique environment and without detriment to its core values.

String 2 – Infrastructure

4. The infrastructure of West Horsley is the framework upon which the village is constructed, the skeleton upon which the flesh and sinew of a living and breathing community is formed, and it comprises the links and connections between its various parts to aid its functionality and health, including drainage.
5. This skeleton has a spine essentially passing north to south along East Lane, The Street and Shere Road, with ribs and limbs reaching out to open fields and woodlands, farms, allotments, residential enclaves, and community facilities such as churches, public houses, meeting places including the village hall, sports and recreation areas, etc.
6. The arterial routes bringing people to and from the village by road are the A246 Guildford/Epsom Road to the south and Ockham Road from the north, down which and along the spine pass the infrequent local bus services. There is also a network of country roads and lanes criss-crossing the parish such as Ripley Lane and Long Reach, which provide local connections to adjoining villages such as Ripley, Ockham, Shere and The Clandons; there are few pavements along these roads, but rather a network of footpaths, permissive ways and cycle tracks, although more prolific in the southern parts of the village. A rail service passes east to west through West Horsley, with Horsley station sited in East Horsley and serving both parishes.
7. Other elements of the infrastructure include community facilities such as the Horsley Medical Centre and the village library, both of which are shared with our near neighbours at East Horsley.

String 3 - Business and Economy

8. There are several sizeable businesses operating within West Horsley which include: Cranmore and Raleigh Schools; the Montessori nursery school (Footprints); King William IV and Barley Mow public houses; Squires Garden Centre; Dene Place Care Home; Bell and Colvill motor centre and West Horsley Motor Works. Grange Park Opera is presently under construction at West Horsley Place. A number of smaller businesses offering public access are also based in the parish and are located at the south end of The Street, including Charles Pain convenience store (soon to close), a dental practice, and Hookwood chiropractic clinic - the local sub Post Office was lost to the village about 12 months ago and is now converted to flats. There are also various sole traders who work from small premises or from home.
9. These businesses provide the life blood of the local economy, and offer employment and custom both to the village itself and to the wider community. Their continuation is considered vital to the health of West Horsley, and the recent and pending loss of key contributors is detrimental, keenly felt and mourned. The preservation of such business assets is worthy of substantial support, as is the opportunity to encourage organic growth and to aspire to future enterprises.

OBJECTIVES

Listed Buildings and Houses of Special Character

10. To protect, preserve and maintain the numerous Listed Buildings and houses of special character in West Horsley. Where any development is proposed, such as at West Horsley Place, this to be designed and performed strictly to this agenda, for the benefit of that property in particular and for the village and community benefit overall.
11. To promote those houses, etc known to be of special character onto the local list kept by Guildford Borough Council - there are no such properties locally listed at present.
12. To promote selected houses, etc of special character to full Listed Building status.

Open Spaces, Fields, Woodlands and AONB's

13. To protect, preserve and maintain the rural nature and dynamic of West Horsley, and to prohibit inappropriate developments either over such land, and/or to the detriment of the views and facilities presently enjoyed by the local community.
14. Specifically, to protect and preserve those areas falling within designated Green Belt status; open spaces, parkland, green space, trees and hedges; and the open aspect and natural green spaces along East Lane, Long Reach and Ockham Road North.
15. To support in principle the proposed provision of SANGs (Suitable Alternative Natural Green Spaces) within West Horsley, provided that equal consideration is also given to the preservation of 'wildlife corridors' where the natural habitat would not be threatened by SANG activities such as dog walking.

Spiritual and Pastoral

16. To protect, preserve and maintain the fabric of spiritual life and of pastoral care and facilities within West Horsley.
17. To enable existing places of worship to continue and thrive, with their associated community facilities being adequate and appropriate for current and future need.
18. To create and erect a Memorial to the fallen from World Wars 1 and 2 and all subsequent conflicts to the present day on an appropriate site within the Village.

Educational

19. To encourage and support proposals that develop and enhance educational facilities and opportunities for the people of West Horsley.
20. It is known that the Raleigh School is heavily over-subscribed; 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.
21. It is known that the Raleigh School historically feeds into the Howard of Effingham, being the most local senior school; it is strongly considered that West Horsley parents should have the opportunity for their children to attend the local senior school if that is their preference.
22. To encourage and support the ability of families and children to be able to walk or cycle to and from school rather than be reliant on motor transport.
23. To encourage, support and promote learning across all ages, as it is recognised that community learning should not only be confined to schools for children; local residents should have the option of benefiting from life-long educational opportunities.
24. With the restoration, refurbishment and development of West Horsley Place and associated buildings, to encourage and support the development of on-site educational, musical and creative facilities associated with the visual and performing arts.

Sports and Leisure

25. To retain and improve the existing sports facilities in the village.
26. To encourage the continued development of extended facilities at Horsley & Send Cricket Club, Horsley Football Club, and the adjacent tennis court, to serve both men and women, and boys and girls across all appropriate ages, in training, practice, match play and tournaments.
27. To encourage and support the provision of new cultural facilities within the village, such as those presently proposed at West Horsley Place, and of new and improved facilities where those have fallen into disrepair or out of use such as at the Goodhart Rendel Hall (previously occupied by the Royal British Legion), and/or at other appropriate sites which may become available.

Infrastructure

28. To ensure that the existing infrastructure is capable of supporting and servicing any proposed new developments in West Horsley.

29. To encourage and support proposals which improve and extend public footpaths and cycle ways in West Horsley, particularly in the northern half of the village. One such potential route is indicated on the following map, which would provide a safe pedestrian/cycle passage from the northern side of the railway line at Ripley Lane travelling east to the bridge over The Street, and thereby connecting to the current way along the south of the railway line through to East Horsley village hall, Horsley Medical Centre, the shops at Station Parade and Horsley railway station.



30. To discourage development proposals which place an unreasonable burden on the existing infrastructure of West Horsley, without allied and appropriate contributions to the development and support of the green infrastructure network.
31. To promote increased provision for road safety within the village, including traffic calming measures, particularly for the benefit of pedestrians and cyclists, and to ensure the adequate development and maintenance of appropriate drainage systems, and the adequate maintenance of existing pavements.
32. To support the continuance of the present facilities at Horsley Medical Centre so as to be capable of serving the residents of West Horsley and, particularly if the population is to increase, the potential establishment of a branch surgery in West Horsley to assist with overcrowding.
33. To support funds allocated by Guildford Borough Council under LRN22 (currently estimated at £1m for both East and West Horsley) in effecting flood prevention measures consequent to new developments, and in implementing appropriate traffic calming schemes to reduce vehicle speeds, particularly along Ockham Road North as it approaches West Horsley, Ripley Lane, and Long Reach. Schemes to potentially urbanise West Horsley by such as road widening, new pavement provisions, and additional street lighting, will not be supported.
34. To resist the potential provision of formal cycle lanes along the roads of West Horsley (such as GBC presently moot via scheme AM3 to serve a Wisley Airfield development), which would further limit road width and be to the potential detriment of overall road safety.

Business and Economy

35. To encourage and support within West Horsley the continuance of existing businesses, and to aspire to the replacement of those essential services which have been lost to the village (eg the sub Post Office), and the provision of new services and facilities for community benefit.
36. To encourage and support West Horsley self-sufficiency insofar as is practicable, including community health, vibrancy, economic viability, sustainable expansion and social integration.
37. To encourage and support the conversion and/or further development of appropriate B1 class uses within available existing properties, such as below otherwise residential accommodation, flexible start-ups, work/home environments, etc, where such conversions, developments and/or changes of use are of tangible benefit to the community.

EVIDENCE BASE

Listed Buildings

38. There are two Grade I Listed buildings in West Horsley, being St. Mary's Church (11th / 12th Century) and West Horsley Place (16th Century Tudor), and there are 41 other Grade II Listed buildings and other structures in and around the Parish. The identity of each of these is scheduled at the supporting document Listed Buildings in West Horsley, and the following map shows their locations:



39. West Horsley Place is currently undergoing a Planning approved development by Grange Park Opera under the Mary Roxburghe Trust, an enterprise for which there is substantial support from within the West Horsley community. The stated objectives of the Trust to advance and encourage the performing and visual arts, together with a sympathetic restoration of the house and its outbuildings, are strongly supported. 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.
40. A schedule of these Listed buildings in West Horsley is appended here, including photographs and detailed notes as to age, style and prized assets.

Houses of Special Character

41. In addition, there are a further 19 historic "houses of special character", and the identity of each of these is also scheduled at the Appendix here, with the following map showing their locations:
42. A schedule of these significant but presently un-Listed houses in West Horsley is appended here, including photographs and notes as to prized assets.
43. Worthy unaccredited additions to this list include the flint faced 1870's built Parish Reading Room (now a private house) off School Lane, the Victorian buildings of Old St Mary's off Ripley Lane, and the terrace of Victorian cottages extended by 1930's and 1950's built houses along the southern end of Long Reach.

Open Spaces, Fields, Woodlands and AONB's

44. These assets are at the very core of the setting of the village of West Horsley, such that there is a specific sub-group of Environment and Landscape who are making a similar presentation, and to whose detailed product and evidence the reader is referred.



45. Readers are referred to the content of the evidence base of the Environment and Landscape sub-group for details of specific sites.
46. A schedule of Tree Preservation Orders in West Horsley is appended here.

Spiritual and Pastoral

47. St Mary's provides the hub of the Anglican Christian community in West Horsley from its location on the Guildford/Epsom Road (A246), with added facilities at The Wheelhouse on East Lane with The Rectory beside, and it supports the Grace and Flavour community gardens located on Ripley Lane.



48. There is also a Methodist Church on The Street adjacent the village hall, adjoined by a building known as The Wesley Room, and their input to the Neighbourhood Plan is currently awaited. A Roman Catholic church on the corner of East Lane and Northcote Road was deconsecrated and subsequently demolished some years ago, and residential housing is now on this site.

49. St Mary's have been asked to advise whether they consider that the churchyard will be able to offer sufficient burial facility over the next 15 years or so, and they now report that the Bishop of Dorking is due to consecrate an additional 45 burial plots at the end of October; it is not therefore anticipated that additional land is likely to be required for burial purposes over the life of this plan. Other burial grounds exist in neighbouring surrounds, including at St Martin's church in East Horsley, and there is a newly established Humanist site in West Clandon. There are crematoria gardens of remembrance at Leatherhead and Guildford.



50. There are a variety of community activities and services run by respective Churches through worship, care and support, that provide residents with a range of opportunities for pastoral care, friendship, exercise, well-being and recreation. Two particular examples are Grace & Flavour and the Wheel of Care. All these activities provide a rich tapestry in West Horsley, which the Neighbourhood Plan wishes to recognise, support and see continue.

51. Grace and Flavour is a community project sited on grounds extending to some 3 acres owned by The National Trust, next to Dene Place Nursing Home on Ripley Lane. It is a much-valued facility in West Horsley, which gives residents a social outlet, the opportunity for small scale organic vegetable, etc produce, and also provides a habitat for birds and other wildlife which may be otherwise threatened.

52. The Wheelhouse offers a community facility to house and accommodate activities such as mums and toddlers (Noah's Ark), music and dancing classes and events, etc. The condition of this facility has deteriorated, however, to the extent that some past activities have had to relocate to alternative premises, i.e. the Sunday family service and the Sunday school. It is understood that the Parochial Church Council is considering the future development opportunities for The Wheelhouse against projected need and resources. The Neighbourhood Plan would support renovation and/or redevelopment of this facility, such that the desired activities might be restored/provided in West Horsley.

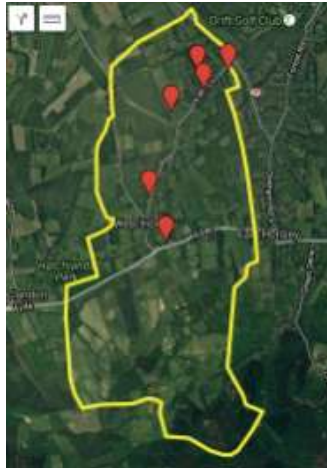
53. The Wheel of Care is a registered charity offering support and assistance to those in need by volunteer members of the local community. It is administered by St Mary's parish office from The Rectory beside The Wheelhouse.

54. West Horsley village hall is located centrally in the village on The Street and is a prized asset of the community. It offers facility for many different activities including village and parish meetings, drama productions, jumble sales and auctions, various exercise classes (including one for isolated/elderly residents) and a dance school. It is available for private hire for music and dance practice, counselling sessions and children's parties. It is also used as a polling

station whenever an election or referendum takes place. It is felt that a larger facility would be of benefit, particularly if the population of the village is to be increased, provided such as increased car parking facility could be accommodated.

Educational

55. West Horsley benefits from a number of educational establishments, located as shown on the following map:



- Puddleducks (Village Hall) and Noah's Ark (The Wheelhouse) - although not formal educational institutions, these mother and toddler groups promote not only Early Years development and socialisation, but community camaraderie and involvement.
- Footprints Montessori Nursery - a private full day nursery situated on a working farm on Long Reach, catering for 0-5 year olds.
- The Raleigh Nursery - a private nursery, situated on the grounds of the Raleigh School. It offers Early Years care and education to 2-5 year olds.
- The Raleigh School - a two-form entry primary academy, catering for boys and girls aged 4 to 11.
- Bright Stars Nursery - incorporated into Cranmore School, Bright Stars caters for boys and girls aged 2 1/2-4 on a full-time or term time only basis
- Cranmore School - an independent preparatory school for girls and boys aged 2 1/2-13 years old.



56. There is no local senior school, however the village is serviced by a bus to the Howard of Effingham, to which the Raleigh School is a principal feed.

57. The draft Local Plan by Guildford Borough Council contains an Education Review (2016) which states that West Horsley (amongst other wards) is likely to be impacted by new housing within the first five years of the planned period, and that expansion options may need to be considered for primary in this area likely to be an additional form of entry.

Sports and Leisure

58. West Horsley is fortunate to have good facilities for sport, in the form of Horsley and Send Cricket Club off Ripley Lane, Horsley Football Club and the adjacent tennis court at Long Reach. Cranmore School also have good facilities, and occasionally make their swimming pool and sports hall available to the village. The playground beside the Village Hall provides an area for younger children to exercise.



59. Culture in West Horsley thrives despite poor facilities. The amateur dramatic group The Whips are fortunate to own a scenery store at the coach house beside the King William IV public house, but the facilities for staging plays in the Village Hall have become inadequate to meet current regulations for separation of children from adults and males from females. Dance is accommodated adequately in the Village Hall, but the facilities there are under pressure.

60. Activities such as U3A (University of the Third Age) music and creative arts groups tend to use East Horsley Village Hall, but where facilities are also under pressure and where acoustics in the main hall are poor. The National Association of Decorative and Fine Arts Societies (NADFAS) groups are too large to be accommodated in any of the halls in West Horsley.

61. The Goodhart Rendel Hall (previously occupied by the Royal British Legion) in Cranmore Lane is used by the U3A snooker group, but this building is in desperate repair. The Wheelhouse (aka The Daughter Church) is occasionally used as a rehearsal room and for Wheel of Care activities, but is ill-heated and uncomfortable, and so little used. There is a current Planning application being made for the development of this site for housing, together with the provision of a new building to house community facilities albeit somewhat south of the otherwise historical centre of the village.



62. West Horsley Place recently received Planning permission and is under development by Grange Park Opera, which opened for its first performance in June 2017, although the entirety of the development including surrounding buildings, etc is not proposed be completed until 2018. It is understood to be the intention Mary Roxburgh Trust that visual and performing arts and crafts be brought in to optimise those buildings at West Horsley Place which may lend themselves in that direction. There is thought to be widespread local support for these initiatives.



63. The 1st Horsley Scouts is the only Scout group in the Horsleys, and has for many years been located in Weston Lea off East Lane. These premises are presently leased from Surrey County Council for 15 years from May 2008, and the Scout Executive Committee has recently invested considerable funds in maintaining and improving the facilities, in the expectation that they will remain in occupation here for the long term. The West Horsley Neighbourhood Plan will continue to support the Scout Group in their endeavours, as a highly valued asset to the community.

Infrastructure

64. West Horsley has been described as a place where it is not necessary to pass through in order to get anywhere else, other than via the A246. Although a simplistic definition, it does demonstrate the fundamental characteristic of West Horsley as being a rural village. That being said, the village infrastructure has become under increasing pressure from a growing population needing to get about within the village, and from increasing “cycle tourism” as a legacy of the London Olympic Games in 2012 which saw West Horsley being along the road race route to Box Hill. The following map indicates the location of core facilities in and around West Horsley:



65. The village roads (other than along the cycle route) have been increasingly poorly maintained in recent years, with potholes and surface degradation a prominent feature thus making such as local bicycle use somewhat hazardous, particularly for children. In particular, the passage of heavy goods traffic using unsuitable rural roads as cut-throughs and/or as a result of satellite navigation, has led to rapid wear and tear, including damage to soft verges, and is a potential danger to pedestrians, cyclists, horse riders, and elderly and disabled mobility vehicles. Road safety is a matter which this group wishes to be addressed within the Neighbourhood Plan, including road maintenance and traffic calming measures.

66. Few of the village roads have formal pavements, other than along the A246 and (partially) down The Street and East Lane. Pedestrian and cycle routes away from the village roads are limited, particularly in the northern half of the village, with the southern half benefitting most from public footpaths, bridleways and permissive ways. The present green infrastructure network of public footpaths and bridleways can be found in Map 4A: Green Infrastructure – West Horsley.
67. A feature of West Horsley is the absence of public street lighting, other than along the A246 and parts of East Lane, plus those sections of Ockham Road which pass through West Horsley. This is a feature which the village is keen to maintain.
68. Off-street parking facilities within the village are few, with the majority of those which are provided for public use being on private land (i.e. the village hall, the church, public houses and the sports clubs).
69. Horsley railway station serves both East and West Horsley, and is sited off Ockham Road and Station Parade in East Horsley. Other than commuters from the easternmost parts of the village, for whom the station is within feasible walking or cycling distance, other residents from West Horsley (particularly in the north) have to drive as there are insufficient pedestrian and cycle ways to and from the station, and the village is effectively split by the passage of the railway line. Parking at the station is under pressure from the current demand, and this is likely to increase substantially with a larger village population.
70. There are parts of the village which are susceptible to surface water flooding during heavy rainfall, particularly under the railway bridge at East Lane/The Street, and at the northern extremities of Ripley Lane. It is of concern to this group that any larger scale development within the village be accompanied by sustainable plans to accommodate diverted rainwater run-off, so that these problems may be relieved are not further exacerbated.
71. This group considers it imperative that any development proposals within West Horsley must be sustainable within the present infrastructure, and/or that those developments contribute to the improvement of the infrastructure. To consider developments in isolation of these key issues would be a grave error.
72. A senior partner at the Horsley Medical Centre reports that they have serious concerns at the implications of a possible increase in the practice population, and how that this might be managed. HMC is currently running at capacity, serving as it does the residents of the two Horsleys, plus Effingham, Ockham and Clandon, and that population steadily increasing in age, and it presently has no further available space or manpower. Given the present short residue of the lease of the property from Guildford Borough Council, and that negotiations to extend the lease or sell the freehold to the practice have thus far been rebuffed, the partners are challenged in making new investments. They consider that the current proposal of GBC to expand HMC at some point in the next 5-15 years will be too little too late.

73. Guildford Borough Council advise that their LRN22 project (East Horsley and West Horsley Traffic Management and Environmental Scheme) has not yet been developed specifically, but recognises that a sum in the order of £1m will need to be spent in the area to mitigate the impact of the proposed submission allocated sites.

Business and Economy

74. West Horsley accommodates numerous businesses of varying size, the larger of which are scheduled at the Appendix here. The following map illustrates the location of most of the businesses and enterprises which have been identified, together with other miscellaneous village assets:



75. This group 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. This group adopts a generally supportive policy for an approach which will maintain and encourage core local employment and other economic opportunities, with organic growth thereby being promoted.
76. It is also considered to be to the grievous detriment of West Horsley that the village has recently lost its Post Office, with other existing businesses perceived to be under similar threat.
77. West Horsley has historically had its own identity, quite separate and distinct from that of East Horsley. It is, therefore, of considerable concern to the village that it is perceived to be under present threat of absorption into East Horsley, which does offer essential local facilities such as a Post Office, mini-marts, etc, as well as the railway station and medical centre which are both shared with West Horsley.
78. There are two sites in West Horsley, namely Bramley Farm and Openview Farm, who are presently actively engaged in rural diversification by converting otherwise unproductive or redundant farm buildings for small scale office and/or light commercial use and flexible start-up accommodation - there are 13 units available to tenant businesses, of which 10 are currently let. Other such sites have the potential for similar uses as market conditions and opportunity may dictate, and there is a growing propensity of professionals and trades working from home.

79. 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 proposed 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 way of the West Horsley Neighbourhood Plan.

LOCAL SURVEYS

80. In April 2015, a Household Questionnaire was sent out to West Horsley Residents, and a collation of the results of this survey as applies to the remit of this sub-group is at the Appendix here. The uptake for this survey was approximately 55%.

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
- Only occasional use of cycles in West Horsley
- There are insufficient bus services in West Horsley
- Horsley station parking has sufficient capacity for the current population Primary road safety issues include speeding, HGV's, inconsiderate parking and lack of pavements
- There is broad use of the various functions offered by the Village Hall
- Cycling, running and walking are the primary activities for the village populace

81. There was also, in May 2014, a survey conducted of local businesses employing 5+ people, i.e. those perceived to be identifiably contributing to the local community, and an analysis of the results of this survey is at the Appendix here. The uptake for this survey was approximately 31%, but not all those who were surveyed answered all the questions.

82. It was found that the eight main employers in West Horsley engage some 330 staff, approximately three-quarters of whom are full-time. Most staff commute to work by car from within a 10 mile radius, and approximately three-quarters of those surveyed live outside West Horsley. When asked if they would consider moving to West Horsley, only 29 from 76 answered in the affirmative, the price and availability of affordable small size property being the main factor quoted.

SUPPORTING DOCUMENTS AVAILABLE

- Listed Buildings in West Horsley
- Significant but Unlisted Buildings in West Horsley
- List of West Horsley Community Assets and Facilities
- Tree Preservation Orders in West Horsley
- Extracts from Household Survey conducted April 2015
- Business Survey Analysis from survey conducted May 2014