

# West Horsley Neighbourhood Plan

**Open Event: 1pm-4pm, 28<sup>th</sup> November 2015**  
**Cedar Room, Village Hall, West Horsley.**

## Summary

The Event had been organised as part of the Neighbourhood Plan Steering Group's plan for community engagement with residents of West Horsley. Its purpose was to provide:

1. feedback on the main findings from the Survey conducted in March / April 2015 that had informed the drafting of the Emerging Plan submitted to Guildford Borough Council in the late Summer;
2. information on the content of the Emerging Plan & Design Statement as foundation documents for formulating the Neighbourhood Plan;
3. opportunity for discussion with Steering Group members on the themes highlighted in the survey and addressed in the Emerging Plan;
4. opportunity to express views on specific aspects, especially land & land use, and other general points of interest / concern.

The Event was in the format of 'drop-in' so there were no set presentations. Displays were in 3 categories: the key elements from the draft 2014 Guildford Borough Council Local Plan (which had been withdrawn but provided a reference point on the Borough's intentions), the main results from the 2015 Village Survey, the headlines with supporting information from the Emerging West Horsley Plan. The other sections invited Residents to record their ideas, suggestions, views for the NSG to take into account specifically asking for comment on available land & land use for development.

It was very well attended. Visitors arrived before opening and came in after closing. It proved very popular and was busy throughout the whole afternoon. Some 98 people signed the register of attendance although it was known that the earliest visitors did not 'sign-in' and represented about 10 people.

The comments entered onto 'post-it' notes and left on the boards were:

**Question : Do you know of any land which might be suitable for development?**

Responses:

- East Lane opposite existing houses: need for SMALL houses
- In-filling where possible. Smaller dwellings at greater density rather than 5-bed houses eg. British Legion site and "Tree Nursery" field in East Lane.
- Land east of Overbrook
- Infilling is better than boundary extension so Manor Farm, Bell & Colvill, Ockham Road North, British Legion site, Wisley Airfield

- Old Cow Barns at Round Tree Farm corner of East Lane and Long Reach.
- Round Tree Farm and land behind for Village Green, Memorial and new Village Hall and sports + Roco Forte
- Field Adjacent to Long Reach House is not owned by Manor Farm and is unsuitable for any development because it is in the green belt, car park for WH Football Club Tournament, road is reduced to single track during football.
- Triangle between Ricksons lane and Barley Mow – several houses could infill here.
- Wanted are smaller properties for the elderly or sheltered accommodation.
- West Horsley must have some starter homes for youngest group – no erecting of 5 bedroom properties.
- Housing – keep mixture of large & small housing focus on smaller properties – downsizers and starter homes.
- Building on areas that flood will cause major & future ??? and should be stopped.
- I would prefer to see small houses built to a higher density i.e. around British Legion. This would fulfil a need in the village & provide the proposed additional number of houses without encroaching excessively on additional land.
- Wisely Airfield.
- We need small properties suitable for downsizing & for less able people. Perhaps chalet bungalows: older owners downstairs / visiting family or carers upstairs.
- Levelling of single storey homes to build ever more executive homes will continue to make the village unaffordable to normal incomes / elder downsizers.
- Smaller dwellings could (and should) be built at more than 4 per acre. 6-8 per acre would be very acceptable.

**Question: Do you have particular comments to make?**

Responses:

- What plans are there to build a single policy document with East Horsley?
- EN1 Policy 1 Bullet Point 3 Do you need to add Green Lane?
- If we want a Post Office & Chemist in the Village, we need to consider the community owning or subsidising them.
- Bus Transport – It would be good for the Group to learn from experience of their opposite numbers in Cobham who have instituted a substantial bus service serving a range of locations. A lesser version could focus on Horsley Station & shops with emphasis on morning and evening services.
- I would like to see a 'loop' bus service around both East & West Horsley – Community Bus.

- Station – Train service seems OK but parking is more and more of a problem in middle of day. Where would extra cars from more commuters go?
- Relocating Village Halls and School to Round Tree Farm is good idea.

### **Opinion Cards**

7 cards were completed. The comments were:

#### Preserve:

- Existing village boundary
- Shops in West Horsley
- Shops in West Horsley (on separate card)

#### Change:

- Infilling is much better
- Instead of knocking down bungalows putting up 5 bedroom houses on them, put semis or 4 flats.
- Help change behaviours about people parking their cars on pavements and preventing pedestrians from walking on the pavements because there is the perception that car traffic flow takes priority over pedestrian safety.

#### Improve:

- More 2-3 bedroom houses; more flats. The age profile of the village is already too old. We need new blood!

### **Other written comments:**

- HP6 (P7) Explain meaning.
- Re: TH3 policy 17 Shere Road corner with 246 – can anything be done to provide an off-road path (pavement) at the corner. We now have at least 10 children walking up from the school bus. Cars sweep into Shere Road from 246 L'hd direction – a pavement for a short way giving cars the road till they can see the pedestrians could prevent accidents.
- LB1 Policy 13 Re Charles Pain & Son. Please can the Chorporactor be asked to tell all her clients to park in 246 lay-bys or elsewhere than the lay-by outside our local shop. When developers of the Post Office next applies for planning permission please can you ensure a time limit penalty is imposed on permission.

### **General comment.**

As people left the event, most expressed appreciation commenting that they had found it interesting and worthwhile. Several asked about what would happen next and when the Guildford draft Local Plan would be available. A common theme was

on the type of housing development expressing preferences for smaller dwellings, the preservation of green belt & open spaces, the appropriateness and sustainability of the roads & infrastructure.

**Next Event.**

The Steering Group needs to reflect on the occasion and consider any lessons learnt from holding this event in order to inform the construct & timing of future sessions.

Elaine Best  
December, 2015