

WEST HORSLEY

NEIGHBOURHOOD PLAN

DRAFT PLAN
2016 – 2033



Summary of the
Pre-Submission version of the
West Horsley Neighbourhood Plan

June 2017

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An Introduction from the Chairman of the West Horsley Neighbourhood Plan Steering Group

This document is a Pre-Submission Draft of the West Horsley Neighbourhood Plan (WHNP) and is the result of many months of hard work by residents of the village who care deeply for the future of our community. The Steering Group has been advised by planning consultants, rCOH, who specialise in the preparation of neighbourhood plans.

This formal community consultation will run from 12 June to 4 August 2017. All comments received during this period will be carefully considered by the Steering Group and subsequent revisions may be made as a Submission Plan is prepared. This Submission Plan will then be sent to Guildford Borough Council (GBC) for examination by an independent planning inspector, to ensure that it meets the 'basic conditions' as set out in the Localism Act 2012 (as amended).

If the Submission Plan passes examination, then the examiner will recommend that the Plan moves to a referendum and GBC will arrange for this to take place. The referendum will simply ask residents "Do you want GBC to use the WHNP to help it decide planning applications in the West Horsley Neighbourhood Area?" If more than 50% of those who vote in the referendum vote 'yes' then it will be adopted. If the majority vote "no" then that is the end of this Plan.

What's the relationship between our Neighbourhood Plan and the Guildford Borough Local Plan?

As you will know there are currently proposals within the Guildford Borough Draft Local Plan (DLP) which if implemented in full would have a dramatic impact upon the size and appearance of our village and the experience of living here.

We are not allowed by the statute to produce a plan that conflicts with the strategic land use policies of the development plan of our Local Planning Authority (GBC). Given its advanced stage, we have also chosen to align our Plan with the strategic priorities of the emerging DLP. It has therefore never been our mandate to combat the number of houses that are proposed in West Horsley. If we did, our Neighbourhood Plan would fail its examination as it would not be in general conformity with the legislation. This would mean that you, the residents of the village, would never have a chance to approve or disapprove of our Plan at a referendum.

The draft Local Plan 2016 was objected to by many bodies, including our Parish Council. As a result of these objections, GBC has made a number of modifications to the DLP, one of which has been to remove plans to build 90 new homes in one area of West Horsley. The Council will be running a consultation on these modifications in June/July 2017 and expects to take the DLP to an examination in December 2017.

What role does the WHNP have?

There will almost certainly be some development in our village. If you vote to approve the Plan, then whenever planning decision makers are considering the nature of a proposed development, they will have to have regard to the national planning policies, the strategic policies in the Local Plan and also the policies in the Neighbourhood Plan.

The Neighbourhood Plan will set out policies to influence what design the houses should be, what steps must be taken to preserve our environment and landscape, what community assets should be preserved, what can be done to promote local business and many other matters.

By influencing the decisions in this way, we hope we can keep our village special and retain the character and openness that we value so highly.

What can you do?

Please read the Pre-Submission version of the WHNP and make any suggestions you have as to how it could be improved by 5pm on Friday, 4 August 2017. It's essential that you, the residents, approve it and we welcome your contribution before the Plan goes forward to the next stage.

Paul Dodgson
Chairman, WHNPSG

CONSULTATION DETAILS

If you have any comments to make on this Pre-Submission Plan, please do so by 5.00pm on 4 August 2017 at the latest in the following ways:

By email to secretarywesthorsleyng@gmail.com.

By writing directly to us:

WHNPSG Secretary
Brentor
Cranmore Lane
West Horsley
KT24 6BU

Online via our website at www.westhorsleyneighbourhoodplan.org.

If you visit the West Horsley Neighbourhood Plan website you can access all the necessary background, supporting documents and maps.

INTRODUCTION & PURPOSE

- ❖ West Horsley Parish Council (WHPC) is preparing a 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 was formally designated by GBC on the 8th September 2014.
- ❖ The purpose of the West Horsley Neighbourhood Plan (WHNP) will be to have in place planning policies that can be used to influence the outcome of future planning applications in the Parish, and will sit alongside the current Guildford Borough Local Plan when applications are determined.
- ❖ Once approved at a referendum, a Neighbourhood Plan becomes a statutory part of the development plan for the area and carries significant weight in how planning applications are decided. It 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.
- ❖ WHNP must meet four 'basic conditions'. It must:
 1. Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 2. Contribute to the achievement of sustainable development;
 3. Be in general conformity with the strategic policies contained in the development plan for the area (or any part of that area); and
 4. Not breach, and otherwise be compatible with, EU obligations.
- ❖ The Parish Council must also be able to show that it has consulted widely with local people and other relevant organisations (such as local businesses and landowners) during the process of making its Neighbourhood Plan.
- ❖ These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will either recommend to GBC that the plan goes to a referendum of the local electorate, or that the plan should proceed to a referendum following some minor 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 NEXT STEP

- ❖ Once this Pre-Submission Consultation is complete, the WHNP Steering Group will review the comments made and prepare a final version of the Plan, known as the 'Submission Plan'. This will be submitted to the GBC to arrange for its independent examination and then the referendum.

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

- ❖ 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.
- ❖ 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

- ❖ 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.
- ❖ 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 that it is delivered in the right way.
- ❖ 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.
- ❖ 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. At the end of this document is a Policies Map which indicates where the policies refer to specific sites or areas.
- ❖ 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 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.

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 following design principles:

- i. Proposals demonstrate an empathy with the diverse style of the existing built environment as detailed in the West Horsley Character Appraisal Report (October 2016);***
- ii. Building materials include the locally prominent use of red brick walls, red clay roof coverings and tile hangings, timber weatherboards, 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;***
- 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.

- ❖ Policy WH1 to be read in conjunction with Character Area 5 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).
- ❖ 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.
- ❖ 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 Character Areas 4, 5 and 8 will be supported provided they have full regard to the design principles of the relevant Character Area, as shown on the Policies Map, as defined in the evidence base document West Horsley Character Appraisal Report (October 2016) and as follows:

- 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 attractive rural edge to the village and maintain existing countryside views, as shown on the Map 7: Locally Significant Views;**
- ii. 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;**
- iii. East of The Street proposals should conform to the existing stronger building line to the frontages and building height and form;**
- iv. Dwellings will essentially comprise single or two storey buildings, with gardens to the front and rear, and the redevelopment of single storey dwellings into larger two or more storey homes will be resisted;**
- 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. The current density of housing within the village does not generally exceed 10-15 dwellings per hectare and new scheme densities will be required to demonstrate the protection of local character and context while making efficient use of land, and with an appropriate distance between dwellings to avoid overly cramped development;**
- vii. 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;**
- viii. 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 the West Horsley Character Appraisal Report (October 2016);**
- ix. Where appropriate, the provision of 'pocket parks' and natural green spaces for wildlife should be included;**
- x. Off-street parking provisions to be sympathetic to visual and physical impact;**

For any development of 10 or more dwellings, within the 5km Zone of Influence of the Thames Basin Heaths SPA, the development will only proceed once appropriate SANG has been provided and approved.

- ❖ Policy WH2 to be read in conjunction with Character Areas 4, 5 and 8 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).

Policy WH3: Design Management within Rural Areas

Development proposals will be supported provided they have full regard to the design principles of the relevant Character Area, as shown on the Policies Map, as defined in the evidence base document West Horsley Character Appraisal Report (October 2016) and as follows;

- i. Preserve the essential open field and woodland character and respond sensitively to the special landscape setting;**
- ii. Retain 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. Building materials include the significant use of red brick and clay tile hung elevations and plain clay terracotta roof tiles;**
- v. 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, within the Surrey Hills Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.**

For any development of 10 or more dwellings, within the 5km Zone of Influence of the Thames Basin Heaths SPA, the development will only proceed once appropriate SANG has been provided and approved.

- ❖ 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 the West Horsley Character Appraisal Report (October 2016).

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 delivering the following housing types:

- i. Open market two and three-bedroom family homes and bungalows suited to occupation by younger families and older households;***
- ii. At least 40% affordable housing comprising starter, social rented and/or intermediate one and two bedroom homes.***

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 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.

- ❖ Policy WH4 to be read in conjunction with Character Areas 4 and 8 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).
- ❖ 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 2017 update to this report suggests that the need for smaller affordable homes, including one bedroom dwellings, is continuing to rise.
- ❖ A Housing Needs Survey for West Horsley, which was commissioned in May 2014 to inform the Parish Council and to form part of the evidence base for the WHNP, indicated that 29 households needed assistance to access more affordable housing. The majority of respondents were young adults looking to set up their first home and become independent.
- ❖ 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.

Policy WH5: Rural Exception Housing

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

- i. The scheme comprises 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 to the Parish within which the scheme is located, whereby need is demonstrated by an up to date Housing Need Study; 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.

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.

- ❖ Policy WH5 to be read in conjunction with Character Areas 1, 3, 6, 7 and 9 as shown on the Policies Map and in the West Horsley Character Appraisal Report (October 2016).

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. Children's 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.

- ❖ 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 GBC Local Plan policy CF2 and emerging New Local Plan Policy E5.

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 extra-curricular activities;***
- ii. The design is complementary to the requirements of the Neighbourhood Plan stated elsewhere;***
- 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;***
- vi. There are no detrimental implications for health and safety for the school or for the community.***

- ❖ 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.
- ❖ 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.

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.

- ❖ 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 the Appendices to CAIBE Group Report October 2016). This Neighbourhood Plan can add no more protection to these properties than that already in place.
- ❖ The reasons for designating each building or structure have been summarised in Appendix 2.2 of the Community Assets, Infrastructure, Business and Economy Report. This policy complements policy HE6 of the Guildford Local Plan and the emerging policy D3 of the Submission Local Plan Strategy and Sites. 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 defines heritage assets as including both designated assets and other assets identified by local planning authorities (including local listing). 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.

- ❖ 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.
- ❖ 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 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.

- ❖ 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.
- ❖ There are two sites in West Horsley, namely Bramble 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 opportunities may dictate, and there is a growing propensity of professionals and trades working from home.
- ❖ 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: The Barley Mow Beer Garden***
- Site 5: Recreational Area at Nightingale Crescent***
- Site 6: Recreational Area at Farleys Close***
- Site 7: Land at Horsley Football Club***
- Site 8: Land at Horsley and Send Cricket Club***
- Site 9: West Horsley Tennis Court***
- Site 10: Verge at the junction of The Street / Silkmore Lane***
- Site 11: Triangle at the junction of Long Reach / East Lane***
- Site 12: Verge at the corner of East Lane/ Northcote Road***
- Site 13: Verge at the corner of Ripley Lane/ The Street***
- Site 14: Verge at the corner of Butlers Hill / The Street***
- Site 15: 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.

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.

- ❖ 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 Draft GBC Local Plan, 2016, 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.
- ❖ In each case, the local green spaces are an integral part of the Parish and are therefore regarded as special to the local community. The Local Green Spaces Justification Chart (in the Evidence Base) sets out the case for each site to be designated and demonstrates how it meets the Local Green Space criteria specified in the NPPF.

- ❖ Descriptions of Local Green Spaces with individual maps for each site can be found in the Environment and Landscape Evidence Base: Local Green Spaces Justification chart (February 2017) and Local Green Spaces Descriptions (February 2017).

Please note:

1) Memorial: A West Horsley community working group is currently considering the siting of a Memorial within the village. If the location of this site was to be one of the designated Local Green Spaces this would be considered favorably.

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 Policies Map.

The Network comprises a variety of open spaces, woodlands, water bodies, assets of biodiversity value, footpaths, bridleways and cycleways.

Development proposals on land that lies within or adjoining the Network will be required to demonstrate how they maintain or enhance the visual characteristics and biodiversity and to ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity, maintenance and improvement 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 would normally be supported.

- ❖ 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.
- ❖ The Blue Infrastructure is the network of drainage ditches 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 Policies Map and described in more detail in the Environment and Landscape Report, within the Evidence Base.

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/or***
- 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. 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.

- ❖ 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.
- ❖ The Blue Infrastructure is the network of drainage ditches 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 Appendix F and described in more detail in the Environment and Landscape Report, within the Evidence Base.
- ❖ 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 Sheepleas SSSI, SNCIs and Ancient Woodland, will be strongly resisted.

Development proposals must contribute to, increase and enhance the natural environment by ensuring the protection of local biodiversity assets, and UK Biodiversity Action Plan Priority Habitats and the provision of 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, the neighbourhood plan will require developers 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.

- ❖ This policy seeks to provide local emphasis to policies NE1-4 of the Local Plan and Guildford Borough Draft 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.
- ❖ 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 Coronation Meadow) and parkland.
- ❖ 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, other amphibians and mammals, birds, butterflies and other insects, as well as an interesting flora, including wild orchids and further rare woodland species.

Policy WH15: Dark Skies

All development proposals and significant planning applications should be designed to reduce 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 Engineers (IoLE).

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.

- ❖ Light pollution is the light that is wasted upwards and reflects off the atmosphere, causing the visible blanket cover that hangs over cities, towns and rural areas at night. Obtrusive light is generally a consequence of poorly designed or insensitive lighting schemes. The three main problems associated with obtrusive light are:
 - Sky glow - the orange glow we see around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky;
 - Glare - the uncomfortable brightness of a light source when viewed against a darker background; and
 - Light trespass - light spilling beyond the boundary of the property on which a light is located.
- ❖ 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'.
- ❖ This policy also conforms with Guildford Borough Local Plan 2003 policy G1 (8).

IMPLEMENTATION

- ❖ 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.

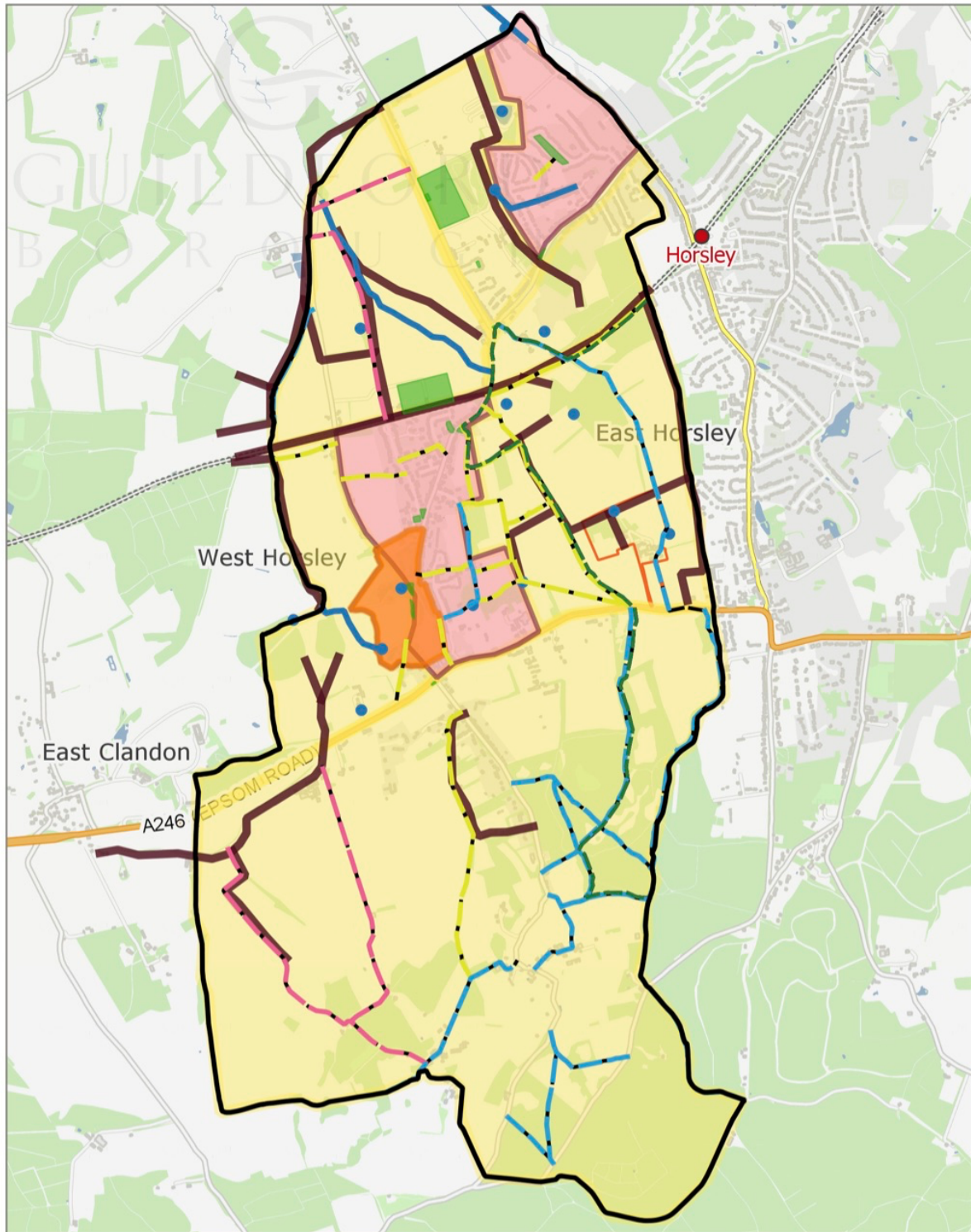
Development Management

- ❖ Most of the policies will be delivered by landowners and developers. Care has been taken to ensure, as far as possible, that the policies are achievable.
- ❖ 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

- ❖ 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 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 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.
 - 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.

West Horsley Neighbourhood Plan Policies Map Pre-Submission Plan: May 2017



- | | |
|------------------------|-----------------------|
| WH1 Conservation Area | Rights of Way: |
| WH2 Settlement Area | Bridleway |
| WH3 Rural Area | Byway |
| WH9 West Horsley Place | Footpath |
| WH11 Local Green Space | Horsley Jubilee Trail |
| Stream | Wildlife Corridor |
| Water Feature | Neighbourhood Area |

Publication Date:
2017-05-11



Scale at A4:
1:28,264

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