



## WEST HORSLEY PARISH COUNCIL

Carol Humphrey  
Head of Planning Services  
Guildford Borough Council  
Millmead House  
Millmead  
GUILDFORD GU2 4BB

12th June 2014

Dear Ms Humphrey,

### **The Neighbourhood Planning (General) Regulations 2012 Application for the designation of a neighbourhood area.**

The Parish Council hereby applies in accordance with the provisions of The Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012 to Guildford Borough Council as the planning authority to designate the West Horsley Parish as a neighbourhood area, in accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (the "**Regulations**").

The civil parish of West Horsley is shown on the attached digital map by the dark blue boundary line in support of this application.

As required by the **Regulations** the following two statements are submitted in support of the application:

#### **Statement 1 - why the Parish of West Horsley is suitable for Neighbourhood Area designation**

West Horsley is a civil parish within the administrative area of Guildford Borough Council. The parish area is bordered by the parishes of East Horsley, Ockham, Ripley, East Clandon, Shere and Abinger Hammer. Abinger Hammer Parish lies within the Mole Valley District Council area.

The parish boundary is long established and understood by local people and this makes it a logical boundary for neighbourhood planning purposes.

The West Horsley Parish Area covering some 1083 hectares, lies within the Borough of Guildford and is washed over by the Metropolitan Green Belt. The village is very much rural in character with two defined Settlement Areas (ref: saved GBC Local Plan 2003) and in its southern half an extensive Area of Outstanding Natural Beauty, part of The Surrey Hills AONB, together with an Area of Great Landscape Value (AGLV) immediately south of the A246 Guildford to Epsom road. North of the A246 the land is flatter and for the most part slopes gently northwards. Outside of the two Settlement Areas, both located north of the A246, it is mainly agricultural land used for both arable and livestock. There is a defined Conservation Area in the southern Settlement Area. There are some 15 kilometres of public rights of way.

West Horsley is a very old Surrey village with traceable history back to 1036AD. There are over forty old houses and barns built before 1700, including a unique Church House built in

1433 and the only Tithe Barn in Surrey built of chalk and flint. At least seven of its old houses were built before 1500. English Heritage has 43 Listed Buildings in the Parish Area, with possibly the most noteworthy being St Mary's 11th Century Church and West Horsley Place.

Total population of the parish, as recorded in the 2011 Census, is 2,828 and there are 1,111 dwellings within the Parish area, of which 723 are located in the two defined Settlement Areas. The Parish has a state primary school (The Raleigh Academy) and three independent schools catering for pupils up to 8 or 13 years of age.

West Horsley has good access to the major road network via the A3 and M25 and to a frequent train service at Horsley station in East Horsley. There is also a bus service along the A246 with services to Leatherhead, Epsom and Guildford. A further less frequent bus route runs through the village Mondays to Fridays.

West Horsley benefits from being a closely knit community with an extensive range of well supported interest groups and activities, e.g. The WHIPS with amateur dramatic productions staged in the Village Hall, The Women's Institute, West Horsley Old Peoples Welfare Group, Wheel of Care (to help any person residing in the parish of West Horsley needing assistance, companionship and friendship plus get together activities), a Community Bus (operated by volunteers for the benefit of elderly and/or infirm residents), Horsley Gardening Society. Many more activities including nursery group mornings for pre-school children are available at West Horsley Village Hall through the week. The Village hall is owned by the Parish Council. The Village Hall Management Committee meets regularly and is comprised of representatives from most village organisations including the Parish Council. There is a children's playground adjacent to the Village Hall which is owned by the Parish Council but managed by the Village Hall Management Committee. There is a thriving U3A serving both East and West Horsley with over 50 activity groups, meeting regularly throughout the year.

The bi-annual West Horsley Village Fete, drawing as it does on all village groups and societies to prepare and stage it, is very well supported by residents throughout the parish area and raises funds for local charities, which in recent years have included The Horsley Community Fund, Cherry Trees and Transform Housing and Support

Sports facilities, including training for juniors, are provided by Horsley Football Club, Horsley & Send Cricket Club and there is a hard tennis court owned and administered by the Parish Council.

There is no Post Office and shopping facilities are limited to just two small shops located on The Street near to the A246. Squires Garden Centre majors on garden plants and equipment but does offer a limited selection of other retail goods. Other notable facilities enjoyed by the local community are two historic public houses, namely *The Barley Mow* and *The King William IV*. There are two churches in West Horsley, St Mary's [Church of England] and a Methodist Chapel.

The Parish Plan prepared during 2008 exposed the genuine interest and desire of villagers in the health and future of West Horsley as a caring, forward looking parish.

Community garden and Allotments - Grace & Flavour is a community garden adjacent to Dene Place Care Home in Ripley Lane. It is a not-for-profit community urban farm, run as a co-operative by a volunteer membership of residents from West and East Horsley. Immediately adjacent to the community garden are 25 allotments which may be rented by residents of West and East Horsley. The allotments are managed by Grace & Flavour.

Recreation - The Caravan Club owns and maintains the well used Waterloo Farm caravan & camping site in West Horsley. The Surrey Hills Area of West Horsley and the neighbouring parishes draws large numbers of visitors travelling on foot (often arriving at Horsley station), by cycle or by car throughout the year to enjoy the walks, scenery and nature. The 2012 Olympics Road Cycle Races added to the popularity of the area and this continues with the Prudential

London Cycle Rides each August. A number of riding stables operate in the parish and are a further source of recreation to visitors.

Residents current concerns relate to maintaining a balanced community which caters for both young and old people. Recently the Parish Council has carried out a Local Business Housing Assessment survey which revealed that more than 50% of local business employees who live in Guildford Borough, have worked in the parish area for more than 5 years. Approximately 25 local business employees indicated an interest in living in the parish if affordable one, two or three bedroom dwellings were available. The Parish Council has for many years fought hard to retain the small dwellings stock within the parish area, primarily to have a community of all ages. Unfortunately many bungalows and small dwellings have been lost to developers being replaced with one or more larger detached dwellings. Feedback to the Parish Council from villagers strongly indicates that smaller dwellings are really sought after by young and old to enable these people to stay local. A Local Housing Assessment Survey embracing all 1,111 properties is currently under way and the results and views set down will be used to inform the Neighbourhood Plan.

West Horsley Parish Council has given consideration to linking with East Horsley for the preparation of a Neighbourhood Plan but decided unanimously that the character and attributes of the West Horsley parish area were significantly more rural than its eastern neighbour.

## **Statement 2**

West Horsley Parish Council is a relevant body for the purposes of section 61G of The Town and Country Planning Act 1990 Act.

West Horsley Parish Council is establishing a Steering Group to take forward the Neighbourhood Plan and has had expressions of interest from members of the community to engage in the research and drafting work required to bring a Plan to fruition. Involvement of all parts of the village is being actively sought.

It is for all the above reasons that we submit West Horsley is suitable for designation as a Neighbourhood Area under the Regulations.

The Parish Council would welcome your decision on this application at the earliest possible date together with an indication of the name of the Planning Officer you wish the West Horsley Neighbourhood Plan Preparation Group to liaise and engage with.

Thank you.

Yours faithfully

Mrs Sam Pinder  
Clerk & Responsible Financial Officer

ENCL: map – West Horsley Parish Area