

Policy WH2: Design Management within Village Settlement

Development proposals in the Settlement Area (Character Areas 4 and 8, and part of Character Areas 7 and 9), as shown on the Policies Map, will be supported provided they have full regard to the West Horsley Character Area Report, the Locally Important Roadside and Rural Views identified in Figure 12, and the following design principles:

- 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 appropriate transitional edge to the village and maintain local character and countryside views;*
- ii. Buildings should be of good design and use high quality materials. Scales, heights and form of buildings should be sympathetic to the existing built environment;*
- iii. Within the areas to the of 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;*
- iv. East of The Street, proposals should conform to the existing stronger building line regarding frontages and building height and form;*
- 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. 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;*
- vii. 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 Evidence Base: West Horsley Character Appraisal Report (October 2017);*
- viii. Where appropriate, the provision of 'pocket parks' and natural green spaces for wildlife should be included;*
- ix. Parking provision should not overly dominate the streetscene and should maintain the character of the area. Garages should be visually subservient to the main dwelling or other principal.*

5.11 Policy WH2 is to be read in conjunction with Character Areas 4, 7, 8 and 9 as shown on Figure 8 in Appendix C and in **Evidence Base: West Horsley Character Appraisal Report (2017)**, **Evidence Base: West Horsley Housing Needs Survey 2014** and **Evidence Base: West Horsley Household Survey 2015, Results and Comments**.

5.12 The Submission Local Plan 2017 proposes to inset West Horsley from the Green Belt. This would mean that development would no longer, by definition, be considered inappropriate. In accordance with national policy, the important character of West Horsley can instead be protected

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using development management policies. Policy WH2 and WH3 are intended to manage design quality in the village with or without insetting, and to ensure new development reflects its architectural styles and the historic development of the village. Policy WH2 applies to the Settlement Area as shown on the Policies Map, which reflects the boundary of the areas proposed to be inset from the Green Belt in the Submission Local Plan. There are a number of medieval framed buildings which survive as reminders of the scattered rural farmlands and barns such as Barcombe Farm House, Eversley, The Old Cottage in The Street and Cripplegate & Silkmore, Silkmore Lane.

- 5.13 Development proposals should include a landscape setting that creates an attractive rural edge that protects and enhances the existing rural character of the edge of the settlement and key views into the open countryside.

Density

- 5.14 Prior to the publication of the National Planning Policy Framework (the NPPF) in 2012, policy direction and policy regarding density was contained in Planning Policy Guidance 3 (PPG 3) and this approach to minimum density was reflected in Policy H10 of the Guildford Local Plan 2003 which has now been superseded by the NPPF. Since the NPPF local planning authorities have been empowered to set out their own approach to housing density to reflect local circumstances and that the development potential of a site should be guided by the existing or emerging plan policy including locally determined policies on density.
- 5.15 The Guildford Addendum Report 2017 asserts that it should be borne in mind that the housing needs calculation include supply-side factors which consider needs arising from not just new-builds but existing households. Where smaller scale or single-storey dwellings are in limited supply the open market unit prices rise disproportionately. Furthermore, the character of existing village areas will be changed from a range of available dwellings to a monolithic sameness. However, new developments that incorporate maisonette style dwellings may be considered favourably.

Southern settlement area (The Street setting)

- 5.16 The majority of houses have their own individual styles and designs contributing to the character of this area. Other than some older listed buildings, the predominant style of housing in this area is 1930's, 1940's and 1950's, with some more modern, traditional build, detached two storey properties with plain clay tile roofs, with off-street open and garage parking and medium garden plots. Many gardens have front hedges comprising of hornbeam, privet, beech or leylandii contributing to the "green" character. The Village Hall and the much-used adjacent children's playground area are found at the junction to Silkmore Lane.
- 5.17 The area is characterised by individual properties either side of The Street incorporating the Conservation Area and the heart of the original village to

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the southern end. Hedging materials are used frequently to produce a “green” character to this area. The Barley Mow PH is also situated in The Street, almost opposite the Village Green and West Horsley Motors, a thriving motor repair and sales business utilising a building which was originally used as a cookhouse by Canadian troops during the First World War.

Northern Settlement Area (East Lane setting)

- 5.18 The key qualities of this area are principally defined by its high quality, single family 1930's – 1950's detached housing stock, set back behind mature hedges fronting the principal roads. However, earlier Victorian developments on Long Reach and Edwardian developments along the eastern edges of this character area, notably around the junction of East Lane and Ockham Road North, are also seen.
- 5.19 Ockham Road North, East Lane (eastern section), Nightingale Avenue and Northcote Road largely comprises two storey detached houses, built in the 1930's & 1950's, largely set back behind mature front hedges and with moderate to large rear gardens. Properties are largely brick built with clay tile roofs. There is a mixed use of render, vertical clay tile or faux 'Tudor' beams to front elevations. There are a small number of semi-detached properties and a small number of bungalows which remain, although with extension or redevelopment these are declining in number. The West Surrey Strategic Housing Market Assessment: Guildford Addendum Report 2017 identifies the potential need for 56 units per annum in the 2015-34 period, being different types of specialist housing for older people (other than registered care home places), which equates to around nine per cent of the total housing need identified. New development will be encouraged to contribute to meeting this need by responding positively to the recommendations set out in the latest Building for Life Guidance.
- 5.20 The key landscape character qualities of this area are principally defined by its high quality, single family 1930's – 1950's detached housing stock, set back behind mature hedges fronting the principal roads. The development of The Raleigh School on an area formerly known as 'The Roughs', and the subsequent adjacent housing stock within Nightingale Crescent, with its central green space, and Northcote Crescent largely defines its landscape character.