

Policy WH3: Design Management within Rural Areas

Development proposals within rural areas, as shown on the Policies Map, will be supported provided they have full regard to the West Horsley Character Appraisal Report (October 2017) , the Locally Important Roadside and Rural Views identified in Figure 12, the Woodland Areas and Trees identified in Figure 13, and the following design principles;

- i. Preserves the essential open field and woodland character and respond sensitively to the setting of the Surrey Hills AONB;*
- ii. Retains 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. 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;*
- v. Where appropriate to its context, building materials include the significant use of red brick and clay tile hung elevations and plain clay terracotta roof tiles;*
- vi. 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*
- vii. For any new development within the setting of the Surrey Hills AONB, a Landscape Visual Impact Assessment (LVIA) must be conducted to assess the effects of change on the landscape.*

5.21 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 Evidence Base: West Horsley Character Appraisal Report, Evidence Base: Housing Needs Survey 2014 and Evidence Base: Household Survey 2015, Results and Comments.

5.22 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.

Character Area 1 – South of the Epsom Road

5.23 Other than isolated individual historic buildings, the predominant style of housing in this area is 1930's to modern traditional build detached two-

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storey with pitched tile covered roofs and tile hung upper elevations and gables, with off-street open and garage parking and sizeable garden plots. The majority, however, have their own individual styles and designs and are therefore unique. As exceptions to this rule, there are also sporadically sited bungalows, cottages, semi-detached and render faced houses, with larger and grander developments which generally sit on the edge of the fields and woodlands. All properties tend to have views across open land, limited only by hedging and tree lines.

- 5.24 St Mary's Church is a Grade I Listed Building, and the Church House is Grade II Listed; the old house known as Pebble Hill is of significant character. Other than individual historic properties, the various dates of construction principally stem from the Edwardian era, then through the 1930's, 1950's and 1970's to the present day, although there are singularly few new builds, and isolated extensions, etc. are limited and strictly controlled by the Planning authorities.

Character Area 2 – West Horsley Place

- 5.25 West Horsley Place itself is Grade I Listed, and several of its adjoining buildings and structures are Grade II Listed. Place Farm Cottages, formerly Place Farm House and Stables, are Grade II Listed.
- 5.26 This area lies wholly within the Green Belt and largely comprises the Tudor Grade I Listed building and grounds of West Horsley Place, and Place Farm. There is limited public access other than a handful of dissecting public and permissive footpaths. Part of the West Horsley Place estate is currently under development to create an opera facility, for which planning permission was recently granted.

Character Area 3 – Hatchlands Park

- 5.27 As is the case for the whole of West Horsley build styles are unique, and range from a handful of 1960's built houses to the south, to the smaller red brick late Victorian dwellings of Old St Mary's, to the 1930-50 style tile hung houses of Pincott Lane, to Holme Cottage and the Grade II Listed Soap House along Ripley Lane, and two large houses opposite The Old Soap House beyond the railway bridge which are of early 1990's construction. Again, all properties tend to have views across open land, limited only by hedging and tree lines.
- 5.28 This area lies wholly within the Green Belt and largely comprises the stately house and grounds of Hatchlands Park, owned by The National Trust, covering all but the easternmost perimeter of Area 3. There are isolated significant trees and TPO's along Ripley Lane, from The Street to the south all the way down to the railway bridge past Dene Place to the north.

Character Area 6 – Long Reach – West Side

- 5.29 The farm-land to the west of Long Reach lies wholly within the Green Belt and largely comprises of open farm-land with public access from Long

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Reach to Ripley Lane via Green Lane West (a BOAT) and with views of the continuation of Silkmore Lane, being a loose-laid track running parallel and leading to Ripley Lane at Jury Farm. It incorporates sweeping views to the north towards the North Downs AONB.

- 5.30 Very much the whole of area is set to open fields and woodland, with Round Tree Farm, Round Tree Farm Cottages and associated farm buildings etc. set within that general landscape. There are significant trees and individual TPOs both along the roadside and within the farm land.

Character Area 7 – East Lane – East Side

- 5.31 Long Reach is an unusually straight road which no doubt is derived from following a local geological ridge that formed a natural boundary to the down-sloping fields to the west. The first properties at the southern end, junction with The Street & East Lane, are recorded as 18 semi-detached Victoria artisan cottages with white render, arched lintels and timber window frames. Much of the road may date from earlier, as the 15th Century is a date given to Round Tree Farm. This building is only one visible dwelling on the west side of the road.
- 5.32 Long Reach to Green Lane forms a route from East Lane at The Street junction towards the adjoining villages of Ockham and Ripley. It runs along a raised ridge of land between the open pastures on the west, see also character area six, to the cul-de-sac developments on the east side. After the built developments, also along the east side, are football pitches, tennis courts and wooded area to the rear, known as Ben's Wood.

Character Area 9 – East Lane - South

- 5.33 The key qualities of this area are its views from East Lane or Lollesworth Lane across open pasture and fields towards Lollesworth Wood. It includes historic properties along Lollesworth Lane and is bounded, in the north, by East Lane and to the south the railway cutting of the New Guildford Line (c1886). Lollesworth Lane continues as a Bridle Way, over the railway and onto a network of footpaths to the facilities of East Horsley or further south, the West Horsley Place estate and Sheepleas.
- 5.34 As a whole, policy WH3 requires all planning applications to respond to the WHNP Character Appraisal Report and the key characteristics of each character area. The policy is general conformity with Local Plan policy RE3, refines Local Plan Policy G1 (12) and G5 and will supplement proposals in Policy DI – Making Better Places – of the emerging Local Plan should this come forward. In addition, the design policies as a whole reflect the intent of the GBC Residential Design Guide (2004) and its assessment of Village Character Type 1.