

PLANNING STATEMENT

**PROPOSED ERECTION OF FIVE DETACHED DWELLINGS
WITH ASSOCIATED SHARED ACCESS (WITH SHEEPLEAS
HOUSE), ASSOCIATED PARKING, LANDSCAPING AND
GARDEN AREAS**

**AT
LAND TO THE REAR OF SHEEPLEAS HOUSE
EPSOM ROAD
WEST HORSLEY
KT24 6AL**

Submitted on behalf of: Blackonyx Projects Limited

March 2024

1. INTRODUCTION

- 1.1 This planning statement is submitted in support of a full planning application for the proposed **construction of five detached dwellings with associated shared access, parking, landscaping and garden areas** at Sheepleas House, Epsom Road, West Horsley, KT24 6AL.
- 1.2 This statement sets out the context of the planning application, provides a detailed description of the works, undertakes an assessment of the proposal and demonstrates that the scheme is acceptable in principle and compliant with relevant local and national planning policies, and concludes that on this basis, the 5 new dwellings are appropriate in scale and character and will provide for modest family accommodation within an 'inset from the green belt' location.
- 1.3 This planning statement should be read in conjunction with the accompanying plans and drawings submitted as part of the application together with the following documents, which have been prepared to address the full range of material planning considerations relevant to the application:
- Design and access statement (OSP Architects)
 - Ecological report (Aspect)
 - Arboriculture impact assessment (SJA)
 - Sustainability and energy assessment (Blue Sky)
 - Transport statement (Glanville)
 - Archaeology report (RPS)
 - Flood Risk Assessment and Drainage (Glanville)
- 1.4 This remainder of this Statement will cover:
2. *The Application Site and Surrounds*
 3. *Planning History*
 4. *The Proposal*
 5. *Relevant Planning Policy*
 6. *Planning Assessment*
 7. *Summary and Conclusion*

2 THE APPLICATION SITE AND SURROUNDS

2.1 The application site is to the rear of Shepleas House. Shepleas House itself is a sizeable property set in extensive grounds. Shepleas House is located roughly 40 metres back from the Epsom Road. A large triple bay garage is sited between the main house and the main road (left hand side). A leisure outbuilding occupies the right hand side of the land, which contains an indoor swimming pool. A 120 metre long rear garden then stretches from the rear elevation of the house to the furthest most rear boundary point. A tennis court is seen at the far northern end of the garden. The land slopes gradually up to the eastern boundary closest to the house and down away from the house to the north

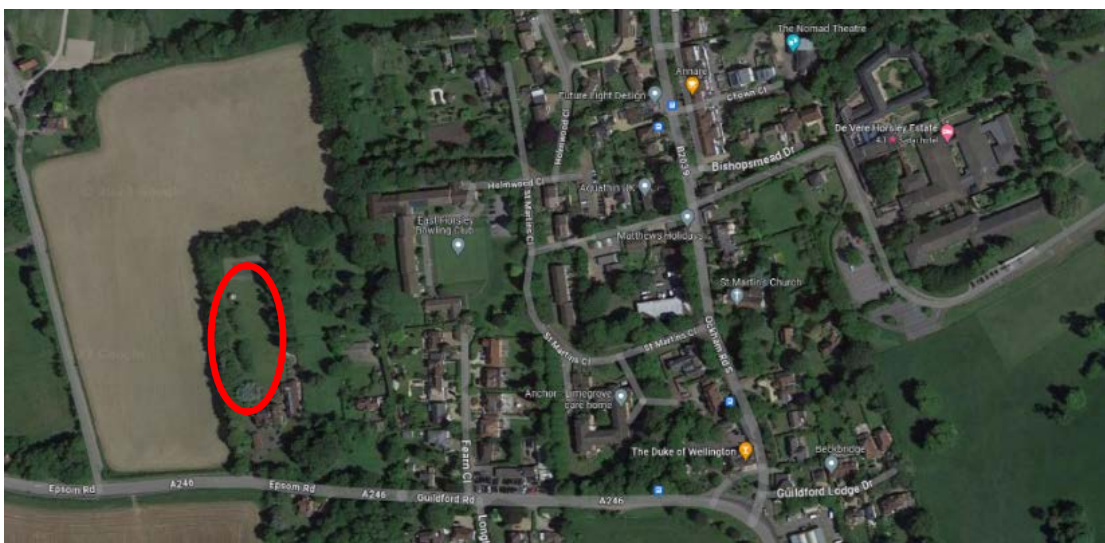


Photos detailing the front of Shepleas house, the swimming pool building and looking from the rear of the garden back towards Shepleas House.



Photos detailing the far northern end of the garden and looking back towards the south from the tennis court land

- 2.2 The land is **inset** from the green belt, inside settlement although it should be noted that green belt immediately abuts the western boundary. The Surrey Hills Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) do not abut Sheepleas House but both elements are located directly opposite the site on the southern side of the Epsom Road. The site is also located within the 5km to 7km SPA zone. The land is located within flood zone 1 as identified on the governments on line flooding maps. Flood zone 1 means that the land has a low probability of flooding from the rivers and sea. The east and western boundaries are well treed.
- 2.3 Looking at the wider context there is agricultural land abutting the northern and western boundaries and beyond that is West Horsley Place and the home to Grange Park Opera. To the east is a detached dwelling (Glenview) which is located in an expansive piece of land. Beyond that (and further to the east) is Fern Close and St Martins Court, the latter being a large retirement centre managed and owned by Guildford Borough Council. To the south and on the other side of the Epsom Road is agricultural land, ancient woodland and 19 dwellings located along Longhurst Road, a residential cul de sac.
- 2.4 It would be fair to say this is a transitional area between the urban **inset** area to the countryside to the west of and beyond Sheepleas House.



Aerial view of Sheepleas House identified with a red oval shape



Photos detailing the entrance gates and boundary walls

3 PLANNING HISTORY

3.1 The planning history associated with Sheepleas is tabulated below.

Planning reference	Proposal	Decision
01/P/1554	Detached two storey dwelling with garage following demolition of existing house and garage	Approved
02/P/00909	Detached two storey dwelling with garage following demolition of existing house and garage (revision to 01/P/1554 showing amended siting).	Approved
02/P/02399	Variation of condition 3 of consent 02/P/0909 to allow the erection of sheds and similar outbuildings under Class E of Part I of the General Permitted Development order.	Approved
03/P/01244	Lawful Development Certificate to establish whether planning permission is required for a detached triple garage with home office over	Approved

04/P/01204	Retention of triple garage/home office and front boundary wall	Refused (appeal part allowed, part dismissed)
04/P/01947	Retention of triple garage/home office	Approved
05/P/02305	Retention of entrance gates and attached boundary wall at a height lower than the existing structures	Refused
06/P/00880	Retention of entrance gates and attached boundary wall at a height lower than the existing structure	Refused
08/P/01114	Lawful Development Certificate to establish whether planning permission is required for a detached building to provide an indoor swimming pool and ancillary facilities (amended plans received 04/08/08)	Approved
11/P/00895	Replacement garden shed	Approved

4 The Proposal

4.1 The application proposes five new residential units as well as retaining Sheepleas and its associated leisure outbuilding and triple bay garage at the front of the site. The land extends to 0.66 hectares, which excludes Sheepleas and the garden land associated with it. The site location plan is as follows



Red line outline detailing extent of site

4.2 The built form would be:-

- Plot 1 4 Bed detached 204.5 sq metres height 8.2m
- Plot 2 4 Bed detached 204.5 sq metres height 8.2m
- Plot 3 3 Bed detached 165 sq metres height 8.2m
- Plot 4 3 Bed detached 165 sq metres height 8.2m
- Plot 5 5 Bed detached 249.4 sq metres height 8.7m

4.3 There would be 4 parking spaces per 4 and 5 bedroom dwellings (including garages/carports) and 2 spaces per dwelling (including garages) for the three bed units.

Siting, Amount and Layout

4.4 Access would be through the existing access point and a new roadway would be created looping around the existing garage structure. A new rear boundary would be created for Sheepleas House to the north of the current leisure building.

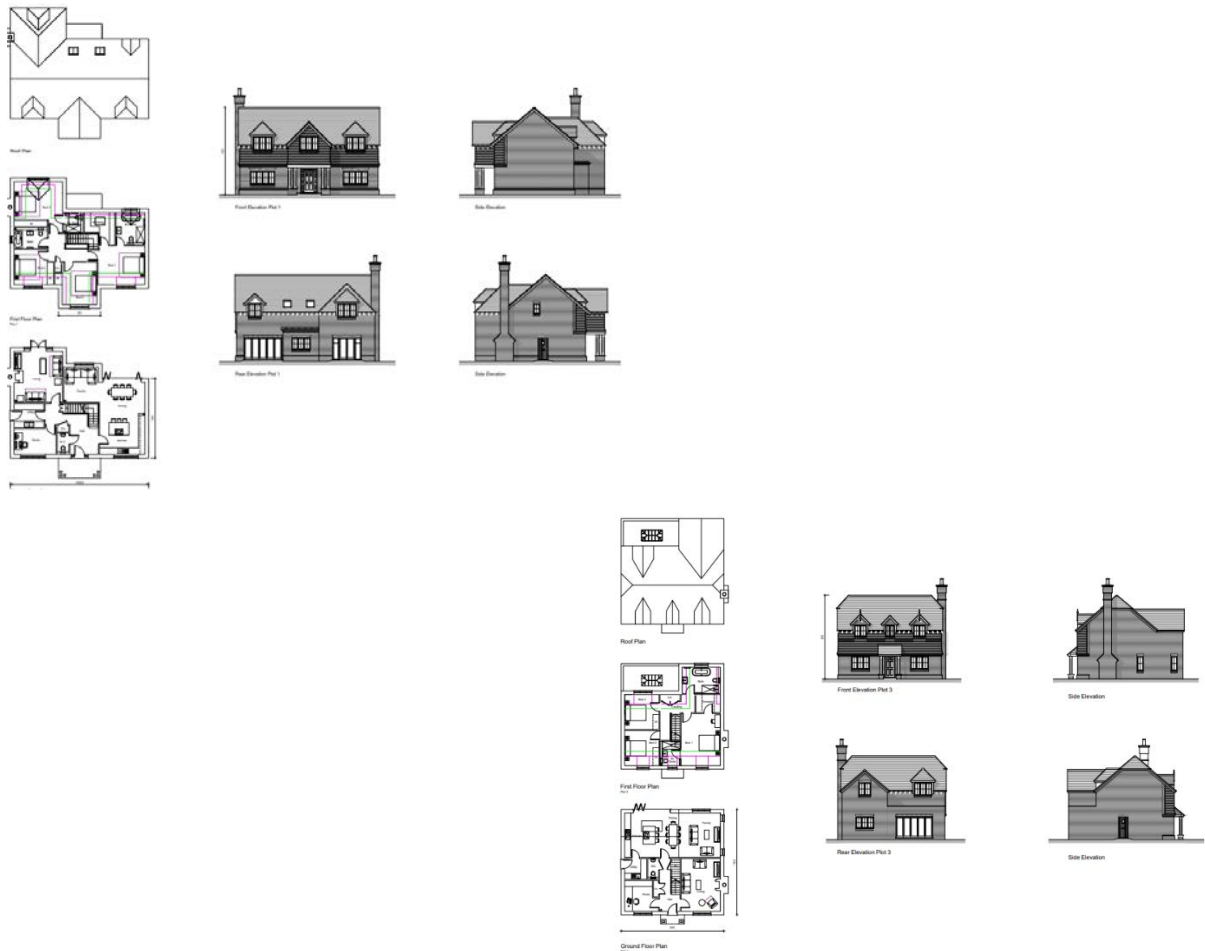
4.5 Plots 1-4 would be sited on an east – west axis with generous garden space. Plot 3 and 4 would be smaller units and would also have smaller gardens, but on the same east west axis. Plot 5 would be the largest unit proposed and would be sited at the far end of the garden orientated on a north south axis, with the principle elevation looking back down the garden towards Sheepleas House. An area of open space has been provided on the left hand side of the site, between plot 1 and plot 5 which softens the impact of the development.



Site plan detailing location of 5 units

Scale and Appearance

4.7 The 5 dwellings would all be two storey detached dwellings, utilising pitched roofs as well as a pallet of traditional materials, and incorporating features such as chimneys on two of the house types. The houses would have varied heights and design, as can be seen in the following plans and elevations, relying on strong features such as gables, dormer windows and vertical fenestration.



Plots 1&2 and 3&4 – floor plans and elevations



Plot 5 – floor plan and front elevation only

- 4.8 There would be three house types proposed overall. The heights have been kept to 8.2 metres for plots 1-4 and then 8.7 metres for the largest unit at plot 5. Plots 1 to 4 are noticeably smaller in footprint and scale when compared to Shepleas House and it is only plot 5 which has a comparable footprint to Shepleas House and subsequently has a much larger garden area to accompany it.
- 4.9 The design of the five units is traditional in nature which reflects the type and style of builds found in the immediate area.

Heritage

- 4.10 Shepleas House is neither listed or locally listed and is not located within a conservation area. The same applies for Glenview the neighbouring dwelling to the east. The nearest building of heritage interest is West Horsley Place a Grade I, Queen Anne house which is some 340 metres from the most northern boundary of the tennis court as the crow flies to the front elevation of the listed property. The distance between the two is substantial and as well as open fields in-between, plus there is a cluster of buildings at Place Farm and Place Farm cottages between the two as can be seen here. The cottages (at Place Farm) are listed in their own right. For more detailed information please see the heritage statement accompanying this application, prepared by Asset Heritage Consulting.



Ecology

- 4.11 An ecological statement has been prepared by Aspect ecology and will be considered in more detail in the assessment section.

Access and parking

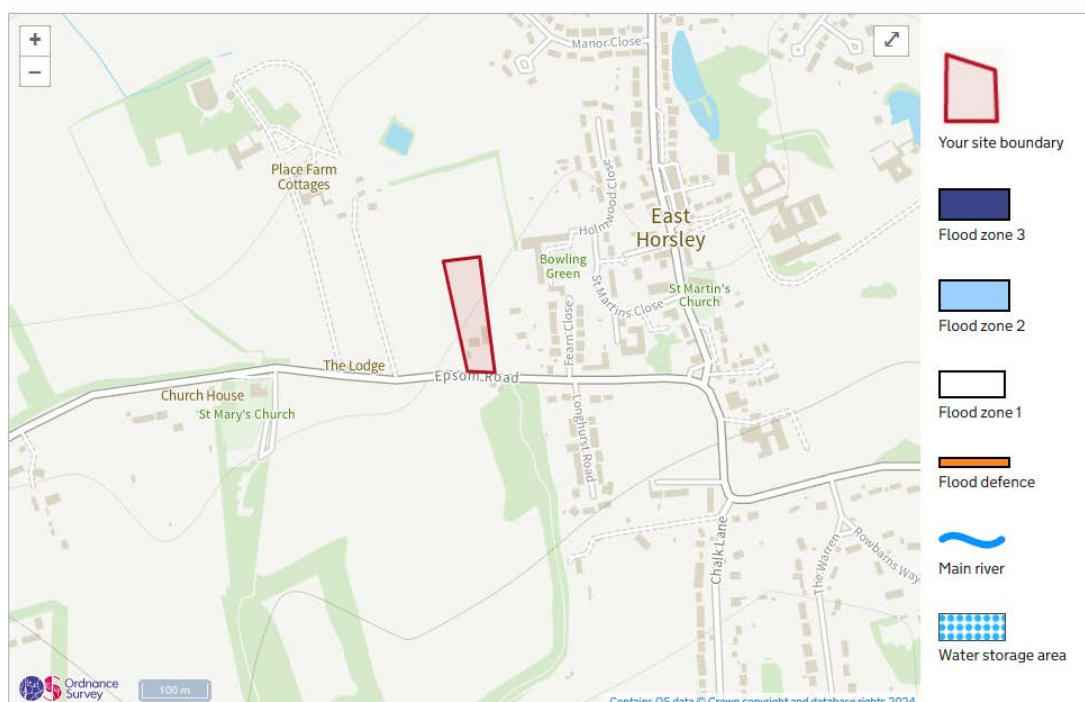
- 4.12 Access will be achieved via the existing access way for Sheepleas. This will serve the 5 units as well as Sheepleas the existing house on site. Parking would accord with the latest parking standards as set out in part 2 of the Development Management policies and the applicant is agreeable to providing sufficient bike storage per unit as well as Electric vehicle charging points and bike charging points per property.

Sustainability and Energy

- 4.13 The submission scheme has been supported by an Energy & Sustainability statement which sets out the credentials for the scheme. This will be explored further in the assessment chapter and shown to be policy compliant.

Flood risk

- 4.14 The land the subject of this application is located within flood zone 1, where there is a low probability of flooding from rivers. There are no significant bodies of water close to the application site.



- 4.15 As can be seen from the online government site entitled 'Flood Map for Planning' There are no flood zone 2 or 3 areas close to Sheepleas House. A Flood Risk and Drainage Assessment prepared by Glanvilles accompanys this application.

Archaeology

- 4.16 An archaeological desk based assessment has been prepared as part of the application submission, so that any archaeological implications with the development can be considered. The findings of the report will be considered in the assessment section of this statement.

5 RELEVANT PLANNING POLICY

5.1 Section 70(2) of the *Town and Country Planning Act 1990* and Section 38(6) of the *Planning and Compulsory Purchase Act 2004* require all applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework 2023 (December)

5.2 The National Planning Policy Framework was updated for a further time in late December 2023. The Secretary of State launched the changes in a speech and advised on five factors which would be critical in winning back support for new development. These were:-

- Beauty
- Infrastructure
- Democracy
- Environment
- Neighbourhood

5.3 The following elements are new to the NPPF and should be noted. These are:-

- Paragraph 70 now sets out that local planning authorities should seek opportunities to support small sites to come forward for community-led development for housing and self-build and custom-build housing
- there is now an emphasis on well-designed and beautiful.
- Significant uplifts in the average density of residential development may be inappropriate where it would be wholly out of character with the existing area. These circumstances should be set out in an authority-wide design code. There is also an emphasis on the use of local design codes prepared in line with the National Model Design Code

5.4 The following chapters are considered relevant to the determination of this application.

- Chapter 2 - Achieving sustainable development
- Chapter 5 - Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

5.5 The Development Plan for Guildford Borough comprises:

- *The Guildford Strategy and Sites Local Plan (2015-2034),*
- *The Local Plan: Development Management Policies (part 2 of the Local Plan - adopted on 22 March 2023.*
- *West Horsley Neighbourhood Plan 2016-2033 (adopted 2018)*

Guildford Borough Local Plan: strategy and sites (2015 - 2034)

5.6 The following policies are relevant for this proposal:

- *Policy S1: Presumption in favour of sustainable development*
- *Policy H1: Homes for all*
- *Policy D1: Place shaping*
- *Policy ID3 Sustainable transport for new developments*
- *Policy ID4: Green and blue infrastructure*
- *Policy D2: Climate Change, sustainable design, construction and energy*

5.7 Policy D1 'Place Shaping' requires new development to achieve high quality design that responds to distinctive local character of an area in which it is set. The policy then sets out 18 criteria for place shaping.

The Local Plan: Development Management Policies (part 2 of the Local Plan - adopted on 22 March 2023).

5.8 The following policies are relevant for this proposal.

- *Policy P6 Protecting important habitats and species*
- *Policy P7 Biodiversity in new developments*
- *Policy P11 Sustainable surface water management*
- *Policy D4 Achieving high quality design and respecting local distinctiveness*
- *Policy D5 Protection of amenity and provision of amenity space*
- *Policy D8 Residential infill development proposals*
- *Policy D11 Noise impacts*
- *Policy D12 Light impacts and dark skies*
- *Policy D14 Sustainable and low impact development*
- *Policy D15 Climate change adaption*
- *Policy ID10 Parking standards for new development*

5.9 Policy D4 requires “development proposals to demonstrate how they will achieve the ten characteristics of well-designed places as set out in the National Design Guide:

- a) Context – enhances the surroundings
 - b) Identity – attractive and distinctive
 - c) Built form – a coherent pattern of development
 - d) Movement – accessible and easy to move around
 - e) Nature – enhanced and optimised
 - f) Public space – safe, social and inclusive
 - g) Uses – mixed and integrated
 - h) Homes and buildings – functional, healthy and sustainable
 - i) Resources – efficient and resilient
 - j) Lifespan – made to last
- 2) Development proposals are required to have regard to relevant national and local design guidance or codes.
- 3) Development proposals are required to incorporate high quality design which should contribute to local distinctiveness by demonstrating a clear understanding of the place. Development proposals should respond positively

to the history of a place, significant views (to and from), surrounding context, built and natural features of interest, prevailing character, landscape and topography. The use of innovative design approaches, including use of materials and construction techniques, will be supported where this presents an opportunity to create new or complementary identities that contributes to and enhances local character.

4) Development proposals are expected to demonstrate high quality design at the earliest stages of the design process, and then through the evolution of the scheme, including in relation to:

- a) Layout – settlement pattern of roads, paths, spaces and buildings, urban grain, plot sizes, building patterns, rhythms and lines
- b) Form and scale of buildings and spaces - height, bulk, massing, proportions, profile and roofscapes
- c) Appearance
- d) Landscape – landform and drainage, hard landscape and soft landscape
- e) Materials”

West Horsley Neighbourhood plan (2017-2033)

5.10 The following policies are relevant to this proposal

- *Policy WH2 Design management within village settlements*
- *Policy WH4 Housing mix*
- *Policy WH13 Sustainable urban drainage*
- *Policy WH14 Biodiversity*
- *Policy WH15 Dark Skies*

5.11 The following Supplementary Planning documents (SPD) are considered relevant to the determination of this application

- Planning contributions for open space and special protection area (March 2023)
- Climate change, sustainable design, construction and energy SPD 2020
- Planning contributions supplementary planning document 2017
- Parking standards for new development SPD 2023
- Residential Design Guide SPG 2004

6 PLANNING ASSESSMENT

6.1 This section of the statement assesses the proposal against the relevant planning policies and demonstrates that this scheme accords with adopted Local Plan and National Policies. The following areas will be considered:-

- The principle of development
- The layout of the five units
- Housing mix
- Living environment
- Impact on the character of the area
- Heritage
- Amenity space and landscaping
- Bins and refuse
- Highways and parking considerations and cycle storage
- Flood risk
- Air quality
- Impact on neighbouring dwellings
- Trees
- Ecology and biodiversity
- Sustainability; site waste management and renewable energy
- Archaeology

The principle of development

6.2 Policy S2 of the LPSS outlines where housing should be located within the Borough. Table S2b identifies that land proposed to be inset in villages should provide approximately 252 homes, this figure has been derived from site allocations and Land Availability Assessments. It is noted that the site has not been identified within the SHLAA, however, this does not preclude development coming forward.

6.3 The recently updated NPPF states in paragraph 60

“to support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.”

- 6.4 The site is ‘inset’ from the Green Belt and within the settlement boundary, therefore the principle of development is considered to be acceptable, subject to all other considerations.

The layout of the five units

- 6.5 Sheepleas House would be retained at the front of the site with the existing outbuilding which contains a swimming pool and leisure complex. It would retain its existing access way and would continue to rely on the existing access way onto the Epsom Road.
- 6.6 A new access drive would be formed along the western boundary of the land. Plots 1 and 2 would be 4 bed detached houses in reasonably sized plots. Their orientation would be east to west, in other words looking across the land and both dwellings would have a double garage each set back from the main house. Plots 3 and 4 would be staggered and set back and would occupy smaller parcels of land. The orientation would still be east to west, with a garage located between them promoting tandem parking to the front. Plot 5 would be the largest detached, with a north south orientation, with a double garage and parking for 4 cars. In effect this dwelling would occupy the parcel of land where the tennis court is located. All existing mature trees around the rear boundary are to be retained.

Housing mix

- 6.7 Policy H1 of the part 1 local plan provides advice on housing mix and standards. It requires that:-
- new housing development provides a wide choice of homes to meet a range of accommodation
 - Development which results in the net loss of housing will be resisted
 - All new residential development must conform to the nationally described space standards
- 6.8 In applying the mix, consideration needs to be given to site specific matters which together would shape the appropriate mix on particular sites.
- 6.9 In this instance although the scheme is a small scale development, there would be a varied spread of development incorporating two 3 bed units, two 4 bed units and one five bed unit. which would provide a wide variety of units size and would provide housing on a windfall inset site.

Living environment

- 6.10 Paragraphs 131 and 135 (f) of the NPPF states that planning policies and decisions should ensure that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and futures users. Policies H1 and D1 of the Local Plan 2019 requires that all new developments are expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance and conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MHCLG).
- 6.11 The 5 units comply with Nationally Described Space Standards. Policy D5 of the LDMP relates to the provision of amenity space. It states:
- 2) All new build residential development proposals, including flatted development, are expected to have direct access to an area of private outdoor amenity space, both private and shared, development proposals are required:
- a) to take into account the orientation of the amenity space in relation to the sun at different times of the year;

- b) address issues of overlooking and enclosure, which may otherwise impact unacceptably on the proposed property and any neighbouring properties;
- 4) development proposals are required to have regard to relevant national and local design guidance or codes, including in relation to garden sizes and residential building separation distances.

6.12 As can be seen in the schedule of accommodation matrix that accompanies this application and details the variance in dwelling size.

Plot	House type	Tenure	Parking	NDSS	NDSS Area	Footprint	Storage
Plot 1	Detached house	Private	4 cars	4B 8P	Minimum areas achieved	204.5 sq metres	Minimum achieved
Plot 2	Detached house	Private	4 cars	4B 8P	Minimum areas achieved	204.5 sq metres	Minimum achieved
Plot 3	Detached House	Private	2 cars	3B 6P	Minimum areas achieved	165 sq metres	Minimum areas achieved
Plot 4	Detached House	Private	2 cars	3B 6P	Minimum areas achieved	165 sq metres	Minimum areas achieved
Plot 5	Detached House	Private	4 cars	5B 10P	Minimum areas achieved	249.4 sq metres	Minimum areas achieved

6.13 All minimum areas have been achieved in respect of bedroom sizes, storage and accommodation generally and there is total conformity and compliance with policy H1 of the part one local plan 2019.

Impact on the character of the area

6.14 As you approach this part of the Epsom Road travelling away from Guildford and Clandon cross roads and just pass the Grange Park Opera turning you come across the western boundaries of East Horsley, which starts with Sheepleas House. Both Sheepleas House and Glenview (to the east) are somewhat an anomaly as they are both sizeable detached dwellings in large generous plots of land, and then beyond and soon after that you see more traditional sized housing and plot sizes off roads such as Fern Close and St Martins Close.

6.15 Sheepleas House has a very defined boundary, which stretches 170 metres back from the Epsom Road. The long garden particularly the rear section is underused and is now surplus to requirement. The plan is to subdivide the land so that Sheepleas House still retains a generous garden up to the rear of the outbuilding and then the remainder of the land will accommodate five detached units with a shared access way running along the western boundary back into the existing access way onto Epsom Road. This proposed development would be consistent with the wider pattern of development.

6.16 Policy D8 of the GBLP Development Management Local Plan (part 2) is relevant in this instance and states in parts 4 and 5 of the policy the following:-

Infilling: backland development proposals

4) Proposals for backland development are required to:

- a) create a positive 'street' entrance, provide safe pedestrian and cycling access and suitable access for emergency and refuse vehicles, and avoid long, narrow and isolated access points. Access routes must be designed to avoid having an unacceptable impact in terms of noise or light on the existing dwellings; and
- b) demonstrate that relationships with both existing neighbouring development and buildings/gardens within the site are acceptable, taking into account back to back or back to front distances. The privacy of existing and proposed residential properties should be respected by any new layout.

Infill development proposals in villages

5) Additionally, proposals for infill development within villages are required to:

- a) reflect development forms which respect the character and context of the village and avoid layouts that are overly formalised where surrounding village patterns have grown organically;
- b) ensure that the transitional character of edge of village/settlement areas is not lost and that hard urban forms are not introduced in semi-rural environments; and
- c) maximise the provision of high quality, safe and direct walking and cycling routes and links to key village facilities.

6.17 In reference to point 4 the access way would be off the existing access way and would simply run along the western boundary to serve the 5 units proposed. It would avoid any adverse impacts on Sheepleas House itself and there is available space behind the triple garage for this to work successfully without upsetting the existing set up and relationships.

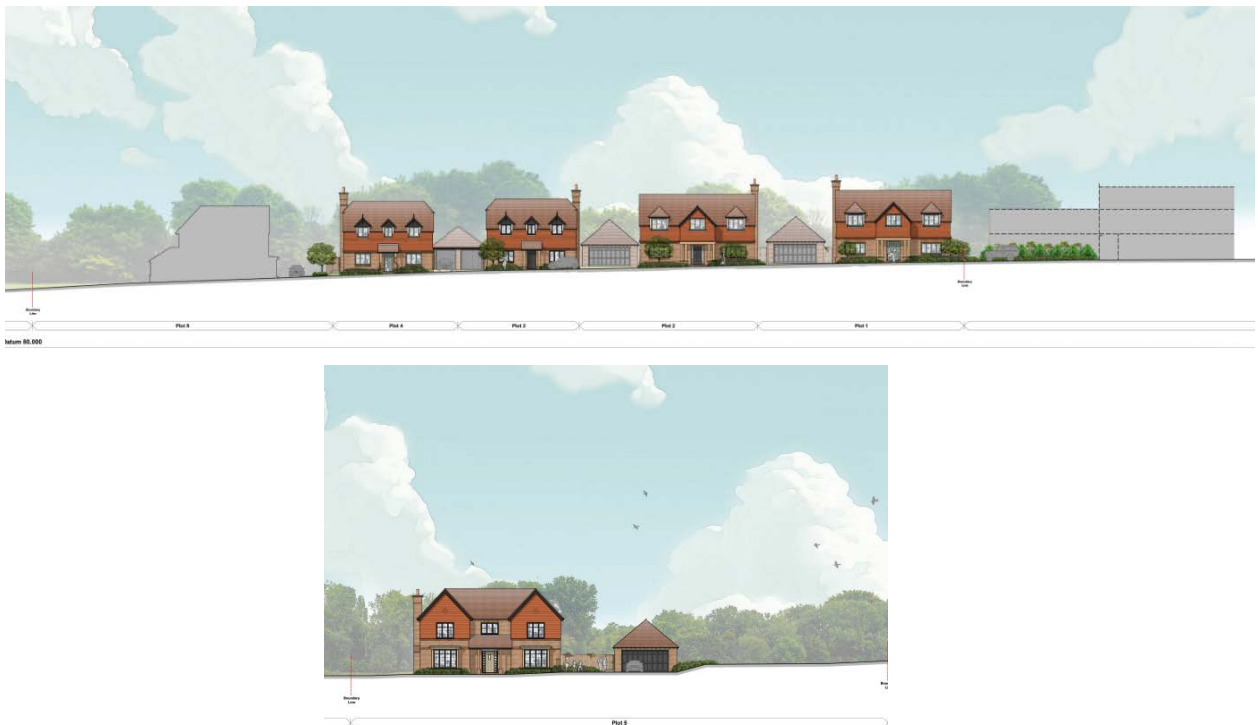
6.18 Point 4 is also mindful of possible impacts on existing neighbouring dwellings. Whilst this will be explored later in much more detail it is worth noting that there is only one dwelling that could potentially be impacted and that is Glenview to the east of the land, and then only the rear portion of land. It is well established in planning terms that the most sensitive part of a garden area and most commonly used is the area closest to the house. This is not the case here.

6.19 Point 5 breaks down into three points

- Observe village patterns that have grown organically
- Ensure the transitional character of edge of village settlement areas is not lost; and
- Provide for high quality safe and direct walking and cycling routes and links to key village facilities.

6.20 Turning to the first point, as the land is on the edge of the settlement area there is no defined pattern for development. It is considered relevant to look at the nearest housing to the east of the site, which can be found in Fern Close. These houses have garden lengths varying between 40-50 metres and garden widths of circa 20 metres. They are sizeable 4/5 bedroom units with parking to the front. This theme is similar on the opposite side of Epsom Road, in Longhurst Road, although the garden areas are more generous.

6.21 The proposed scheme is a modest scheme for 5 units and is not a high density scheme. The units are well spaced and have generous gardens and overall the layout respects and observes the transition from inset urban land to the agricultural fields to the west, fully compliant with this point, as can be seen from the street elevations below.



Street elevations detailing 4 units across the site and plot 5 at the end of the site

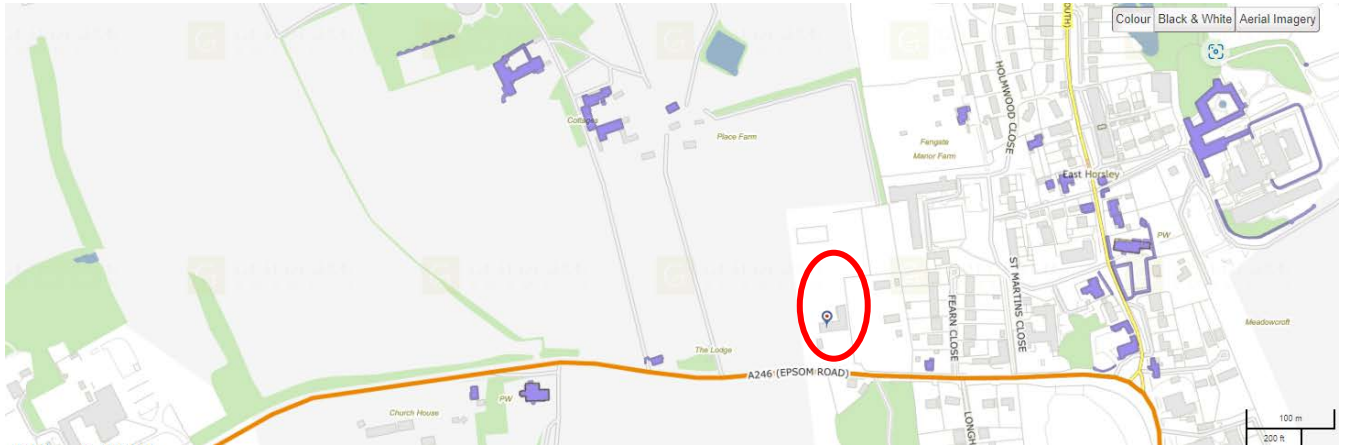
- 6.22 The site is in a sustainable location and has easy walking access to the 'Little Waitrose which is part of the petrol station complex on the Epsom Road. This facility is some 370 metres away as the crow flies. For further shops and facilities Bishops Mead Parade is located off Ockham Road South. Horsley railway station is just under 2 kilometres away as the crow flies, where the main village facilities are found.
- 6.23 Cycle routes are abundant in the area by being within the Surrey Hills region with easy access for mountain bike routes or flat routes for cycles. In respect of buses the 479 bus stops multiple times between Guildford and Leatherhead along the Epsom Road with stops close to the site itself. It is considered the site is well connected for all sustainable forms of transport.
- 6.24 Overall it is considered the site is compliant with the policy requirements of policy D8 of the local plan part 2 and no tension is shown with the policy.
- 6.25 Policy D5 of the part 2 plan requires development to achieve high quality design and respect local distinctiveness. This is reflected in the NPPF December 2023 in paragraphs 131-141. The policy reaffirms the point that good design is a key aspect of sustainable development and makes development more acceptable to communities.

Heritage

- 6.26 There are a number of heritage assets including listed buildings within the wider area around the site, albeit some considerable distance from the site.
- 6.27 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 6.28 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.
- 6.29 The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 ('GPA3'; 2nd edition December 2017). This document explains that setting is not itself a heritage asset; its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. As the PPG accompanying the NPPF amplifies, an assessment of the impact on setting needs to take into account the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 6.30 Turning to policy, Chapter 16 of the National Planning Policy Framework sets out the framework for decision making in planning applications relating to heritage assets. Paragraphs 205-214 set out how the determining authority and conservation officer should consider potential impacts.
- 6.31 Policy D3 of the LPSS is generally reflective of the NPPF and it states: - the historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported; and · the impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.
- 6.32 Saved Local Plan Policy HE4 ('New Development Which Affects the Setting of a Listed Building') states that planning permission will not be granted for development that adversely affects the setting of a listed building by virtue of design, proximity or impact on significant views.

6.33 It is considered that there is sufficient distance between this site for 5 units and the nearest listed buildings which can be seen here identified with purple shading (referenced from Guildford interactive maps). The Sheepleas site is identified with the red oval shape.



6.34 It is worth noting each of the buildings and distance to the site boundary.

- St Marys Church, Epsom Road 302 metres
- The Lodge Epsom Road 167 metres
- West Horsley Place 352 metres
- Place Farm Cottages 223 metres
- Pole Pit Cottages, Epsom Road 128 metres
- Fangate Manor Farm, St Martins Close, East Horsley 185 metres

6.35 The most important grouping is West Horsley Place and Place Farm.

6.36 West Horsley Place is an important 50 house Grade I listed Queen Anne house that was constructed in 15 century and was altered across the centuries particularly in Charles 1 reign. It sits within 153 hectares of land. There are 8 further grade II listed buildings on the estate which include two mid-19th century dog kennels. These mainly form the grouping around Place Farm, with a more distant listed building to the east. It can be seen from the following photograph that the boundary at the most northern end of the site looking directly towards Place Farm and West Horsley Place beyond and Grange Park Opera beyond, there is little visible interaction between the two. Please refer to the heritage statement for detailed background to these heritage buildings.



- 6.37 The heritage report notes in 3.2.21 “The application site is well screened by trees, including in winter, and ‘reads’ as part of the residential development which it adjoins in East Horsley rather than as a part of the West Horsley Place estate. There is no inter-visibility between West Horsley Place and the site, and the two are not experienced in conjunction with each other. The site does not form a part of the experience and appreciation of West Horsley Place” and in 3.2.22 “Similarly, the site is well screened from the listed buildings at Place Farm and no longer has any relationship with these buildings – as noted, the land was sold off from the estate’s agricultural land in c.1930 and the farm buildings themselves have since, in part, been converted to other uses. There is no meaningful intervisibility between them and the site does not contribute to their significance – it no longer comprises agricultural land, but has the character of a large suburban garden. The tree belts along its western and northern boundaries are important in their demarcation of the distinction in land uses and ownership.”
- 6.38 There is mature screening along that boundary and the applicants have no wish to remove that screening or to impact in any way.
- 6.39 The only ‘heritage issue’ which requires consideration is whether the proposals will have any impact on the significance of the group of listed buildings including West Horsley Place and Place Farm arising from development within their wider physical setting.

- 6.40 The heritage report acknowledges that there will be similar filtered (winter-only) glimpses of the proposed houses through the tree screen from the eastern driveway to Place Farm as currently exist to Sheepleas and its associated swimming-pool building, and houses beyond in East Horsley.
- 6.41 The report concludes that “the likely glimpsed visibility of the development in winter from the eastern drive will not have any harmful impact on the significance of any of the listed buildings, or on the ability to appreciate their significance.” And concludes that the “proposals therefore meet the statutory test set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accord with local and national policy relating to the historic environment.”

Amenity space and landscaping

- 6.42 Plot 1 and 2 would have good sized gardens, with plots 3 and 4, relying on slightly smaller garden areas. Plot 5 at the far north of the site occupies the largest garden area.
- 6.43 In addition the proposal is to retain a good sized space along the and abutting the western boundary of the site. This would contain some modest ‘suds’ ponds as well some additional planting.

Bins and refuse

- 6.44 Guidance for the storage and collection of household waste is provided in a 2017 supplementary planning document.
- 6.45 It is standard practiced for the Council to provide each unit with a standard 240 litre bin; one for recycling and the other for non-recyclable waste, as well as a 23 litre container for the presentation of food waste for recycling. A garden waste wheely bin would be a further 240 litre bin but would be optional for the future residents of each unit. Refuse collection will be carried out from the kerb side on Epsom Road so that refuse vehicles do not need to access the site. A refuse collection point will be located adjacent to access, close to

Epsom Road. The proposal would be fully compliant with the aforementioned guidance.

Highways and parking considerations and cycle storage

6.46 The applicants highway consultants have provided a detailed Transport Statement which assesses the development proposals and traffic impact. This topic can be broke down to six main areas:-

- Policy context
- Access for the development
- Parking for residents and visitors
- Traffic impacts
- Electric charging and bicycle storage and charging
- Other highway matters

Policy context

6.47 Policy ID3 of the part one local plan sets out requirements for sustainable transport for new development and tables 10 points for new development to observe. Policy ID6 of the part 2 local plan addresses external servicing features and stores. In more detail

Policy D6: External Servicing Features and Stores
<p>1) Development proposals are required to demonstrate that:</p> <ul style="list-style-type: none">a) bin storage, cycle parking and electric vehicle charging points, whilst being designed to meet practical needs, are integrated into the built form and do not detract from the overall design of the scheme or the surrounding area; andb) external servicing features are designed as an integrated part of the overall design or are positioned to minimise their visual impact.

6.48 Paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds where there are unacceptable highway safety impacts or the cumulative impacts on the road network are severe.

6.49 The adopted development management policies adopted in March 2023 also contains parking standards which are set out in policy ID 10 of the Local Plan (part 2).

Access for development

6.50 In this instance there is an existing access way from Sheepleas House directly onto The Epsom Road and with the additional units the access way would serve 6 units in total, via a private driveway that will be 4.1m wide typically. There is good visibility in both direction when exiting from Sheepleas House. It should also be noted that a dropped kerb runs along the entire frontage of the site as can be seen in the following image



6.51 This drawing details visibility splays updated in accordance with speed survey results. The 'H' details the highways boundary interpreted from SCC highway records. The red hatching along the Epsom Road denotes 2.4m x 'Y' m visibility splays and the blue hatched line denotes tangential visibility splays to the west. DK denotes the dropped kerb that already exists to the front of the access way. Visibility splays measuring 2.4m x 53.6m eastbound and 2.4m x 115.8m westbound can be achieved from the proposed site access within the public highway. The access can be expected to operate safely based on the current approach speeds with no reduction in the speed limit.

Parking for residents and visitors

6.52 The car and cycle parking provision has been promoted in accordance with the Surrey County Council Vehicular and Cycle Parking Guidance January 2018. This states that four or more bedroom dwellings in a rural location should be provided with 2 parking spaces. For all developments a minimum of 1 cycle space per unit is required. Guildford Vehicle Parking Standards that were issued in 2006 have now been updated and overtaken by the parking and cycling standards set out in the Guildford local plan part 2 that was adopted in March 2023. Policy ID10 is the relevant policy. The new dwellings will be supplied with a fast charge electrical vehicle points as well as an electric bike charging point for each dwelling. The exact location and specification of this can be secured by planning condition. The parking provision would be as follows

Plot	No. of Bedrooms	Vehicle Parking Spaces	Cycle Parking Long Stay Spaces
1	4	4	4
2	4	4	4
3	3	2	3
4	3	2	3
5	5	4	5
Total		16	19

6.53 The development site will provide a total of 16 vehicle parking spaces and 19 cycle parking spaces in compliance with the prevailing standards.

Traffic impacts

6.54 The total traffic generation set out in the following two table shows the traffic generated by including and excluding Sheepleas House. The development proposals are anticipated to generate 5 two-way vehicle movements in the AM peak hour, 3 two-way vehicle movements in the PM peak hour and 35 two-way vehicle movements across the day.

Table 8: Traffic Generation – Proposed Dwellings

Period	Traffic Generation (5 dwellings)		
	Inbound	Outbound	Total
AM Peak (08:00-09:00)	1	3	5
PM Peak (17:00-18:00)	2	1	3
Daily (07:00-19:00)	17	18	35

Table 9: Total Site Traffic Generation

Period	Traffic Generation (6 dwellings)		
	Inbound	Outbound	Total
AM Peak (08:00-09:00)	2	4	7
PM Peak (17:00-18:00)	3	2	5
Daily (07:00-19:00)	20	22	42

6.55 The Transport statement concludes that “based on the information provided in this section, it has been demonstrated that the proposed development’s traffic generation will not result in a significant adverse impact on the local highway network in terms of road safety or operational capacity and would not result in a severe cumulative impact in the context of paragraph 115 of the National Planning Policy Framework (NPPF).”

Electric charging and bicycle storage and charging

6.56 Each dwelling will be provided with Electric charging and bike storage. This provision is normally sought by planning condition which is standard.

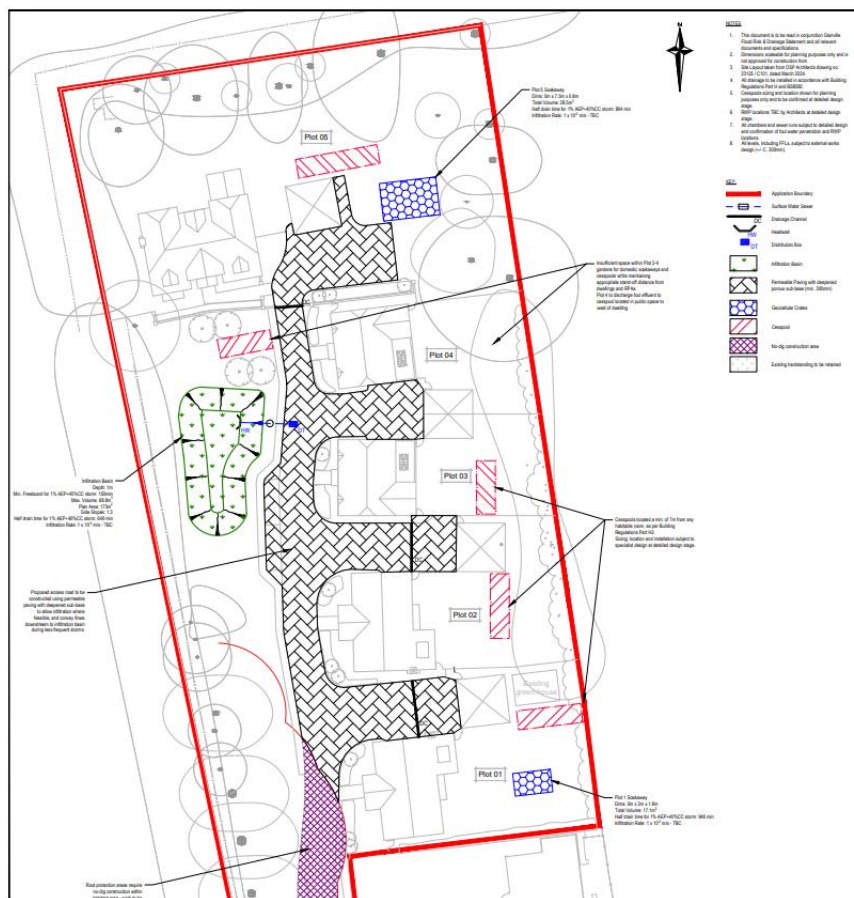
Other highway matters

6.57 The following should be noted as well

- The layout of the site has been designed to accommodate access for emergency vehicles such that a fire appliance can park within 45m of all points of each dwelling, in accordance with Building Regulations. A tracking exercise has been undertaken that demonstrates a fire tender can enter, turn within, and exit the site in a forward gear
- The application site is considered to lie in a sustainable location in terms of access to local amenities and facilities, including public transport services, and is therefore able to accommodate the development without reliance on the private car for all journeys.
- There is no evidence of a pre-existing road safety issue on the local highway network, and it is not anticipated that the development proposals will have an adverse impact on the local highway network in terms of road safety.

Flood risk

- 6.58 The relevant development policy of the Development Management part 2 plan is P11 which requires that all development proposals should provide drainage schemes that intercept as much rainwater and runoff as possible, including runoff from outside the site.
- 6.59 The application site is within flood zone one and therefore not at risk from fluvial flooding. Surface water drainage from roofs on each residential property would be managed on site using geo cellular crates which will discharge into soakaways. The shared access road would have permeable paving leading back down to the existing access point where it joins the main road. Planned maintenance of the on-site SuDS features is promoted and two 'suds' ponds that are proposed on the western side of the layout plan can be seen in the drawing below. The benefit of these ponds will be for storage use rather than the water being immediately diverted into more traditional drainage systems.



Drawing detailing drainage strategy from Glanville FRA

6.60 The Glanville drainage report concludes

- “The entire site is in Flood Zone 1, and therefore is considered to be at very low risk of fluvial flooding. All other sources of potential flooding identified are considered to present a low to negligible risk to the proposed development.”
- “Geological mapping suggests infiltration drainage techniques should be feasible on-site and, as such, run-off from the proposed development will discharge via a combination of on-plot soakaways consisting of geocellular crates, permeable paving with deepened porous sub-base and an infiltration basin”
- “The proposed SuDS features have been sized to accommodate all flows up to the 1 in 100 year +40 % climate change storm event without flooding from surface water. Appropriate pollution control and maintenance measures have also been proposed within this report.”
- “Foul water will drain to private cesspools located on-site. Alternative means of disposal have been ruled out as it is not considered reasonable or financially viable to connect to the public sewer due to the considerable distance to the outfall, and other means of on-site disposal are unsuitable due to site constraints.”

6.61 The proposed development in respect of drainage

- Is in accordance with the National Planning Policy Framework;
- will not be at an unacceptable risk from surface water flooding or other sources;
- will not increase flood risk elsewhere;
- will employ a surface water drainage strategy based on the principles of sustainable drainage;
- will employ a suitable foul water drainage strategy.

6.62 It is considered that measures put forward comply with Policy P4 of the LPSS, as well as chapter 14 of the NPPF (Dec 2023).

Air quality

- 6.63 An Air Quality Review was carried out by Aecom in 2017 to link up with the Strategy and Sites local plan that was adopted in April 2019. This was mostly a strategic tool but did highlight and recommend 'Air Quality Management areas' as well as Air Quality monitoring locations. Where issues are identified air quality action plans are promoted & issues identified. The application site is located in a transitional area away from any known commercial uses or bad neighbour uses. The Epsom Road is a busy road and the only possible air pollution would be from road traffic emissions. However this area has not been identified as an area for concern or identified as an air quality management area and to the best of our knowledge is not being actively monitored.

Impact on neighbouring dwellings

- 6.64 Policy D5 of the part two local plan requires development proposals to avoid having any unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties, in terms of:
- a) Privacy and overlooking
 - b) Visual dominance and overbearing effects of a development
 - c) Access to sunlight and daylight
 - d) Artificial lighting
 - e) Noise and vibration
 - f) Odour, fumes and dust
- 6.65 The policy also addresses the provision of amenity space and advises on balconies and terraces as well as any national or local design codes relating to garden sizes and residential building separation distances.



6.66 As can be seen in the screen shot, there is only one property that could be impacted and that is Glenview directly to the east of the application site. This dwelling has extensive grounds associated with it, which at the time of writing this statement remains undeveloped with no relevant planning history associated with the property, certainly over the last 15 years.

6.67 As can be seen in the following photograph the boundary screening along the western boundary is mature and solid and there is no intention of changing that, except for the removal of self-seeded or minor trees.



Photos detailing boundary of Shepleas with Glenview

- 6.68 Any possible overlooking would most likely be from plots 1-4 as they are orientated on an east west axis, with the rear elevation of these four units facing towards the far garden end of Glenview. The nearest would be plots 3 and 4 which would have the smallest garden areas and are therefore closest to the boundary.
- 6.69 In planning terms the least sensitive part of a garden area is the part furthest away from the house. In this instance the rear elevation of plot one is more than 60 metres away from the western flank wall of Glenview. There is also some screening very close to this flank elevation which provides close up cover to the amenity experienced and enjoyed by Glenview.
- 6.70 Plots 2,3 and 4 are orientated on the same axis as plot one, but clearly further away from Glenview. Any glimpsed view of the neighbouring gardening through the mature boundary screening would be at the very far end of the garden land. As will be noted from the site visit there is extensive boundary planting on the east. There will be the ability to strengthen this boundary treatment though additional planting and landscaping if required.
- 6.71 There is a row of properties to the east beyond the Glenview boundary as can be seen in the following aerial view. This is St Martins Court which contains 31 flats mostly consisting of sheltered retirement housing and owned and managed by Guildford Borough Council.



Aerial image detailing location of St Martins Court



Photo from far north east corner of Sheepleas, looking across Glenview land towards St Martins Court

- 6.72 Turning to the relationship between the 5 dwellings and the existing property Sheepleas. This is considered to work well in that a sufficient and adequate garden space has been left for Sheepleas. The distance between the rear elevation of Sheepleas and the flank elevation of plot 1 is circa 22 metres, which is a standard distance for this future relationship. This will be strengthened by additional landscaping and planting along the new Sheepleas House northern boundary.
- 6.73 Overall it is considered that the relationships between the 5 new dwellings and the existing dwellings is acceptable and will not give rise to any adverse overlooking or loss of privacy. Further the spacing and distances will not lead to any adverse impacts or overbearance. Garden sizes and spacing is acceptable such that there will be no material harm to the amenities to be experienced between the 5 new properties and the way they interact and then their relationship with Glenview, Sheepleas House and occupiers of St Martins Court further afar and to the east. As such it is considered the scheme is compliant with policy D5 of the Guildford Borough Local Plan part 2.

Trees

- 6.74 Paragraph 180 (b) of the NPPF recognises “the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”
- 6.75 In this instance the application site has mature trees along the main boundaries of the site, but the central section of the site is relatively open and free from large mature trees. The initial survey of Sheepleas identified 45 individual trees mostly along the boundaries to the site. In addition 6 group areas of ‘various’ species, identified in blue below whose removal could be justified. These group areas comprise specimens that are either surrounded by other, better quality trees, or those which are situated internally within the site and are not contributing significantly to the local landscape, boundary screening, or public views.
- 6.76 Root protection areas have been calculated in accordance with paragraph 4.6.1 of the British Standard ‘Trees in relation to design, demolition and construction – Recommendations’, BS 5837:2012. The concept has been to keep the most important trees and to promote a landscaping plan that bolsters the boundary screening and planting as well as improving the landscaping with the central part of the site.

Ecology and biodiversity

- 6.77 LPSS Policy ID4 sets out that the Council will seek to maintain, conserve and enhance biodiversity and seek opportunities for habitat restoration and creation, while new development should aim to deliver gains in biodiversity where appropriate.
- 6.78 This application is supported by a Ecology Appraisal prepared by Aspect Ecology. The PEA includes an outline mitigation strategy. Overall, the findings of the ecology survey indicate that there are no ecological constraints to development. A range of standard controls are deliverable on site to ensure

that there are no adverse impacts on local wildlife, and these can be secured by condition.

- 6.79 Within Section 98 of the Environment Act 2021, there is provision for achieving a 10% Biodiversity Net Gain (BNG) within a development, with the particulars being covered under Schedule 14 of the Act. Small sites are exempt from BNG until 2nd April 2024. Nevertheless, paragraph 186 of the NPPF sets out the principles that should be applied to habitats and biodiversity and policy ID4 of the LPSS seeks to contribute to biodiversity. Accordingly, a range of enhancement measures are provided as part of the scheme that seek to increase the nature conservation value of the site in the long term, such as the pond provided as part of the SUDs, further details can be found in the Aspect Ecology report.
- 6.80 The development would not adversely impact on protected species and enhancement in biodiversity could be secured by condition. For these reasons the development is considered to comply with the objectives of Policy ID4 of the Local Plan, Policy P8/P9 of the LPDMP and the NPPF.
- 6.81 The site is outside the 400m to 5km buffer zone of the Thames Basin Heath Special Protection Area.

Sustainability; site waste management and renewable energy

- 6.82 Paragraph 157 of the National Planning Policy Framework (Dec 2023)
“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

- 6.83 Paragraph 131 of the NPPF sets out the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. This statement has already set out the reasons as to why the proposal will be a high quality build that responds to the character of the area.
- 6.84 Policy D1 of the LPSS states in (10) that “All new development will be designed with regard to efficient use of natural resources including passive solar gain to maximise the use of the sun’s energy for heating and cooling.” Policy D2 of the LPSS states that new buildings must achieve a reasonable reduction in carbon emissions of at least 20 per cent below the relevant Target Emission Rate (TER) set out in Building Regulations 2010. It is noted that this should be achieved through the provision of appropriate renewable and low carbon energy technologies in the locality of the development and improvements to the energy performance of the building.
- 6.85 Policy D2 is supplemented by the Council's Climate Change, Sustainable Design, Construction and Energy SPD 2020 which provides the framework for assessing the acceptability of sustainability and energy matters. Policy D14 of the DM part 2 plan notes that 'new dwellings must achieve an emission rate no higher than the relevant Target Emission Rate (TER) set out in the Building Regulations (Part L)'. Policy D15 also sets out the Council's climate change adaption policies and D16 and D17 deal with carbon emissions from buildings and renewable and low carbon energy generation and storage.

Site waste management

- 6.86 The applicant instructed Blue Sky unlimited to undertake a sustainability and energy statement and their report accompanies this application submission and in support of the construction of five houses. The Statement includes an energy demand assessment showing how selected energy efficiency, low carbon and renewable energy measures have been considered and those, which have been incorporated into the development. It is proposed to provide space heating and hot water to the houses using air source heat pumps. The

summary headlines within the report show the carbon dioxide emissions reduction to be as follows.

The total emissions allowable through the Building Regulations (TER) are calculated as:

- **8,250 kg CO₂ per year**

With total actual site emissions (DER) assessed as:

- **3,146 kg CO₂ per year**

The carbon dioxide emissions are reduced by 5,104 kg CO₂ per year as a result of the energy efficiency measures and the air source heat pumps installed into the houses.

This equates to a reduction of 61.87%.

The Passive House standard for space heating is that the energy demand must not exceed **15.00 kWh/m²** per year.

The rate of space heating demand for the modelled 3-bedroom and 4-bedroom houses is **10.00 kWh/m²** and **10.72 kWh/m²** respectively.

Therefore, the space heating for the proposed houses is **33%** and **28.53%** below the requirement for Passive House standards respectively.

6.87 It is also worth noting the target emission rate, dwelling emission rate and percentage of carbon reduction per house type.

1. Reference	2. Target Emission Rate (TER)	3. Dwelling Emission Rate (DER) or Building Emission Rate (BER)	4. % carbon reduction from TER
3-Bed Detached house	8.33	3.30	60.38%
4 & 5-Bedroom Det house	8.21	3.07	62.61%

The calculations are based on Part L – 2021.

6.88 It is confirmed that this site will be subject to a '**zero to landfill**' policy. The intention is also to make best use of recycling the main components from the remodelling of the land and removal of the hard surfaced area. This applies to the bricks, concrete, tarmac, timber structures, metal wire and metal sheeting.

Types of materials	On site reuse or recycling	Offsite re-use and recycling	Disposal and contractor
Green waste	Re-worked into soft landscaping		
Bricks	Crushed and used as hardcore		
Concrete	Crushed and used as hardcore		
Timber		X	Chambers Recycling – Slyfield Industrial Estate Guildford
Metals		X	Chambers Recycling – Slyfield Industrial Estate Guildford
Other waste		X	Chambers Recycling – Slyfield Industrial Estate Guildford

6.89 All spoil created from the excavation of the foundations for the units will also be sent through recycling facilities to prevent the material going to landfill. During the construction phase the site will have segregated skips for all recyclable waste materials and a general waste skip. We reiterate that the intention to have a ‘zero to landfill’ policy and this will be reaffirmed with the contractor.

6.90 We will meet the required/necessary target emissions for the dwelling and any further additions as proposed above will serve to enhance this requirement and we will ensure we meet both ‘Sustainability’ and ‘Policy’ requirements and any necessary building regulation requirements.

Archaeology

- 6.91 An archaeological desk based assessment has been prepared as part of the application submission by RPS, so that any archaeological implications with the development can be considered. The report concludes in respect of relevant local designations the study area **does not** lie within
- An area of high archaeological potential
 - A County site of archaeological interest; but should be noted that
 - Three AHAP's and one CSAI's are located between 200m and 800m from the study site.
- 6.92 The conclusions of the report are as follows

Based on current evidence, a low potential is predicted for all period of human activity, although evidence of Medieval and Post Medieval plough soil and agricultural field system, possibly associated with the nearby West Horsley Place cannot be completely excluded. Any archaeological remains, if encountered are expected to be of low (local) significance.

Large areas of the site are proposed to be retained as areas of green space and some have been impacted by previous development, it is anticipated that any proposed development work is unlikely to have a widespread, negative impact on any potential, underlying archaeological assets.

- 6.93 The RPS report advises that the development is unlikely to have a widespread, negative impact on any potential underlying archaeological assets.

7 SUMMARY AND CONCLUSIONS

- 7.1 In summary the principle of developing this land is accepted as the land is **inset** from the green belt. Inset land is seen as developable and is expected to provide for several hundred homes during the plan period.
- 7.2 It is recognised that the land is within but on the edge of the inset area and that directly to the west and north are agricultural fields. This is transitional land that requires development to remain in keeping with the character of the locality. This scheme for five units provides for family housing of variable size and is low key in nature, scale and impact. The land available provides for good sized gardens and spacing between the houses such that the development will effortlessly blend with the local character that denotes the Horsleys.
- 7.3 The houses have been designed as such to be traditional in nature as well as utilising traditional building materials that would be found in the Horsleys. They all comply with the national space standards and will comprise mostly 3 and 4 bed dwellings, with one 5 bed dwelling proposed at the northern end of the site.
- 7.3 There will be no direct overlooking or loss of privacy to the owners of Glenview and no adverse impact on the occupiers of St Martins Court which is further afield to the east. The spacings are seen as adequate, and are assisted by mature planting along the boundaries which will be retained and bolstered.
- 7.4 The distances are such that from a heritage perspective the only places where the development could possibly be seen are at Place Farm and associated cottages some 340 metres from the most norther boundary. West Horsley Place is beyond that. It is considered there can be no harm to these listed buildings by virtue of the considerable distances and intervening fields between. Their setting and spacing will remain neutral and unchanged.

- 7.5 The trees to the boundary will mostly be kept and only some minor birch trees and other minor self-seeded group trees and shrubs will be lost mostly on the far eastern and western side of the land, but to no avail as they are not protected and are not of category A or B merit.
- 7.6 No buildings are to be demolished and from an ecological perspective our initial survey data does not highlight any concerns.
- 7.7 Access will be achieved via the existing access way and will share the access way with Sheepleas House. There is sufficient visibility in both directions and the existing access way can cope adequately with the 5 new units proposed as well as Sheepleas House.
- 7.8 The land is located within flood zone 1 where there is a low level of probability of flooding. Suds ponds are proposed for storage purposes.
- 7.9 In summary, the proposed development provides for an attractive, logical, small scale development on the edge but within the inset area outside of any countryside constraint. It makes good use of land and will provide new family housing in the locality according with policy at both national and local level.