

# **Tyting Farm, Halfpenny Lane, Guildford Planning Guidance January 2012 (Approved by Executive 26/1/12)**

## **1. BACKGROUND**

Tyting Farm was purchased by Guildford Borough Council in 1942. Plan 1 shows the extent of the farm. The Council now intends to dispose of the property and this document aims to assist this process by providing planning and development potential guidance for interested purchasers and other parties.

It sets out the context for future development, the planning policy background and appropriate uses, and highlights the constraints affecting the site. This will also form the basis for consideration of any future planning applications. The guidance is based on current planning policy and is given without prejudice to any decision that the Council may make on any subsequent applications.

## **2. THE SITE AND SURROUNDINGS**

Tyting Farm originally comprised a group of farm buildings, two residential properties and 47 hectares of farmland extending east-west along a valley below the north side of St Martha's Hill. It is located in the Surrey Hills Area of Outstanding Natural Beauty. Agricultural buildings, the lodge (Tyting Lodge - now sold off separately) and the farmhouse (Tyting Rise) are located in a group to the western end of the farm. The site is located to the south east of Guildford, about five km from the Town Centre.

On the ridge line beyond the northern boundary of Tyting Farm is White Lane, a residential road characterised by large dwellings in large gardens which back on to and overlook the farm. Open countryside comprising agricultural land lies to the north west and east, while the southern side of the site abuts woodland.

## **3. HISTORIC CONTEXT**

### **3.1 Tyting House**

The level area of land immediately south of the buildings is the site of the former Tyting House, which was demolished in 1957. It incorporated the remains of a C14 chapel which is now identified as an Area of High Archaeological Potential, and served as the farm house until early in the C20 when it became a gentleman's residence. Further information is included in Appendix 1.

### **3.2 The Farm Buildings**

The present group of farm buildings are sited on the footprint of an earlier group, probably associated with Tyting House. They are predominantly of brick construction under clay tile and slate roofs and date from the mid C19 to mid C20. The courtyard arrangement and form of construction is a typical but late example of C19 'model farm' design, but the plan form is interrupted by the building located in the centre of the courtyard and canopy additions which are of mid-to-late C20 date. The three farm buildings which lie to the east of the main group, adjacent to the right of way, are not considered suitable for residential conversion but could be used as garage/storage or workshops associated with the residential use of the farm house.

### **3.3 Tyting Lodge**

Tyting Lodge has been sold and no longer lies within the curtilage of the site. Planning permission (07/P/ 00265) for an extension to the living accommodation was given in 2007. The building is currently being refurbished by the new owner.

### **3.4 Tyting Rise**

Following the demolition of Tyting House, planning permission was granted in 1962 for an agricultural worker's dwelling on a site to the south of the farm buildings which survives as a two storey house of no architectural merit or interest. It has previously been used as the farmhouse.

## **4. PLANNING POLICY CONTEXT**

Government guidance is contained in Planning Policy Statements (PPS) the most relevant of which are PPS2 Green Belts, PPS7 Sustainable Development in Rural Areas, and PPS5, Planning for the Historic Environment.

The draft National Planning Policy Framework (NPPF) 2011 is also a material consideration.

Local policies are contained in the Guildford Local Plan 2003 and the planning policies most relevant to controlling development and use of land at the site are identified in Appendix 2. The land and buildings are located outside any defined settlement area, in the Green Belt (Policies RE1, RE2), within the Surrey Hills Area of Outstanding Natural Beauty (AONB - Policy RE5) and in an Area of Great Landscape Value (AGLV – Policy E6). There is no significant planning history on the site. Planning policies should not be considered in isolation and all development proposals will be assessed against all relevant policies.

## **5. POTENTIAL USES**

Within the planning policy constraints the following uses for the buildings and land are identified. If any other uses were proposed full regard would be had to planning policy. Curtilages defined for each use are illustrated in Appendix 3.

### **5.1 Farm land**

#### **5.1.1 Agricultural use:**

POLICY RE13 applies

The land has an established agricultural use and the preference is for this use to continue. The land is Agricultural Grade 3.

Planning policy Statement 7 Sustainable Development in rural areas requires that “the presence of the best and most versatile agricultural land should be taken in to account alongside other sustainable considerations”. Similarly the National Planning Policy Framework requires local planning authorities to “take into account the economic and other benefits of the best and most versatile agricultural land”.

The Council will consider putting in place measures through Section 106 agreements to ensure that the land does not get divided into smaller lots which may attract users seeking smallholdings and create pressure for fencing, caravans, mobile homes and so on which would harm the appearance of this sensitive landscape.

The small isolated stable structure to the north of the main group of farm buildings is included within this area and could be used in association with agricultural use.

### **5.1.2 Livery use:**

POLICIES R12 AND R13 APPLY

Proposals to use this land for horse grazing or livery operations would only be considered if it were small scale, utilising or replacing existing buildings such as the stable referred to above, and did not involve construction of new buildings which would harm the character and appearance of the landscape and the openness of the Green Belt.

### **5.1.3 Residential garden use:**

POLICY RE14 APPLIES

Any proposal to extend gardens of properties on White Lane which back on to the farm would be resisted as contrary to Green Belt policy.

## **5.2 Farm Buildings**

POLICIES RE9 AND RE10 APPLY

The main group of existing farm buildings have been previously used for storing hay, feed and livestock. The farm ceased operation in the summer of 2005, and the buildings are in differing states of repair. However, the majority of them meet the policy criteria for re-use and adaptation. A more detailed appraisal of those buildings identified as suitable for re-use is included in Appendix 3.

The following uses would therefore be considered suitable for these buildings, subject to meeting the requirements of the detailed criteria included in the policy:

### **5.2.1 Business use:**

POLICY RE9 APPLIES

Conversion to small-scale business use will take preference. Such use is defined in the Use Classes Order 2010 as:

B1	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech © Light industry	Permitted change to B8 Where no more than 235 sq m
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A small amount of residential use associated with the above as 'live/work' units could also be considered.

### **5.2.2 Residential use:**

POLICY RE10 APPLIES

Adaptation of the farm buildings to residential use will not be allowed unless every reasonable attempt has been made to secure business use or unless residential conversion is a subordinate part of a scheme for business use. If such development is then proposed it would be required to meet a strictly controlled set of design criteria to avoid harming the landscape setting.

### **5.2.3 Other uses:**

#### **POLICY RE9 APPLIES**

Other uses such as community and recreation will not be encouraged and can only be considered if they positively meet the policy criteria.

### **5.3 Tyting Rise (former farm house)**

#### **POLICIES H6 AND H9 APPLY**

The house is currently vacant and has no architectural merit. The existing building contains approximately 190 m sq and is not therefore a 'small dwelling'. A replacement dwelling would therefore be acceptable in this location. This could be stand alone or a residential unit associated with a new use for the farm buildings. It would need to be sited on or close to the position of the existing dwelling, maintaining the current visual grouping with the farm buildings. Any significant move away from this location would harm the appearance of the countryside and openness of the Green Belt and would be resisted.

There will be a presumption against the replacement of the house with any new build that is materially larger than it. Replacement floor-space avoiding a disproportionate increase in size will be supported if it accords with policy. Any outbuildings such as garaging or domestic outbuildings will be considered as extensions to the dwelling. The location within the AONB will be paramount when considering such development.

Any proposals to alter the use of the land or the existing house from residential use will require planning permission for a change of use.

## **6. ACCESS AND PARKING**

### **6.1 Access**

Plan 1 shows the existing vehicle access to the site which is available from Halfpenny Lane. A Public Bridleway runs through the centre of the farm from east to west and meets White Lane on the eastern boundary of the site. This public bridleway must be retained. It is recommended that the Highway Authority, Surrey County Council, is contacted at an early stage to ascertain the suitability of the access for any new use being proposed (see contacts list at end of document).

### **6.2 Parking**

#### **POLICIES G1 AND G5 (8) APPLY**

The amount of parking that would be recommended differs depending on the proposed use. Current parking standards are set out in the Local Development Framework's Vehicle Parking Standards Supplementary Planning Document (2006). Due to the prominent and exposed location of the buildings in the open landscape, the majority of parking will be required to be at a lower level and well screened from

properties to the north. The former slurry lagoon has the potential to provide the bulk of the parking space for all the proposed uses. Any surplus hardstandings should be removed.

### **6.3 Transportation**

Surrey County Council is the highway authority for the County. There is no objection to the use of the agricultural land for stables or riding providing this is ancillary to the remaining residential units. The proposed (or modified) access to Halfpenny Lane and visibility splays should be in accordance with the requirements of the County Highway Authority.

#### **6.3.1 Farm Buildings**

Any planning application should be accompanied by a Transport Statement, which clearly outlines the potential increase in traffic generation that any change of use may lead to. The statement should identify the potential “existing” traffic generation of the farm buildings, considering their permitted use, and the proposed traffic generation of the proposed use. This should also differentiate between cars, vans, HGVs etc. Any proposed change of use should seek to minimise the amount of heavy or large vehicles accessing the site.

#### **6.3.2 Tyting Rise**

There would be no objection to the continued use as a single dwelling. Access, parking and turning should be provided in accordance with the requirements of the County Highway Authority.

## **7. DESIGN AND SUSTAINABLE CONSTRUCTION**

POLICIES RE9, G1, G1(2), G1(3), G1(4), G1(8), G1(9), G1(10), G1(12),G5 APPLY

### **7.1 Setting**

The land and buildings are in a prominent location. There are long distance views across the valley to the farm, including from the rear of properties on White Lane. Any development will need to fully recognise the importance and sensitivity of this setting.

### **7.2 Buildings to be retained**

Any structures which are in a dilapidated state of repair should be demolished together with the ungainly covered canopy areas added in recent years. The corrugated upper section of walls and roof to Building 2 (see Appendix 3) should be removed or replaced with a lower and more sympathetic design to enhance the setting and views.

### **7.3 Conversion**

All conversions should be designed to ensure the original character of the buildings is preserved where appropriate. This can be partly achieved by retaining architectural features, utilising existing window and door openings and minimising new openings. The use of matching building materials for any repairs, extensions or alterations will be required to minimise the potentially damaging effects of conversion.

### **7.4 New Build**

Small extensions to the farm buildings may be acceptable, particularly if replacing an element of floorspace from structures being demolished, providing they do not alter the form, bulk and general design of the building group to an unacceptable degree.

Such modest amounts would be critically considered to ensure they would enhance and not detract from the appearance and character of the complex.

Extensions subsequent to the initial conversion are likely to detract from the building's character and so permitted development rights may be removed by condition when planning permission is granted.

### **7.5 Design and Layout**

Building form and layout will be dependant on the buildings retained. The architectural style for any new or converted buildings should be of a high design standard, utilising high quality and durable materials while still respecting the form, scale and architectural character of the complex. Reinstatement of the courtyard design approach will be encouraged. Treatment and surface materials of access roads, paths or other hard surfaced areas will be required to respect the rural environment. Reference should be made to the guidance "Building Design into the Surrey Hills" produced by Surrey Hills AONB Office.

### **7.6 Lighting and Noise Levels**

It will be essential to minimise any potential for light pollution from the development by incorporating discrete low level or similar lighting within the design from the outset. Similarly the design must address the need to reduce any potential noise created by new use of the buildings.

### **7.7 Sustainable construction and energy conservation**

New development will be expected to comply with the sustainable Design and Contruction Supplementary Planning document (2011) which clarifies and supports the Local Plan policies.

## **8. TREES AND LANDSCAPING**

### **POLICY G5 (9) APPLIES**

The bridlepath that runs east to west through the farm has many mature Oak, Scots Pine and Poplar planted along its northern edge. There is also important shelterbelt woodland. This forms a wildlife corridor between fragments of woodland. In close proximity to the farm buildings is another area of woodland that surrounds the buildings. A small woodland which has remained intact, lies to the east of the farm and is important historically, considering the remnants of traditional silvicultural management systems.

As part of any proposal a scheme will be required, accompanied by a tree survey, to indicate landscape treatment. This will be particularly important in terms of boundary treatment of the built complex to ensure adequate screening and respect for the rural setting. It may be appropriate to make a Tree Preservation Order in respect of the most valued and significant trees on the site.

## **9. ARCHAEOLOGY**

Regard will be given to Planning Policy Statement 5, Planning for the Historic Environment which requires that "there should be a presumption in favour of the conservation of designated heritage assets". The draft National Planning Policy Framework requires local planning authorities to "conserve heritage assets in a manner appropriate to their significance".

If any proposal impinges on the 'Area of High Archaeological Potential' as identified on Plan 1, an initial assessment of the archaeological value of the site must be submitted as part of any planning application, in discussion with the Borough Council and the County Archaeologist.

## **APPENDIX 1**

### **History of Tyting House**

Tyting House stood at the foot of St Martha's Hill. The room latterly used as the dining room was probably built as a chapel during the 1300's as it contained three pointed lancet windows. Tyting was owned at that time by the Bishops of Exeter, but it would be unusual for a Bishop to build a chapel on a small, outlying farm. Perhaps the Tyting chapel was built by the Augustinian canons of Newark, some 6 miles away, who acquired St Martha's Church in 1262 and must have provided some accommodation for a vicar nearby.

Apart from the chapel (which became a kitchen, then a dining room), the house was re-built in 1609, the date on a mantle piece. It served as the farmhouse of Tyting Farm until early in the C20 when it became a gentleman's residence. The then owner, Mrs Bates, let the house to Mr W R Long in about 1936. The farm was let separately. In 1942 both house and farm were acquired by the local Council (now Guildford Borough Council) to stop development of countryside on the edge of the town. Mr Long left Tyting House in 1942 and the War Department requisitioned it for training purposes. After the war the house was in a poor state of repair and considered too costly to restore or convert. The decision was taken to demolish it in 1957 and allow a new house to be built nearby. (Source: Guildford Museum)

## **APPENDIX 2**

### **Relevant Planning Policies (GBC Local Plan 2003)**

#### **Rural Environment Policies:**

- RE1 Extent of the Green Belt
- RE2 Development within the Green Belt
- RE5 Area of Outstanding Natural Beauty
- RE6 Area of Great Landscape Value
- RE9 Re-use and Adaption of Rural Buildings to Employment, Community or Recreational Use
- RE10 Re-use of Rural Buildings for Residential use
- RE13 New Agricultural Buildings
- RE14 Extension of Residential Curtilages into the Countryside

#### **Housing Policies:**

- H6 Replacement Dwellings in the Countryside
- H9 Extensions to Dwellings in the Countryside

#### **General Policies:**

- G1 Parking Provision
- G1(2) Transport Provision, Access, Highway Layout and Capacity
- G1(3) Protection of Amenities Enjoyed by Occupants of Buildings
- G1(4) Access for People with Disabilities
- G1(8) Light Pollution
- G1(9) Energy Conservation
- G1(10) Conservation of Water resources
- G1(12) Safeguarding and Enhancement of the Landscape and Existing Natural features
- G(5) Design Code

All of the above policies are contained in full in the Guildford Borough Local Plan which is available on the Council's website at:

[www.guildford.gov.uk](http://www.guildford.gov.uk)

go to Planning, Planning Policy and then Local Plan

## APPENDIX 3

### Assessment of the farm buildings and their potential suitability for re-use

Those buildings considered suitable for retention and conversion are included in the table below and a plan is included on page 13 - Key to Farm Buildings.

NB: these do not include the buildings to the east of the main group.

No.	Description	Date of build	Approx footprint m sq
1	Single storey. Brick with plain clay tile roof.	mid C20	25
2	8 bay two-storey hay shed. Brick to ground floor level with upper level comprising metal framework and roof clad in corrugated sheeting. Not considered suitable for re-use but a new structure of significantly reduced height and sympathetic design may be acceptable.	Various hay sheds in existence since 1871	270
3	Single storey. Brick with Bargate Stone dressings and plain clay tile roof. Gabled entrance on north side	Mid C19 and early C20	170
4	Single storey. Brick with plain clay tile roof. Roof lights to ridge	Mid C20	270
5	One and a half/two storey. Brick with plain clay tile roof.	Mid C20	155
6	One and a half storey. Brick with hipped plain tile roof. Roof lights to ridge. NB. This building occupies the centre of the original farm courtyard. If demolished this would create an opportunity to provide communal open space within the courtyard. There may be potential to replace some of this floorspace with new build, e.g. At the SE corner of the complex to complete the courtyard plan form.	Mid C20	225
7	Single storey. Brick and Bargate Stone with plain clay tiled roof.	Late C19	210
8	One and a half storey 3 bay vehicle store. Brick with clay pantile roof.	Mid C20	90
9	Single storey. Brick with clay pantile roof	Early C20	40
10	Single storey. Brick with slate roof and 2 cupolas. NB. Due to the isolated position of this building its reuse would only be considered if associated as part of any agreed use for the agricultural land.	Mid C19	55 This space is not included in the total figure below, which refers to the main group of buildings only
	As the one and a half storey and two storey buildings in the main group could have a floor inserted, the total floorspace potential is increased to approx 2,195msq		TOTAL 1,455 m sq

## CONTACTS

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## **Surrey County Council**

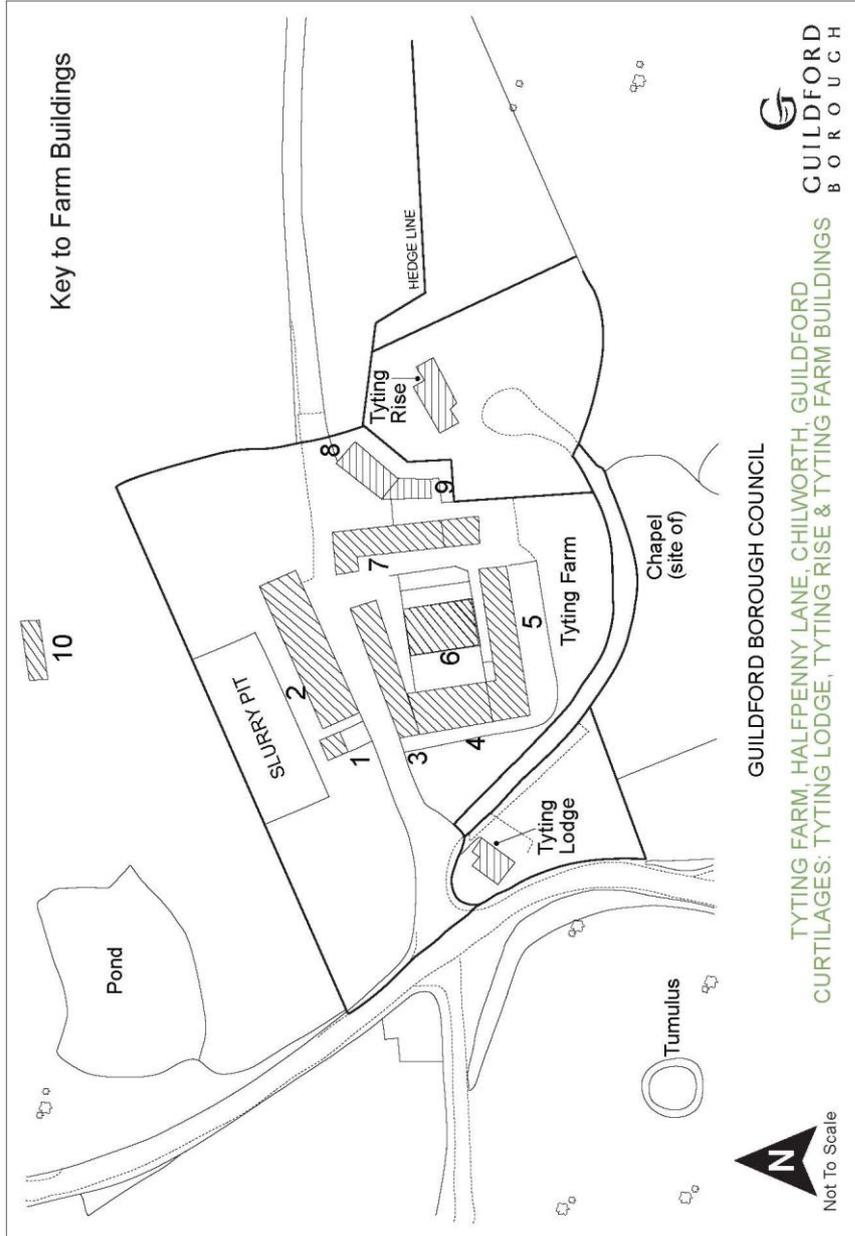
West Area Highways:  
Quadrant Court  
35 Guildford Road, Woking, Surrey, GU22 7QQ  
Tel: 0300 200 1003

Surrey County Archaeology Unit  
Surrey History Centre  
130 Goldsworth Road, Surrey, GU21 6ND  
Tel: (01483) 518777  
email [archaeology.scau@surrey.gov.uk](mailto:archaeology.scau@surrey.gov.uk)

Countryside Access Team Room 365  
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**KEY TO FARM BUILDINGS**



GUILDFORD BOROUGH COUNCIL  
 TYTING FARM, HALFPENNY LANE, CHILWORTH, GUILDFORD  
 CURTILAGES: TYTING LODGE, TYTING RISE & TYTING FARM BUILDINGS