



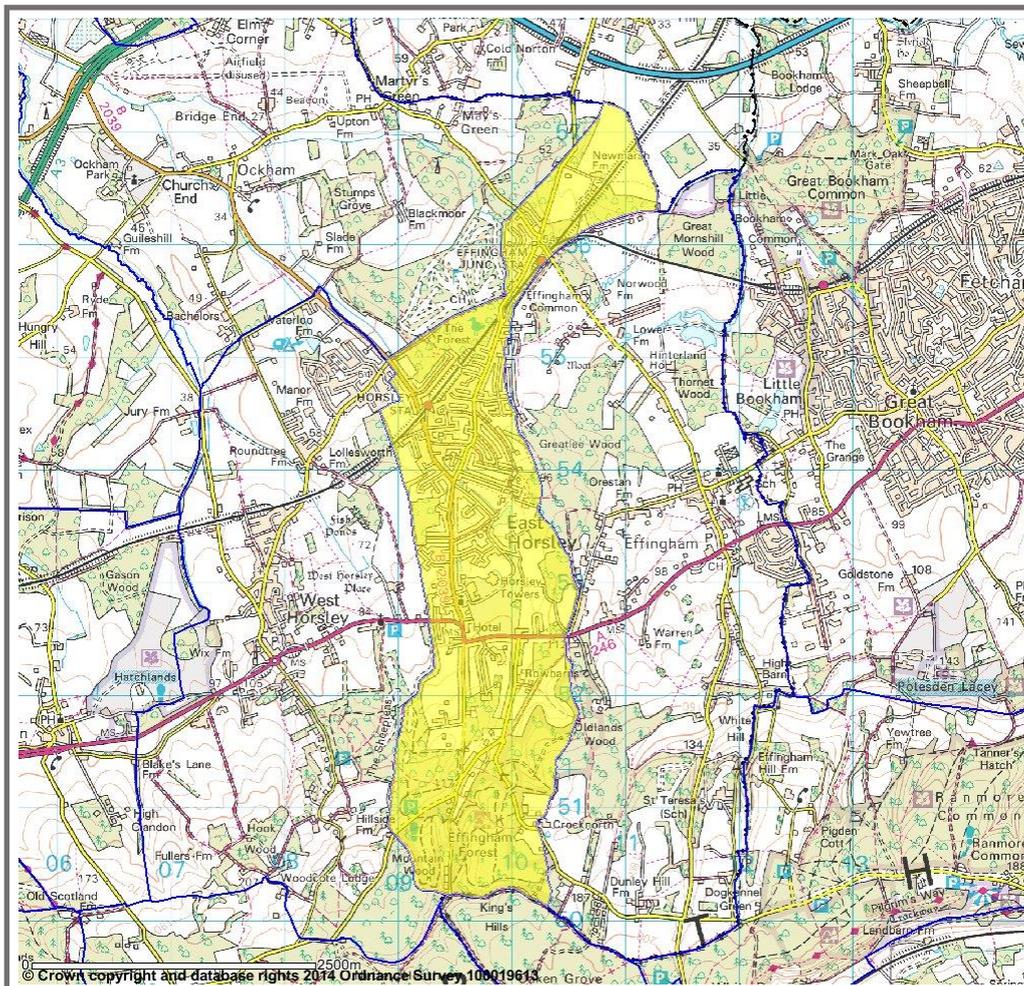
June17th 2014

East Horsley Parish Council

This is an application by East Horsley Parish Council under regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (the "**Regulations**") for the designation of the Civil Parish of East Horsley, Surrey as a neighbourhood area.

The Area

The area in question relates to the Civil Parish of East Horsley, with boundaries as shown on the map below:-



Statement - Why the Parish of East Horsley is appropriate to be designated as a Neighbourhood Area

East Horsley is a civil parish within the administrative area of Guildford Borough Council.

East Horsley covers 740 hectares, lying between the parishes of Effingham, West Horsley, Ockham and Abinger. It abuts the parish of West Horsley on its western boundary but otherwise is surrounded by farmland and open spaces, some of which is Woodlands Trust (Great Ridings Wood) or Surrey Wildlife Trust (Holliers Wood). To the south of the Parish, there is the Surrey Hills Area of Outstanding Natural Beauty, encompassing Effingham Forest on the North Downs.

For planning purposes the village is completely in the Metropolitan Green Belt. The settlement area is semi-rural and is defined by Ockham Road North and South, Forest Road and Epsom Road (A246). To the south of the A246 the Parish is rural. The boundaries are shared with Effingham, West Horsley, Ockham and Shere.

As underlined by the fact that each of the Parish Councils of East and West Horsley are making separate applications under the Regulations for designations of their respective Parishes, each community regards itself as having very much a distinct identity with very different histories, characteristics and dynamics to the other.

East Horsley has been an individual and distinct community since as long ago as records began. Local historian Pam Bowley records in her book "East Horsley - The History of a Surrey Village", that East Horsley became detached from West Horsley as long ago as 1036, when it was given to the Church by a Horsley landowner.

The population of the East Horsley is 4290, whereas the population of West Horsley's 2828 (as recorded in the 2011 Census). The Parish shows a clear village atmosphere but also encompasses a wide range of facilities that are expected in modern life as well as a very extensive variety of groups and activities supporting a strong sense of community for the whole of the inhabitants.

East Horsley even has its own distinctive architectural style: the "Lovelace style" borne of the brick and flint building projects of Lord Lovelace begun in the 1850s and continuing into the 1870s, by which time over 20 buildings had been constructed adopting the style, the vast majority of which were located in East Horsley. Up to 24 bridges were also constructed on the high ground to the south of the Parish. Hence East Horsley becoming known as "The Lovelace Village", as it is called on the village sign which also adopts the Lovelace style at the northern approaches to the village on Ockham Road South.

Facilities within East Horsley include two shopping areas, including post offices, plus additional single shops and a range of eating facilities as well as professional businesses. It has a medical centre, dentist and optician and a veterinary practice, two railway stations, a petrol station, conference centre, an hotel and public house, library, village hall (as well as additional community rooms), church hall, amateur theatre and two churches.

East Horsley boasts good sports facilities for young people and adults, with public tennis courts, cricket and tennis club, and a BMX track by the village hall. There is a private health club within the village. A long running youth club, sports and keep fit classes are held within the village and church hall. A pre-school nursery has recently opened, replacing an earlier one that closed down.

There are a large range of community groups and activities. In particular, there is a strong artistic interest within the village. East Horsley has the Nomad Theatre which is a high quality well equipped amateur theatre in a new building funded with National Lottery grants in 1998. In addition there is an art shop and gallery and several arts clubs that regularly meet at the Village Hall.

Another facility is a natural one as the Parish partly falls within the Surrey Hills AONB, enjoyed by both residents and visitors. East Horsley receives a high number of walkers and cyclists who enjoy the countryside.

East Horsley includes social housing in a range of locations throughout the village and has recently developed a small amount of affordable housing in Bishopsmead.

Current issues relevant to the whole Parish include:-

- The high cost of housing and the lack of affordable housing for single people and young families.
- Whilst there are excellent rail services to Guildford, Leatherhead and London, there is poor public transport for routes other than these, with a high reliance on private cars. Road usage is an ongoing issue.
- The 2011 census shows that the elder population (65 +) make up almost 23% of residents. How much this figure will grow is not definable but with 49.5% of the population in the 25-64 age group it will certainly increase. This will put additional pressure on public transport and health facilities.

East Horsley has been consistently supportive of preserving amenity space for its residents. Over the years this has seen community ownership of three woodland areas, The Forest by The Drift road, Holliers Wood abutting The Forest and Ridings Wood.

The Parish boundary is considered appropriate for the geographical area for the neighbourhood plan. The information provided above shows that there is clearly an established active parish community network that considers itself to be core to the identity of the village. The administrative boundaries are understood and valued by the local population, particularly as they pertain to the amenity space that has been safeguarded by the Parish Council for the future benefit of both the local and wider community.

Compared to West Horsley:-

1. East Horsley has a significantly larger settlement area and hence one and a half times the population of West Horsley. The 2011 Census indicated 4290 for East Horsley and 2828 for West Horsley.

2. West Horsley has a surface area roughly 50% bigger than East Horsley (1083 hectares for West Horsley compared with 740 for East Horsley). Thus, East Horsley has a fraction of the "full" green belt land outside the settlement area enjoyed by West Horsley.
3. The parish of East Horsley, since the 19th century, has attracted a high achieving socio-economic population bringing wealth and influence to the area which today consistently comes in the top ten of surveys of villages to live, in terms of quality of life or wealth.

It is therefore evident that East Horsley is a quite distinct community from West Horsley and that the above differentiating factors will mean that any Neighbourhood Plan will have significantly different priorities in terms of both amenities generally and the built environment.

The East Horsley Parish Council has already established a Steering Group to take forward the Neighbourhood Plan and has had expressions of interest from a large number of members of the community to assist in development work in order to take this forward. Involvement of all areas relevant to the village is being actively sought.

It is for these reasons that we believe strongly that East Horsley is a suitable area for designation under the Regulations.

S61G Statement

1 As set out in the requirements for Neighbourhood Area applications in The Neighbourhood Planning (General) Regulations 2012, East Horsley Parish Council is making this application as a relevant body (as specified under section 61G of the 1990 Town and Country Planning Act).

2 The Neighbourhood area specified within this application is wholly contained within the Parished area.