



Through a meticulous approach to addressing planning policy requirements, including heritage and design policies, Planning Potential obtained full planning permission for five bespoke dwellings, including a thatched cottage, on a parcel of land in West Horsley.

Planning Potential coordinated a planning submission for five dwellings on undeveloped land within the defined settlement boundary of West Horsley. We advised the core design team in the preparation of a robust, considered heritage-led planning application which sought to make better use of a private parcel in a sustainable village location. The site is a sensitive location that sits within the West Horsley Conservation Area and adjacent to the Grade II Listed Britains Farm, with other Listed Buildings in the vicinity of the site. Our colleagues at Heritage Potential coordinated heritage discussions, including the preparation of a Heritage Statement, which demonstrated that the proposals offered a sympathetic design that respects the setting of designated heritage assets.

We formed strong working relationships with Planning Officers, and despite encountering significant local neighbour opposition to the proposals, obtained an Officer recommendation for approval. However, the application was refused by Members of the Planning Committee on the single ground of housing mix. An appeal was submitted and then subsequently withdrawn after we obtained permission in October 2020 for an amended scheme with a slight adjustment to the housing mix.

## Summary of achievements

- Coordination of heritage-led approach, with a focus on design quality and character.
- Preparation of Planning and Heritage Statements.
- Successful negotiation with Planning Officers.
- Representation of client at Planning Committee.
- Preparation of Written Representations appeal (and subsequent withdrawal).

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