

Mrs Cadman
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Contact: Jo Trask
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Date: 18/12/2025

Dear Mrs Cadman

Location: Compton Village Club Limited, Spiceall, Compton, Guildford, GU3 1JQ
Regarding: A parking area to be created on the side of the green facing the Compton Village Club, to accommodate about 12 cars, made of webbing topped with gravel, to help with the serious shortage of parking in Compton, which is emphasised when there is a function at the hall or the club, or a wedding or funeral at the church
Reference: 25/A/00243

Thank you for your pre-application enquiry received on 15 December 2025. In response to your enquiry I hope that you will find the following information helpful.

The proposal is for: A parking area to be created on the side of the green facing the Compton Village Club, to accommodate about 12 cars, made of webbing topped with gravel, to help with the serious shortage of parking in Compton, which is emphasised when there is a function at the hall or the club, or a wedding or funeral at the church.

Site description / constraints:

The site comprises part of a larger parcel of existing open green space. The site is bounded by post and rail fencing, with trees to the road frontage boundary and along Spiceall. To the northern part of the recreation ground is an equipped playground, defined by green metal fencing to the road frontage and lower railings to the north, south and east.

The wider site is relatively flat and surrounded to the north, east and west by development. The B3000 runs along the southern boundary, with Spiceall to the north and west and a footpath to the east. The site forms a parcel of land within the south west corner of the open space, bounded by Spiceall and the B3000.

The site lies within the following designations:

Green Belt

Open Space Amenity Green Space

National Landscape (formerly AONB)

Area of Great Landscape Value (AGLV)

Planning considerations:

Impact on Green Belt

Impact on the National Landscape and AGLV

Loss of Amenity Green Space

Green Belt

The site lies within the Green Belt. The NPPF para 154 states: "development in the Green Belt is inappropriate unless one of the following exceptions applies:" The exceptions to inappropriate development include "b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it... h) other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:... v. material changes in the use of land (such as changes for outdoor sport or recreation, or for cemeteries and burial grounds)"

The proposal is for the provision of a parking area to accommodate 12 vehicles, for use in conjunction with the Village Hall and Church. The proposal does not appear to fall within the exceptions to inappropriate development within the Green Belt. The development is by virtue of this inappropriate and therefore harmful to the Green Belt. The test is therefore whether any very special circumstances apply to outweigh the identified substantial harm.

I note on street parking whilst not restricted on Spiceall is limited to one side due to the width of the carriageway. Any forthcoming application would need to demonstrate the need for the additional parking and the frequency that issues arise through lack of parking.

I would recommend rather than gravel topping a grass crete system is used to limit the visual impact of any hard landscaping.

Subject to the boundary treatments to the proposed parking area and the surface coverings the impact on the visual openness may be limited.

Impact on the Surrey Hills National Landscape and AGLV

The site is located within the Surrey Hills National Landscape and AGLV.

LPSS Policy P1 states the National Landscape (formerly AONB) will be conserved and enhanced to maximise its special landscape qualities and scenic beauty. Great weight will be given to the conservation and enhancement of the natural beauty of the National Landscape and development proposals must have regard to protecting its setting.

On 26th December 2023, a new duty came into force in English National Landscapes. Section 245 of the Levelling-up and Regeneration Act 2023 (amends section 5(1) of the National Parks

and Access to the Countryside Act 1949 and section 85 of the Countryside and Rights of Way Act 2000) requires that all relevant authorities 'must seek to further the purpose' of conserving and enhancing natural beauty in the National Landscape and protecting its setting. This duty overrides and strengthens the previous duty to 'have regard' to these purposes.

Subject to the extent of the parking area, the proposed landscaping and surface treatments the proposal may be limited in scale and given the public benefit of providing additional parking for community facilities may be acceptable.

Loss of Amenity Green Space - Open Space

Policy ID4 of the Local Plan Strategy and Sites and Policy ID5 of the Local Plan Development Management Policies are relevant.

Policy ID4 protects open space from development in accordance with the NPPF. Policy ID5 3) requires development proposals on open space to achieve biodiversity net gains in line with Policy P7: Biodiversity in New Developments, 4) development proposals for ancillary uses that support the open space's role and function may be supported.

You will need to demonstrate in any forthcoming application that the proposal for parking, which would result in a loss of amenity green space, would support the wider open space's role and function.

Suggested amendments:

Soft landscaping treatment details required.

Amend the surface topping from gravel to the use of grasscrete or similar.

Additional consultees:

If you require further advice on highway matters contact Surrey County Council who are the relevant Highway Authority and offer their own pre-application advice service.

Validation requirements:

Please review the Council's local validation list and local validation checklist, available on the Council's website at www.guildford.gov.uk

Estimated timescale for application:

This would be a minor application and therefore has a target determination period of 8 weeks.

Relevant planning history:

No relevant history

Conclusion:

Any application will need to demonstrate the benefits of the proposal to justify the harm to the green belt and loss of amenity green space.

Please note that this advice represents officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. A planning application will be the subject of publicity and consultation in accordance with the Council's procedures. These and other matters which may

subsequently come to light, may result in additional issues being raised that are pertinent to the determination of the application.

Yours sincerely

Mrs J Trask
Senior Planning Officer
Planning Services