

Palace Auctions (London) Ltd Head Office  
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Case Officer: Joanna Searle  
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Ref: EN/24/00314

Date: 11<sup>th</sup> November 2025

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 , DIRECTION UNDER ARTICLE 4 (1) Land with frontage to Long Reach, Silkmore Lane and Green Lane West, Long Reach, West Horsley.**

This letter is to give you notice, as the Planning Authority, that the Council of the Borough of Guildford ("the Council") made a Direction with immediate effect under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 ("the Order").

The Direction was made on 10<sup>th</sup> December 2024 and applies to the area **of Land with frontage to Long Reach, Silkmore Lane and Green Lane West, Long Reach, West Horsley** as shown edged red on the attached plan ("the Land"). A copy of the Article 4 Direction is enclosed with this letter.

It has been brought to the Council's attention that parcels of land have been and are being advertised for sale. Land which is covered by the Article 4 Direction. The Article 4 Direction prohibits the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development. The Article 4 Directive also removes from the land the rights to use the Land for any purpose, for not more than a total of 28 days in any calendar year.

**With regards to Auctioneers and the advertising of land for sale:**

My purpose in writing to you is to bring the Article 4 Direction on the Land to your attention. I also request that should the Land become available for auction through your Company, that special attention is given to pointing out that the Article 4 Direction exists and that there are prohibitions on the land that is being auctioned.

You should also be aware that the Land lies within the designated Green Belt where new development is heavily restricted by local and national policies. You are strongly advised to bring these designations to the attention of any prospective buyers.

Thank you for your time in this matter

Yours faithfully,

**Joanna Searle**  
**Planning Enforcement Team Leader**