

Burpham ward

List of sites

Ref no	Address	Suggested Land Use
32	Former Green Man Public House, 93 London Road and land adjoining, Burpham	Mixed use retail / residential and inclusion in Local Shopping Centre designation
135	Former Green Man Public House, 93 London Road and land adjoining, Burpham	Residential
189	Former Green Man Public House, 93 London Road and land adjoining, Burpham	Residential and retail
183	New Inn Lane, Burpham	Residential
*46	Land at Gosden Hill Farm, north east Guildford	Residential with a mix of other uses including employment, education, community, retail and park and ride facility
*221	Land at Gosden Hill Farm, north east Guildford	Residential

*Sites 221 and 46 are also within Clandon and Horsley ward

See the Site Allocations Site Proformas for more information about each site, including site map and site area. The Site Proformas are available to download from the Council's website at www.guildford.gov.uk/planningpolicy > Guildford Development Framework > Site Allocations.

Site reference number	32	
Site address	Former Green Man Public House, 93 London Road adjoining, Burpham	
Suggested land use	Mixed use: retail / residential and inclusion in to the Local Shopping Centre Designation	
Number of comments received	72	
Number of respondents in agreement with the suggested land use	6	8%
Number of respondents suggesting alternative uses	45	

Most common supporting comments

- This is an ideal site for housing (with a mix of type and tenure) as there is a large supermarket and parade of shops very close by.
- Good for encouraging local shopping.
- Support for this proposal is based on a satisfactory design and layout, in compliance with environmental considerations and the character of the area.

Most common objections

- The development would create an unnecessary increase in traffic in an already heavily congested area and create a hazardous entry and exit to the site.
- The loss of a public house on this site would contribute towards a loss of local diversity and identity, and have a negative impact on the character of the area.
- This proposal would cause the loss of a much appreciated local community facility, which is at the heart of the community.
- There is already a large retail unit (Sainsbury's) in Burpham and there is no need in the local area or desire by the local residents for another one.

Local information gathered

- The pub is needed as a community facility for those using Sutherland Memorial Park for sports and recreation. There is no alternative suitable venue for sports teams and families.
- There is already substantial traffic congestion at Burpham Lane / London Road.
- A pub is needed to support a community of this size.
- The Green Man has been a public house since 1593. It is vital to the community of Burpham to preserve that tradition.
- Many residents have already written to Guildford Borough Council opposing the loss of a public house on this site.
- It is important for the community to have a public house in a sustainable location, where many residents can walk there.
- There is a general feeling that the community needs a centre, a place where local people can meet.

Any additional relevant information

Rather than comment on the proposed use of the site, most comments focus on the loss of a public house. The comments received suggest that it is important to the local residents that any development of this site includes a community facility, preferably a public house.

Despite the focus on the loss of a public house on this site, it is clear that there is strong objection from the local residents to more retail provision in close proximity to the Sainsbury's store.

Alternative use suggestions

- Public house (family pub) and community centre.
- Public house and restaurant
- Residential homes for over 60s
- Wine bar

Site reference number	135	
Site address	Former Green Man Public House, 93 London Road and land adjoining, Burpham	
Suggested land use	Residential	
Number of comments received	67	
Number of respondents in agreement with the suggested land use	6	9%
Number of respondents suggesting alternative uses	40	

Most common supporting comments

- This is an ideal site for housing (with a mix of type and tenure) as there is a large supermarket and parade of shops very close by.

Most common objections

- The site would create an unnecessary increase in traffic in an already heavily congested area and create a hazardous entry and exit to the site.
- The loss of a public house on this site would contribute towards a loss of local diversity and identity, and have a negative impact on the character of the area.
- This proposal would cause the loss of a much appreciated local community facility, which is at the heart of the community.

Local information gathered

- The pub is needed as a community facility for those using Sutherland Memorial Park for sports and recreation. There is no alternative suitable venue for sports teams and families.
- There is already substantial traffic congestion at Burpham Lane / London Road.
- A pub is needed to support a community of this size.
- The Green Man has been a public house since 1593. It is vital to the community of Burpham to preserve that tradition.
- Many residents have already written to Guildford Borough Council opposing the loss of a public house on this site.
- It is important for the community to have a public house in a sustainable location, where many residents can walk there.

Any additional relevant information

Rather than comment on the proposed residential use of the site, most comments focus on the loss of a public house. The comments received suggest that it is important to the local residents that any development of this site includes a community facility, preferably a public house.

Many comments made on this site suggestion include comments relating to site ref. 189 which includes a proposed retail use alongside residential use. There is an obvious concern from the respondents about another supermarket retailer developing the site.

Alternative use suggestions

- Public house (family pub) and community centre.
- Residential homes for over 60s

Site reference number	189	
Site address	Former Green Man Public House, 93 London Road adjoining, Burpham	
Suggested land use	Residential and retail	
Number of comments received	65	
Number of respondents in agreement with the suggested land use	4	6%
Number of respondents suggesting alternative uses	40	

Most common supporting comments

- A mixed use development would be appropriate for this site.
- Support for this proposal is based on a satisfactory design and layout, in compliance with environmental considerations and the character of the area.

Most common objections

- The development would create an unnecessary increase in traffic in an already heavily congested area and create a hazardous entry and exit to the site.
- The loss of a public house on this site would contribute towards a loss of local diversity and identity, and have a negative impact on the character of the area.
- This proposal would cause the loss of a much appreciated local community facility, which is at the heart of the community.
- There is already a large retail unit (Sainsbury's) and there is no need in the local area or desire by the local residents for another one.

Local information gathered

- The pub is needed as a community facility for those using Sutherland Memorial Park for sports and recreation. There is no alternative suitable venue for sports teams and families.
- There is already substantial traffic congestion at Burpham Lane / London Road.
- A pub is needed to support a community of this size.
- The Green Man has been a public house since 1593. It is vital to the community of Burpham to preserve that tradition.
- Many residents have already written to Guildford Borough Council opposing the loss of a public house on this site.
- It is important for the community to have a public house in a sustainable location, where many residents can walk there.
- There is a general feeling that the community needs a centre, a place where local people can meet.

Any additional relevant information

Rather than comment on the proposed use of the site, most comments focus on the loss of a public house. The comments received suggest that it is important to the local residents that any development of this site includes a community facility, preferably a public house.

Despite the focus on the loss of a public house on this site, it is clear that there is strong objection from the local residents to more retail provision in close proximity to the Sainsbury's store.

Alternative use suggestions

- Public house (family pub) and community centre.
- Residential homes for over 60s
- Wine bar

Site reference number	183	
Site address	New Inn Lane, Burpham	
Suggested land use	Residential	
Number of comments received	14	
Number of respondents in agreement with the suggested land use	8	57%
Number of respondents suggesting alternative uses	3	

Most common supporting comments

- Agreement based on density not being too high and being in scale and character with the surrounding area.
- Agreement based on the development being of a satisfactory layout and design, complying with environmental considerations and being compatible with the character of this area.
- The site is deliverable.

Most common objections

- Development would worsen the current traffic problems and congestion.
- Increase flood risk.
- Development would create 'rat-runs' on surrounding smaller roads.

Local information gathered

- New Inn Lane is always congested.
- A few large houses would better fit in with the character of the area rather than a high density development, especially as the traffic is very bad.
- There is a history of flooding in residential gardens near the site.

Any additional relevant information

None applicable.

Alternative use suggestions

- Open space or community park

Site reference number	46	
Site address	Land at Gosden Hill Farm, north east Guildford	
Suggested land use	Residential with a mix of other uses including employment, education, community, retail and Park and Ride facility	
Number of comments received	56	
Number of respondents in agreement with the suggested land use	8	14%
Number of respondents suggesting alternative uses	8	

Most common supporting comments

- The site is large enough to be self sustaining.
- Support for the principle of Park and Ride as it will help to alleviate the extra traffic problems caused by housing and help the residents of Ripley get better access to Guildford Town Centre.
- Development of Green Belt land would reduce the risk of negatively impacting on the character of the urban areas through over development and high densities to meet housing targets.

Most common objections

- Unrestricted sprawl of built up areas and merging of neighbouring communities must be avoided.
- Urban sites should be developed first.
- Retail development is not needed (more online shopping in the future).
- Loss of Green Belt land, which is there to protect urban sprawl.
- Increased flood risk.
- Inadequate infrastructure available to cope with a large development, especially the lack of transport routes.
- Loss of open space.
- The use of this site as a 'reserve' housing site is fundamentally at odds with Planning Policy Guidance Note 2: Green Belts.
- This development would have a negative impact on the character and identity of the surrounding villages.
- This development would constitute a new town.
- This is over development.
- Loss of valuable and much needed farm land.
- Further Park and Ride facilities are not needed in the borough.
- There would be a highly damaging impact on the Special Protection Area (SPA).

Local information gathered

- Unless more schools are built, additional housing would exacerbate the difficulties of allowing local children to attend local schools.
- The site is a valuable recreational area for walking and has three identified woodland areas; Highcotts Wood, Frithy's Wood and Cotts Wood which all merit protection.
- There is existing low water pressure in the area.

Any additional relevant information

None applicable.

Alternative use suggestions

- Maintain this site as farmland.

Site reference number	221	
Site address	Land at Gosden Hill Farm, north east Guildford	
Suggested land use	Residential	
Number of comments received	54	
Number of respondents in agreement with the suggested land use	8	15%
Number of respondents suggesting alternative uses	6	

Most common supporting comments

- The site is large enough to be self sustaining.
- Support for the principle of park and ride as it will help to alleviate the extra traffic problems caused by housing and help the residents of Ripley get better access to Guildford Town Centre.
- Development of Green Belt land would reduce the risk of negatively impacting on the character of the urban areas through over development and high densities to meet housing targets.

Most common objections

- Unrestricted sprawl of built up areas and merging of neighbouring communities must be avoided.
- Urban sites should be developed first.
- Retail development is not needed (more online shopping in the future).
- Loss of Green Belt land, which is there to protect urban sprawl.
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- This development would constitute a new town.
- This is over development.
- Loss of valuable and much needed farm land.
- Further Park and Ride facilities are not needed in the borough.
- There would be a highly damaging impact on the Special Protection Area (SPA).
- Previously developed land (in and outside of the urban area) which is more readily available and quicker to develop should be considered before Green Belt land for housing development.
- The proposal conflicts with Planning Policy Statement 3: Housing, Planning Policy Statement 7: Sustainable Development in Rural Areas and as a result contrary to Planning Policy Statement 12's tests of soundness.

Local information gathered

- Unless more schools are built, additional housing would exacerbate the difficulties of allowing local children to attend local schools.
- The site is a valuable recreational area for walking and has three identified woodland areas; Highcotts Wood, Frithy's Wood and Cotts Wood which all merit protection.
- There is existing low water pressure in the area.
- The site is identified as containing high quality agricultural land.

Any additional relevant information

None applicable.

Alternative use suggestions

- Maintain this site as farmland.
- Green space
- Open space