

*Burpham Neighbourhood Forum*



*Overseeing our own future*

# **Burpham Neighbourhood Plan**

## **Adopted Version April 2016**

### **2015—2035**

### **BNF 1: Policies**

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## ***Introduction and Vision Statement***

I am delighted to introduce the Burpham Neighbourhood Plan 2015 – 2035.

This extensive document represents the culmination of many years of hard work and it has been put together by dedicated local residents who care greatly about the future of their community. Following consultation with residents, local businesses and working with Guildford Borough Council, our Plan sets out planning policies designed to guide development in Burpham over the next 20 years. It also incorporates wider policies that go beyond land use considerations and demonstrates support for wider strategic improvements.

We have listened carefully to the wishes of our local residents, whose views were expressed in our comprehensive Survey carried out in May 2012, followed up by various workshops and extensive ongoing correspondence. Local residents overwhelmingly value Burpham as a pleasant place to live and expressed great concern for how Burpham could develop in the future. We therefore present these policies with the aim of making our vision a reality namely:-

***“Preserving and enhancing a quality of life that is enjoyed and cherished by those who live and work in Burpham, through preservation of what is best about Burpham and promoting high quality change and improvement.”***

Whilst the Survey covered a great many subject areas, which can be studied in this Plan, one particular issue of great concern that was expressed by the majority of residents, is Burpham’s deteriorating traffic problem. The opening of the Hindhead tunnel has pushed congestion back to the Burpham/London road A3 turnoff and effectively turned the A3 into a motorway attracting additional traffic between London and the coast. Daily congestion on the A3 and huge rises in traffic volumes have led to Burpham becoming gridlocked during rush hours, virtually every day. The quality of life for local residents has been significantly depreciated by an increase in noise and air pollution. There is pedestrian danger from continual traffic in and around Burpham and increasingly on routes to and from local schools. There is a real possibility of a large new housing development at Gosden Hill that could be allocated for development by Guildford Borough Council. Gosden Hill lies, in the main, outside the Neighbourhood Plan area, but could potentially have significant impacts on Burpham’s roads through the doubling of the number of local residents (and cars), in addition to a new Aldi store in the centre of Burpham that will also attract more traffic to the area.

We have not proposed any solutions to traffic issues in our Plan since the problem, and the solutions, lie outwith all our boundaries, with responsibility resting with Guildford Borough Council, Surrey County Council and the Highways Agency. However, the community of Burpham feels very strongly that it is imperative that Burpham’s increasing traffic problems are resolved before any nearby strategic developments are permitted.

The development control policies in this Plan have had due regard to the National Planning Policy Framework (NPPF) and the existing Guildford Local Plan (2003), as well as local wishes where these can be accommodated within the national policy framework. The result

is a suite of policies that proactively accommodate sustainable developments, whilst having due regard to Burpham's character, economy and environment.

This Plan should be referred to by all who are contemplating planning applications within Burpham prior to presentation to Guildford Borough Council planning department. It will be the guardian of good planning in Burpham over the next twenty years.



Ros Pollock

Chairman, Burpham Neighbourhood Forum

February 2015



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*Appendices*

Note: The appendices are separate electronic documents and form part of the policies of this Plan where applicable.

Document	Paper title	File Pre-fix
• Policies:	This document	BNF 1
• Appendix 1:	Maps	BNF 2
• Appendix 2:	Character Descriptions of Burpham	BNF 3
• Appendix 3	Local Green Spaces	BNF 4
• Appendix 4:	Reference Documents List	BNF 5
• Appendix 5:	Survey Summary	BNF 6
• Appendix 6:	Water and Flooding	BNF 7
• Appendix 7:	Historic Records	BNF 8

## Strategic Context

The Burpham Neighbourhood Plan has been prepared in the absence of a clear local strategic context partly because the Guildford Borough Local Plan 2003 only made provision for development needs up to 2006. Subsequent development needs were intended to be met through the South East Plan and, now, through new Local Plans. The Guildford Local Plan 2003 will in due course be replaced by the new Guildford Borough Local Plan, which has been in the early steps of preparation while the Burpham Neighbourhood Plan has been in preparation. Regulation 18 consultation on a draft Local Plan took place in the summer of 2014 just after the consultation on the Draft Neighbourhood Plan. The Borough Council is currently considering the need for amendments in response to the consultation and a further iteration of the Borough Plan will be published for consultation in due course. The timescale for its completion and adoption is uncertain, although a revised local development scheme is due.

There is no requirement for the Burpham Neighbourhood Plan to comply with the policies of the emerging Local Plan as they may change before they are adopted. However the National Planning Policy Framework (paragraph 184) states that “***the ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area***” and Planning Practice Guidance indicates that “***the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.***” An important role of the Local Plan will be to define the scale of new development that will be required in the Borough of Guildford and to determine where it should be located. It is evident from Guildford Borough Council consultation draft Strategy and Sites document that a substantial amount of new development may need to be accommodated in the Borough if the Council is to meet its objectively assessed need which has not yet been finalised. The document is based on the provision of 13,040 new homes in the Borough of Guildford between 2011 and 2031, of which just over 5,000 were to be accommodated in and around Guildford.

Burpham is substantially built-up so the Burpham Neighbourhood Plan does not make allocations for new housing development. However, one of the proposed allocations in the draft Local Plan is for large scale new development of about 2000 houses, associated supporting infrastructure and a new employment area at Gosden Hill Farm, the area to the east of Merrow Lane. Gosden Hill is mainly outside the Neighbourhood Plan area. This proposed allocation may also be subject to change but the Neighbourhood Plan has had regard to the possibility of this development and has tried to address possible implications of it for the existing community. The Neighbourhood Plan also makes provision for new small scale development within the area subject to criteria which will ensure that the essential character of Burpham is not compromised.

## Environment Policies

### Policy: B-EN 1: Residential Gardens

Permission will not be granted for back garden development where the site makes an important contribution to the character and appearance of the surrounding area or where the inappropriate development of the site would adversely affect the amenities of future occupiers of the site or those currently occupying adjoining or nearby properties.

Individual cases will be assessed on the basis of the character of the area. Any development that exceeds 50% of an existing garden, where the original house floor plan (including garages and out buildings) is left exceeding 33% of the remaining plot size or any new building covers more than 33% of the new plot, will need to be clearly justified with reference to the existing character of the area and the effect on living conditions in both the new dwelling and neighbouring dwellings.

Note 1: See Appendix 2 for village character guidance and housing densities.

Note 2: “Adversely” means the remaining undeveloped site size is less than 67% of the overall site size including the buildings.

## Policy: B-EN 2: Public Open Space

The following areas will be protected as Public Open Spaces. They are also designated as Local Green Spaces (see Policy B-EN 4):

- Sutherland Memorial Park – permission will be granted for a covered recreational facility that complements the existing character and use of the park within the footprint of existing buildings
- Riverside Nature Reserve
- Merrow Common

In these areas development will only be permitted where it complements their existing role and character as public open spaces.

Note 1: Sutherland Memorial Park.

As the park is a designated War Memorial it is an important open space for Burpham and the wider area and will be protected. A requirement for undercover recreational / community facilities has been highlighted and the Plan supports proportionate and reasonable increase in the covered area for the Sutherland Memorial Park & Hall and village hall area of the Ward. At Sutherland Memorial Park permission will be granted for a covered recreational facility that complements the existing character and use of the park within the footprint of the current buildings.

Note 2: Riverside Nature Reserve.

This green flag nature reserve lies partly in and partly out of the Ward. This Plan supports its maintenance and continued designation as a nature reserve with special status as a Site of Nature Conservation Importance/Interest (SNCI) forming part of the Local Nature Reserve in the Green Belt. This site is an essential part of the flood plain of the Wey Valley north of Guildford town centre. There has been a record of significant flooding to a depth of 1 metre during winter 2013/14 in the Reserve supporting Zone 3b active flood plain and wetlands designation.

Note 3: Merrow Common.

This area of woodland, straddling New Inn Lane and Merrow Lane, is identified in early maps and in the Domesday Book as 'Swine feed'. The woodland contains many old trees and forms a unique barrier between the Green Belt and the urban area. A Tree Preservation

Order exists on all trees within the area south west of Merrow Lane to the railway line and an Ancient Woodland designation covers some sections of this 'continuous' woodland.

### **Policy: B-EN 3: Local Green Spaces**

The areas identified in Appendix 3 (which forms part of this policy) are designated as Local Green Spaces. Proposals for built development on Local Green Spaces will not be permitted unless it can clearly be demonstrated that it is consistent with the role and function of that Local Green Space.

Note 1: Wildlife in and around Burpham - Natural England and the Countryside Council for Wales Accessible Natural Green Space Standard (ANGSt): No person should live more than 300m from their nearest area of natural green space of at least 2ha in size.

Note 2: Professor Anantha Duraiappah, director of the UN University's International Human Dimensions Programme on Global Environmental Change says the wealth of a country should not just be determined by GNP but should include other factors.

"When you wake up to the sound of chirping birds, you are listening to one of the simplest indicators of local environmental health." Our Burpham bird life includes, over a season, forty bird species. Animals include fox, hedgehog, squirrel, wood mouse, frogs, toads, weasel, vole and newts. Bats are visible on summer evenings. The current health of the environment, at a visible level, is good with streams running clear and very little litter. Sadly the hidden dangers of air pollution are ever present. There has been a 1% increase in nitrogen dioxide between 2008 and 2012 at Doverfield Road (source EA). If this level continues for the life of the Plan it will be at 25.22 ppm. as an annual mean level.

## Policy: B-EN 4: Historic Environment

Planning permission will not be granted for development that would result in the loss of or damage to the heritage assets in BNF-8 or their settings, unless the loss is clearly outweighed by the public benefit that would result from the development.

Of particular importance to the historic environment of Burpham are the following seven historic assets (noting this is not an all-inclusive list. See Appendix 7 for detailed listing.)

- Sutherland Memorial Park (War Memorial: SMR 20131).
- Pimms Row cottages and area (SMR 7952).
- St Luke's Church (SMR 7953).
- New Inn Farm House and Lilac Cottage (SMR 8862).
- Bowers lock (SMR 15925).
- Royal Mail pillar box in Kingpost Parade - Edward VIII locally listed (SMR 3421).
- The gate houses & gates of Sutton Park (SMR 8671).

Planning proposals must have regard to the character assessment for the respective area of Burpham. The effect of a planning application on a non-designated heritage asset must also be taken into account when determining the application.

Appendices 2 & 7 form part of this Policy.

Note 1: For full listing of historical and heritage assets in Burpham please refer to Appendix 7, cross-referring to the latest listing from Surrey Heritage Centre at <http://www.surreycc.gov.uk/heritage-culture-and-recreation/archaeology/historic-environment-record>

Note 2: This policy allows for a proportionate approach to the protection of heritage assets set out in the NPPF paragraphs 128-141.

## Future Development Policies

### Policy: B-FD 1: General Development Standards

All development will be designed to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and which does not preserve or enhance the character and quality of an area will not be acceptable development. Proposals for new development, extensions and alterations to existing buildings and structures will be expected to:

- have regard to the character assessments set out in Appendix 2 (part of this policy); and
- make efficient use of land while respecting the density, street patterns, plot sizes, building lines, character, landscape, and biodiversity of the surrounding area; and
- be suitably designed within the context for which they are set; and
- retain existing important landscape and natural features; and
- ensure that the scale, height and massing of buildings relate sympathetically to the surrounding area; and
- create safe environments addressing crime prevention and community safety; and
- use traditional and vernacular building materials where such treatment is necessary to protect the context of the development concerned.

Note 1: Public consultation has highlighted the importance of maintaining the character of the different parts of Burpham and not introducing development that undermines this. The policy aims to ensure that new development respects local distinctiveness in accordance with the NPPF, paragraph 55.

Note 2: Character Descriptions of Burpham Ward are attached as Appendix 2 to the Plan and form part of this Policy.

## Policy: B-FD 2: Dwelling Mix

Within the development boundary proposals for new residential development will be supported which provide a full range of dwelling sizes that reflect the demographic composition of the Neighbourhood Plan area, the needs identified in the most up-to-date assessment of housing need by the local planning authority and the character of that part of Burpham as set out in Appendix 2 (part of this policy). New developments will include social housing in accordance with the policies of Guildford Borough Council.

Note 1: The figures to justify this policy come from 2013 housing waiting list data from Guildford Borough Council.

<b>Figures 2012 -2013</b>				Those seeking help from Council as they were homeless or at risk of imminently becoming homeless in 2012-13.		<b>Council Lettings by Age</b>	
<u>Age</u> Analysis of the housing applicants by age provides the following breakdown: census data included for comparison.						The age of the main or first named applicant rehoused in Council accommodation.	
Age range	Total	%	2011 Census %	Total	%		
<18	41	1.1	21.5	24	3.9		
19-20	245	6.6	3.7	94	15.3	<21	14
21 to 24	463	12.5	6.4	101	16.4	21 to 24	25
25 to 34	1,054	28.5	13.5	162	26.4	25 to 34	64
35 to 44	737	19.9	14.2	107	17.4	35 to 49	74
45 to 54	538	14.5	13.7	81	13.2		
55 to 59	176	4.8	5.6	18	2.9	50 to 59	27
60 to 69	215	5.8	10.1	20	3.3	60 to 69	29
70 to 79	128	3.5	6.6	7	1.1	70 to 79	19
80 to 89	78	2.1	3.8	0	0	80 to 89	18
90 and over	25	0.7	0.9	0	0	90 and over	4
Total	3700	100	100	614	99.9		274

## **Policy: B-FD 3: Improvements to General Infrastructure**

New developments will be required to provide or contribute to infrastructure requirements that are related to them. Such improvements may include:

- infrastructure that is required as an integral part of the development such as roads, pavements (including appropriate provision for people with disabilities) and essential utilities will be secured by the imposition of planning conditions that will require provision prior to the occupation of the relevant phase of development.
- where new development would generate noise that would give rise to significant adverse impacts on health and quality of life, or would be adversely affected by existing noise sources, such as the A3 trunk road, appropriate measures to mitigate the harm will be required.
- off site infrastructure such as highway improvements to mitigate congestion or harm to road safety, or the provision of essential services, such as health and education, will be secured through section 106 agreements in accordance with the legal tests or through the Community Infrastructure Levy when it is introduced.



## **Policy: B-FD 4: Water Supply & Sewerage Infrastructure**

Approval for new residential units will be granted, subject to other policies in this Plan, after the applicant has demonstrated that all the following are met:

- Demand for water supply and water network infrastructure, both on and off site, will be met; and
- Demand for sewage treatment and sewage network infrastructure, both on and off site, will be met; and
- The development can be justified having regard to appropriate flood risk assessments and application of the sequential test in accordance with Planning Practice Guidance; and
- The surface water drainage requirements of the development will be met using best practice in Sustainable Drainage Systems where appropriate

Note 1: In some circumstances developers may have to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, the developer will have to contact the water company to agree in writing what improvements are required.

Note 2: It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or a surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.

Note 3: See Appendix 6 (Water and Flooding) regarding water levels and sewer capacity. NB: Sewers are believed to be in turbo state during heavy rains)

## **Policy: B-FD 5: Green Man Site /Aldi Site**

Should the site become available during the life of this Plan, this centrally located prominent brownfield site would be suitable for a café /restaurant /community hall / medical centre, all with sufficient parking to support that use.

If this were not commercially viable as a community-usable facility, a small development of low rise flats with adequate parking would be acceptable in line with adjacent residential developments, subject to normal planning controls and other policies in this Plan.

Note 1: Planning permission was granted in February 2014 for a Class A1 retail outlet during the drafting of this Plan. The results of the Survey indicate that most of those who completed it regret the loss of the old historic inn [site pre-circa 1500] and later the family restaurant used as a community meeting place. A majority of the respondents do not want a supermarket on this small site with the traffic and parking problems it would bring.

## **Employment Policies**

### **Policy: B-EMP 1: Home Working**

This Plan supports working from home and will support, in principle, planning applications that promote this, providing all normal development control criteria are satisfied, along with other relevant policies in this Plan.

Note 1: Many examples of this practice already occur. With the ubiquity of high-speed broadband, working from home will increase. There are practical benefits to the community, including reduced need for travel, and more possibility of home workers collecting children from school.

## **Policy: B-EMP 2: Shopping Parades**

Class A uses will be retained wherever possible on the ground floor of the Kingpost and London Road shopping parades and changes of use to Class A uses will be permitted.

Proposals for change of use from Class A to Classes D1 or D2 will be permitted where it can be demonstrated that the premises have been marketed unsuccessfully for a Class A use for a continuous period of 6 months.

Proposals for changes of use from Classes A, D1 or D2 uses to other uses will only be permitted if it can be demonstrated that the premises have not been in active authorised use for at least 6 months and the premises have no potential for either re-occupation for Class A, D1 or D2 uses as demonstrated through the results of both a full valuation report and a marketing campaign, lasting for a continuous period of 9 months. Such information must be submitted as part of any planning application.

Outside the designated shopping Parades, Sainsbury's supermarket is a major retailer to the community and surrounding area. This Policy supports future A1 development on this site, subject to the application of a sequential test in accordance with paragraph 24 of the NPPF and Planning Practice Guidance, on condition that any future development complies with parking requirements, visual height restrictions of the surrounding tree screens and due regard to trading impacts on the Parades.

Note 1: London Road and Kingpost Parades conform to the definition of “Local Shopping Parades” serving the local area. Many trips are made on foot as these Parades suffer severe parking problems.

London Road and Kingpost Parades play an important role in the retail hierarchy, particularly in terms of serving localised community needs. There is an underlying recognition that these local shopping parades provide essential opportunities for day-to-day convenience shopping and accessing financial and professional services. They make an important contribution to maintaining sustainable communities. They provide accessible shopping facilities for local residents, in particular to the elderly, disadvantaged, and less mobile groups in the community, who may be less able to take advantage of the bulk shopping focus of major superstores.

Note 2: Case Study Reference: Communities and Local Government - Parades of Shops – “Towards an Understanding of Performance & Prospects” document.

Note 3: The case studies serve to confirm a clear local policy focus on supporting the retention and ongoing viability of local shopping parades, with a diverse and complementary occupier mix, providing essential goods and services which are, in most cases, highly valued in their local communities.

### **Policy: B-EMP 3: Business Accommodation**

The loss of any employment accommodation will be strongly resisted. Proposals for alternative uses must be accompanied by marketing information to demonstrate that the premises have not been in active use for at least 6 months and have been actively and prominently marketed for Class B use for 9 months prior to any application for change of use or re-development.

Any change of use must be accompanied by full justification of need and comply with normal development control criteria. This policy is subject to permitted development rights in force at the time a planning application is made.

New business development on land already in commercial use will be supported subject to the following criteria:

- the scale and nature of the proposals would not have unacceptable harmful impacts on the amenities; and
- the proposals do not have unacceptable impacts on local roads network; and
- are in accordance with other relevant policies in this Plan relating to general development and character considerations.

Subject to other relevant policies in this Plan.

Note 1: Business accommodation within Burpham is extremely restricted. Only three existing locations have been identified in London Road, New Inn Lane, and Burpham Lane. As Burpham is predominantly residential with the majority of the community leaving the

Ward to work, protection of the remaining premises for local use by local business is paramount.



## Transport Policies

### Policy: B-T 1: Parking Standards

All new developments within Burpham shall provide parking within its designated land boundaries or nearby, off the public highway, to meet the expected demand of the development, without requiring the use of public roads and access points as overflow parking. Car parking and garages must be large enough to accommodate the size of modern vehicles. 2.6m by 6m or 2.6m by 7m, if parallel parked.

The preference is for assigned parking spaces within the curtilage of the application site.

#### *Burpham Parking Standards (minimum)*

- Studio apartments                      1 car space
- 1 bedroom unit                            1 car space
- 2 bedroom unit                            2 car spaces
- 3 bedroom unit                            2 car spaces
- 4 or more bed houses                    3 car spaces
- Elderly (sheltered):                      0.5 car spaces per unit

#### *Visitor Parking*

All parking for residents must be provided off road. Suitable provision must also be made for visitor parking and delivery vehicles to park safely for the duration of their visit.

#### *Non-residential Parking*

Parking on non-residential sites shall not be below the prevailing maximum standards in use by Guildford Borough Council (ie the maximum for the Borough shall be applied as a minimum in Burpham). Due to the high car usage identified in the 2011 census within Guildford Borough and surroundings, commercial parking requirements within Burpham will require the maximum predicted use (during the planning application process) to be met on site.

Note 1: Parking standards are designed to prevent on-street parking which has proved unsustainable in Burpham due to the narrow lanes and roads and the high level of car ownership. It prevents public transport and emergency vehicles entering estates and should be discouraged at the design stage.

## **Policy: B-T 2c: Cycle Routes**

Major travel-generating development, including residential developments, must make provision for cyclists and link with existing and planned routes.

In the event of residential development taking place within the Green Belt area adjacent to the current development line of Burpham, improvements to cycle routes to link the new development with the existing community will be sought through s106 agreement(s) in accordance with the conditions set out in the NPPF.

Major new development will not be permitted where it interrupts established or proposed cycle routes unless suitable mitigating and alternative provision is provided. Please refer to Appendix 1 (BNF 2).

Note 1: The Foot and Cycle Paths Map of Burpham (Map 2, Appendix 1) shows specific routes along which the Plan encourages cycling, including improvements to the safety and convenience of the routes, the designation of cycle lanes, sign posting, and the provision of cycle parking facilities.

Note 2: The requirement for cycle routes is to encourage alternative modes of transport, in particular cycling for health and environmental benefits.

## **Policy: B-T 2f: Foot Paths**

The provision of foot paths, cycle paths and joint cycle / foot paths will be strongly encouraged as part of all new developments such that they are separate from road space for motor vehicles whenever possible. Subject to the relevant requirements of the NPPF. Permission will not be granted if the development would prejudice established pedestrian routes or pedestrian priority schemes without providing a suitable alternative.

Note 1: The above Policy reflects the concern of residents regarding conflict between motor vehicles, cyclists and pedestrians, who do not always respect each others' space, as evidenced in our Survey. This Plan supports the upgrade of foot paths to joint foot and cycle paths.

## Community Policies

### Policy: B-C 1: Community and Leisure Facilities

Proposals that would result in the loss of community facilities will not be supported unless:

- It can be demonstrated that there is no need or demand for the facility because the premises have not been in an active leisure or community use for at least 6 months and have been actively and prominently marketed for such uses for a continuous period of 9 months or
- the proposal includes suitable replacement provision.

Proposals for new and/or improved community facilities will be supported subject to the following criteria:

- The proposal would not have harmful impacts on the amenities of surrounding residents and other activities; and
- The proposal would not have significant harmful impacts on the surrounding local environments; and
- The proposal would not have unacceptable impacts on the local road networks; and
- The proposal would provide appropriate car parking facilities.

Any proposals for the provision of a replacement community facility linked to a re-development of an existing site must demonstrate that the replacement facility will be completed in a timely fashion to an equal or higher quality.

Note 1: The following types of uses are considered community and leisure facilities:

Use class A3 - Restaurants, snack bars and cafes.

Use class A4 - Public houses, wine bars or other drinking establishments (but not night clubs).

Use class D1 - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.

Use class D2 - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Note 2: 'Central Locations' means areas central to the Neighbourhood Plan area of Burpham, such that all users can walk approximately equidistantly to the location to those walking from the opposite direction.



## Aspirational Policies

### Introduction

The following policies are labelled aspirational, as they relate to matters outside the Neighbourhood Forum area (the Neighbourhood Plan area, for the avoidance of doubt, is the same as the Political Ward) or concern matters not normally covered by land use policies. They are designed to give further guidance on wider improvements to the community of Burpham that may also benefit the wider area.

These Policies will not form part of the statutory development plan.

### Policy: B-AT 1: Improvements to Public Transport

Physical improvements to the road and pavement layouts that provide enhanced public transport opportunities will be supported in principle.

Improvements to reliability of bus services to central Guildford and to provide routes to other destinations which are important are strongly supported by residents. For example to Guildford Royal Surrey Hospital, Guildford main line railway station, Woking and London.

Note 1: Evidenced by Survey results

### Policy: B-AT 2: The Railway

The Neighbourhood Plan will support a railway station at the site of the current Surrey County Council Merrow Depot. This aspiration accords with the Appendix B of the Surrey County Council Rail Strategy.

### **Policy: B-AT 3: School Parking**

Provision for all-day parking by staff and pupils at all schools is strongly supported. Onsite parking should be provided and drop off and pickup zones should be away from the school entrance to avoid congestion.

Note 1: Local residents have for many years expressed concern over parking at Woodruff Avenue and surrounding roads. This has been identified within the Survey documents Appendix 5.

### **Policy: B-AT 4: London Road Parade and Kingpost Parade Parking**

The London Road Parade and Kingpost Parade parking has been improved by the new 2012 layout but all-day parking is still causing problems for drivers wishing to stop to use the shops. Trade is being lost to other areas. A free stay limit during the day is strongly supported – having regard to the requirements of residents of the flats above and retailers on the Parades.

Note 1: Trade loss is highlighted in Appendix 5 (Survey summary and people's views.)

### **Policy: B-AC 1: Access to Natural Leisure Facilities**

This policy supports the improvement of foot access to Riverside Nature Reserve and Merrow Common ancient woodlands by way of better signage, walking surfaces and wider access paths to these Local Green Spaces.

## **Policy: B-AC 2: Improvements to the A3**

Soundproofing along the A3 Guildford bypass through Burpham is essential to improve the comfort and well-being of the residents. It shall be considered as part of any new residential or commercial development proposals which would be likely to increase traffic levels through Burpham Ward. Financial contributions should be sought from applicants, where appropriate, using S106/CIL provisions.

Overwhelming numbers consider traffic noises a problem and that it would be commercially beneficial if solar panels were to be incorporated within the sound barriers.

## **Policy: B-ASE 1: Provision of Schools**

The principle of additional school places, whether through extending existing school facilities or the provision of a new school, is supported subject to compliance with other policies in this Plan and the production and implementation of a workable Travel Plan.



# **Burpham Neighbourhood Plan**

**Adopted Version April 2016**

**2015—2035**

**BNF 2: Appendix 1**

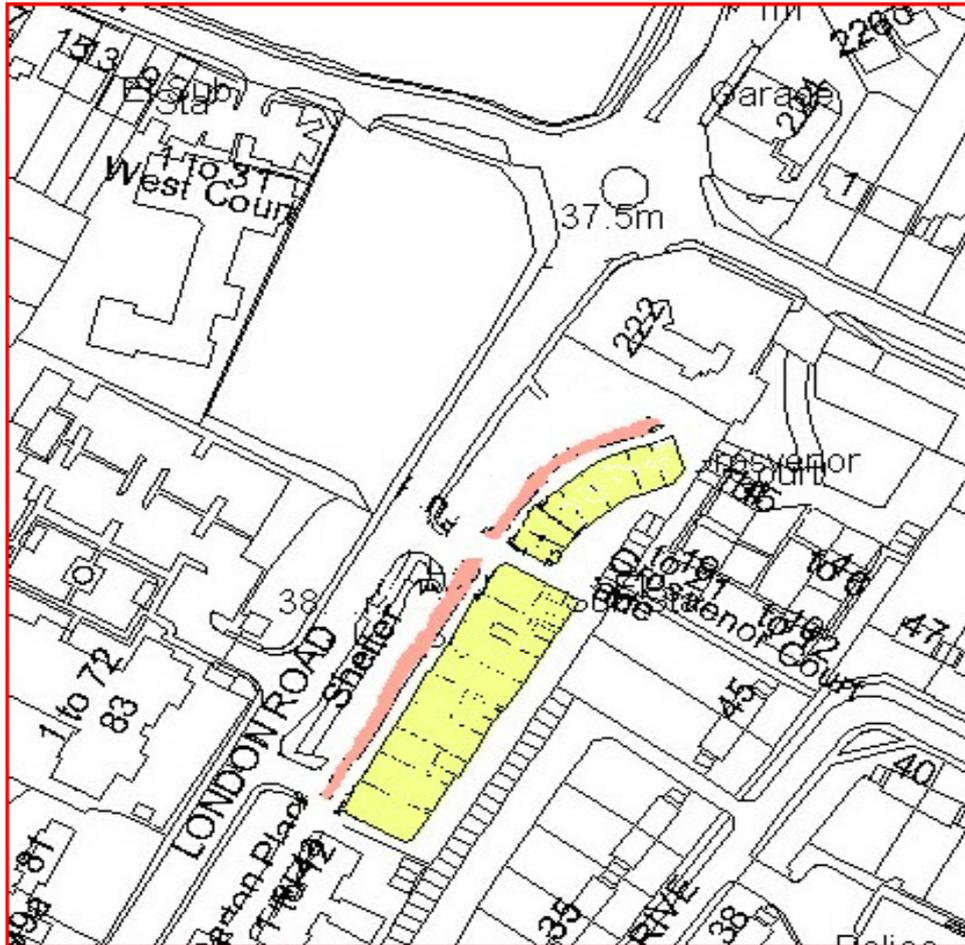
**Maps**

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## Map 1: Shopping Parades



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Map 1 Shopping Parades of Kingpost and London Road.

## Map 2: The Foot and Cycle Paths Map of Burpham

### Key:

**Yellow** - Indicates publicly accessible footpaths - not alongside roads or lanes.

**Red** – Current Cycle Paths alongside roads.

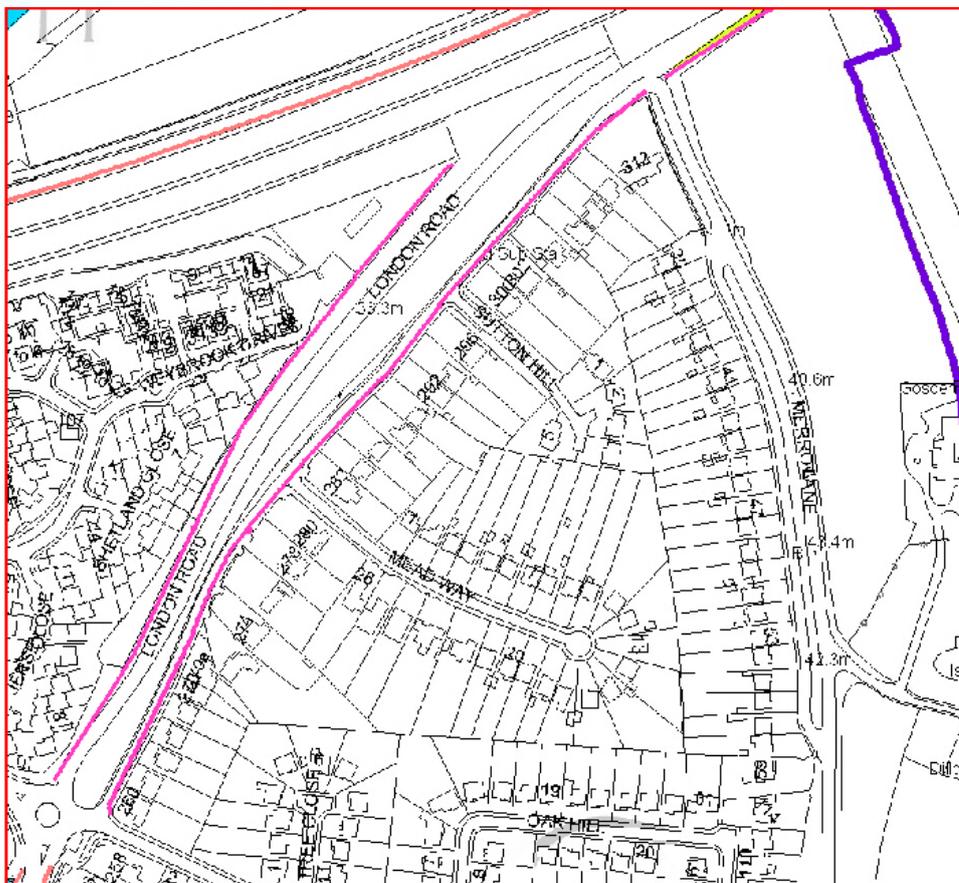
**Dark Blue** - Ward boundary.

**Pink** – Proposed new Cycle Paths.

### **Informative:**

If land at Gosden Hill is allocated for development within the emerging Local Plan for Guildford, removing its current designation as Green Belt, the following cycle paths would be required to support any new development:

- A. Southwest bound cycle path to move onto the old London Road at the junction of Merrow Lane to improve cycle safety and move cyclists off this section of the new road layout.
- B. The north east path would be located between the A3 and the London Road (new) slip to the new implied junction at Potters Lane.
- C. The need to keep the north bound cycle path open alongside the A3, starting at Clay Lane, would need to be debated should a fourways intersection at Potters Lane be built to accommodate north bound traffic from the proposed development at Gosden Hill.



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Note: 1 Only two paths in the community do not lead directly onto or through our Local Green Spaces. They provide shortcuts for walkers from Marlyns Close and Drive onto the London Road adjacent to the shops.

Note 2: It is proposed that the cycle paths along the London Road from Great Oaks Park to Clay Lane are moved onto combined cycle & foot paths to increase safety should the Gosden Hill development occur (See Policy B-T 2f).

### Map 3: Local Green Spaces and Boundary Map

This map identifies all allocated Local Green Spaces within Burpham. This map is to be read in conjunction with Appendix 3 (BNF 4) which describes in detail each numbered Local Green Space. The black line on Map 3 below indicates the Neighbourhood Forum and Plan boundary. This is also the political Ward boundary of Burpham.

Bounded by Abbots Wood conservation area to the south, The National Trust ribbon of the Wey Navigation to the west, the railway line to the south east and the Green Belt to the north east.

**Note 1:** All maps within this Neighbourhood Plan originate from the Ordnance Survey licence system. Maps were supplied to the Burpham Neighbourhood Forum by Guildford Borough Council or Surrey County Council or from other sources on the Web.

**Note: 2** All photographs within the Neighbourhood Plan and its supporting documentation are copyright of the Burpham Neighbourhood Forum.





Map 3: Local Green Spaces and Boundary Map

*Burpham Neighbourhood Forum*



*Overseeing our own future*

# **Burpham Neighbourhood Plan**

**Adopted Version April 2016**

**2015—2035**

**BNF 3: Appendix 2**

**Character Descriptions of Burpham**

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## Introduction

The Burpham Neighbourhood Plan covers the area designated as Burpham Ward in the Borough of Guildford, Surrey. It covers an area of 232 hectares and lies approximately two miles north of Guildford Town Centre. Population density is 24.6 per hectare with an average household size of 2.4 persons.

Burpham is a non-civil parished area and hence local residents who care about the area and its future have established the Burpham Neighbourhood Forum. As well as the Forum, Burpham also benefits from the activities of the Burpham Community Association.

Today Burpham is largely a residential area with the 2011 (and 2001 data in brackets) Census recording 2,367 (2,309) total dwellings for a population of 5,696 (5,221): 2,779 (2,547) male and 2,917 (2,674) female. 30.03% (34.8%) of the population is aged between 25 and 44, while 25.77% (21.8%) between 45-64. 89% (95.1%) regarded themselves as White, with 83.69% (88.8%) born in the UK. 75.57% (81.6%) were owner-occupiers, with 66 (65) in Social rented and 463 (351) in other rented showing a move from ownership to rented in the ten years of approximately 6%. This is regarded as significant in statistical terms and reflects housing cost in the plan area, which has risen by approximately 9% per year, year on year.

Burpham had 55 (42) vacant dwellings while 64 (83) Households had no central heating and those without sole use of bath/shower and toilet were recorded as nil in the census 714 (746) were one-person households with 257 (274) one pensioner living alone. 242 (225) households had no car whilst 1,113 (1,068) had more than two or more cars, with a total of 3,559 (3,387), in the community, which equates to 1.67 (1.46) vehicles per dwelling containing vehicle owners. 62% of the community have personal access to a vehicle.

2,132 (2,116) used a car to get to work. 1,604 (1,626) males and 1460 (1,367) females were recorded as economically active in the 16-74 age group. 210 (249) recorded as working from home. Unemployed is 0.013% of the Burpham community.

However, Burpham also contains a large *out of town* supermarket, (one of only two currently serving the town of Guildford), a row of *local* shops and a few business premises, including a petrol station. It also contains two schools and two Church of England churches, a Public House, Small Doctors Surgery and Dentist. Recreational facilities are mainly provided for at Sutherland Memorial Ground where Football, Cricket, Tennis and Lawn Bowls facilities are available. In addition, there is a children's play area and an area with facilities for teenagers.

As a community, Burpham could be said to be self-sufficient, except in terms of employment. 1,531 (1,410) claimed a First degree or higher qualification, with 440 (460) having none.

The Ward boundary on the eastern side is the railway line and the lands to the south are further residential areas of Abbots Wood and Gang Hill. Lands to the north and west are Greenbelt. The Western edge also includes Riverside Park Local Nature Reserve.

Running just inside the western edge of Burpham is the A3 trunk road; at this point a six-lane highway. There is an exit off the A3 going south which leads onto the A3100 London Road, which is the main route to Guildford Town Centre. There is a separate entrance on to the A3 going north via the Clay Lane, also classified as the A3100. In addition, there are three further roads accessing Burpham. There is a cycle route via the A3100 to Guildford Town Centre and footpath access. In

2012 the average daily flow for the A3100 was 18,713 vehicles. With 30-35 vehicles per minute crossing the A3 Bridge going west morning and evening at peak rush hour.

Running roughly parallel to the A3 is the Wey Navigation, which is a Conservation Area under the Town and Country Planning Act 1990. As well as providing wildlife and recreational opportunities, the navigation also provides footpath access to Guildford Town Centre.

Burpham lies within the Thames Basin Lowlands National Character Area and London Basin National Area. The Western boundary is approximately 1 mile from part of the Thames Basin Lowlands Special Protection Area. There are also four areas of Ancient As well as the Conservation Area Burpham has four nationally designated listed buildings. One of the listed buildings is the gate lodges to Sutton Park, a Registered Park and Garden. A small part of the park lies within Burpham Ward but the majority is within Woking District Council.

## General Description

The character of Burpham reflects its long history through the years, from its documented roots in the Domesday Book, through to the present day. Old maps have been included in this character description so the reader can understand which areas were built in each period. Each successive expansion of Burpham has been clearly pre-planned and restricted to the desired area of growth. In 1949 a Tree Preservation Order was placed on Merrow Common, prior to the Gosden Hill Road development. The Preservation Order does not extend past the line of Merrow Lane. In our Local Green Spaces document (Appendix 3 BNF 4) we are protecting the area on the east side of Merrow lane as an important Local Green Space. The rural framing of Burpham is enhanced to the west by the river Wey.

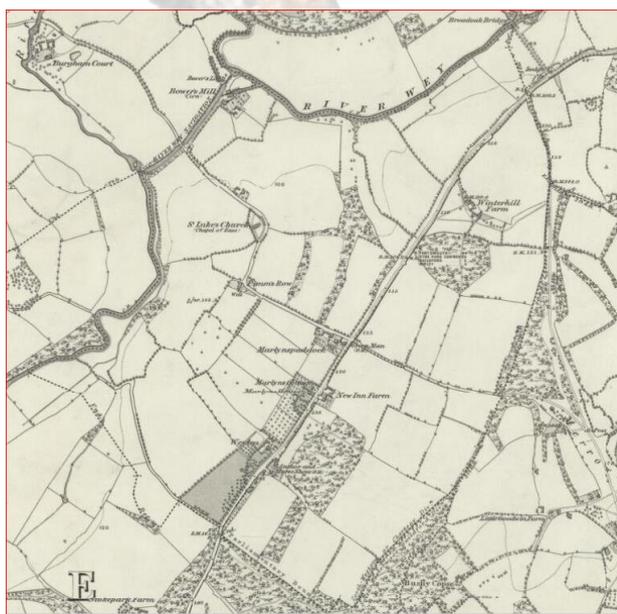


Figure 1: Pre Railway 1885 map

## Pre 1900

### *Description*

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Older properties are mostly listed or in view of listed buildings, mainly in Burpham Lane. They are flint and brick, timbered or tile hung. A rural village setting, as opposed to the urban setting of the later areas of Burpham, is present in these areas. The styles are individual to each property but none is out of place, blending in maturity with its neighbours with comfortable and balanced spacing, many hidden behind mature hedges, fences, and walls. Some in the London Road, including the public house and adjacent, now commercially used buildings, have modern fascias over the original pre-1900 buildings. The adjoining cluster of red-bricked homes in this area, Marlyns House, homes along Burpham Lane (including Pimm's Row), and those adjacent to the 1800's St Luke's Church, all have similar character. Many can be identified on early village maps from the period.



### *History*

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Burpham Hamlet was part of the Worplesdon Parish until changes post 1970. The London Road has been used since pre-Roman times as a route from London to Portsmouth. Burpham Lane (and its continuation Bowers Lane) is also an historic single track road, leading from where the Green Man public house stood, since pre 1590, towards Jacobs Well. This was diverted during the building of the Wey Navigation, sometime between 1635 and 1651, and was doglegged down to the river crossing, upriver from the mill, which is also recorded in the Domesday Book. At the dogleg, St Luke's Church was built in 1859. Few houses existed in the community at that time. Several farms were also present, of which New Inn Farmhouse is the only original building to remain. Gosden Hill Farm building off Merrow Lane, has been extensively changed. The track from Sutton Place to Merrow Downs had no homes along its length until the railway was built in 1885 when railway workers homes were built adjacent the line. These homes are now hidden from the road by vegetation. Only 11 homes in 1873 were recorded and approx. 15 buildings are displayed on the 1885 map.



## Pre 1900 - Pimm's Cottages Area

### *Description:*

---

The description below is taken directly from an Inspector's appeal decision relating to land adjacent to Pimm's Row in 2011.

“The village of Burpham has become part of the outskirts of the urban area of Guildford. However, it still has its village hall, which is timber clad; its parish church and its school, and close by it has retained much of its intrinsic character as a small rural settlement. The mainly residential development is varied and includes some recent infill developments. However, the openness in the Sutherland Memorial Park and the spacious verdant character at the site contribute in an important way to the semi-rural character in this part of Burpham Lane the buildings in the locality include a variety of orthogonal and pitched roofed forms in various traditional and modern building materials. Despite the wide range of designs, their siting, scale, form, massing, and materials are mostly complementary. These buildings and the pattern of development contribute to an eclectic but generally harmonious composition. The location generally has open front gardens.”



# Early 1900's Style

## *Description*

---

Red brick, some tile hung, limited patterns of tiles on facings, relatively plain but elegant homes. Some of the older properties are unique in style, with the use of different coloured bricks to make designs within the fascias and rooflines and are individualistic and varied. However due to their age they blend in well with their surroundings. The gardens are well maintained and prove a pleasing montage in their individual wider surroundings. The settings of these 'original homes' have been interspersed over the years with more modern homes which means 'the Belgium concept' of never the same style twice is supported in these locations.

## *History;*

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Very few houses existed in Burpham pre-1900 as the area was a previously a hamlet. The house pictured right situated in Bowers Lane was an estate worker's house of Sutton Place built, around the turn of the century and remains externally as built except for the replacement windows and front door.



# 1920 - 1930

## Description

Traditional 1920's to 1930's detached properties laid back from the road and centred on generous individual plots, these homes have matured into desirable properties in what appears to be a more rural setting but in reality are surrounded by more modern modest homes. These areas make for a pleasant relief from the adjacent areas of more modern higher density homes.



Map from 1938 (not published until 1946)

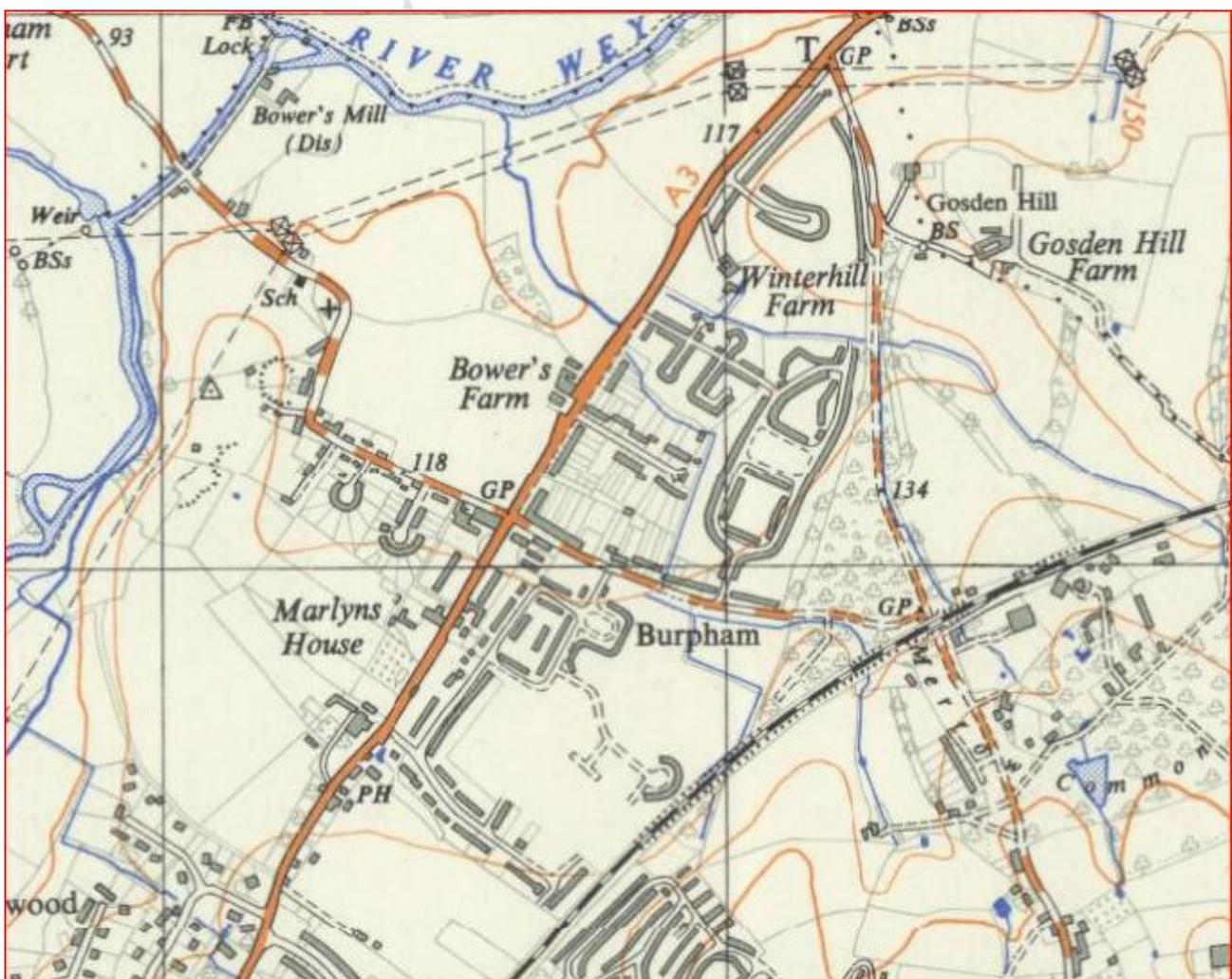
# 1940 - 1960

## Description



Detached and semi-detached homes with small to medium sized mature gardens on straight roads and culs-de-sac. These homes sit in well-defined plots enclosed by, in the main, medium height hedges with gardens of mature shrubs and grassed areas, while being nearly identical in original design. They have extensions and other changes from the original design, which means that the

appearance is variable but in harmony within these estates. Some back garden infill has occurred since construction.



## 1950 -1953 Police Estate

### *Description*

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An estate of standardised early 1950's style homes, centred around the northern end of Coltsfoot Drive, consisting of red bricked fronts, red tiled roofs, generally unfenced to the front with few car parking facilities. The homes feature generous internal dimensions and are in terraced formation. Trees dotted through the area provide a homely atmosphere. At the rear of the homes behind Coltsfoot Drive are parking and garages reserved for the use of the police compound and building, which are inset between Coltsfoot Drive and Bryony Road.



# 1970 - 1990

## Description

This category of housing is found on the Weybrook and Weylea estates, consisting of higher-density, similar style housing with limited gardens and limited spacing around the properties. Winding roads with limited width, many are paved blocked not tarmac, twisting through these compact areas. The roofs are high pitched with minor architectural changes to give the appearance of variation within the standardised format, all with identical roofing tiles and brick work. There are some bungalows and flats within the housing mix that are dedicated to the elderly. The street scene is dominated by 'hedge-buried' homes in an undergrowth of mature hedges, softening the density of homes in these areas. The Weybrook estate has a higher transitory population, consequentially, the gardens, while well-tended have changed little since their planting when the houses were built. Weylea estate has more family sized homes and a less transient population, so gardens are more variable in appearance, enhancing the character of this estate.



# Raynham Close 2011

## *Description*

---

A high density new development, including an element of affordable housing, which was built with little regard to the prevailing character of the area, on an infill site taken from back gardens and St Mary's church accessed from New Inn Lane. Like all new developments in Guildford, the lack of car parking provision makes it difficult for families with more than 2 cars or for visitors to park on the estate. The overflow has to be accommodated in the adjacent roads. Limited private space between the front of the properties and the estate road (less than 2 metres) results in reduced privacy. Small back gardens means that children prefer to play on the central green space, which was not designed to accommodate recreational activities.

## *History*

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Outline planning permission was granted in 2004 for high density residential housing in the back gardens of New Inn Lane and Orchard Road. Only one surface water pump is used to tackle well known local drainage issues in the area, whilst a foul water pump remedies a lack of gravity at the back of the estate. The design and character of this development is inconsistent with the GBC Local Plan of 2003.

## *Landscape*

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London clay, numerous underground streams feeding the River Wey and continued development of this green and removal of trees make this flat area prone to flooding despite the assurance from developers that land drainage infrastructure will not aggravate a long standing problem in the area.

## *Planning Context*

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Below is an example of “back garden grabbing” that demonstrates the damage which can be done to a community when planning for houses takes over from planning for homes.



# A3 Road & River Wey Corridor

## Description

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The road forms a congested green lined ribbon of tarmac through the Ward from north east to south west. The roadsides benefit from the planting programme associated with the road construction programme in 1978. There are some sound proofing soil bunds and fencing, intended to reduce noise levels reaching the community. These extend along the length of the road but are insufficient to lower noise levels below 80db at busy times. Within the corridor is a section of the Riverside Nature Reserve that provides a barrier of semi-natural vegetation and trees between the

road and the River Wey flood plain. This area stretches past the Ward boundary over a kilometre to the development line of Jacobs Well. This 1.4 square kilometre Green Belt area, approximately at the 30-metre contour line, provides valuable flood defences for the community, absorbing over 1 metre of water depth across the whole area during times of severe flooding. Within this area lie approx. 15 houses, circa 1900's, originally part of Sutton Park Estate. The newer 'replicas' of these homes, completing the row of homes in Bowers Lane, the Mill and Miller's House, adjacent Bowers Lock, are also in this low density area, surrounded by the Green Belt of Sutton Park and the Wey Valley flood plain.



## History

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The flood plain was converted to water meadows in the early 1600's prior to the building of the Wey Navigation. The dykes and ditches built during construction have protected the surrounding area from flooding for 400 years.

## Landscape

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Flood plain in Green Belt - essential to the prevention of flooding in other areas alongside the river

## Planning Context

---

This area of Green Belt flood plain is not only critical to maintaining river levels by preventing flooding upstream, but also provides an important area of Local Green Space, which helps frame the character of Burpham.



# Local Green Spaces

This section of the character study describes the characteristics of the four distinct groups of allocated Local Green Spaces, which can be found in Appendix 3 (BNF 4). These four groups are woodland areas established longer than living memory, playing fields and recreational green space, natural green space and wild life corridors.

## ***Local Green Spaces: ‘Woodland for longer than living memory’***

***See the following sites in Appendix 3 (BNF 4) and map 3 in Appendix 1 (BNF 2):***

---

Site 2 (part of Merrow Common), site 3 (part of Merrow Common), site 4 (part of Merrow Common), site 5 (Copse Edge) and site 12.

### ***Description***

---

The important common land of Burpham has the name Merrow Common and reflects its ancient existence when Merrow was the dominating community name of the area, both sides of the railway line. Cut through with four watercourses from the surrounding hills, the watercourses end in two culverts under the housing estates of Burpham, before entering the River Wey as a single stream below Bowers Lock after passing under the A3. The land is, in the main, populated with large deciduous trees exceeding 50 years of age. This woodland area is an important Local Green Space, marking a significant change in land use character from urban to farmland and is on early local maps, suggesting existence of this wooded area pre 1603. A Tree Preservation Order has been in place since 1949 and the trees meeting across Merrow Lane form a natural cathedral along its length (see below) and are a natural haven for wild life in this amazingly tranquil zone.



### ***History***

---

Area used as wooded common land pre-1600's. Some Ancient Woodland with a track running from Sutton Place to the old Guildford racecourse at Merrow.



### ***Landscape***

---

Flat common land with views limited to within its confines giving a wonderful break from the urban landscape that it adjoins.

### ***Planning Context***

---

Wooded common land, with Tree Preservation Order and Local Green Space designation.

## ***Local Green Spaces: 'Playing fields and recreational Green Space'***

*See the following sites in Appendix 3 (BNF 4) and map 3 in Appendix 1 (BNF 2):*

---

Site 13 (Sutherland Memorial Park).

### ***Description***

---



Sutherland Memorial Park is the best known of our Local Green Spaces, attracting users from across the Borough principally to play cricket, football, tennis and bowls in the controlled areas. The young children of the area have their own section of swings and climbing apparatus. It is special because it is almost dead centre in the Burpham Community. Its facilities are used daily and the level of usage is extremely high. Level of usage is frequently exceeds capacity.

### ***Landscape***

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Mown grass greens of football pitches and the surrounding areas bordered by natural species of hedging on all sides.

### ***Planning Context***

---

Provides Green Space and sports facilities for the whole community.

## ***Local Green Spaces: 'Natural Green Space'***

*See the following sites in Appendix 3 (BNF 4) and map 3 in Appendix 1 (BNF 2):*

---



Site 18 (Waylea Meadow), Site 20, Site 21 (Part of Riverside Nature Reserve and Wey Navigation)

### ***Description***

---

Riverside Nature Reserve is partially inside the Ward and partially outside, along with the Wey Navigation. It provides for walking, cycling and dog walking. On the opposite side of the A3 is a stretch of green space dropping from the highest point in Burpham, which is an archaeological treasure trove waiting for excavation. It has not been officially excavated since 1897 when a complete Samian ware pot was found here. This ribbon of green space stretches to the edge of the Ward boundary alongside the Abbotswood estate. While noise from the A3 is a problem, the density of the vegetation provides a wildlife corridor along its length as well as a walking and dog exercising area away from the contrasting brick-wall lined estate roads.

## *Landscape*

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Narrow strips of land bordering transit routes set aside for recreational purposes.

## *Planning Context*

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These green spaces provide a green lung to the high-density close-living conditions of the community (relative to other areas in the Guildford Borough).

## ***Local Green Spaces: 'Small urban Green Space'***

***See the following sites in Appendix 3 (BNF 4) and map 3 in Appendix 1 (BNF 2):***

---

Site 1 (Merrow Stream), sites 6 through 11, sites 14 through 17, and site 19.

## *Description*

---

Capsules of land within the housing estates, all grassed with either flowering or specimen trees, the same age as the estates they are located in. These form the 'stress relief valves' of modern life, giving the impression of distance between homes as well as a rural feel to the individual communities on the estates. Some are relatively small while one is named 'Green' and during the estate construction was clearly included in an attempt to copy the 'Garden Cities' concept of that era. They are special to the surrounding residents as they change life and vision of the outdoors from housing estate living to village semi-rural setting. If the original estate architect had 'concreted over' these very special green spaces the whole feel of the community area would have changed from rural living to inner city. For this reason alone they are special to the residents.

## *Landscape*

---

Varying pieces of land, all flat and grassed with a variety of tree types depending on location.

## *Planning Context*

---

These green spaces provide stress relief and a green lung to the high-density close living conditions of the community (relative to other areas in the Guildford Borough).

## Burpham Community Housing Density

Note: Calculated without including roads or paths adjacent to the roads. Paths and green spaces within housing blocks are included. Houses per hectare.

Road	Character Type	Housing Density
Abbots House	1990s	5
Abinger Way	Weybrook Estate Late 1980's	46
Alford Close	Weylea Estate - 1980's	34
Banks Way	Weylea Estate - 1980's	34
Barton Place	Flats 1950's	
Bowers Close	Weybrook Estate Late 1980's	46
Bowers Lane	1890-1910	16
Bowers Lane	1980's	16
Bradfield Close	Weylea Estate - 1980's	34
Briar Way	Laid out pre 1935	12
Bryony Road	Police Estate (North part) 1950	20
Burnet Avenue	Police Estate (West side) 1950	20
Burnet Avenue	West Side (East & North before Police Estate)	20
Burpham Lane	Mixed dates 1500 - 2010	
Caledon Place	Weylea Estate - 1980's	34
Cedar Court	1980's	
Charlock Way	1954 -1955	14
Chasefield Close	Weylea Estate - 1980's	34
Churchfields	1980's	20
Colborn Crescent	Weylea Estate - 1980's	34
Coltsfoot Drive	Police Estate (North part)	20
Coltsfoot Drive	1950's (South part)	20
Cotts Wood Drive	Weybrook Estate Late 1980's	46
Dairymans Walk	Weybrook Estate Late 1980's	46
Darfield Road	Weylea Estate - 1980's	34
Denholm Gardens	Weylea Estate - 1980's	34
Devoil Close	Weybrook Estate Late 1980's	46
Dovedale Close	Weylea Estate - 1980's	34
Doverfield Road	Weylea Estate - 1980's	34
Elder Close	Weylea Estate - 1980's	34
Elkins Gardens	Weylea Estate - 1980's	34
Fennel Close	1954 -1955	20

Road	Character Type	Housing Density
Gatley Drive	Weylea Estate - 1994 1996	34
George Abbot School	Mixed 1955 - 1957 Girl's School 1959 - 61	
Glendale Drive	1930s & 1950's	23
Gosden Hill Road	Late 1950's	24
Great Oaks Park	Late 1950's early 1960's	18
Grosvenor Court (flats)	1960's	29
Guernsey Close	Weybrook Estate Late 1980's	46
Hanson Close	Weylea Estate - 1980's	34
Hawthorne Way	Laid Out pre 1935	12
Hazelhurst Close	Weybrook Estate Late 1980's	46
Highclere	Pre date 1950s? & 1990's -2000's	
Hodgson Gardens	Weylea Estate - 1980's	34
Howard Ridge	1980's	
Hurley Gardens	Weylea Estate - 1980's	34
Jersey Close	Weybrook Estate Late 1980's	46
Kingpost Parade	Late 1950s	
Ladygrove Drive	Weybrook Estate Late 1980's	46
Lawrence Close	Weybrook Estate Late 1980's	46
London Road	North End 1930- 1960's	18
London Road	South End - between 1900 & 2000	
Mallow Crescent	Southside New Inn Lane 1990's	29
Manston Road	Weylea Estate - 1980's	34
Marlyns Close	1955	20
Marlyns Drive	1955	20
Mead Way	1930's	18
Meadow Road	1930's	5
Merrow Lane North End	Late 1930's / Early 1950's	3
Merrow Lane South End	1900's & 1930's	10
New Inn Lane	North Side pre 1940's	29
Newark Close	Weybrook Estate Late 1980's	46
Oak Hill	1960's	24
Oak Tree Close	1960's	18
Oak Tree Gardens	Infil 1990's?	20
Ockley Court	Weybrook Estate late 1980's	46
Orchard Road	Built Pre 1935	12

Road	Character Type	Housing Density
Paddocks Road	1930's	5
Parkside House	1990's	5
Pimms Close	Weylea Estate - 1980's	34
Primrose Court	1980's	29
Raynham Close	2007	52
Selbourne Road	Weylea Estate - 1980's	34
Shetland Close	Weybrook Estate Late 1980's	46
Suffolk Drive	Weybrook Estate Late 1980's	46
Sutherland Drive	Weylea Estate - 1980's	34
Sutherland House	1990's	5
Sutton Hill	1990's	18
The Cedars	1990's ?	20
The Cloisters	mid 2000's	
Thyme Court	Southside New Inn Lane 1990's?	29
Turner Close	Weylea Estate - 1980's	34
Tythe Barn Close	Weybrook Estate Late 1980's	46
Upfolds Green	1950's	23
Watersmeet Close	Weybrook Estate Late 1980's	46
West Court (Burpham Lane)	Built circa 2000	21
Weybrook Drive	Weybrook Estate Late 1980's	46
Weybrook Estate	Weybrook Estate Late 1980's	46
Weylea Avenue	Weylea Estate - 1980's	34
Weylea Estate	Weylea Estate - 1980's	34
Whipley Close	Weybrook Estate Late 1980's	46
Winterhill Way	Laid out pre-1935	12
Woodruff Avenue	Pre 1953	20



# **Burpham Neighbourhood Plan**

**Adopted Version April 2016**

**2015—2035**

**BNF 4: Appendix 3**

**Local Green Space**

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Professor Anantha Duraiappah, Director of the UN University's International Human Dimensions Programme on Global Environmental Change, says,

*“The wealth of a country should not just be determined by GNP but should include other factors. When you wake up to the sound of chirping birds, you are listening to one of the simplest indicators of local environmental health.”*

Some of our Burpham bird life, observed by local residents over a full year, are listed on page 20 of this document, along with the animals and plants of Burpham.

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## General Description

Burpham grew from being a hamlet in 1900 to become, and remain, part of Guildford's "rural-urban" fringe. Despite the infilling with homes and woodland reduction in the 1980s, trees are evident at every entrance to the Ward and are visible from almost everywhere within it.



Burpham is special because of the wide variety of flora and fauna, the diversity of its wildlife (over 40 bird species and around a dozen animals have been witnessed in the Ward).



The number and distribution of trees in the Local Green Spaces designated in Burpham's Plan collectively contribute to the community's link with nature and foster a sense of tranquillity, which the community greatly values.

The Local Green Spaces are listed below in 4 sub-categories. Please also refer to Appendix 3 (BNF 4) for general character descriptions.

### 1. Woodland for longer than living memory

- Woodland 'that has always been there'.

### 2. Playing fields and recreational green space

- Football, Tennis, Cricket, Bowls etc.

### 3. Natural Green Space

- Places that are natural to the area and form green links to other open spaces and areas of relaxation.

### 4. Small Urban Green Spaces

- Taken from the estate designs of the period when built.



### Notes:

1. Numbers in [ ] and paragraph numbers refer to the map attached on page 21 - Map repeated as map 3 of Appendix 1 (BNF 2).
2. The spaces are designated under the NPPF designation as "Local Green Space." Some are less than a few square metres. Others are ribbons no more than a few metres wide running into and around the community, while some are larger but none is an extensive tract of land.
3. Each contributes a benefit to the community such as recreation, a pleasant walk way or thoroughfare or enjoyment of nature. The individual sites shown on the map form their own very special function within community life, either providing recreation, and/or nature conservation.



### Site 4: Merrow Common

This area of Merrow Common provides the western buttress to the "Green Cathedral" over Merrow Lane and is defined by the Lane on one side and the housing of Gosden Hill Road on the other. Together with site 5 it also forms a "Green Cathedral" over New Inn Lane. It is much valued by local residents as an area of woodland for dog walking. It enjoys SNCI designation as a recognition of its richness of its wildlife, which are also enjoyed by residents.

This area together with Sites 3 and 5 is covered by a Tree Preservation Order (13th September 1949) and the whole Merrow Common Area was designated as a Site of Nature Conservation Importance in 2007

The Guildford Borough Council SNCI survey document (2007) states: *"The entire woodland was included as part of the boundary as it forms a single ecological unit."*

Despite the road cutting through Merrow common it is in fact a continuous tract of flora and fauna.



Merrow Lane "Cathedral"



"Ancient Woodlands adjacent Merrow Lane"



Extract From Guildford Borough Council “Sites of Nature Conservation Importance Surveys 2004 –2007” Appendix 3 Details of Proposed changes to agreed SNCLG 2004 – 2007 and SNCI Survey recommendations 2004 -2006

Proposed changes agrees by Surrey Nature Conservation Liaison Group 2004 -2007

Site Name	Merrow Lane Woodland
Rec No	13119/2
Gld No	G413
Central Grid Ref	TQ 022 521
Area of SNCI (ha)	8.1
Date of Original selection	N/A
Additional information	28 <sup>th</sup> July 2004 – SWT Survey
Date of (re) selection	Selected at meeting of SNCLG Feb 2005
Changes since original selection	Selected as new SNCI
Site Description/ Reason for Selection	Broad leaved semi natural woodland with 21 ancient woodland indicator species. Good quality ancient woodland in south, with decent semi-natural mature secondary woodland further north with ancient woodland indicators. The value of the Northern section is strengthened by its position adjacent to the southern section which extends the ecological unit. Few Exotic and invasive species are present. The woodland is important in its position on urban fringe and is of community interest.
Rationale for site boundary	The entire woodland was included as part of the boundary as if forms a single ecological unit
Relevant UK & Surrey BAPs	Surrey Woodland HAP

### Site 5: Copse Edge

This area of Merrow Common provides the other buttress to the "Green Cathedral" over New Inn Lane, much enjoyed by those using this part of New Inn Lane. The area is recognised for its wildlife importance by a SNCI consideration and contains Ancient woodland. Ancient woodland and Tree Preservation Order 13th September 1949 Reference W3. SNCI 2007



### Site 12: The Copse

The Copse lying between the Sainsbury store and the Weybrook Estate provides a special "country feel" when walking to and from the shops away from the traffic, the walkways are loud with birdsongs and brilliant with flowers and grasses in seasons.



## Local Green Space: *'Playing fields and recreational green space'*

### Site 13: Sutherland Memorial Park

This is the organised exercise area of the community and others far beyond. Football, tennis, cricket, and bowls, provide the main tenants of this area, but it also provides children and teenager meeting points around swings, roundabouts and climbing frames.

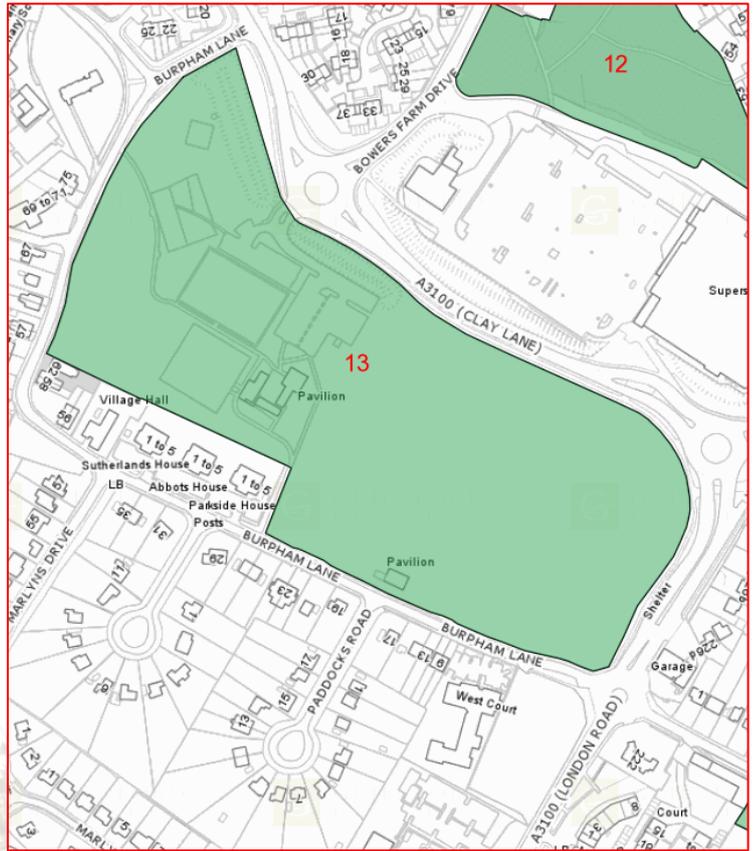


Entrance to Sutherland Memorial Park



The children's play area Sutherland Memorial Park

**Site 13: Sutherland Memorial Park**



## Local Green Space: ‘Natural Green Space’



In the broadest term these areas could be described as “unregulated exercise areas” but this generalisation, underrates their true value of providing everyone, without restriction of cost of entry or time limits as with gyms and swimming pools. They are communal places which are distinctly different, to walk and exercise through. They feature tree-lined areas loud with birdsong, which at times can exceed the noise of the main road that divides the two main areas. These are special areas as they provide the

counter point for the high number of houses in the area and make the whole area liveable and home to so many.

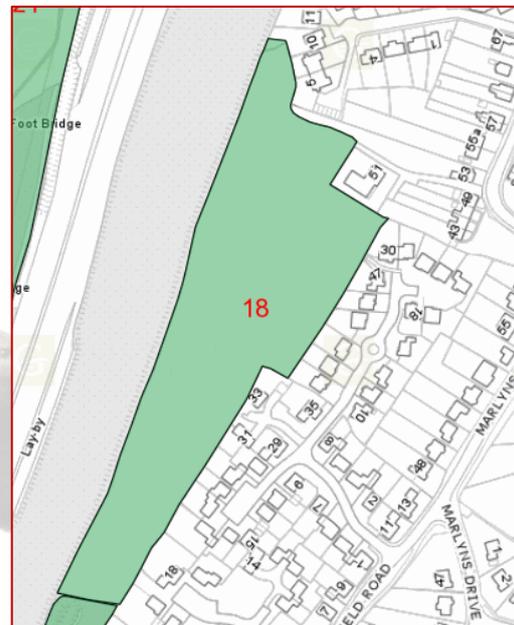
### Site 18: ‘Weylea Meadow’

This meadow area is much valued by the local residents as an informal recreational space within the Weylea Farm/Manston Road development. In addition, it forms part of a footpath that leads to the Riverside Park Nature Reserve giving residents of Weylea Farm estate and the rest of Burpham access to this important recreational area.

[http://www.lnr.naturalengland.org.uk/special/lnr/lnr\\_photo/734/Riverside%20Park%20Surrey%20Leaflet.pdf](http://www.lnr.naturalengland.org.uk/special/lnr/lnr_photo/734/Riverside%20Park%20Surrey%20Leaflet.pdf)

There is potential for it’s beauty to be enhanced.

It is also the archaeological site where a Samian wares pot was discovered in 1897. A wide exercise area and unlisted nature reserve situated at the highest point of Burpham – it is already designated area of High Archaeological Potential and possibly close to a missing Roman road (crossing the River Wey).



### Site 20: 'The Walk way'

This site forms the public walkway through the nature reserve and forms part of the off-road foot paths network of Burpham and its adjoining Green Spaces.



### Site 21: 'The Wey Navigation'

Forms the border of the Ward with Jacobs Well and the intervening active zone 3b flood plain and Green Belt. Views along and across the Green Belt have been referred to as 'Idyllic.' This alone explains why the Wey valley and Riverside Nature Reserve along with Bowers Lock are so special, not only to the Burpham community, but also to anyone who visits by boat, bike, foot or car. Hundreds of thousands of vehicles a day pass the site, yet so very few know of its existence.



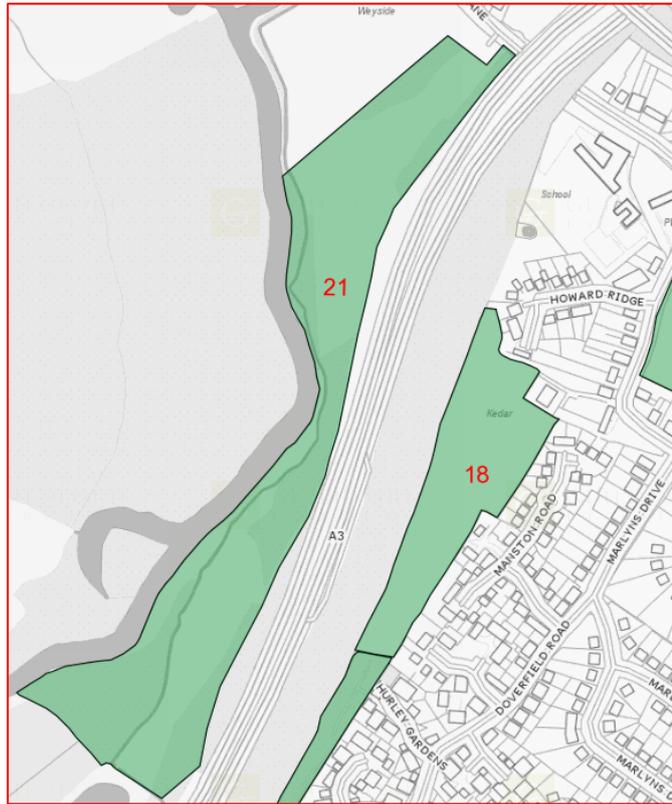
Wey Navigation allows for tranquil walking along the tow path at the very edge of Burpham Ward (site 21)

**Site 21:**

Contains;

1. The National Trust Wey Navigation
2. Local Nature Reserve Status
3. SANG within this area
4. Wey Flood Plain

Broadly known as Riverside Nature Reserve [part of] and SNCI.



## Local Green Space: ‘Small urban green space’\*

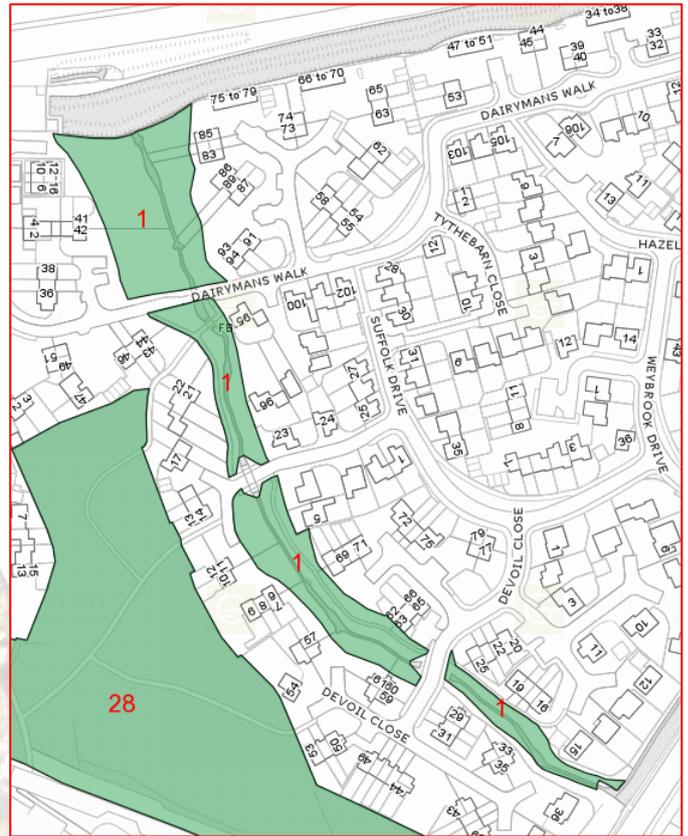
There are several of these small urban Green Space areas, including a stream, which provide that special relief of grass and tree, which double up in the larger ones as informal play areas for children and wildlife stepping-stones across the community for birds and transitory animals such as foxes.

### Site 1: Merrow Stream:

Merrow stream, its adjacent foot paths and green ‘patchwork’, due to its complexity of shape and form has been designated Local Green Space from London Road to the A3; The Environment Agency and Guildford Borough Council are responsible for its upkeep as it is a designated ‘water course’ and thus in its own way, is already protected.



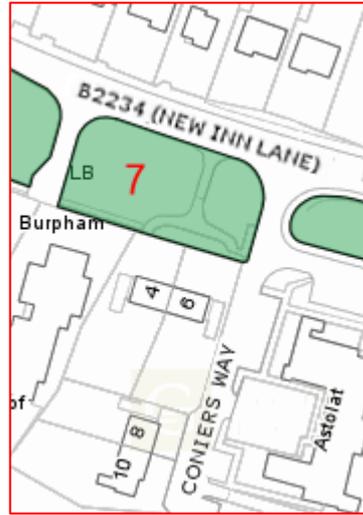
“Merrow Stream” crossing Ladygrove towards Dairyman’s Walk.



### Sites 6, 7, 8 and 9:

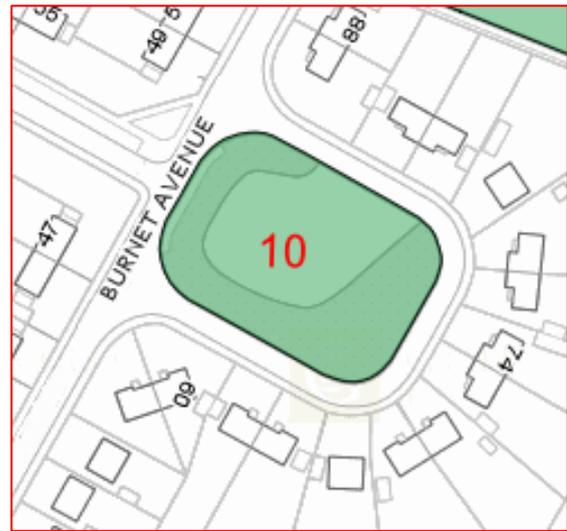
These are important informal recreational spaces for the residents of New Inn Lane, Mallow Crescent, Glendale Drive and Raynham Close. They give New Inn Lane its very distinctive appearance and character. They have potential for improvement to enhance their beauty and openness.





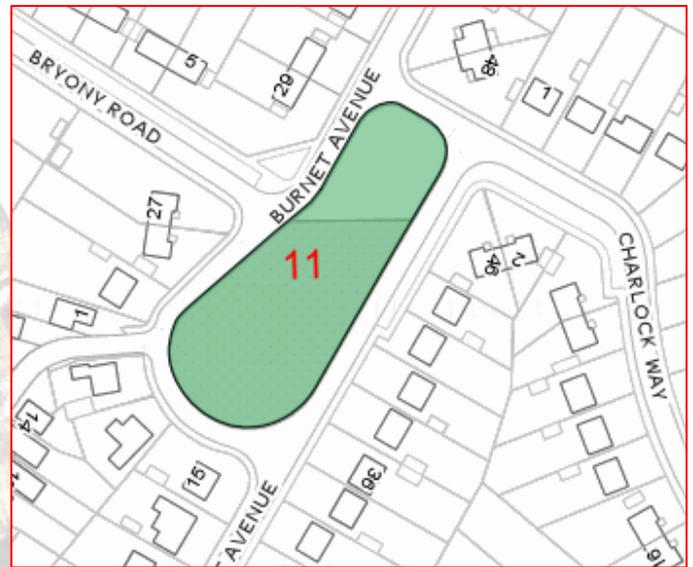
**Site 10: Burnett Green**

This area provides a "village green-like" for the residents of this part of Burnett Avenue, which surrounds it on three sides. It is a much-valued designed informal recreational space for the people of the Close.



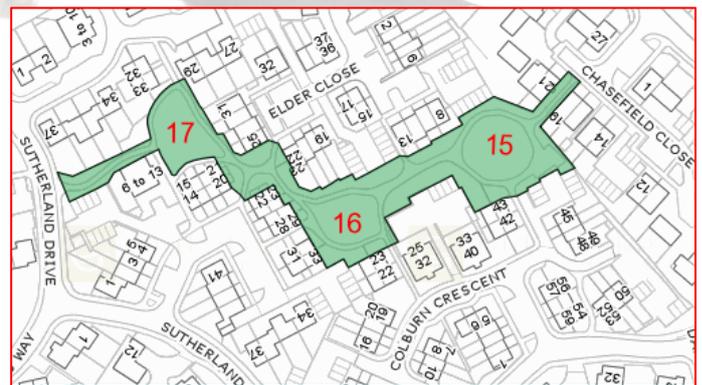
**Site 11: Oak Tree Green**

This area provides a "village green-like" for the residents of this part of Burnett Avenue, Oak Tree Gardens and Charlock Way who surround it. It is a much-valued designed informal recreational space for the residents of the area.



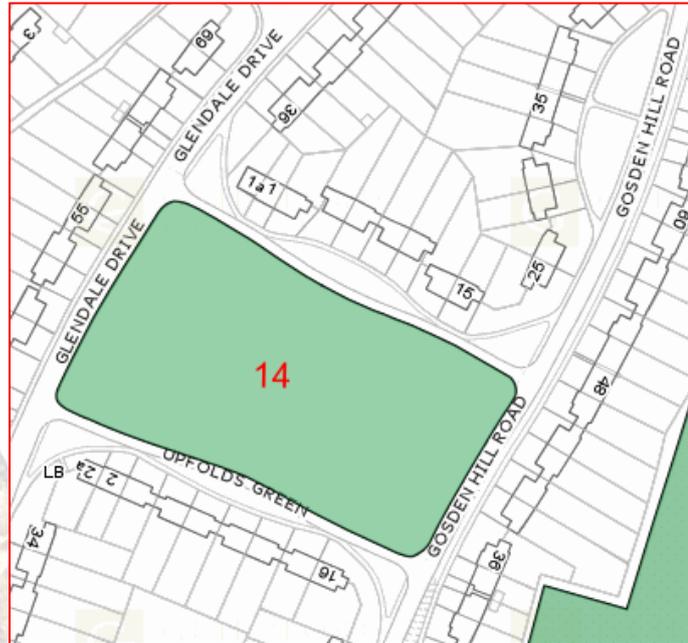
**Sites 15, 16, and 17: Wylea Farm**

These small rare oasis of open green space designed within the Wylea Farm development are much valued by the local residents as informal recreational spaces.



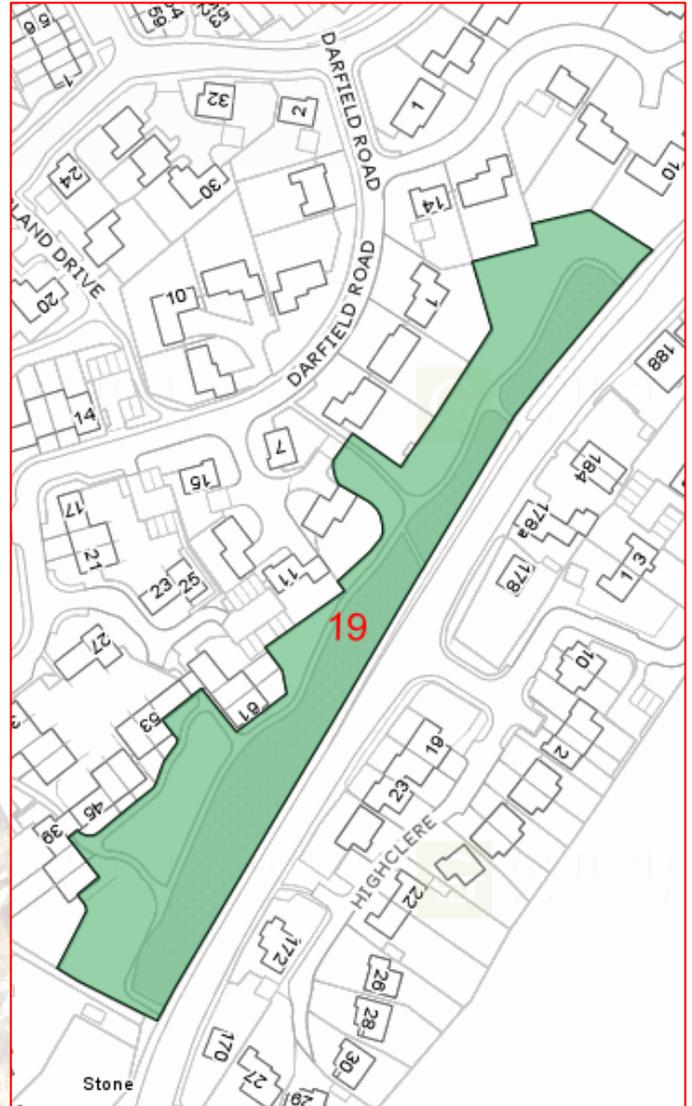
### Site 14: Upfolds Green

Inset by the design architect of the estate to provide relief from the estates visual impact and to provide recreational space. It helps give the impression of vast distance between homes. This area has become exceptionally important to provide quality of life for the local community.



### Site 19: Waylea Farm Buffer

This area includes tall, mature trees and shrubs along the road-side, which provide a valuable green entrance to the Ward. It is a boundary and a buffer to the sight and noise of traffic for Waylea Farm residents. The site is much used for transit on foot or cycle and for short walks by elderly residents in the abutting sheltered accommodation. It has good footpaths and lighting.



Note: More information on 'Corridors' such as these can be found at <http://www.conservationcorridor.org/corridor-science/> . The four Key definitions of corridors are listed below:

### **Natural Corridors:**

Natural corridors typically follow geographic features, like mountain ranges or rivers.

### **Large-scale Corridors:**

Large-scale corridors connect habitats regionally to internationally. These typically connect large blocks of wildlands or other protected areas. These corridors are either preserved through conservation or are part of active restoration.

### **Man-made Corridors:**

Corridors created by humans are typically associated with roads, that are major sources of habitat fragmentation. Wildlife overpasses or underpasses are key examples of human-created corridors. Other corridors through urban areas such as greenways or riparian buffers may also constitute man-made corridors.

### **Experimental Corridors:**

Experimental corridors are used to evaluate corridor effectiveness. Most experimental corridors are the size of grassland or forest plots, on the scale of meters to hundreds of meters. Some experimental corridors are even smaller, and may consist of patches of mosses or wetlands contained in vials.

Professor Anantha Duraiappah, director of the UN University's International Human Dimensions Programme on Global Environmental Change, says the wealth of a country should not just be determined by GNP but should include other factors.

"When you wake up to the sound of chirping birds, you are listening to one of the simplest indicators of local environmental health."

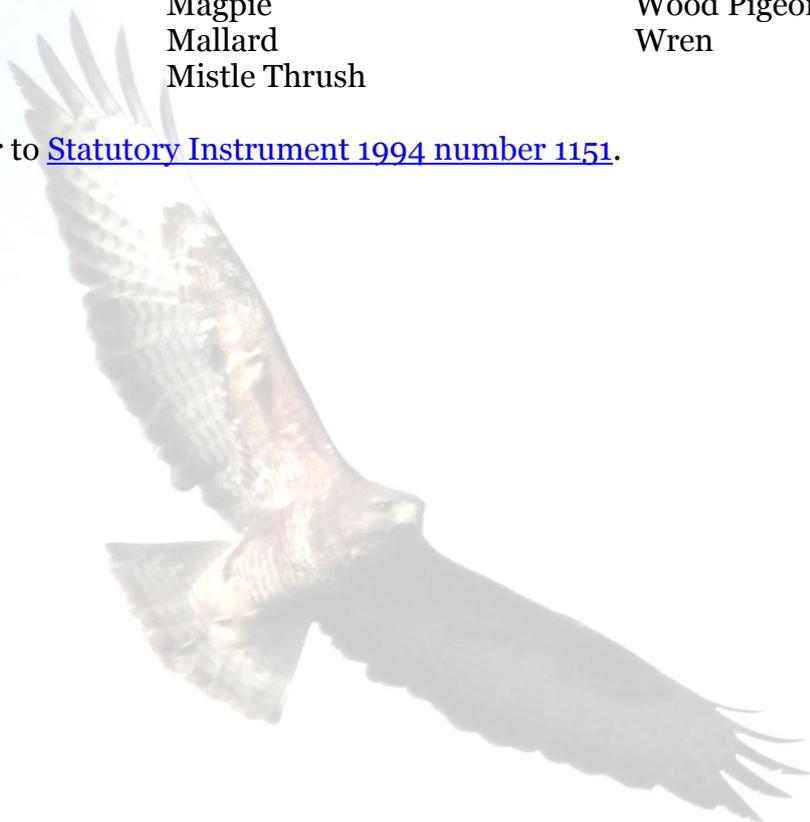
## Our Burpham bird life over a full year includes;

Bats	Feral Pigeon	Moorhen
Black Cap	Fieldfare	Nuthatch
Blackbird	Goldfinch	Owls
Blue Tit	Great Tit	Red Kite*
Black Headed Gull	Greater Spotted	Robin
Brambling	Woodpecker	Rook
Bullfinch	Grebe	Siskin
Buzzard*	Green Woodpecker	Song Thrush
Canada Geese	Greenfinch	Sparrow
Chaffinch	Heron*	Sparrow Hawk
Coal Tit	Jackdaw	Starling
Collared Dove	Jay	Swan
Cormorant	Kingfisher *	Wagtail
Crow	Magpie	Wood Pigeon
Dunnock	Mallard	Wren
Egyptian Geese	Mistle Thrush	

Birds marked with \* refer to [Statutory Instrument 1994 number 1151](#).

### Animals include:

Deer  
Fox  
Frogs  
Hedgehog  
Newts  
Grey Squirrel  
Toads  
Vole  
Weasel  
Wood Mouse



## Sample of plants

Recorded at Merrow Lane Woodland SNCI thin strip east of Merrow Lane SURREY  
 BOTANICAL SOCIETY - 19th May 2014: Protected plants (including those added in 1998)  
 Protection for wild plants afforded by the [Wildlife and Countryside Act, 1981](#) are marked  
 with a \*

<i>English Name</i>	<i>Taxon</i>	<i>Stage</i>
Barren strawberry	Potentilla sterilis	Vegetative
Black bryony	Tamus communis	Vegetative
Bluebell*	Hyacinthoides non-scripta	Flowering / fruiting
Boxleaf honeysuckle	Lonicera nitida	Vegetative
Bracken	Pteridium aquilinum	Vegetative
Bramble	Rubus fruticosus agg	Vegetative / Flowering
Broad-leaved dock	Rumex obtusifolius	Flowering
Broad-leaved willow herb	Epilobium montanum agg	Flowering
Bush vetch	Vicia sepium	Flowering
Cherry laurel	Prunus laurocerasus	Vegetative
Common cleavers	Galium aparine	Flowering / Fruiting
Common dog violet	Viola riviniana	Fruiting
Cow parsley	Anthriscus sylvestris	Fruiting
Cuckoo pint	Arum maculatum	Vegetative /Fruiting
Dandelion	Taraxacum officinale agg	Flowering
Enchanter's nightshade	Circaea lutetiana	Vegetative / Flowering
Germander speedwell	Veronica chamaedrys	Flowering
Ground elder	Aegopodium podagraria	Flowering
Hawthorn	Crataegus monogyna	Vegetative
Hazel	Corylus avellana	Vegetative
Hedge mustard	Alliaria petiolaria	Flowering / fruiting
Hedge woundwort	Stachys sylvatica	Vegetative /Flowering
Herb Robert	Geranium robertianum	Flowering
Holly	Ilex aquilifolium	Flowering
Honeysuckle	Lonicera periclymenum	Vegetative
Ivy	Hedera helix	Vegetative
Lesser celandine	Ficaria verna	Flowering / fruiting
Meadow buttercup	Ranunculus acris	Flowering
Rough meadow-grass	Poa trivialis	Flowering
Sanicle	Sanicula europaea	Flowering / fruiting
Soft rush	Juncus effusus	Flowering
Stinking iris	Iris foetidissima	Vegetative
Thyme-leaved speedwell	Veronica serpyllifolia	
Variiegated yellow archangel	Lamiastrum galeobdolon subsp argentatum	Vegetative
Wood anemone	Anemone nemorosa	Vegetative
Wood avens	Geum urbanum	Flowering
Wood dock	Rumex sanguineus	Flowering
Wood melick	Melica nutans	Flowering
Wood sedge	Carex sylvatica	Flowering
Yorkshire fog	Holcus lanatus	



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# **Burpham Neighbourhood Plan**

**Adopted Version April 2016**

**2015—2035**

**BNF 5: Appendix 4**

**Reference Documents**

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## Reference Documents List

Documents used in the preparation of the Burpham Neighbourhood Plan are listed below in alphabetical order. Where sources from the internet have been used the WWW address is also included. Format of references 'number' title of document, 'a' web address 'b' notes.

1. 2011 Census data....
  - a. <http://www.ons.gov.uk/ons/guide-method/census/2011/census-data/index.html>
2. 15 June 2010 Letter to LPAs ref Garden Grabbing.pdf
  - a. <https://www.gov.uk/search?q=garden+grabbing&tab=government-results>
3. 2012 No 2031 Town and Country Planning, England The Neighbourhood Planning (Referendums) Regulations 2012
  - a. <http://www.legislation.gov.uk/cy/uksi/2012/2031/schedule/4/part/3/made>
4. 2012 No 637 Town and Country Planning, England, The Neighbourhood Planning (General) Regulations 2012
5. 27th March 2012 National Planning Policy Framework.
  - a. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
6. A summary of the key transport challenges in Surrey.
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-problems-and-challenges>
7. A summary of the Surrey Transport Plan - our third Local Transport Plan.
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3>
8. Burpham Neighbourhood Forum Survey - The peoples views on what they want for the future of their community April - May 2013
  - a. <http://www.burphamneighbourhoodforum.org/>
  - b. All aspects of the Neighbourhood plan including Work, Travel, Countryside and Housing Need
9. Burpham Neighbourhood Plan: Character descriptions of Burpham Ward appendix 3
  - a. [www.burphamneighbourhoodforum.org](http://www.burphamneighbourhoodforum.org)
10. Descriptions of the ward plus housing densities of all roads.
  - a. <http://www.burphamneighbourhoodforum.org>
11. DG & LG Technical Guidance to the National Planning Policy Framework March 2012
  - a. <https://www.gov.uk/government/publications/national-planning-policy-framework-technical-guidance>
12. Directive 2002/49/EC
  - a. <http://ec.europa.eu/environment/noise/directive.htm>
13. Documents from Surrey C C used in drafting and assembling their Transport Plan - LPT3

- a. <http://www.surreycc.gov.uk/roads-and-transport/roads-and-transport-policies-plans-and-consultations>
14. Employment Land Assessment (ELA)
  - a. <http://guildfordlocalplan.info/>
15. ETR 136 - (2007) vegetation management near Electrical Equipment - Principles of Good Practice - Local Green space, regulations under Electricity Pylons
  - a. [http://www.energynetworks.org/modx/assets/files/electricity/engineering/engineering%20documents/ENA\\_ETR\\_136\\_Issue\\_1\\_080109.pdf](http://www.energynetworks.org/modx/assets/files/electricity/engineering/engineering%20documents/ENA_ETR_136_Issue_1_080109.pdf)
16. Evidence base;
  - a. <http://guildfordlocalplan.info>
17. Forestry Act 1967 - felling licences
18. GBC Draft Local Plan report 15th May 2014
19. Green Belt and Countryside Study
  - a. <http://guildfordlocalplan.info/>
20. Hints at changes to the Green Belt in Burpham
21. Guildford BC Preliminary Growth Scenarios Transport Assessment
  - a. <http://guildfordlocalplan.info/>
22. Guildford BC Web pages consulted land character assessment
  - a. <http://www.guildford.gov.uk/landsapecharacterassessment>
23. Guildford Borough Council Local Plan 2003
  - a. <http://www.guildford.gov.uk/localplan>
24. Current plan for Guildford Borough
25. Guildford landscape character assessment & guidance Final Report January 2007
  - a. <http://guildfordlocalplan.info/>
26. How the Surrey Transport Plan - Local Transport Plan 3 - will impact on the environment and on different groups of people.
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3>
27. How we intend to provide bus and train information in future.
28. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-strategies/passenger-transport-information-strategy>
29. How we will fund and develop programme of schemes in the coming years.
30. How we will measure progress towards achieving our transport objectives
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-indicators-and-targets>
31. Infrastructure Baseline Study
  - a. <http://guildfordlocalplan.info/>
  - b. Note: community facilities in Burpham not listed.

32. Local Plan Strategy and Sites Issues and Options October 2013
  - a. <http://guildfordlocalplan.info/>
33. Noise Action Planning First Priority Locations Major roads Tile 117  
services.defra.gov.uk/wps/portal/noise
  - a. <http://services.defra.gov.uk/wps/portal/noise>
34. Noise Action Planning First Priority Locations Major roads Tile 133  
services.defra.gov.uk/wps/portal/noise
  - a. <http://services.defra.gov.uk/wps/portal/noise>
35. Notes on Neighbourhood Planning January 2013
  - a. <https://www.gov.uk/search?tab=government-results&q=%09Notes+on+Neighbourhood+Planning+January+2013>
36. Planning application number - Aldi /Green Man site Passed in February 2014
  - a. <http://www.guildford.gov.uk/media/16334/Item-43---13P02028-The-Former-Green-Man-Site-93-London-Roadpdf/pdf/pdf214.pdf>
37. Planning Practice Guidance March 2014
  - a. <http://planningguidance.planningportal.gov.uk/blog/guidance/>
38. Plant Health Act 1967 & subsequent Orders
39. Press release 6th October 2014 re-Green Belt protection.
  - a. <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>
40. Retail and Leisure Study volume 3 May 2011
  - a. <http://www.guildford.gov.uk/retailstudy>
41. Identifies short fall in Guildford but not in respect of Retail in Burpham
42. Settlement Hierarchy
  - a. <http://guildfordlocalplan.info/>
43. Settlement Profiles document
  - a. <http://guildfordlocalplan.info/>
44. SHLAA 2010
  - a. <http://www.guildford.gov.uk/shlaa>
45. Letter to commercial premises December / January 2013/14
46. SHLAA 2013
  - a. <http://www.guildford.gov.uk/shlaa>
47. SHMA 2013 - Draft
  - a. <http://www.guildford.gov.uk/shma>
  - b. Numbers in Contention 19th May 2014 remaining in draft for the foreseeable future
48. Sites of Nature Conservation Importance Survey 2004-2007 GBC Local Green Space

- a. <http://www.guildford.gov.uk/article/3964/Sites-of-Nature-Conservation-Importance-SNCI>
49. SNCI Evidence base 2004- 2007
  - a. [http://www.guildford.gov.uk/media/4351/SNCI-evidence-base/pdf/SNCI\\_evidence\\_base.pdf](http://www.guildford.gov.uk/media/4351/SNCI-evidence-base/pdf/SNCI_evidence_base.pdf)
  - b. Merrow Common /Merrow Lane
50. Strategic Housing Land Availability Assessment (SHLAA)
  - a. <http://guildfordlocalplan.info/>
51. Summary Burpham Neighbourhood Forum Survey 4th July 2013
  - a. <http://www.burphamneighbourhoodforum.org/>
52. Surrey Transport Plan Environmental and Equality Assessments
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-environmental-and-equality-assessments>
53. Surrey Transport Plan Executive summary
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-executive-summary>
54. Surrey Transport Plan Implementation and Finance
55. Surrey Transport Plan Indicators and Targets
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-indicators-and-targets>
56. Surrey Transport Plan -LTP3
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3>
57. Surrey Transport Plan Parking Strategy (2011)
  - a. [http://www.surreycc.gov.uk/data/assets/pdf\\_file/0005/266423/Vehicular-and-Cycle-Parking-Guidance-Jan-2012.pdf](http://www.surreycc.gov.uk/data/assets/pdf_file/0005/266423/Vehicular-and-Cycle-Parking-Guidance-Jan-2012.pdf)
58. Surrey Transport Plan Problems and Challenges
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-problems-and-challenges>
59. Surrey Transport Plan Strategies
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-strategies>
60. Surrey Transport Plan Vision and Objectives
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-vision-and-objectives>
61. Thames Basin Special Protection Area avoidance strategy 2009-2014

- a. [http://www.guildford.gov.uk/media/11294/Thames-Basin-Heaths-Special-Protection-Area-Avoidance-strategy-2009---2014/pdf/Adopted\\_strategy\\_25\\_Feb\\_2010.pdf](http://www.guildford.gov.uk/media/11294/Thames-Basin-Heaths-Special-Protection-Area-Avoidance-strategy-2009---2014/pdf/Adopted_strategy_25_Feb_2010.pdf)
62. The Burpham Neighbourhood Forum Survey
  - a. <http://www.burphamneighbourhoodforum.org/>
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  - a. <http://www.legislation.gov.uk/ukpga/2000/37/contents>
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  - a. <https://www.gov.uk/government/publications/local-transport-notes>
66. The high level goals of the Surrey Transport Plan - our third Local Transport Plan.
  - a. <http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-vision-and-objectives>
67. The Policy paper "National Planning Policy Framework"
  - a. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
68. The Protection of Animals (Schedule 5)
  - a. <http://naturenet.net/law/sched5.html>
69. The Protection of Birds (Schedule 1)
  - a. <http://naturenet.net/law/sched1.html>
70. The Protection of Plants (Schedule 8)
  - a. <http://naturenet.net/law/sched8.html>
71. Traveller Accommodation Assessment (TAA)
  - a. <http://guildfordlocalplan.info/>
72. Vehicle and Cycling Guidance (2012)
  - a. [http://www.surreycc.gov.uk/data/assets/pdf\\_file/0005/266423/Vehicular-and-Cycle-Parking-Guidance-Jan-2012.pdf](http://www.surreycc.gov.uk/data/assets/pdf_file/0005/266423/Vehicular-and-Cycle-Parking-Guidance-Jan-2012.pdf)

*Burpham Neighbourhood Forum*



*Overseeing our own future*

# **Burpham Neighbourhood Plan**

## **Adopted Version April 2016**

### **2015—2035**

### **BNF 6: Appendix 5**

## **Survey Summary April - May 2013**



## Introduction

This Appendix summarises the results of the residents' survey distributed by the Burpham Neighbourhood Forum between April and May 2013. Approximately 2,750 survey forms were distributed, including one to every household in Burpham, local businesses, and schools. In addition, copies of the survey were available in Burpham shops and the survey form was available for completion in paper format or in electronic format on the forum web site. Over 380 people responded to the consultation.

## Overview

There is overwhelming agreement that future development in Burpham should be in keeping with its present “village” character and landscaping. Future development should protect and enhance the quality of the built environment by protecting and promoting scales and designs that respect existing architecture. Protection of green space and gardens and erecting high energy-efficient buildings are very important to local people. Where there is new build, common green space should be incorporated where possible.

The importance of good and improved access to all Burpham’s facilities by roads and by using cycle lanes, pedestrian footbridges, zebra crossings and footpaths, including access for the disabled, was stressed by responders.

For new build there needs to be lower density of homes, a reasonable proportion of affordable homes and adequate parking per home and good access. The mix of new homes should reflect the needs of different age groups, i.e. not all residents require or can afford the same lifestyle. Brown field sites should be used where possible.

Improved traffic flow was urged by many respondents. Efforts to decrease the vehicle flow through Burpham should be pressed and better infrastructure such as access north and south to the A3 and a railway halt for the George Abbott School were suggested. It was felt the introduction of 20mph zones and double yellow lines would reduce hazards. The need for better traffic flow plans would become more imperative if the Gosden Hill Farm area were to be developed. Of particular importance is the need to tackle the hazards and congestion of traffic in the vicinity of the Burpham roundabout where the Harvester was. If

development were to occur on that site, like that currently proposed (Now approved Early 2014), the need for solutions would be even more important. Moreover, the plan to increase significantly the number of pupils in the school in Burpham Lane underlines the need for steps to be taken to reduce the hazard of school access.

The majority of respondents seek continued or enhanced protection for the historic and natural features of the area including landscaping of the flood meadows, and wildlife protection. Locations mentioned included the River Wey and adjacent areas, listed buildings, churches, Burpham Court farm, Sutherland Memorial Park, Bowers lock, the Pimms Row area, and the ancient woodland between Burpham and Merrow. The need for adequate flood prevention measures and for dealing with surface-water and sewage drainage facilities was stressed.

Concerning renewable energy systems, over 60% of respondents favoured a photovoltaic solar farm-cum-sound barrier along the A3. About 30% would welcome vegetation growth on Green Belt and flood plain land for biomass cultivation. Solar panels/tiles should be compulsory on newly built property but care would be needed to avoid unsightly panels. Whilst some would welcome wind power and hydro systems there were doubts that they could be commercially or technically viable or avoid environmental damage. Other suggestions included ground source heat pumps and looking into hot rock drilling.

As to a sustainable community, over 260 comments were received. There was emphasis on harmonious, balanced development, e.g. as in the mix of housing, shops, public buildings and buildings for other purposes, services (having particular regard to the needs of the disabled and elderly) and also in age and social grouping, together with good access to recreational facilities including green spaces. Development must be eco-friendly, have adequate waste and recycling facilities and aspire to a zero carbon footprint. A community website and a notice board at Kingpost Parade could foster community spirit.

## **Jobs, Business and Local Economy**

Burpham is a community of 2,422 homes which is largely residential but with a number of retail businesses, a few community based employers and a few other small businesses.

The questionnaire revealed that 29% of the respondents work in Guildford and 18% in Burpham itself (a few from home). 27 % work in other parts of Surrey, 10% in London and 16% elsewhere. 60% travel to work by car and 15% by public transport. (It is possible that the latter may include some car usage too as some may drive, or be driven, to the station). Another 15% are able to walk to work. So what hopes do people have for the future? Four main points emerge from this part of the survey, although there are many other suggestions put forward.

1. To maintain Burpham as primarily a residential area, keeping the employment possibilities as they are, and fully utilising the facilities already in existence.
2. There is strong support for a policy to encourage working from home.
3. Improve the transport facilities e.g. access to the A3 southbound, more parking, better public transport.
4. Provide a centre for the community e.g. pub, restaurant, café, community centre.

The following types of employment are desired; pubs, restaurants and cafes come top, followed in order by leisure and crafts, community services and retail shops. There are other possibilities less well supported.

The need for a community centre is sought under other parts of the questionnaire too. When asked about policies for employment and allocation of land for business locally there is limited enthusiasm. There is some agreement about this but the majority prefer the jobs to be elsewhere in Guildford. This ties in with the limited agreement to keep the employment sites already in use. Comments later on also indicate a preference to keep what we have and to utilise fully the existing sites. 38% of respondents have family members who will probably be looking for work in the next five years. Many comments were made on the question of factors to encourage new businesses to come to Burpham. The largest need foreseen is to improve transport links; this includes providing access to the A3 southbound, more parking, better public transport, and reducing road congestion (33%). Another large group (28%) do not want more businesses preferring to keep and improve those we have. Several used this question to make a plea for more community based services covering a large range of possibilities. The general comments give a large majority (46%) to maintaining Burpham as a mainly residential suburb keeping only the existing businesses. Some 10% would like a return to more specialist shops, another 10% request more

community facilities, and another 10% state it is easy enough to travel into Guildford for work.

## **Future Improvements**

The majority view placed Facilities for Young People and Road Safety at the top of priority with Public Transport , Vehicle Parking Facilities, Access for Disabled People and Public Footpaths only slightly below these. Leisure and Recreational Facilities were given lower priority, followed by Broadband Service, Allotments, Public Toilets and a Public Library the lowest priority.

### **Environment**

Sutherland Recreational Park is much appreciated and should be maintained but the need to expand to provide a larger hall for indoor activities/sports and area for gym/keep fit and cafe to widen its use during the week were suggested.

The Village Hall is much used, but needs larger facilities. It could be incorporated into an expansion of Sutherland Park with extra parking for both and the Cricket Club.

Footpaths and signs to Riverside areas to be provided with better surfaces for walkers, pushchairs and wheelchairs.

### **Improving facilities for young people**

Better use of School premises out of term, weekends, and evenings, for sport and social activities, plus expansion of facilities at Sutherland Park/ Village Hall were all suggested.

### **Riverside Nature Reserve**

Use of and access to Riverside Nature Reserve should be encouraged through Schools and more widely advertised so that more people are more aware of it so they can enjoy this area. Additional access to the site did not find any support in the survey.

### **“Green Man Site”**

Most regret loss of old Historic Inn, later family restaurant used as meeting place and do (did) not want an extra supermarket on this small site with the traffic and parking problems it would bring. Overwhelming support for cafe/ licensed restaurant family friendly which can be used as a social meeting facility with parking was shown. If this is not commercially

viable as a community usable facility, a small development of low rise market flats with adequate parking would be acceptable in line with adjacent residential developments.

General comments and action points throughout the survey were all to develop Burpham for the well being of the existing community in the future and not for commercial purposes.

## **Traffic and Transport**

### **Improvements to Public Transport**

Most people want improvements to reliability of services to central Guildford, Royal Surrey Hospital area, Woking and London and would like cheaper fares and parking at stations. Many detailed suggestions regarding the rail and bus services that local people require, possible Rail Station at Merrow plus more cycle lanes.

### **Items Causing Concern**

- Speed Limits
- Volume of (non Burpham – through) Traffic
- Noise – principally from A3
- Parking – inconsiderate in narrow roads (18 plus comments received)

### **Pedestrian Conflict with traffic**

No safe places to cross the London Road between A3 Slip road and Kingpost parade.

### **Rat Runs – all areas**

- Burpham Lane
- Weylea Farm – Doverfield - Marlyns Drive– Burpham Lane
- Great Oaks – Glendale Drive
- Old London Road - Merrow Lane
- Burnet Avenue – Coltsfoot Drive

### **Locations causing most concern**

Burpham Lane, London Road, New Inn Lane A3 Slip Roads

### **Solutions**

Find new route to and from Merrow to the A3 avoiding Burpham – possible farm track opposite Potters Lane or opening of Merrow Lane to A3 Traffic

Make certain roads “no through roads”

### **Sound Barriers**

The majority of respondents supported both the idea of noise reduction, sound proofing along the A3 Guildford bypass through Burpham, overwhelming numbers consider the noise from the traffic a problem and if energy from solar panels can be incorporated this would be of great benefit.

Barriers on the A3 possibly financed by the introduction of solar panels to generate electricity as part of a cost reduction / local employment initiative.

### **Parking Facilities Improvements**

Many parking problems in School roads caused by all day parking by staff and pupils. On site parking should be provided and drop off and pick zones should be away from the School entrance to avoid congestion.

The Kingpost and London Road Shopping Parades have seen the parking situation improved by the new layout, but all day parking is still causing problems for drivers wishing to stop to use the shops and trade is being lost to other areas. Increased on road parking in Burpham Lane is causing many problems. More off road parking is required for people using the shopping area and it has been suggested using the existing grassed areas off New Inn Lane and using the vacant Green Man site as a temporary or permanent Pay & Display car park.

General level of dissatisfaction regarding:

- Levels of parking provision in new high density housing developments with too few spaces for residents and visitors
- Local roads being used as through roads
- Burpham Lane Parking
- Kingpost Parade –timed and licensed parking
- George Abbott to do more to provide more onsite parking for students
- Provision of adequate parking on employment and residential sites

### **Pedestrian crossing timings, methods and Locations**

- Pedestrian crossing timings incorrect
- Provision of additional Crossings at

- London Road – between Great Oaks and Clay Lane
- Green man Roundabout

### **Better road signage required**

On A3 slip road off

### **School Buses**

These should be provided to reduce traffic to George Abbot, noting that while the proposal of a train station at the school was a much approved of suggestion, the technical difficulties of gradient would prove impractical except in ideal trackway conditions.

### **Public Transport**

#### **Railway**

The majority of people [approximately 2/3rds of respondents] believe a local train station would be a good thing, most considering Merrow 'bridge' being the best location. The technicalities and costing of such a venture without loss of Green Belt to development would be 'a cost too far'.

#### **Buses**

The majority of comments made were on poor reliability, Fares too high, fares exceeded the cost of private transport, routeing inadequate, the bus's routes did not go to the places people wanted to go.

#### **Cycling**

- Dangerous conflict: Motor vehicles and cyclist
- Cyclists failing to use cycle paths when provided
- Parking on cycle paths
- More designated cycle ways required
- More shared foot path /cycleways required

#### **Pedestrian**

Better maintained foot paths (both width and height in respect of hedges etc.)

Pedestrian crossings – survey to ascertain correct locations following new walking patterns.

## **Traffic reduction Central Burpham**

With the observation that 30% of traffic turns left at the Green Man roundabout, two thirds of respondents consider that opening Merrow Lane to the A3 would be good idea subject to considerations of suitable noise and amenity protection to prevent blight on Merrow Lane residents.

Concern was expressed in respect of any potential development on the Green Man site in respect of the already overloaded road system – which from other documents indicates a capacity overload of between 5 and 10%, resulting in concerns in respect of emergency vehicles on this strategic route. The vast majority of concerns were in respect of the A3 ‘diversion traffic’ which results in congestion and rat runs being invoked throughout the community.

The introduction of a toll system on the A3 slip road to reduce traffic in this area was roundly dismissed.

## **Housing and Development**

The majority of respondents considered that Burpham had met the housing needs in respect of the building balance with the nature and local characteristics of the community. Any further additional housing development would require the ‘full set of infrastructure requirements’ prior to and completed before the community could support such a proposal.

In respect of any building sites the majority reflected the “Completed Community Perspective” – in that they indicated additional building within the Ward was unwelcome and would detrimentally affect the community by way of loss of green space, lack of infrastructure, and additional serious traffic problems. Only two sites apart from the disputed Green Man site were identified – one is the auxiliary playing field belonging to The George Abbot School and the other would require the re-location of the Police unit on the site adjacent Burnet Avenue – neither are ‘sustainable’ or readily available for development – thus must be discarded in the short to medium term.

The respondents strongly supported both the protection policies of the NPPF in respect of back garden grabbing and protection of the Green Belt.

With respect to people getting a foot hold on the housing ladder there was a preference for shared equity with the minimum importance given to Housing Association housing.

The external forces of development within the Burpham community was acknowledged as a possibility, but it was stressed that any such development should reflect the needs of the younger generation and should be of a size and proportion which maintained both the characteristic of the community and the ability for families to remain within the community. Providing all facilities for each family on site including adequate parking and storage for cycles and re-cycling.

A ratio of 3-2 in favour of affordable housing being built was recorded.

A ratio of 3-2 in favour of open market building was recorded.

Actual Housing requirement in the community: One respondent only indicated a housing need in the community, over the next five years. The 2011 census indicate 7.7% being over 75 and living alone in the community, so in the next 20 years it would be likely more houses, would be available in the community than future demands in the community indicate.

## Housing comments

### No of Responses

### Generic Comments

7	Improve infrastructure before any new development
5	Need Council and/ or affordable housing
4	Too overdeveloped, no more building
3	Need schools doctors and dentists
3	Any building must be sympathetic and in keeping with existing character
1	Visitors parking must be incorporated in any new build
2	1.5 cars per household is out of date and too low for modern society and car ownership
2	Any building should be limited to 2 - 2 bed properties
2	Limit back garden building
1	Utilise back garden building

- 1 Possible risk of flooding
- 1 Re-site police traffic control centre and use site for housing
- 1 Develop land behind Church of the Holy Spirit in New Inn Lane.

## Schooling and Education

While respondents to the survey acknowledged the need for education and schooling, a more representative response was taken from the 2011 census. This indicated an average requirement within the Burpham community of 78 educational places per year, for each of the next 20 years (equating to approximately 468 places for all Primary years, and 546 spaces for Secondary and beyond.) This included a requirement for special needs education which is difficult to assess on two levels (1) actual needs and (2) intensity of needs; but it is known from the survey at least seven members of Burpham’s younger community require special educational needs. Noting the current plan for only one additional class per year at Burpham Primary School, this is clearly NOT sufficient, as three classes per year are required for the children of Burpham.

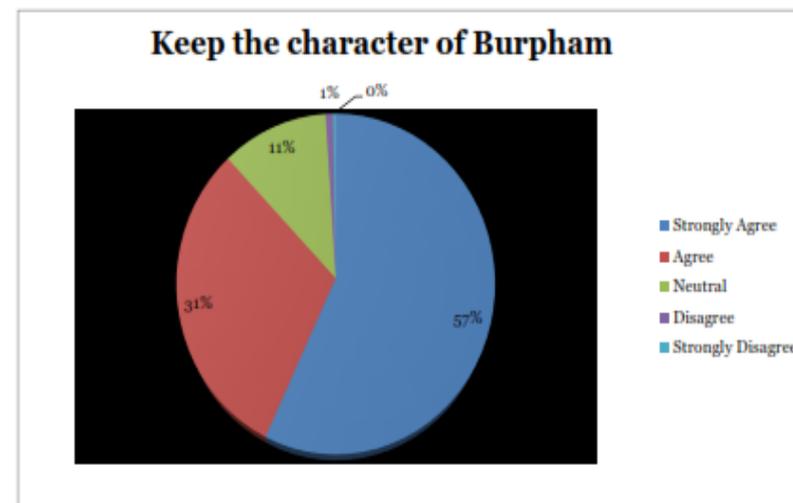
## Survey Graphs

On the following pages are the graphical representations of the survey results

## The wishes of the people of Burpham - time stamp 20th May 2013 - 378 respondents Burpham Neighbourhood Forum Survey - Final results

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total of comments	
Do you think that any future development in Burpham should be in keeping with the Ward's character and landscape setting?	215	116	42	3	1	377	378
	57%	31%	11%	1%	0%		15%

Design that respects the scale & design of the existing surrounding architecture	301	80%
Minimum standards for living space in dwellings	168	44%
High levels of energy conservation in new buildings	217	57%
The green space and gardens within the settlements	269	71%
Better pedestrian and cycle access to Guildford town centre and recreational 'green' areas	184	49%
Signage, advertising and street furniture that respects the locality	186	49%
Traditional styles and scale of shop fronts	138	37%



## Land Use and Eco

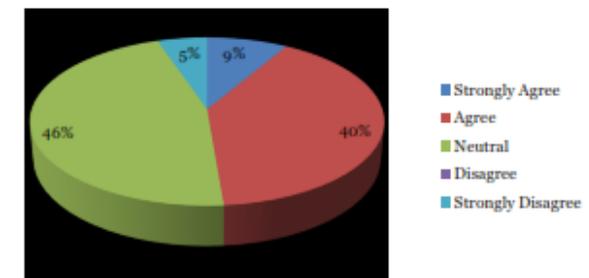
Increased provision of green space.	202	53%
Enhanced protection of historic and natural features	232	61%
Enhanced protection of the landscapes of flood plain and Green Belt	267	71%
Positive management of the varied local wildlife	226	60%
Improved flood prevention measures	190	50%

Tourism,	73	19%
Leisure and crafts	197	52%
Shops- retail	180	48%
Transport,	58	15%
Storage and distribution	31	8%
Food and drink production	57	15%
Community services	173	46%
Offices /Social Enterprises	120	32%
Pubs, restaurants and cafés	274	72%
Financial & professionals services	103	27%
Light industrial and manufacturing	72	19%

Which of the following ways of producing local renewable energy, should the Plan encourage.

Domestic wind turbines powering a Single home	44	12%
Commercial wind turbines powering many homes	56	15%
Using green belt / flood plain for fuel production e.g. wood, biomass)	118	31%
Photovoltaic solar 'farm' to generate electricity along side the A3, doubling up as a sound barrier	234	62%
Hydro Electric power from the Wey and its side streams	189	50%

## Employment Land



## Employment

To what extent to you agree or disagree that the Neighbourhood Plan allocate more land and have specific policies to encourage employment?

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total of comments
26	123	141	0	16	306
7%	33%	37%	0%	4%	81%

Where should employment land be located?

In or around Burpham ward 135 36%

Elsewhere in Guildford 247 65%

To what extent to you agree or disagree that existing employment sites be protected from changes of use?

0 124 144 0 7 275

To what extent to you agree or disagree that the Neighbourhood Plan include policies which encourage working from home, for example by giving easy permission for extensions for home offices & better communications?

63 161 86 0 5 315

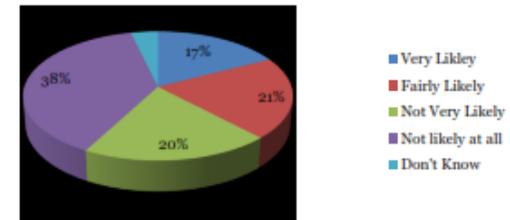
Very Likely Fairly Likely Not Very Likely Not likely at all Don't Know

Is anyone in your family likely to seek local employment in the next 5 years?

61 72 70 135 13 351

More purpose-built premises 150 40%

### Looking for Work



## Employment & Transport

How many miles do you travel to work (on average if this changes regularly)? Total 2402.9 Av. 14.3886228

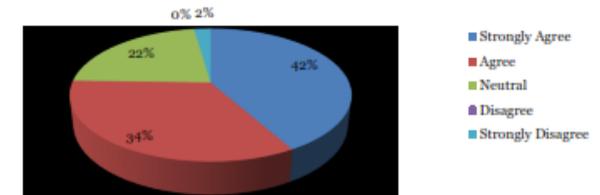
How do you get there?

On foot	32	8%
Public transport	30	8%
By bike	15	4%
By Motorcycle	9	2%
By Car	130	34%

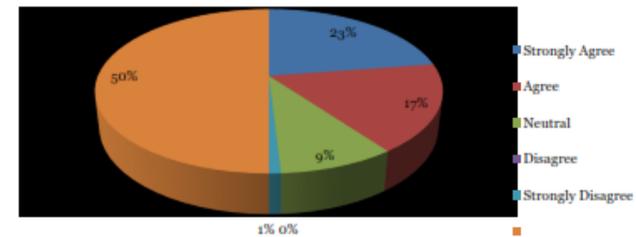
Which of the following do you think the Neighbourhood Plan should aim to improve?

Access for disabled people	162	43%
Allotments	104	28%
Broadband service	111	29%
Facilities for young people	221	58%
Leisure and recreational facilities	135	36%
Public footpaths	159	42%
Public library	74	20%
Public toilet facilities	102	27%
Public transport	173	46%
Road safety measures	205	54%
Vehicle parking facilities	175	46%

### A3 Sound proof Fencing



### A3 Sound proof Fencing with Solar



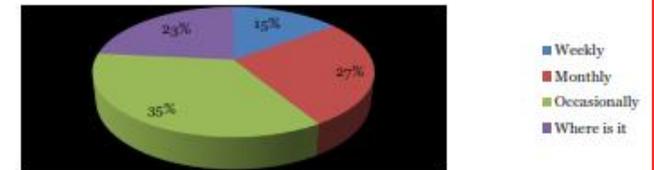
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total of comments
To what extent do you agree or disagree that there should be sound proof fencing installed along the length of the A3 (both sides) as it passes Burpham?	145	117	77	0	8	347
	38%	31%	20%	0%	2%	92%
If you agree, to what extent do you agree or disagree that this sound proof fencing incorporates Solar Panels to generate electricity and improve sound reflection qualities away from ground level?	146	112	59	0	6	323
	39%	30%	16%	0%	2%	85%

## Transport and Recreational

If improved public transport is needed tell us how it should be improved.

More convenient services to Central Guildford	172	46%
More convenient services to Woking	72	19%
More convenient services to London	90	24%
Cheaper fares	148	39%
Greater reliability of services	172	46%

## Riverside Nature Reserve



How often do you visit Riverside Nature Reserve?

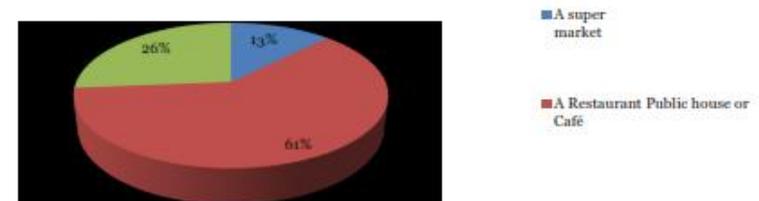
	Weekly	Monthly	Occasionally	Where is it	Total of comments
How often do you visit Riverside Nature Reserve?	49	87	116	77	329
	13%	23%	31%	20%	87%
To what extent do you agree or disagree that there should be a pedestrian bridge between Burpham village directly into the Riverside nature reserve from land behind Sutherland Drive?	41	109	134	33	337
	11%	29%	35%	9%	89%

To what extent do you agree or disagree that there should be a pedestrian bridge between Burpham village directly into the Riverside nature reserve from land behind Sutherland Drive?

What would you like to see happen on the 'Green Man Site' noting its derelict Brown field status

A super market	54	14%
A Restaurant Public house or Café	265	70%
Additional Parking Provision	114	30%

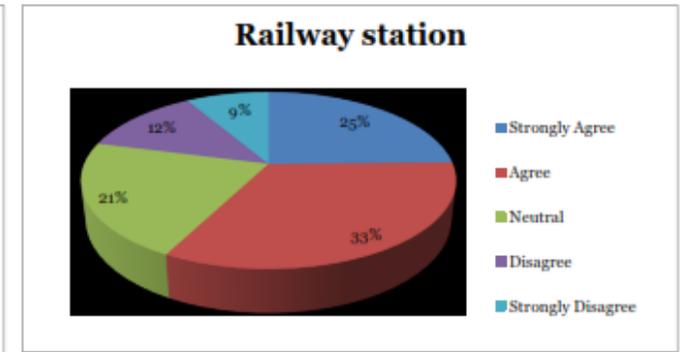
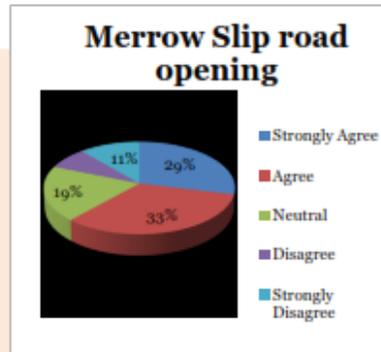
## Greenman Site Usage



## Traffic and Transport

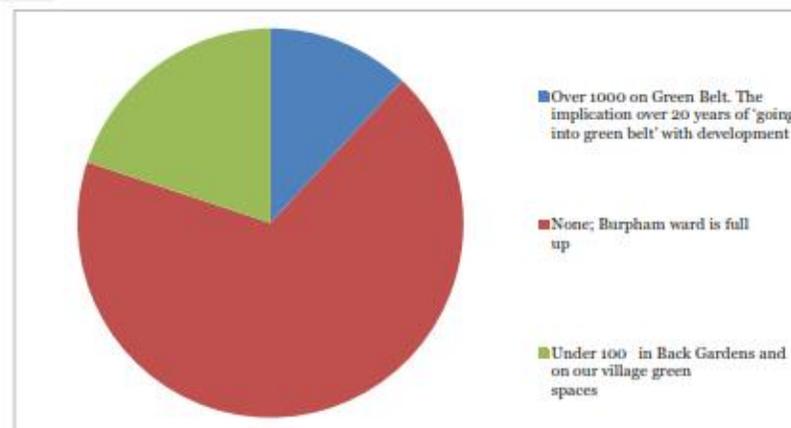
Which of the following aspects of road traffic in Burpham Ward give you concern

Excessive traffic volume / Excessive traffic speed	265	70%
Excessive traffic noise	139	37%
Traffic danger to pedestrians	142	38%
Rat Runs (please identify route)	124	33%
Residential Parking	103	27%
Public Parking	122	32%



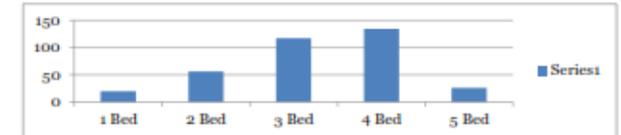
	Sum	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total of comments
Do you think that Burpham would benefit from a small railway halt at either of the locations below?		87	116	75	44	30	352
At George Abbot school, to reduce school traffic during term time	140 37%	23%	31%	20%	12%	8%	93%
Just on the edge of the Burpham boundary off Merrow Lane, to service Burpham residents, and any new housing.	161 43%						
To what extent do you agree or disagree that Merrow Lane should be opened from the A3 as a slip road to Merrow to reduce traffic in London Road and New Inn Lane? (With suitable design to stop noise and visual impact to those affected in Merrow lane)		102	117	69	27	40	355
		27%	31%	18%	7%	11%	94%
To what extent do you agree or disagree that road users on the London road A3 Slip should be charged a Toll via ANPR? With exclusions for residents of the area – This could pay for the installation of Sound Barriers on the A3		27	48	74	103	107	359
		7%	13%	20%	27%	28%	95%

Houses			Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total of comments
To what extent do you agree or disagree that the Neighbourhood Plan allocates land for affordable housing to meet local needs? Affordable housing is housing owned either by the local authority or by private registered providers for sale or rent below market			0	103	101	61	43	308
			0%	27%	27%	16%	11%	81%
To what extent do you agree or disagree that the Neighbourhood Plan allocates land for houses for sale on the open market? Allocates land for houses for sale or rent on the open market at market levels			0	91	119	61	44	315
If new homes are to be built what type of homes should be given priority? Please number the options given between 1 and 4 where 1 is the most important to you and 4 is the least important.			0%	24%	31%	16%	12%	83%
For Housing Associations / Local Authority to let	884	2.34	4					
To be sold at market prices	732	1.94	2					
Homes with shared equity that is, purchased with a mortgage and another loan (usually offered by the housing association) to help first time buyers	641	1.70	1					
Sheltered homes to buy/or rent for older, disabled or other vulnerable people who need a managed service	779	2.06	3					
If new homes are to be built, how many should be permitted by 2026 within the Burpham Ward?								
Over 1000 on Green Belt. The implication over 20 years of 'going into green belt' with development	36	10%						
None; Burpham ward is full up	205	54%						
Under 100 in Back Gardens and on our village green spaces	60	16%						
Within the existing development boundary of Burpham?	46	12%						
On the edge of the Burpham in Green Belt (Gosdon Hill Farm)?	71	19%						
Merrow Common (Ancient Woodland)	14	4%						
I can't think of any suitable location	46	12%						



## Home and Property

	Owner Occupier	Private Rented	Rented from H.A	Rented GBC	Shared Equity
Which best describes the property you are living in	322	23	6	3	0
	85%	6%	2%	1%	0%
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
What is the size of the property?	20	56	117	134	26
Total	5%	15%	31%	35%	7%



Are there any adults or couple(s) living in the property needing their own home in Burpham Ward, which they are currently unable to obtain? Please indicate number of people

177

>223 homes available within 20 years due to age of occupant taking 2/3rds of population of (373) over 75

	Yes	No	Don't Know		
Are they currently registered with GBC for housing need?	0	212	22		
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
What size of property would they need?	14	21	8	5	3

	Owner Occupier	Private Rented	Rented from H.A	Rented GBC	Shared Equity	Sheltered or Special Needs
What type of home are they ideally seeking?	20	6	5	7	11	3

	Yes	No	Don't Know
Is there anyone in the house, who is not currently in need of their own home but is likely to want one in Burpham in the next five years? (e.g. a teenager who may leave home) Please indicate number of people	0	184	0

Number of Home needs

Sum

44

	Owner Occupier	Private Rented	Rented from H.A	Rented GBC	Shared Equity	Sheltered or Special Needs
What type of home are they ideally seeking?	0	8	4	5	10	0

## Education and Survey Stats

Thinking of your families educational needs "now" / 3 / 6 / 12 / 15 years time, what would you 'expect/anticipate' your needs would be, enter numbers of children in each group for each year.

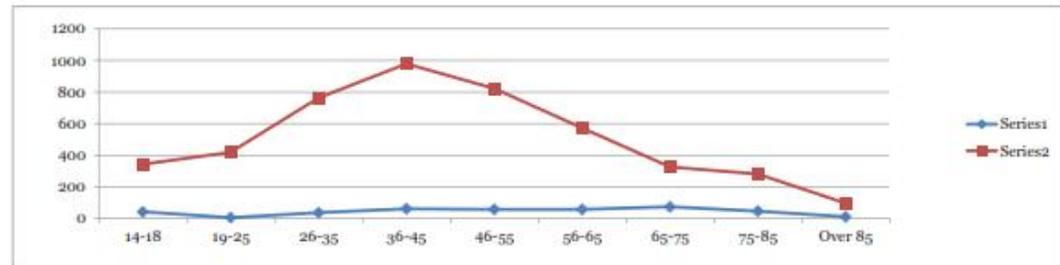
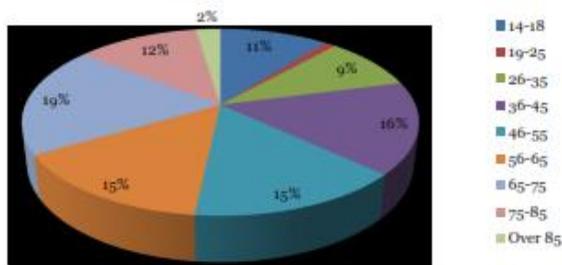
Further Education 2013	12							Special Needs 2013	6			
Further Education 2016	19							Special Needs 2016	7			
Further Education 2019	23							Special Needs 2019	7			
Further Education 2022	29							Special Needs 2022	7			
Further Education 2025	27							Special Needs 2025	6			
Primary 2013	71							University 2013	14			
Primary 2016	70							University 2016	23			
Primary 2019	36							University 2019	39			
Primary 2022	14							University 2022	31			
Primary 2025	4							University 2025	49			
Secondary 2013	60											
Secondary 2016	68											
Secondary 2019	65						2013	2016	Pupil Totals	2019	2022	2025
Secondary 2022	56						163	187	166	137	99	
Secondary 2025	20											

Age Range	14-18	19-25	26-35	36-45	46-55	56-65	65-75	75-85	Over 85	Total entries
	40	4	35	60	56	56	72	45	9	377

Gender	Male			Female		Not declared		Total entries		
	14-18	19-25	26-35	36-45	46-55	56-65	65-75	75-85	Over 85	
				168	190		358			

Age Range	14-18	19-25	26-35	36-45	46-55	56-65	65-75	75-85	Over 85	Total entries	Survey
	40	4	35	60	56	56	72	45	9	377	
	11%	1%	9%	16%	15%	15%	19%	12%	2%		
	342	419	762	979	821	572	325	279	94	4593	Census
	7%	9%	17%	21%	18%	12%	7%	6%	2%		

Age group replies





# **Burpham Neighbourhood Plan**

**Adopted Version April 2016**

**2015—2035**

**BNF 7: Appendix 6**

**Water and Flooding**

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## Introduction

The information on the following pages has been generated from the records of the Environment Agency web site, covering the Wey River Valley during the Winter of 2013 and 2014. They compare the river heights and effects between central Guildford and the Burpham height marker at Merrow Stream, giving a 'real life' scenario of events happening during the Zone 3b flood event of that winter.

An ex councillor stated in 2015:

*“Clay Lane has been a problem with flooding for a long time. .... the issue is so very serious, it must be given due consideration before there is any large scale development of the area. The following require urgent attention:-*

*A) The river is full of rubbish from Burpham Court Farm and this has not been cleared because of the dispute between the Guildford Borough Council and the National Trust. If this issue can be resolved and the river cleared of debris, the road would not flood so easily. (some work was done by EA in the Autumn 2014)*

*B) At the entrance to Sainsburys there has been trouble with sewage and on two occasions when I was on the council, I had to step in and persuade Thames Water to take action. The sewer was badly affected because of a build up of water during a particularly wet period. The stench was abominable and a real health risk. Eventually Sainsburys were forced to take action and arranged for a contractor to clear the blocked drains. All this was due to there being too much water on the flood plain caused by the river over flowing Until this issue is resolved development of the flood plain must be put on the back burner.*

*I hope you find this helpful and it confirms that under no circumstances should any consideration be given to the building of a road anywhere in the area surrounding Burpham Court Farm until A and B above are resolved.*

*Councillor (MF) is well aware of this and when I was on the Planning Committee I accompanied him on a site visit when this matter was raised and great concern expressed. Unless the council can recruit some Dutch civil engineers who are qualified to build major constructions below sea level then the whole operation should be ditched”*

## Flooding in Burpham

Severe flooding on the edge of Burpham Neighbourhood Plan Area in the Winter of 2013/14 resulted in the Wey Valley Flood plain being under water from Christmas Eve 2013 through to the Middle of April 2014. The Figures in this report are just an example of 15 days comparison between Central Guildford and Burpham Area height gauges from the Environment Agency web site. The figures in red indicate 'cause for concern' i.e. Well over average considering this is a 'controlled flow area' which under normal circumstances has a tolerance of 0.152m (75mm plus or minus) (NT Lengths man ) or from a typical range (EA web site) between 0.84 and 1.06 metres .

Figures in the Graph and Table are Metres.

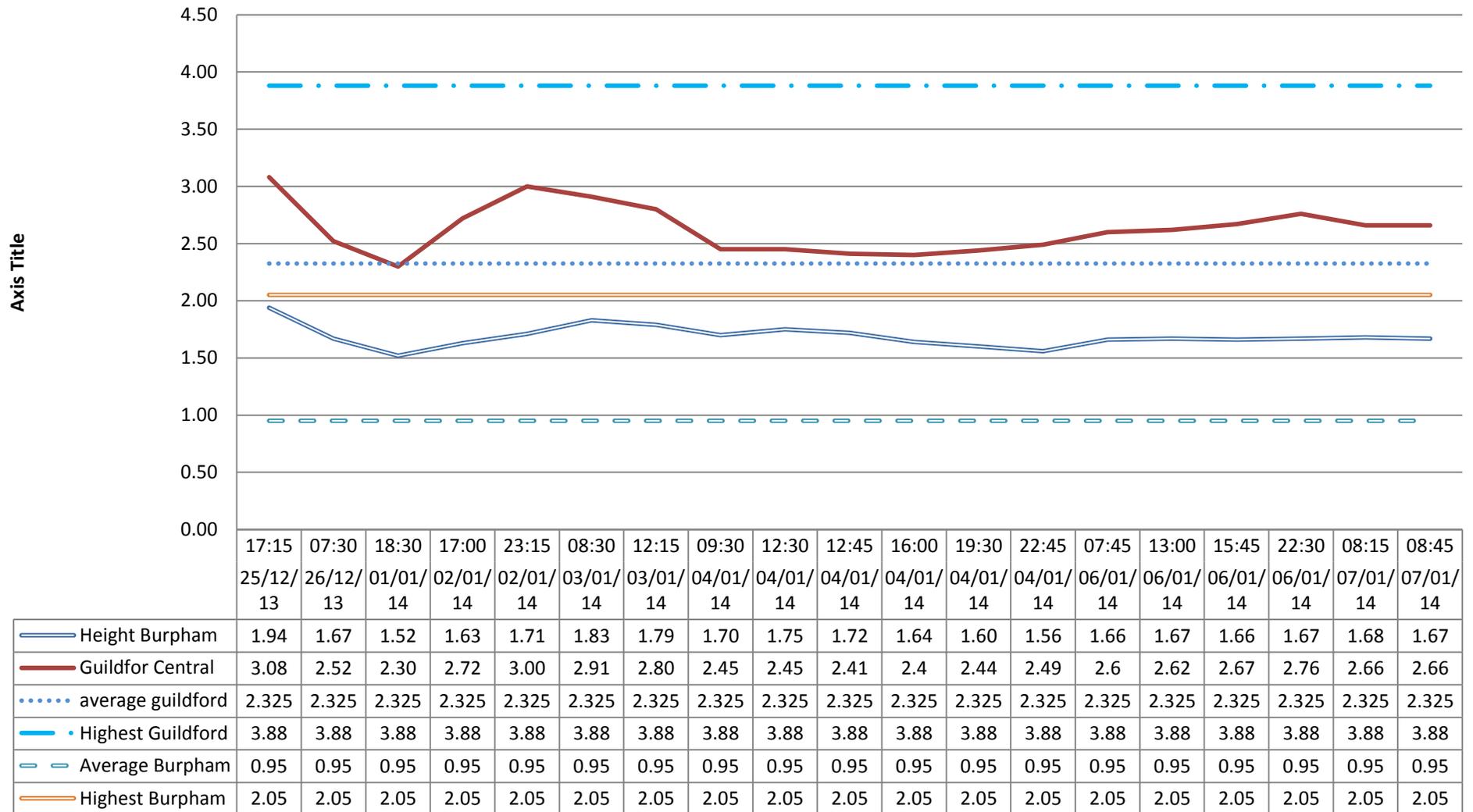
Date	Time	Height Burpham	Average Burpham	Highest Burpham	Percentage of Highest	Guildford Central	Average Guildford	Highest Guildford	Percentage of Highest
25/12/13	17:15:00	1.94	0.95	2.05	94.63%	3.08	2.325	3.88	79.38%
26/12/13	07:30:00	1.67	0.95	2.05	81.46%	2.52	2.325	3.88	64.95%
01/01/14	18:30:00	1.52	0.95	2.05	74.15%	2.30	2.325	3.88	59.28%
02/01/14	17:00:00	1.63	0.95	2.05	79.51%	2.72	2.325	3.88	70.10%
02/01/14	23:15:00	1.71	0.95	2.05	83.41%	3.00	2.325	3.88	77.32%
03/01/14	08:30:00	1.83	0.95	2.05	89.27%	2.91	2.325	3.88	75.00%
03/01/14	12:15:00	1.79	0.95	2.05	87.32%	2.80	2.325	3.88	72.16%
04/01/14	09:30:00	1.70	0.95	2.05	82.93%	2.45	2.325	3.88	63.14%
04/01/14	12:30:00	1.75	0.95	2.05	85.37%	2.45	2.325	3.88	63.14%
04/01/14	12:45:00	1.72	0.95	2.05	83.90%	2.41	2.325	3.88	62.11%
04/01/14	16:00:00	1.64	0.95	2.05	80.00%	2.4	2.325	3.88	61.86%
04/01/14	19:30:00	1.60	0.95	2.05	78.05%	2.44	2.325	3.88	62.89%
04/01/14	22:45:00	1.56	0.95	2.05	76.10%	2.49	2.325	3.88	64.18%
06/01/14	07:45:00	1.66	0.95	2.05	80.98%	2.6	2.325	3.88	67.01%
06/01/14	13:00:00	1.67	0.95	2.05	81.46%	2.62	2.325	3.88	67.53%
06/01/14	15:45:00	1.66	0.95	2.05	80.98%	2.67	2.325	3.88	68.81%
06/01/14	22:30:00	1.67	0.95	2.05	81.46%	2.76	2.325	3.88	71.13%
07/01/14	08:15:00	1.68	0.95	2.05	81.95%	2.66	2.325	3.88	68.56%
07/01/14	08:45:00	1.67	0.95	2.05	81.46%	2.66	2.325	3.88	68.56%
07/01/14	11:30:00	1.68	0.95	2.05	81.95%	2.69	2.325	3.88	69.33%
07/01/14	13:15:00	1.67	0.95	2.05	81.46%	2.72	2.325	3.88	70.10%
08/01/14	04:03:00	1.65	0.95	2.05	80.49%	2.5	2.325	3.88	64.43%
08/01/14	13:15:00	1.60	0.95	2.05	78.05%	2.45	2.325	3.88	63.14%
08/01/14	19:15:00	1.60	0.95	2.05	78.05%	2.32	2.325	3.88	59.79%
09/01/14	07:30:00	1.47	0.95	2.05	71.71%	2.11	2.325	3.88	54.38%
09/01/14	10:30:00	1.45	0.95	2.05	70.73%	2.04	2.325	3.88	52.58%
09/01/14	15:30:00	1.41	0.95	2.05	68.78%	1.97	2.325	3.88	50.77%

## Percentages to maximum Highest

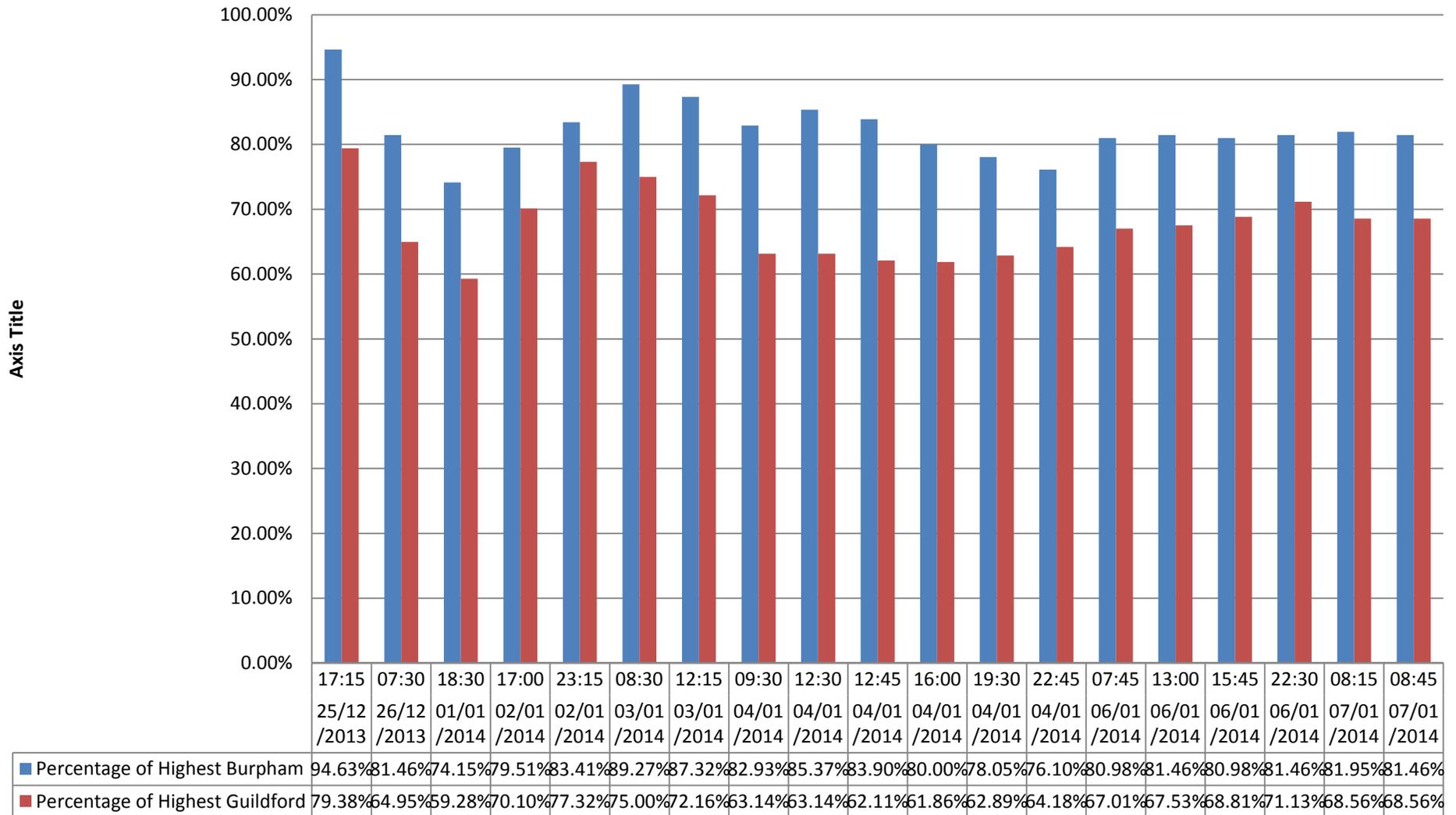
This table demonstrates that while Guildford town centre flood risk increases, the flood Plain adjacent Burpham ward is on average 15% closer to its maximum ever levels demonstrating the need to protect this area of the Wey Valley.

Date	Time	Percentage of Highest Burpham	Percentage of Highest Guildford	Difference between Burpham and Guildford
25/12/2013	17:15:00	94.63%	79.38%	15%
26/12/2013	07:30:00	81.46%	64.95%	17%
01/01/2014	18:30:00	74.15%	59.28%	15%
02/01/2014	17:00:00	79.51%	70.10%	9%
02/01/2014	23:15:00	83.41%	77.32%	6%
03/01/2014	08:30:00	89.27%	75.00%	14%
03/01/2014	12:15:00	87.32%	72.16%	15%
04/01/2014	09:30:00	82.93%	63.14%	20%
04/01/2014	12:30:00	85.37%	63.14%	22%
04/01/2014	12:45:00	83.90%	62.11%	22%
04/01/2014	16:00:00	80.00%	61.86%	18%
04/01/2014	19:30:00	78.05%	62.89%	15%
04/01/2014	22:45:00	76.10%	64.18%	12%
06/01/2014	07:45:00	80.98%	67.01%	14%
06/01/2014	13:00:00	81.46%	67.53%	14%
06/01/2014	15:45:00	80.98%	68.81%	12%
06/01/2014	22:30:00	81.46%	71.13%	10%
07/01/2014	08:15:00	81.95%	68.56%	13%
07/01/2014	08:45:00	81.46%	68.56%	13%
07/01/14	11:30:00	81.95%	69.33%	13%
07/01/14	13:15:00	81.46%	70.10%	11%
08/01/14	04:03:00	80.49%	64.43%	16%
08/01/14	13:15:00	78.05%	63.14%	15%
08/01/14	19:15:00	78.05%	59.79%	18%
09/01/14	07:30:00	71.71%	54.38%	17%
09/01/14	10:30:00	70.73%	52.58%	18%
09/01/14	15:30:00	68.78%	50.77%	18%

## Visual comparison of Flood Levels Guildford Centre to Burpham



## Percentage of Highest, Burpham to Guildford



Height Burpham	Average Burpham	Highest Burpham	Percentage of Highest
1.94	0.95	2.05	95%
1.67	0.95	2.05	81%
1.52	0.95	2.05	74%
1.63	0.95	2.05	80%
1.71	0.95	2.05	83%
1.83	0.95	2.05	89%
1.79	0.95	2.05	87%
1.70	0.95	2.05	83%
1.75	0.95	2.05	85%
1.72	0.95	2.05	84%
1.64	0.95	2.05	80%
1.60	0.95	2.05	78%
1.56	0.95	2.05	76%
1.66	0.95	2.05	81%
1.67	0.95	2.05	81%
1.66	0.95	2.05	81%
1.67	0.95	2.05	81%
1.68	0.95	2.05	82%
1.67	0.95	2.05	81%

Guildford Central	Average Guildford	Highest Guildford	Percentage of Highest
3.08	2.325	3.88	79%
2.52	2.325	3.88	65%
2.30	2.325	3.88	59%
2.72	2.325	3.88	70%
3.00	2.325	3.88	77%
2.91	2.325	3.88	75%
2.80	2.325	3.88	72%
2.45	2.325	3.88	63%
2.45	2.325	3.88	63%
2.41	2.325	3.88	62%
2.4	2.325	3.88	62%
2.44	2.325	3.88	63%
2.49	2.325	3.88	64%
2.6	2.325	3.88	67%
2.62	2.325	3.88	68%
2.67	2.325	3.88	69%
2.76	2.325	3.88	71%
2.66	2.325	3.88	69%
2.66	2.325	3.88	69%

## Flooding Events Calendar

Year	Month	Rain fall mm	Verbal / Text History
1949	10	139.60	Thames embankment breached
1951	11	132.60	Six foot of snow on South Downs Nov '51 – Feb 52
1960	10	155.50	
1968	Sept		River Wey height at Guildford 4.6m
1970	11	151.20	
1974	9	140.00	River Blackwater burst its banks
1974	11	142.80	River Blackwater burst its banks again
1977	8	150.30	<p><b>River Wey (Flood Alleviation Scheme)</b></p> <p><i>HC Deb 24 January 1977 vol 924 c443W 443W Mr. Onslow</i></p> <p>asked the Minister of Agriculture, Fisheries and Food if, in view of the continued postponement of the River Wey Flood Alleviation Scheme, he will now invite all the authorities concerned to reappraise the proposals involved, with particular reference to the varying aspects of public interest in the effective protection of the river and its flood plain.</p>
1987	10	174.80	<p>With winds gusting at up to 100mph, there was massive devastation across the country and 18 people were killed. About 15 million trees were blown down. Many fell on to roads and railways, causing major transport delays. Others took down electricity and telephone lines, leaving thousands of homes without power for more than 24 hours.</p> <p>Buildings were damaged by winds or falling trees. Numerous small boats were wrecked or blown away, with one ship at Dover being blown over and a Channel ferry was blown ashore near Folkestone. While the storm took a human toll, claiming 18 lives in England, it is thought many more may have been hurt, if the storm had hit during the day.</p>
2000	10	155.40	
2002	11	151.00	
2009	11	148.00	Hampshire and Sussex flooded
2013	12	162.40	During the flooding the river experienced some of the highest flows in 15 years, due to the large amount of rain that fell, which resulted in it being the <a href="#">wettest winter recorded</a> across the south east. Nearly 60mm poured down on December 23 in the Cranleigh area, which led to more

			<p>than 160 properties being flooded in the <a href="#">Guildford</a> and <a href="#">Godalming</a> areas.</p> <p>Due to the high water flows, the river carried a large amount of sand, and as it receded this settled around bridges and within the channel of the river and the flood plain. In some areas, this reduced the channel width and the storms made the situation worse as large numbers of trees fell down.</p>
2014	9	N/A	<p>River Wey – cleared between Old Bucks weir and Bowers Lock bridge. Trees and flood born rubbish following 2013 storms removed along the river section – the Navigation at Old Bucks Weir had been dredged in the spring to remove silt, which had accumulated on the bend of the Navigation.</p>

Source: Taken from the Met Office figures 1948 – 2014 at Heathrow weather station, the closest to the Plan Area (The twelve most wettest periods).

### Streams, Ditches and Rivers

The River Wey and ‘Wey Navigation’ form the generally western boundary to the Neighbourhood Plan area. This forms our outward panoramic view across flood plain and farm land and some time water meadows from the 17<sup>th</sup> Century, an historic working landscape. Details included in Appendix 7 BNF 8 Historic Records.

Burpham has three constantly running streams – these are:-

1. A stream starting at Riverside Nature Reserve and ending below Old Buck’s Weir via a ‘tunnel’ circa 1650 under the Wey Navigation adjacent the weir. This stream normally runs slightly below Navigation Level, ending six feet below Navigation level at the weir. In times of flood, it levels out and the river and stream co-join in several places. No maintenance has been carried out in the past 10 years save for some grass trimming in its lower reaches. It is unrestricted in places up to 30 feet wide during times of flood.
2. The stream emanates from below the railway line in Copse Edge and enters a covered system within the copse re-emerging near London Road between the back gardens of the adjoining houses. This stream is prone to over spilling at its grid when unattended for long periods. No documents appear to exist for its underground manmade route from New Inn Lane (Copse Edge) to the London Road adjacent Winterhill Way.

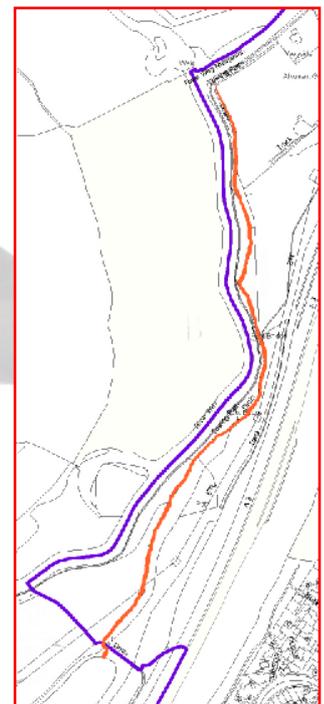
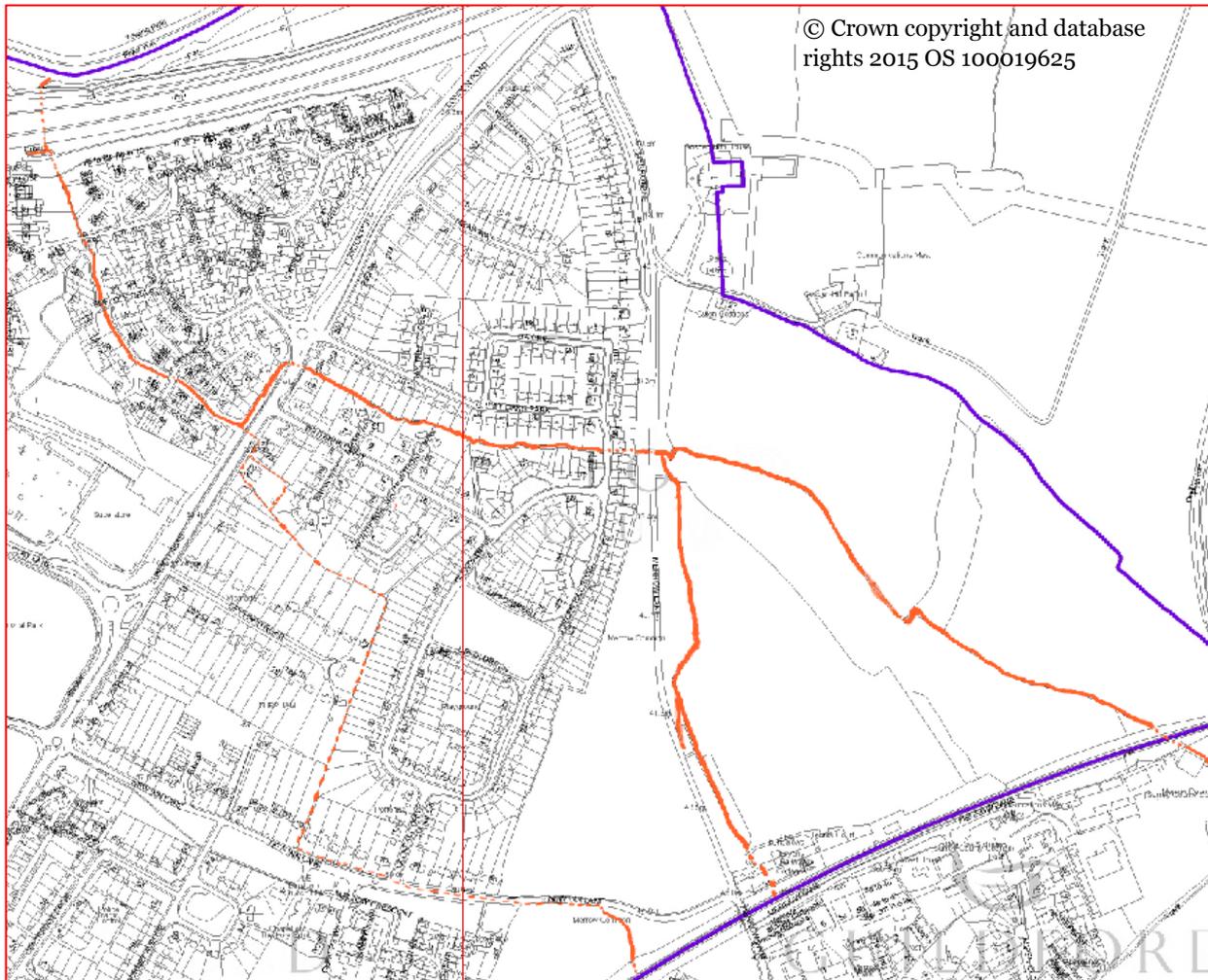


Figure 1: Ancient ditch

3. Merrow stream starting at a lake in Clandon Park flows through clay and gravel until it is in culvert under Gosden Hill Road, where it is then at the bottom of gardens of Great Oaks Park, until it is in culvert under the London Road. From here it then travels alongside the London Road before turning at right angles meeting stream 2 and then open through the Wey Brook estate to finally enter the A3 culvert and into the River Wey. This stream forms the “wet” part of the ford at Dairyman’s Walk’s junction with Lady Grove Drive. This ford becomes impassable during times of heavy rain.



**Figure 3: Water Courses Merrow stream and tributaries**

4. A second stream meets Merrow Stream north of Merrow Lane running alongside the boundary of the Merrow Common where it abuts the private land of Gosden Hill Farm. This minor stream runs in a slightly raised ditch and is prone to flooding due to natural forces of leaf and branch drop from the surrounding trees. It intermingles with the Spring water (5).
5. A spring in Merrow Common also feeds into Merrow Stream at the same point. This spring has not yet been formerly identified but appeared in the winter of 2013. It may have been present prior to this date causing the flooding of Merrow Lane: This needs to be investigated and properly documented. Failure to maintain these streams flowing through Merrow Common before meeting the duct at Gosden Hill Road caused severe flooding to two properties adjacent the stream in the winter of 2013.

## **Sewage and Foul Water Drainage**

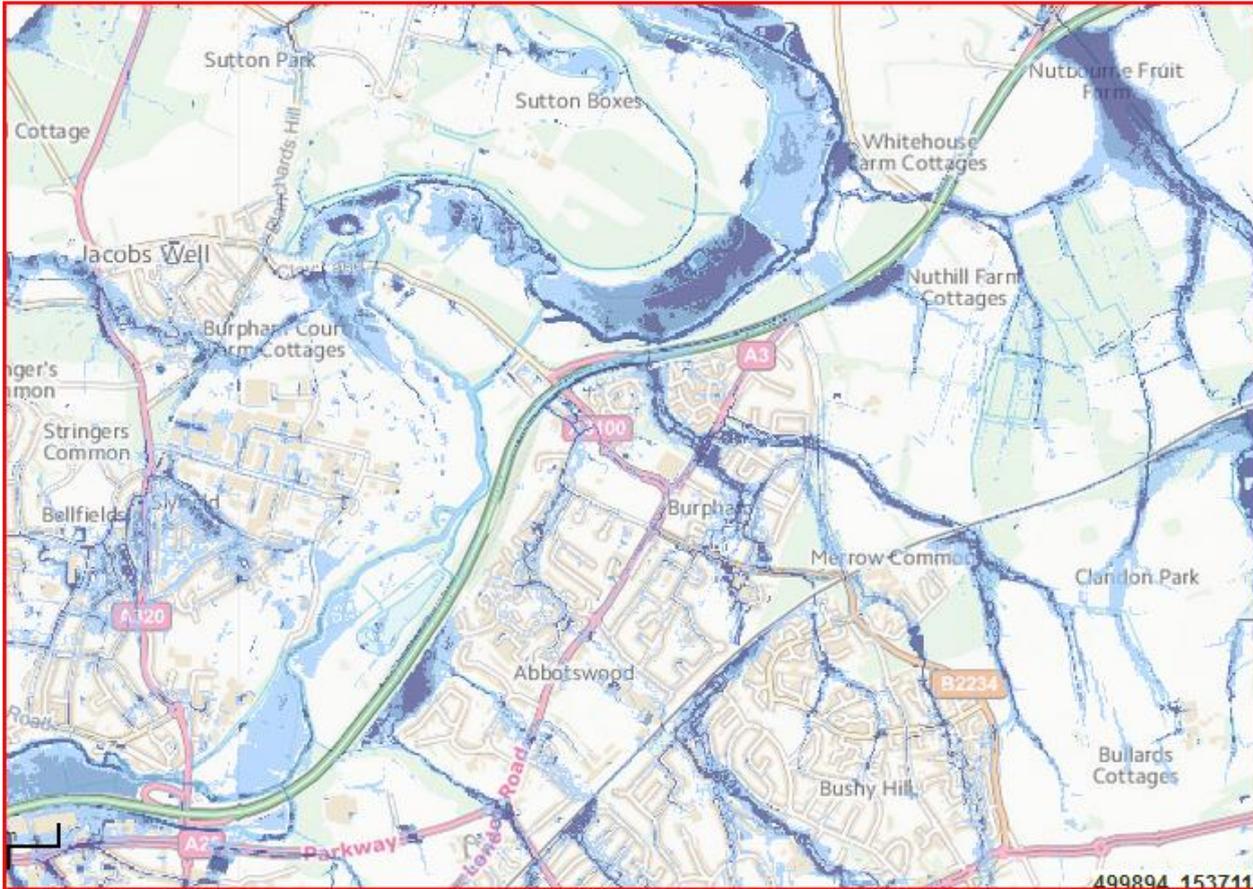
The foul water system in Burpham consists of two separate systems – the old and the new. The new system drains Wey Brook estate to the pumping station at Lawrence Close, while the old system drains the remainder of Burpham and a large part of Merrow. It flows naturally downhill, but up stream on the Wey to the Moorefield Water Works, dating from the 1890's at Slyfield.

During the storms of 2013 the sewer which runs from London Road, and with its connection to Burpham Lane, crossing the A3 into Bowers Lane, before heading off across the Nature reserve to Moorefield Water Works, was unable to cope. The Sewer was drained by Thames Water via mobile tanker from Bowers Mill house for two continuous days over 25<sup>th</sup> 26<sup>th</sup> December 2013. The sewer back filled to Bowers Cottages in Bowers Lane and was only prevented from overflowing by the pumping operation at Bowers Mill House. Clearly, this system is inadequate to cope with any additional connections.

### **The Foul Water Problems of New Inn Lane & Raynham Close**

The two systems, public in New Inn Lane and Private in Raynham Close, have insufficient capacity, particularly when pump failure occurs.

The current system is expected to cope with not only Burpham; Merrow Lane, Gosden Hill Road and New Inn Lane, but also a section of Merrow Village adjacent to Merrow Common east of the railway line. Any additional load on this system will clearly cause problems to existing and new users unless the system is upgraded. It is noted a long holding tank has been installed along the edge of New Inn Lane along with a new sewer pipe parallel to the old one, rejoining the old system down-stream of Raynham Close, implying down stream of this point (which is gravity fed to Moorefield's Water Works) is near or exceeding capacity. Problems of overflow in homes on Raynham Close and New Inn Lane, which are connected to the old foul water pipe in New Inn Lane, have also been reported in recent years.



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## Flood risk Map from Environment Agency Web site 2014

### Conclusion

These joint surface water / foul water figures give a clear indication of actual 'real life capacity' of water management in Burpham.

The capacity of the old foul water pipe systems simply cannot cope during times of stress, being throttled to 225mm under the A3 between Burpham Lane and Bowers Lane, entering a Turbo situation (over 60% capacity) during that time

Should rainfall occur which causes the River Wey level to reach 80% (1.608m at the gauge) of its maximum-recorded height of 2.01 Metres at Burpham level Gauge (on the 20<sup>th</sup> July 2007), the capacity of the old foul sewer system will fail at this time. This will cause foul water to leave the sewer system at its lowest access points. (Amendment Jan 2015) Further on 1968 figures the height at Burpham would have been 2.43m this would mean at just 70% of the potential highest ever recorded the sewers would flood.

It should be noted that the entry / exit road to Burpham (Clay Lane to Jacobs Well) running at 30-35 vehicles per minute in peak hours & when the A3 southbound is 'troubled' is liable to be closed by flooding on a 'regular basis' with an AEP of 20% between flood plain 1 and 2 on the EA FRA designation map.

## Flooding: Addendum

### Product Four; from the Environment Agency 12<sup>th</sup> January 2015

The following information has been supplied by the environmental agency in January 2015 and supports the preceding findings. They are reproduced with their standard permissions thereto attached. Any planning decisions within this area should first reference current modelling data – the last map in the sequence is 'historic' and provides pictorial/ Graphical representations of actual events on this zone 3b flood plain. Events in the preceding text which took place in the winter of 2013/14 were recorded at the time on the Guildford height marker as 3.88m on the EA web site this has subsequently amended to 3.78 while the level recorded in 1968 was 4.6.

### **Product 4 (Detailed Flood Risk) for Our Ref: WT18846 the area between A320 and Sutton Park, NGR 500955,154000**

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2. Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping; Flood Zone 2 and Flood Zone 3;

Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);

Model extents showing *defended* scenarios;

FRA site boundary (where a suitable GIS layer is supplied);

Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)

Flood Map areas benefiting from defences (where available/relevant); Flood Map flood storage areas (where available/relevant);

Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;

Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.

- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and iv) Local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please read the enclosed guidance which sets out our requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment.

The information supplied can be used to form part of your Flood Risk Assessment.

Further advice and guidance regarding Flood Risk Assessments can be found on our website at <http://www.environment-agency.gov.uk/research/planning/82584.aspx>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at <http://www.environment-agency.gov.uk/research/planning/33580.aspx>

Red Kite House, Howbery Park, Wallingford, Oxon OX10 8BD Customer services line: 08708 506 506

Email: [WTenquiries@environment-agency.gov.uk](mailto:WTenquiries@environment-agency.gov.uk) [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**Flood Map for Planning (Rivers and Sea) centred on NGR 500955,154000**  
**Created on 29 December 2014 REF: WT118846**



**NOTICES**

**Legend**

- Main River
- Flood defences
- Areas benefiting from flood defences
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)
- - - Flood Map - flood storage areas

Flooding from rivers or sea without defences (FloodZone 3) shows the area that could be affected by flooding:  
 - from the sea with a 1 in 200 or greater chance of happening each year  
 - or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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**Detailed FRA Map (Lower Wey 2009) centred on NGR 500955,154000**  
**Created on 29 December 2014 REF: WT118846**



**NUMERICS**

**Legend**

- Main River
- 20% AEP flood extent
- 5% AEP flood extent
- 2% AEP flood extent
- 1% AEP flood extent
- 1%CC AEP flood extent
- 0.1% AEP flood extent

AEP = Annual Exceedance Probability  
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

1%CC = 1% Climate Change extent  
 This is the 1% AEP event with an allowance for climate change (+20% on riverflows)

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<b>Modelled floodplain flood levels</b>				<b>WT18846</b>				
The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:								
				flood levels (mAOD)				
2D grid cell reference	Model	Easting	Northing	20% AEP	5% AEP	1% AEP	1% AEP with climate change allowance	0.1% AEP
Floodplain 1	Wey (Lower) - Guildford 2009	500451	152898	26.94	27.13	27.30	27.31	27.61
Floodplain 2	Wey (Lower) - Guildford 2009	500411	153324	26.54	26.69	27.02	27.03	27.53
Floodplain 3	Wey (Lower) - Guildford 2009	501465	152981	25.56	26.09	26.73	26.74	27.4
Floodplain 4	Wey (Lower) - Guildford 2009	501946	153241	25.55	26.05	26.70	26.72	27.38
Floodplain 5	Wey (Lower) - Woking 2009	502024	153927	24.89	25.03	25.20	25.30	25.45
Floodplain 6	Wey (Lower) - Woking 2009	501544	154143	24.40	24.56	24.73	24.82	24.97
Floodplain 7	Wey (Lower) - Woking 2009	501152	154888	24.04	24.16	24.28	24.34	24.43
This flood model has represented the floodplain as a grid.								
The flood water levels have been calculated for each grid cell.								

Model: Wey (Lower) 2009

Description: The information provided is taken from the Lower Wey (Tilford to Thames) Remodelling, Flood Study completed in December 2009.

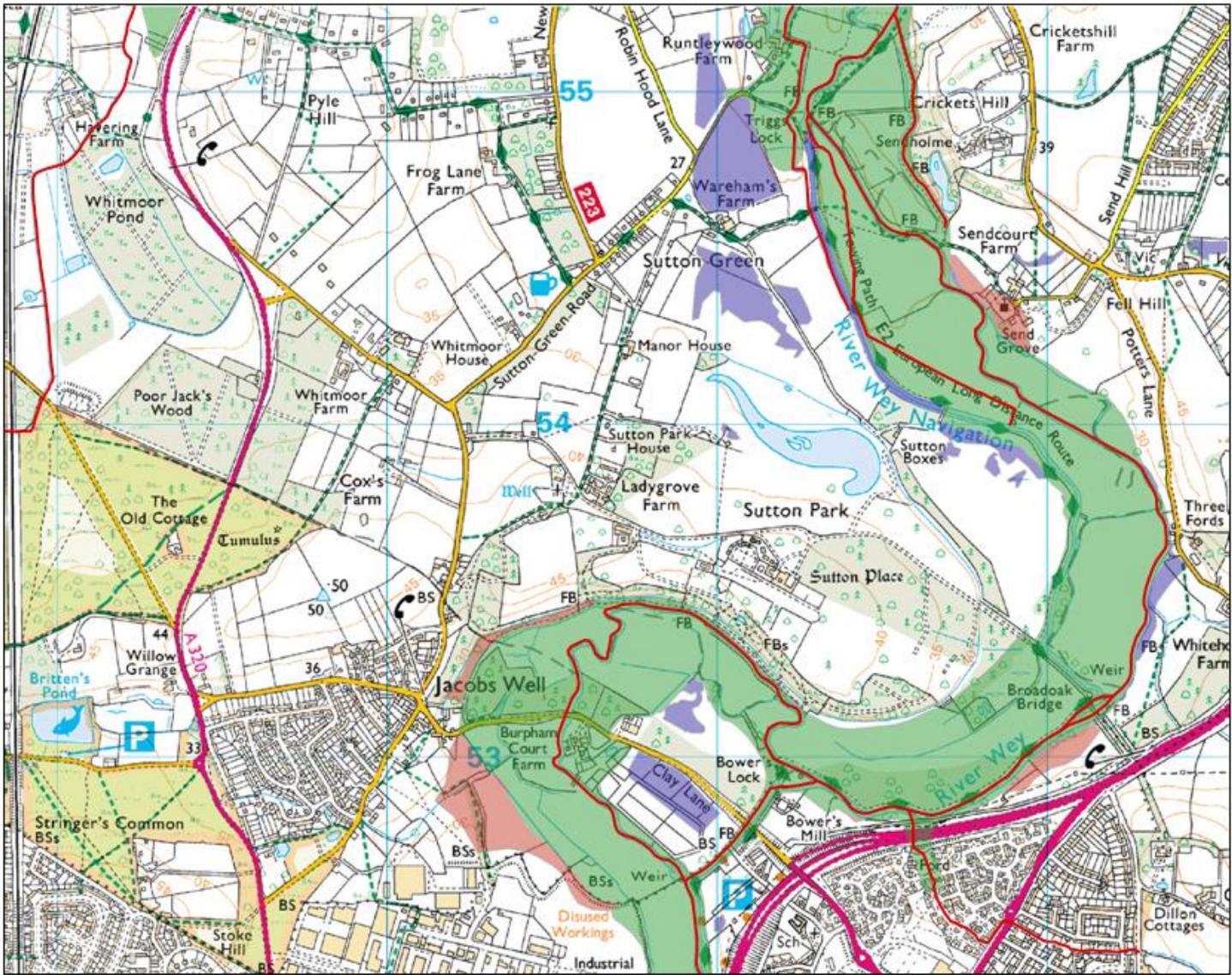
- The mapping of the 1D model was completed in-house in April 2010. The 1D nodes should not be used in the 2D model areas.
- The study consists of six model areas:
  - Wey (Tilford to Thames confluence) using 1D modelling software ISIS (3.1)
  - Wey (Byfleet) using 2D modelling software ISIS/TUFLOW (version 2008)
  - Littlemead Brook & Nuthurst Stream (Cranleigh) using 2D modelling software ISIS/TUFLOW (version 2008)
  - Wey (Godalming) using 2D modelling software ISIS/TUFLOW (version 2008)
  - Wey (Guildford) using 2D modelling software ISIS/TUFLOW (version 2008)
  - Wey (Woking) using 2D modelling software ISIS/TUFLOW (version 2008)

Model design runs – defended: 1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; 1 in 100+20% / 1% AEP with climate change and 1 in 1000 / 0.1% AEP Model design runs – undefended: 1 in 100 / 1% AEP and 1 in 1000 / 0.1% AEP

Mapped outputs: 1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; 1 in 100+20% / 1% AEP with climate change and 1 in 1000 / 0.1% AEP Model accuracy: Levels  $\pm$  250mm

**Defence information WT18846** Defence Location: No defences on Main River Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages

**Historic Flood Event Map centred on NGR 500955,154000**  
**Created on 29 December 2014 REF: WT118846**



**INDICATES**

- Legend**
- Main River
- Historic Flood Events**
- year**
- 1968
  - 2000
  - 2002/03

Flooding from rivers or sea without defences (FloodZone 3) shows the area that could be affected by flooding:  
 - from the sea with a 1 in 200 or greater chance of happening each year  
 - or from a river with a 1 in 100 or greater chance of happening each year.

The extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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*Burpham Neighbourhood Forum*



*Overseeing our own future*

# **Burpham Neighbourhood Plan**

## **Adopted Version April 2016**

### **2015—2035**

## **BNF 8: Appendix 7**

### **Historic Sites**

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## Note

All maps within this Neighbourhood Plan originate from the Ordnance Survey licence system. Maps were supplied to the Burpham Neighbourhood Forum by Guildford Borough Council or Surrey County Council or from other sources on the Web.

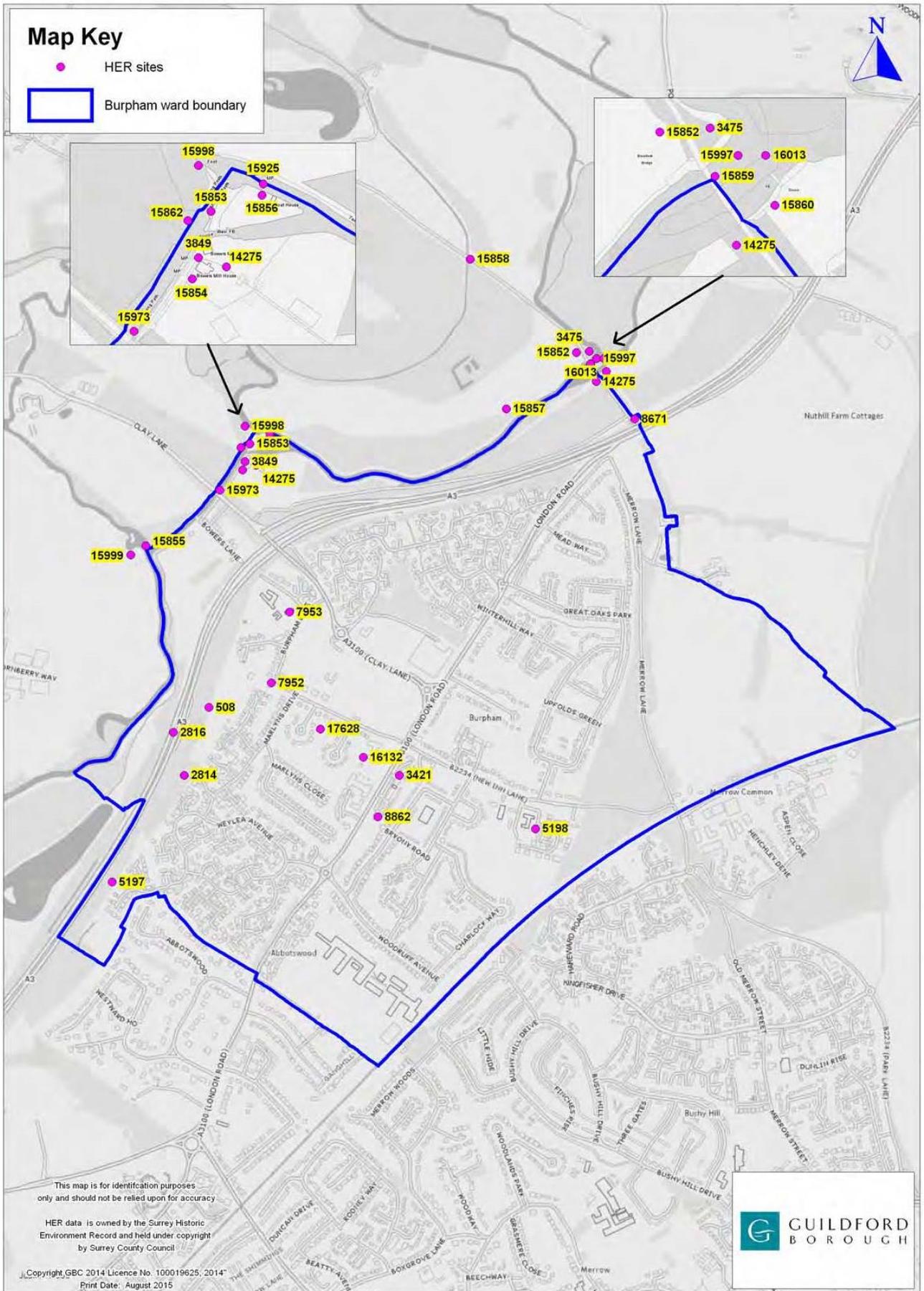
The following appendix is the 'Records Extract' from the Surrey Historic Environment Record as at 28/05/2014. No formatting changes have been made, except when extracting the title to form an Index.

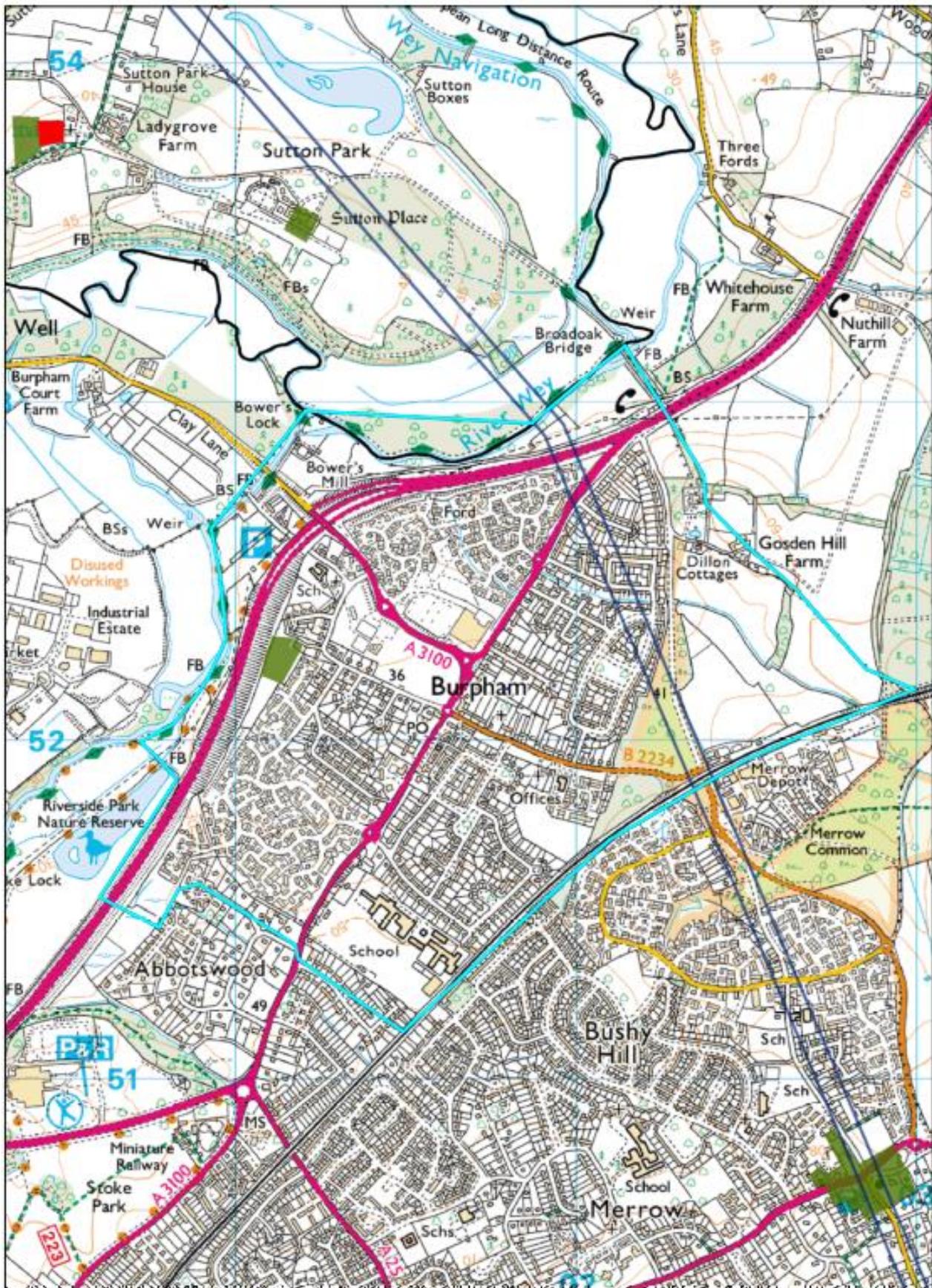
These extracts are provided to give the current position [as of August 2014] as it is known. Anyone seeking to submit a development proposal is encouraged to visit the Surrey Historic Environment Record to ascertain the latest information. This will assist applicants in assessing if their proposal affects any known Heritage Asset.

The Maps included are also copied 'as is' from the Records Extract and do not contain all known assets. Please refer to the accompanying lists for complete records.

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# HER Map Burpham





	© Crown copyright. All rights reserved. Surrey County Council, Licence No. 100019613, 2010	Printed By: Laura Hampden Printed On: 25/05/14	<b>AHAP Map and Line of a projected Roman</b> <b>Burgham</b>	
	Except A-Z Street Atlas © Copyright of the Publishers Geographers' A-Z Map Company Ltd.	Scale: 1:14,000		

## SMR No: 508 - Romano-British burials accompanied by pottery

**Grid Reference: Square:** TQ0107052190 TQ05SW **Condition:** Destroyed  
**NMR No:** TQ05SW 5 **Ownership:** Single

### Summary

#### General Period: Specific Period:

Destroyed Aspect of Site Finds: pottery

Aspect of Site

#### Location

Burial(s) Site Known from Finds BURIAL FINDSPOT

Roman Romano-British 2nd Century

**Land Use:** grassland undetermined

**Geology:** River Terrace Gravel **Height:** 35m **Old Parish:** Worplesdon

Romano British pottery found AD 1897.

*Source:* OS 6" 1934. *Date:* 22/04/1985 *Compiler* Martin O'Connell Romano-British burials accompanied by pottery were found at Burpham C1897. The pottery is chiefly in private hands but some of it is in Guildford Museum, including a small 2nd century Samian bowl (Acc no. 267) and a small bowl for pins and ornaments (no Acc no.) which are on display. The siting given by the OS ref falls within an area of sand and clay workings on the edge of the River Wey terrace they are now disused and under pasture. Local enquiries failed to produce evidence of more recent finds.

*Source:* Phillips, A.S. - 3.6.66. *Date:* 22/04/1985 *Compiler* Martin O'Connell Additional reference.

*Source:* VCH (Surrey), Vol 3, 1911, 39. *Date:* 22/04/1985

*Compiler* Martin O'Connell Additional reference. *Source:* Arch. Surrey, 245, 1931 (Whimster). *Date:* 22/04/1985 *Compiler* Martin O'Connell Additional reference.

*Source:* The Archaeological Implications of Gravel Extraction in NW Surrey (D. Longley) Res Vol 3. S.A.S., pp27-30.

*Date:* 22/04/1985 *Compiler* Martin O'Connell See SMR nos 2642, 2814 and 2816.

*Source:* A.C. - 19.3.85 *Date:* 22/04/1985 *Compiler* Martin O'Connell

A detailed discussion of the pottery was published in 1983.

*Source:* Bird, J. 1983, Roman pottery from Burpham, SAS Collection. 74, 221-223.

*Date:* 22/04/1985 *Compiler* Martin O'Connell

The pottery is illustrated and discussed (vessel nos. 1,3 and 4). 1 = GMacc.no. 2265 Samian bowl, dr 37, dated c. 150-80. 3 = (no acc no. but formerly on display and probably 'the small bowl for sites and monuments' mentioned among the 19th century discoveries) is a samian cup, of Hadronic or Antonine date. 4 = (GM no. 52314/268) is a probable Alice Holt/Farnham jar, date to the late 2nd or early 3rd century. The pots suggest the cemetery was in use during or after the later 2nd century.

*Source:* Roman pottery from Burpham by J. Bird, SyAC, 74 (1983), 221-3.

*Date:* 20/01/1987 *Compiler* Rob Poulton

## SMR No: 2814 - Samian cup dated circa AD 45-60,

**Grid Reference: Square:** TQ0152 – Marginal TQ05SW **Condition:** Not Known  
TQ05SW 5 **Ownership:** Single

**Evidence: Type (Old):**

Finds: pottery Aspect of Site

**Location**

Site Known From Finds FINDSPOT Roman 1st Century

**County:** Surrey **District:** Guildford

**New Parish:** Guildford

**Geology:** London Clay

**Height:** 35m 508

A Samian cup, form Dr 27, cut down and worn and abraded, stamped ARDACI, and to be dated c. AD 45-60, is in Guildford Museum. It has no accession number but contain a label stating that it was found 'at Burpham, Wingledon (Romano-British settlement)'. As it is much earlier than the vessels associated with SMR No. 508 and has no further association with them than its Burpham provenance, it is best regarded as a separate find/site.

*Source:* Roman Pottery from Burpham by J. Bird, SyAC, 74, 1983, 220-3, item no. 2.

*Date:* 20/01/1987 *Compiler* Rob Poulton

**SMR No: 2816 - Site, investigated in advance of construction of A3**

**Grid Reference:** TQ0097052120 - Centred

**Square:** TQ05SW

**SAM No: Whole Antiquity?:**

**Condition:** Destroyed **Ownership:** single

**Summary**

SUB SURFACE DEPOSIT	Clay Working Site	CLAY WORKINGS	Prehistoric	Late
Bronze Age				

SUB SURFACE DEPOSIT	Clay Working Site	CLAY WORKINGS	Prehistoric	Early Iron
Age				

**Land Use:** thoroughfare

**Geology:** River Terrace Gravel

**Height:** 35m

**Old Parish:** Stoke (Next Guildford) 508

Site investigated in advance of construction of A3 because of known human burials from area (SMR no. 508) and place name Burpham, which might suggest a defensive enclosure formerly existed on the hill top. The site has been heavily damaged by recent sand and clay quarrying. The few intact prehistoric features are difficult to explain unless they are clay pits. pottery very fragmentary, but LBA?EIA type. The finds and archives are in Guildford Museum.

*Source:* M.O'Connell 'Burphams Excavation in 1978' SyAC, 73, 1982, 97-100 & microfiche, 1982.

Excavation by M. O'Connell for SYAS in 1978. The archive in Guildford Museum comprises notes, photos, plans, negs, corresp. and ms.

*Source:* NMR Excavations Index *Source:* SyAC,72,1980,233 (note)

*Source:* SAS Bulletin;155, March 1979 (note) *Date:* 21/11/1988 *Compiler* Eleanor Scott

### **SMR No: 3421 - Only 161 pillar-boxes were made with the Edward VIII cypher,**

**Grid Reference:** TQ01605200 - Centred

**Square:** TQ05SW **NMR No:** TQ05SW26

**SAM No: Whole Antiquity?:**

**Condition:** Fair **Ownership:** Single **Photo Files:**

**Summary**

**Evidence: Description: Type (Old):Preferred Type: Non-Preferred Type General Period:**  
**Specific Period:**

**STRUCTURE** **Post Box** **POST BOX** **Post Medieval** **20th Century**

**County:** Surrey **District:** Guildford

**New Parish:** Guildford

**Land Use:** built over

**Geology:** River Terrace Gravel

**Height:** 40m

TQ 016 520 London Road, Burpham. Only 161 pillar-boxes were made with the Edward VIII cypher, of which about 10 were in Surrey, five of them in the Esher area. Manufactured in 1936, the box at Burpham is typical.

*Source:* 1. Payne, G.A. 1977 Surrey Industrial Archaeology: 62 Chichester, Phillimore.

*Compiler* Steve Dyer

### **SMR No: 3475 - Turning roller on a sharp bend in the Wey Navigation,**

**Grid Reference:** TQ02135319 - Centred

**Square:** TQ05SW **NMR No:** TQ05SW28

**Condition:** Not Known **Ownership:** single

**Evidence: Type (Old): Description:** STRUCTURE Aspect of Site

**Location** Towpath **Post Medieval Post** 1540

**County:** Surrey **District:** Woking **New Parish:** Woking

**Land Use:** running fresh water **Geology:** Alluvium

**Height:** 30m

TQ 021 532 (sic) Turning roller on a sharp bend in the Wey Navigation, below Broad Oak Bridge. A vertically mounted wooden roller to assist horse-drawn barges.

*Source:* 1. Payne, G.A. (1977) Surrey Industrial Archaeology: 13.

*Compiler* Steve Dyer

### **SMR No: 3849 - The first mention of the mill was in 1733,**

**Grid Reference:** TQ01175288 - Centred

**Square:** TQ05SW

**NMR No: File No: Scheduling**

**SAM No: Whole Antiquity?:**

**Condition:** Destroyed **Ownership:** Single **Photo**

DOCUMENTARY EVIDENCE	Paper Mill	PAPER MILL	Post Medieval	18th Century
Aspect of Site				
DOCUMENTARY EVIDENCE	Corn Mill	CORN MILL	Post Medieval	18th Century
DOCUMENTARY EVIDENCE	Watermill	WATERMILL	Post Medieval	Post Medieval Post
1540				

**County:** Surrey **District:** Guildford **New Parish:** Guildford **Environment**

**Land Use:** built over **Geology:** Alluvium **Height:** 30m

**Address:** Bowers Mill House, Bowers Lane Guildford Surrey GU4 7ND

**Description:** BOWER'S MILL

**Old Parish:** Worplesdon

The first mention of the mill was in 1733, when it was apparently a paper mill. By 1779 a corn mill was also at the site, and the occupier, Daniel Eaton, insured the contents of both the paper and corn mills for £1000. Paper-making was discontinued soon after and in 1793 only corn was milled, by Benjamin and Richard Kidd. On the First Edition of the Ordnance Survey map of 1816 and Froggett's map of 1831 the site is marked as an oil mill. By 1831 the site was recorded solely as a corn mill, and was occupied by Thomas Chandler. In the Tithe Apportionment of 1841, William Holden was the occupier, followed by Thomas Peerless in 1845, John Holden in 1847, until Edwards Childs took over in 1870, with the firm of Lintott & Sons continuing until 1877. It was converted into a roller mill, towards the end of the 19th century, by the firm of Messrs. Ranger & Burrows. A trade magazine mentions the installation of a 'Turner Roller System' in 1890 which was powered by the extant breastshot waterwheel, 16ft in diameter by 12ft wide. Messrs. Ranger & Burrows were in control until 1899 after which the firm was renamed Ranger & Co., but by 1910 milling had ceased. A report on the mill in 1932 recorded that it was timber-framed, rectangular and low, with brick up to the first floor then weatherboarding under a tiled roof, which was all in a state of disrepair. The mill building was demolished in 1945 and the timber roof was removed to the estate of the Duke of Sutherland, who lived at the nearby Sutton Place. Water power for the mill was provided from the River Wey Navigation at a point to the south of Bower's Lock. The lock gates bear the date 1933 and therefore it was probable that the mill race, and other associated watercourses, were removed at this time.

*Source:* 1. Stidder, D. (1990) *The Watermills of Surrey*: 50, Barracuda Books.

*Compiler* Louise Martin

*Source:* 2. Hillier, J. (1951) *Old Surrey Water Mills*: 109.

Senex's map of Surrey, published in 1729, shows an unnamed paper mill at Broadoak Bridge (see Ant.3965). No direct evidence for a mill at that location has been found and it is suggested that Senex meant to mark Bower's Mill, which is known to have been a paper mill from 1716-1790. No mill is shown on Senex' map at the location of Bower's Mill.

*Source:* 3. S.I.H.G. Newsletter 48 (March 1989), A.G.Crocker & J.W.Molyneux-Child. *Compiler* Louise Martin

## **SMR No: 5197 - A watching brief by SCAU on residential development**

**Grid Reference: Square: TQ008517 - Centred**

### **Summary**

**Evidence: Type (Old): Description:**

Finds: flint      Aspect of Site

**Location**

Site Known From      Finds

SITE    Prehistoric      Bronze Age

**County:** Surrey **District:** Guildford **New Parish:** Guildford

**Land Use:** built over Centred TQ 008 517 Land adj. Abbotswood Crescent, Guildford A watching brief by Mark Dover of SCAU for McAlpine Homes, on residential development works, recovered a number of possible Bronze Age flints from a deposit, probably colluvium, in the southern area of the site. *Source:* Jackson, G; Maloney, C and Saich, D. 1997. 'Archaeology in Surrey 1994-5' in SAS Collections 84: 195- 243

*Date:* 08/01/2003 *Compiler* Emily Brants

*Date:* 13/04/2006 *Compiler* P MacPhail

*Date:* 13/04/2006 *Compiler* P MacPhail

**SMR No: 5198 - An archaeological evaluation by SCAU of a site**

**Grid Reference:** TQ01985185 - Centred

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo Files:**

SUB SURFACE DEPOSIT, Negative evidence, UNASSIGNED, , Post Medieval, 20th Century

**County:** Surrey **District:** Guildford **New Parish:** Guildford

**Environment Land Use: Geology:**

TQ 019 518 New Inn Lane, Burpham

Evaluation by Jane Robertson of SCAU, for SCC's Resources Dept., of a site proposed for residential development. Three of the trial trenches revealed evidence of modern disturbance. No features or finds of archaeological interest were recovered.

*Source:* Jackson, G; Maloney, C and Saich, D. 1997. 'Archaeology in Surrey 1994-5' in SAS Collections 84: 195- 243

*Date:* 08/01/2003      *Compiler* Emily Brants

*Date:* 13/04/2006      *Compiler* P MacPhail

**SMR No: 7952 - Row of 6 cottages, now 3. Mid 18th century, altered**

**Grid Reference:** TQ0124352260 – Centred      **Square:** TQ05SW

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo Files:**

**Summary**

Evidence: Type (Old):

Description:

EXTANT BUILDING	HOUSE	Post Medieval	18th Century
-----------------	-------	---------------	--------------

**Land Use:** building

**Protection Status:** Listed Building

**Protection Grade:** 2

**Date Applied:** 1988 **Date Amended:** **Address:** 47 Burpham Lane Guildford Surrey GU4 7LX

**Description:** PIMMS ROW, 43, 45, 47 Burpham Lane, Guildford

TQ 05SW GUILDFORD BURPHAM LANE north-west side) Burpham 2/170 Nos 43-47 odd) Pimms Row II Row of 6 cottages, now 3. Mid C18, altered. Red brick in Flemish bond, plain tile roof. 2 storeys, 6 bays. Cottages formerly one bay each set in handed pairs with doors to outside. Segmental header-brick arches to openings, the doorways with modern frames and board doors, the windows with C20 6-pane, 2 light casements and projecting wooden sills. Norwich Union fire insurance plaque below eaves between bays 3 and 4. stepped dentilled eaves. Roof hipped at left end and with ridge stacks between bays 1 and 2, 3 and 4, 5 and 6. Rear: added single storey, gabled kitchen wings. Interior of No 43: some older timbers reused as beams; timber framed partition wall between front and rear rooms in right-hand bay has square panels and long straight brace; queen-post roof truss. Reference is made in an indenture of 1909 to a late C16 indenture concerning this property, but from the architectural evidence, although earlier materials are incorporated, the row as it now exists was built in the C18. It is thought to have been built for a local brick works. Listing NGR: TQ0124352260

*Date:* 31/01/2006

### **SMR No: 7953 - Church. 1859 by Henry Woodyer, porch added in 1961.**

**Grid Reference:** TQ0129452458 – **Centred Square:** TQ05SW **Ownership:** Single

#### **Summary**

Description:

EXTANT BUILDING	BELL TOWER	Post Medieval	19th Century
-----------------	------------	---------------	--------------

Aspect of Site

EXTANT BUILDING	CHURCH	Post Medieval	19th Century
-----------------	--------	---------------	--------------

Probable Description

EXTANT BUILDING	CHURCH	Post Medieval	20th Century
-----------------	--------	---------------	--------------

Probable Description

**Land Use:** building **Status:** Listed Building

**Protection Grade:** 2

**Date Applied:** 1988 **Date Amended:** **Address:** Church of St. Luke, Burpham Lane Guildford Surrey

**Description:** CHURCH OF ST LUKE, Burpham Lane, Guildford TQ 05SW GUILDFORD BURPHAM LANE (West Side) Burpham 2/5 Church of St. Luke II

Church. 1859 by Henry Woodyer, porch added in 1961. Rough-dressed coursed Bargate stone with ashlar plinth and dressings; plain tiled roof over. Ashlar bellcote under wood-shingled spirelet. Nave and chancel with bellcote to west and porch to south. Lancet fenestration in Early English Style with sill string courses and two buttresses below on north and south sides. Full height buttresses at junction of nave and chancel. Gabled porch to south with chamfered entrance arch and hollow-chamfered door surround. Shouldered head to door with scrolled C-strap hinges. Paired, foiled-head lancet fenestration on the chancel with 3 windows on the south side. 5-light east window with lights stepping up towards the centre, quatrefoil panel above. Further eastern lancet window, in end of pent- roofed vestry along the north side of the chancel. 2-light leaded casement fenestration on the vestry with quoined offset stack at the junction of the chancel. Arched vestry

door faces west. Central buttress to west end of church with flanking lancet windows. Wheel window above with baluster 'spokes' and floral carving in deep chamfered surround. Bellcote on gable apex with paired human-head corbel stops; attached shafts with moulded caps and plinths to east and west fronts of bellcote, one shaft on north and south sides. Wooden canopies project over the shafts on the east and west faces. Interior:- Scissor-braced 5-bay nave roof with through purlins. Chamfered chancel arch with jamb shafts and moulded caps and bases. Chancel roof with two tiers of purlins with cusped windbracing and arched collar braces to long post trusses. Trefoil-head two-light rear window arcades, the east window arcade with dogs-tooth decoration and girdle moulding on jamb shafts. C19 pulpit of standard design. Unusual sedilia placed under south east chancel window arcade.

PEVSNER BUILDINGS OF ENGLAND, SURREY 1971) p.122. Listing NGR: TQ0129452458

Date: 31/01/2006

### SMR No: 8671 - Lodge pair with gates between. Circa 1530,

**Grid Reference:** TQ0225653000 - Centred

**Condition: Ownership:** Single

Summary

Description:

EXTANT BUILDING	RAILINGS	Post Medieval	19th Century
-----------------	----------	---------------	--------------

Aspect of Site

EXTANT BUILDING	LODGE	Post Medieval	19th Century
-----------------	-------	---------------	--------------

Probable Description

EXTANT BUILDING	GATE	Post Medieval	19th Century
-----------------	------	---------------	--------------

Probable Description

EXTANT BUILDING	LODGE	Post Medieval	18th Century
-----------------	-------	---------------	--------------

Probable Description

EXTANT BUILDING	LODGE	Post Medieval	16th Century
-----------------	-------	---------------	--------------

County: Surrey

District: Guildford

New Parish: Guildford

Old Parish:

**Status:** Listed Building **Protection Grade:** 2 **Date Applied:** 1972 **Date Amended:** **Address:** Sutton Place, London Road Guildford Surrey GU4 7JS

**Description:** ENTRANCE LODGE AND GATES TO SUTTON PLACE FORMERLY LISTED AS THE EAST LODGES

TQ 05SW	GUILDFORD	LONDON ROAD (North Side)Burpham
2/136		Entrance Lodge and 13/1/72 gates to
Sutton		Place (Formerly listed as the
East		Lodges of Sutton

Place) II Lodge pair with gates between. Circa 1530, remodelled in C18 with C19 gates and alterations. Red brick with stone plinths and terracotta dressings, hipped plain-tiled roofs and wrought-iron gates between. Two rectangular lodges end-on to road and placed approximately 8 metres apart with paired gates between connected to lodges by quadrant shaped lengths of railings. Each lodge 2 storeys with stone string course over the ground floor and stone-coped, battlemented parapets. Stacks to rear. Leaded casement fenestration with

one 2-light window with arched head under label moulding on first floor of end walls facing street. South-east front of each lodge has 2 narrow, round-headed arches of arcading on the ground floor and a higher panel between. Planked door to centre of each lodge facing each other across drive. Paired iron gates between lodges decorated with diamond panels and hung on two octagonal brick and terracotta piers with battlemented tops. Quadrant sections of railings to each side linking to lodges have plain bars set into brick plinth. Wall approximately 1½ metres high. For description of Sutton Place see Woking B.C.: Sutton Place, Sutton Park.

PEVSNER: BUILDINGS OF ENGLAND, SURREY 1971) PP 476-9. Listing NGR: TQ0225653000

Date: 31/01/2006

## SMR No: 8862 - House, now two and part surgery. 17th century

**Grid Reference:** TQ0154051883 - Centred

**Condition: Ownership:** Single

### Summary

#### Description:

EXTANT BUILDING	HOUSE	Post Medieval	19th Century
Possible Description			
EXTANT BUILDING	TIMBER FRAMED HOUSE		Post Medieval 17th Century
Possible Description			
EXTANT BUILDING	HOUSE	Post Medieval	18th Century
Possible Description			
EXTANT BUILDING	SURGERY	Post Medieval	19th Century

County: Surrey

New Parish: Guildford

District: Guildford

Old Parish:

**Status:** Listed Building

**Protection Grade:** 2

**Date Applied:** 1953 **Date Amended:** **Address:** Lilac Cottage and New Inn Farm House

200-202 London Road Guildford Surrey GU4 7JS

**Description:** LILAC COTTAGE AND NEW INN FARM HOUSE

TQ 05SW	GUILDFORD	LONDON ROAD	(East Side)
Burpham			
2/135		Nos 200 - 202 1/5/53	(New Inn
Farmhouse		and Lilac Cottage)II	

House, now two and part surgery. C17 with C18 extensions and C20 addition to rear. Timber framed on rendered plinth with whitewashed brick infill, some in herringbone pattern. C19 tile hanging above, the majority in fish scale pattern. Plain tiled roof, hipped over extension set back to left. Three-bay centre chimney plan with extensions to ends and left. Two storeys with rebuilt multiple stacks to centre decorated with brick bands on caps and bases. Two C19 windows on each floor. Door to centre under flat hood. One first floor window in left hand extension, pentice roof over ground floor below with one window. Steep-gabled porch recess over left end. Timber framed wing at right angles to left. Further C19 wings to rear.

Listing NGR: TQ0154051883

Date: 31/01/2006

### SMR No: 14275 - A paper mill

**Grid Reference:** TQ01205287 - Centred

**Square:** TQ05SW

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo**

#### Summary

##### Description:

BUILDING WATERMILL

1066 Post Medieval

Post Medieval Post

1540

Probable Description

DOCUMENTARY EVIDENCE

PAPER MILL 1765 Post Medieval

Post Medieval Post

1540

Possible Description

DOCUMENTARY EVIDENCE

OIL MILL 1811 Post Medieval

Post Medieval Post

1540

**County:** Surrey

**District:** Guildford

**New Parish:** Worplesdon

**Old Parish:** Worplesdon

**Environment** Land Use: building

**Height:** 29m

A paper mill is shown here on the Rocque map of 1765, whereas the OS 1811 survey records it as an oil mill.

Date: 14/03/2007 Compiler Emily Brants

### SMR No: 15852 - Brick and concrete vertical-sided lock

**Grid Reference:** TQ01175293 - Area

**Square:** TQ05SW

**Ownership:** Single

#### Summary

**Evidence: Type (Old):**

**Environment Land Use: Geology:**

Site: 1225309\*0 Brick and concrete vertical-sided lock with wooden gates on site of earlier timber structure. Earlier wooden structure recorded in 1826 as being 77 feet 3 inches in length, 14 feet 7 inches wide and with a fall of 7 feet 6 inches (GMR 129/1-7/1). This was not the earliest structure as it was 'new' built at least once previously in 1745 at the cost of £303-4s-4d (GMR 129/7/1). It was rebuilt 'almost entirely' in 1861 (GMR 129/105), but even this was probably largely in timber. Altered to present style gradually over later 19th and 20th century. For instance, the 'lower end' was rebuilt in concrete in 1905 and in 1927 the sides were rebuilt in the same material (GMR 137/12/40).

Visited: 08 Dec 1995

Management recommendations:

Site: 0122530\*0 All water-control features connected with the navigations should be subjected to specialist survey.

Compiled: 08 Jan 1996      *Date: 27/06/2008*      *Compiler Emily Brants*

### **SMR No: 15853 - Iron and concrete water weir with winding gear.**

**Grid Reference:** TQ01175294 - Area

**Square:** TQ05SW      **Ownership:** Single

#### **Summary**

**Evidence: Type (Old): Description:**

**Environment Land Use: Geology:**

Site: 122531\*0 Iron and concrete water weir with winding gear. The cutting on which this stands is a late creation. It was probably put in as part of flood relief work in the 1930s after the mill cutting had been shut down in the earlier 20th century.

Visited 08 Dec 1995

Management Recommendations:

Site: 0122531\*0 All water-control features connected with the navigations should be subjected to specialist survey.

Compiled 08 Jan 1996      *Date: 27/06/2008*      *Compiler Emily Brants*

### **SMR No: 15854 - Remains of a large oak tree.**

**Grid Reference:** TQ01175286 - Area

**Square:** TQ05SW      **Ownership:** Single

**Summary: Parts still alive, but much dead wood in head. Hollow and**

**Environment Land Use: Geology:**

Site: 122532\*0 Remains of a large oak tree. Parts still alive, but much dead wood in head. Hollow and supported by iron brace. Invades towpath, needing iron railings on bank as safety precaution. Situated between towpath and Mill House (private) garden. Estimated between 250 and 350 years old, possibly originating about the same time as the navigation.

Visited: 08 Dec 1995

Management Recommendations:

Site: 122532\*0 As this tree is in a poor state, it should be monitored regularly. Should it fall, at the least, it will tear a large hole in the bank. At the worst, it will fall into the navigation blocking it, and causing severe bank damage just above a major lock.

Compiled: 08 Jan 1996      *Date: 27/06/2008*      *Compiler Emily Brants*

### **SMR No: 15855 - Post-medieval weir,**

**Grid Reference:** TQ00915265 - Area

**Square:** TQ05SW      **Ownership:** Single

**Evidence: Type (Old):**

Site: 122533\*0 Post-medieval weir, described as causing floods to adjoining meadows in claims against the

Navigation in 1671 (Carter 1965). This is one of the four original 'tumbling bays' created during the initial construction of the Navigation in the 1650s. It is now a concrete and iron structure with winding gear, rebuilt in the 20th century, probably in conjunction with flood relief schemes in the 1930s. Water runs freely over the weir on either side of iron weir gates in the centre.

Visited: 08 Dec 1995

Management Recommendations:

Site: 122533\*0 All water-control features connected with the navigations should be subjected to specialist survey.

Compiled: 08 Jan 1996

Date: 27/06/2008

Compiler Emily Brants

### **SMR No: 15856 - Wooden turning roller on sharp bend in navigation.**

**Grid Reference:** TQ02135319 - Area

**Square:** TQ05SW

**Ownership:** Single

Site: 122535\*0 Wooden turning roller on sharp bend in navigation. Vertically mounted roller to assist horse drawn barges. There are mountings for two other rollers here also.

Visited: 08 Dec 1995

Management Recommendations:

All mechanical and similar features connected with the navigations should be subjected to a specialist survey.

Compiled 08 Jan 1996

Date: 27/06/2008

Compiler Emily Brants

### **SMR No: 15857 - Good system of possibly early watermeadows.**

**Grid Reference:** TQ01905305 - Area

**Square:** TQ05SW

**Ownership:** Single

Site: 122536\*0 Good system of possibly early water meadows. The main carrier follows a boundary about 250m north of the navigation, mirroring the curve of the latter. The subsidiary carriers are not easy to see on the ground from some angles, but they comprise shallow gulleys, often less than 0.1m deep. They are marked by a lush growth of grass. These come off the main carrier at right angles. Over much of the meadow is a second main carrier parallel with the other, but about 50m further south. Sir Richard Weston is supposed to have created a 'flowing river' of some miles in length here to feed the meadows of Sutton Park some years before the navigation was begun. The exact line of this system is not known, but it may have followed the northern carrier of this system, and possibly part of the navigation itself further downstream.

Visited: 08 Dec 1995

Management Recommendations:

Site: 122536\*0 All water control features connected should be subjected to a specialist survey. The main sluice was probably on the old river arm near TQ 01245314 on private property that was not accessible. An extension of the main carrier follows the left bank of the navigation intermittently as far as TQ 01535412.

Compiled 08 Jan 1996

Date: 27/06/2008

Compiler Emily Brants

### **SMR No: 15858 - Metalled carriage drive from A3 to Sutton Place**

**Grid Reference:** TQ02275300 to TQ01245350 - Linear

**Square:** TQ05SW

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo**

Site: 122537\*0 Metalled carriage drive from A3 to Sutton Place flanked by 19th century (?) iron fence. Fence acts as

NT boundary.

Visited: 08 Dec 1995

Management Recommendations:

Site: 122537\*0 The preservation of the old boundary fence should be encouraged. More attention should be paid to its maintenance than at present.

Compiled 08 Jan 1996

*Date: 27/06/2008*

*Compiler Emily Brants*

**SMR No: 15859 - Iron bridge on brick piers with wooden railings.**

**Grid Reference:** TQ02135315 - Area

**Square:** TQ05SW

**Ownership:** Single

**Environment Land Use: Geology:**

Site: 122538\*0 Iron bridge on brick piers with wooden railings. Plaque to Sir Richard Weston, founder of the Wey Navigation, 1591-1652, on northern pier under bridge. This bridge carries the carriage drive to Sutton House. Bridge and drive shown on Jago's map of 1823. Completely rebuilt 1919-20 by agreement with Duke of Sutherland (Dapdune Archives WO41.1).

Visited: 08 Dec 1995 Management Recommendations:

Site: 122538\*0 All built features connected with the navigations should be subjected to a specialist building survey.

Compiled 08 Jan 1996

*Date: 27/06/2008*

*Compiler Emily Brants*

**SMR No: 15860 - Post-medieval water weir,**

**Grid Reference:** TQ02185317 - Area

**Square:** TQ05SW

**Ownership:** Single

**Environment Land Use: Geology:**

Site: 122539\*0 Post-medieval water weir, water flows freely either side of iron weir gates with winding gear. A 'tumbling bay' is shown here on the 1823 map. Rebuilt in concrete early this century. There is a second weir adjoining this one on the backwater about 30m eastwards. This was probably put in as part of 1930s flood relief schemes.

Visited: 08 Dec 1995

Management Recommendations:

Site: 122539\*0 All water control features connected with the navigations should be subjected to a specialist survey.

Compiled 08 Jan 1996

*Date: 27/06/2008*

*Compiler Emily Brants*

**SMR No: 15862 - Possible site of an unnamed paper mill**

**Grid Reference:** TQ02145319 - Area

**Square:** TQ05SW **Ownership:** Single

**Environment Land Use: Geology:**

Site: 122544\*0 Possible site of an unnamed paper mill shown on Senex's map of 1729. No other details known. Visited: 09 Dec 1995 Management Recommendations:

Site: 122544\*0 Not NT property, but within visual envelope.

Compiled 08 Jan 1996 Date: 27/06/2008 Compiler Emily Brants

**SMR No: 15925 - A wharf is shown here on the tithe map for Worplesdon (1838).**

**Grid Reference:** TQ01245296 - Centred

**Square:** TQ05SW

**NMR No: File No: Scheduling**

**SAM No: Whole Antiquity?:**

**Condition: Ownership: Single Photo Files:**

**Summary**

**STRUCTURE WHARF Post Medieval 19th Century**

**New Parish:** Surrey 15998 15997

Description: National Trust Property, TQ01245296, approximate

Site: Site of old wharf, partly in NT ownership, partly on private property. The more important remains probably on NT bank. A wharf is shown here on the tithe map for Worplesdon (1838). Wharves are mentioned at Bowers from an early date. There is an 'old wharf' field name on the downstream side of the lock, so it is possible this site is a later wharf. It seems to have fallen out of use in the later 19th century, as little is heard of it after 1838. There is no obvious sign of the wharf on the site today, although that part which would have been used for storage behind the wharfage front is now under private gardens concealed behind a high wooden fence. Visited: 29 Nov 1995.

Management Recommendations:

If bank repairs are proposed in this vicinity, archaeological advice should be obtained from Cirencester beforehand.

Compiled: 12 Jan 1996. Date: 06/06/2008 Compiler Emily Brants

**SMR No: 15973 - Site of old bridge to Jacobs Well, now a dead end**

**Square:** TQ05SW

Single Span Bridge

**General Period: Specific Period:** Post Medieval Post Medieval Post 1540

**County:** Surrey

Site: 122748\*0 Site of old bridge to Jacobs Well, now a dead end because of a newer road bridge to north. This is one of the historic bridges over the Navigation, frequently mentioned in 18th and 19th century. Now a single span iron bridge with brick breastworks, much modernised. Rebuilt in 1928 (GMR 137/12/40, p. 61) and again in 1934. Visited: 19 NOV 1995

Management Recommendations:

Site:122748\*o All historic bridges over the Navigation should be included in an architectural survey.

Compiled: 27 JAN 1996

References: Greenwood, C&J 1823

Guildford Muniment Room & C H J Clayton GMR 1496/1; 1928

Guildford Muniment Room GMR 129/105; 1845-1863

Guildford Muniment Room GMR 129/107/1; 1826

Guildford Muniment Room GMR 129/107/2; 1843

Guildford Muniment Room GMR 129/107/3; 1845

Guildford Muniment Room GMR 129/107/4; 1858

Guildford Muniment Room GMR 129/141/4; 1888

Guildford Muniment Room GMR 129/143/13; 1782

Guildford Muniment Room GMR 129/63/10; 1748

Guildford Muniment Room GMR 129/63/8

Guildford Muniment Room GMR 129/74; 1775

Guildford Muniment Room GMR 129/79/1-6; 1767-1841

Guildford Muniment Room GMR 137/12/40; 1906-1936

R H Jago GMR 129/143/1-10, Copy X/80/1-7, 9; 1823

Ordnance Survey 1811

Tithe commissioners Surrey Record Office; 1838

Date: 30/06/2008 Compiler Emily Brants

**SMR No: 15997 - Section of old river channel used by the Navigation.**

**Grid Reference:** TQ02155317 to TQ01175298 - Linear

**Square:** TQ05SW

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo**

Summary

ENHANCED NATURAL FEATURE RIVER NAVIGATION Post Medieval 17th Century

**Environment Land Use: Geology:** 15998 15925

Description: TQ02155317, TQ01175298 Linear

Site:122772\*o Section of old river channel used by the Navigation. It runs through open meadows adjoining Sutton Park on the north. It was once meadow on the south, but this has now been cut off from its historic landscape to the south by the A3 embankment. According to the tithe map for Worplesdon there was a field here called 'Old Wharf', near to where the A3 comes closest to the river bank. There may have been an early wharf here, before the Bowers Wharf was transferred to the site shown in 1823 on Bowers Cut. The land on the A3 side has been largely abandoned because of the closeness of the embankment, and is reverting to scrub alder woodland. Visited: 01 MAR 1996

Management Recommendations:

Site:122772\*o Before any structural alterations to the banks of this section are undertaken, the management should seek advice from the archaeological advisers at Cirencester. In particular

care should be taken not to disturb old watermeadow carriers running from the banks but now largely hidden. Compiled: 20 MAY 1996

References: Corke, S 1995

Guildford Muniment Room & C H J Clayton GMR 1496/1; 1928

Guildford Muniment Room GMR 129/107/1; 1826

Guildford Muniment Room GMR 129/107/2; 1843

Guildford Muniment Room GMR 129/107/3; 1845

Guildford Muniment Room GMR 129/107/4; 1858

Guildford Muniment Room GMR 129/143/13; 1782

Guildford Muniment Room GMR 129/57/2; 1661

R H Jago GMR 129/143/1-10, Copy X/80/1-7, 9; 1823

Surrey County Council 1930-1931

Tithe commissioners Surrey Record Office; 1838

Source: The Wey Navigations, An Historical Guide, Wardle A R (2003 ) pp89-90

Date: 07/12/2010 Compiler Jennie Butler

## **SMR No: 15998 - Section of artificial river navigation from Bowers Lock to Great Backs Weir**

(Note; NT: Identify this as Old Bucks Weir)

**Grid Reference:** TQ01175298 to Q00875262 - Linear

**Square:** TQ05SW

**MR No: File No: Scheduling**

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo Files:** 15997 15925

**Summary**

**Specific Period:** EARTHWORK      RIVER NAVIGATION Post Medieval      17th Century

**Probable Description**      MODIFIED LANDSCAPE      RIVER      NAVIGATION      Post Medieval      17th Century

**County:** Surrey      **District:** Waverley      **New Parish:**      **Old Parish:**

Description: TQ01175298, TQ00875262 Linear

Site:122773\*0 Section of artificial river navigation from Bowers Lock to Great Backs Weir (old Bucks weir!), Burpham. It is about 500m long, and is not embanked for most of its length, apparently being largely a cutting. Some embanking on north-west side near the lock. There are some trees on the banks. These are, with the exception of one old oak near the mill site, set well back from the bank on the SE (towpath) side. There are many more trees lining the other bank. The landscape is mainly built up on the SE side, but meadow with patches of scrub woodland on the NW bank. Visited: 01 MAR 1996. Management Recommendations:

Site:122773\*0 Before any structural alterations to the artificial banks of this section are undertaken, the management should seek advice from the archaeological advisers at Cirencester. Compiled: 20 MAY 1996

References: Corke, S 1995

Guildford Muniment Room & C H J Clayton GMR 1496/1; 1928

Guildford Muniment Room GMR 129/107/1; 1826

Guildford Muniment Room GMR 129/107/2; 1843

Guildford Muniment Room GMR 129/107/3; 1845

Guildford Muniment Room GMR 129/107/4; 1858

Guildford Muniment Room GMR 129/141/4; 1888

Guildford Muniment Room GMR 129/143/13; 1782

R H Jago GMR 129/143/1-10, Copy X/80/1-7, 9; 1823

Surrey Archaeological Society M12/36; 1790

Tithe commissioners Surrey Record Office; 1838

Additional references *Source*: The Wey Navigations, An Historical Guide, Wardle A R (2003 ) p 89-90

*Date*: 07/12/2010 *Compiler* Jennie Butler

## **SMR No: 15999 - Stretch of river navigation utilising old river channel.**

**Grid Reference:** TQ00875262 to TQ00215161 - Linear

**Square:** TQ05SW

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo Files:**

**Summary**

**Evidence: Type (Old): Description:** ENHANCED NATURAL FEATURE

Probable Description

**Preferred Type: Non-Preferred Type** RIVER NAVIGATION

**General Period: Specific Period:** Post Medieval 17th Century

**Environment Land Use: Geology:**

**Height:** m

Description: TQ00875262, TQ00215161 Linear

Site:122774\*0 Stretch of river navigation utilising old river channel. This section of towpath is lined by a particularly fine set of old pollards. Cutting these is recorded in the late 19th and early 20th century in some detail (GMR 137/12/40, pp. 44-45). The other bank on the west side was once all meadowland. Some still survives at the Backs Weir end, but the rest was dug over as gravel pits?, and is now an industrial area. It is generally well-screened. Visited: 01 MAR 1996

Management Recommendations:

Site:122774\*0 Before any structural alterations to the banks of this section are undertaken, the management should seek advice from the archaeological advisers at Cirencester. Compiled: 20 MAY 1996

References:

Guildford Muniment Room & C H J Clayton GMR 1496/1; 1928

Guildford Muniment Room GMR 129/107/1; 1826

Guildford Muniment Room GMR 129/107/2; 1843

Guildford Muniment Room GMR 129/107/3; 1845

Guildford Muniment Room GMR 129/107/4; 1858

Guildford Muniment Room GMR 129/141/4; 1888  
Guildford Muniment Room GMR 129/143/13; 1782  
R H Jago GMR 129/143/1-10, Copy X/80/1-7, 9; 1823  
Tithe commissioners Surrey Record Office; 1838

### **SMR No: 16013 - Wooden towpath roller attached to iron girder on sharp bend**

**Grid Reference:** TQ02175317 – Centred **Square:** TQ05SE

**SAM No: Whole Antiquity?:**

**Condition: Ownership:** Single **Photo Files:**

**Summary**

**Evidence: Type (Old): Description:**

STRUCTURE Aspect of Site

**Location**

**Preferred Type: Non-Preferred Type**

TOW PATH BOLLARD

**General Period: Specific Period:**

Post Medieval Post Medieval Post 1540

Post Medieval Post Medieval Post 1540

Description: TQ02175317, Approximate

Site:122788\*0 Wooden towpath roller attached to iron girder on sharp bend below Broad Oak Bridge. Also other fixed tackle to aid turning on this bend includes concrete bollards with fixed iron pulleys to support a barge rope. Visited: 29 JAN 1996

Management Recommendations:

Site:122788\*0 Original tackle on the Navigation should be actively preserved against decay.

Compiled: 18 JUN 1996

### **SMR No: 16132 - Evaluation by PCA revealed no finds**

**Grid Reference: Square: TQ01505205 -**

**Condition:**

**Ownership: Single**

Tence: Type (Old);,

Negative evidence, UNASSIGNED, Not Known, Not Known

Probable Description,

County: Surrey District: Guildford New Parish: Guildford

Environment Land Use: Geology:

TQ 015 520 83-89 London Road, Burpham

Evaluation by A Haslam of PCA revealed no finds or features of archaeological interest.

Source: Howe, T; Jackson, G and Maloney, C. "Archaeology in Surrey 2006"

Date: 18/06/2008 Compiler Emily Brants

### **SMR No: 17628 - An aircraft crashed at Burpham.**

The plane, G-AFLT, a Miles Gemini Ia of Iliffe and Sons Ltd.

**SENSITIVE SITE**

County: Surrey District: Guildford

**New Parish:** Guildford

**Environment Land Use: Geology:**

**Height:** m

An aircraft crashed at Burpham. The plane, G-AFLT, a Miles Gemini Ia of Iliffe and Sons Ltd. Crashed on 10 January 1954

*Date:* 16/02/2011

*Compiler* David Potter

