

BRAMLEY NEIGHBOURHOOD PLAN 2017 - 2032 APPENDICES



BRAMLEY

Neighbourhood Plan

APPENDICES

Borough: Waverley
County: Surrey
Plan Period: 2017 to 2032
Qualifying Body: Bramley Parish Council

TABLE OF CONTENTS

1	Appendix 1 Bramley's Roads.....	2
2	Appendix 2 Surrey Population Projection	6
3	Appendix 3 Waverley Local Plan Document Part 1	7
4	Appendix 4 Strategic Views and Vistas.....	9
5	Appendix 5 Commonly Used Building Materials in Bramley	14
6	Appendix 6 Committed Housing	22
7	Appendix 7 Sites Considered and Rejected	26
8	Appendix 8 Allocated Sites	44
9	Appendix 9 Wey and Arun Canal	48
10	Appendix 10 Questionnaire on the Potential Uses of the Downs Link	51
11	Appendix 11 Commenters and Contributors.....	55

INTRODUCTION

The Appendices contain the detailed data that support different parts of the Plan: essentially, the long lists and tables of, for example, listed buildings, strategic views and vistas, and references to Bramley in the Waverley Local Plan. Including these in the main body of the report would make that document cumbersome, so instead they are included in the Appendices.

1 APPENDIX 1 BRAMLEY'S ROADS

- 1.1 Given a primary purpose of this Plan is to define sites and criteria for future housing development, describing where existing housing occurs and the most significant planning issues that occur during local planning discussions is useful to help describe the Parish and provide context and evidence for the policies.
- 1.2 Note that this data which is drawn from the Electoral Register¹ does not exactly match the census in number of houses because of people not voting or registering.
- 1.3 The Notes column indicates which notes below the table apply to this road.

Road	Number of Houses	Private	Council-owned	Notes
Alldens Lane	2			
Barton Road	49			1
Birtley Green	16			
Birtley Rise	34			
Birtley Road	97			2
Hurst Hill Cottages		10	14	4
Blunden Court	24	0	30	3, 4
Brambles Park	13			3
Brookwell Lane	3			
Chestnut Way	55	23	30	3, 4
Clockhouse Lane	9			3
Dunsfold Road	3			
Eastwood Road	134			1
Edencroft	18	1	17	3, 4
Firs Avenue	9			1
Fisher Rowe Close	21	16	5	1, 4
Foxburrow Hill Road	6			
Gate Street	11			
Goose Green	5			
Gosden Common	26			3
Grafham	17			
Greywaters	6			1
Hall Road	4			3
High Street	56			2
Home Park Close	31		31	3, 4
Horsham Road	72			2, 7

¹ Electoral Register 2017

Road	Number of Houses	Private	Council-owned	Notes
Iron Lane	5			
Linersh Drive	12			1
Linersh Wood	71			1
Linersh Wood Close	56			1
Links Road	32			3
Lodkin Hill	3			
Manor Cottages			1	
Mill Lane	17	1	1	3
Munstead Heath Road	11			
Munstead Park	6			
Munstead View Road	7			
Old Grinstead	3			3
Old Rectory Close	30			3
Palmers Cross	4			
Park Drive	24			3
Pepperbox Lane	2			
Primrose Way	7			
Ricardo Court	31	4	26	3
Riverside Drive	6			3
Rookshill	3			
Rushett Common	6			
Selhurst Common	11			
Smithbrook	14			
Smithbrook Kilns	13			
Snowdenham Lane	58			3
Snowdenham Links Road	31			
Stantons Wharf	9			3
Station Road	28			3, 5
Stovolds Hill	22			6
Telegraph Hill	3			
The Coombes	23	11	11	3, 4
The Farriers	7			3
The Range	29	15	14	3, 4
Thorncombe Street	38			
Windrush Close	37	21	16	3, 4
Woodrough Copse	12			3
Woodrough Lane	1			3
Total	1,393	101	196	

1.4 **Note 1: Houses on Roads off Station Road**

1.4.1 Barton Road, Eastwood Road, Firs Avenue, Fisher Rowe Close, Greywaters, Linersh Drive, Linersh Wood and Linersh Wood Close have 358 houses or 26% of all houses in the Parish. There are four significant planning considerations for this group:

1.4.1.1 All these houses are accessible only from a tight crossroads with poor sight-lines connecting Eastwood Road and Barton Road to Station Road which in turn provides access to the A281 going west and Wonersh going east. This crossroads is both dangerous and busy, compounded by the presence of a bus stop and parking congestion which causes cars to park close to the crossroads.

1.4.1.2 Many properties in Eastwood Road and Barton Road were built before 2-car households were common, or in some cases before cars existed. There is inadequate parking in both roads creating parking and access issues for residents, utilities and emergency vehicles. This is particularly acute in Eastwood Road where parking considerations relating to any planning decision must be paramount.

1.4.1.3 Many houses in most of these roads have been extended, or particularly in the case of Linersh Wood and Linersh Wood Close have had large plots split to build additional houses. This has created a relatively high density of detached housing with large properties sometimes with multiple cars relatively close together.

1.4.1.4 Fisher Rowe Close is built on floodplain, and 8 of the houses have been subject to significant flooding, resulting in damage to the houses and distress and financial loss to residents.

1.5 **Note 2: Housing along A281**

1.5.1 Within the Settlement Area, the High Street, Birtley Road and Horsham Road have 225 houses or 16% of all houses in the Parish. There are three significant planning considerations for this group:

1.5.1.1 Traffic on the A281 is very heavy with significant congestion at rush hour at the Bramley mini-roundabout. It can be difficult for residents living along the A281 to turn onto the road.

1.5.1.2 Lorries have increased in size and number over the years and many residents living along the A281 suffer from high levels of vehicle noise or in some cases even property damage as a result of vibration.

1.5.1.3 The A281, particularly in the Settlement Area at the south end of the village, the mini-roundabout, and at the traffic calming islands at the north end of the village has seen regular accidents involving speeding vehicles and cyclists. Any developments that worsen the risk of accidents must be avoided.

1.6 **Note 3: Houses on roads off the A281**

1.6.1 Residents in the third significant group of roads need to turn onto the A281 for any vehicle journey. Within the Settlement Area this includes a large number of roads with 527 houses or 38% of all houses in Bramley Parish. Noise and vibration issues that face houses in Group 2 have less impact, but these houses do face the difficulty of heavy congestion on the A281. From a planning perspective, further material development on these roads will have an adverse effect on traffic.

1.7 **Note 4: Bramley Council Estate Properties**

1.7.1 Bramley has a Waverley Borough Council Estate in 12 roads. 101 houses are now privately owned while 196 (14% of total homes) remain as Council property. All these houses are within the Settlement Boundary. This level of social housing does provide a better balance of affordability for living in Bramley than might otherwise be anticipated for a large village. However, there remains insufficient affordable housing.

1.8 **Note 5: St Catherine's School**

1.8.1 St Catherine's School is the largest single employer in the Parish and has significant number of residents. Their on-site accommodation is not counted as separate homes within Station Road.

1.9 **Note 6: Stovold's Hill**

1.9.1 The site at Stovold's Hill is Lydia Park which has a planning constraint of 22 plots for mobile homes. The highest current plot number is 21.

1.10 **Note 7: Horsham Road**

1.10.1 Horsham Road includes The Beeches, Webster Court and Bramley Grange. Bramley Grange is a substantial development of apartments on the site of the Bramley Grange Hotel that was destroyed by fire which is restricted to purchasers aged 55 or over. Webster Court has six Affordable Houses prioritised for sale to local residents. This is currently the only designated Affordable Housing in the Parish².

² There are 15 new affordable homes at the new development adjacent to Ricardo Court and 2 new affordable homes on Park Drive. These are included in the Committed Housing numbers (Appendix 6).

2 APPENDIX 2 SURREY POPULATION PROJECTION

2.1 Surrey County Council projects the growth in population by borough. While this data is not calculated to Parish level, this Plan assumes that population growth in Bramley will follow the same trajectory as Waverley generally.

Year	Waverley Projected Population	Projected Increase (%)
2017	124,796	
2018	125,515	0.58%
2019	126,255	0.59%
2020	127,027	0.61%
2021	127,823	0.63%
2022	128,620	0.62%
2023	129,371	0.58%
2024	130,110	0.57%
2025	130,819	0.54%
2026	131,495	0.52%
2027	132,160	0.50%
2028	132,822	0.50%
2029	133,451	0.47%
2030	134,067	0.46%
2031	134,663	0.44%
2032	135,264	0.45%

2.2 Waverley's population in the 2011 census was 121,600 and Bramley's 2,712. By 2017 Waverley's projected population had grown to 124,796 (an increase of 2.63%). Applying that same increase to Bramley suggests an estimated Bramley population in 2017 of 2,783.

2.3 Waverley's population is expected to increase by 8.39% over the Plan period and we assume that Bramley Parish will do so as well. Bramley's population is projected therefore to be 3,016 by 2032, an increase of 233 people (2,783 increased by 8.39%).

2.4 Clearly, Bramley's growth will be constrained or enabled by housing, but assuming both Waverley level growth and that Bramley's household composition from 2011 remains constant at 2.31 people per household, then it can be calculated that Bramley requires an additional 101 houses by 2032 to cope with the same level of population growth as anticipated in Waverley. Furthermore, the 2017 Housing Needs Report for Bramley concludes that the parish requires more houses than the number based solely on estimated population growth, so the actual target has been set at 129 net new dwellings. Both the population growth-based estimate and the Housing Needs Report estimate demonstrate the need for a target in this plan that is higher than the 90 houses required by the Waverley Local Plan.

3 APPENDIX 3 WAVERLEY LOCAL PLAN DOCUMENT PART 1

3.1 This appendix identifies all references to Bramley within the Waverley Local Plan Part 1.

Paragraph	Reference to Bramley
2	Spatial Portrait
2.15	In Environmental Profile, the Plan notes that the Cranleigh Waters flows from Cranleigh to Bramley.
2.23	In Roads, the Plan notes that the A281 in Bramley is subject to significant delays and congestion due to heavy traffic particularly in the morning and evening peaks.
5	Spatial Strategy
5.10	In Waverley Settlement Hierarchy, Bramley is noted as one of the Communities with Local Services alongside, e.g. Witley, below the main Communities with Key Services (Farnham, Godalming, Haslemere, Cranleigh).
5.17	In Spatial Strategy for Waverley, the strategy allows for moderate levels of development in and around large villages including Bramley subject to the Council's approach to Green Belt.
Policy SP2: Spatial Strategy	Section 3 of this policy is to allow moderate levels of development in larger villages (including Bramley) whilst recognising that due to Green Belt constraints, Bramley has more limited scope for development. Note that Bramley's limited scope for development is explicitly called out in this policy.
6	The Amount and Location of Housing
Policy ALH1: The Amount and Location of Housing	This policy states that 90 new homes are allocated to Bramley to accommodate including homes permitted and built since April 2013. But note that this 90 excludes windfall development where 185 dwellings must be delivered by the 4 larger (including Bramley) and 7 smaller villages.
11	Town Centres and Shopping
11.8	In Waverley Retail Hierarchy, Bramley is one of three designated Local Centres (alongside Farncombe and Milford) identified as serving the smaller settlements.
11.36	Local Centres such as Bramley are defined in more detail as providing a range of local shops serving a small catchment, providing an essential service to those preferring to shop locally or lack transport to access the main centres. The section also notes that Local Centres provide a limited range of community and leisure facilities, and that they offer employment opportunities and help reduce the need for

Paragraph	Reference to Bramley
	travel. They are identified as offering a sustainable alternative to supermarket shopping in the main towns.
Policy TCS2: Local Centres	<p>This policy states that the retail role and function of Bramley as a Local Centre will be safeguarded and consolidated. Proposals which would harm or undermine the retail function of the centre by reducing its ability to meet its daily needs and/or detract from its vitality and viability will not be permitted.</p> <p>Furthermore, the policy states that proposals for the provision of new small-scale facilities will be supported provided that they would support the vitality and viability of these Local Centres and are appropriate to the role and function of the Centre.</p>
13	Rural Environment
13.27	In Other Villages, it is referenced that the Green Belt review recommended that Bramley remained washed over by Green Belt with some minor changes proposed to the rural settlement boundaries to allow for selected infill to take place. Waverley accepts these recommendations which will be considered in Part 2 of the Local Plan.
15	Heritage Assets
15.4	The Local Plan notes that a Conservation Area Appraisal has been completed for Bramley alongside 11 other settlements. ³
16	The Natural Environment
16.16	In Local Designations, the Local Plan identifies the value of canals and rivers as wildlife corridors and references the work of the Wey and Arun Canal Trust in seeking to open up the canal between Bramley and Dunsfold.
17	Climate Change and Flood Risk Management
17.35	In Flood Risk Management, the Local Plan references that watercourses within the catchment area of the River Wey have broken their banks as a result of storms. Bramley is identified as one of eight settlements with known flooding problems.

³ Waverley Borough Council, 2005 Bramley Conservation Area Appraisal Supplementary Planning Document.

4 APPENDIX 4 STRATEGIC VIEWS AND VISTAS

4.1 The locations of a series of strategic views and vistas are shown in Figure A4.1.

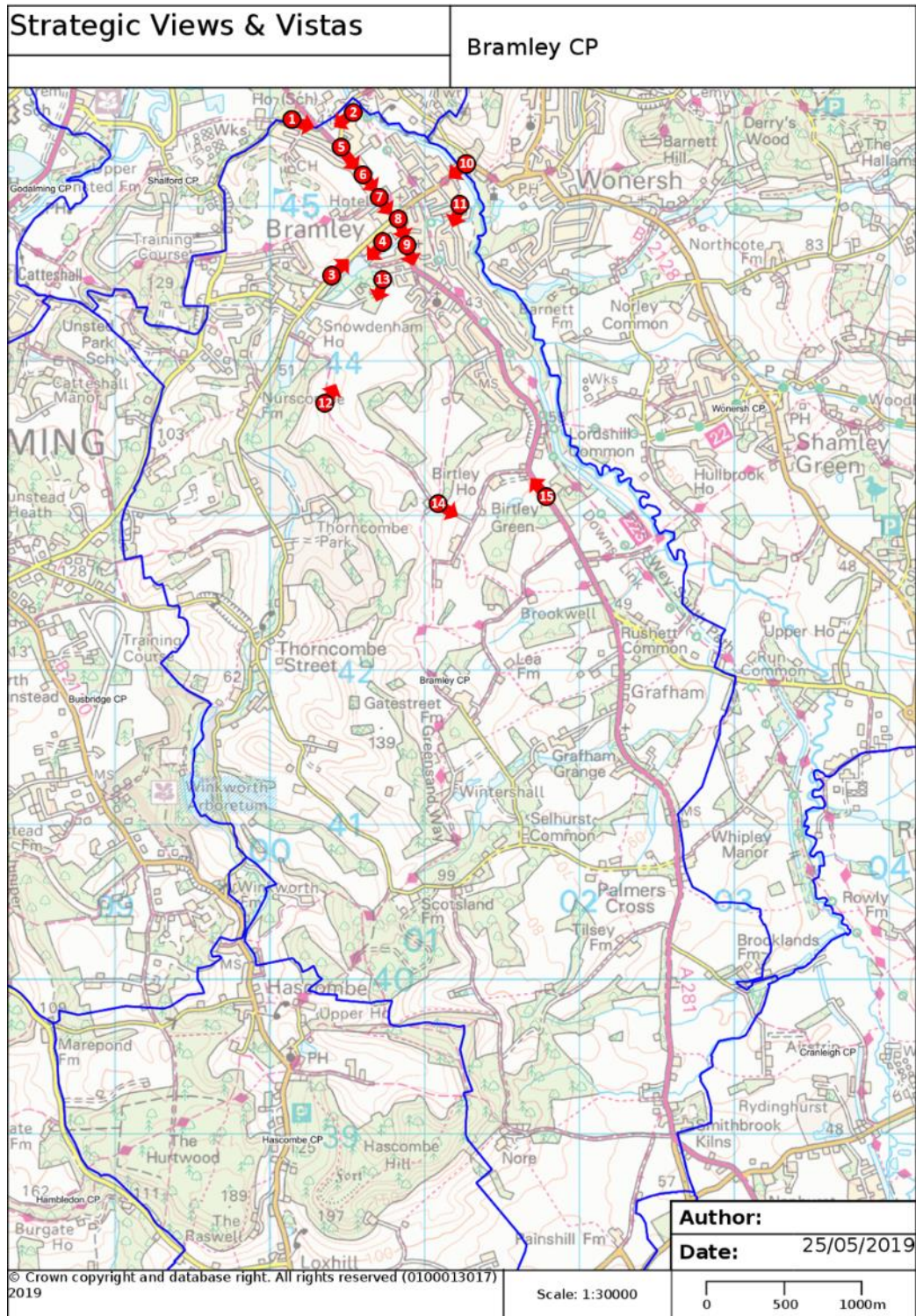









Figure A4.1: Locations of strategic views and vistas of Bramley.

4.2

The following views and vistas are strategic to Bramley Parish and are defined in this Plan:

Ref.	Strategic View or Vista	Photograph
SVV1	<p>Gosden Common - 1</p> <p>The view across Gosden Common from the Bus Stop at Gosden House School with Chinthurst Hill in the background.</p>	
SVV2	<p>Gosden Common - 2</p> <p>The view across Gosden Common from the northwest end looking towards the line of the A281.</p>	
SVV3 (i)	<p>Snowdenham Lane</p> <p>The view down Snowdenham Lane standing towards the end of the built area at the west and east ends of the Lane.</p>	
SVV3 (ii)	<p>Snowdenham Lane</p> <p>The view up Snowdenham Lane standing towards the end of the built area at the west and east ends of the Lane.</p>	

Ref.	Strategic View or Vista	Photograph
SVV4	<p>Mill Pond</p> <p>The view of Bramley's Mill Pond from the Mill dam looking west.</p>	
VV5	<p>Horsham Road - 1</p> <p>Looking southeast from the corner of Gosden Common. Entry to the Village coming from Guildford.</p>	
SVV6	<p>Horsham Road - 2</p> <p>Looking southeast from just northwest of the start of the 30 mph speed limit signs, with the St Catherine's School boundary wall to the left.</p>	
SVV7	<p>High Street - 1</p> <p>The view down the High Street standing at the crossroads of the A281 and Station and Snowdenham Lane.</p>	

Ref.	Strategic View or Vista	Photograph
------	-------------------------	------------

High Street - 2
 SVV8 The view of the High Street from Windrush Close looking southeast.



High Street - 3
 SVV9 The Coronation Oak viewed from the northwest, with Woodrough Cottages to the left.



Station Road Entrance to the Village
 SVV10 Looking towards the Village from The Street, Wonersh with the bridge over Cranleigh Waters in the foreground forming the Parish boundary.



Linersh Wood Gates
 SVV11 View looking south from the corner of Fisher Rowe Close.



Ref.	Strategic View or Vista	Photograph
------	-------------------------	------------

SVV12 **Chinturst Hill from the Eastwater Lake to Daneshill Bridleway**
View looking north across farmland.



SVV13 **The Bonfire Field**
Looking southwest towards Emplly Lane from the concrete road near Park Drive allotments. This view is approximately reciprocal to SVV12.



SVV14 **Winterfold**
View from the top of Dane's Hill looking east over Birtley towards Winterfold.



SVV15 **Birtley Green**
The approach to Bramley village on the A281 Birtley Road viewed from the south, looking north towards Hurst Hill.



5 APPENDIX 5 COMMONLY USED BUILDING MATERIALS IN BRAMLEY

5.1 Front Boundary Walls

Brickwork



Bargate Stone



Brickwork with Bargate Stone



Brickwork with Metal railings



Rendered masonry



Brickwork with local Ironstone



5.2

Dwelling Walls

(note also windows, including sliding sash, casement, timber and UPVC)

Tile hanging and brickwork



Brickwork with decorative coursing and quoins



Painted render, brickwork, decorative "timbering", tile hanging



Painted render, brickwork, decorative "timbering", tile hanging



Bargate stone with brickwork



Black painted weatherboard



Masonry with timber cladding



Unpainted render



Painted rendering



Painted rendering



5.3

Roofing

(note also guttering and rainwater downpipes, mainly black or white plastic.)

Slate



Thatch



Artificial slate



Plain clay tiling



Concrete tiles



Concrete tiles



5.4 **Chimneys**





5.5 **Doors and porches**

See also photos in dwelling walls section above.

Doors are generally timber or timber lookalikes in UPVC.



5.6 **Ground surfaces**

Public roads and pavements in Bramley are predominantly tarmac with precast concrete kerbs.



There is some use of cast in situ concrete for car parks and footways.



The most frequently used driveway material is gravel retained by concrete kerb or by granite or paving block insets.



Driveways are also frequently paved with concrete block paviors.



Tarmac



Natural stone



Precast concrete slabs



Pedestrian only areas paved in concrete or clay brick paviors.



6 APPENDIX 6 COMMITTED HOUSING

6.1 Since the start of the calculation period of 1st January 2013, 95 properties have been granted permission as follows. These will deliver more than the 90 properties allocated to Bramley in the Waverley Local Plan for completion by 2032.

6.2 This information is correct as of December 2019.

6.3 Outstanding permissions:

6.3.1 The following lists were supplied by Waverley Borough Council in December 2019:

Waverley Application Reference Number	Site Address	Commenced?	Gross	Net
WA/2016/2057	Land at Wisteria, Birtley Road, Bramley, GU5 0HY	No	1	1
CR/2017/0003	Wagon Barn, Smithbrook Barns, Horsham Road, Cranleigh, GU6 8LH	No	1	1
CR/2017/0004	The Old Forge, Smithbrook Barns, Horsham Road, Cranleigh, GU6 8LH	No	1	1
CR/2017/0005	Honeygreen Barn, Smithbrook, Horsham Road, Cranleigh, GU6 8LH	No	1	1
CR/2017/0006	Great Barn, Smithbrook, Horsham Road, Cranleigh, GU6 8LH	No	3	3
CR/2017/0007	The Bothy, Smithbrook, Horsham Road, Cranleigh, GU6 8LH	No	2	2
CR/2018/0004	3C Smithbrook Kilns, Cranleigh, GU6 8JJ	No	1	1
CR/2018/0016	4 High Street, Bramley, GU5 0HB	Yes	4	4
WA/2018/1776	Land at Mill Farm Cottage, Mill Lane, Bramley, GU5 0HW	No	1	1
CR/2018/0024	62 Smithbrook Kilns, Cranleigh, GU6 8JJ	No	1	1

Waverley Application Reference Number	Site Address	Commenced?	Gross	Net
WA/2018/1236	Land at M J Coleman and Sons Ltd, Park Drive, Bramley, GU5 0JY	Yes	8	8
WA/2018/1056	Kirkstone, Barton Road, Bramley, GU5 0EA	Yes	2	1
WA/2016/0359	Keepers Cottage, Gate Street, Bramley, GU5 0LR	Yes	2	2
Total			28	27

6.4 Completions

6.4.1 The following list was supplied by Waverley Borough Council in December 2019:

Waverley Application Reference Number	Second Reference	Site Address	Site size (S/L)	Gross	Net
WA/2005/2445	N/A	Bramley Grange Flats, Horsham Road, Bramley, GU5 0ER	S	1	1
WA/2010/0646	N/A	10 High Street, Bramley, GU5 0HF	S	1	1
WA/2011/1304	N/A	Amberley, Birtley Road, Bramley, GU5 0JJ	S	4	3
WA/2012/1352	N/A	12-15 High Street, Bramley, GU5 0HF	S	4	4
WA/2013/0160	N/A	Windrush House, Windrush Close, Bramley, GU5 0HF	S	1	0
WA/2014/0918	N/A	D&A Newsagents, 9C High Street, Bramley, GU5 0HF	S	1	1
WA/2014/1916	N/A	Hollyhocks Cottage, High Street, Bramley	S	1	1
WA/2013/1727	N/A	Land adjacent 1 The Coombes, Bramley	S	1	1
WA/2014/0001	N/A	24 High Street, Bramley	S	1	1

Waverley Application Reference Number	Second Reference	Site Address	Site size (S/L)	Gross	Net
CR/2015/0013	N/A	The Old Post Office, High Street, Bramley	S	1	1
WA/2016/0077	N/A	Nurscombe Farmhouse, Snowdenham Lane, Bramley	S	1	1
WA/2015/2276	N/A	Beggars Roost, 57 Linersh Wood, Bramley, GU5 0EF	S	2	1
WA/2016/0022	N/A	Chestnut Cottage, 49 Chestnut Way, Bramley, GU5 0JE	S	2	2
CR/2014/0028	N/A	Mezzanine Floor, The Kiln Building, 85 Smithbrook Kilns, Cranleigh, GU6 8JJ	S	4	4
CR/2014/0029	N/A	1st Floor, The Kiln Building, 85 Smithbrook Kilns, Cranleigh, GU6 8JJ	S	4	4
CR/2014/0030	N/A	2nd Floor, The Kiln Building, 85 Smithbrook Kilns, Cranleigh, GU6 8JJ	S	3	3
WA/2017/1084	N/A	The Courtyard, Eastwood Road, Bramley, GU5 0DS	S	6	6
WA/2017/1749	N/A	Land adjacent to 1 Orchard Cottages, Mill Lane, Bramley, GU5 0JL	S	1	1
WA/2014/0249	N/A	Land between Bramley Park Court and Ricardo Court, Bramley, GU5 0HU	L	24	24
WA/2015/1652	N/A	Roadside Barn, Nursecombe Farm, Snowdenham Lane, Bramley, GU5 0DB	S	1	1
WA/2017/1169	WA/2017/2372	Lane to rear of Orchard Cottages, Park Drive, Bramley	S	6	6
WA/2017/2169	N/A	9A High Street, Bramley, GU5 0HF	S	1	1
Total				71	68

6.5

Summary Table

Type	Gross properties	Net properties
Permissions	28	27
Completions	71	68
Total	99	95

7 APPENDIX 7 SITES CONSIDERED AND REJECTED

7.1 This appendix documents the twelve sites brought forward either during the Waverley call for sites in 2017⁴ and to the Bramley Parish Council and not considered suitable for development at this time.

Site ID	Site Address	Location of Site	Reason(s) for Rejection
310	School Playing Field. Birtley Road at the junction with Woodrough Copse.	Within Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> The location is the only obvious location for expansion of Bramley Infant and Nursery School should expansion be required during the plan period; Inappropriate development in the Green Belt; Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB); Impact on the Surrey Hills Area of Great Landscape Value (AGLV).
469	Land south side of Bramley, excepting parcel 469d, Coleman's Yard.	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> Inappropriate development in the Green Belt; Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB); Impact on the Surrey Hills Area of Great Landscape Value (AGLV); Impact on setting of village.
555	Land to South of Birtley Courtyard (Birtley Green).	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> Not a brownfield site; Outside of settlement boundary; Inappropriate development in the Green Belt; Impact on the Surrey Hills Area of Great Landscape Value (AGLV).
622	The Nursery, Gosden Common.	Outside Settlement Area.	<ul style="list-style-type: none"> Not a brownfield site; Inappropriate development in the Green Belt;

⁴ Waverley Borough Council, May 2018 Land Availability Assessment

Site ID	Site Address	Location of Site	Reason(s) for Rejection
		Outside of Conservation Area.	<ul style="list-style-type: none"> Peripheral impact on common land at Gosden Common; Access to public highway too narrow based on Surrey County Council restrictions; Outside of Settlement Boundary.
627	Land at Park Drive.	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> Not a brownfield site; Inappropriate development in the Green Belt; Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB); Impact on the Surrey Hills Area of Great Landscape Value (AGLV).
637	Land at Clockhouse Lane	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> Not a brownfield site; Inappropriate development in the Green Belt; Impact on the Surrey Hills Area of Great Landscape Value (AGLV).
640	Land to the west of Birtley Road	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> Not a brownfield site; Inappropriate development in the Green Belt; Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB); Impact on the Surrey Hills Area of Great Landscape Value (AGLV); Impact on setting of village.
652	Land off Chestnut Way.	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> Not a brownfield site; Inappropriate development in the Green Belt; Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB); Impact on the Surrey Hills Area of Great Landscape Value (AGLV).

Site ID	Site Address	Location of Site	Reason(s) for Rejection
769	Bramley Garage, High Street.	Within Settlement Area. Within Bramley Conservation Area.	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt; • Loss of a commercial site; • Loss of buildings which are considered to contribute to the wider character of the Conservation Area.
791	Land at Smithbrook Kilns	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> • Not a brownfield site; • Inappropriate development in the Green Belt.
No number	Land at the north end of Eastwood Road.	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> • Not a brownfield site; • Some parts have potential to flood; • Inappropriate development in the Green Belt.
No number	Land at The Coombes.	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> • Not a brownfield site; • Inappropriate development in the Green Belt; • Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB); • Impact on the Surrey Hills Area of Great Landscape Value (AGLV); • Potential to be brought forward as a Rural Exception Site in the future.
No number	Land north of the Tennis Club, Birtley Road.	Outside Settlement Area. Outside of Conservation Area.	<ul style="list-style-type: none"> • Not a brownfield site; • Inappropriate development in the Green Belt; • Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB); • Impact on the Surrey Hills Area of Great Landscape Value (AGLV).

7.2 **Site 310 – School Playing Field**

7.2.1 This plan strongly supports the Infant School which is working through a strategic review of its options. Should those options require use of this field for development in support of Bramley Nursery and Infants School then this plan would be supportive.

7.2.2 On the map (figure A7.1), the site is that marked School Playing Field. The site is not connected to the School except via the A281 and were it to be developed for use by the school, access through the green area (a cemetery) would likely be required which might require the relocation of graves.

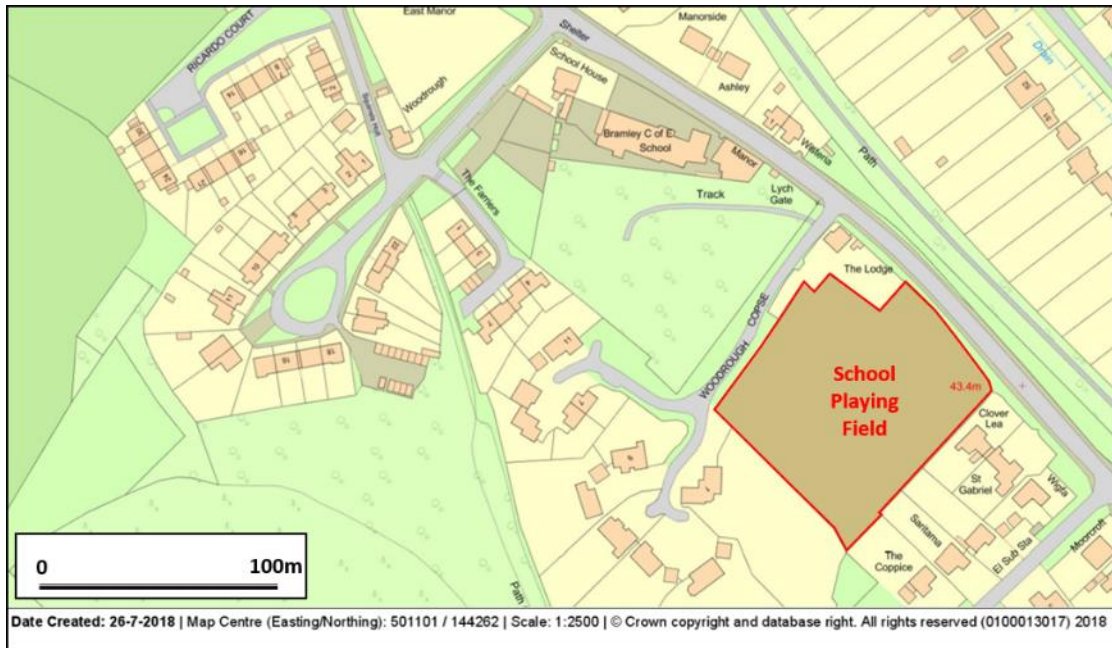


Figure A7.1: Location of the School Playing Field, Birtley Road

7.3 **Site 469 – Bonfire Field**

7.3.1 This very large site is for the purposes of this plan broken down into eight sub-sites each with their own designation (a to g).

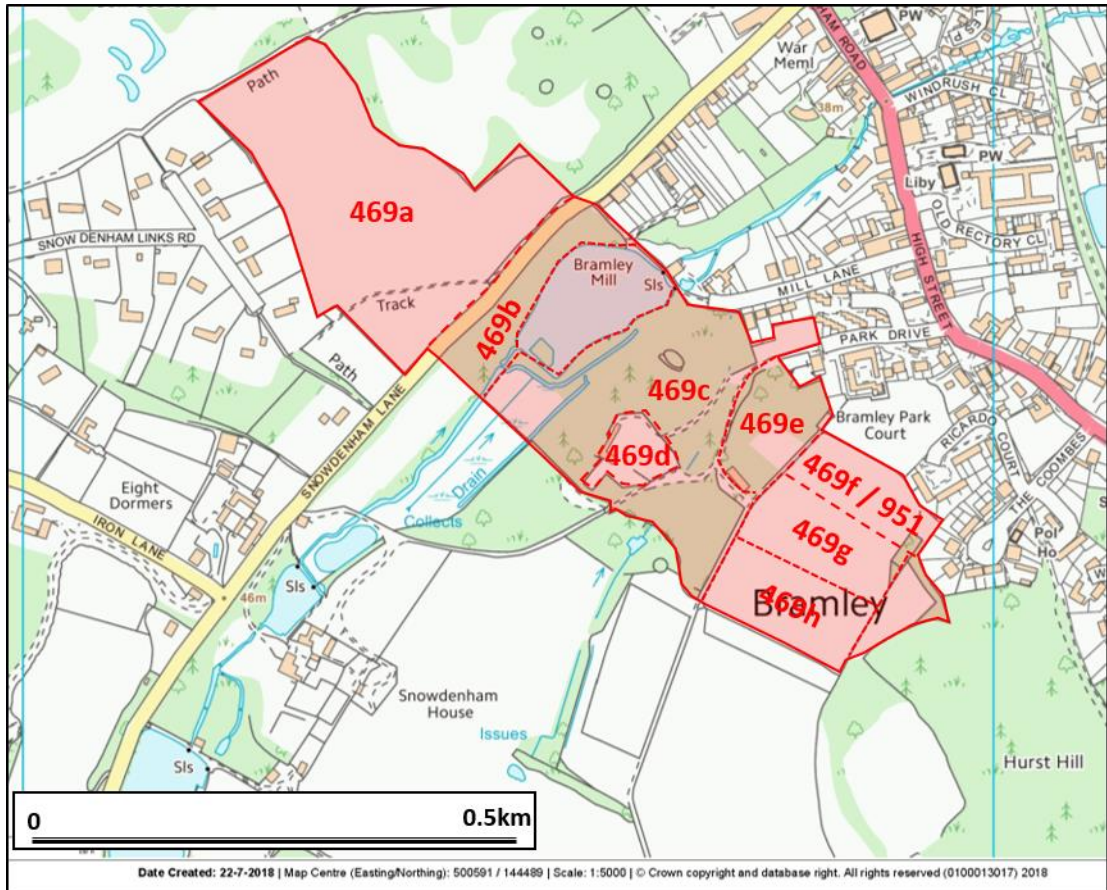


Figure A7.2: Location of site 469

7.3.2 469a - **Mrs Brown's Field**. This is the area on the map (figure A7.2) to the north of Snowdenham Lane. It is not suitable for nor to be used for residential development being steeply sloping and with the flat top being highly visible and the site of a strategic vista. Similar or even more acute issues of visibility within AONB and Green Belt to site 637 (see below) would exist.

Waverley Designation	Bramley Designation
	Not feasible for development due to lack of accessibility, high visibility and being within AONB and Green Belt

7.3.3 469b - **Mrs Brown's Hill**. This steep land running from Snowdenham Lane in the north down to Bramley Mill Pond is not suitable for building. Fly-tipping is an issue on this land and, separate to this Plan, the Parish Council should work with the owner to identify whether solutions could be found to this.

Waverley Designation	Bramley Designation
	Not feasible for development due to steep slope (aside from Green Belt and other considerations)

7.3.4 469c – **Land to south of Bramley Mill Pond.** This wooded land is Green Belt and AONB and as such not possible to allocate as a site. However, it could have potential as a Rural Exception Site for a small development in conjunction with site 469d. Provided sufficient screening is maintained there would be no visual impact on existing houses. Therefore, this Plan would be interested in understanding the owner’s plans for the site.

Waverley Designation	Bramley Designation
	Possible Rural Exception Site in conjunction with 469d

7.3.5 469e – **Allotments.** To the east of Site 469d are Bramley’s allotments with surrounding scrub. The provision of allotments is a statutory responsibility for Town and Parish Councils so regardless of other AONB and Green Belt considerations, no development could be accepted on the allotments without alternative provision.

Waverley Designation	Bramley Designation
	The allotments represent an important green space and the Parish is obliged to provide them. No development on the Allotments would be acceptable without alternative provision – regardless of AONB and Green Belt provisions.

7.3.6 469f/951 – **Bonfire Field – North East.** For the purposes of the plan the current Bonfire Field is split into three, one of which is already identified as site 951 by Waverley. Site 951 would be a logical extension of the approved development of the Land at Ricardo Court (site 283). Subject to the completion of that the latter development then during the 15 year time period, this plan is open to receiving proposals on this land while recognizing that this would impact on the site of the Bramley Bonfire. This land is Green Belt and AONB but is adjacent to the Settlement Boundary. This site 469f/951 could be developed while retaining the Bonfire on sites 469g and 469h.

Waverley Designation	Bramley Designation
	Possible Rural Exception Site further to the development of Site 283

7.3.7 469g – **Bonfire Field – Centre.** Depending on housing need, expanding further out into the Bonfire Field could be a logical extension, subject to an exception for building on Green Belt and AONB being granted. Were this site to be developed then an alternative location would be required for the Bramley Bonfire.

Waverley Designation	Bramley Designation
	Possible Rural Exception Site only if the principle of 469f was approved

7.3.8 469h – **Bonfire Field – South East**. This last section of the Bonfire Field would be again a logical extension if sites 469g were to be developed. The same exception criteria for Green Belt and AONB would be required.

Waverley Designation	Bramley Designation
	Possible Rural Exception Site only if the principle of 469g was approved

7.3.9 It must be stressed that there is currently no formal application nor plan to build on the Bonfire Field. The land is outside the Settlement Boundary, on Green Belt and mainly in AONB with access difficult onto the A281 through the narrow Park Drive. The point made in this section 7.3 is that were Waverley to demand significantly more houses from Bramley, or Bramley to identify that need during the Plan period then the Bonfire Field is deemed to be the only credible site which Waverley could consider as a significant Rural Exception Site. Were Waverley to make such a request of Bramley then the owner of the land has a plan showing how the sites identified above in 7.3.6, 7.3.7 and 7.3.8 could be developed.

7.4 **Site 555 – Land to South of Birtley Courtyard (Birtley Green)**

7.4.1 The location of this site is shown on figure A7.3 below.

7.4.2 The site was rejected by Waverley as being further than 100m from settlement boundary. This is in open countryside and is rejected for the following two reasons:

- Inappropriate development in the Green Belt;
- Impact on the Surrey Hills Area of Great Landscape Value (AGLV).



Figure A7.3: Location of site 555, Land to the South of Birtley Courtyard (Birtley Green)

Waverley Designation	Bramley Designation
	Outside of settlement boundary, in Green Belt and not a brownfield site.

7.5 Site 622 – Nursery, Gosden Common

7.5.1 The location of this site is shown on figure A7.4 below.

7.5.2 Access to this site is only possible either across a private, unmade track not owned by the site owner; or via a track across Gosden Common, which is owned by the owner of the site, but which has a width restriction between two neighbouring properties of only 2.7m. This is materially below the minimum access required for emergency and service vehicles and is therefore not feasible. These two considerations discount the site. These access issues could only be overcome if the relevant landholders give permission to convert their track to an access road, or were willing to knock down listed walls and convert part of their garden to an access road in the case of the Gosden Common access route.

7.5.3 Further considerations, were the access issues to be overcome, are that Gosden Common access would require the destruction of some deciduous woodland, and potentially paving of Common Land. For both access options, the site is Green Belt and not adjacent to the Settlement Boundary. The northern part of the site is designated by the Environment Agency as having a low risk of flooding and given Bramley’s issues with flooding would anyway not be acceptable for development.

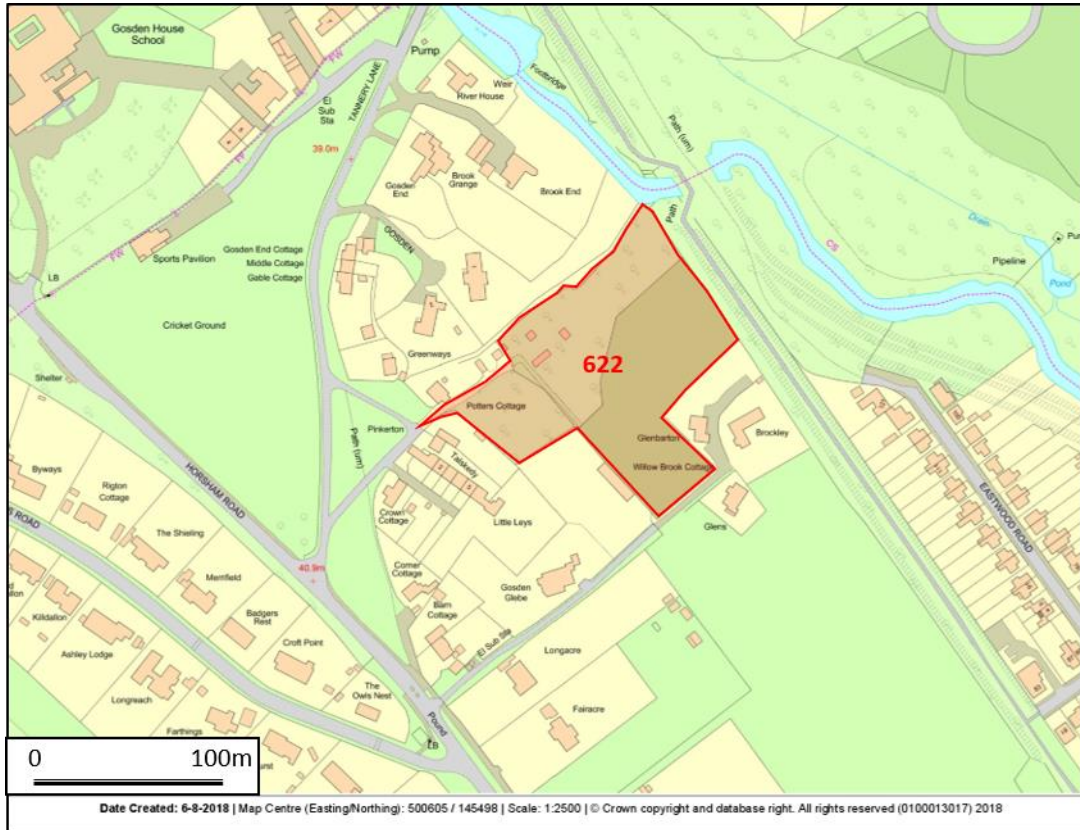


Figure A7.4: Location of site 622, the Nursery at Gosden Common

7.5.4 While the site itself, which is mainly a relatively flat field, is theoretically suitable for housing, the problems of access, even disregarding Green Belt and lack of adjacency to the Settlement Boundary, suggest that development is not feasible. Access via Gosden Common must be eliminated as a possible option due to the 2.7m width restriction regardless of any other considerations; access via the track would only be possible if the owner had the track owner’s permission to convert that track to an access road.

	Waverley Designation	Bramley Designation
Access via track to right of Gosden Garth		Regardless of other planning considerations, the owner does not have the rights to create an access road on someone else’s property and until such permission is demonstrated, no further consideration will be given to this site.

	Waverley Designation	Bramley Designation
Access via Gosden Common		Regardless of other planning considerations, access is not possible due to a 2.7m restriction on vehicle width substantially below the 3.7m minimum requirement for emergency vehicles, and insufficient for service vehicle access.

7.6 **Site 627 – Land at Park Drive**

7.6.1 The location of this site is shown on figure A7.5 below. This is part of the land assessed as Site 469e above.

7.6.2 The site, with capacity for around 5 properties, is within the Green Belt, and most of it also lies within the AGLV (treated in LPP1 as AONB).

7.6.3 The site contains allotments, which represent an important green space and which the Parish is obliged to provide.

7.6.4 The site is outside the existing settlement boundary.

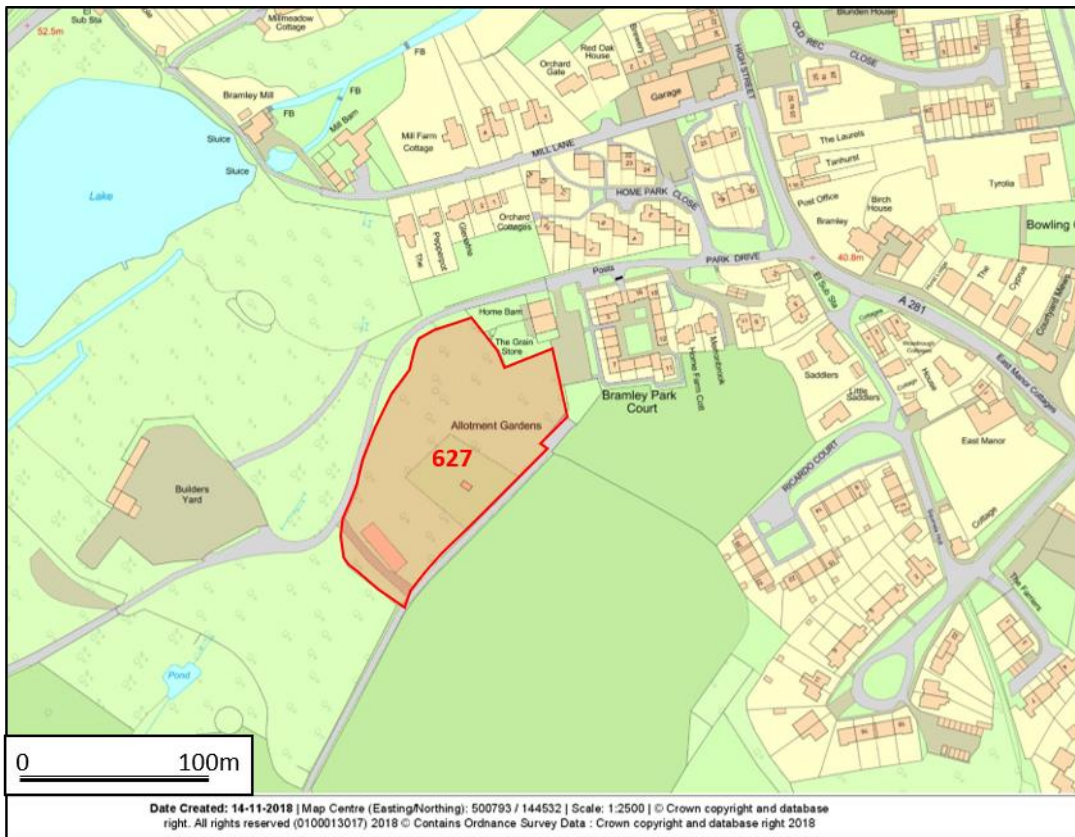


Figure A7.5: Location of site 627, Land at Park Drive

Waverley Designation	Bramley Designation
	No development on the Allotments would be acceptable without alternative provision – regardless of AONB and Green Belt provisions.

7.7 Site 637 - Clockhouse Lane

7.7.1 The location of this site is shown on figure A7.6 below.

7.7.2 The owner of this large, sloping field at the top of Clockhouse Lane originally sought planning permission in 2014 for a single “mansion size” house on a substantial plot. Issues of access over Clockhouse Lane were addressed with residents. The development was refused because the land is Green Belt and AONB and the house would have been widely visible from lower ground.

7.7.3 As this site is designated as Green Belt and AONB, the Plan does not seek to alter the previous stance of Waverley Borough Council. Furthermore, the topography of this land, and challenges of access do not suggest it would be appropriate for a significant multiple house development and therefore any development of the site would not contribute to the overall objectives of the Plan.



Figure A7.6: Location of site 637, Land at Clockhouse Lane

Waverley Designation	Bramley Designation
	Only possible development use for between one and several large houses does not align with this plan's objectives

7.8 Site 640 – Land to west of Birtley Road

7.8.1 The location of this site is shown on figure A7.7 below.

7.8.2 This land is not supported for development. The topography is wrong with steep slopes and the site is covered by deciduous woodland which forms an important natural border for the village to farmland to the west. Given this is higher ground and thus visible, wooded, as well as AONB and Green Belt, this land is not deemed viable for development.

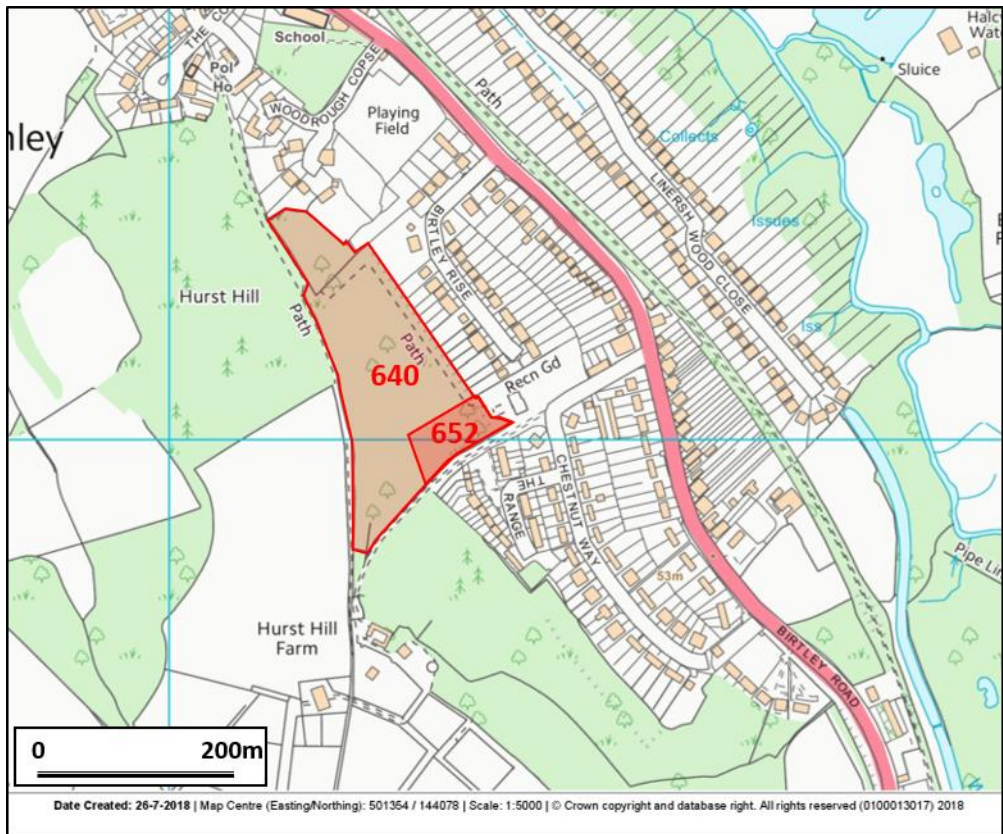


Figure A7.7: Location of site 640, Land to West of Birtley Road

Waverley Designation	Bramley Designation
	Not feasible for development due to accessibility and topography, as well as the loss of woodland.

7.9 Site 652 – Land off Chestnut Way

7.9.1 The location of this site is shown on figure A7.8 below.

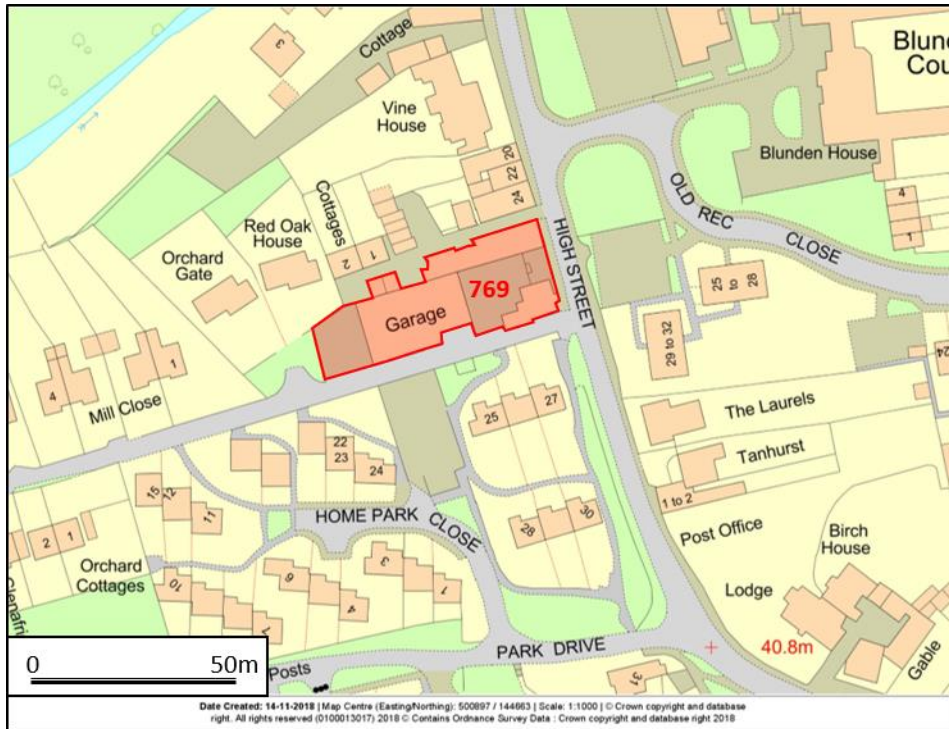


Figure A7.9: Bramley Garage, High Street

Waverley Designation	Bramley Designation
	In commercial use. Contains a heritage asset. Residential development would present highway safety challenges.

7.11 **Site 791 – Land at Smithbrook Kilns**

7.11.1 The location of this site is shown on figure A7.10 below.

7.11.2 The site is in a natural bowl bounded by low hills to the north and east of the existing large Smithbrook Kilns site being in effect behind and to the side of the existing development.

7.11.3 An appeal⁵ against a previous application for residential development on this site was rejected on 28th October 2014 by the Planning Inspectorate on the grounds that no very special circumstances existed to overcome what was deemed by Waverley inappropriate development in the Green Belt primarily on the grounds of openness.

7.11.4 The owner of this land believes the site to be brownfield. It is the view of the independent examiner⁶ of this Plan however, that the site does not meet the definition of being previously developed land as set out in the Glossary to the NPPF which refers to as exceptions to land being treated as brownfield land,

⁵ See Evidence W7 Appeal Decision: Land at Smithbrook Kilns

⁶ Report of the Examination of the Bramley Neighbourhood Plan, John Slater Planning Ltd, 16th August 2021

where the remains of any permanent structure or fixed surface structure blending into the landscape.

7.11.5 The examiner also states that development on this land would affect the openness of this part of the Green Belt. This view is also held by Waverley Borough Council and the CPRE.

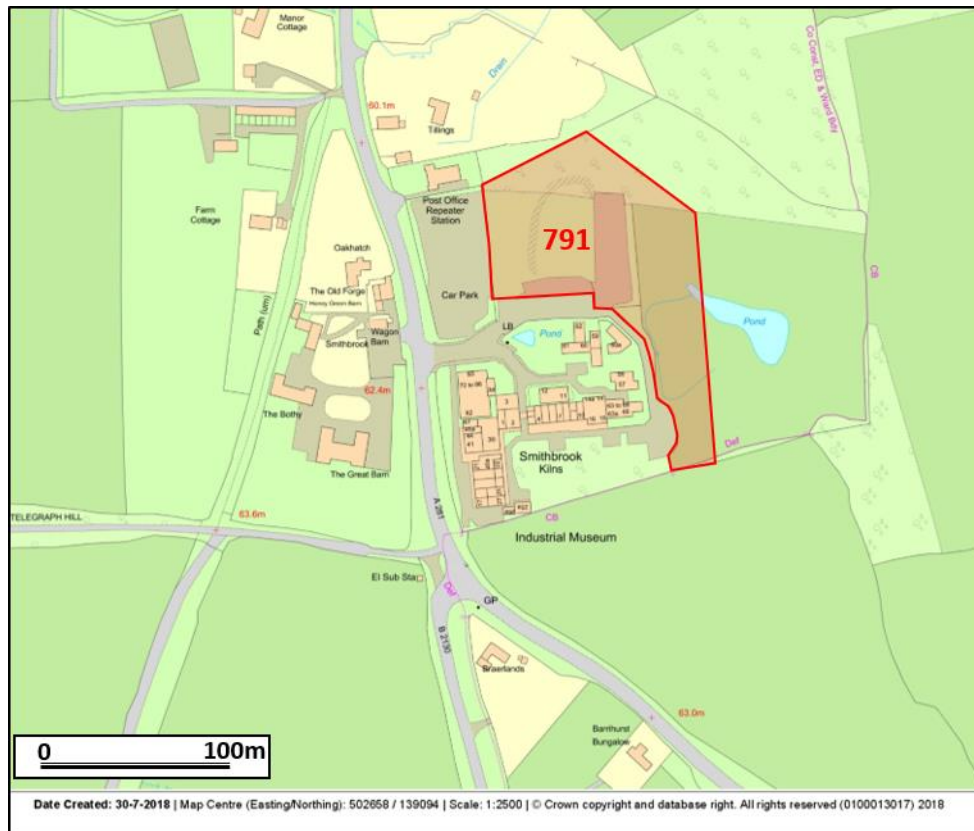


Figure A7.10: Location of land at Smithbrook Kilns

Waverley Designation	Bramley Designation
	Not a brownfield site. Any development would affect the openness of the Green Belt.

7.12 **No Number - Land at the north end of Eastwood Road**

7.12.1 On the map (figure A7.11), the site is the green space between the Downs Link path (blue dotted line) and the river beyond the end of Eastwood Road.

7.12.2 This site is the scrubland adjacent to the Downs Link at the northern end of Eastwood Road after the road ends. Although in Green Belt, this land already would be affected by the proposed works for the Wey and Arun Canal. As part of those works this land could be made available for a small site of affordable homes and this Plan would like to see such a proposal in conjunction with the

plans for the holistic development of this area by the Wey and Arun Canal Trust.

7.12.3 The Environment Agency records most of the site as being in a flood risk area with the eastern half of land being at high then down to low risk of flooding. Given the known flooding issues in Bramley, this likely would restrict any development to the western part of the land abutting the current Downs Link.

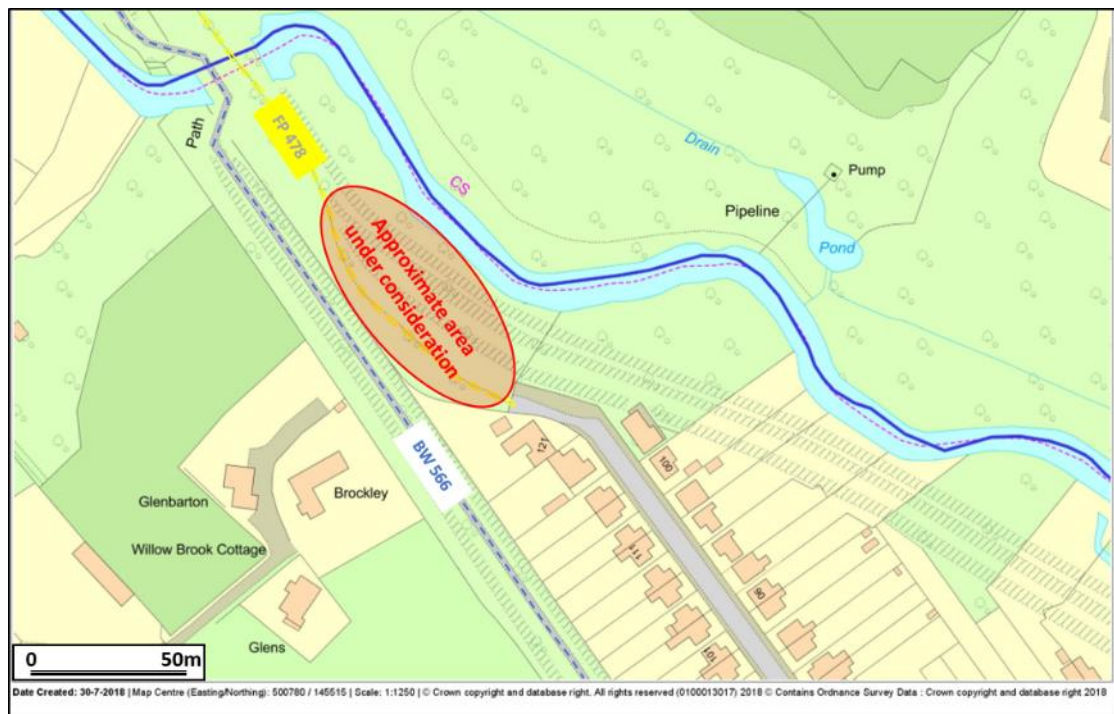


Figure A7.11: Location of land at end of Eastwood Road.

Waverley Designation	Bramley Designation
N/A	Potential flooding issue, would need to be addressed as part of the Wey and Arun Canal Trust's plans but otherwise potential Rural Exception Site

7.13 No Number – Land at The Coombes

7.13.1 The location of this site is shown on figure A7.12 below.

7.13.2 This small site has challenges of access as well as being just within AONB and Green Belt. It is however adjacent to the existing Settlement Boundary. The southern part of the land is designated ancient woodland which could not be developed, therefore it would only be the northern half of the site that could be developed limiting development to a small number of homes.

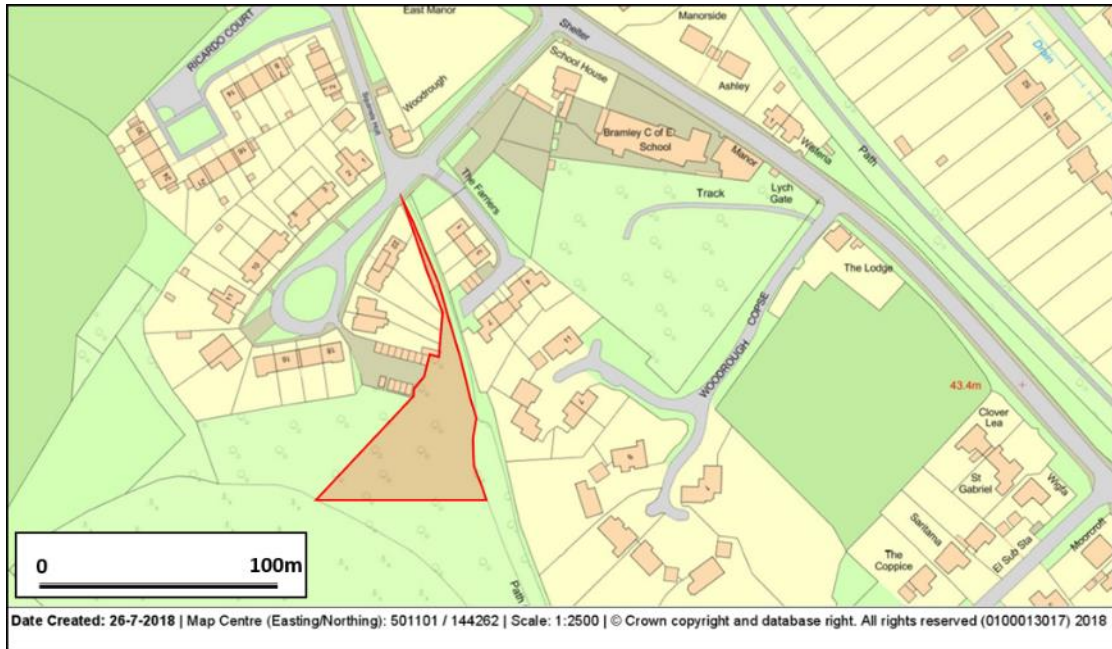


Figure A7.12: Location of Land at The Coombes

Waverley Designation	Bramley Designation
	Possible Rural Exception Site

7.14 **No Number – Land north of the Tennis Club, Birtley Road**

7.14.1 The location of this site is shown on figure A7.13 below.

7.14.2 This land has not been brought forward to Waverley Borough Council but is considered for this plan. On the map it is the shaded area to the west of the A281 between Birtley Tennis Club and the southernmost tip of Bramley village. While this land could be considered ribbon development, the land on the east side of the A281 is already developed so development of this land would mirror that.

7.14.3 This site would have only limited impact for existing houses, and would have access to the A281. However, it is AONB, Green Belt and outside the Settlement Boundary. The land is sloping up and highly visible from the A281 as the southern approach to Bramley, would create a Bramley-Birtley link significantly stronger than the current ribbon development to the east of the A281. Given it is in the AONB, the visual impact on the AONB is such that this site is not considered viable for development unless Waverley allocated very substantial additional housing to Bramley with no viable alternatives adjacent to or within the Settlement Boundary. Were such housing to be developed then it would be preferable to consider development on the east side of the A281 near the current Birtley Courtyard development.

8 APPENDIX 8 ALLOCATED SITES

8.1 This appendix documents the sites that are allocated for housing development within this plan. The relative low number of new properties still required at the time of writing to satisfy the housing targets set for Bramley in LPP1, and the additional properties needed to meet the slightly higher target identified from the 2017 Bramley Housing Needs Survey and documented in the HNR, mean that two simple criteria have been applied to determine which of the sites considered are appropriate for allocation:

- Sites which have brownfield designation.
- Sites which have proposals to deliver properties that will satisfy Bramley's identified housing needs for:
 - entry level market housing; and
 - housing that will enable older residents to downsize, thus freeing up larger family properties elsewhere in the Parish.

8.2 Table A8.1 below summarises all sites identified to Waverley previously and in Waverley's 2018 Land Availability Assessment⁷ and those identified by residents in the HNR and subsequent discussions. Sites not allocated are documented in Appendix 7.

8.3 The summary table includes the key planning constraints and red/amber/green indicators for development⁸.

8.4 Note that the indicators do not carry equal weight and ultimately WBC can always approve exceptions.

8.5 The other categories used to describe the sites are listed as follows:

- **Brownfield Site** indicates whether development would partly or entirely be on brownfield land. Development would tend to be allowed on brownfield sites. A Yes (Y) is therefore a green indicator for development, a No (N) a red indicator against development.
- **Green Belt** indicates whether the land has Green Belt protection. Development would be limited to infill in villages on Green Belt except on brownfield land, or as a Rural Exception Site. Y is a red indicator, and N a green indicator.
- **AONB** indicates whether the land is wholly or partly within the Surrey Hills AONB. Exceptions for development would be as per paras 171 and 172 of NPPF 2019. Inside the settlement boundary, because it is washed over by Green Belt, development would still only be allowed in line with that allowed in Green Belt in NPPF 2019 and LPP1. Y is a red indicator and N a green indicator.

⁷ Waverley Borough Council, 2018, Land Availability Assessment.

⁸ Note that the site numbering and Waverley red/green scores are from the Land Availability Assessment 2018 which does not allocate or designate sites.

- **AGLV** indicates whether the land is wholly or partly within the Area of Great Landscape Value. LPP1 policy RE3 part ii requires the same principles for protecting the AONB to apply in the AGLV. Y is a red indicator and N a green indicator.
- **Common Land** indicates whether development would be required over or on Common Land. Common Land has a very high level of protection and new building on Common Land is almost certainly forbidden regardless of the circumstances. Y is a red indicator and N a green indicator.
- **Site Accessible** indicates whether a road allows access directly to the site. If the site does not have satisfactory vehicular access, then development will not be possible. Y is a green indicator and N a red indicator.
- **Inside Settlement Boundary** indicates whether the site is inside the designated Bramley Settlement Boundary. Development is generally allowed, all relevant policies being met, within the Settlement Boundary. Y is a green indicator and N red.
- **Adjacent to Settlement Boundary** indicates whether although outside the Settlement Boundary, the site is adjacent to it, and thus could in theory be seen as an extension to the Settlement Boundary. A "N" indicates that the development would be a new pocket of development outside the Settlement Boundary. Development is only allowed where Very Special Circumstances are demonstrated outside the Settlement Boundary but sites adjacent to it are preferred over those that would create new pockets of development. Y is a green indicator and N red.
- **Outside Conservation Area** indicates whether the site is located outside one of Bramley's designated Conservation Areas. Y is a green indicator and N is a red or amber indicator depending on whether the site contains or will impact on listed assets.
- **Floodplain** indicates whether all or part of the site is at any risk of flooding according to the Environment Agency. No development may be allowed on land at high or medium risk of flooding, and even where the risk is low or very low then significant hurdles will need to be overcome before development could be allowed. N is a green indicator, and Y red.

8.6 Where one or more of the indicators appears to be an insuperable issue that prevents further consideration then the relevant box is highlighted with a thick black line. Note that brownfield status allows consideration of sites where otherwise insuperable indicators, such as within Green Belt or AONB exist.

8.7 Those sites with one or more insuperable indicator are listed in Appendix 7.

8.8 The name in bold is the shorthand name to refer to the site, e.g. Bonfire Field. These are not exact geographic designations. Note that it is the colours in the table, not the wording, that shows the status of each site.

Site	Brownfield site ?	Green Belt ?	AONB ?	AGLV ?	Common Land impact ?	Site accessible from road ?	Inside Settlement Boundary ?	Adjacent to Settlement Boundary ?	Outside Conservation Area ?	Flood Plain ?
310 - School Playing Field	N	Y	Y	Y	N	Y – A281 Birtley Road	Y	N/A	Y	N
469 (including 951) – Bonfire Field (split into 469a to g but excluding 469d)	N	Y	In Part	Y	N	Y – Park Drive	N	Y	Y	N
469d – Coleman’s Yard	Y	Y	Y	Y	N	Y – Park Drive	N	N	Y	N
555 - Land to South of Birtley Courtyard	N	Y	N	Y	N	Y – A281 Birtley Road	N	N	Y	N
622 – Nursery, Gosden Common	N	Y	N	N	Y	N	N	N	Y	In Part
627 – Land at Park Drive	N	Y	In Part	Y	N	Y – Park Drive	N	Y	Y	N
637 – Clockhouse Lane	N	Y	In Part	Y	N	Y – Clockhouse Lane	N	N	Y	N
640 – Land to West of Birtley Road	N	Y	Y	Y	N	Y – Chestnut Way	N	Y	Y	N
652 – Land off Chestnut Way	N	Y	Y	Y	N	Y – Chestnut Way	N	Y	Y	N
769 – Bramley Garage, High Street	Y	Y	N	N	N	Y – A281 High Street / Mill Lane	Y	N/A	N	N

Site	Brownfield site ?	Green Belt ?	AONB ?	AGLV ?	Common Land impact ?	Site accessible from road ?	Inside Settlement Boundary ?	Adjacent to Settlement Boundary ?	Outside Conservation Area ?	Flood Plain ?
791 – Smithbrook Kilns	N	Y	N	Y	N	Y – A281 Horsham Road	N	N	Y – in vicinity of listed building	N
976 – Destination Triumph, Birtley Road	Y	Y	Y	Y	N	Y – A281 Birtley Road / Chestnut Way	Y	N	Y	N
No number – Land at end of Eastwood Road	N	Y	N	N	N	Y – Eastwood Road	N	Y	Y	In Part
No number – Land at The Coombes	N	Y	Y	Y	N	Y – The Coombes	N	N	Y	N
No number – Land North of Tennis Club	N	Y	Y	Y	N	Y – A281 Birtley Road	N	Y	Y	N

Table A8.1: Sites considered by this plan.

8.9 The **Waverley Designation** column indicates whether Waverley has rejected (red) or accepted the site (green) previously. The Bramley column indicates:

- **Green.** This site is already agreed, or this plan supports development on the site;
- **Amber.** The site is theoretically feasible although there are significant issues associated with it which would have to be overcome prior to any development;
- **Red.** This plan cannot see how development on that site could be feasible.

9 APPENDIX 9 WEY AND ARUN CANAL

- 9.1 A Wey and Arun Canal Trust study in 2007 determined that (re-)building the Wey and Arun Canal through the parish was technically feasible given enough money and landholder permission. That study identified four potential routes to connect the canal from Gosden Aqueduct in the north east of the parish to Birtley Green where the route becomes clear following the original canal. The Wey and Arun Canal Trust during 2017 narrowed the options to just two: the river route and the Downs Link route. At the time of preparation of this appendix the Trust's position is that **the Downs Link route is preferred although it wishes to leave open the potential to use the River Route.**
- 9.2 South of Birtley, the potential route of the canal would go through rural land belonging to a small number of private landholders. This is a matter for the Wey and Arun Canal Trust to negotiate with the individual landholders. This plan remains silent on the Wey and Arun Canal Trust's efforts to re-open the canal on this rural land, this being primarily a matter for the Trust with each landholder. Potential economic and recreational benefits to the Parish would need to be considered against any visual impact on open countryside, all of which is within the Green Belt, at the time any formal planning proposals are submitted.
- 9.3 From Gosden Aqueduct to Birtley, the two routes would have a significant impact on Bramley residents. The River Route would largely follow the Wonersh side of Cranleigh Waters dipping in and out of the river itself as it essentially straightens out the kinks. At Wonersh Bridge, the canal would go through probably the west-most of the three arches: the associated widening would have some, but only small, positive impact on a catastrophic flooding event upstream at Fisher Rowe Close as occurred in 2014. However, a large number of landholders would still need to be involved in giving permissions for this route, the route does not have the support of the Environment Agency, and the economics of the river route would be challenging because of the difficulty of "wet working" in the current river. **This route is technically feasible but is not preferred by the Wey and Arun Canal Trust.** If the River Route were selected, the Wey and Arun Canal Trust would look to try and ameliorate upstream flooding issues through increasing flow under Wonersh Bridge, **and are required by the Environment Agency that under no circumstances will the project exacerbate flooding.** The Trust considers it unlikely that any public footpath / towpath could be provided even if landowners can be persuaded to allow the canal through.
- 9.4 The Downs Link route would follow the route of the Downs Link from Gosden Aqueduct to Birtley. The original railway line was built on an 18-metre wide stretch of land most of which is still potentially available either as the Downs Link path itself (a nominal 3-metre width but currently less in places) or as scrub and trees and owned by Surrey County Council (generally a 15 metre width either side of the Downs Link). The Wey and Arun Canal Trust would in some places move the Downs Link slightly to the west or east (retaining the 3-metre width) and then excavate a new canal (with a 5-metre width) alongside the Downs Link which would act as towpath in addition to its

existing use as footpath, cycle path and bridleway. The remaining 10 metre strip would be returned to rough scrub and trees or become a verge where houses currently have access to the Downs Link. The Trust would landscape and maintain this land with a margin between the footpath and the canal bank. The Downs Link would be fully retained, including during building of the canal, in a usable state and the Wey and Arun Canal Trust would be willing to assume responsibility for the maintenance of the Downs Link thereafter. There are two significant pinch points at the edge of Bramley Business Centre across to Edencroft, and at Brambles Park which would be addressed by narrowing the canal at that point. The Trust feels that these pinch points can be addressed relatively easily and would look to carry out consultations prior to finalisation of any design. Further south, Surrey County Council sold a strip of the corridor to the owners of the Beaver 84 yard at the south end of the village, thus reducing the potential transport corridor width. This was land previously used for a railway siding and does not affect the nominal corridor width. Additionally, the current plans are not to use the Downs Link at that point as the former canal route is still in water. There are no other serious pinch points. Most houses along Eastwood Road, Barton Road, Linersh Wood and Linersh Wood Close currently have direct access to the Downs Link from their gardens mainly through gates in high fences for privacy and security. A strip of land would be retained along the length of these gardens with a series of secure private bridges to which residents would have keys allowing residents continued access to the Downs Link. This would potentially improve privacy and security for these residents, some of whom have suffered from thefts and vandalism because of people accessing their properties from the Downs Link. Experience from Loxwood and restored canal sections confirms that most users of the revised combined Downs Link and Wey and Arun Canal would still be walkers and cyclists with some horse riders, although clearly new narrowboat traffic and kayakers would additionally use the canal. This would likely increase visitors to the parish from all those groups.

- 9.5 Adjustments to the levels for the canal would need to be made with a lock to level up immediately after Gosden Aqueduct in the north east of the parish. The canal would pass under Station Road at the level crossing with a further lock to level up immediately after the level crossing on the south side.
- 9.6 The Wey and Arun Canal Trust would find private funding for the work and not be reliant on any public funds. However, no detailed planning work has yet been done and an initial rough estimate (start in 2022 and last 2 years), with timing clearly being dependent upon both permissions and funding.
- 9.7 The Wey and Arun Canal Trust continues to discuss the use of the Downs Link with Waverley Borough Council and Surrey County Council. The latter previously have been supportive of the Trust's work including giving the Trust some land. The Trust believes that in principle, subject to local support and the protection of the Downs Link throughout all building work, Surrey County Council would actively support this route.
- 9.8 During one of the Public consultations in support of this plan, conducted in October 2017, there was more concern over the Wey and Arun Canal Trust

proposal than any other item. In response to this, the Parish Council issued a questionnaire in November 2017 to all residents of Bramley Parish then on the electoral register. The results of the questionnaire on potential alternative uses of the Downs Link are summarised in Appendix 10. The level of participation was good for an exercise of this type and a large majority were in favour of maintaining the status quo. The Downs Link is presently extensively used for all the forms of recreation mentioned above.

- 9.9 This plan, whilst recognising the potential recreational and economic benefits that could accrue from the desire of the Wey and Arun Canal Trust to create a stretch of canal through Bramley as part of its larger restoration project, must take into account the fact that the use of the Downs Link through the village for that purpose is currently not supported by robust evidence that the significant pinch points can be overcome, and the project pursued without significant disruption to the lives and properties in the Parish, and the use of the Downs Link itself.
- 9.10 The Parish will work with Waverley Borough Council to review options and to inform decisions on planning applications for a route for a new canal through the parish which seeks to maximise the recreational and economic benefits, whilst protecting existing facilities, minimising adverse impacts on residential amenity and the normal use of the Downs Link, and which enhances biodiversity.
- 9.11 It is important to note that detailed plans for the section of work through Bramley do not yet exist and are only planned for completion several years after adoption of this plan. The primary work carried out by the Trust at the time of writing is solely to establish technical viability. The Trust has not yet consulted widely with residents as it would do for any large project, particularly with regard to the exact position of the canal at various points, the bridge positions and the degree and type of landscaping required. The Trust is clear that planning for a project of this scale and impact would need to be preceded by a very large scale and detailed public consultation.

10 APPENDIX 10 QUESTIONNAIRE ON THE POTENTIAL USES OF THE DOWNS LINK

- 10.1 A survey was conducted using Survey Monkey (on-line) and by paper questionnaires distributed by post to 1398 addresses in the Parish. It was issued in early December 2017. Returns were requested by 8th January 2018. Late responses received within two weeks of the deadline were included in the results.
- 10.1.1 481 responses were analysed. The majority (386) were received on paper copies.
- 10.1.2 Instructions did not restrict responses to one per household because of difficulty in policing.
- 10.1.3 Analysis has broken down number of responses by street both as a function of number of households and as a function of number of registered voters. These are shown as the last two graphs of this summary.
- 10.1.4 This summary is restricted to presentation of the results. No attempt is made to interpret the outcomes.
- 10.1.5 Questions 1 to 5 asked the respondent to indicate their strength of feeling for, or against each of the following 5 options:
- 10.1.5.1 Maintain current situation – pedestrian, cycle and equestrian right of way only.
- 10.1.5.2 Restore a railway connecting Cranleigh to Guildford - retain pedestrian and cycle right of way.
- 10.1.5.3 Install a guided bus lane connecting Cranleigh to Guildford – retain pedestrian and cycle right of way.
- 10.1.5.4 Construct the Wey and Arun canal along Downs Link through Bramley (Gosden Aqueduct to just south of Linersh Wood Close) – retain pedestrian, cycle and equestrian right of way.
- 10.1.5.5 Although not using the Downs Link, the following option is part of the discussion:
- 10.1.5.6 Construct the Wey and Arun canal using the route of Cranleigh Waters.
- 10.1.6 The results are shown in the following graph.

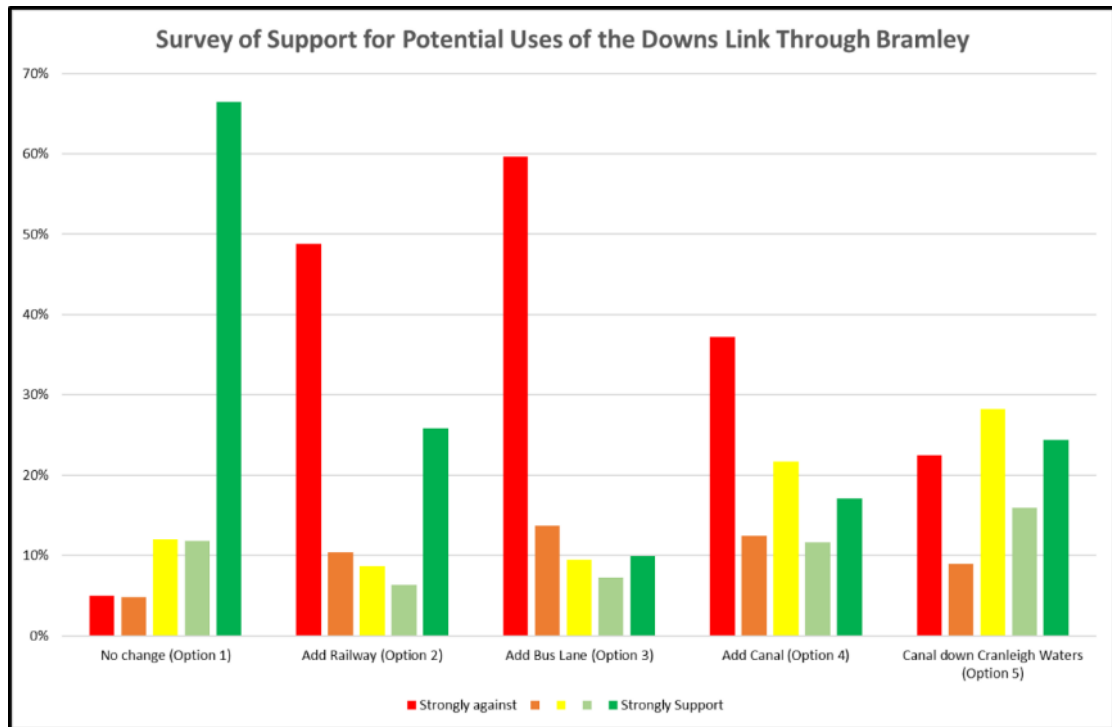


Figure A10.1: Survey of support for possible uses of the Downs Link through Bramley

- 10.1.7 Question 6 asked the respondent to rank options 1-4 in terms of their preference for future use of the Downs Link.
- 10.1.7.1 Maintain current situation – pedestrian, cycle and equestrian right of way only.
- 10.1.7.2 Restore a railway connecting Cranleigh to Guildford – retain pedestrian and cycle right of way.
- 10.1.7.3 Install a guided bus lane connecting Cranleigh to Guildford – retain pedestrian and cycle right of way.
- 10.1.7.4 Construct the Wey and Arun canal along Downs Link through Bramley (Gosden Aqueduct to just south of Linersh Wood Close) – retain pedestrian, cycle and equestrian right of way.
- 10.1.8 The results are shown in the following two graphs:
- Figure A10.2 shows the level of preference for each option;
 - Figure A10.3 shows the four options by strength of preference.

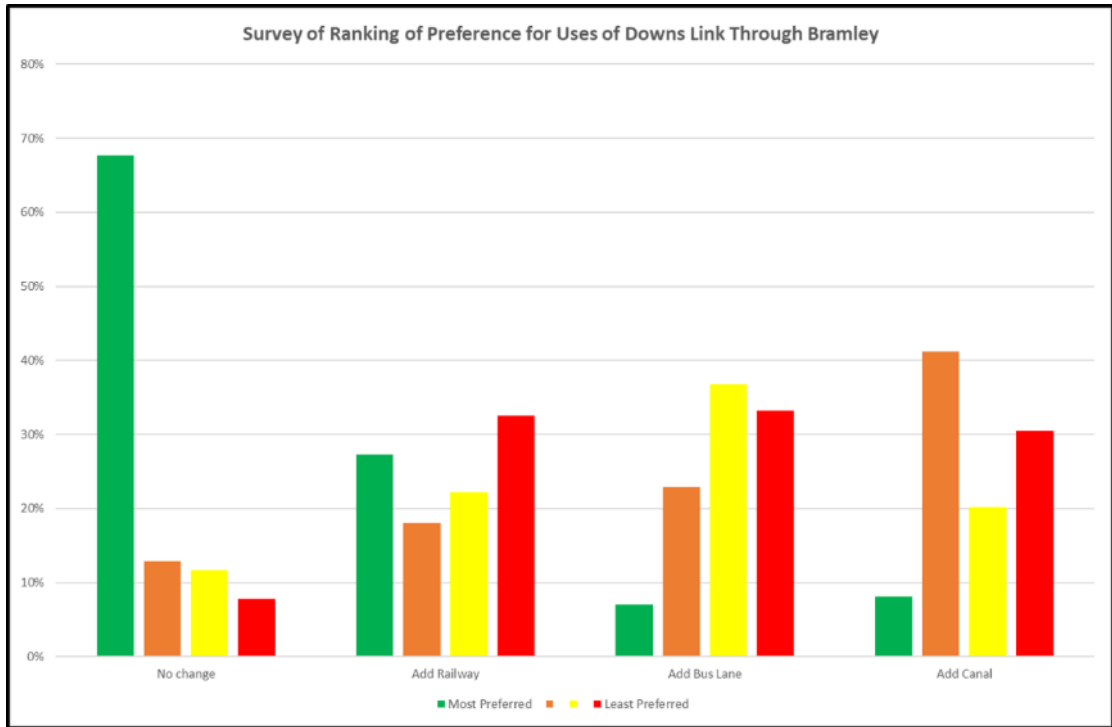


Figure A10.2: Ranking of preferences for uses of Downs Link through Bramley

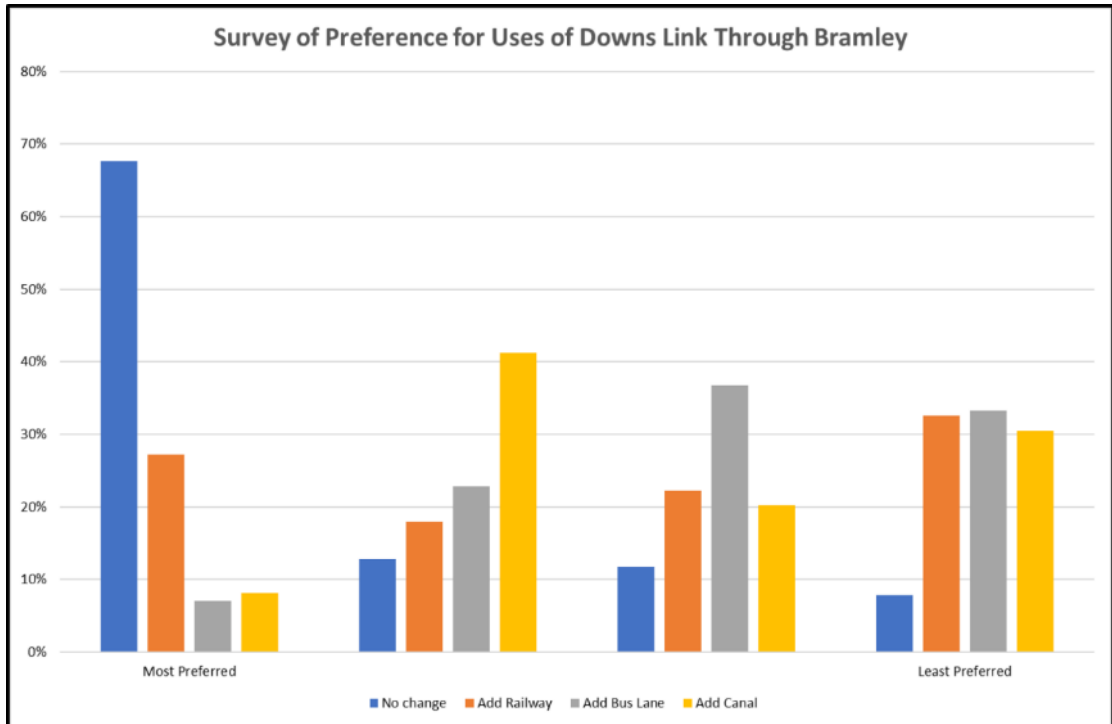


Figure A10.3: Preference for uses of Downs Link through Bramley

10.1.9 Figures A10.4 and A10.5 are included to demonstrate that the responses to the survey are well distributed from across the roads in the Parish (figure A10.4) and as a function of the number of registered electors in each road (figure A10.5).

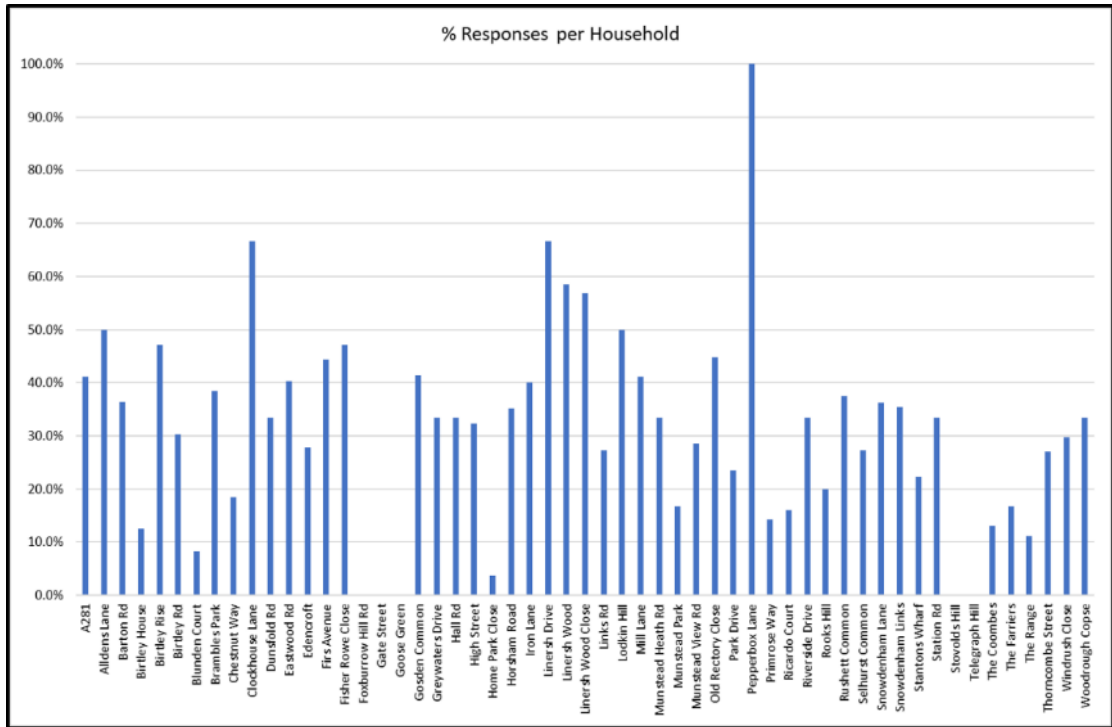


Figure A10.4: Number of responses to the survey by road

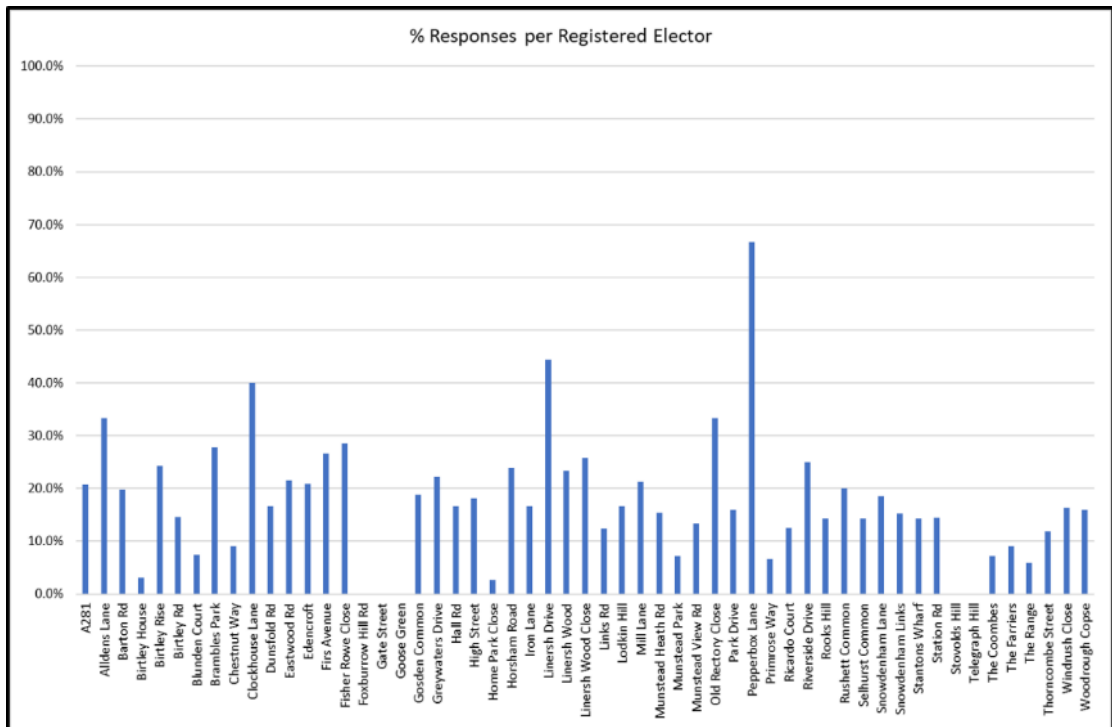


Figure A10.5: Percentage of responses from registered electors in each road.

11 APPENDIX 11 COMMENTERS AND CONTRIBUTORS

- 11.1 This section lists the people and/or organisations that have provided comments on, or contributed to the content of this Plan including people who emailed or attended consultation sessions. They are listed in alphabetical order by last name, together with the primary roles in which they contributed.
- 11.2 This list does not include the names of those responding to the Parish Plan Questionnaire or Housing Needs Survey which provided initial data for the construction of the draft for consultation.

Adams, Kate – as resident
Alais, Steve – as resident
Auger, Paul & Jill – as residents
Barrass, Ian & Catherine – as residents
Bartle-Jones, Justin – as agent for owner for one of the named sites
Beeson, Tim & Juliet – as residents
Bown, Nick & Ali – as residents
Branagan, Ron & Christine – as residents
Bryant, Angela – as resident
Bryant, Gordon – as Committee member of Bramley History Society and resident
Bull, Sonia – as resident
Burrows, Chris & Alison – as residents
Byham, Maurice – as Waverley Borough and Bramley Parish Councillor and resident
Campbell, Murray & Ann – as residents
Clarke, Richard & Frances – as resident
Coleman, Tony – as Bramley Parish Councillor and resident
Collier, Graham & Martine – as residents
Connor, Paul – as resident
Cookson, Emma & Bart – as residents
Cose, Ken – as resident
Costello, Sofia – as resident
Dadak, Linda – as resident
Darvill, Margaret – as Committee member of Wey and Arun Canal Trust and resident
Darvill, Stephen – as Chairman of Board of Governors of Bramley Infant School and resident
Deal, Alan & Nina – as residents
Delaney, Marcia – as resident
Desson, Greg & Di – as residents
Drage, Geoffrey – as resident
Environment Agency – as statutory consultee
Fairbanks, Jane – as resident
Farr, Miriam – as resident
Farr, Richard – as Secretary of Bramley Village Society and resident
Foley, Martin – as Bramley Parish Councillor and resident
Francis, Mike – as resident

Free, Trevor – as resident
Friend, Jonathan & Rachael – as residents
Gates, Richard & Evelyn – as residents
Guy, Philip – as resident
Hall, Stephanie – as resident
Hamilton, Lord Archie – as landowner within Bramley parish
Harrall, Roy – as resident
Hargreaves, Andrew – as resident
Hassell, Jean – as resident
Hill, Wendy – as resident
Historic England – as statutory consultee
Hodan, Jennifer – as resident
Hughes, Tom – as Bramley Parish Councillor and resident
Hunt, Paul – as developer working with Lord Hamilton, landowner
Hutley, Peter & Ann – as residents
Hyner, Derek – as resident
Keane, Michael – as resident
Kemp, Jim – as resident
Kettle, Patsy – as resident
Kirkland, Stewart – as resident
Lake, Kevin – as resident
Lewis, John – as resident
Lloyd, Peter & Ria – as residents
Long, Jonathan & Val – as residents
Lordan, Dennis – as resident
Lyons, Neville – as resident
McFetrich, Jo & Nick – as residents
McNaughton, Andrew – as agent for Lord Hamilton, landowner
MacGilp, Dr Neil – as resident
May, Simon & Rosie – as residents
Molineux, Patrick – as Bramley Parish Councillor and resident
Molineux, Elizabeth – as resident
Morley, David – as resident
Morris, Elizabeth – as resident
Motuel, Ian – as Principal Planner, Waverley Borough Council
Munnery, Phil – as resident
Natural England – as statutory consultee
Northwood, Laura – as resident
Nugent, David – as resident
O’Connell, Sue – as Bramley Parish Councillor and resident
O’Connell, Joe – as Bramley Village Society Chairman and resident
Oldfield, Joanne – as resident
Oldrey, Suzanne – as resident
Oliphant, Eithne – as resident
Oliver, Philip – as Bramley Link Manager of Wey and Arun Canal Trust
Page, Will – as resident
Peters, Paul – as resident
Peters, Robert-Andrew – as resident
Pilkington, Margaret – as resident

Pratt, Pat – as resident
Rees, Barry – as resident
Rayner, Cathy – as resident
Rose, Sam – as resident
Saunders, Alan – as Trustee of Smithbrook Kilns
Savage, Maureen – as resident
Scattergood, Phil – as resident
Seaborne, Richard – as Waverley Borough and Bramley Parish Councillor and resident
Sixsmith, Penny – as resident
Skelly, Susan – as resident
Smith, Lesley – as resident
Starr, Oie – as resident
Stern, Bob – as Chairman of Neighbourhood Plan Steering Group and resident
Stern, Francesca – as Bramley Parish Councillor and resident
Surrey County Council, Property Services – as statutory consultee
Surrey County Council, Spatial Planning – as statutory consultee
Swift, Suzie – as resident
Thornton-Allen, Brian – as resident
Todd, Dale – as resident
Todd, Patricia – as landowner and resident
Turnbull, Elisabeth – as resident
Venn, Evan & Sue – as residents
Victor, Kathy – as Bramley Parish Clerk and resident
Vogel, Philip & Hilary – as residents
Walker, Alison – as resident
Warren, David & Betty – as residents
Waters, Charles – as resident
Waters, Claire – as resident
Waters, George – as resident
Waverley Borough Council, Planning Policy – as statutory consultee
Way, Pat – as resident
Weijman, Hans & Rosemarie – as residents
West, David – as resident
Wey & Arun Canal Trust – as statutory consultee
Whalley, Simon – as Chairman of Birtley Estate and Surrey Hills Enterprises and resident
White, Stuart – as resident
Whitehead, David – as resident
Williams, Louise – as Rural Housing Enabler, Surrey Community Action
Woods, Howard & Felicity – as residents
Wootton, Gayle – as Principal Planner, Waverley Borough Council