

Environment Report

Puttenham Neighbourhood Plan



Puttenham Parish Council

December 2019

1. Introduction

The Natural Environment White Paper (2011) defines the natural environment as

“living things in all their diversity: wildlife, rivers and streams, lakes and seas, urban green space and open countryside, forests and farmed land. It includes the fundamentals of human survival: our food, fuel, air and water, together with the natural systems that cycle our water, clean out pollutants, produce healthy soil, protect us from floods and regulate our climate. And it embraces our landscapes and our natural heritage, the many types of contact we have with nature in both town and country”

Puttenham’s natural environment is one of the most valued aspects of the parish and is cherished by residents and visitors alike. This was identified in the 2014 Parish Survey which recognised harm to the natural environment as one of the biggest concerns for residents when considering new development in the village.

The Neighbourhood Plan will therefore aim to preserve the parish’s natural environment as a priority.

1.1 Aim

This Report has been prepared to inform the Puttenham Neighbourhood Plan and will set out the natural environment context for the Plan. The Report will identify the parish’s key natural environment features and characteristics as well as the specific environmental designations that lie within the parish or its vicinity. The Report will identify the most sensitive areas of the parish with the intention of informing other aspects of the Plan including the selection of affordable housing sites and will ensure that the Plan is in conformity with the basic conditions against which a plan must conform to by ensuring it brings about sustainable development.

2. Natural Environment

Surrey has a rich and diverse natural environment which is common to Puttenham. The Surrey Nature Partnership has prepared a Natural Capital Investment Strategy for the Borough titled 'Naturally Richer' which recognises the social and economic benefits that the natural environment provides.

Natural Capital is defined as *“the elements of nature that produce value (directly and indirectly) to people, such as the stock of forests, rivers, land, minerals and oceans...and the term refers to stocks of natural assets which give rise to a range of benefits or services which support life for humans and other species in our ecosystem. If we over exploit this capital we are running up a debt and reducing the ability and capacity of the environment to continue to provide services and benefits into the future”*.

'Naturally Richer' sets priorities to halt the loss of and ultimately enhance and expand the County's natural capital. It also sets priorities to encourage smart economic growth as well as health, wellbeing and quality of life.

3. Policy Framework

3.1 National Planning Policy

One of the core principles in the National Planning Policy Framework (NPPF) is that planning should recognise the intrinsic character and beauty of the countryside.

Paragraph 170 of the NPPF states that “the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible

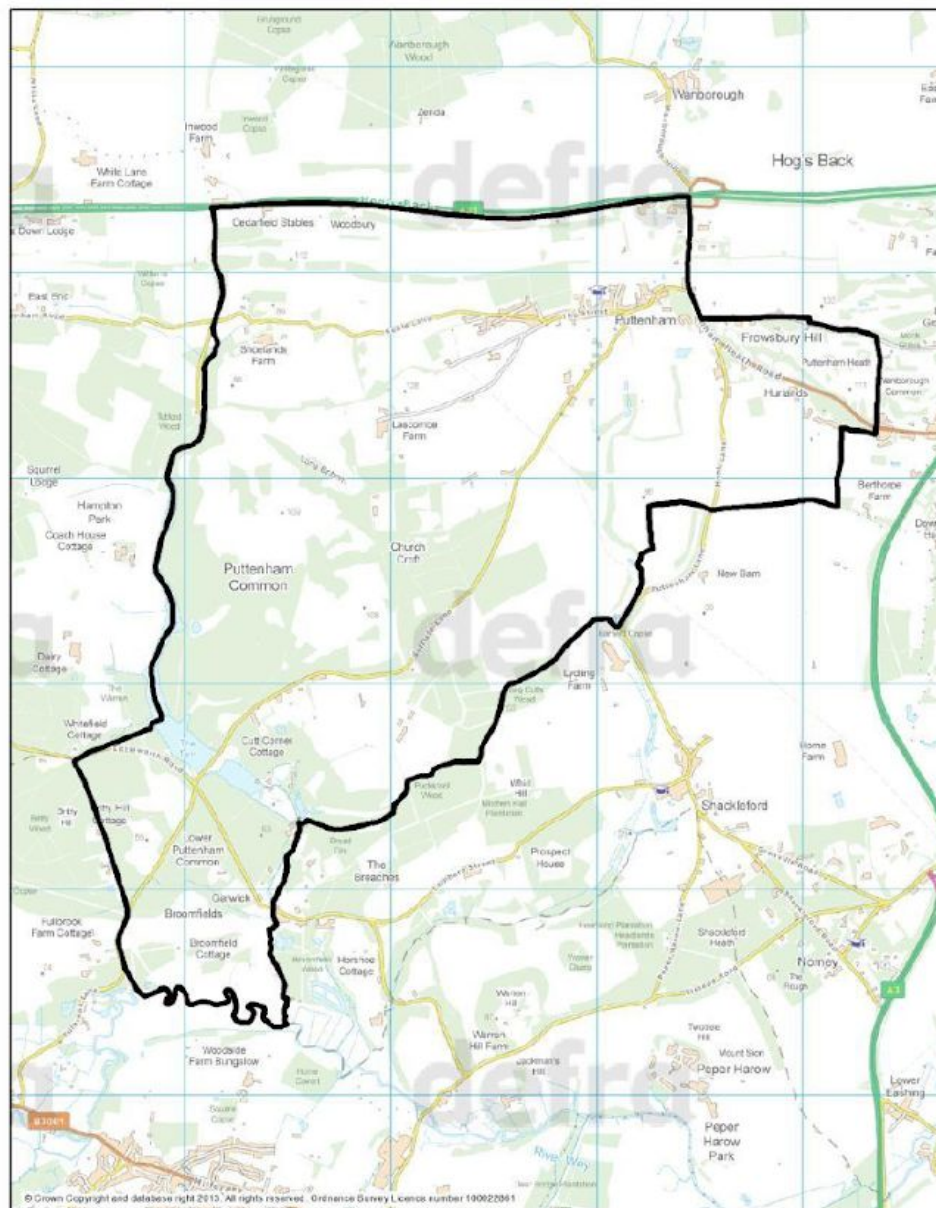
One of the basic conditions against which a Neighbourhood Plan must conform is contributing to the achievement of sustainable development which includes environmental as well as economic and social considerations.

3.2 Local Planning Policy

The Guildford Borough Local Plan has various policies which seek to protect the borough’s most valuable landscape (including the AONB and AGLV), the Green Belt, the countryside outside of these protected areas, sites of biodiversity value (including European protected sites) and Green/Blue Infrastructure.

4. Puttenham

Puttenham is a rural parish located in the south west of Guildford Borough. The parish's main settlement is Puttenham village which is a small linear settlement of approximately 600 residents located 6km west of Guildford. The parish has a distinctive rural character with the Hogs Back dominates the skyline to the north. The settlement of Puttenham is largely defined as a Conservation Area with numerous well-kept historic buildings. The remainder of the parish is characterised by isolated houses and associated outbuildings and farmsteads.



The Guildford Borough Settlement Hierarchy identifies Puttenham as a 'small village' and as the 26th most sustainable settlement in the borough based on the relative accessibility to a range of services, facility and employment opportunities. Small villages are defined as 'suitable for taking appropriate small-scale infill housing. Employment, community facilities and affordable housing to meet local needs would also be appropriate'.



Figure 1: the categories of settlement in our hierarchy

The natural beauty of Puttenham and the public right of way network which runs through it attracts a great deal of visitors including cyclists and ramblers. Whilst the parish council welcomes these visitors and recognises the benefits that they bring, it is important that the effects of tourism are managed to avoid harm to the parish's natural and built environment as well as the amenity of residents. The Parish Council is considering a new car park to serve the village to deal with existing parking stress in the village, notably on The Street. It is recommended that visitors to the parish are encouraged to use new car parking provision to ease on-street parking pressure in the village.

5. Landscape

5.1 Green Belt

The entire parish of Puttenham lies within Green Belt. The intent of Green Belt is to check the unrestricted sprawl of built up areas, to prevent neighbouring town from merging into each other, to safeguard the countryside from encroachment, to preserve the setting and special character of historic towns and to assist urban regeneration through the recycling of derelict and other urban land.

Policy P2 of the Guildford Borough Local Plan states an intention to prevent inappropriate development in the Green Belt and identifies Puttenham as suitable for limited small scale infilling within the identified settlement boundary.

Guildford Borough Council has prepared a Green Belt and Countryside Study to inform the preparation of its Local Plan. The purpose of this Study is to identify areas of land that are suitable if sufficient land cannot be found in urban areas to accommodate the development needs of the Borough. This review initially focussed on the assessment of land around the edges of urban areas but further work was undertaken in 2014 to assess the potential for the inseting of the Borough's villages. Puttenham, being located within the Surrey Hills AONB, has been identified as a 'village considered inappropriate for inseting and to remain washed over by the Green Belt' for the following reasons:

- The frequency of visual connections between open areas of land within and outside of the perceived village area particularly located to the north of Seale Lane and Dark Lane to the west of the village providing visual connectivity to the Hog's Back ridgeline to the north; and
- The locations of incomplete hedgerow boundaries located to the north of Seale Lane and between School Lane and Puttenham Hill Road that would prevent the alignment of recognisable and defensible Green Belt boundaries in accordance with the NPPF.

The parish is also identified as having 'high sensitivity'.

5.2 Surrey Hills AONB

The entire parish lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB). The Surrey Hills AONB is defined by its variety of landscape, including rolling downland, grasslands, heaths, woodlands and river valleys.

Paragraph 112 of the NPPF recognises that *"great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty"*.

The primary purpose of the AONB designation is to preserve and enhance the natural beauty of the area. Public bodies (which includes Parish Councils) have a 'Duty of Regard' to the Surrey Hills Management Plan (2014-2019) which consists of a number of land use policies which relate to the area. These policies are considered a material consideration in determining planning applications within the area and its setting.

The Vision Statement of the Management Plan is as follows:

"The Surrey Hills AONB is recognised as a national asset in which its natural and cultural resources are managed in an attractive landscape mosaic of farmland, woodland, heaths, downs and commons. It provides opportunities for appropriate business enterprise and for all to enjoy and appreciate its natural beauty"

Some of the key policies are as follows:

Woodland – This policy aims to protect woodland in order to conserve and enhance the landscape, ecological, archaeological and recreational value of the wider Surrey Hills landscape. In particular, the policy states that “Opportunities will be taken to extend and link woodland and hedgerow habitats for landscape, nature conservation, recreation and educational purposes”

Biodiversity – This policy intends to conserve and enhance the area’s biodiversity, including SSSIs, SPAs, SACs, important habitats (such as chalk grassland and heathland).

Historic and Cultural Heritage – This policy aims to protect the AONB’s ‘sense of place’ and notably the locally distinctive character of its settlements and its heritage assets (including historic building, conservation areas, archaeological sites and historic parks and gardens),

Recreation and Tourism – This policy recognises the manner in which the AONB contributes to the local economy and public health and aims to support this by encouraging new recreational facilities and protecting important viewpoints and views.

Land use – This policy aims to enhance local character and the special landscape and environmental quality of the AONB. This is to be done by protecting important views, ridge lines, tranquillity and light pollution, restricting the use and colour of external building materials and requiring high quality design that is in keeping with the characteristics of the AONB.

Transport and Traffic – This policy aims to ensure that transport infrastructure respects the local landscape quality, character and biodiversity.

Community Development and Local Economy – This policy aims to support the AONB’s local rural economy, its local business, encourage the provision of affordable homes, community services, facilities and infrastructure.

The Institute of Lighting Professionals (ILP) ‘Guidance Notes for the Reduction of Obtrusive Light’ provides guidance on obtrusive lighting. The guidance classifies different Environmental Zones and being located within the Surrey Hills Area of Outstanding Natural Beauty, Puttenham parish is considered to be E1 (Natural – Intrinsically Dark). The guidance includes obtrusive lighting limitations for exterior lighting installations.

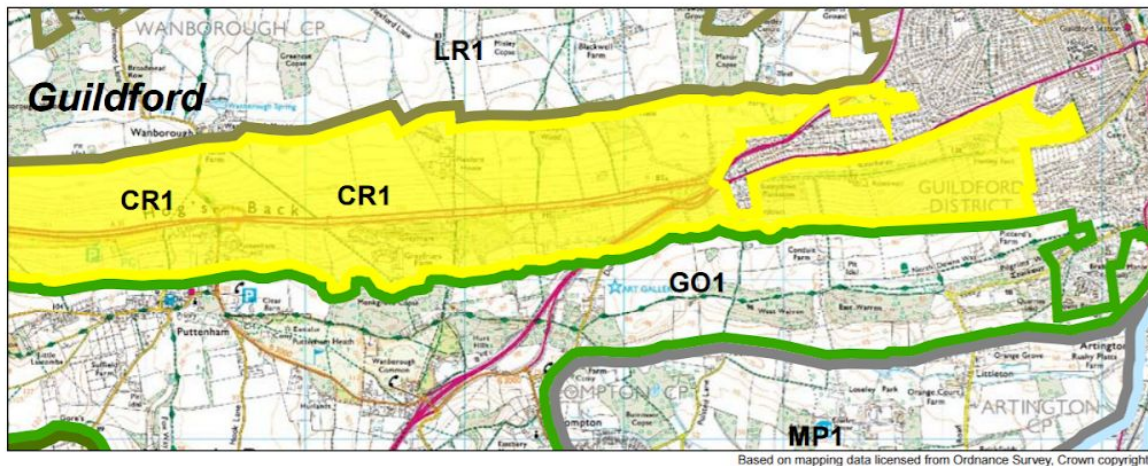
5.3 Area of Great Landscape Value (AGLV)

The entire parish is also designated as an AGLV protected for its scenic value, which primarily serves as a buffer for the AONB although does have its own inherent landscape quality. The AGLV holds less weight in planning policy terms than the AONB.

5.4 Landscape Character Assessment

The Surrey Hills consists of 13 Landscape Character Areas as defined in the Surrey Hills Landscape Character Assessment. The parish falls within the following Landscape Character Areas:

HOG'S BACK CHALK RIDGE



CR1: HOG'S BACK CHALK RIDGE

The Hog's Back Chalk Ridge is a narrow east-west running ridge in the west of the county. The boundaries of the Hog's Back Chalk Ridge are defined by the change in underlying geology from the chalk to the more undulating clay lowlands to the north and the greensand hills to the south. The character area lies within the Surrey Hills AONB.

The area is defined by an open ridge of the North Downs based mainly on the chalk of the Seaford Chalk formation with a steeper south facing scarp slope and more gently rising dip slope to the north. It is a predominantly pastoral area with some sections of arable fields and parkland plus a few woodland blocks, belts and copses and small areas of chalk grassland.

The Hog's Back is a distinctive feature in the landscape, forming a rural backdrop to the lower lying areas to north and south and to Guildford. There are panoramic and far ranging views to north and south from the elevated ridgeline. It is an important feature in the landscape, for both views of it and from it.

The rurality and sense of remoteness within the character area itself is reduced by the A31 which runs along the ridgeline and as well as various public rights of way which cross mainly north-south through the character area.

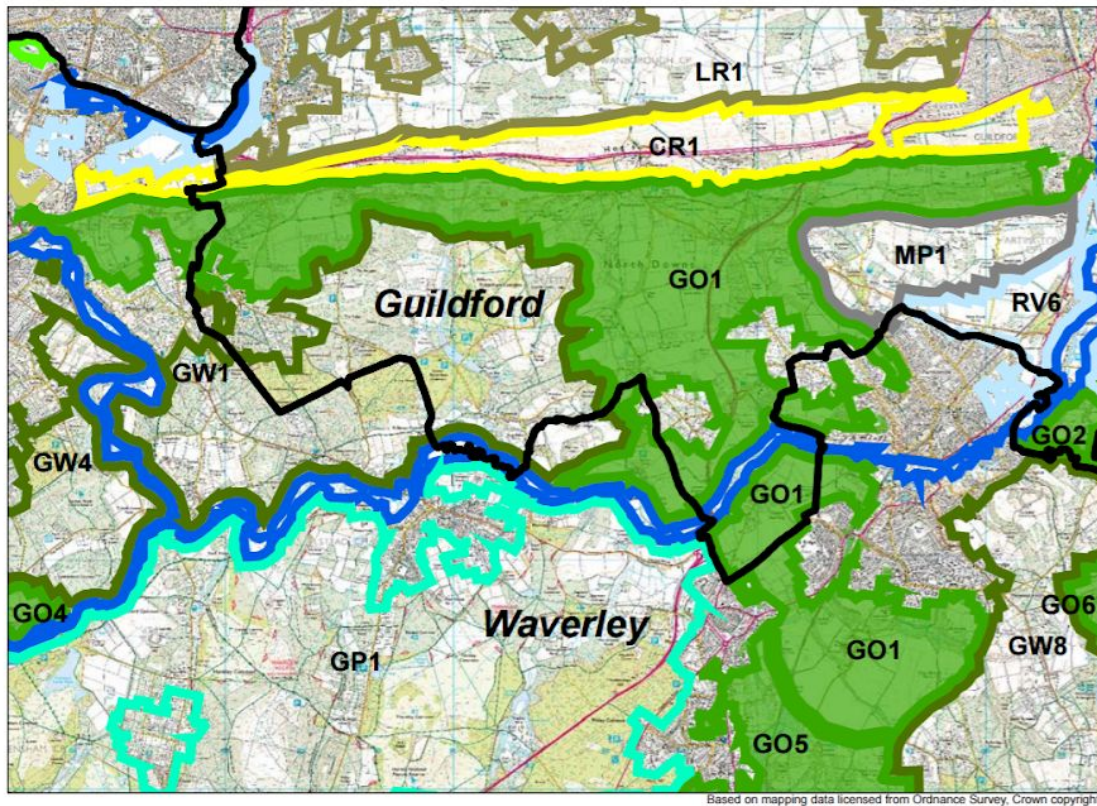
The Landscape Character Assessment recognises the threats posed to the area including from increased traffic, lighting and signage, pressure from tourism and recreation, (for example footpaths and car parks) and loss of chalk grassland, hedgerows and hedgerow trees, and linear tree belts in places.

The Assessment identifies a Landscape Strategy to maintain the wide and far ranging views from the many viewpoints along the ridge line and the sparse settlement, preserve and enhance field pattern and hedgerow boundaries and hedgerow trees, chalk grassland, the open nature of the landscape with specific reference to the Hog's Back landscape.

It also recognises the need to conserve and enhance areas of high biodiversity value and key positive landscape attributes, promote the use of locally appropriate species such as oak, beech and yew, encourage appropriate surfacing, materials and signage for footpaths and car parks to retain the rural, unsettled character of the landscape.

With regard to the built environment, the Assessment identifies the need to conserve the sparsely developed rural character of the area, maintain the rural setting and containment of villages at the foot of the ridges, prevent unnecessary signage, lighting, fencing or improvements that result in a loss of local distinctiveness and encourage conservation of the existing 'dark skies' on the ridge slopes and skyline.

SHACKLEFORD OPEN GREENSAND HILLS



GO1: SHACKLEFORD OPEN GREENSAND HILLS

The Surrey Landscape Character Assessment describes the Shackleford Open Greensand Hills Character Area as an irregular section of land west of Guildford, the boundaries of which are based on the change in land cover from the open farmland to the edge of the wooded blocks which make up the Puttenham Wooded Greensand Hills to the south and the change in geology and landform at the base of the steep chalk ridge to the north.

The area is a diverse and undulating landscape underlain by a solid geology of Folkestone Formation Sandstone, Sandgate Formation and Mudstone, and Bargate Sandstone as well as a drift geology of Head - Clay, Silt, Sand and Gravel. The area is predominantly pastoral but with areas of arable farmland, woodland, heathland, golf courses, parkland, nurseries and paddocks, and quarry workings.

A network of rural roads and lanes spreads across the area and the major route of the A3 creates a physical barrier and traffic noise where it runs north-south through the centre of the area. There are also various public rights of way including the North Downs Way.

The area includes Puttenham Heath and various areas designated as Site of Nature Conservation Interest as well as the presence of ponds and streams including a tributary of the River Wey.

The Landscape Character Assessment recognises the threat posed by the loss and poor management of hedgerows and hedgerow trees, the fragmentation of land, the negative noise and light pollution effect of the A3 to the west and the A25 to the north, the pressure of increased recreational use, further encroachment of woodland on heathland and increased traffic on the rural tracks and roads leading to damage of roadside banks, urbanisation through kerbing, lighting and signage.

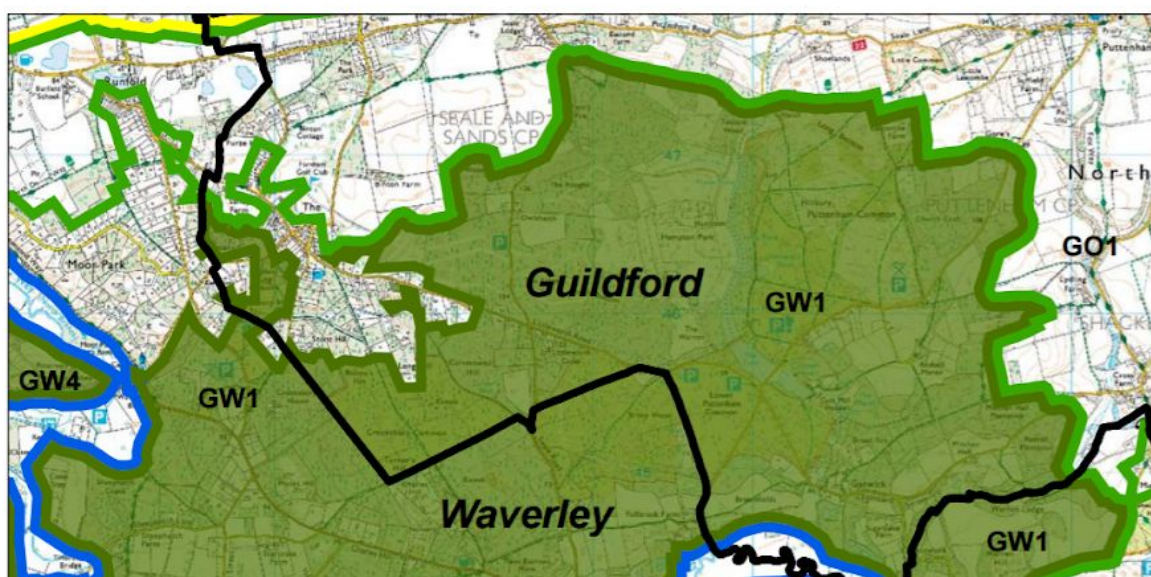
The Assessment provides a Landscape Strategy which aims to conserve and enhance the pastoral landscape, valleys, historic villages, scattered farmsteads, woodlands and heath, hedgerows and woodland, as well as new woodland planting to screen visually intrusive elements such as trunk roads.

It also recognises the need to conserve, enhance and link areas of high biodiversity value and key positive landscape attributes, promote the use of locally appropriate species such as oak, Scots Pine and yew, encourage appropriate surfacing, materials and signage for footpaths and car parks to retain the rural, unsettled character of the landscape

The Assessment also recognises the need to conserve and enhance the woodlands of historic and ecological interest such as the ancient woodland and encourage sustainable and multi-purpose woodlands as well as seeking to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage, protect the 'ruralness' and visual amenity of the North Downs Way.

With regard to the built environment, the Assessment identifies the need to conserve and retain the distinctiveness of historic villages and scattered farmsteads, avoiding ribbon development and merging of villages, avoiding the location of any new development in areas which would be visually intrusive, prevent unnecessary signage, lighting, fencing or improvements that result in a loss of local distinctiveness and encourage conservation of the existing 'dark skies' on the ridge slopes and skyline.

GW1: PUTTENHAM WOODED GREENSAND HILLS



The Puttenham Wooded Greensand Hills Character Area is bounded by the River Wey and situated towards the west of the county and based on the greensand geology. It is an area of undulating landscape underlain by a solid geology of Folkestone Formation Sandstone, and Sandgate Formation Sandstone and Mudstone which gives wide views over the surrounding landscape. The area is enclosed and secluded and dominated by woodlands and heathland commons within the AONB.

The area has distinctive features such as sunken, and enclosed lanes which cross the area from The Sands to Shackleford and north south from Seale to Elstead. There is a network of public rights of way across the character area, with a number of car parks aiding recreation use of large areas of Open Access Land.

Heathland of high ecological interest survives at Puttenham Common which is a large area of registered common land and a Site of Special Scientific Interest located toward the centre of the character area. There are also a number of Sites of Nature Conservation Importance. The area is also notable for the presence of Bronze Age burial mounds and Iron Age Hillforts.

The Assessment also identifies the pressure on the area from expansion of settlements, increased traffic, lighting and signage, tourism and recreation (increased pressure on public rights of way network and Open Access Land), the loss of settlement distinctiveness.

The Assessment includes a Landscape Strategy which aims to conserve the remote and relatively unsettled, rural landscape with its varied woodland, areas of open heathland, rural lanes, and views over wider landscape to the south.

It also recognises the need to conserve and enhance field boundaries, hedges, woodland and heathland and the sunken rural lanes. It also recognises the need to conserve, enhance and link areas of high biodiversity value and promote the use of locally appropriate species such as oak, Scots Pine, alder and yew, encourage appropriate surfacing, materials and signage for footpaths and car parks to retain the rural, unsettled character of the landscape. With regard to the built environment, the Assessment identifies the need to conserve the distinctive pattern and character of existing settlements and historic buildings and their relationship with the surrounding countryside, ensure infill development is sensitive to and protects the distinct character of the area, prevent unnecessary signage, lighting, fencing or improvements that would result in the loss of local character as well as encourage conservation of the existing 'dark skies' on the ridge slopes and skyline.

6. Biodiversity

There are a number of designated biodiversity sites located in the parish and its vicinity which are protected at the European, national and local level. The importance of protecting and enhancing biodiversity is a key part of the plan process and the

[Biodiversity 2020](#) is a national strategy for England's wildlife and ecosystem services which builds on the Natural Environment White Paper. It sets out the government's ambition to halt overall loss of England's biodiversity by 2020, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.

Of particular importance to the parish, Biodiversity 2020 sets a strategy to halt overall biodiversity loss by 2020 and sets ambitious goals about:

- better wildlife habitats – quality goals for priority habitat and Sites of Special Scientific Interest (SSSIs)
- more, bigger and less fragmented areas for wildlife – an increase in priority habitats by at least 200,000ha

National Planning Practice Guidance recognises that new development can bring about biodiversity enhancements which can be brought about by:

- habitat restoration, re-creation and expansion;
- improved links between existing sites;
- buffering of existing important sites;
- new biodiversity features within development; and
- securing management for long term enhancement.

Furthermore, one of the basic conditions against which a neighbourhood plan must conform to is ensuring that the plan does not breach, and is otherwise compatible with, EU obligations. This includes European Directives including the Birds and Habitat Regulations.

6.1 European Protected Sites

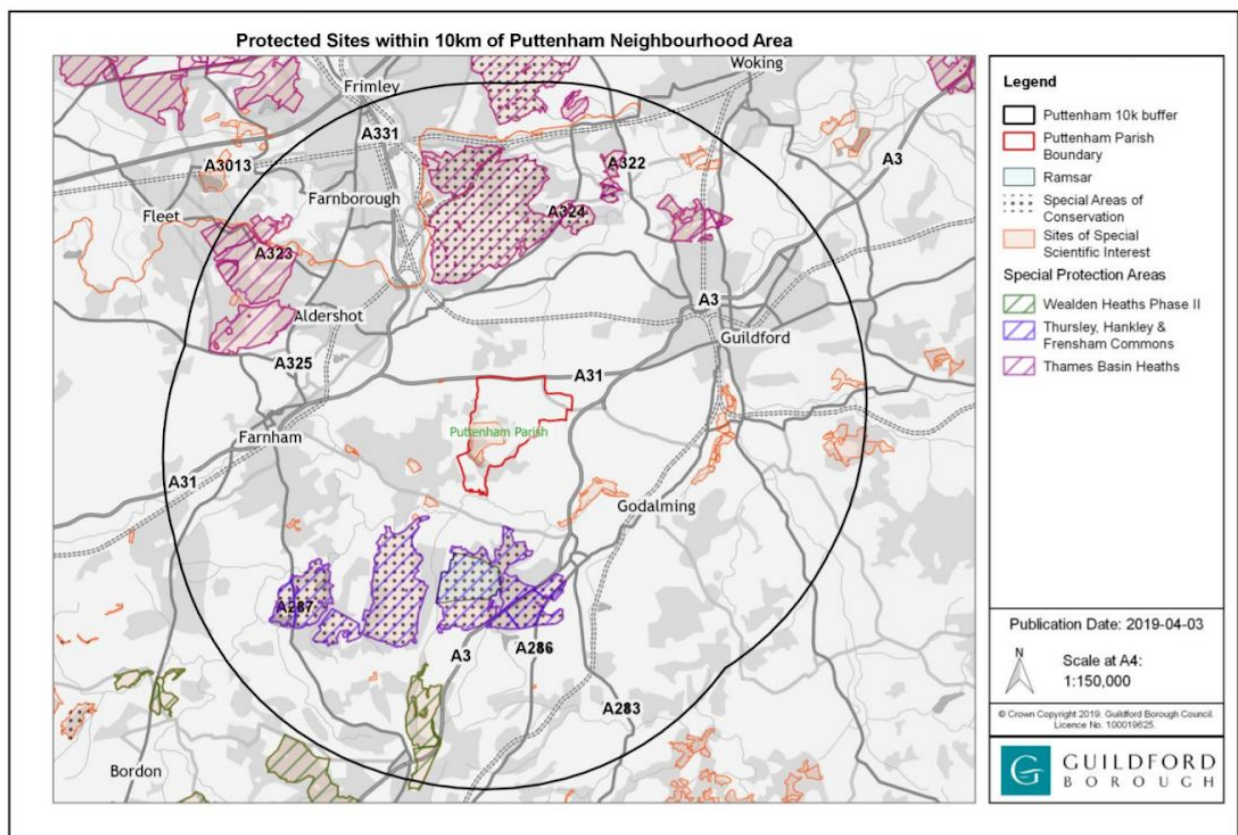
Special Protection Areas (SPA) and Special Areas of Conservation (SAC)

SPAs are European protected sites designated under the EC Birds Directive while SACs are areas designated under the Habitats Directive. These sites, also known as Natura sites, are internationally important for threatened habitats and species.

There are no SPAs, SACs or Ramsar sites located within the neighbourhood area. There are three SPAs within 10km of the neighbourhood area as seen in the table below. All three sites are protected habitats for rare birds protected under the Wild Birds Directive.

Designation	Site	Distance at closest point
SPA	Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1)	1.6km
SPA	Thames Basin Heaths	3.7 km
SPA	Wealden Heaths Phase 2	6.01km

Thames Basin Heaths SAC/SPA



The Thames Basin Heath is an area of heathland that runs across Surrey, Hampshire and Berkshire which is identified as an important habitat for three rare species of bird – the Dartford Warbler, Woodlark and Nightjar. The SPA/SAC is given special protection and, as such, is protected by a 5km zone where new development is restricted and subject to stringent tests and impact assessments. This is on the principle that increased recreational use of the area is likely to result in significant effects on its integrity.

The upper half of the parish lies within the 5km zone surrounding the Thames Basin Heath SAC/SPA. This includes the village of Puttenham which lies wholly within it. The remainder of the parish lies within the 5-7km buffer zone.

Policy P5 of the Guildford Local Plan states that planning permission will only be granted for development proposals where it can be demonstrated that doing so would not give rise to adverse effects on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA). Where adverse effects are likely to arise, measures to avoid and mitigate these effects must be delivered and secured in perpetuity with the agreement of Natural England.

New development within the “zone of influence” between 400m and 5km of the SPA boundary will be required to deliver avoidance and mitigation measures prior to occupation of new dwellings and in perpetuity. These are to include the provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).

The policy sets requirements for SANG and also recognises that developments of fewer than 10 net new dwellings need not fall within the catchment area of any SANG but also acknowledges that new development may provide its own SANG to meet the requirements of this policy. The Local Planning Authority also require contributions towards avoidance and mitigation measures including the provision of SANG and SAMM.

Affordable Housing is not excluded from the requirements of this policy and so any development allocated through the Neighbourhood Plan will need to accord with the policy and demonstrate there will be no significant effect on the SPA/SAC and/or provide the necessary avoidance measures and mitigation.

6.2 National Designations

Sites of Special Scientific Interest (SSSI)

SSSIs are sites of special interest which are given protection on the basis of their flora, fauna, geological or physiographical features. The parish has one SSSI designation.

Puttenham and Crooksbury Commons

Puttenham and Crooksbury Commons is an open heathland, with open water, emergent vegetation, woodland and scrub which is a fragmented piece of what was a much larger swathe of heathland. The site supports a very rich invertebrate fauna, as well as a number of notable vascular plants and a variety of birds. Crooksbury Common is important for herptiles.

Surrey Hills AONB

Information on the Surrey Hills AONB can be found in Landscape section

6.3 Local Designations

Site of Nature Conservation Interest (SNCI)

SNCIs are sites which contain features of substantive nature conservation value at a local level. The parish is home to 4 SNCIs and a further 2 are located on the edge of the parish.

Williams Cope and Stony Hill

William's Copse and Stoney Hill SNCI lies to the north of Puttenham Village, running along the foot of the Hog's Back Chalk Ridge, and is one of the last remaining ancient woods on the upper Greensand. It consists of a diversity of woodland, from dry calcareous Beech stands to base-poor Oakwood and wet Alderwood. The woodland supports a rich Ash-Maple-Hazel coppice with Oak standards community. The site is botanically very rich and a number of locally rare and scarce species have been recorded. Important dead wood habitats are also present.

Puttenham Common Woods SNCI

Puttenham Common Woods runs along the west of the parish along the boundary (and crossing the boundary) with Seale Sands parish. The site supports a diversity of woodland types, including stands of a nationally rare community of Alderwood, and three well established lakes. Parts of the woodland consists of conifer plantation and there are some extensive patches of Rhododendron. All these areas are included within the SNCI boundary as they link semi-natural areas and provide a continuous wildlife corridor. The site is botanically very rich, supporting at least two rarities as well as a hybrid Sedge known from only two other locations in Surrey. Variable woodland communities and emergent stands of lakeside vegetation afford considerable invertebrate potential. The site is locally important for birds.

Lower Puttenham Common and Halsemoor Wood SNCI

Lower Puttenham Common is located at the south west corner of the parish and supports remnant heathland, now largely dominated by Birch coppice, with relict stands of heath and unimproved acid grassland. Small areas of plantation conifers are also present. Halsemoor Wood supports a significant area of Alderwood. The site is known for a county scarce vascular plant and a county scarce bryophyte. Bird and invertebrate interest is also high.

Broomfield Wood and Gatwick Alder Bed

This site is located on the south east boundary of the parish (and partly within Shackleford parish) and consists of ancient semi-natural woodland, lakes and unimproved marshy grassland. The woodland is mainly mature Alder coppice with a luxuriant and diverse field layer. The lakes have well vegetated margins and the grassland possess a very high proportion of forbs.

Barfield Copse SNCI

Barfield Copse is an ancient semi-natural woodland, consisting of Hazel-Ash-Field Maple coppice woodland on Bargate Beds. The woodland is located in Shackleford parish but on the boundary with Puttenham.

Inwood Meadow SNCI

Inwood Meadow is located in Wanborough parish but on the border with Puttenham. It is largely managed as a hay meadow and most of the grassland has suffered past agricultural improvement and is species-poor. However, a central strip of herb-rich unimproved chalk grassland is present.

These are the most westerly chalk swards in Surrey, particularly unusual in that they are north-facing.

6.4 Other Designations and Issues

Ancient Woodland

There are various patches of Ancient and Semi-Natural Woodland, primarily to the east and south of Puttenham village in the north of the parish. There are also areas of Ancient Re-planted Woodland at Puttenham Common.

In addition to this designated form of woodland, the parish has a high level of tree coverage, including in the village itself. Planning records on The Street for the last 2 years demonstrate that 50% (8 applications) of proposals resulted in the removal or cutting back of existing trees. Whilst the Conservation Area designation allows some degree of protection from unlawful removal/cutting back of trees, concern is raised to the impact this is having on the streetscape of the Conservation Area.

It is also recommended that the parish council seeks funding opportunities to support landowners in planting new trees and hedgerows in the parish.

Priority Habitat

There are various areas of priority habitats identified in Natural England's Priority Habitats Inventory.

This includes areas of Lowland Heathland and Lowland Fens at Puttenham Common as well as large swathes of Deciduous Woodland across the parish. There are also large patches of Woodpasture and Parkland BAP.

Puttenham Down

A small area of land at Puttenham Down, under the ownership of Surrey County Council but managed by Puttenham Parish Council, is considered to be underused and has the potential to make a greater contribution to the parish. The parish council will consider options and funding to improve the usability, appearance and biodiversity value of this space as well as opportunities to improve linkages to the village and to the public right of way network.

Protected Species

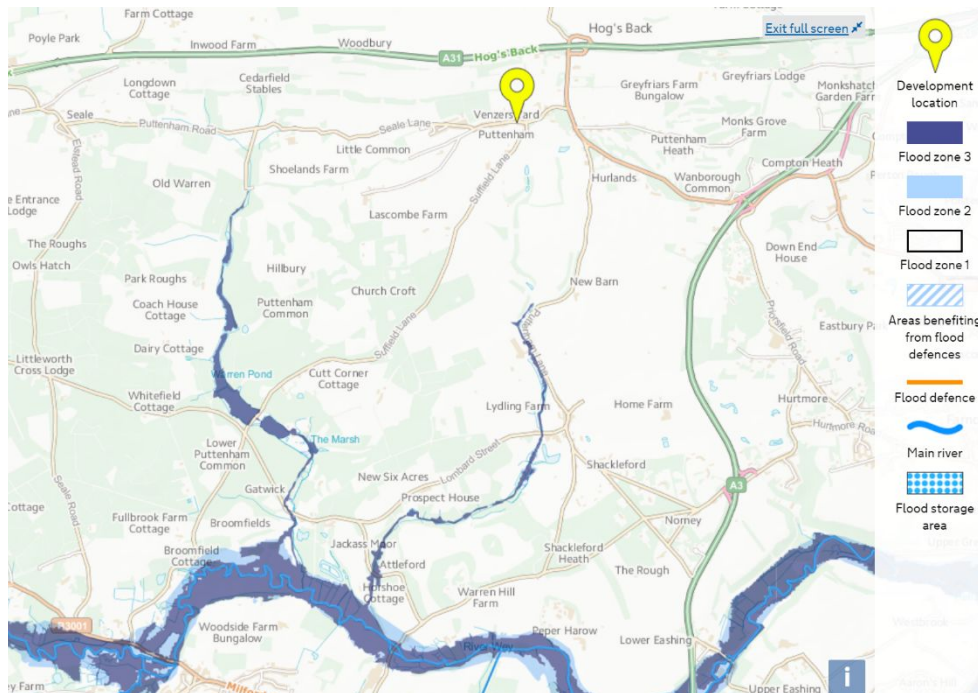
The Wildlife and Countryside Act 1981 (and other environmental legislation) requires the protection of various species of animals and birds, many of which can be found in the parish. This includes badgers, hedgehogs, butterflies, bats and various species of snakes and other small mammals. The protection of these species and the habitats they live in is a fundamental priority of this report and the neighbourhood plan.

7. Flood Risk

The Guildford Borough Surface Water Flood Risk Assessment has been prepared by the Council to inform their Local Plan and sets the strategic flood risk context for the borough.

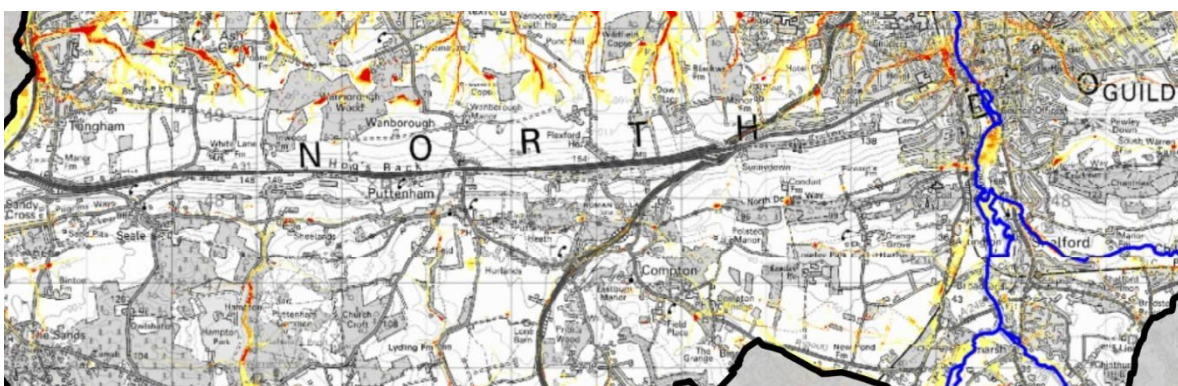
7.1 Fluvial Flood Risk

The parish is primarily Flood Zone 1 although there are areas of Flood Zone 2 and 3 running down the west and in the south of the parish.



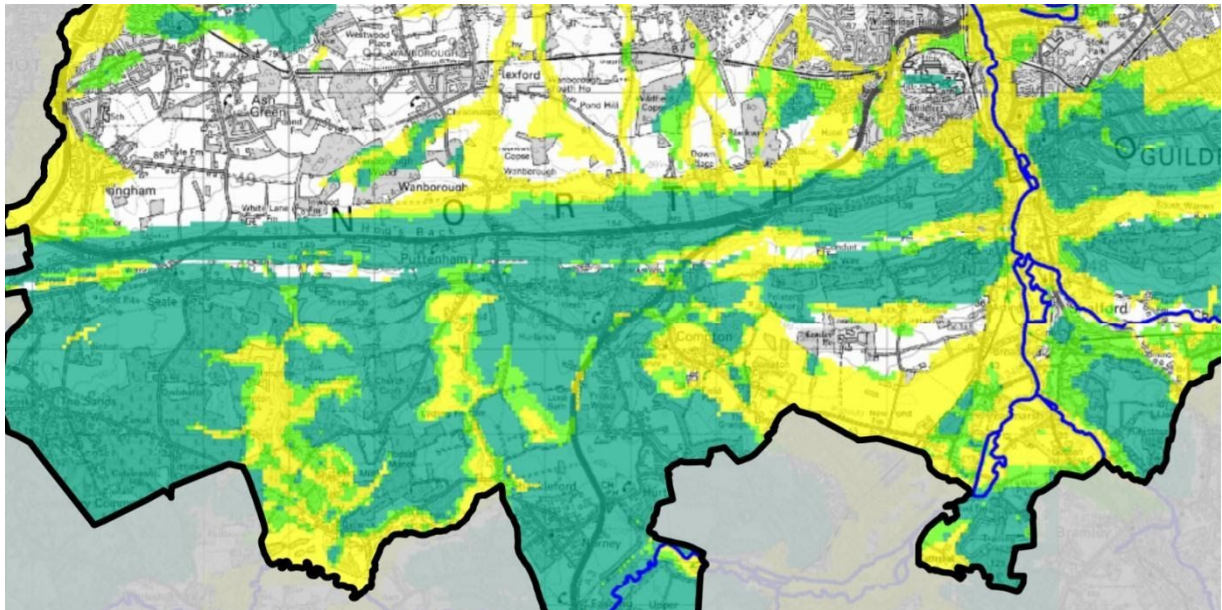
7.2 Surface Water Flood Risk

Puttenham is not at significant risk of surface water flooding although there are some areas in the parish which have a Medium (1 in 100 year - orange) and High (1 in 30 year - red) surface water flood risk and these are primarily to the west of the parish.



7.3 Groundwater Flood Risk

The majority of the parish is considered to have 'Limited potential for groundwater flooding to occur'. However, there are significant parts of the parish, particularly in the south, west and east where there is 'Potential for groundwater flooding to property situated below ground level (bright green) and at surface (yellow)'.



<http://www.guildford.gov.uk/newlocalplan/CHttpHandler.ashx?id=20776&p=0>

8. Conclusions and Recommendations

8.1 Conclusion

Puttenham parish's rich natural environment, sensitive landscape setting and biodiversity assets are valued by the local community and it is important that the Neighbourhood Plan seeks to retain these qualities. Achieving these aims is also crucial in ensuring that the Plan contributes to the achievement of sustainable development, meets EU obligations and is in line with national and local planning policy which is required in order to reach the stage of adoption.

8.2 Recommendations

It is recommended that the following aims are followed through in the Puttenham Neighbourhood Plan:

- The parish's natural environment and rural character is preserved and enhanced
- The parish's woodland, trees and hedgerows are retained and replacement trees of locally appropriate species are sought where trees are lost
- The parish's biodiversity and biodiversity sites are preserved, enhanced and linked.
- The parish's wildlife habitats and protected species are preserved and enhanced
- The Neighbourhood Plan should seek to preserve the parish's dark night skies
- Traffic (and associated signage etc) should be reduced to minimise the adverse impact that has on the environment
- Ensure new development is located in appropriate locations to avoid harm to the landscaping qualities of the area.
- Ensure any new car park is appropriate in its surface, materials and signage
- Ensure new development is located in areas of low flood risk
- The parish council will consider options and funding to improve the usability, appearance and biodiversity value of Puttenham Down as well as opportunities to improve linkages to the village and to the public right of way network.
- The parish will consider funding options to support landowners in planting new trees and hedgerows in the parish.

Acknowledgements

This Neighbourhood Plan has been prepared on behalf of Puttenham Parish Council. The Parish Council would like to thank the following volunteers who have dedicated a great deal of time and effort into this project:

- Sally McIlroy
- Ian Cresswell
- David Binns
- Guy Thompson
- Verity Cassar

Also, thanks to current and former parish clerks, councillors and volunteers who have made significant contributions to the Neighbourhood Plan including Richard Griggs, John Green, Pip Adlam, Mike Blundell Jones, Wendy Hazzard, Leslie Clarke.