



Forward Planning Division

# **BASINGSTOKE CANAL CONSERVATION AREA**

## **1985**

*"working with the community  
for a safe, green and clean environment"*

## **BASINGSTOKE CANAL CONSERVATION AREA**

### **Note:**

The attached document is the draft version dated 17 March 1982.

The conservation area was designated in 1985.

**DRAFT**

SURREY COUNTY COUNCIL

NOTICE OF DESIGNATION OF CONSERVATION AREA

SECTION 277 OF THE TOWN AND COUNTRY PLANNING ACT 1971 (AS  
AMENDED)

BASINGSTOKE CANAL

NOTICE IS HEREBY GIVEN that the Surrey County Council in pursuance of Section 277 of the Town and Country Planning Act 1971 (as amended) and after consulting Runnymede, Woking, Guildford and Surrey Heath Borough Councils, and after giving careful consideration to responses received from members of the public at large to the Basingstoke Canal Conservation Area proposals, have designated that part of the Basingstoke Canal and land adjoining lying within Surrey as a Conservation Area. The Surrey part of the Canal commences where it enters the County of Surrey from the County of Hampshire at Ash Vale in the Borough of Guildford, and terminates at the junction of the Basingstoke Canal with the River Wey Navigation at New Haw, Byfleet in the Borough of Runnymede. It has a total length of 25 kilometres 51 metres [15 miles 996 yards]. The route passes through the Boroughs of Runnymede, Woking, Guildford and Surrey Heath.

The Hampshire part of the Canal is presently a Conservation Area.

Maps showing the full area of the Surrey part of the designated Conservation Area may be inspected free of charge at the County Deeds Office (Room 116) County Hall, Kingston upon Thames between 10 am to 1 pm and 2pm to 4 pm Monday to Friday and at the following Council offices:

1. Runnymede Borough Council, Council Offices, Station Road, Addlestone, Weybridge, KT15 2AA
2. Woking Borough Council, Council Offices, Gloucester Square, Woking
3. Guildford Borough Council, Millmead House, Millmead, Guildford
4. Surrey Heath Borough Council, Bagshot Manor, Green Lane, Bagshot

during normal opening hours.

The main consequences of designation are firstly the demolition of buildings within the Conservation Area requires listed building consent and secondly any person proposing to do work on trees (not subject to a Tree Preservation Order) is required to give six weeks prior notice to the local planning authority.

10 October 1985

Surrey County Council

County Hall

Kingston upon Thames KT1 2DN

F A Stone

Clerk & Chief Executive

TOWN & COUNTRY PLANNING ACTS 1971 AND 1974  
CONSERVATION AREAS - BASINGSTOKE CANAL

Report of the County Planning Officer

1. INTRODUCTION

- 1.1 In 1978, the Basingstoke Canal Steering Group recommended that the County Council should designate a Conservation Area along the length of the canal running through four District Council territories and following the linear pattern of that established over the Hampshire length.
- 1.2 Definition of the boundary of the proposed Conservation Area has proceeded steadily since that time but more recently the various District Councils have been preparing their own Local Plans and their Planning Officers have indicated that a firm boundary would be of considerable help in formulating their proposals for the vicinity of the canal and in development control procedures since the Conservation Area extends beyond land in the County Council's ownership.
- 1.3 At the first meeting of the Basingstoke Canal Joint Management Committee on 13 November 1981, a report on possible future common planning practices and policies for the two Counties was considered and it was agreed that formal designation of the Conservation Area should be put in hand.

2. CONSULTATIONS

- 2.1 In consultation with the District Planning Officers, a draft line has been incorporated on the land utilisation map accompanying the Surrey Heath District Plan.
- 2.2 If the Committee agree the boundary for consultation purposes, the proposal would be publicised in local newspapers inviting inspection of the plan and submission of representations for further consideration by this Committee prior to formal designation before which it is necessary for the County Council to formally consult the District Councils. The proposal will be considered by the Countryside Joint Sub-Committee on 9 March and their views will be reported orally.

3. HISTORICAL APPRAISAL

- 3.1 Reports for Designation of an area normally include paragraphs setting out the historical associations and development of the area. However, the Joint Consultative Report in the Surrey length of the Canal dealing with recreation, landscape, conservation and management proposals prepared in June 1978,

already contains references to the Canal's origin and history particularly at paragraphs 2.1-2.9 and descriptions of the character and treatment for each length of the Canal and its structures are dealt with progressively through the Report. Special reference is given to the desirability of creating the Conservation Area status in paragraphs 7.11-7.13. A copy of the report will be laid on the table at the meeting.

- 3.2 Although restoration will entail renewal of much of the decayed brickwork and timber structures along the Canal length, the restored linear earthwork will still be an important industrial archaeological monument and a link with the historical importance of the Canal's construction originally completed in 1974.

#### 4. BRIEF DESCRIPTION OF THE PROPOSED AREA FOR DESIGNATION

- 4.1 The general form of the proposed Conservation Area is linear taking in the Canal and its immediate banks and towing paths and back-up tree belts with the area extended to nearby physical features which provide an identifiable boundary or where features appear to be visually important to the character of the Canal.
- 4.2 From the junction with the Wey Navigation, the proposed Conservation Area follows a fairly narrow bank on each side of the Canal widened on the southern side westwards from Woodham Lock to Sheerwater Bridge. Westwards to the ward boundary, it includes part of the common on either side of Monument Road thus reinforcing the protection for the three ancient monuments (Barrows) and the Moslem Burial ground enclosures (proposed for Statutory listing by the Department of the Environment).
- 4.3 As the commercial centre of Woking has changed considerably in recent years, physical boundaries formed by new roads are followed with extra areas taken in for example at St John's Lye and in the vicinity of Hermitage Bridge.
- 4.4 Immediately west of Pirbright Bridge, the proposed area is fairly narrow but widens opposite the western end of Pirbright Barracks and follows the foot of the railway embankment until it reaches and follows the brick wall reputedly erected at Curzon Bridges and lock to protect the barge horses from the sudden noise of the then new steam trains.
- 4.5 Deepcut dictates the return to a narrow width but beyond the aquad over the railway, the area is wider to include the area of special interest at Frimley Lodge and around the eastern boundary of the camping ground and Mytchett Lake west of Mytchett Place Road to the boundary with Guildford District at the railway crossing.
- 4.6 Although remaining fairly narrow on the west side, the eastern side follows the base of the railway bank and around Greatbottom Flash returning to the fairly narrow form as far as Ash Vale where the boundary takes in some of the older property associated with the age of the Canal construction.

- 4.7 Beyond Ash Vale Bridge, the area is again narrow until the Hampshire border is reached and a link is formed with the Hampshire Designated Area.

RECOMMENDATION

In view of the undoubted benefits in designating this area and as an aid to development control, it is RECOMMENDED:-

“That the County Planning Committee agree the proposed boundary shown on plans CP.81/333 to 338 for formal consultation and advertisement with a view to Designation as a Conservation Area of that length of the Basingstoke Canal in Surrey.”

B F PANTER

County Planning Officer