



Neighbourhood Plan

Burstow & Smallfield



Appendices

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Housing Needs Survey (see Parish Council website)

January 2026





Smallfield traffic survey 2022

Smallfield ATC 1, Broadbridge Lane					
	Northbound	5-Day Ave.		Southbound	5-Day Ave.
	AM Peak	08:00 216		AM Peak	08:00 136
	PM Peak	17:00 121		PM Peak	17:00 144
average	24 Hour tota	1418			3007

Smallfield ATC 2, Weatherhill Road					
	Direction: Eastbound	5-Day Ave.		Direction: Westbound	5-Day Ave.
	AM Peak	08:00 339		AM Peak	08:00 293.2
	PM Peak	16:00 295		PM Peak	17:00 306.4
average	24 Hour total	3541	average	24 Hour total	3402.2

Smallfield ATC 5, Redehall Road					
	Direction: Northbound	5-Day Ave.		Direction: Southbound	5-Day Ave.
	AM Peak	08:00 354		AM Peak	11:00 156
	PM Peak	17:00 280.8		PM Peak	17:00 277
average	24 Hour total	2999	average	24 Hour total	2374

Smallfield ATC 6, Plough Road					
	Direction: Eastbound	5-Day Ave.		Direction: Westbound	5-Day Ave.
	AM Peak	08:00 257		AM Peak	08:00 233
	PM Peak	17:00 256		PM Peak	17:00 242
average	24 Hour total	2862	average	24 Hour total	2814



Central Village Junction

Approach: Redehall Road (Coming down Redehall Road into the centre)

TIME	Left to Weatherhill Road					Ahead to Chapel Road				
	LIGHT	HEAVY	BUS	TOTAL	PCUs	LIGHT	HEAVY	BUS	TOTAL	PCUs
08:00 - 08:15	47	2	0	49	51.6	62	4	0	66	71.2
08:15 - 08:30	48	0	1	49	50.0	47	1	0	48	49.3
08:30 - 08:45	64	1	0	65	66.3	46	1	0	47	48.3
08:45 - 09:00	52	4	0	56	61.2	56	0	0	56	56.0
Hourly Total	211	7	1	219	229.1	211	6	0	217	224.8
17:00 - 17:15	56	0	0	56	56.0	33	0	0	33	33.0
17:15 - 17:30	61	0	0	61	61.0	45	1	0	46	47.3
17:30 - 17:45	65	0	1	66	67.0	24	1	0	25	26.3
17:45 - 18:00	48	0	0	48	48.0	30	0	0	30	30.0
Hourly Total	230	0	1	231	232.0	132	2	0	134	136.6
18:00 - 18:15	48	0	0	48	48.0	29	1	0	30	31.3
18:15 - 18:30	54	1	0	55	56.3	27	0	0	27	27.0
18:30 - 18:45	27	0	0	27	27.0	39	1	1	41	43.3
18:45 - 19:00	35	0	0	35	35.0	18	0	0	18	18.0
Hourly Total	164	1	0	165	166.3	113	2	1	116	119.6
TOTAL	585	8	2	595	607.4	362	8	1	371	382.4

Central Village Junction

Approach: Redehall Road (Heading south towards Copthorne)
North

TIME	Left to Plough Road					Ahead to Redehall Road (South)				
	LIGHT	HEAVY	BUS	TOTAL	PCUs	LIGHT	HEAVY	BUS	TOTAL	PCUs
Hourly Total	164	6	0	170	177.8	137	6	2	145	154.8
08:00 - 08:15	49	0	0	49	49.0	38	2	1	41	44.6
08:15 - 08:30	48	0	0	48	48.0	41	2	0	43	45.6
08:30 - 08:45	38	1	0	39	40.3	26	1	0	27	28.3
08:45 - 09:00	37	0	0	37	37.0	38	4	0	42	47.2
Hourly Total	172	1	0	173	174.3	143	9	1	153	165.7
17:00 - 17:15	44	0	0	44	44.0	63	2	0	65	67.6
17:15 - 17:30	37	0	0	37	37.0	55	0	0	55	55.0
17:30 - 17:45	39	1	0	40	41.3	61	0	1	62	63.0
17:45 - 18:00	47	1	1	49	51.3	56	0	0	56	56.0
Hourly Total	167	2	1	170	173.6	235	2	1	238	241.6

Flooding risks

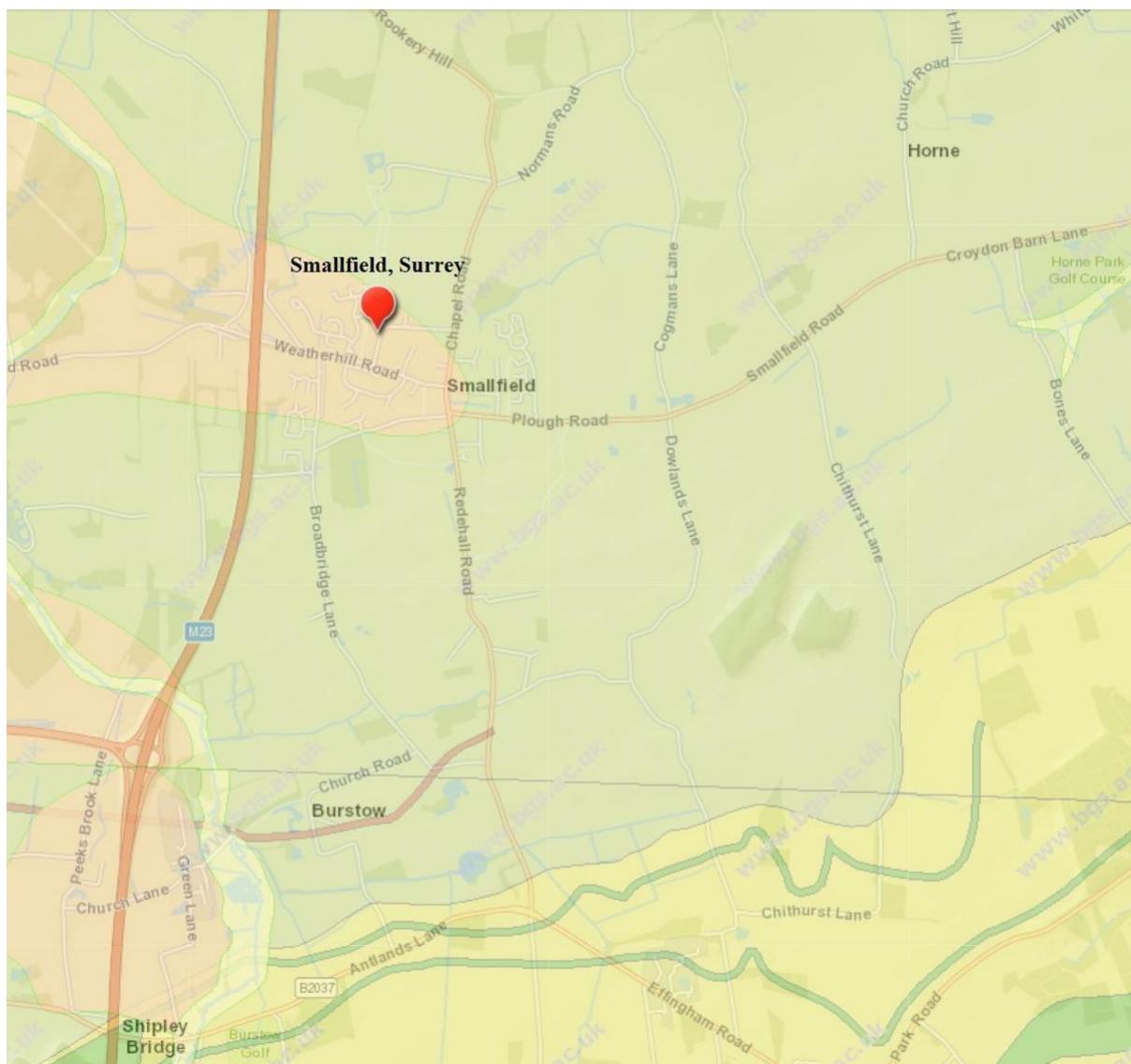
Overview of the Geology and Topography

Geology of Burstow

The bedrock geology of Burstow is primarily a Weald Clay Formation – Mudstone. (This area of Weald Clay is shown in light green on the map below.) When weathered the surface layers of clay absorb water very readily and become soft and boggy. The underlying clay that has not been weathered is hard and impermeable.

Through the centre of Smallfield village parallel to Weatherhill Road there is a superficial overlay of River Terrace Deposits, and an area of similar superficial overlay is also located along the M23 motorway north of Shipley Bridge. These types of superficial deposits can convey flood waters. (The areas of River Terrace Deposits are shown in light orange on the map below.)

To the south of Burstow there is an area of Upper Tunbridge Wells Sand – Sandstone and Mudstone, which is shown in light yellow on the map below.



Map copyright – British Geological Survey

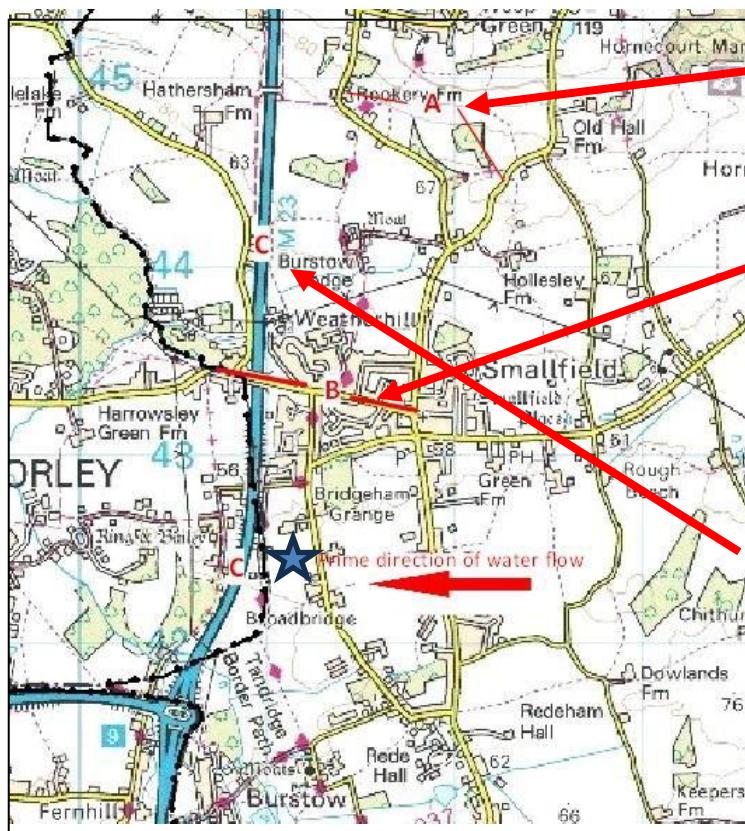
Topography of Burstow and Smallfield

Most of Burstow is a low-lying flat area and is categorised as 'rural low-lying agricultural flood plain'. However, to the north of Smallfield there are steep inclines which run down into Smallfield village, these are known by their road names Rookery Hill and Scotts Hill.

There are a number of natural watercourses and other drainage across Burstow which is part of the Upper Mole Catchment area. Smallfield village is in the catchment of the Burstow Stream.

The elevated M23 motorway creates a barrier that runs the full length of the Burstow area, and there are a number of large culverts running through the embankment.

As a consequence of the shape of the land and the characteristics of its underlying geology Burstow generally, and in particular Smallfield village, are at high risk of flooding.



A) Steep inclined area known as Rookery Hill/Scotts Hill to the north. Significant was flows down to the hill into Smallfield

B) A culverted river flows underground through the centre of Smallfield village.

C) The elevated motorway forms a barrier to the west.

Map copyright – Ordnance Survey



Prime direction of water flow away from Smallfield is to the west and through/under the motorway

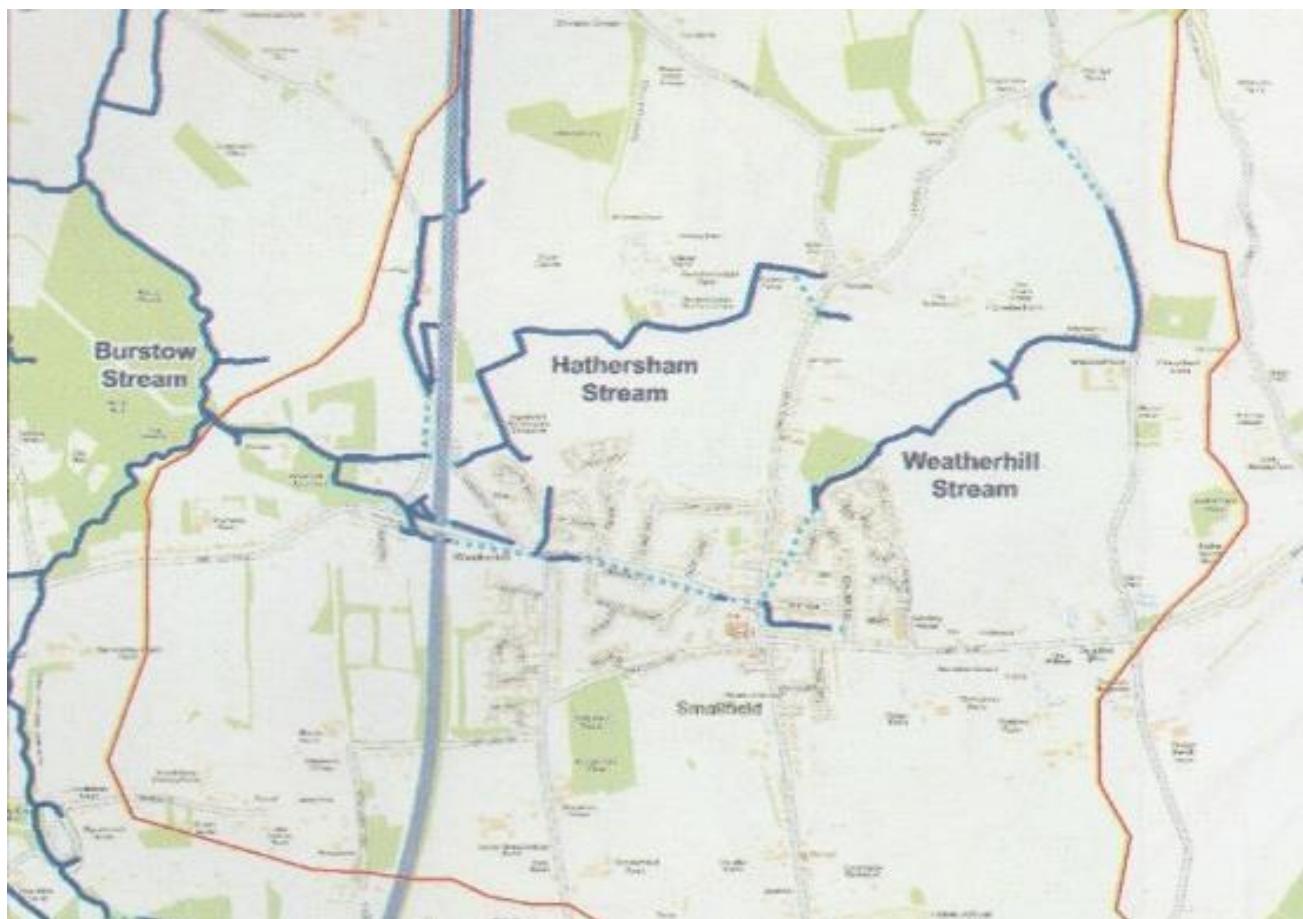
Most of the area is generally low lying and flat; much of which is categorised as flood plain used for agriculture.

Surface Water Flows in Burstow

The Burstow Stream, Hathersham Stream, Weatherhill Stream and Broadbridge Stream are the major natural watercourses across Burstow and are tributaries of the River Mole. Shipley Bridge, to the south west of the Parish and is at risk of river flooding, at times leading to the closure and/or degradation of the B2037 (Antlands Lane). Smallfield is located in the upper reaches of the Burstow Stream catchment and is at risk of river flooding from the upstream reach of the Weatherhill Stream, other ditch flows and surface water runoff.

The topography, existing housing and other development means that Smallfield also suffers from drainage issues associated with surface water flooding. This is compounded by the fact that the Weatherhill Stream, the upstream end of a designated Main River, is culverted through the centre of the village.

Significant surface water also flows down into Smallfield village from Scotts Hill and through the drains and stream along Chapel Road and the stream to the rear of the properties. Other runoff water is generated from across the village and flows through the many ditches, drains and culverts to the centre of the village. These water flows join the Weatherhill Stream; which as previously stated flows in a culvert under the village, and the prime direction of flow through and away from Smallfield is to the west and under the motorway.



Watercourses in Smallfield



Types of Flooding Risk

Burstow is at risk from a number of types of flooding

1. **Fluvial Flooding** - During heavy or prolonged rainfall events, rivers can experience large flows which cause them to exceed their capacity. Un-developed areas near the river may act as storage areas or 'flood plains' for out-of-channel flow.

Development and housing can severely affect this natural process. Faster run-off rates from upstream urban areas can result in an increase in flow in the rivers downstream, and building on the flood plain can significantly increase the risk of flooding both directly to the development concerned and on a wider basis by removing capacity from the flood plain.

The Burstow Stream flows in a generally westerly direction and is typical of an urban watercourse with a mixture of culverted sections and open stretches. The 2013/14 flood event and the Environment Agency modelling shows that parts of Smallfield village are at significant risk of fluvial flooding as the culverted sections of the river exceed capacity and the open sections burst their banks.

In addition to the flood generating behaviour of the Weald Clay across Burstow, the superficial River Terrace Deposits also have the potential to allow groundwater flooding at the surface. Due to their low permeability, rainfall is unable to sink into the rocks, instead it quickly runs-off into streams causing the river network to respond rapidly to rainfall events, which results in flooding.

2. **Surface Water Flooding** – this occurs when drainage systems (such as ditches, pipes and gullies) are unable to cope with the volume of surface water runoff caused by intense rainfall. This may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water, and can affect properties on hills as the water moves downhill.

Burstow has a long history of surface water flooding. Over winter 2013/14 the periods of prolonged rainfall led to the ground quickly becoming saturated, increasing rates of surface water runoff during subsequent rainfall events. This runoff regularly exceeded the capacity of drainage systems, both road- side ditches and pipes, leading to surface water ponding and overland flow and the flooding of roads and property.

The open fields to the north east of Smallfield dip down towards the centre of the village which causes overland flow. A ditch along the eastern boundary of the village channels the water south however and this has caused highway flooding along Plough Road. Similarly, heavy surface water flows from the north down Rookery and Scotts Hills have caused severe overflows down Chapel Road.



Photographs above show the flooding of Wheelers Lane and The Surgery in the centre of Smallfield in December 2013 /

3. **Flooding from Sewers** – this occurs when intense rainfall overloads the sewer system capacity (surface water, or combined), and/or when sewers cannot discharge properly to watercourses due to high water levels. Sewer flooding can also be caused when problems such as blockages, collapses or equipment failure such as pumping stations occur in the sewerage system.

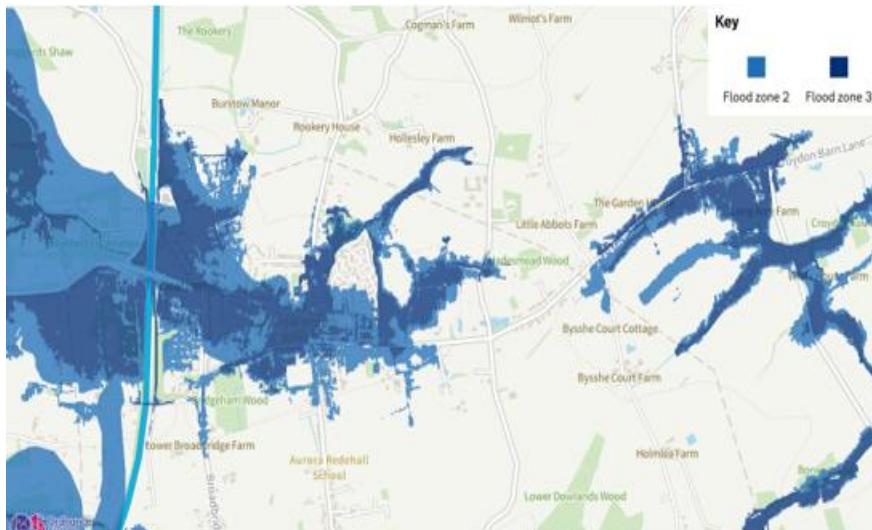
In recent years this type of flooding has been a serious problem along Antlands Lane, to the south, and in the centre of Smallfield village. Heavy and prolonged periods of rainfall have regularly led to surface water runoff which exceeds the capacity of the drainage network, enters and causes surcharging of the foul water system and consequent flooding of the primary school and a number of properties within Smallfield. This has included back pressure and overflows of toilets inside a number of homes in the Woodside Crescent area of Smallfield, where over 16 homes were affected, and other areas such as Orchard Road, western Plough Road and eastern Wheelers Lane are similarly impacted.

These problems have been further exacerbated because the pumping stations that serve Burstow and Smallfield have ceased to operate and have proved to be inadequate during times of high drainage flows; and the combined sewer system is of insufficient capacity.

Surface Water Flooding Risk

The map below shows that large areas of Burstow and Smallfield are at risk of flooding from surface water.

Flood Zones 2 and 3



Source: The Environment Agency 2025

(Note - This flood risk map does not consider climate change and is designed only to give an indication of flood risk to an area of land.)

Flooding Events

As a consequence of these various flooding risks Burstow has a long history of flooding events. A recent example is when Smallfield suffered extensive flooding during the Christmas period of 2013 which continued through January and into February 2014. The flooding during this period caused: -

- a number of residential properties to be affected by: internal; basement; front and rear garden flooding; sewage backing up in the WC; and sewage in the garden;
- many residents to suffer water ingress within their homes (approximately 150), the majority were located in central Smallfield along Woodside Crescent and Wheelers Lane. Residential homes and businesses in the Keepers Corner area were similarly impacted
- many of the roads to become impassable; Wheelers Lane was closed for approximately three weeks and Antlands Lane was closed to traffic for over a week
- the primary school to suffer sewage surcharging onto the playground, this had also happened previously and not during school holidays, which resulted in the school having to be closed;
- the Smallfield Surgery to suffer internal flooding which caused a huge amount of disruption for the patients and the day to day running of the surgery.

Similar problems have continued to be repeated during times of heavy rainfall, which now appear to be coming more frequent due to climate change.



Flood Alleviation

Tandridge District Council is working with Surrey County Council, Reigate and Banstead Borough Council, and the Environment Agency on the feasibility of a Flood Alleviation Scheme.

Surrey County Council, who are the designated Lead Local Flood Authority for Surrey, have identified Smallfield as a high priority area, and in 2017 received national funding to develop an understanding of flooding mechanisms and impacts in the area and identify the preferred option to alleviate flood risk within the catchment. The study is also intended to consider the development options for the Tandridge Local Plan to ensure that any future development within the catchment is correctly located, and where necessary provides flood alleviation measures.

The flood alleviation options currently being considered focus on creating flood storage areas in a number of locations; possibly improving drainage capacity by constructing additional culverts and drains to increase connectivity and surface water conveyance; plus, a possible northern relief channel to redirect water from the Weatherhill Stream to the Hathersham Stream and away from the urban area.

In addition to providing options for flood alleviation, the models generated so far are being considered by developers to help reduce flood risk through their proposed developments. Creating flood storage areas is identified as the favoured solution, however currently a total project cost of over £2M is estimated to be required. The sources of funding have not been identified, but even with optimistic contributions from national flood funding it is still anticipated that around £900,000 will need to come from additional contributions.

Along with providing options for flood alleviation, the flood map models generated by the study so far are being considered by developers to help reduce flood risk through their proposed developments.

In 2018 the Environment Agency and Surrey County Council submitted a bid to Tandridge District Council to obtain Community Infrastructure Levy funding for the design and construction of flood mitigation works. This bid was successful and a total initial sum of £300,000 was approved to be paid in two instalments; £150,000 in 2017/18 and £150,000 in 2018/19. The works in 2017/18 were to complete an upgraded culvert from Wheelers Lane to Weatherhill Road behind the school to help facilitate flood flows out of the urban area. The first instalment has also been used to carry out a ditch survey and carry out small capital works to improve the drainage system. Since then there has been no real progress in completing work. Though Surrey County Council urges residents to report problems to allow them to further study and understand the issues.

Due to the topography of the area, the maintenance of existing ditches and other drainage infrastructure by the relevant authorities, utility companies and other landowners, including residents, is key in aiding flows to move through the catchment and helping to reduce flood risk.



Further information on progress of the schemes above or on other current flood risk activities can be obtained via the Smallfield Flood Action Group (contact email burstowfag@gmail.com).



We have researched the entire area and captured as many activities as our group can identify which are in the following Land Uses schedules (excluding residential use)

Schedule of Businesses (categorized)

MOTOR INDUSTRY		PET CARE	
Wheel Doctor	Cophall Parking (Gatwick)	Smallfield Village Veterinary Practice	Woofers & Wags, Dog Walker
Smallfield Garage Ltd	Diamond Parking	Mucky Pupz Day care & Boarding	Caring4Canines
Woodside Garage Car Sales	Ace Parking	Various dog grooming businesses	Tagzvondeni Kennels
LAN Motors	Smallfield Raceway	HEALTH, WELLBEING & SPORT	
A.D. Williams Car Repair Centre	Sussex Coachworks	Smallfield GP Surgery	Smallfield Pharmacy
Hobbs Recovery Services	Doves Gatwick	Burstow Park Riding Centre	Burstow Footgolf
CLUBS, PUBLIC HOUSES, RESTAURANTS AND ACCOMMODATION		The Gym Lounge	
The Smallfield Club Reading Room	Deli Me Aladdin Café/Takeaway	RETAIL	
Smallfield Cricket Club Members Bar	The Shipley Bridge Inn	Smallfield Wine & Vape Store	SKS Tools
The Plough Public House (Currently closed)	The Cherry Tree	Smallfield Post Office & Londis	Co-Op Store
The Curious Pig, Restaurant & Hotel	Oak Tree Lodge B&B	Harris Butchers	Helgaz Flowers
The Old House, Restaurant & Hotel	Smallfield Place	Gordon's Greengrocer	
Smallfield Café		Smallfield Mens Barber Shop	Nail Bar
EARTH MOVING, WASTE MANAGEMENT, PLANT HIRE, BUILDING INDUSTRY		EDUCATION	
Etheringtons & RS Skip Hire	Atfield Plant & Machinery Hire	Aurora School	Burstow Park School
Norman Brickwork	Fullers Transport	Copthorne Preparatory School	The Little House Montessori School
TPK Roofing Services	Burren & Whitaker Construction	FINANCIAL SERVICES, LEGAL & PROPERTY	
Coinfords Construction & Plant	Granite Revolutions	Gooch Maloney Accountants	Burstow Solicitors
Copthorne Brickwork and Building	Lighting Electrical Installations	Choices Estate Agents	
Foster Carpentry & Electrical	Tennant Electrical		
MISCELLANEOUS			
Live, Love, Laugh Mail Order	Sabnini Candle & Perfume Oils	Silver Yogini Yoga	Fires & Flues
KTN (Kindling and Things)	SKS Wholesale	Kippers Tutoring	Bearings & Belts



SCHEDULE OF PHYSICAL FEATURES AND ACTIVITY IN NP AREA			
ITEM	LOCATION	CLASSIFICATION	
1	Hathersham Farm	Hathersham Lane farm	81 Canada Estate Open Space
2	Sewage Works	Hathersham Lane Infrastructure	82 Broadbridge Grange
3	Longyards Shaw	Hathersham Lane Wooded area	83 Broadmead Farm
4	Stream (unknown name)	Hathersham Lane	84 Broadbridge Farm
5	Fullers	Hathersham Lane Soil Processing	85 Flightpath Farm
6	Stables	?? Equestrian	86 Collins Wood
7	Weatherhill Common	Hathersham Lane Privately owned but accessible	87 St. Bartholomews Church
8	Caskeys Kennels / Dog Rescue	Hathersham Lane Pet Services	88 Montessori Nursery
9	Electricity substation	Hathersham Lane Infrastructure	89 Brookwood
10	TDC Depot	Hathersham Close Local Government	90 Browns Haulage
11	Whiteleafa farm	Cogmans Lane Farming	91 Westlands Farm
12	Smallfield Place	Cogmans Lane Historic Building and wedding venue	92 P & B Services
13	Cogmans Lane	Cogmans Lane ? Eco area	93 Shipley Bridge Nursery
14	Burstow Business Park	Rookery Lane shirt printing Electrical	94 Shipley Bridge Garage
15	Burstow Manor	Rookery Lane Historical Building	95 Gatwick Footgolf
16	Banger Racing	Rookery Lane Sport/ Recreation	96 Burstow Park Riding Centre
17	Stream (unknown name)	Rookery Lane	97 New House farm (Industrial eastate)
18	Bridleway	Rookery Lane	98 Courtlands
19	The Woodland	Chapel Road Woodland area	99 Shipley Bridge Inn
20	Woodlands	Chapel Road Motor Services	100 Cranbrook Independent Nursery
21	Normans Brickworks & Scaffolding	Chapel Road Construction services	101 Hollybush Business Centre
22	Choices	Chapel Road Estate agents office	102 Volvo Garage
23	Car Repair	Chapel Road Motor Services	103 Keepers Corner Allotments
24	DIY Shop	Chapel Road Retail	104 Buddist Centre
25	Plastic Decking company	Chapel Road Retail	105 Allotments and Affordable Housing
26	Veterinary Centre	Chapel Road Pet Services	106 Nature Centre
26a	Forest area behind Veterinary Centre	Chapel Road Ancient woodland	107 Cherry Tree Pub
27	Woodlands Garage	Chapel Road Car sales	108 Powell Automotive/ Copthorne Coach
28	Smallfield Garage	New Road Car Repair and Pet sales	109 Heatherley Disability Centre
28a	Smallfield Club	New Road Club and public house	110 Corner Café
29	Telephone Exchange	New Road Infrastructure	111 Sussex Coachworks
30	QE2 Field	Weatherhill Road Sport/ Recreation	112 The Old House
31	Open Space/ woodland	Weatherhill Road/ C Recreation	113 The Curious Pig in the Parlour
31a	Grassed entry to The Cravens	Weatherhill Road Amenity area	114 Beechfield Childrens Home
32	Bridgeham Wood	WHEELERS Lane Ancient woodland	115 Shipley Bridge Nursery school
33	Burstow Primary School & Nursery	WHEELERS Lane Education	116 Cophall Parking gatwick
34	Centenary Hall	WHEELERS Lane Community Centre	117 Cophall Industrial Park
35	Centenary Hnursery	WHEELERS Lane Education	
36	Smallfield Surgery	WHEELERS Lane Medical Centre	120 Weatherhill Stream
37	Rapid Heating	Woodside Crescent Plumbing services	121 Burstow stream
37a	Grassed area at Grange End/ Woods	Woodside Crescent Amenity area	
38	Evangelical Church	Redehall Road Religious Centre	
39	Butchers	Redehall Road Retail	
39	Greengrocers	Redehall Road Retail	
39	Co-Operative store	Redehall Road Retail	
39	Hairdressers	Redehall Road Retail	
39	SKS Group	Redehall Road Tools & Equipment- Trade	
39	Chemist	Redehall Road Retail	
39	Post officee	Redehall Road Retail	
39	Simon Agombar	Redehall Road upholsterers	
40	Church Hall	Redehall Road Religious Centre	
41	School Playing Field	Redehall Road Sport/ Recreation	
42	Arora School	Redehall Road Special Needs Education	
43	Gooch Mahoney	Redehall Road Accountants	
44	Wheel Doctor	Redehall Road Motor Services	
45	American freezers	Redehall Road Ereatil	
46	Fusilier	Redehall Road Electricians	
48	Laburnum Court	Redehall Road Mobile Home Site	
49	Bell Hatch Wood	Redehall/Broadbrid Woodland area	
50	Dog care	Redhall Road/ Broa Pet Services	
51	Dog Training	Redhall Road/ Broa Pet Services	
52	Coinford Civil Engineering	Redehall Road Construction	
53	Industrial estate (Coinfords)	Redehall Road Construction	
60	PVCu Profiles	Plough Road Installers/ construction services	
61	Scobie McIntosh	Plough Road Vending/foodservice	
62	GVS Assist	Meadowview Catering Supplies	
63	Allotments	Plough Road Recreation	
64	Plough and Furrow	Plough Road public house	
65	Playing fields	Plough Road Sport/ Recreation	
66	Triddles Farm	Plough Road Industrial area, Waste, Hyper-Tune	
67	Green Farm/ Southern Superbike	Plough Road Motorcycle spares	
68	KMG Independent	Dowlands Lane Financial Advisor	
69	Dowlands Park farm	Dowlands Lane ???	
70	Dowlands Wood	Dowlands Lane SCC Woodland	
80	Donna Rowe Travel	Broadbridge/ Ontar Travel Consultant	



Burstow parish – significant ponds

Across the Burstow Parish area there are in excess of 90 significant ponds. These provide important habitat for wildlife, and play an essential role in the drainage system, reducing the flooding risks that the area faces. Many of these ponds are connected to the ditches and watercourses that exist across the area and provide storage which reduces the flash water flow during times of rainfall.

They are also an important feature of the landscape and character of the area. The following table gives details of these ponds.

	Location	Grid Reference	Situation	Size
1	South of Cross Oak Lane / East of Lake Cottage	TQ294451	Farm Field	Medium
2	East of Haversham Lane	TQ302451	Farm Field	Medium
3	East of Haversham Lane	TQ302451	Farm Field	Small
4	North of Haversham Farm	TQ306449	Farm Field	Small
5	South of Haversham Farm	TQ307447	Farm Pond	Large
6	Longyards Shaw	TQ304443	Farm Field	Small
7	West of Haversham Lane	TQ306443	Farm Field	Medium
8	North West of Hurstridge	TQ308442	Farm Field	Medium
9	Burstow Lodge	TQ314441	Moat	Large
10	Burstow Lodge Business Centre	TQ315440	Farm	Medium
11	East of Cogmans Lane	TQ327443	Farm Field	Small
12	West of Normans Road, The Cottage	TQ322441	Field	Medium
13	West of Normans Road, The Cottage	TQ323441	Garden Pond	Medium
14	West of Normans Road, The Cottage	TQ322440	Roadside Pond	Large
15	West of Cogmans Lane	TQ327441	Farm Field	Medium
16	South of Hurstridge adjacent to M23	TQ309439	Drainage Balancing Pond	Large
17	East of M23	TQ310439	Farm Field	Small
18	South of Rookery Mead	TQ315440	Equestrian Centre	Large
19	West of Cogmans Lane	TQ329441	Farm Field	Medium
20	East of Cogmans Lane	TQ328440	Farm Field	Small
21	West of Caskeys Kennels	TQ304436	Field	Small
22	East of M23 Weatherhill Common	TQ309434	Drainage Balancing Pond	Large
23	South of Smallfield Road adjacent to M23	TQ309433	Drainage Balancing Pond	Large
24	North East of Charlotte Grove	TQ311436	Field	Medium
25	West of Cogmans Lane	TQ325435	Farm Field	Large
26	West of Chapel Road, Bluebell Cottage	TQ319436	Garden	Small
27	West of M23	TQ309430	Field	Small
28	West of Alberta Drive	TQ310430	Field	Large
29	South of Plough Road, Green Farm	TQ321429	Farm	Medium
30	East of Dowlands Lane, Triddles Farm	TQ325429	Farm	Large
31	North of Plough Road	TQ325432	Farm Field	Large
32	North of Plough Road, Crullings	TQ325431	Field / Garden	Large
33	North of Plough Road, Smallfield Place	TQ326431	Garden	Medium
34	West of Cogmans Lane, Smallfield Place	TQ327431	Garden	Large
35	North of Smallfield Road, Long Pond	TQ327431	Field	Large



36	West of Chithurst Lane, Rough Beech	TQ326429	Garden	Medium
37	West of Broadbridge Lane, Lower Broadbridge Farm	TQ311425	Farm	Medium
38	West of Broadbridge Lane	TQ312426	Field	Medium
39	East of Broadbridge Lane	TQ314429	Field	Small
40	West of Redehall Road	TQ318428	Field	Large
41	West of Redehall Road	TQ318427	Garden / Field	Small
42	East of Redehall Road	TQ320426	Field	Small
43	West of Redehall Road	TQ318425	Roadside / Garden	Small
44	South West of Triddles Farm	TQ324427	Farm Field	Small
45	East Side of Broadbridge Lane, opposite Liahona	TQ313422	Roadside	Large
46	Broadbridge Farm	TQ314421	Farm	Medium
47	Broadbridge Farm	TQ314421	Farm	Medium
48	North of Lone Oak	TQ317421	Field	Large
49	West of Dowlands Lane	TQ325423	Farm Field	Small
50	East of Dowlands Lane	TQ328423	Farm Field	Small
51	West of Chithurst Lane	TQ333424	Farm Field	Medium
52	West of Chithurst Lane	TQ332422	Farm Field	Small
53	Broadbridge Lane, opposite Broadbridge Farm	TQ313421	Roadside	Large
54	South of Cross Lane	TQ323419	Farm Field	Small
55	East of Dowlands Lane	TQ326419	Farm Field	Small
56	North West of Dowlands Farm	TQ328419	Farm Field	Medium
57	North East of Dowlands Farm	TQ330420	Farm Field	Small
58	Burstow Court / Moat End House	TQ311413	Moat in Gardens	Large
59	East of Church Road	TQ312414	Field / Garden	Large
60	West of Redehall Road, Lake House / Redehall	TQ318415	Gardens	Large
61	East of Redehall Road	TQ320415	Roadside	Large
62	East of Redehall Road	TQ321415	Field	Small
63	East of Dowlands Lane, Ranscombe Farm	TQ329415	Field	Medium
64	East of Dowlands Lane, Ranscombe Farm	TQ330416	Field	Large
65	East of Dowlands Lane, Furzes Wood	TQ332415	Farm Field	Medium
66	South of Church Lane, Summer Place	TQ307409	Garden	Large
67	South of Church Lane, Fairfield	TQ307409	Garden	Large
68	South East of Church Lane, Westlands Farm	TQ309410	Farm Field	Large
69	South of Church Lane, Park Cottage	TQ309408	Field	Small
70	South of Church Lane, Park Cottage	TQ309408	Field	Small
71	West of Church Road, The Rectory	TQ311412	Garden Moat	Large
72	West of Church Road, Bartelomy	TQ312412	Garden Pond	Small
73	East of Church Road, adjacent to Flamstead Hall	TQ313412	Roadside Pond	Medium
74	West of Redehall Road, Redehamhall Brook	TQ319411	Field	Large
75	West of Dowlands Lane	TQ330411	Reservoir	Large
76	South of Chithurst Lane	TQ331410	Field	Small



77	South of Chithurst Lane	TQ331409	Field	Large
78	West of Green Lane	TQ306407	Field	Small
79	South of Antlands Road	TQ309404	Farm Field	Large
80	South of Antlands Road, Newhouse Farm	TQ318405	Farm Field	Medium
81	East of Copthorne Bank	TQ322407	Field	Small
82	North East of Effingham Road, Cophall Farm	TQ328407	Farm	Large
83	West of Shipley Bridge Lane	TQ306402	Field	Large
84	East of Shipley Bridge Lane, The Grange	TQ308401	Garden	Medium
85	South of Burstow Park	TQ312400	Field	Medium
86	West of Copthorne Bank	TQ318398	Farm Field	Small
87	East of Rowland Close	TQ332401	Field	Large
88	East of Rowland Close	TQ333400	Field	Small
89	East of Shipley Bridge Lane, Holly Bush	TQ308396	Garden	Small
90	South of Clayhall Lane, Roundabout Farm	TQ326397	Field	Small
91	South of Clayhall Lane, Roundabout Farm	TQ326396	Garden	Medium

Reference: Surrey County Council Interactive Map

Source: Private research, Graham Poole and Tandridge Landscape capacity Report Oct 2016 the size assessments are personal and therefore subjective.



Conservation area

Conservation Area – Church Road, Burstow





Heritage

The Neighbourhood Area (History and location)

No artefacts are held in or referred to in the Surrey Archaeological Society predating the Anglo Saxon era in this parish.

Although neither Smallfield or Burstow appear in the Domesday Book, it is known that Burstow was part of the Archbishop of Canterbury's manor of Wimbledon. The name Burstow appears in Wimbledon's records for 1093-96 when the Peter de Burstow held land for a knight's fee or knights service. This was a type of feudal tenure which obliged the holder to provide military assistance to the Crown in return for holding land.

The first mention of Burstow Church is in a church record of 1121. The north and part of the west walls of the nave, with the west half of the north wall of the chancel, are for the most part of approximately 1210 in architecture; however its listing gives its date as 12th century references including Nikolaus Pevsner's 'Buildings of England'.

John Flamsteed, astronomer and cleric was Rector of Burstow from 1684 until his death in 1719, and was appointed in 1675 by Charles II to be the first Astronomer Royal. His accurate measurements of star positions and the movements of the moon, made in the newly opened Observatory at Greenwich, contributed to making possible the safe navigation of shipping around the world. Flamsteed is buried in Burstow Church and a star that commemorates him is in the large window above the altar. Before the Charity Commission amalgamated most charities in 1908 there were local charities for the poor. In 1718 John Flamsteed left money to buy new coats for two poor Christian people - in 1728 his widow Margaret Flamsteed left money for clothing for two poor women. In 1975 a Flamsteed festival took place in the village.

Being a mostly agricultural area, from the 1830's Smallfield had its own smithy where horses were shod and other work was carried out. This stood in Weatherhill Road opposite where the present bus shelter stands and in its place are Georgian architecture, classical style houses.

Although there was a marked period of growing population and industrialization in Britain, in 1911 the entire parish was described by a topographer as "purely agricultural, with a few brickfields" — which was due to accessible underlying clay in parts of the parish. The village was as then not at all compact; there were a few houses near the church, others spread to north or south or were a few scattered farms. In 1911 Copthorne (Sussex) was briefly, as not historically before then, included in the parish.

The Ebenezer Baptist Chapel, stands in Chapel Road, opened in 1851, is now a veterinary surgery. Smallfield Evangelical Church, Redehall Road was built in 1890 as a missionary hall in memory of Mrs. Jane Ann Tustin of Burstow Hall. The Church Hall or Rooms was completed in 1912 and was built as there was no Church of England representation in Smallfield. Held here is an active Sunday School as well as a venue for social event and many community activities.



Smallfield Hospital was built early in World War II on land beside Broadbridge Lane for use by the Canadian Army to treat their wartime casualties and briefly served as a state-run satellite hospital to Redhill Hospital, now known the East Surrey Hospital. In 1962 it was used in filming a scene of *The Password is Courage* which starred Dirk Bogarde. In its place is now the 'Canadian' housing estate: Toronto Drive, Ontario Drive and Alberta Drive are named for the many Canadians who used the hospital during the war.

The land we know as Smallfield came under the Manor of Lodge of which a narrow belt of the small common field continued eastward to the boundary with Horne. The word 'small' in this instance is thought to have originated from 'smael' meaning narrow and open. There was no village of Smallfield until Victorian times. Maps before this time show commons interspersed with large houses such as Smallfield Place and Burstow Lodge as well as farms, such as Broadbridge and Bridgeham. Smallfield Green covered 8 acres and Smallfield Common 317 acres. Weatherhill Common to the west covered 9 acres.

Guardians of the Poor. In part, this was to compensate villagers for their loss of rights to the use of the enclosed 'common'. Later it was let out to parishioners for various uses. The eastern section of the Green consisting of 3 acres was sold to Surrey County Council in 1956 for Burstow Primary School. Aurora School now occupies the original state school building in Redehall Road, which was built for Queen Victoria's Golden Jubilee.

The western section served its purpose for the 'needs of the poor' in that it was once the site of the workhouse. For many years it was allotment gardens until the building of Centenary Hall in 1995, formally opened by the now Dame Judi Dench and her late husband Michael Williams. Totally renovated in 2018 to include a standalone Nursery School and a larger meeting room and Community Café, scheduled to open 2019) and latterly the doctor's surgery. The common south of Plough Road, was absorbed by the neighbouring farms and to provide a recreation ground.

Carey's Copse was 15 acres of woodland, off Chapel Road which was gradually felled to provide land for post war social housing. Woodside Grange and Woodside Crescent along Weatherhill Road to Broadbridge Lane, was developed in the 1950's and backs onto Wheelers Lane.

Weatherhill Common has, in the most part, housing built in the 1970's. The Cravens, Charlotte Grove, and in the 1980's with the addition Hayes Walk. The latter and Meadow View, off Plough Road, Coopers Close, Toronto Drive, Ontario Drive etc. were built in the 1990's following the outcome of the South of The Downs Plan.

Sanger's Circus had winter quarters for its animals at Burstow Lodge (at the northern end of Chapel Road) from the early 1900s until around 1940. They once performed before Queen Victoria's and family. The Sanger family purchased Burstow Lodge in 1900. The site included a practice ring, sheds and barns for the animals and wagons, plus a large building known as the Elephant House, reported to be constructed from salvaged material from the old grandstand at Epsom Racecourse. Being so high, performances were held for the local population during the winter months. It has been recorded that the elephants were used for ploughing land in the area and were regularly walked through the village as far as the old School where children were known to feed them. With the outbreak of the Second World War in 1939, it became increasing difficult to continue. Horley auctioneers, Baker & Baker auctioned off the animals, farming stock and equipment. Purchasers included Chipperfield's, Tom Fossett's, Belle Vue Manchester. The head groom is said to have purchased the



elephants and had his own winter quarters on land now Sangers Drive, Horley. He ran a circus under the name of Lord George Sanger, with whom Morecambe and Wise began their career.

Keeper's Corner

Keeper's Corner is the southerly part of the village. On the south side of its 'corner' crossroads and opposite it are allotment gardens for the centre of the settlement is Keepers Cottage. Built around 1700 with early 20th century extensions, the small house has lucarne windows and is part timber- frame on a plinth, late use timber frame design was often seen as this is part of the timber-frame prevalent region named the Weald.

Shipley Bridge

Shipley Bridge forms the western border settlement of the village - there is a public house here along Antlands Lane East which is its narrow main street between both sides of the small community, straddling the M23 motorway which has a neat parabolic arch bypass for the main through road that west of here divides in a T-junction towards Horley/motorway access to the north and Pound Hill, Crawley to the south. A second residential road is on the Burstow side of the Horley parish border, Green Lane, which leads up to Mushroom Farm and the confluence already mentioned.

Church of St Bartholomew, Burstow

The Anglican church referred to above is medieval (12th century) for the most part. Its later history includes the following: John Flamsteed commemorative east window with imposing star in the chancel, where he and his wife are buried. A very interesting piece of timber construction, probably of 15th-century date, forms the tower, the supporting beams and posts being "very massive" according to the topographer and historian Malden. The benefice is a rectory. Tithes were commuted for £600 and in 1848 the church manor (glebe) was 43 acres however none is referred to in 1911.

A name changed from St Michaels and All Angels, with restoration in 1884-95 by B. Ferrey. All six bells in the tower were recast between 1899 and 1906, when they were inscribed with their dates and with what medieval inscriptions of the makers they replaced.

Smallfield Place

One of five moated buildings in the parish including the court to the west, this is the tallest extending for more than half of the building to three storeys. Altered in an ornate style the ashlar structure has embattled angle bay windows rising through just two storeys to left end. Smallfield Place has, at its core a Jacobean manor built c. 1600 by Edward Bysshe's father, on land, the earlier promised gift of some small field or piece of land in return for services rendered by John de Burstow during the reign of Edward III in the Hundred Years War to a fellow army knight Lord Burghersh.

Smallfield Place was where Edward Bysshe was born in 1615; he was knighted in 1661, in which year he made additions to the house, which bore that date. Owen Manning states that part of the house was pulled down, the remainder being occupied in his time as a farm, and owned by Isaac Martin Rebow who died in 1781. His daughter Mary Hester married General Francis Slater, who took the name of Rebow and owned Smallfield Place in 1841. He died in 1845. By a second wife his son in law John Gurdon inherited, who also took the name of Rebow. He died in 1870. His son was Hector John Gurdon Rebow, from whom William Leslie Moore, bought Smallfield Place in 1898. Much renovated the building is now a private home and wedding venue.



Redehall formerly spelt Redhall

John de Wysham's manor of Redehall consisted in 1332 of 1 messuage, 160 acres (65 ha) of land, 6 acres (2.4 ha) acres of meadow, and 22s. rent in Burstow known as the manor of Redhall near Burstow, which he held, jointly with Hawisia his wife, of John de Burstow, his son John was knighted and gave it to John Pecche, alderman of London. Redehall manor passed out of the hands of the Pecches and became the property of the Welles family. In 1650 it was Edward Payne the elder's and Hannah his wife's and it continued to be held by this family until the late 18th century. Thomas Holles Payne, by his will, proved in May 1800, devised the "manor of Redhall, including a capital messuage or mansion-house called Redhall, and a messuage called "Cophall" to Sophia Elizabeth Beard. Although in 1911 the house was surrounded by a broad moat enclosing a considerable area of ground" a development of smaller houses has replaced it.

Burstow Lodge

At the northern end of Chapel Road was another manor made up of a house, 360 acres of land, 12 acres of meadow, 10 acres of wood. By 1911 it was no longer a manor. This 15th century timber framed-above and whitewashed brick cladding-below medieval hall house has a Grade II* listing. A moat surrounds with small bridge to the front. Sanger's Circus purchased Burstow Lodge as winter quarters for its animals in 1900.

The War Years

At Keepers Corner a horse trough commemorates the horses that gave their lives during the Boar War, which is under consideration by us as a protected monument)

There is no War Memorial either at the Church or in Smallfield Village. 100 men answered the call to arms during the first World War. A tablet in St Bartholomew's Church records 21 men that lost their lives. On the 10th September 1914, King George V inspected troops at Shipley Bridge.

During the Second World War, unmarried women played their role, most significantly making parts for 'Bren' guns at the 'Monotype Corporation', Salfords. The Women's Land Army, were billeted at Rede Hall. The Home Guard, Number 2 Platoon of the 7th Surrey Battalion 'C' Company (Horley) had their headquarters at the church hall.

A line of pillboxes forms a defence line locally running south east from the A23 Junction, Horley and Cross Oak Lane to Hathersham Farm then east across to Burstow Lodge and Horne. With walls up to a metre thick, strong attempts to clear them from the local fields have proved too costly.

In August 1941 a German Bf 110 crashed in Fishers Field between Redehall Road and Broadbridge Lane. The bodies of the crew were buried in the churchyard, then moved to the German military graveyard at Cannock Chase, Walsall.

In 1941 barrage balloons were erected to form an outer defence ring round London one over the current school playground and another near Ranelagh Cottages in Redehall Road.

A number of bombs landed in the Parish. One landed at the St Bartholomew's Church, luckily failing to detonate. Others fell at the junction of Broadbridge Lane near Redehall, and stick bombs hit New Road, demolishing one home and badly damaging others. No one was killed.

Local Heritage Assets

The following buildings in the Burstow are considered to be locally significant by way of their local architectural or historic interest:



Historic England Listed Buildings 2022

These are Designated Heritage Assets and are of national, not just local, importance.

- Allingham Farm House, Burstow Grade 11
- Barn 25 yards South West of Burstow Lodge Grade 11
- Broadbridge Farm House, Burstow. Grade 11
- Burstow Court, Burstow. Grade 11*
- Burstow Lodge
- Burstow Park farmhouse
- Crullings & Smallfield Place. Grade 11*
- Church of St Bartholomew, Burstow. Grade 1
- Dodd Tomb 8 yards south East of Chancel. Grade 11
- Green Farm House, Burstow. Grade 11
- Keepers Cottage, Burstow. Grade 11
- Manor Cottage, Burstow. Grade 11
- Rough Beech, Dowlands Lane
- Twyners Croft, Burstow. Grade 11

Tandridge District Council – Buildings of Character (August 2013)

- Ebenezer Chapel, Chapel Road
- 1 & 2 Woodland Cottages, Chapel Road
- Rookery House, Chapel Road
- Boltods, Hathersham Close
- The Old Lodge, Copthorne School, Effingham Lane
- 122 Rede Hall, Redehall Road
- The Rectory, Church Lane, Burstow
- Bartlemy, Church Road, Burstow
- The Barn, Plough Road
- Ann's Villa, Copthorne Bank?
- Old Forge, Keepers Corner, Burstow
- The Plough (& Furrow), Plough Road
- Cherry Tree Inn, Copthorne Bank
- The Cottage, Effingham Lane, Copthorne
- Gresham House, Effingham Road, Copthorne
- Hedgehog Inn, now The Curious Pig in the Parlour, Effingham Road, Copthorne
- Bridge Cottage, 1 Redehall Road
- 13 Wheelers Lane
- Barn north of Allingham Farm, Copthorne Bank
- Redehall Lodge, Redehall Road
- Brook Cottage, Antlands Lane, Shipley Bridge
- Brook Farm, Antlands Lane, Shipley Bridge

Sources:

[Historic England 2018](#) [Tandridge District Council](#) [Wikipedia](#) [Burstow](#)

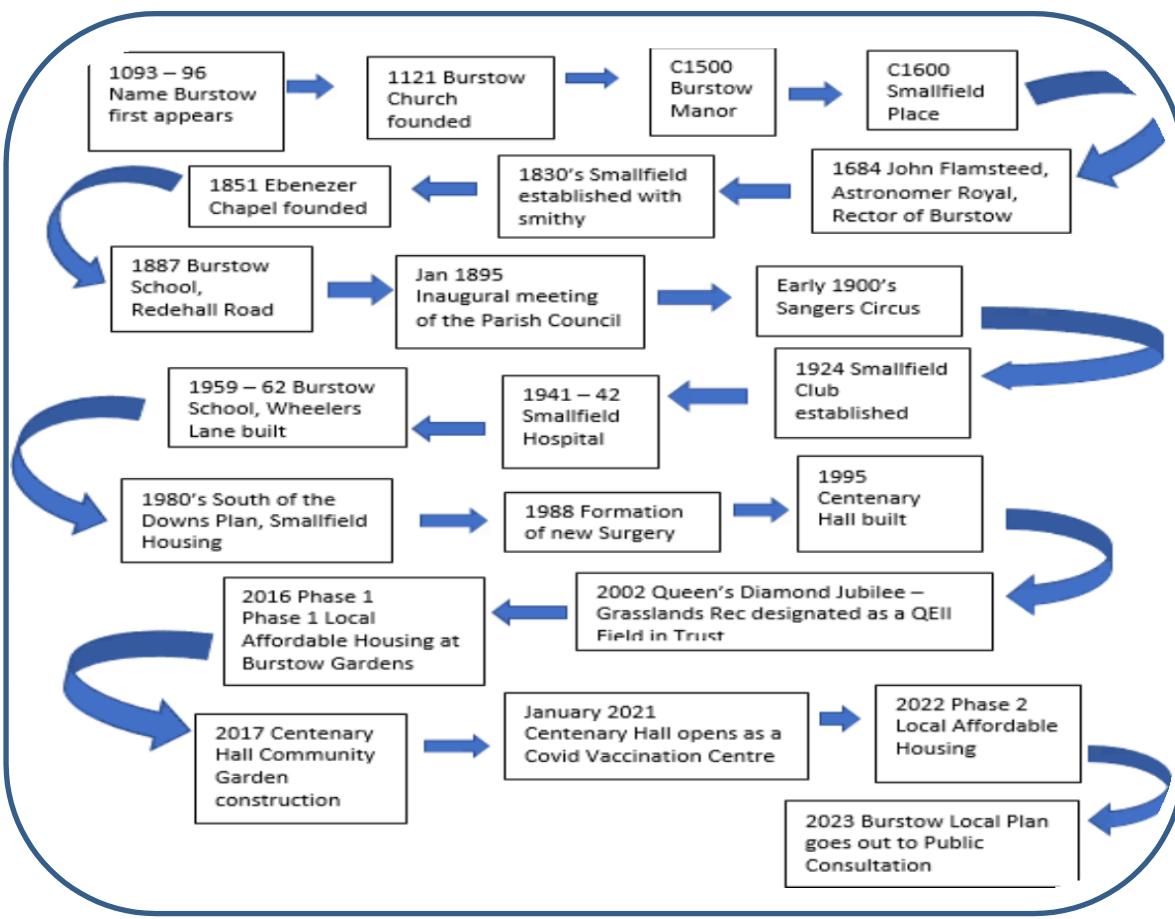
[Veronica Ballard – Snapshots of Smallfield, Smallfield Past and Present \(Horley Local History Society\)](#)



Timeline

- **1093-96** Burstow was part of the Archbishop of Canterbury's manor of Wimbledon. The name Burstow appears in Wimbledon's records. Peter de Burstow held land for a knight's fee or knights service.
- **1121** The first mention of Burstow Church is in a church record
- **1247** Burstow Manor first mentioned in a charter
- **c. 1600** Smallfield Place, a [Jacobean](#) manor built in return for services rendered by John de Burstow during the reign of [Edward III](#) in the [Hundred Years War](#)
- **1675** [John Flamsteed, astronomer](#) and [cleric](#) was Rector of Burstow from 1684 until his death in 1719, was appointed [Charles II](#) to be the first Astronomer Royal.
- **From the 1830's** Smallfield had its own smithy
- **1840** There was no village of Smallfield until Victorian times.
- **1851** The Ebenezer Baptist Chapel, standing in Chapel Road, opened
- **1887** The state school building in Redehall Road, was built for Queen Victoria's Golden Jubilee.
- **1890** Smallfield Evangelical Church, Redhall Road was built
- **1894** The Parish Council of Burstow formed
- **1900's** Sanger's Circus had winter quarters for its animals at Burstow Lodge (at the northern end of Chapel Road) from the early 1900s to around 1940.
- **1941** Smallfield Hospital was built early in [World War II](#) on land beside Broadbridge Lane for use by the Canadian Army to treat their wartime casualties
- **1956** The eastern section of the Green consisting of 3 acres was sold to Surrey County Council for Burstow Primary School.

Illustrated Timeline



From the timeline it can be seen that the Burstow name first appeared over 900 years ago * 11 and sporadic manor houses were established a little later, as this was a modest mainly agricultural area (but the population merited a renowned Rector) for much of its history until the early 19th century.

Smallfield itself has grown steadily in the second half of the 20th century, with the growth of Gatwick Airport, Crawley, and the drift south from the metropolis.

The South of the Downs Plan in the 1980's saw a burst of growth of about 20- 25%, which in itself had an impact on the village character as it was no longer a small rural village, and was at the same time removed from the Green Belt, resulting in some infilling.



Gatwick Airport

In 1962 it was decided that Gatwick should become the second London Airport and it was opened in 1968. Since then, the annual passenger numbers have increased from 186,000 in that year to over 46 million in 2019 and is one of the largest International single runways in the world. The majority of the flights are for leisure purposes but a sizeable minority are scheduled services which serve a large number of worldwide destinations.

Figure B12 identifies the population points around Gatwick Airport. As can be seen, the runway is within 4kM of the southern end of Redehall Road and Church Road and all aircraft arrive or depart on this line. Aircraft have to follow one of nine prescribed Noise Preference Routes/Standard Instrument Departures (NPR/SID) when departing the airport and these are illustrated in the figure below (Fig B3). Burstow is always affected to some extent by easterly departures as the aircraft are on a straight-line trajectory so, not being far from the runway, route divergence does not occur until it has passed over these roads.

A number of noise monitors are located all around the airport and surrounding land for several miles. Measurements are automatically recorded by the monitors. From these monitors, Gatwick Noise Contours are produced by The Civil Aviation Authority (CAA). Data for summer and winter, day and night periods are mapped. Examples of summer day (16-hour average noise) and night (8-hour average noise) are produced. These noise contours are shrinking as the more modern aircraft are less noisy and polluting.

Gatwick Airport Limited (GAL) have now gone through two iterations of offering a Noise Insulation Scheme (NIS) for those residents who live within the noisiest contour bands and are preparing an upgraded scheme for the next iteration. The NIS allows these residents to have insulation products like double/triple glazed doors and windows installed at GAL's expense.

GAL are wishing to expand further and are currently preparing a Development Consent Order (DCO) to use the northern (emergency) runway for continuous operational use in conjunction with the main runway. This runway is 210 metres north of the main runway and will only be used for departure of the smaller short haul aircraft. The main runway will be used for all arrivals and departures of long-haul larger aircraft. Sometime will elapse before/and if the Planning Inspector gives his consent but this would happen much quicker than the planned third runway operation at Heathrow. Burstow PC have already made representations on the consultation process so far and the Council will continue to be involved. This expansion would be able to handle 20 million or more extra passengers per annum and our worry is not just for the extra housing to cater for another 10,900 extra local jobs but also the lack of road infrastructure within Burstow Parish and even further afield. GAL are not planning for a third runway if this consent is agreed although they might decide to investigate the possibilities for a second runway to the south.

Figure B3 Gatwick NPR/SID routes

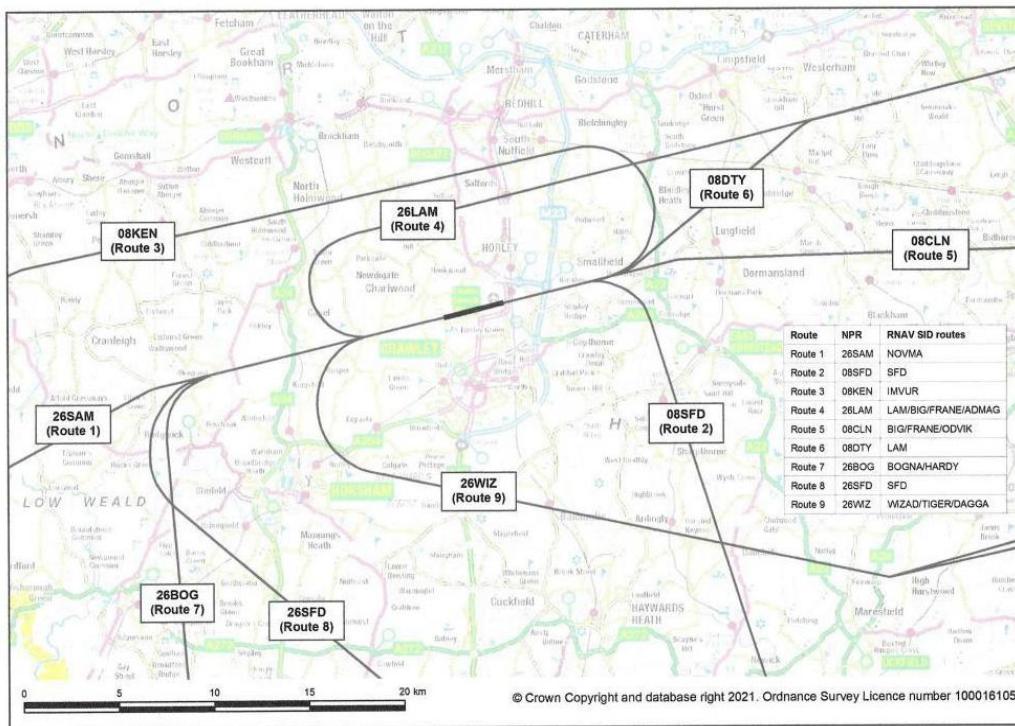
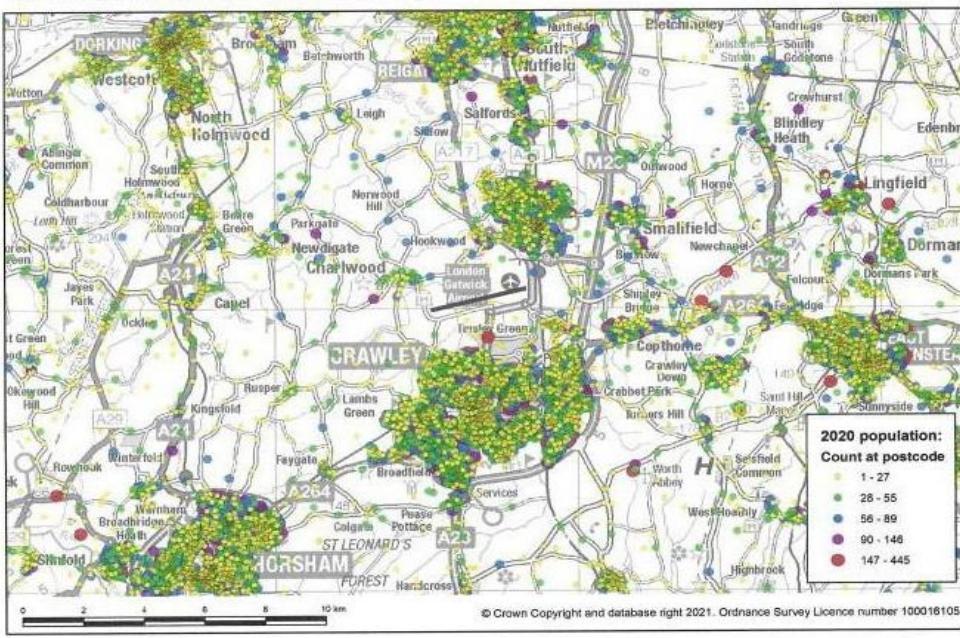


FIGURE B3 MAP

May 2021

Figure B12 Population data points around Gatwick Airport



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 FIGURE B12 MAP-
Gatwick



Analysis of 2001 -2021 censuses for Burstow, Tandridge, Surrey and England

Burstow's population grew from 4,301 to 4,333 in the 10-year period 2001 to 2011 and now overall by 5% to over 4,500 in 2021. (versus 5% for Tandridge - Surrey at 6.2% and England at 6.3% since 2011) The 2021 census states the population is now standing at 4536. The England growth was the highest ever recorded for any 10-year period since censuses began in 1801.

The number of households in Burstow grew from 1,679 to 1,784 - much faster at 6.3% and much more comparable to the Tandridge 5.4%, Surrey 5.2% and England 7.9%. All the figures, in comparison to population growth, reveal a higher percentage of single occupancy throughout England. The England figure for average household size of 2.36 is way below that recorded in 1911 of 4.3 showing a dramatic change over the years in average family size. The 2 adult, 2 children model no longer applies as typical. Burstow declined from 2.56 in 2001 to 2.43 in 2011, the latter figure now very much in line with Tandridge, Surrey and England. It does however illustrate an above average increase in Burstow in both the number of pensioners and single occupancy.

The number of pensioners (65+) in England is now at a record level 22.6% (2021) of the population). Burstow showed significant pensioner growth from 15.8% of the population in 2001 to 19.7% in 2011 and 1029 - 22.4% in 2021 well above the national average, which is said by the ONS to be 18% in England and Wales.

Burstow has shown a large increase in long term ill or physically disabled from 588 people to 725 (17% of the 2021 population) with a similar rise in unpaid carers. This figure is however still below the national figure of 18%. Those economically active now stands at 59%.

The key population issue for Burstow is the decline in the number children and young adults, (26% of total in 2021) The probable cause is the expense and the lack of suitable housing within Burstow and within Tandridge in general. Houses and Bungalows in 2021: 87%. Flats or apartments 8.8%, and mobile homes 3.9%. One person 2021 households comprise 27.4%

Rental Properties. Burstow in 2021 has showed an increase in private rented (9% to 13.3%) versus social rented property (static at 8.5%). This is somewhat outside the national picture of a bigger increase in private renting (9% to 13%) and a decline in social renting (13% to 9%).

Burstow's population is overwhelmingly UK- born but changing with figures of 98% in 2001, 96% in 2011 and now 91% in 2021. The ' born elsewhere than the UK' population of Burstow having doubled in the period albeit from a very small number to 9% now . The figures are in line with Tandridge and Surrey but well out of line with England where the numbers are 87% and 80%. In London the figures are 45% white and 55% other.

Christianity shows a large decline in Burstow in line with figures from elsewhere. England is moving towards a mix of Christianity, Secularism and Other Religions.

Burstow shows a larger percentage of people travelling to work by car (56% in 2021) with 34.6% working from home and a lower percentage travelling by train (2.3%: down from 6% in 2011) The figure for bus travel is still only 1%, somewhat in line with the 2% elsewhere. 40% of journeys are under 20 miles, with that 34.6% not travelling at all.



Education. For the first time ever England, figures show a higher percentage of adults with degrees or similar compared to those with no qualifications at all. England therefore has a much higher educated workforce. The figures for Burstow are in line with these national figures.

House prices 2022- Zoopla and Rightmove

	Lower Quartile	Mid Quartile	Upper Quartile
Smallfield	£250k	£462k	£502
Tandridge	£300k	£475k	£650k
Woldingham	£342k	£1242k	£1738k

Whilst the Smallfield (Burstow) area is amongst the 4 cheapest parishes in Tandridge, it is near the Tandridge average except for high end expensive properties.



Burstow and Smallfield bus routes timetables

Bus timetables in 2025 : 424 and 324

METROBUS For all journeys

Plan a Journey Times & Maps Ways to Pay Support Accessibility Days Out Jobs Search

424
Redhill - Crawley

Add to favourites

	424	424	424	424	424	424	424	424	424	424	424	424	424
<u>Crawley Bus Station</u>	-	08:14	09:14	10:14	11:14	12:14	13:17	14:17	15:17	16:17	17:17	18:17	
<u>Gatwick Road, North</u>	-	08:22	09:22	10:22	11:22	12:22	13:25	14:25	15:25	16:25	17:25	18:25	
<u>Shipley Bridge, Burstow N...</u>	-	08:27	09:27	10:27	11:27	12:27	13:30	14:30	15:30	16:30	17:30	18:30	
<u>Copthorne Church, Borers ...</u>	07:33	08:32	09:32	10:32	11:32	12:32	13:35	14:35	15:35	16:35	17:35	18:35	
<u>Burstow, Keepers Corner</u>	07:35	08:34	09:34	10:34	11:34	12:34	13:37	14:37	15:37	16:37	17:37	18:37	
<u>Smallfield, Broadbridge La...</u>	07:40	08:39	09:39	10:40	11:40	12:40	13:43	14:43	15:43	16:43	17:42	18:42	
<u>Horley, Kings Head</u>	07:44	08:43	09:43	10:44	11:44	12:44	13:47	14:47	15:47	16:47	17:46	18:46	
<u>Horley, Station</u>	07:47	08:46	09:46	10:47	11:47	12:47	13:50	14:50	15:50	16:50	17:49	18:49	
<u>Horley, Lidl</u>	07:49	08:48	09:48	10:49	11:49	12:49	13:52	14:52	15:52	16:52	17:51	18:51	
<u>Horley Row, Benhams Drive</u>	07:53	08:52	09:52	10:53	11:53	12:53	13:56	14:56	15:56	16:56	17:55	18:55	
<u>Westvale Park, Westvale R...</u>	07:59	08:58	09:58	11:00	12:00	13:00	14:02	15:02	16:02	17:02	18:01	19:01	
<u>Sidlow Bridge</u>	08:02	09:01	10:01	11:03	12:03	13:03	14:05	15:05	16:05	17:05	18:04	-	
<u>Doversgreen, Castle Drive</u>	08:04	09:03	10:03	11:05	12:05	13:05	14:07	15:07	16:07	17:07	18:06	-	
<u>Woodhatch, Hornbeam Ro...</u>	08:08	09:07	10:08	11:10	12:10	13:10	14:12	15:12	16:12	17:12	18:10	-	
<u>Meadvale, Copse Road</u>	08:10	09:09	10:10	11:12	12:12	13:12	14:14	15:14	16:14	17:14	18:12	-	
<u>Reigate, Bell Street</u>	08:16	09:16	10:18	11:20	12:20	13:20	14:22	15:22	16:21	17:21	18:18	-	
<u>Reigate College</u>	08:19	09:19	10:21	11:23	12:23	13:23	14:25	15:25	16:24	17:24	18:21	-	
<u>Timperley Gardens</u>	08:25	09:25	10:27	11:29	12:29	13:29	14:31	15:31	16:30	17:29	18:26	-	
<u>Redhill Bus Station</u>	08:30	09:30	10:32	11:35	12:35	13:35	14:36	15:36	16:35	17:34	18:31	-	
<u>Park 25</u>	08:33	09:33	10:35	11:38	12:38	13:38	14:39	15:39	16:38	17:37	18:34	-	

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Copthorne - St Bede's School

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Major stops

09/01/2026

To Reigate

All stops

Update

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<u>St Bede's School</u>	15:15
<u>Redhill Bus Station</u>	15:24
<u>Three Arch Road</u>	15:31
<u>Tollgate Avenue</u>	15:32
<u>Salfords, Church</u>	15:36
<u>Horley Row, Benhams Drive</u>	15:45
<u>Hookwood, Black Horse</u>	15:50
<u>Horley, Lidl</u>	15:56
<u>Horley, Kings Head</u>	16:03
<u>Smallfield, Burstow Primar...</u>	16:08
<u>Burstow, Keepers Corner</u>	16:13
<u>Copthorne Church</u>	16:15
<u>Copthorne, Dukes Head</u>	16:19



Glossary

Term	Meaning
Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Area of Great Landscape Value (AGLV)	An area of countryside adjacent to the Area of Outstanding Natural Beauty that has not been given the national Landscapes designation but is considered by Surrey local authorities to be of great landscape value which merits protection.
National Landscapes (AONB)	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, represents the nation's finest landscapes. Designated by Natural England (see below).
Brownfield Land and Sites	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Build to Rent	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development.
Community Infrastructure Levy (CIL)	The charge payable by developers in certain circumstances, the proceeds of which are to be made available to local authorities, including parish councils, to support infrastructure expenditure. The Community Infrastructure Levy came into effect in Tandridge on 1 December 2014.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Core Strategy	The part of the Tandridge Development Plan that sets out the spatial vision and strategic objectives of the planning framework for the District.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. Tandridge District Strategic Flood Risk Assessment supports the Core Strategy (2008).
Independent Examination	An examination of a Neighbourhood Plan carried out by an independent examiner appointed by the District Council. The Plan is checked for compliance with legislative and other requirements to ensure that it is suitable for submission to a local referendum.
Infrastructure	Basic services necessary for development to take place. They include roads, electricity, sewerage, water, education and health facilities
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II, with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures within its curtilage.
Local Development Framework (LDF)	The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents.



Development Plan	A generic term for the Development Plan Documents (DPDs) that together define the planning policies for the district. Includes the Core Strategy (2008) and the Local Plan Part 2; Detailed Policies (2014). The NPPF confirms that Neighbourhood Plans, once made, will be part of the Local Development Plan.
Local Plan	A term used for a development plan document prepared by the local planning authority. Local Plan Part 1 The Tandridge Core Strategy 2008. It contains the strategic planning policies for the District. Local Plan Part 2 The Detailed Policies 2014 which supports the adopted Tandridge Core Strategy. It contains the detailed planning policies to be applied locally in the assessment and determination of planning applications
Local Green Space	A designation designed to provide special protection for green areas of particular importance to the local community. Local Planning Authority The local authority or council that is empowered by law to exercise planning functions. This is often the district council, as in the case of Tandridge. County Councils are the authorities for waste and minerals matters.
Green Belt	The Metropolitan Green Belt is a Green Belt area around London, as defined in statute. In Tandridge, there are approximately 23,300 acres of Green Belt land. Ministry for Housing, Communities and Local Government (MHCLG)
Grey Belt	Within the NPPF 2024, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143 of NPPF.
National Planning Policy Framework (NPPF)	A document which sets out the Government's policy on how local planning authorities should manage development in their area. All policies in other planning documents are expected to comply with the NPPF.
Natural England	The Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. Natural England is also concerned with England's future landscapes. It is involved in the development of national planning policy and a range of environmental land management projects.
Neighbourhood Plan	A plan prepared under the Localism Act 2011 by a 'qualifying body' (Burstow Parish Council) It contains policies for the management of development in the 'designated neighbourhood area' that have equal weight with those of the District Council (Tandridge).
Permitted Development	Development that is lawful without applying for specific planning permission.
Planning Permission	Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications or be sought in detail through full planning applications.
Residents' Survey	Surveys carried out to inform preparation of a Neighbourhood Plan in order to establish residents' views, concerns and priorities for the future of a Parish like Burstow & Smallfield



Social Rent	Rent that meets all of the NPPF conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. (d) the rent is set in accordance with the Government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable)
Steering Group	A group set up by the Parish Council, consisting of parish councillors and other residents, to enable residents to take part in the preparation of the Neighbourhood Plan.
Supplementary Planning Documents (SPDs)	Guidance documents adopted by Tandridge District Council to assist in reaching decisions about planning applications.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
The Town and Country Planning (Use Classes) Order 1987	(use classes most relevant to interpretation of Plan)
Urban area / built up area	These terms refer to an area towards the centre of the Parish Area. It is not part of the Green Belt. 'Built up area' is the term most commonly used in Tandridge planning policies.