

West Clandon Neighbourhood
Development Plan 2020-34

Appendix 1

Character Assessment



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Appendix 2 – West Clandon Protected Views

1. Description of Location

- 1.1 West Clandon is a rural parish which lies approximately 4 miles east of Guildford, with Ripley and Send to the North, East Clandon to the east and Albury to the south. The railway line cuts across the middle of the parish, the A247 runs through the centre providing a direct link between the A246 and A3 which acts as the northern border. Despite the presence of such major routes close to and through the parish, it remains visibly rural in comparison to the neighbouring areas of Merrow and Burpham in the west as illustrated below.



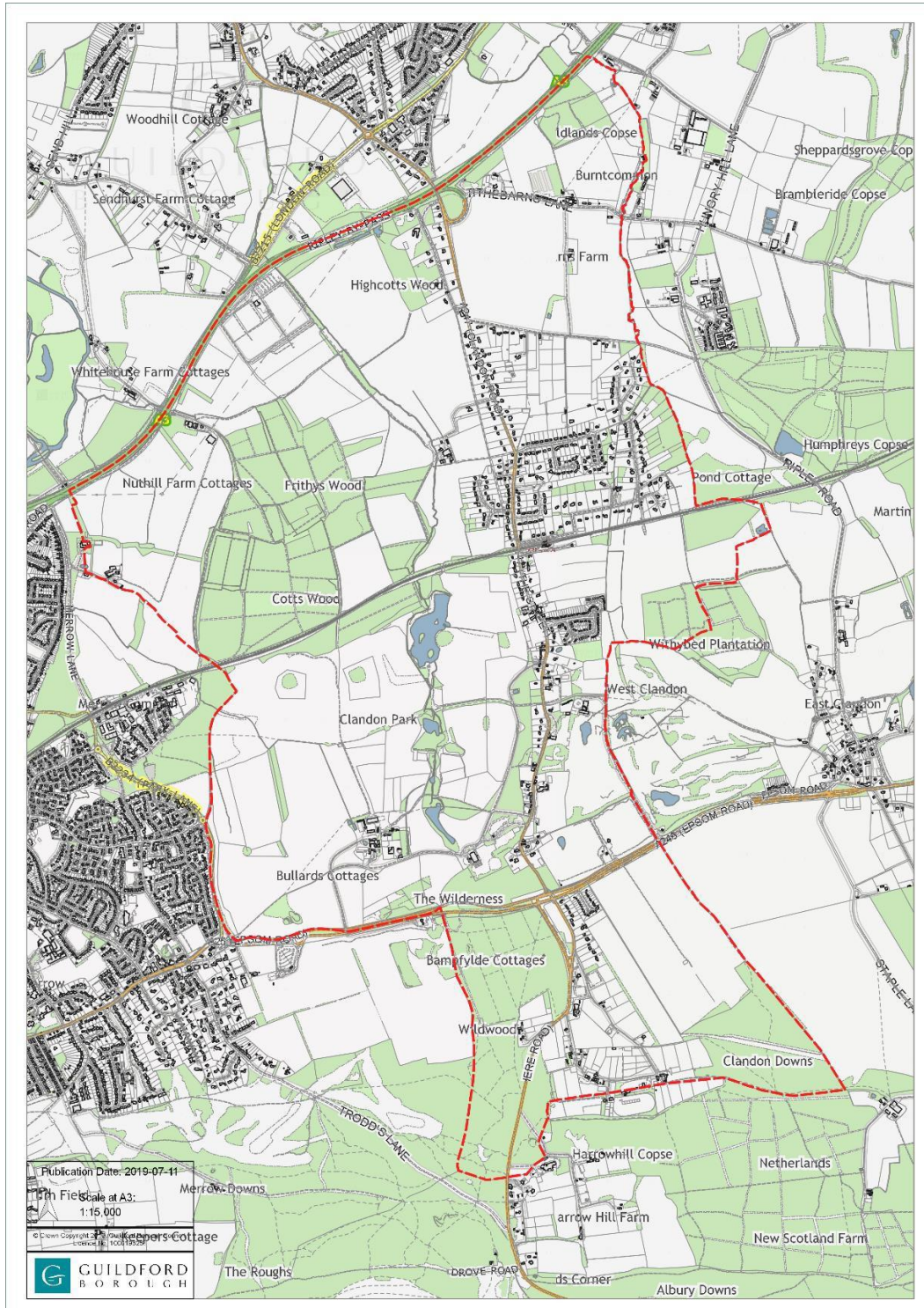
- 1.2 Either side of the linear development which forms the village is surrounded by fields and woodland to the east and Clandon Park and Clandon Park Estate (an historic parkland) to the west. These land parcels surrounding the village have a number of mixed agricultural uses including the growing of crops, equestrian and sheep farming. The overall feel of the built area is predominately one of large, detached, individually designed properties setting it apart from the more urban and densely populated areas of nearby Send, Merrow and Burpham. The roads are bordered by hedges and overhanging trees with the majority of properties set back off the road.
- 1.3 The Guildford Landscape Character Assessment (2007) notes “The presence of Clandon Park has ensured that this part of the fringe retains an intact managed rural character extending right up to the urban edge. The Park has provided an effective limit to eastwards expansion of the town. The area provides a good rural setting to the town and has an important role in providing a clear gap between the town and the outlying villages (West Clandon) to the north of the area the substantial woodland blocks of Frithy’s and Cotts Woods (Ancient Woodland) effectively physically and visually separate the northern portion of West Clandon

from the urban edge of Guilford”

- 1.4 The village can be dated back to Anglo Saxon times, is mentioned in the Domesday Book and history suggests that the largely linear development of the village can be seen from as early as the 1500s.
- 1.5 Most of the development within the parish took place between World War I and II and in the immediate post war period with the majority of it taking place during the 1930's, this was mainly due to the electrification of the railway which made it easier and faster to commute into London. In most cases this is what is seen today with a population of approximately 1400 people living in 510 households. 65% of all housing in the parish is detached and 75% of all property is owner occupier.

2 Designated Neighbourhood Development Area

The Neighbourhood Development Area is the same as that of the parish boundary.



3 Brief History¹

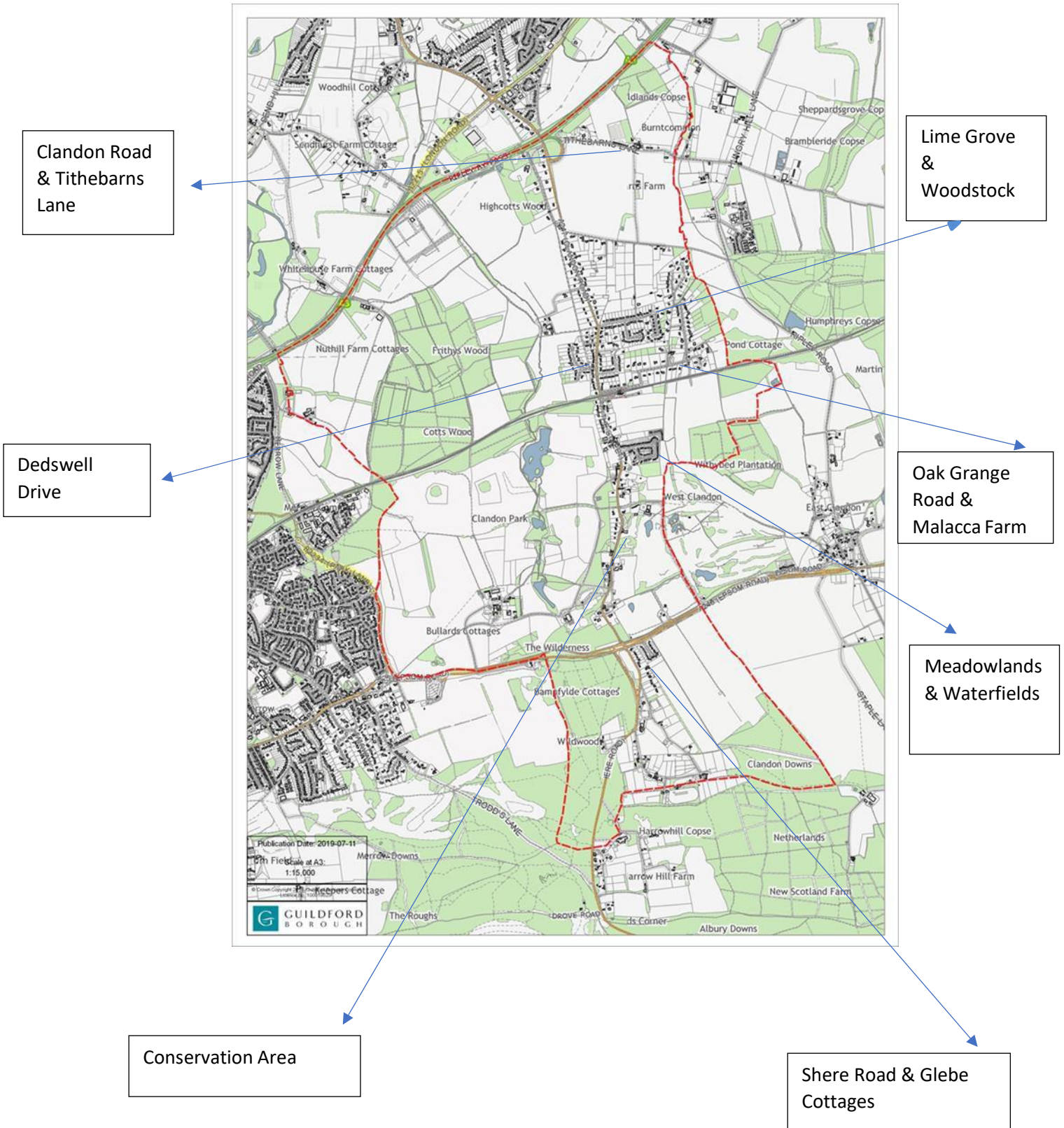
- 1086 - Mentioned in the Domesday Book as Clanedun (estimated population 60-80) owned by the Bishop of Salisbury.
- 1180 - The Westons of Albury start to rebuild West Clandon Church
- 13th Century - The Knights Templar establish an administrative Headquarters at Temple Court
- Richard de Boclynton installed as the first recorded incumbent at West Clandon Church
- Ownership of the manor passes to the Westons of Albury
- 1441 - Ownership passes to the Slyfields of Great Bookham
- 1642 - Sir Richard Onslow purchases Clandon Park from the Westons of Sutton Place
- 1710 - Sir Richard Onslow acquires the manor of West Clandon
- 1720 - George I stays at Clandon Park, while visiting the races on Clandon Downs
- 1731 - Thomas, 2nd Baron Onslow, builds the present Clandon House, replacing an earlier Elizabethan mansion
- 1801 - Census puts the population at 234
- 1827 - The 3rd Earl of Onslow succeeds to the title and abandons Clandon Park preferring to live at Clandon Regis
- 1841 - The Medieval Court Baron meets for the last time
- 1885 - The railway reaches West Clandon
- 1872 - West Clandon Church of England School opens on its current site
- 1874 - Clandon Park restored by the 4th Earl
- 1901 - Census puts West Clandon population at 378
- 1955 - The Onslow's leave Clandon House and move to Little Clandon and Temple Court
- 1987 - Hurricane force winds cause significant damage devastating the Copper Beech Avenue in Clandon Park
- 1991 - Census puts West Clandon population at 1293
- 2011 - Census puts West Clandon population at 1365
- 2014 - Neighbourhood Development Plan Area Designation granted
- 2015 - Clandon Park House hit by devastating fire, leaving an empty shell. The National Trust announces its intention to rebuild

¹ Source <http://www.westclandon.org.uk/history.html>

4. West Clandon Character Areas

- 4.1 The linear character of West Clandon was established very early on as farming took advantage of the differing soil conditions as the chalk slopes of the North Downs descend to the clay on sand further north. Historically the original village was concentrated around the church, (now designated a conservation area) and consisted of a number of houses which were in the ownership of the Onslow Family, with properties further along The Street being predominately farms and associated agricultural cottages, in between these were long stretches of farmland and parkland. Over the course of the years, as areas of the original estate have been sold off, these areas have become developed and gradually joined up into what we see today, a long ribbon development surrounded by fields to the east and parkland and agricultural land to the west, but essentially still a linear village.
- 4.2 Over time distinct areas of development have taken place, each with their own identity within the village, these have been grouped into individual character areas. The geographical location of other areas of the parish lend themselves to being assessed separately. In total the designated neighbourhood plan area has been broken down into 8 Character Areas.
1. Shere Road/Glebe Cottages
 2. The Conservation Area
 3. Meadowlands and Waterfields
 4. The Street to Lime Grove (including Bennett Way)
 5. Dedswell Drive
 6. Lime Grove/Woodstock
 7. Oak Grange Road/Malacca Farm
 8. Clandon Road

Character Area Location Map



5 Area 1 – Shere Road (including Glebe Cottages)



5.1 Located at the southernmost tip of the parish, Shere Road and Glebe Cottages are divided from the rest of the parish by the A246. Upon immediately turning into Shere Road the properties are initially set out in a linear manner adjacent to Shere Road, they then gradually curve around the base of the Clandon Downs, set further back from the road. Glebe Cottages is in direct contrast, set out in a horseshoe shape with properties on both sides.

5.2 Topography

5.2.1 This area sits at the base of the North Downs, Shere Road climbs steeply towards Newlands Corner. The area surrounding the A246 is largely open fields and woodland. This area is of significant topographic, historic and scenic interest containing many footpaths, bridleways, reservoirs and woodland. They sit within the Surrey Hills and are classified as an Area of Outstanding Natural Beauty. (AONB)

5.3 Roads and Routes

5.3.1 The entrance to Glebe Cottages sits on the A246 at the crossroads with the A25 (Shere Road) and A247 (The Street) All three roads are major routes to Guildford, Leatherhead, Dorking and the A3. Glebe Cottages is a no through road.



5.4 Land Use

5.4.1 Predominantly residential with some open recreational space to the rear of Glebe Cottages, the surrounding areas are wooded.

5.5 Layout

5.5.1 In comparison to most of the other areas of the parish the properties lie in close proximity to one another, Glebe Cottages consists of semi-detached houses and semi-detached bungalows, set out around a horseshoe shape design.

5.5.2 The properties facing directly onto Shere Road are slightly larger and set back from the main road.

5.6 Building Types

5.6.1 Glebe Cottages, a total of 22 properties were built in 1937 by the local authority, are a mixture of brick built, semi-detached, 2 storey houses, set back from the street with reasonably large front gardens and single storey, semi-detached bungalows which have a steep pitched roof with cladding to the wall structures which are also set back from the street but with smaller front gardens.

5.7 Key Features

- Brick and tile construction with wall cladding and pitched roof construction
- Individual gardens and green boundary treatments
- One or two stories

5.7.1 The properties facing Shere Road are of a more individual nature, a mix of building types and materials, including brick and flint. The plots appear larger with more space between the buildings and set back further from the curtilage.

5.8 Key Features

- Individually designed
- Mix of building types including brick and flint
- Large plot sizes

5.9 Streetscape

5.9.1 Sitting as it does on a crossroads there are traffic lights in each direction along with street lighting. Hedges are used predominately as borders to fields and properties alike.

5.10 Views, landmarks and natural features

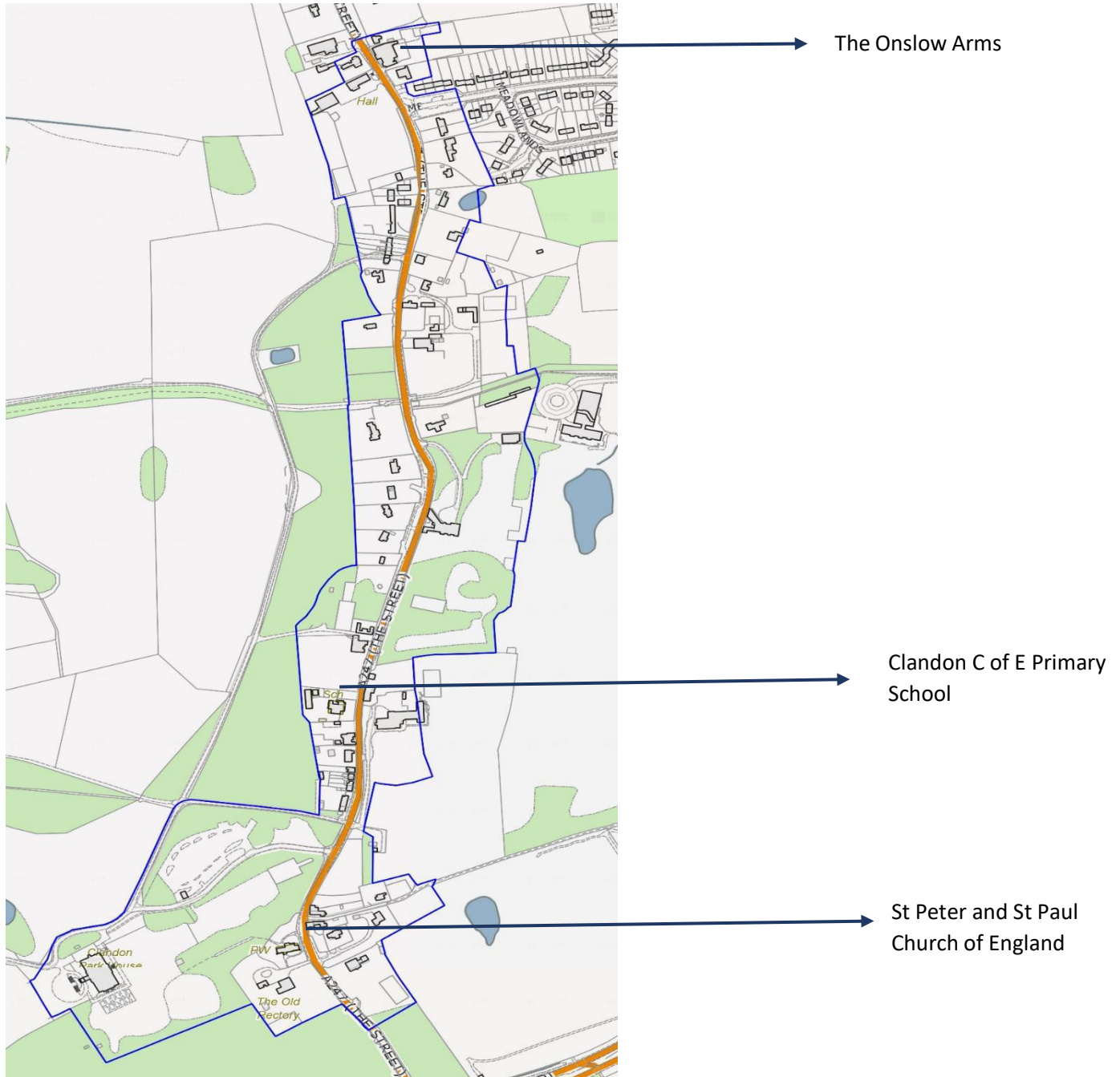
5.10.1 To the rear of the bungalows are open fields/recreational space, just past the traffic lights, heading west, carved into the side of the embankment is the 'Clandon Dragon'².



² The legend was first recorded in 1796. It was said that the that the dragon blocked one of the back lanes of the village. A soldier killed the dragon with the help of his dog, in return for being pardoned for desertion. The modern village sign depicts the battle between the dog and the dragon.

6 Area 2 - Conservation Area

6.1 Crossing back over the A246 and entering the village from the south, the conservation area stretches north, in a linear development from the 'Old Rectory' down The Street up to and including 'Brownlow Cottage' and from 'Anlaby' on the eastern side of The Street up to and including 'Springfield House', to the west it spreads out to include Clandon House and Park.



6.2 The Conservation Area contains some of the most historic and architecturally interesting properties in the village as well as a number of Grade II Listed Buildings including:

- Clandon Park House and Garden
- Post House
- Clandon Regis
- The Church of St Peter and St Paul
- Clandon Church of England School
- Brownlow Cottage
- Strangeways
- Fludyers
- Dibbles
- Church Cottages/Gardeners Cottage
- The Bulls Head
- Hillier Cottage
- Cranley Cottages/Cranley Lodge
- Summers

6.3 Topography

6.3.1 The Street being located at the base of the North Downs gently slopes downwards, it is a narrow and winding road, with narrow pavements and overhanging trees.



6.4 Roads and Routes

6.4.1 The village is a popular route for HGV's and cars as the A247 runs through the middle of the village linking the A246 and A3.



6.4.2 The narrow pavements and use of the A247 as a cut through to the A3/A246 makes it difficult to walk safely along the pavement between the key areas such as the village hall/Meadowlands and the school and church in part due to the speed of traffic but also the narrow roads and size of vehicles. West Clandon is the only village with a bridge over the railway line (as opposed to a height restricted underpass) making it the only route for most HGV's wishing to cross it.

6.4.3 The road meanders and narrows in a number of places where it becomes impossible for HGVs to pass resulting in large trucks mounting the narrow pavement creating a serious hazard for pedestrians.

6.4.4 There are no dedicated cycle paths or alternative pedestrian routes North-South though this section of the village. There are 3 rights of way leading East-West off this route which links West Clandon to East Clandon and West Clandon to Burpham and Merrow (via Clandon Park).



Footpath to East Clandon



Footpath across Clandon Park to Merrow



Footpath to East Clandon

6.5 Land Use

6.5.1 The area is residential with community and recreational use. Contained within the area are approximately 50 dwellings along with the church, primary school, two pubs, recreation ground, village hall and Clandon House and park, which also has a garden centre. A car park area for the Church is located on the opposite side of the road.



The Onslow Arms one of two pubs in the village



Recreation ground, located next to the village hall and play area



St Peters and St Pauls Church which dates back to the 11th Century



Clandon Primary School - Grade II listed building, founded on this site in 1872

6.6 Layout

6.6.1 Buildings are predominately located within large plots, whilst a few are located immediately adjacent to the main road, most are set further back. Set out in ribbon development but overall, the building line is inconsistent.



6.7 Building Types

6.7.1 The properties are predominately large and detached and have a range of architectural features including timber framed/whitewashed render, corbelled ridge stacks, knapped flint infill, half hipped roofs, others are red brick/tile hung with detailed window pediments.

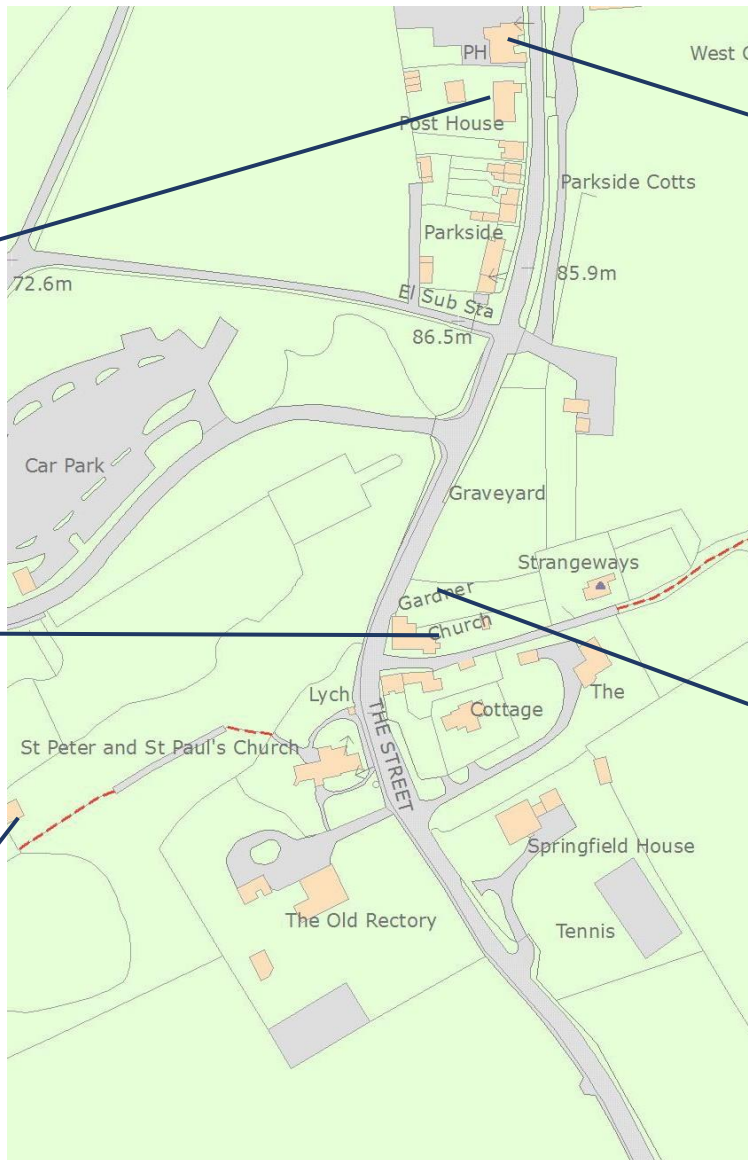
6.7.2 There are a few smaller Victorian worker cottages and properties like the old post office which have been converted to residential dwellings.

6.8 Key Features

- Low density development
- Traditional architectural styles and treatments
- Green boundary treatments



6.9 Examples of Buildings of Architectural Value



6.10 Streetscape

6.10.1 This section of The Street has no street lighting with the exception of one post outside the church, one outside Long Copse and some at the junction of The Street and Meadowlands. There are few street signs and bus stops along the route. There is a pedestrian crossing next to the entrance to Meadowlands and village hall/recreation ground. The majority of property borders are hedges or a mix of fencing and hedges. The entrance to Clandon Regis has ornate gates set in brick pillars.

6.11 Views, Landmarks and Natural Features

- 6.11.1 There are wide ranging views on both sides of the conservation area with Clandon Park House and its grounds together with Clandon Park Estate to the west and open fields to the east. There are many mature trees and green features along the route including grass verges and high hedges.
- 6.11.2 This area marks Viewpoint 1 – from the Recreation Ground/British Legion towards Clandon Park and Viewpoint 2 - from the Old Carriage Drive/Footpath 74 across Clandon Park
- 6.11.3 Viewpoint 3 shows the view from Clandon Park (National Trust) towards the Street and the village and Church.
- 6.11.4 Clandon Park has been fundamentally important to the historic development of the village over the past 500 years. Clandon Park and Garden in part landscaped by Capability Brown is Grade 11 registered and is a designated heritage asset on Historic England’s Heritage at Risk Register. The views are predominately composed of ancient woodland

Full details of all viewpoints can be found in *Appendix 2, West Clandon protected views*.

7 Area 3 – Meadowlands and Waterfields

7.1 Immediately abutting the Conservation Area is Meadowlands, a post war development of approximately 90 social housing properties. The entrance is opposite the recreation ground, next to the Onslow Arms Public House. Set out in a crescent shape the properties here are set much closer together, on smaller plots than that of neighbouring properties. To the east are open fields.

7.1.1 Accessed via a garage area off Meadowlands is Waterfields, a development of 14 homes, for affordable rent, built in 2015.



7.2 Topography, Roads, Routes and Land Use

7.2.1 Meadowlands sits on a flat area of land, which slopes ever so slightly, it is 100% residential and is a no through road, except for access to Waterfields. The pavements here are wider than the conservation area bordered largely with grass verges, some of which have been cut into to allow for parking. Most of the properties do not have driveways and consequently most parking is on the road/verges/pavements.



View from entrance to Meadowlands looking down



From bottom of Meadowlands looking towards entrance



Clay roof tiles

7.3 Building Types and Layout

7.3.1 The properties in Meadowlands are of a typical post war, local authority design. There is a mixture of building types from single height, terraced bungalows, to double storey, semi-detached houses and maisonettes/flats. With the exception of some of the bungalows (which are rendered and painted) the properties are brick faced, set back from the road with reasonably good-sized front and rear gardens.

7.3.2 In comparison to the Conservation Area the properties here are set much closer together and there is less feeling of space. The lack of off-street parking contributes to this.

7.4 Key Features

- Red brick construction with the options of rendering and painting or with timber cladding
- 1-4 bedrooms
- Red clay/tile roofs
- One or two stories



Single storey bungalow, rendered and painted



Double height semi-detached, brick faced



Waterfields built 2015

7.4.1 The properties at Waterfields are fairly typical in design, with pitched roofs, brick built with timber cladding, parking is provided within the curtilage of the property, with additional spaces for visitors.

7.5 Streetscape

7.5.1 This area of the village does have limited street lighting but no other street furniture, the main road through Meadowlands is tarmac, the garage site is concrete, and this leads onto Waterfields which has a brick road surface.

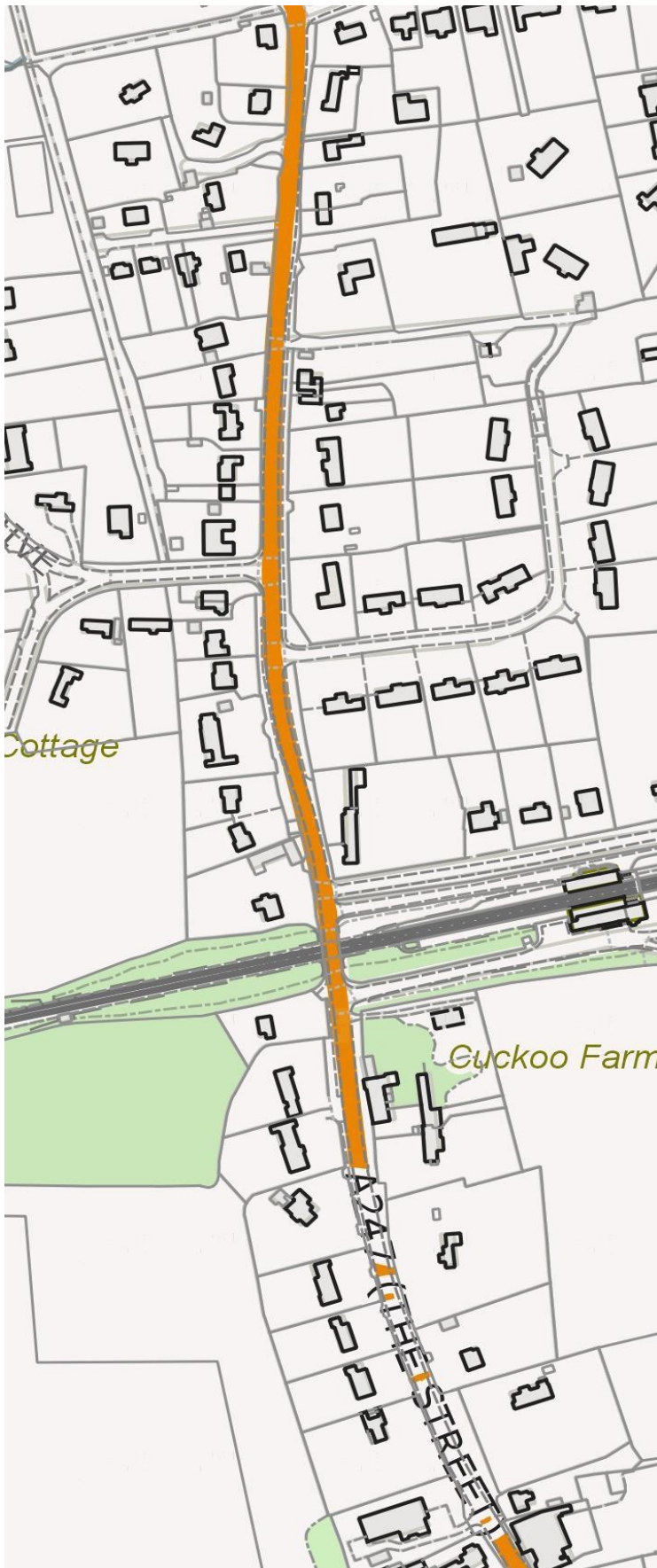


7.6 Views, Landmarks and Natural Features

7.6.1 There are no landmarks within the area, but it is surrounded by open fields to the east and most properties are heavily bordered with hedges and trees.

7.6.2 The view here is particularly valued by local residents of Meadowlands and Waterfields where the housing densities are greater than in other parts of the village.

8 Area 4 – The Street to Lime Grove (including Bennett Way)



8.1 This area starts at the Village Hall and continues North along The Street to Lime Grove. This part of the road both widens out and straightens up creating more of a sense of openness. There are properties on both sides of the road most of which are once again set in large, wide plots, are of individual design and contain a number of Listed Buildings including:

- The Old House
- Hawthorne Cottage
- Poyners
- Ellerker Cottages
- Old Boodles
- The Village Pound

8.2 Topography

8.2.1 The Street remains flat as it travels north towards the A3, rising slightly at the railway bridge before dropping away again. This area appears more open than that of the conservation area part of The Street, the road is a little wider, is largely straight and the pavement (located on the west side) also widens out a little.

8.3 Roads and Routes

8.3.1 The road continues to remain busy, however more junctions are introduced in this section of The Street, with turnings into Dedswell Drive, Bennett Way, Oak Grange Road, Clandon Station and car park and Lime Grove. In addition, there are some small lanes each with a few houses on them.



The Street looking towards the Onslow Arms



Looking North towards Onslow Arms



Clandon Railway Bridge



Looking north towards Clandon Station



Junction with The Street and Station Approach

8.4 Streetscape, Spaces, Green and Natural Features

8.4.1 Clandon Station has a car park for approximately 90 cars but there are no other public spaces within this section of the village. It retains its green and natural feel, with many properties having hedges as borders along with overhanging trees. There is minimal signage, but this section of The Street does have a post box at the corner of Bennet Way, bus stops and a now defunct telephone box just past the village hall. Street lighting is in situ at key junctions such as the station but otherwise the village remains unlit.



The Street - showing trees and hedges lining both sides of the road



Clandon Station Car Park

8.5 Building Types

8.5.1 The buildings in this section of The Street are all of an individual nature, whilst most of the properties are still large, we begin to see some of the smaller, original 'agricultural' cottages. Many of the properties have been updated in recent years others have retained some of the original features. Typical materials include clay tile roofs and tile hung fascia's or part timber, rendered and painted. More modern properties have attempted to emulate the tile hung design, including modern day sash windows. There are a mixture of roof types including gabled, hipped, gablet and half hipped.



2019 New build - inset example



21st Century Example



Build Date 2014

8.6 Key Features

- Red Brick and Clay Tile construction with vernacular features such as hanging tiles, timber cladding and part rendering/painting
- 2 -4 bedrooms
- One or two stories
- Private gardens to front and rear
- Boundary treatments are open and green with some solid fencing along the A247



Keyhole and Rose Cottage -
The Street



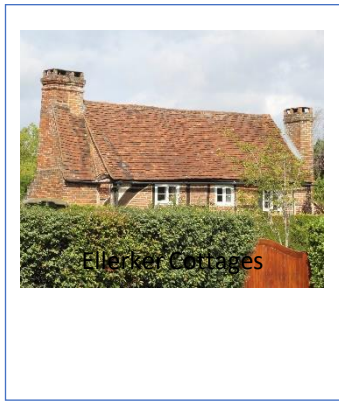
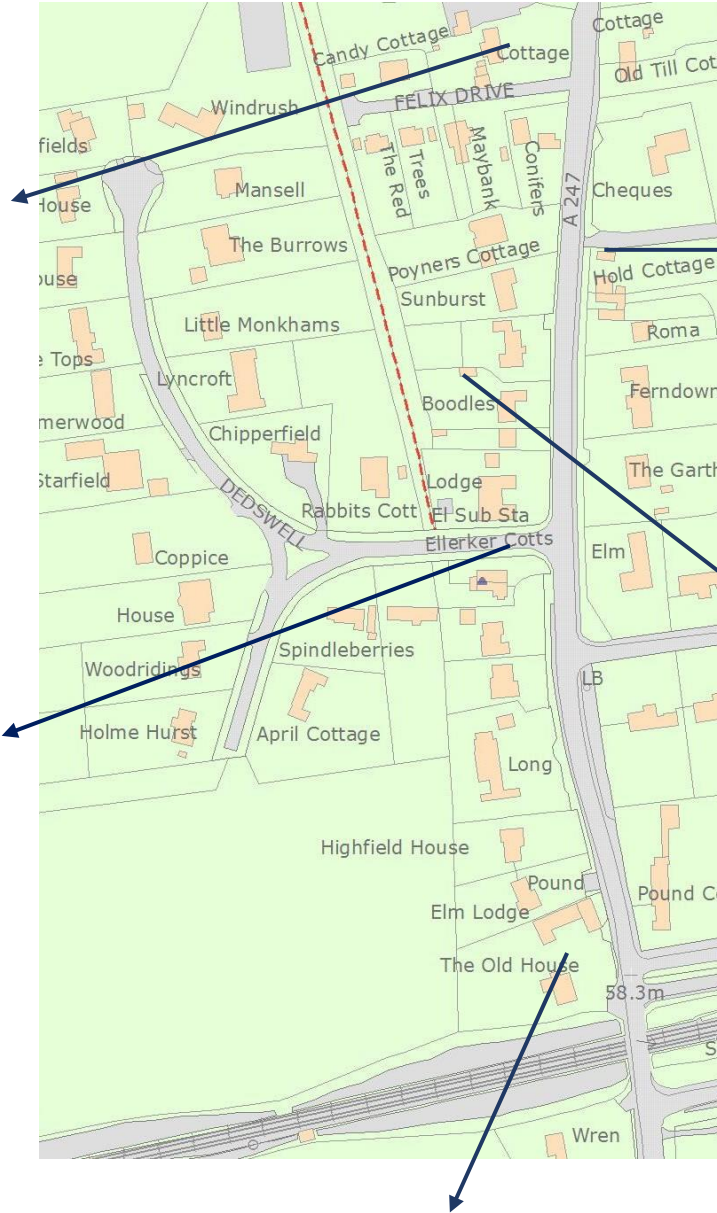
Typical timber
frame/rendered building
with clay tile hipped roof



Example of timber framed, white
washed, rendered building

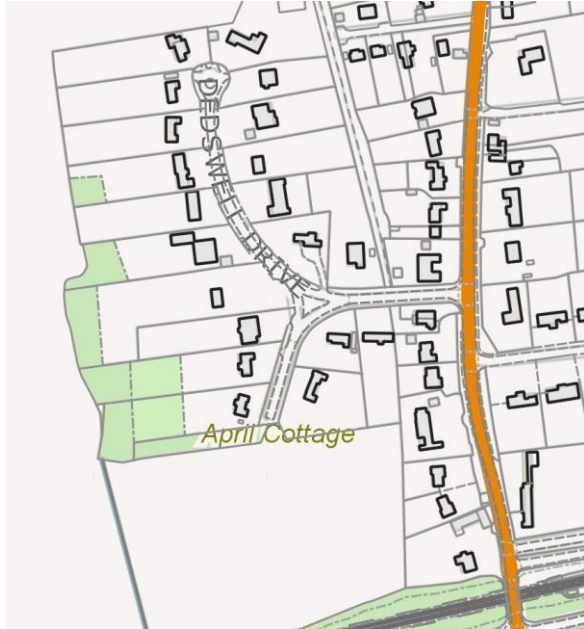
8.7 Significant Buildings/Landmarks

8.7.1 There are a number of significant buildings at this end of The Street, examples of some are shown below



9 Area 5 – Dedswell Drive

9.1 Crossing over the railway bridge, heading north, Dedswell Drive is on the left-hand side. Development of this area commenced between the two world wars and at the time was a deviation from previous development in the village which had been linear along The Street.



9.1.1 Dedswell Drive is a private road, although a right of way runs along a short stretch connecting footpath 568 (the former carriage drive) to The Street.

9.2 Topography, Land Use, Layout and Roads

9.2.1 Like the rest of the village, Dedswell Drive is reasonably flat with a gentle slope, bordered by the A247 to the east and open parkland to the west.

9.2.2 There are 20 properties situated within Dedswell Drive, (excluding those which front The Street) all of which are residential and sat within large, long plots.

9.2.3 The private access road is wide and attractive, lined with trees and grass verges, Dedswell Drive is a no through road.



Pedestrian right of way entrance from Dedswell Drive looking north



Entrance drive to Dedswell Drive

9.3 Buildings



Holmhurst



Mansell



The Old White House



Coppice



Starlight

9.3.1 In keeping with many other areas in the village the properties here are large, set in spacious grounds and each one is individually designed using a range of building materials and designs as illustrated below.

9.4 Key Features

- Red Brick and Clay Tile construction with some vernacular features such as hanging tiles, timber cladding and part rendering/painting
- Individually architect designed houses
- Minimum 4 bedrooms
- Dedicated car parking on site
- Two or 2.5 stories
- Private gardens to front and rear
- Open and or green boundary treatments

9.5 View, Landmarks and Natural Features

9.5.1 There are far reaching and uninterrupted views of Clandon Park Estate from the rear of Dedswell Drive, looking west towards Merrow with Frithys and Cotts Wood in the distance, this is named as viewpoint 4 in appendix 2.

9.5.2 The woods are predominately ancient woodland.

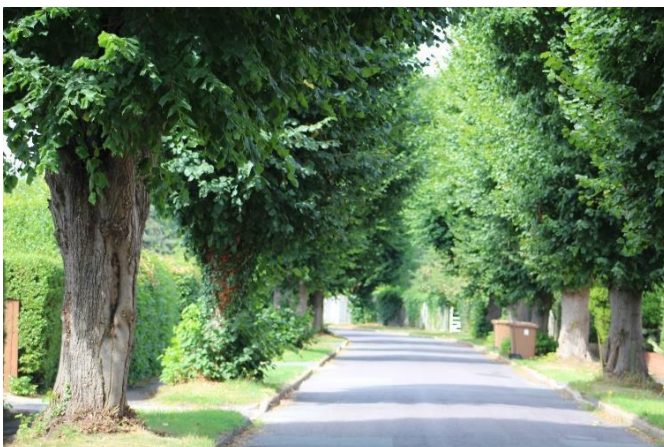
10 Area 6 – Lime Grove, Lime Close and Woodstock

10.1 At the end of The Street and the beginning of Clandon Road (the original parish boundary) is the entrance to Lime Grove, which leads onto Woodstock and Lime Close.

10.1.2 The building of Lime Grove commenced between the two world wars, (1920s) it is set out on both sides of a road which is lined with lime trees and contains approximately 60 properties, all bar two of which are detached. Like Dedswell Drive, the setting out of this area was a departure from the rest of the village which is linear along The Street.



10.2 Topography, Roads, Routes and Land Use



Entrance to Lime Grove looking east, Lime trees line both sides



Looking towards Woodstock built in the 1960s.

10.2.1 Lime Grove is flat with a single road which leads onto Woodstock, it is a no through road, although access is available on foot via a footpath to Malacca Farm and Oak Grange Road. The area is predominately residential with some equestrian facilities to the north, where a public footpath runs from here through to Tithebarn Lane. Two thirds of the way down Lime Grove is Lime Close consisting of 16 properties which are predominately bungalows and dormer bungalows. Continuing east, Lime Grove merges into Woodstock, a cluster of approximately 20 properties, again large detached, single and double storey properties, in large plots.

10.3 Building Types and Layout

10.3.1 The building types and sizes along Lime Grove are more mixed, whilst the majority of homes are detached, 2 storey houses, there are also some single storey, detached bungalows and one pair of semi-detached houses. The buildings are again of an individual nature with a mix of designs and materials, (mainly brick faced with some half rendered, some are tile hung) some more modern than others. The plots are reasonably large and long in length. Whilst Properties are set back from the tree lined verge, they are still closer to the street than in some of the other areas.



Typical example of wide, narrow property set back from the road



A good example of a 'wall dormer' roof, with clay tile facing and half rendered.



The only semi-detached property in Lime Grove, although originally designed to look like a single property

10.4 Key Features

- Red brick and Clay Tile construction with some vernacular features such as hanging tiles, timber cladding and part rendering/painting
- Individually architect designed houses
- Minimum 3 bedrooms
- Dedicated car parking on site
- Two stories or 2.5 stories
- Private gardens to front and rear
- Green/low brick /rendered boundary treatments

10.5 Streetscape

10.5.1 This area has no street lighting and no other street furniture, the properties are mainly bordered by hedges and trees and or low brick walls or fences.

Views, Landmarks and Natural Features

10.6.1 Approximately half- way down Lime Grove, on the left- hand side (north) is a right of way which leads through to Green Lane. The land here is green belt, is currently of an equestrian nature with stabling and paddocks, low, open fencing and trees provide a border. It forms part of a wider area of open countryside, and there are views across to agricultural fields towards Green Lane and Tithebarns Lane which are shown under view 5 and 6.

11 Area 7 – Oak Grange Road and Malacca Farm

11.1 Emerging from the footpath from Woodstock is the entrance to Malacca Farm, a residential development, set out in a horseshoe style, of approximately 19 individual, detached properties, each set on large, secluded plots.



11.1.1 The footpath continues from here to East Clandon. It is here that a small stream emerges, running alongside the public footpath, this contributes to the green and rural feel of this area. Separating Oak Grange Road and Malacca Farm is a limited weight-bearing bridge which forms a single carriage way across the stream and storm gully.



11.1.2 From here the road sweeps round behind Lime Grove, and becomes Oak Grange Road, whose main entrance leads off The Street, immediately adjacent to Clandon Station.

11.2 Topography, Roads, Routes and Land Use



11.2.1 Oak Grange Road is flat, it's a privately-owned road, used entirely for residential use and is a no through road. Running adjacent to the south side of the road is the train line.

11.2.2 There are no pavements within Oak Grange Road nor is there any street lighting. There is a road and pavement that runs parallel with Oak Grange Road and the station as well as a footpath through from the station to Oak Grange Road.

11.3 Layout

11.3.1 Set out in a L shape, which wraps around Lime Grove. the plots are large and well-spaced out, set back off the road, many with large sweeping drives, some gated, (although gated properties are not typical) lining both sides of the road.



11.4 Building Types

11.4.1 The area consists of a wide variety of buildings, both traditional and modern in design, although predominantly double storied there are some single storey bungalows, dormer bungalows and a couple of three storey houses, a selection of building materials have been used, although brick and tile hung appear popular, along with a wide variety of roof types including different types of dormer, flat, mansard, flat and half hipped.

11.5 Key Features

- Individually architect designed houses
- Minimum 4 bedrooms
- Dedicated car parking on site
- Two stories or 2.5 stories
- Private gardens to front and rear
- Predominantly open boundaries



12 Area 8 – Clandon Road

12.1 From the entrance to Lime Grove, The Street becomes Clandon Road continuing north towards Shere and Ripley and bordered by the A3.



12.2 Topography

12.2.1 The road starts to climb, ever so gently as it heads towards the A3, even less densely populated than The Street there is a feeling of openness to this part of the road, which runs in an almost straight line. As it passes Green Lane there are open fields to the east which add to the feeling of openness and rural nature of the area.

12.3 Roads and Routes

12.3.1 The A3 acts as the northern border for the parish with the A247 continuing over the top of the A3 through to Send and Woking. Leading off

Clandon Road is Green Lane (to the east) which is a no through road and Highcotts Lane to the west, which is a private road curving around the rear of Clandon Road and re-emerging further along. Tithebarns Lane is accessed just off the Ripley Bypass road. There are no cycle ways along this route and pavements are limited to one side of the road. Opposite the entrance to Lime Grove is a footpath running west towards the farm.

12.3.2 There is a pedestrian right of way running from Highcotts Lane to the rear of the properties facing Clandon Road through to Dedswell Drive. Rights of way also exist across the fields from Green Lane to Tithebarns Lane and Green Lane also acts as a Bridleway running east.

12.4 Land Use

12.4.1 The land is a mix of agricultural, residential and equestrian. Fronting Clandon Road are approximately 30 properties, with Highcotts Lane containing a further dozen and Green Lane comprising of just approximately 10 houses. Tithebarns Lane has until recently had just a handful of buildings along it, a mix of houses, barns and paddocks, however 13 new homes are in the process of being built on what was brownfield land, originally used for poultry farming but in later years as storage barns.

12.4.2 Running between Tithebarns Lane and Green Lane are agricultural fields, across which are uninterrupted views. Towards the bottom of Green Lane, the properties are interspersed with paddocks and stabling.

12.5 Layout

12.5.1 Buildings in this area are more widely dispersed than in the previous character areas and the plots increase in size. Travelling along the Clandon Road the properties initially face both sides of the road until Green Lane at which point the road becomes open fields to the east. The properties are set well back from the road to the point of being barely visible. Along Green Lane and Tithebarn Lane properties are located on just one side of the road with fields in between. The plots vary in size but are still reasonably large.

12.5.2 Properties along Highcotts Lane are set within dense vegetation again barely visible.

12.6 Building Types

12.6.1 Consistent with the other areas the buildings are once again of individual design, predominately large, two storey detached properties interspersed with the occasional single-storey bungalow. Located in Highcotts Lane is the only thatched property in the area as well as an unusual gate type house which spans across the lane.



12.6.2 As can be seen in the pictures above the architectural features are varied from the more traditional 'Surrey vernacular' of clay tile hung fascia's with dormer windows, timber framed and rendered to a more modern design.

12.7 Key Features

- Individually architect designed houses
- Red Brick and Clay Tile construction with some vernacular features such as hanging tiles, timber cladding and part rendering/painting
- Minimum of 4 bedrooms
- Dedicated car parking on site
- Two stories or 2.5 stories

- Private gardens to front and rear
- Green and acoustic boundary treatments

12.7 Views, Landmarks and Natural Features

12.7.1 To the west of Clandon Road are views across Clandon Estate and Clandon Park and viewpoint 5 shows the views from Highcotts Lane towards Highcotts and Frithys and Cotts Wood.

12.7.2 Viewpoint 6 from Tithebarns Lane/Clandon Road across to Green Lane and towards the North Downs AONB is another significant view in this area and finally Viewpoint 7 provides the view from Green Lane to Tithebarns Lane. The open agricultural character helps to define the setting of the village in the lee of the North Downs.