



West Clandon Neighbourhood Development Plan

2020-2034

Approved by W Clandon Parish Council 9th September 2020

Updated November 2021



Foreword

Fellow Residents,

Welcome to the West Clandon Neighbourhood Development Plan.

Since being designated a Neighbourhood Area in early 2019, residents, local stakeholders and Parish councillors have contributed to the making of this plan. On behalf of West Clandon Parish Council I want to extend my thanks for all the support, comments and suggestions they have provided during the development of the plan. In particular I would like to thank those who served on the Neighbourhood Planning Group which advised and supported the Parish Council throughout the development process.

Our Neighbourhood Development Plan must align with national legislation and with the recently adopted Guildford Borough Local Plan in order to be accepted by the external examiner and incorporated into the Guildford Local Plan. The Local Plan includes housing allocations within the Parish of West Clandon at Gosden Hill Farm which are significant in scale when measured against the existing dwellings and will put pressure on our already over-stretched infrastructure. These allocations are planned to meet the development needs of the borough up to 2034, and as such, the West Clandon Neighbourhood Plan does not allocate further development but seeks, via its policies, to influence the type, style, tenure and design of the allocated developments, signpost the improvements in infrastructure required and aims to secure the best outcomes for our Parish.

The Plan includes non-statutory community aspirations which will inform a delivery plan that together with the policies will guide residents and other stakeholders on how the community seeks to plan for and deliver its objectives.

Having an adopted neighbourhood development plan should ensure that, in addition to Section 106 contributions, at least a quarter of the proposed Community Infrastructure Levy (CIL) collected for chargeable development in West Clandon will be re-invested in the Parish.

I believe the West Clandon Neighbourhood Development Plan is a positive contribution to sustainable development in our Parish and will provide a focus for the Parish Council as it seeks to do all it can to improve the quality of life for those fortunate enough to live in the area.

Terence Patrick

Chairman of West Clandon Parish Council

Foreword	1
1. How to read and use the West Clandon Neighbourhood Plan.....	4
Map 1: West Clandon Parish Boundary	5
2. Neighbourhood Planning and Policy Context.....	6
National Planning Policy Framework	6
Local Planning Context	6
The Link between Development and Infrastructure	7
The Plan Preparation Process	7
The Examination Process.....	8
The Approval Process.....	8
3. Community Consultation.....	9
4. The Parish of West Clandon	10
5. Vision and Objectives.....	11
6. Character Assessment	12
7. Policies and Proposals.....	15
Policy 1 Design within West Clandon Village (Settlement and Conservation Areas)	15
Map 2: West Clandon Village Settlement Area.....	18
Map 3: West Clandon Village Conservation Area	18
Policy 2 The Strategic Site at Gosden Hill Farm	20
Policy 3 Developments in Other Areas of the Parish	21
Policy 4 Green Gap, Valued Landscape and Views	22
Map 4: The Green Gap	23
Policy 5 Community Facilities.....	27
Policy 6 Biodiversity and Environment.....	28
Policy 7 Protected Green Space.....	30
Map 5: Shere Rd Recreation Ground	31
Map 6: West Clandon Recreation Ground and Village Green	31
Policy 8 Car Parking.....	32
8. Non-Statutory Community Aspirations.....	32
9. Delivery Plan	33
9.1 Introduction	33
9.2 Development Management	33
9.3 Infrastructure Projects	33
9.4 Monitoring and Review of the Neighbourhood Plan	34
Map 7: Developments in Guildford Local Plan: (i) Gosden Hill Farm (GBC Policy A25)	35

Map 8: Developments in the Guildford Local Plan: (ii) Garlick’s Arch (GBC Policy A41) 36

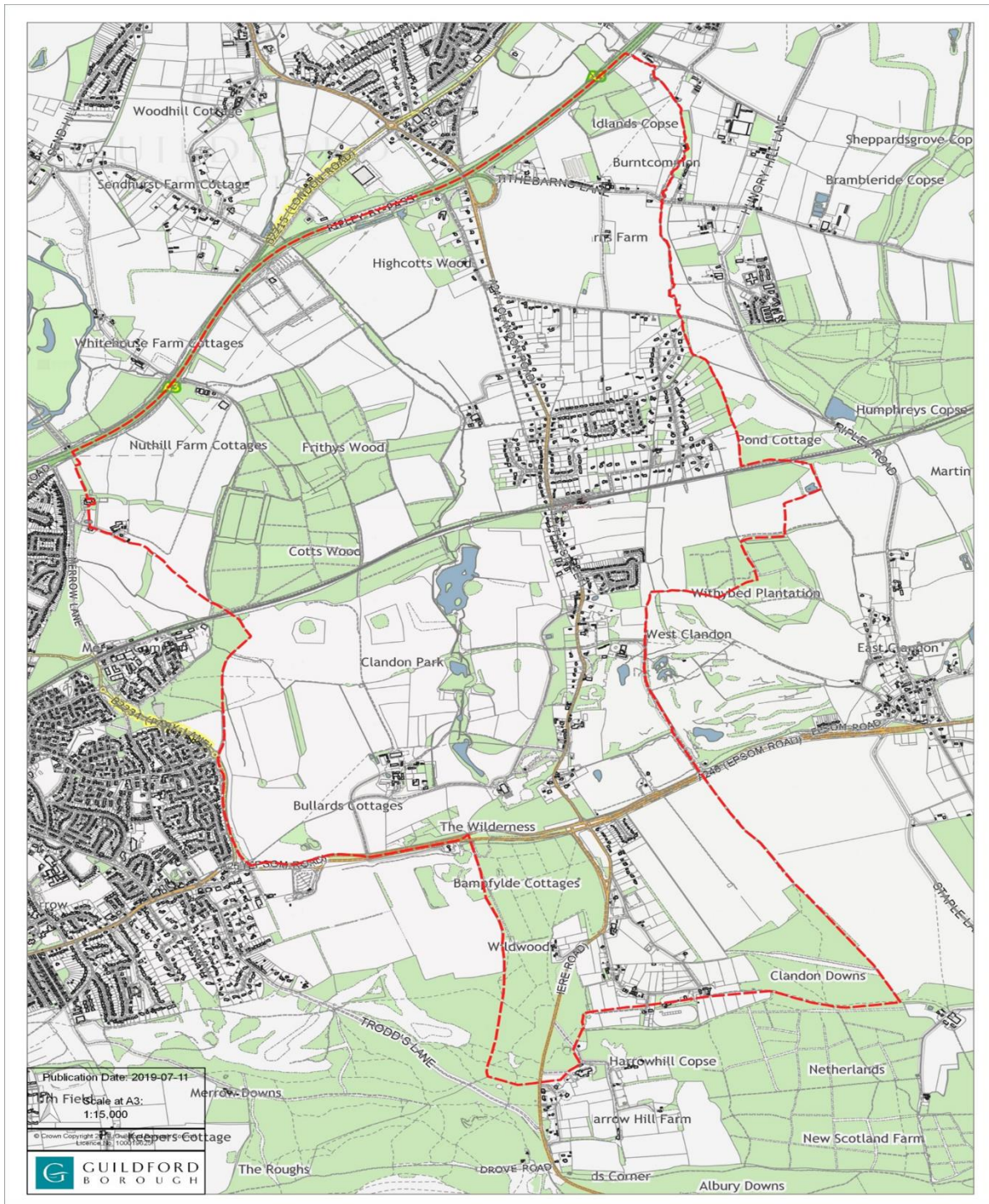
Map 9: Developments in the Guildford Local Plan (iii): Burnt Common – New A3 Slip Roads to the A247 - (GBC Policy A42) 37

Map 10: Developments in the Guildford Local Plan (iv): Burnt Common Industrial and Commercial Site (GBC Policy A45) 38

1. How to read and use the West Clandon Neighbourhood Plan

- 1.1 A Neighbourhood Development Plans enables local people to write planning policies informed by local knowledge and local opinion. It cannot override national planning policies or the recently adopted Guildford Local Plan but it will be part of the legal planning framework working alongside national and local authority policies in determining planning applications. The West Clandon Neighbourhood Development Plan sets out a vision and objectives for the future of West Clandon up to 2034 matching the currency of the Guildford Local Plan.
- 1.2 On 18th March 2019, Guildford Borough Council designated a Neighbourhood Area for the whole of the Parish of West Clandon to enable the Parish Council to prepare the West Clandon Neighbourhood Development Plan. The designated area is shown in Map 1 (over).
- 1.3 This Plan, and its associated maps and policies should be used by residents, local authorities, developers and other stakeholders to understand how the local community wishes future development to occur. For applications that require planning permission, whether proposing a scheme or assessing the acceptability of a scheme the policies contained within this document are material planning considerations that will be considered alongside national and local planning policy.

Map 1 West Clandon Parish Boundary



2. Neighbourhood Planning and Policy Context

2.1 The legislation and planning framework described below needs to be seen within the context of Government policy which in essence seeks to:

- i. Delegate decisions on planning as close as possible to local people; and
- ii. Address the severe shortage of homes to rent and to buy.

2.2 The West Clandon Neighbourhood Development Plan must be in general conformity with both national and local strategic planning policies. Neighbourhood Development Plans are influenced by various higher-level plans, policies and guidance. The legal basis for the preparation of Neighbourhood Development Plans is provided by:

- i. The Localism Act 2011;
- ii. Neighbourhood Planning (General) Regulations 2012 and subsequent amendments;
- iii. Planning and Compulsory Purchase Act 2004;
- iv. Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) and
- v. The Town and Country Planning Act 1990 (as amended).

2.3 The following is a summary of the key planning policy context for the West Clandon Neighbourhood Development Plan.

National Planning Policy Framework

2.4 The National Planning Policy Framework (NPPF) July 2021 sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development. The application of the presumption has implications for how communities should engage in neighbourhood planning. Critically, it means that neighbourhoods should:

- i. Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- ii. Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- iii. Identify opportunities to enable developments that are consistent with their neighbourhood plan to proceed.

Local Planning Context

2.5 The ambition of the Neighbourhood Development Plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the local planning authorities. The key document in this context being the recently adopted Guildford Local Plan to 2034. It includes a housing allocation for West Clandon by means of the Strategic Site at Gosden Hill Farm, some 60% of which lies within the Parish. Other major developments in the surrounding area envisaged within the Local Plan may be expected to have an impact on the Parish, particularly on traffic

levels on the A247 which forms the only North-South route through the Village of West Clandon.

- 2.6 The West Clandon Neighbourhood Development Plan cannot override these allocations. Because these allocations are of a significant scale and planned to meet the development needs for the Borough up to 2034, the West Clandon Neighbourhood Development Plan does not allocate further sites for development but rather seeks to influence the type, style, tenure and design of these strategic development sites and any other future windfall development and proposes means by which the impact of these and other surrounding development can be mitigated.

The Link between Development and Infrastructure

- 2.7 Currently provision and contributions towards infrastructure and affordable housing are secured via legal agreements known as Section 106 agreements which are negotiated at the planning application stage. These can include financial contributions towards local infrastructure such as schools and libraries and physical works such as highway improvements. Following the adoption of the Local Plan Guildford Borough Council is progressing the adoption of a Charging Schedule for the Community Infrastructure Levy. This is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver community infrastructure to support the development of their area. On-site infrastructure and affordable housing will continue to be delivered through Section 106 agreements. Communities with a neighbourhood development plan will receive at least 25% of the Community Infrastructure Levy to spend on infrastructure in their areas.

The Plan Preparation Process

- 2.8 The process for preparing the West Clandon Neighbourhood Development Plan is set out in the Neighbourhood Planning (General) Regulations 2012. This comprises:
- i. Undertaking background research and evidence baseline work, and informal public and stakeholder consultation;
 - ii. Publishing a Pre-Submission Plan for a statutory six-week public consultation period;
 - iii. Revising the draft Plan where appropriate in line with consultee responses;
 - iv. Submission of the Plan to Guildford Borough Council for a legal check;
 - v. Publication of the Neighbourhood Development Plan for a further 6 weeks by Guildford Borough Council;
 - vi. Examination by an independent Examiner appointed by the local planning authorities in consultation with West Clandon Parish Council (see section below).
 - vii. A referendum after which, if passed, the Plan comes into force.
 - viii. Formal adoption by the Parish Council

The Examination Process

- 2.9 The Independent Examiner must consider whether the Neighbourhood Development Plan meets the 'Basic Conditions'. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood development plans by section 38A of the Planning and Compulsory Purchase Act 2004.
- i. "Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - ii. The making of the neighbourhood plan contributes to the achievement of sustainable development;
 - iii. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
 - iv. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
 - v. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan. "
- a. The Examiner must also consider whether other legislative requirements are met namely:
- i. "The Neighbourhood Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 (the plan must specify the period to which it has effect, must not include provisions relating to 'excluded development', and must not relate to more than one Neighbourhood Area) and
 - ii. The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of the Planning and Compulsory Purchase Act 2004 Section 38A."

The Approval Process

- 2.10 The Examiner must recommend one of three things:
- i. That the Neighbourhood Development Plan goes forward to referendum unchanged;
 - ii. That the Neighbourhood Development Plan be modified and then goes forward to referendum;
 - iii. That the Neighbourhood Development Plan should not go forward to referendum (because it does not meet the legislative requirements above and cannot be modified to make it compliant).
- 2.11 If the examination is successful then Guildford Borough Council in consultation with West Clandon Parish Council will consider making any modifications recommended by the Examiner. Guildford Borough Council will then make arrangements for a referendum of all the electorate in West Clandon Parish on whether the Neighbourhood Development Plan should be used to help make decisions on planning applications. If the referendum result is more than 50% 'yes' then Guildford Borough Council will make the West Clandon Neighbourhood Development Plan part of the statutory Development Plan for the area.

3. Community Consultation

3.1 West Clandon Parish Council working with the Neighbourhood Planning Group has consulted extensively with residents and stakeholders at every stage of the development of this Plan.

3.2 A Residents' Survey was delivered with the April 2019 Parish Magazine to all 508 households in West Clandon. The Survey was also available on-line. 275 responses were received, which represents a return rate of 54%.

3.3 The broad conclusions drawn from the survey were as follows:

- The overwhelming priority residents attached to the Rural Green Belt setting and the maintenance of Green Space in and surrounding the village;
- The rural nature of the Parish should be maintained and enhanced through the quality and nature of new development;
- Car parking was an issue in some areas;
- There should be more opportunities for downsizing;
- Community assets were highly valued, particularly the Pubs, the Church and the School;
- Village Footpaths were a highly regarded asset but the lack of a safe off-road route North-South through the village was a concern;
- Facilities for cycling and other alternatives to the car were inadequate. The Village Street was not suitable for bikes;
- A top priority for residents would be improved broadband;
- Residents would like to see more shops in the village should viable proposals be forthcoming;
- The volume of traffic and also the speed is a huge and pressing problem in West Clandon;
- Litter, Dog Fouling, Anti-Social Behaviour and Public Transport were less pressing concerns;
- Residents were firmly against any significant development within the village but a clear majority believed that development elsewhere in the Parish (e.g. Gosden Hill) could be considered;
- A clear majority favoured smaller and/or affordable houses to building more 4/5 bed dwellings;
- Traditional styles were supported but there was also significant support for a mix of styles with opinion fairly evenly split on more modern approaches;
- Should development at Gosden Hill go ahead West Clandon residents see the maintenance of the Green Space between Gosden Hill and West Clandon and direct access to the A3 for the development as clear priorities.

3.4 The West Clandon Neighbourhood Planning Steering Group then invited residents to participate in an informal consultation on the draft Plan. The Plan was published on a dedicated website www.westclandonplan.org.uk which is widely promoted in the village with monthly updates in the Parish magazine distributed to all residents. Residents were also kept in touch via the village email (over 200 subscribers), a local social network (over 400 subscribers) and the Parish Council's own website. The following events and initiatives

contributed to maintaining a high profile throughout the development of the Plan:

- i A presentation on the emerging plan was made at the 2019 AGM of the Clandon Society attended by over 30 local residents;
- ii A Sunday afternoon drop-in session on the plan at the Royal British Legion on the 23rd June 2019 attracted a different demographic and was attended by over 30 people. The feedback helped with the ongoing process of plan revision;
- iii The Neighbourhood Planning Group decided to commission a Character Appraisal of the Parish to help strengthen the evidence base;
- iv On the 8th September 2019 a draft of the Character Assessment was presented to a further drop-in session at the Royal British Legion to which all residents were invited. Again the comments provided ensured that the assessment accurately reflected the Parish. The draft and revised documents were published on the Neighbourhood Plan Website along with updated versions of the emerging plan;
- v In October 2019 the Neighbourhood Planning Group commissioned a Housing Needs survey the results of which have informed the policies in this plan;
- vi The formal Section 14 Consultation on the plan ran throughout February and March 2020. This was widely publicised through the channels outlined above. In addition letters were sent out to the statutory consultees and major local stakeholders.
- vii In June 2020 following the section 14 consultation, a revised draft of the Plan including more information on the proposed protected Parish views and the key features identified for each Character Area was published for comment on the dedicated neighbourhood plan website and publicised through the Parish Magazine.

4. The Parish of West Clandon

4.1 The Parish of West Clandon lies in the Green Belt in a predominantly rural setting to the North East of the Borough of Guildford. The south of the Parish lies within the Surrey Hills Area of Outstanding Natural Beauty. At its core is the village of West Clandon, a linear settlement predominantly spaced out along 'The Street' (A247), a busy 'A' road linking the South with the A3 and other major routes towards London and the M25.

4.2 The rural village setting is exceptionally vulnerable to development in the surrounding area with the major conurbation of Guildford set to expand to the west and with Woking to the north of the A3. The Guildford Local Plan has identified Gosden Hill Farm as a strategic development site 60% of which lies within the Parish. Other major development sites are identified along the northern boundary at Burnt Common (p37) and Garlick's Arch (p36) while the Strategic Site at Wisley Airfield, although 10 miles distant, will have a significant impact through the linked opening of slip roads from the A3 (p39) to the A247 and the consequent effect on traffic through the village.

4.3 West Clandon is home to Clandon Station which offers direct services to both London Waterloo and Guildford. Bus services however are infrequent. Parts of The Street are narrow, unsuitable for both large vehicles and cyclists, and unfriendly towards pedestrians

ensuring that local journeys are heavily dependent on the private car.

- 4.4 The population recorded in the 2011 census was 1363 housed in 508 dwellings. ONS housing statistics based on the 2011 census show the Parish has a lower proportion of 1, 2 and 3 bedroom houses than the county average with 53% of homes having 4 bedrooms or more against an average of 36%. The Index of Multiple Deprivation puts the Parish in the bottom 30% of deprived areas nationally, this is higher than some surrounding areas indicating some pockets of deprivation within an otherwise affluent setting.
- 4.5 The southern section of The Street runs through a conservation area characterised by low density development. The village includes 28 Grade II, two Grade II* and one Grade I listed buildings and one Grade II registered Park and Garden some of which are of significant historical interest. The Clandon Park Estate remains in private hands although Clandon Park House, a Palladian mansion dating from the 1730's, and the immediate surroundings are owned by the National Trust. In 2015 the House was badly damaged by fire and is now the subject of major restoration project. The village also includes a number of non-designated heritage and locally important buildings.
- 4.6 The village has few facilities or local employment opportunities. There are no shops, doctors' surgeries or post office but there are two public houses, a primary school, a village hall, the Church, two recreation grounds and a branch of the Royal British Legion.

5. Vision and Objectives

- 5.1 The Plan provides a framework to guide development within West Clandon until 2034. This framework is based on, and supports, the following vision for the future of the Parish:
“To achieve the sustainable, well planned and high-quality development of West Clandon in a manner which preserves and respects its rural setting, its open character and its heritage assets and which offers housing, community facilities and communications that will continue to meet the needs of all generations to the highest environmental standards.”

5.2 Objectives

1. Design and Development

- i. To encourage and support design standards which reflect and maintain the rural, open and village character of West Clandon;
- ii. To support the provision of a mix of dwelling types including smaller homes suitable for young families and opportunities for downsizing.

2. Transport and Travel

- i. To support initiatives which reduce the volume and speed of traffic through the village;

- ii. To encourage alternatives to the private car including better facilities for pedestrians and cyclists.

3. A Sustainable Community

- i. To retain and improve existing community facilities and support development proposals that help meet modern standards and the changing needs of the Parish;
- ii. To encourage and support developments which enhance and protect the natural environment, biodiversity and progress towards carbon neutrality.

6. Character Assessment

6.1 The ad-hoc development of the village has resulted in a wide variety of different styles and approaches which are best described in terms of the 8 Character Areas detailed in the Character Assessment (Appendix 1 p7). These are:

1. Area 1 – Shere Road and Glebe Cottages
2. Area 2 – Conservation Area
3. Area 3 – Meadowlands and Waterfields
4. Area 4 – The Street to Lime Grove (including Bennett Way)
5. Area 5 – Dedswell Drive
6. Area 6 – Lime Grove, Lime Close and Woodstock
7. Area 7 – Oak Grange Road and Malacca Farm
8. Area 8 – Clandon Road

6.2 Our overall approach in policy terms is to require new development to reflect the character and style of their local surroundings, while allowing for variations where these are required to achieve clear environmental and sustainability gains. The key features to be retained and enhanced in each Character Area are identified in the Character Assessment (Appendix 1) and are as follows:

6.3 Area 1 Shere Rd (inc Glebe Cottages)

- i. The area is adjacent to the Surrey Area of Natural Beauty (AONB);
- ii. Within Glebe Cottages buildings are predominantly of brick and tile construction with wall cladding and pitched roofs and benefiting from individual gardens with green boundary treatments. They are no more than two stories;
- iii. Other properties within the area are individually designed with one or two stories and significant private gardens. A range of styles and materials are in evidence. Green boundary treatments are preferred but some boundaries directly facing the A25 use timber fencing for acoustic shielding.

6.4 Area 2 Conservation Area

- i. The open and semi-rural character of the Conservation Area is heavily dependent on the low density of development facilitated by large gardens and vacant plots and extensive green boundary treatments;
- ii. Architectural styles and treatments are largely traditional including timber framed/whitewashed render, corbelled ridge stacks, knapped flint infill, half hipped roofs or red brick/tile hung with detailed window pediments.

6.5 Area 3 Meadowlands and Waterfields

The following characteristics predominate:

- i. Red brick construction with the options of rendering and painting or with timber cladding;
- ii. 1-4 bedrooms;
- iii. Dedicated car parking;
- iv. Red/Clay tile roofs;
- v. One or two stories.

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

Although outside the Conservation Area, Character Area 4 includes a number of significant and historic buildings and structures. There is a more modern development of large houses along Bennett Way. The following characteristics predominate:

- i. Red Brick and Clay Tile construction with the option of vernacular features such as hanging tiles, timber cladding and part rendering/painting;
- ii. 2-4 bedrooms, larger on Bennett Way;
- iii. Dedicated car parking in line with SCC standards;
- iv. One or two stories;
- v. Private gardens to front and rear;
- vi. Boundary treatments are open and green with some solid fencing along the A247.

6.7 Area 5 Dedswell Drive

The following characteristics predominate:

- i. Red Brick and Clay Tile construction with some vernacular features such as hanging tiles, timber cladding and part rendering/painting;
- ii. A few more modern designs which reference more traditional features;
- iii. Individually architect designed houses;
- iv. Minimum 4 bedrooms;
- v. Dedicated car parking on site;
- vi. Two stories or 2.5 stories;

- vii. Private gardens to front and rear;
- viii. Boundary treatments are generally open or green.

6.8 Area 6 Lime Grove, Lime Close and Woodstock

The following characteristics predominate:

- i. Red Brick and Clay Tile construction with the option of vernacular features such as hanging tiles, timber cladding and part rendering/painting;
- ii. Individually architect designed houses;
- iii. Generally a minimum of 3 bedrooms;
- iv. Dedicated car parking on site;
- v. Two stories or 2.5 stories;
- vi. Private gardens to front and rear;
- vii. Boundary treatments are green or low brick/rendered walls to match the property.

6.9 Area 7 Oak Grange Road and Malacca Farm

The following characteristics predominate:

- i. Individually architect designed houses;
- ii. Generally a minimum 4 bedrooms;
- iii. Dedicated car parking on site;
- iv. Two stories or 2.5 stories;
- v. Large private gardens to front and rear;
- vi. Predominantly green or open boundaries.

6.10 Area 8 Clandon Road and Highcotts Lane

The following characteristics predominate:

- i. Individually architect designed houses;
- ii. Red Brick and Clay Tile construction with the option of vernacular features such as hanging tiles, timber cladding and part rendering/painting;
- iii. Minimum 4 bedrooms;
- iv. Dedicated car parking on site;
- v. Two stories or 2.5 stories;
- vi. Large private gardens to front and rear;
- vii. Boundary treatments are green with some acoustic fencing along the A247;
- viii. The East Side of Clandon Rd, North of Green Lane is undeveloped with views across open fields towards the North Downs, key to establishing the setting of the village on the approach from the North. (See Policy 4, p23).

7. Policies and Proposals

Policy 1 Design within West Clandon Village (Settlement and Conservation Areas)

- 7.1 The village of West Clandon (See Maps 2 and 3, Pages 18 & 19) can be dated back to Anglo-Saxon times and is mentioned in the Domesday Book. History suggests that the largely linear development of the village can be seen from as early as the 1500's.
- 7.2 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.
- 7.3 The Residents' Survey suggests that residents on balance are:
- i Opposed to more 4/5 bedroom houses (43%:29%);
 - ii Where development is permitted, in favour of smaller 2/3 bedroom houses (55%:19%) and of more affordable homes (44%:29%);
 - iii Apartments are not supported (59%:13%);
 - iv As regards architectural styles the vernacular (Red Brick and Tile) style is common across the area and strongly favoured (44%:8%) but modern approaches also have some support and a mix of styles (46%:13%) is also supported by residents;
 - v Residents were clear the most prized characteristics of living in West Clandon were retaining its status as a Rural Green Belt Village (48%) and maintaining green space in and around the village (38%);
 - vi The demand for housing has been assessed by means of a housing survey distributed throughout the village in October 2018. In all there were 89 responses and the results suggest:
 - 74% considered themselves well housed;
 - 77% were owner occupiers while 20% are in rented accommodation;
 - 26 households were looking to move;
 - An income of just over £55,000 is needed to purchase a flat locally;
 - At least 19 households were in housing need;
 - Of those looking to move 42% are seeking to downsize.
- 7.4 The majority of those living in West Clandon are well housed and able to meet their own needs when it comes to housing. There are however a group who are not so fortunate and whose choices are more limited when it comes to home ownership. Those in a position to obtain a mortgage would not be able to afford to buy in West Clandon and stated they would have to move away. In 2019 there were at least 19 households who were in need of affordable housing living in West Clandon. The number of properties becoming available each year is low and should they wish to continue living in the Parish they would have to wait a considerable time to be appropriately housed.

7.5 An examination of the current Guildford Borough Housing Register suggests the majority of those looking for accommodation are seeking smaller 1/2/3 bed properties. However, the current distribution of properties in West Clandon shows a preponderance of larger 4/5+ bed homes when compared with the county average:

No of Beds	1	% 1	2	% 2	3	% 3	4	% 4	5+	% 5+
W Clandon	17.00	3.35	99.00	19.49	123.00	24.21	135.00	26.57	133.00	26.18
Surrey Avge		7.57		20.91		35.44		22.57		13.35

POLICY 1: Design within West Clandon Village (Settlement and Conservation Areas)

Development proposals within West Clandon Village (Settlement and Conservation Areas) will be supported subject to the following criteria:

(i) Developments will be expected to demonstrate how they promote and reinforce local character and distinctiveness and how they promote a high quality built and natural environment reflecting the local character, style and materials of the different character areas of the village as described in the relevant Character Assessment for each area (Appendix 1 and Section 6, above). New developments should also take account of the National Design Guide and National Model Design Code;

(ii) Where modern contemporary design is used, it should be of the highest design quality and relate comfortably to and respect the rural character of the area and its immediate setting. Modern designs must incorporate clear environmental and sustainability benefits including by being energy efficient, demonstrating very low levels of carbon emissions, and significant biodiversity gains;

(iii) Proposals should retain, provide or re-provide as appropriate front boundaries and front gardens in keeping with the locality to match the existing arrangement on the same alignment normally with low boundary walls, open (post and rail type) fencing and hedges;

(iv) Close boarded fencing, solid gates or walling over one metre in height should be avoided as boundary treatment abutting the highway. Where such fencing or walling is required for noise mitigation softening with hedging or other green planting is encouraged;

(v) Attractive and open active frontages should be employed avoiding blank walls, solid gates and fencing over 1m in height

(vi) Developments should have regard to the need to retain and enhance the leafy, rural character of the area;

(vii) Where adjoining the boundaries of the built-up area of the village settlement

and conservation areas, the emphasis will be on the provision of housing types and built forms that help maintain an appropriate transitional edge to the village and maintain local character and countryside views;

(viii) Developments should respect existing roof lines;

(ix) Provision for footpaths on frontages and improvements to the local footpath network associated with the development are encouraged;

(x) New scheme densities will be required to demonstrate the protection of local character and context while making efficient use of land, and with an appropriate distance between dwellings to avoid overly cramped development;

(xi) Proposals for fully serviced plots for individual or community led schemes will be supported;

(xii) We will favour the development of open market one, two- and three-bedroom homes and bungalows suited to occupation by younger families and older households including opportunities for downsizing;

(xiii) Developments within or affecting the Conservation Area should demonstrate they will not exacerbate the traffic impact on the setting, including arrangements for car parking and property access;

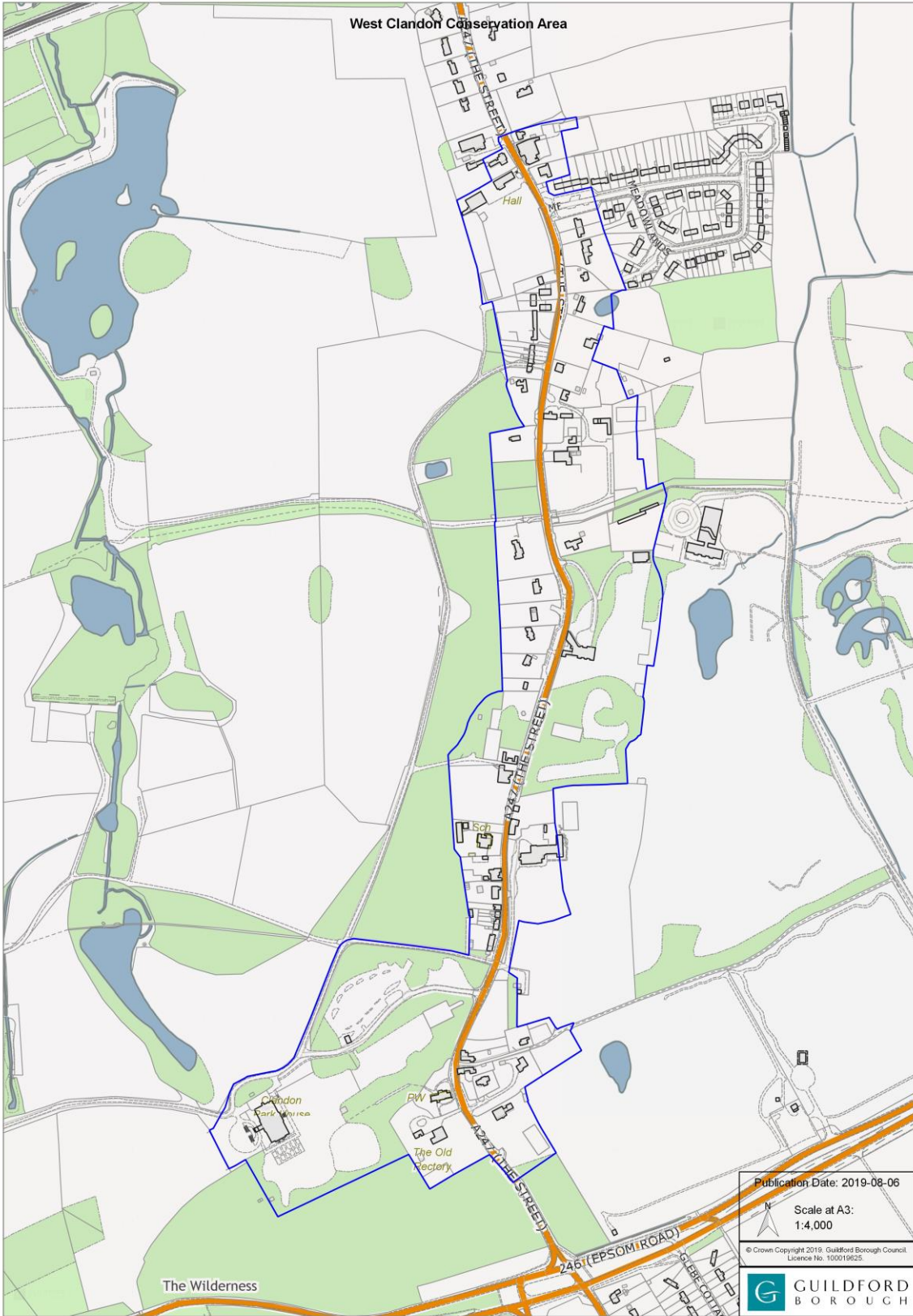
(xiv) Except where historic brick walling already exists, boundary treatments should be open and green;

(xv) Any acoustic boundary treatment along the A247 should be set back and shielded from view by appropriate green planting. New walls, unscreened fencing and solid gates in each case over 1m in height will not be supported.

Map 2: West Clandon Village Settlement Area



Map 3: West Clandon Village Conservation Area



Policy 2 The Strategic Site at Gosden Hill Farm

See Map 7 Page 35

- 7.6 Approximately 60% of the Strategic Site at Gosden Hill Farm identified in the Guildford Local Plan lies within the Parish of West Clandon. The site will be the subject of a master planning exercise and as a strategic site the volume and density of the development will be an important element of the achievement of targets within the Guildford Local Plan. These are therefore a matter for Guildford Borough Council.
- 7.7 The Guildford Local Plan: Strategy and Sites (2019) requires that all residential development proposals, including Gosden Hill Farm, deliver the appropriate Strategic Housing Market Assessment mix for the borough including the requirements for Affordable Housing.
- 7.8 The Parish Council of West Clandon and consequently the Neighbourhood Development Plan recognise that residents in the new development within the Parish will be the responsibility of West Clandon which must therefore have due regard for their wellbeing and the facilities they will require.
- 7.9 The site however is separated from the Village of West Clandon (See Policy 4 on Valued Landscapes and Protected Views) and residents of the village place a high priority on the preservation of the village identity and its vulnerable rural setting.
- 7.10 There is also an imperative to manage the traffic implications across the Parish of such a substantial new development both during construction and for the future.

POLICY 2: The Strategic Site at Gosden Hill Farm

Development proposals within the Gosden Hill Farm Strategic Site will be supported subject to the following criteria:

- (i) Support will be given to improvements to the local footpath and cycle network delivered in association with the development of this site in line with GBC LPS&S A25(6). A footpath/cycleway route connecting Footpath 66 in West Clandon through Frithys and Cotts Woods through the Gosden Hill development will be supported;
- (ii) Housing types and built forms should help maintain an appropriate transitional edge to the development and maintain local character and countryside views;
- (iii) Existing trees should be retained wherever possible and incorporated within the development. The Ancient Woodland in Frithys and Cotts Woods should be protected;
- (iv) Developments are expected to provide wildlife areas including gaps in fencing for wildlife runs unless demonstrated to be inappropriate;
- (v) Facilities should be sufficient to the needs of the local community and include:
Flexible Space for Community Events and organisations;
Playground space for Children and Toddlers;
Pitches for Football and other Games;
Adequate Car Parking for participants.

Policy 3 Developments in Other Areas of the Parish

7.11 With 1800 homes projected within the Guildford Local Plan at Gosden Hill Farm (see Policy 2, above) and other significant developments proposed nearby at Garlick's Arch , Wisley Airfield and in the Parish of Send there is unlikely to be justification for further significant development on Green Belt Land within the Parish during the planning period 2020 - 2034. Small scale windfall development however may occur or as yet unforeseen changes to the Local Plan may be proposed. This section is intended to give an indication of the approach to be adopted by the Parish in such circumstances. Map 2 & 3 of the Village Settlement and Conservation Areas can be found on pages 18 & 19.

POLICY 3: Developments in Other Areas of the Parish

Development proposals outside West Clandon Village (Settlement and Conservation Areas) and the strategic site at Gosden Hill will be supported subject to the following criteria:

(i) Development in the Countryside should not individually or cumulatively result in coalescence and loss of separate identity of the village of West Clandon with neighbouring settlements or the Guildford Conurbation;

(ii) The Parish's landscape has an important bearing on the quality of the local environment. The Parish Council is keen to ensure that development respects landscape quality and where possible takes opportunities to improve landscape quality and hedgerows in those areas where it may have become degraded;

(iii) Developments within or adjacent to village character areas will be expected to demonstrate how they promote and reinforce local character and distinctiveness and how they promote a high quality built and natural environment reflecting the local character, style and materials of the different character areas of the village as described in the relevant Character Assessment for each area (Appendix 1 and Section 6, above);

(iv) Development should consider access to local community facilities and sustainable transport links as well as the traffic impact on the rest of the Parish;

(v) Buildings should be of good design and use high quality materials. Scales, heights and form of buildings should be sympathetic to the existing built environment; The transitional edge of the development facing towards West Clandon should have a density, scale, height and mass which forms a gradual transition to open countryside and reflects the rural character of the immediate area and the character of development in West Clandon;

(vi) New scheme densities will be required to demonstrate the protection of local character and context while making efficient use of land delivering sustainable development and strategic priorities;

(vii) Attractive and open active frontages should be employed. Close boarded fencing, solid gates or walling in each case over one metre in height should be avoided as a boundary treatment abutting the highway. Where such fencing or walling is required for noise mitigation softening with hedging or other green planting is encouraged;

(viii) All development should have regard to the need to retain and enhance the leafy, rural and open character of the Parish, preserving views from the public domain into and across other areas;

(ix) Where appropriate developments should respect existing roof lines;

(x) Provision for footpaths on frontages and improvements to the local footpath network associated with the development are encouraged.

Policy 4 Green Gap, Valued Landscape and Views

7.1 In the Resident's Survey 76% of respondents identified maintaining green space in and surrounding the village as their first or second highest priority. The maintenance of West Clandon as a rural Green Belt village was identified as the highest priority for 48% of residents.

7.2 The Strip of Green Belt Land running from the West to the North of the Parish is all that stands between the village of West Clandon and the growing conurbations of Guildford to the West and Send and Woking to the North. West Clandon is the first and most vulnerable of the string of Green Belt villages running along the northern boundary of the Surrey Hills area of outstanding natural beauty.

7.3 The relevant Surrey Landscape Character Assessment 2015: Guildford Borough (2015) p78-83 LR2: OCKHAM AND CLANDON WOODED ROLLING CLAYLANDS recommends that any Built Development should:

- i Retain the individual settlements avoiding merging these through dense linear development along roads;
- ii Retain gaps in linear development particularly where these allow rural views over farmland;
- iii Conserve built features associated with historic estates and seek to conserve historic designed landscape;
- iv Avoid the location of any new large mass of development or bulky structures where overly visually intrusive on this character area;
- v Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact, and integrate with the area's rural context.

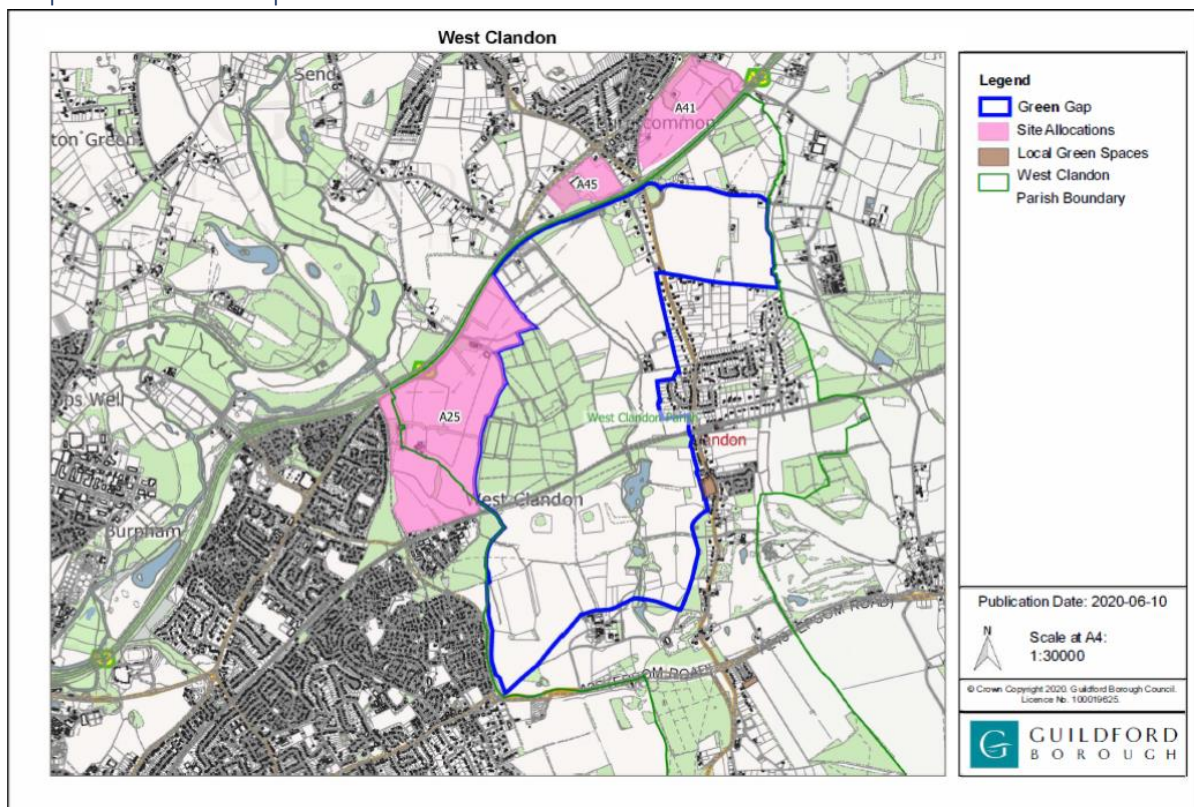
7.4 The GUILDFORD LANDSCAPE CHARACTER ASSESSMENT- RURAL-URBAN FRINGE ASSESSMENT 2007 Character Area E2: Clandon Rural-Urban Fringe (p65) states that built development should: "Conserve a clear rural gap and sense of separation from the outlying village of West

Clandon.”

It goes on to observe that: “As one of the few less constrained areas on the edge of Guildford, this northern part of the character area is also vulnerable to development pressure and land at Gosden Hill Farm is held by developers with a view to obtaining planning permission for an urban extension to Guildford.”

7.5 Subsequently a section of this land has been removed from the Green Belt to provide for the Strategic Site at Gosden Hill Farm, 60% of which lies within the Parish while similar incursions have been made to the north at Burnt Common and Garlicks Arch. Although the remaining land remains in Green Belt West Clandon Parish Council consider the land identified in Map 4 (below) to be particularly vulnerable to future development and in order to preserve the separate identity of the village of West Clandon and maintain its rural setting proposals for development here will be subject to Policy 4 as detailed below.

Map 4 The Green Gap



7.6 The Boundaries are as follows:

To the North: along the A3 from the Gosden Hill Farm Strategic Site Boundary to the Burnt Common A3 Slip Rd and then along Tithebarns Lane to the Boundary with the Parish of East Clandon;

To the East: along the Parish Boundary with East Clandon, along Green Lane and south along the line of the Old Carriage Drive (Footpath 568) to footpath 75 but excepting the existing development in Dedswell Drive;

To the South: along footpath 75 across the Clandon Park Estate to Park Lane, Merrow;

To the West: Along the Parish Boundary at Park Lane and to the east of the Gosden Hill Farm Strategic Site Boundary.

7.7 A plan of Parish footpaths can be viewed at <http://www.westclandon.org.uk/footpaths.html>

7.8 The Parish Council believes that the maintenance of the green gap (map 3, above) between the village of West Clandon and the A3 should be retained to protect a valued landscape and mitigate against the coalescence of the Village of West Clandon with the conurbation of Guildford as an essential prerequisite to the preservation of the essential village character. Any proposed future revisions to Green Belt designations should seek to give weight to the importance of the gap and seek viable alternatives.

7.9 The West Clandon Character Area Assessment (See Appendix 2) has identified and detailed the following views which are particularly important to the rural setting of the village of West Clandon and the well-being of its residents.

7.10 Area 2 Conservation Area

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.

View 1- from the Recreation Ground/British Legion towards Clandon Park;

View 2- from the Old Carriage Drive/Footpath 74 across Clandon Park;

View 3 –from Clandon Park towards the Street and the Village and Church.

These views should be protected because they are key to preserving the rural setting of the village to the West. Specifically:

- i The views are predominantly comprised of the historic Clandon Park estate which has been fundamentally important to the historic development of the village over the past 500 years;
- ii Clandon Park and Garden in part landscaped by Capability Brown is Grade II registered and is a designated heritage asset on Historic England's Heritage at Risk Register;
- iii The views are predominantly composed of ancient woodland;
- iv They are at risk from further encroachment by the Guildford conurbation particularly from any further development at or around Gosden Hill Farm;
- v The Old Carriage drive which runs through the estate parallel to the village street is a route of historic significance and for example used by Frederick, Prince of Wales in 1729 to travel to Clandon House;
- vi The rights of way across the estate provide opportunities for exercise in an attractive rural setting and are an important contribution to the health and well-being of residents.

7.11 Area 3- Meadowlands and Waterfields

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. The views are particularly valued by residents of Meadowlands and Waterfields, a large estate of predominantly social housing with housing densities considerably greater than in other part of the village. Gardens in this area are smaller or non-existent and opportunities for local recreation are more limited.

7.12 Area 5 Dedswell Drive

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.

View 4 - Dedswell Drive towards Frithys Wood

This view should be protected because it is also important in preserving the rural setting of the village to the West and:

- i The view is predominantly comprised of the historic Clandon Park estate which has been fundamentally important to the historic development of the village over the past 500 years;
- ii The view is predominantly of ancient woodland;
- iii The view is at risk from further encroachment of the Guildford conurbation particularly from any further development at or around Gosden Hill Farm;
- iv At Dedswell Drive the historic Old Carriage Drive becomes a popular and well-used right of way (Footpath 568) with extensive views over the estate and beyond towards Guildford and its cathedral providing an important contribution to the health and well-being of residents.

7.13 Area 6 Lime Grove, Lime Close and Woodstock

Approximately half-way down Lime Grove, on the north side is a right of way which leads through to Green Lane. The land here is Green Belt and 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 agricultural fields towards Green Lane and Tithebarns Lane which are shown in view 6.

Footpath 69A and the Bridleway (Green Lane) which cross the area are well used by and popular with residents providing opportunity for exercise in a rural setting for residents in the North of the village and therefore an important contribution to their health and well-being.

The area is at risk from encroachment from both speculative applications and the impact of the proposed Garlick's Arch development to the north and proposed junction improvement on the A3 at Burnt Common.

7.14 Area 8 Clandon Road

To the west of Clandon Road are views across Clandon Estate and Clandon Park

View 5- From Highcotts Lane towards Highcotts/Frithys and Cotts Woods

- i This view should be protected because it is also key to preserving the rural setting of the village to the West;
- ii The view is predominantly comprised of the historic Clandon Park estate which has been fundamentally important to the historic development of the village over the past 500 years;
- iii It is predominantly ancient woodland;
- iv It is at risk from further encroachment from the Guildford Conurbation particularly from any further development at or around Gosden Hill Farm;
- v From Dedswell Drive to Highcotts Lane the historic Old Carriage Drive becomes a popular and well-used right of way (Footpath 568) with extensive views over the estate and beyond providing an important contribution to the health and well-being of residents;
- vi Beyond the estate it is possible to see Guildford Cathedral some 6 miles distant.

View 6 from Tithebarns Lane/Clandon Road across to Green Lane and towards the North Downs AoNB

View 7 from Green Lane towards Tithebarns Lane

These views should be protected because they are key to preserving the rural setting of the village to the north and:

- i The views to the South are particularly impressive reaching towards the North Downs and the Surrey Hills AONB helping to define the setting of the village in the lee of the North Downs;
- ii Footpath 69A and the Bridleway (Green Lane) which cross the area are well used by and popular with residents providing opportunities for exercise in a rural setting for residents in the north of the village and are therefore an important contribution to their health and well-being;
- iii The area is at risk from encroachment from both speculative applications and the impact of the proposed Garlick's Arch development to the North and proposed junction improvements on the A3 at Burnt Common.

POLICY 4: Green Gap, Valued Landscape and Views

Development proposals in the area identified above will be supported subject to the following criteria:

- (i) Subject to the exceptions provided by Policy P2 of the Local Plan Strategy and Sites, development proposed which would result in significant or cumulative erosion of the separation of West Clandon and other settlements and the protected views in Appendix 2

will not be supported;

(ii) The provision of cycle routes and footpaths between the village of West Clandon and surrounding settlements will be supported;

(iii) Other than proposals within the Strategic Site at Gosden Hill Farm, the location of development which would be bulky and would visually intrude into this character area should be avoided; Development should be subject to rigorous landscape and visual impact assessment, sited carefully, and designed to minimise impact, and integrate with the area's rural context; Development should promote the use of appropriate plant species and boundary treatments at urban edges to better integrate development into the adjacent rural character;

(iv) Proposals for development in West Clandon should give special consideration to and assess the impact on protected views. Other than as provided for in Policy P2 of the Local Plan Strategy and Sites and proposals within the Strategic Site at Gosden Hill Farm, development which would cause a significant impact on the open character of these views will not be supported.

Policy 5 Community Facilities

7.16 The community facilities afforded by the Village Hall, West Clandon Church, Clandon School and the Royal British Legion including its large function room (The Poppy Room) are important to the community life of the village, providing venues for many public and private events. As the population of the village and surrounding area increases the need for these facilities and for new facilities will increase.

7.17 Halls, Churches, village schools and other facilities in villages are vulnerable to decline and eventual closure if they are not maintained and upgraded as required.

7.18 If the community facilities were to close community life would suffer. Also additional and longer car journeys would be generated by the need for residents to travel further afield.

7.19 It is important for the long-term survival of the existing community facilities (including the Village Hall, Clandon Church, Clandon School and the Royal British Legion) that they are able to undertake improvements, extensions and redevelopments in order to keep their facilities up to date and to meet new or increased need. Additional community facilities are also desirable. Proposals to improve, extend and redevelop existing community facilities and to develop new ones within the village will be supported.

7.20 The Residents' Survey also identified Better Broadband (27% of responses), Shops (27%) and Improved Footpaths/Cycle links (26%) as the top priorities for development within the Parish.

POLICY 5: Community Facilities

(i) We will support proposals for the improvement, expansion and redevelopment of existing community facilities or the provision of new community facilities that provide for the needs of West Clandon Parish including:

- (a) The improvement, expansion and redevelopment of the Church of St Peter and St Paul, Clandon School, the Village Hall, and the Royal British Legion and Poppy Room where these improve or preserve the community benefit from these facilities;
- (b) The provision within the village of West Clandon of new community facilities appropriate to West Clandon's needs including appropriately located viable small retail units which provide services for residents;
- (c) The provision of additional facilities for young people.

(ii) Developments which support and contribute to the strategic improvement of the network of footpaths and cycles routes through the village and to neighbouring settlements will be encouraged;

(iii) Proposals which result in the loss of existing community facilities will only be supported if evidence is provided that the facility is no longer needed by the community or it would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location;

(iv) The loss of local buildings of historic interest (See Character Appraisal, Appendix 1, 6.2 Page 13) will not be supported. Development that is beneficial to local buildings of historic interest will be supported;

(v) Developments which enhance broadband and improved data coverage in the Parish constructed in appropriate locations will be supported (See Local Plan Policy D1).

Policy 6 Biodiversity and Environment

7.20 This policy is necessary to preserve the ecology which underpins the rural character of the Parish. 48% of residents identified the 'Rural Green Belt Village' and 38% of villagers identified 'Maintaining green space in and around the village' as the most important characteristics of living the West Clandon within the Residents' Survey.

7.21 Although the area is not within the flood plain, climate change and its associated rainfall patterns are already causing issues with localised flooding during periods of heavy rain suggesting more emphasis should be placed on permeable surfaces as a prudent precautionary measure.

POLICY 6: Biodiversity and Environment

(i) Landscaping and Open Space should maximise the potential for biodiversity and the preservation of wildlife;

(ii) Proposals which include bird nesting boxes, bat roosting boxes and bee bricks will be supported, where appropriate;

(iii) Where possible proposals should retain or re-provide as necessary natural verges to the highway;

(iv) Developments should aim to enhance the leafy rural character of the area and provide net gains to biodiversity. Hardstanding and driveways in permeable eco-friendly materials will be encouraged;

(v) Fences, walls and other barriers should be permeable to wildlife, where appropriate;

(vi) Where net losses to biodiversity are unavoidable a rigorous evidence based assessment demonstrating any special circumstances and proposed mitigation in line with local and national policy.

Policy 7 Protected Green Space

POLICY 7: Protected Green Space

The areas listed below are designated as Local Green Space (See maps 5 and 6, below). Managing development within a Local Green Space will be consistent with that for the Green Belt.

7(a) Shere Road Recreation Ground (6000 sqm) See Map 5 below.

An open field adjacent to Glebe Cottages, a development of 20 homes built for Social Housing. Shere Road is at the southern end of the village, south of the busy A25 dual carriageway which separates it from the rest of the village. The land is owned by Guildford Borough Council and extensively used as a play space by local residents in Glebe Cottages and surrounding privately owned houses.

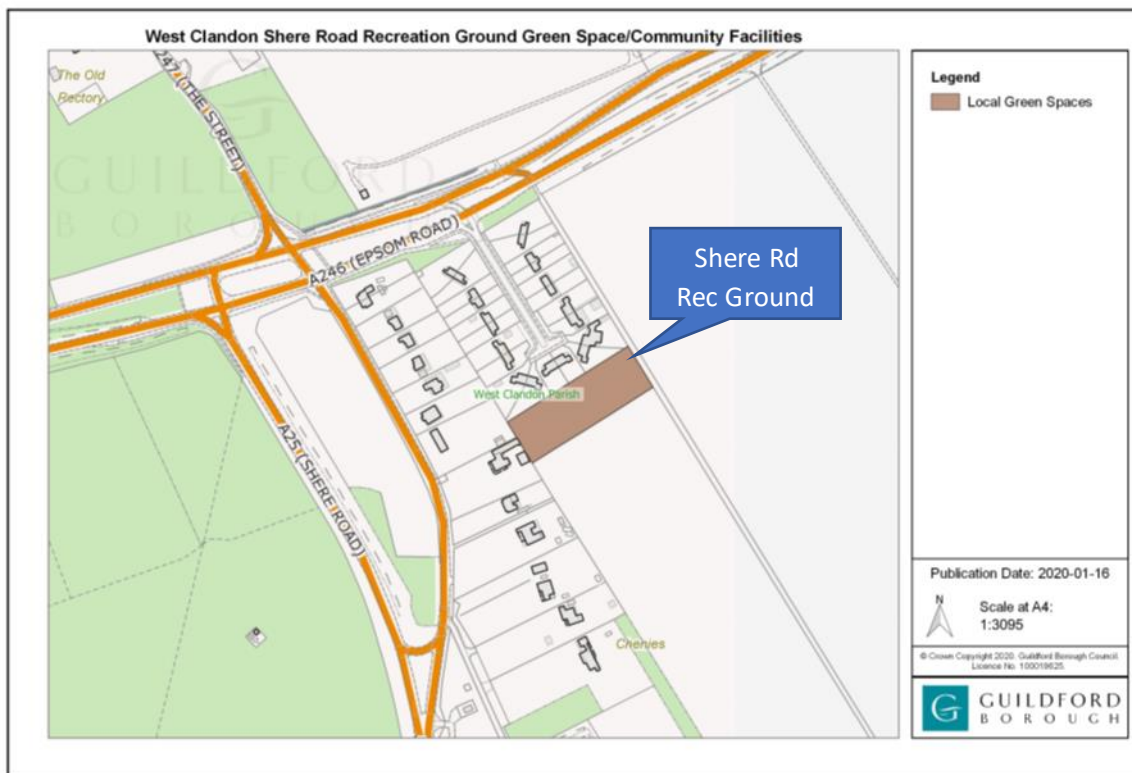
7(b) West Clandon Recreation Ground (10000 sqm) See Map 6 below

An open area at the centre of the village adjacent to the Village Hall and Royal British Legion with extensive views over Clandon Park, the land is held in trust for the benefit of residents by a charity controlled by the Parish Council. The Ground includes play-ground equipment, a tennis court used by the active village tennis club and well as facilities for football and basket-ball. The area is particularly valued by residents of the nearby Meadowlands Estate, a development of approx. 100 homes built for social housing after the Second World War.

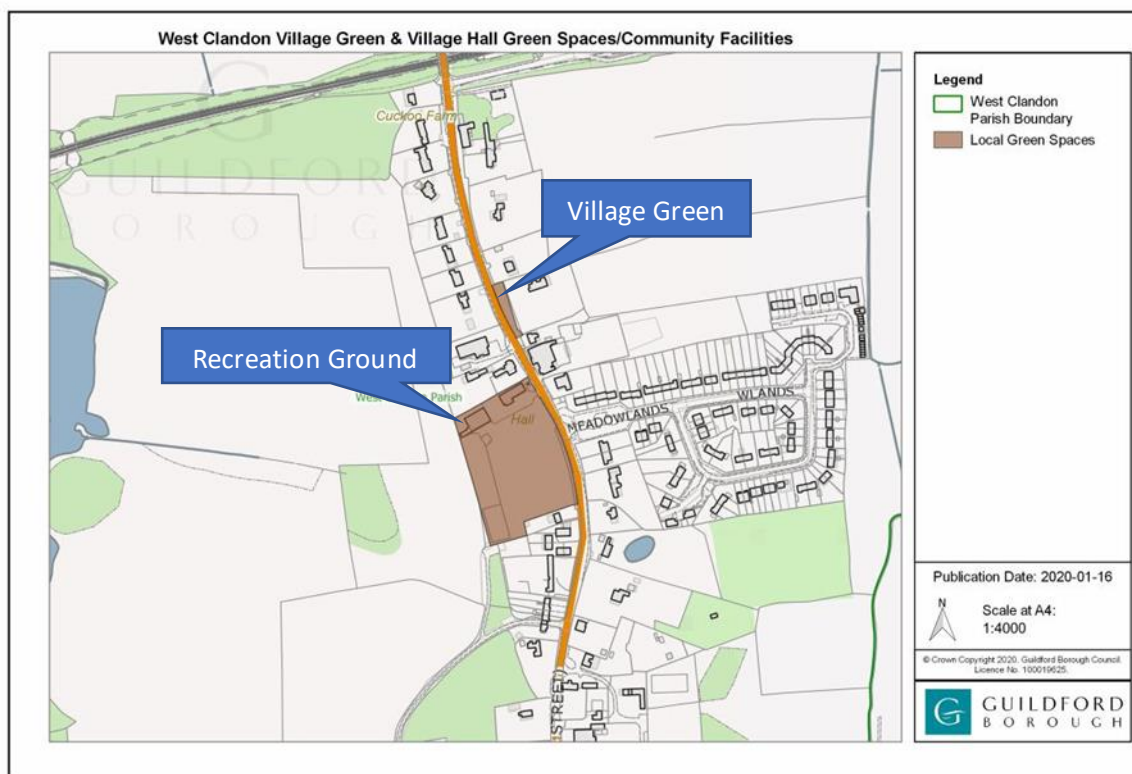
7(c) The Village Green (500 sqm) See Map 6 Below

This is a small but significant sliver of land in the centre of the village adjacent to the main A247 and close to the Recreation Ground, Village Hall and the Onslow Arms. The land was historically used by the village WI for the sale of local produce and is now home to the village symbol, a cast iron rendering of the 'Clandon Dragon' and trees planted in memory of the seventh Earl of Onslow and to celebrate the silver jubilee of HM King George V.

Map 5- Shere Rd Recreation Ground



Map 6- West Clandon Recreation Ground and Village Green



Policy 8 Car Parking

POLICY 8: Car Parking

(i) Adequate off street Car Parking appropriate to the characteristics of the development should be provided. The level of provision of car parking should take account of the high level of dependence on car transport in the area, the need for safe stopping places for delivery and service vehicles and have regard to the Standards determined in the Surrey County Council Parking Guidance (2018) until the emerging Guildford Borough Council Parking Supplementary Planning Document is adopted;

(ii) Car Parking should not overly dominate the street-scene and should maintain the character of the area. Garages should be visually subservient to the main dwelling or other principal building;

(iii) Developments will be encouraged to provide appropriately sited electric fast charging points for every home for which there is a designated parking space.

8. Non-Statutory Community Aspirations

8.1 The Guildford Borough Local Plan identifies £1m developer support for traffic mitigation measures in West Clandon. The Parish Council will work with the Highways Authority, Guildford Borough Council, Developers and others aiming to secure:

- i Reductions in the volume and speed of traffic on The Street;
- ii The evaluation of options for alternative routes for traffic, particularly heavy good vehicles, to the A247 through West Clandon. This should include possible routes to the West of Clandon Park opened up by any development at Gosden Hill and proposals to improve the A3 and its junctions and associated link roads;
- iii Safer and more pleasant facilities for pedestrians and cyclists including possible new and segregated cycle and pedestrian routes north-south through the village and links to the station as opportunities are identified;
- iv Improved safety at the junction of the Street and the approach to the Station;
- v Improved and new off-road cycle and pedestrian routes to Merrow and Burpham;
- vi The retention and improvement of public transport keeping under review the possibility new approaches made possible by technological development during the planning period;
- vii The establishment of woodland trusts for the ongoing management of the ancient woodlands e.g. for Frithys, Cotts and Highcotts Woods will be supported provided that they allow for public access.

9. Delivery Plan

9.1 Introduction

- i The West Clandon Neighbourhood Development Plan will be implemented through a combination of Guildford Borough Council's consideration and determination of planning applications for development in the Parish and through public and private investment into a series of infrastructure projects contained in the plan. The community aspirations set out in Chapter 8 will inform a Delivery Plan which will be implemented by West Clandon Parish Council in the lead working in partnership with other relevant bodies.

9.2 Development Management

- i Most of the policies contained in the Neighbourhood Development Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.
- ii Whilst Guildford Borough Council will be responsible for determining planning applications for development within West Clandon Parish, in line with their Local Plan and the West Clandon Neighbourhood Development Plan, the Parish Council will use the West Clandon Neighbourhood Development Plan to frame its representations on submitted planning applications. It will also work with the authorities to monitor the progress of sites coming forward for development.
- iii Where appropriate, planning permission for developments which result in the need for off-site upgrades, should be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.
- iv The Local Planning Authority should seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.
- v It is the responsibility of the developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding.

9.3 Infrastructure Projects

- i Once the Community Infrastructure Levy has largely replaced the pooling of S106 agreement financial contributions and is charged on qualifying residential and commercial development, at least 25% of the levy collected by Guildford Borough Council from development in the Parish of West Clandon will be transferred to the Parish Council once it

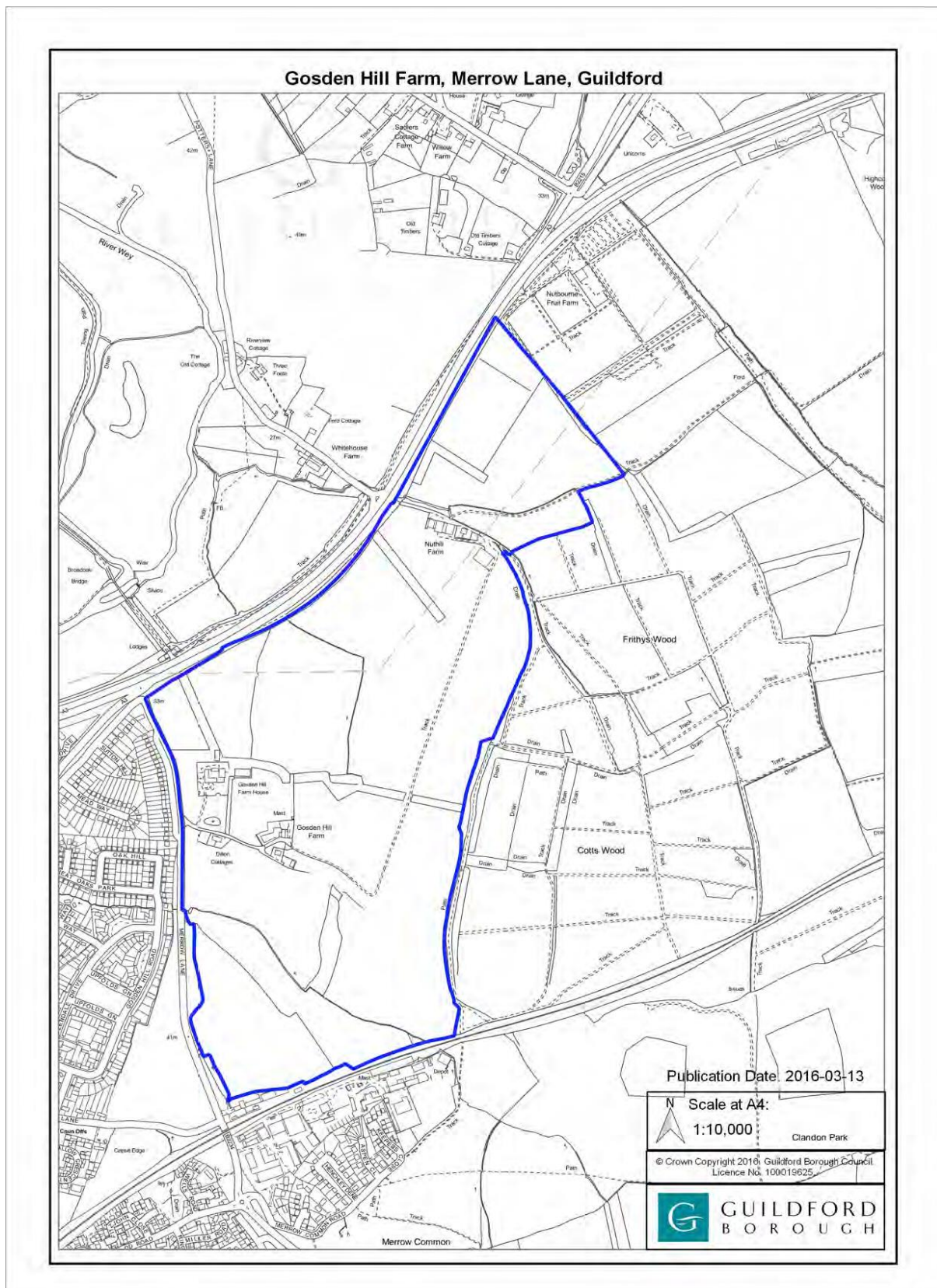
has a made Neighbourhood Development Plan. The Delivery Plan referred to in Section 9 above and the list of Infrastructure Projects below will be used to inform the Infrastructure Delivery Plans of Guildford Borough Council and to guide West Clandon Parish Council's own expenditure of its proportion of the Community Infrastructure Levy. Potential projects identified at this stage include:

- a Improvement and development of Local Green Spaces including the West Clandon and Shere Rd Recreation Grounds;
- b Refurbishment and Improvement of the Village Hall to create a more flexible modern facility better suited to current and future needs;
- c Supporting development of and movement to improved sustainable transport including measures to manage the traffic on the A247 and schemes which reroute traffic away from the village centre;
- d The identification and development of options for improved off-road connectivity to provide safe, viable alternatives to the private car for local travel including consideration of links north-south through the village and links between the village and surrounding villages including East Clandon, Burpham and Merrow;
- e The development of local services which will reduce the need for travel outside the village;
- f The development of additional facilities for young people.

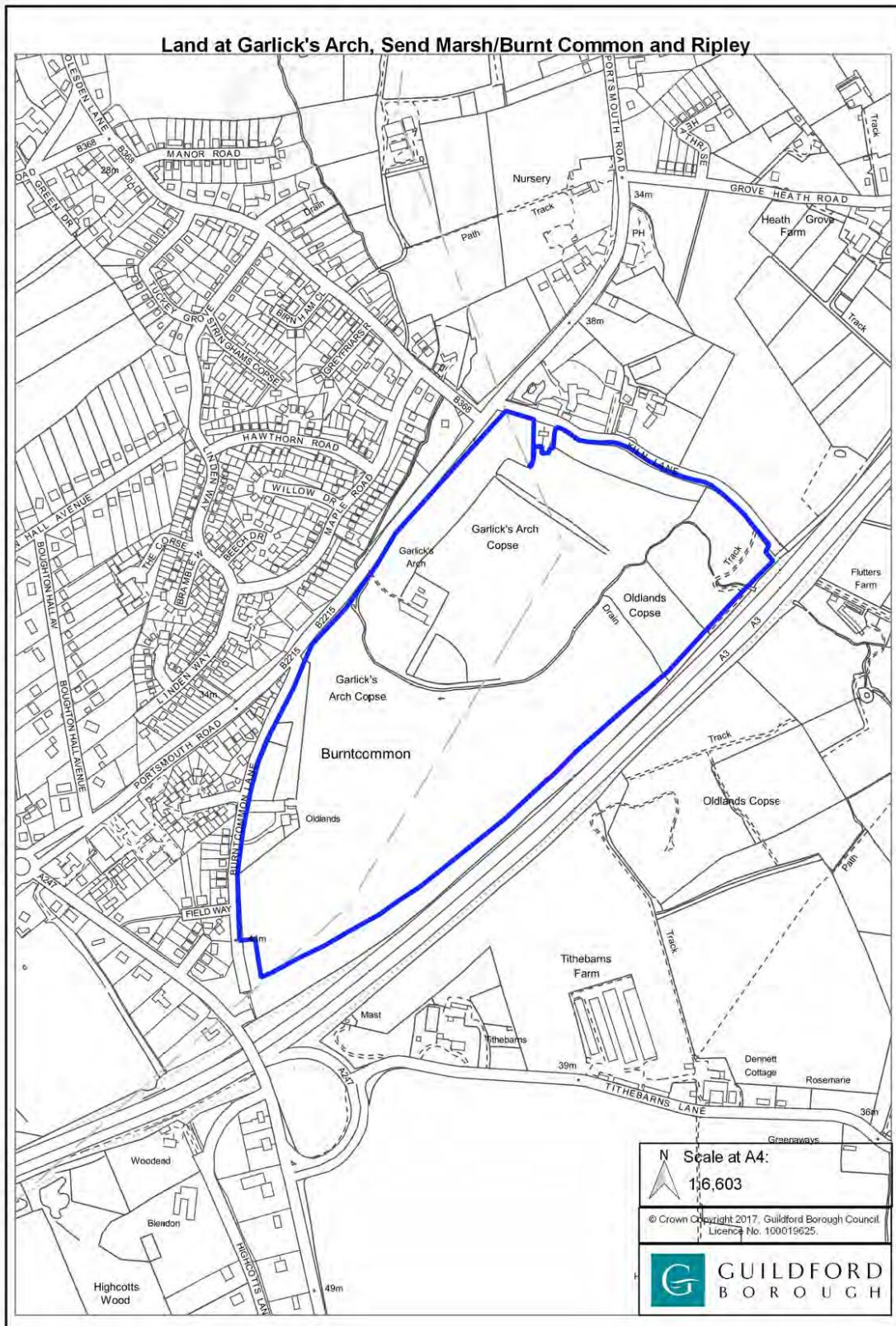
9.4 Monitoring and Review of the Neighbourhood Plan

- i Changes in the local planning context, such as a review of the Guildford Local Plan, could result in the Neighbourhood Development Plan needing to be reviewed. This will be monitored by West Clandon Parish Council in consultation with Guildford Borough Council.

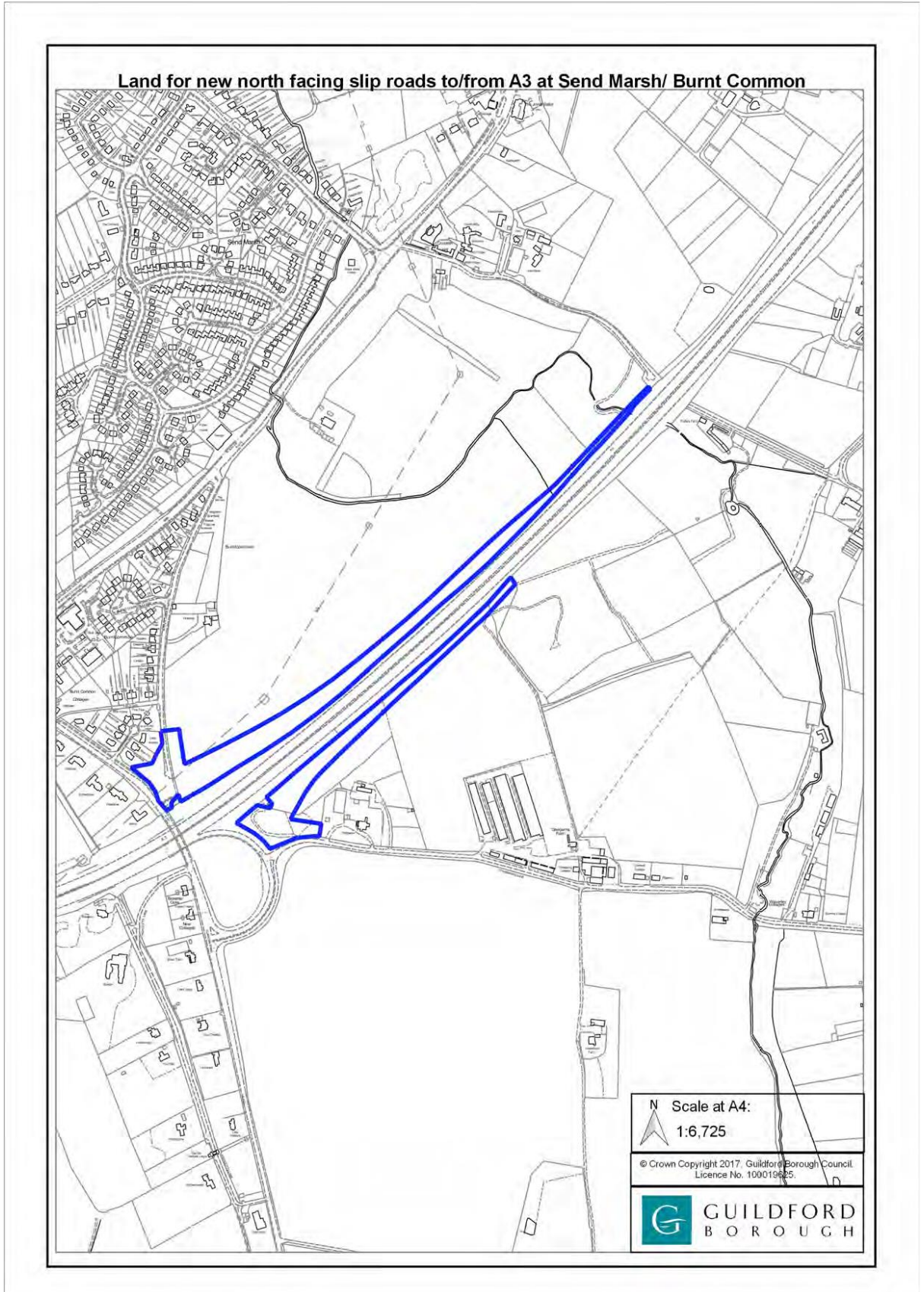
Map 7- Developments in Guildford Local Plan: (i) Gosden Hill Farm (GBC Policy A25)



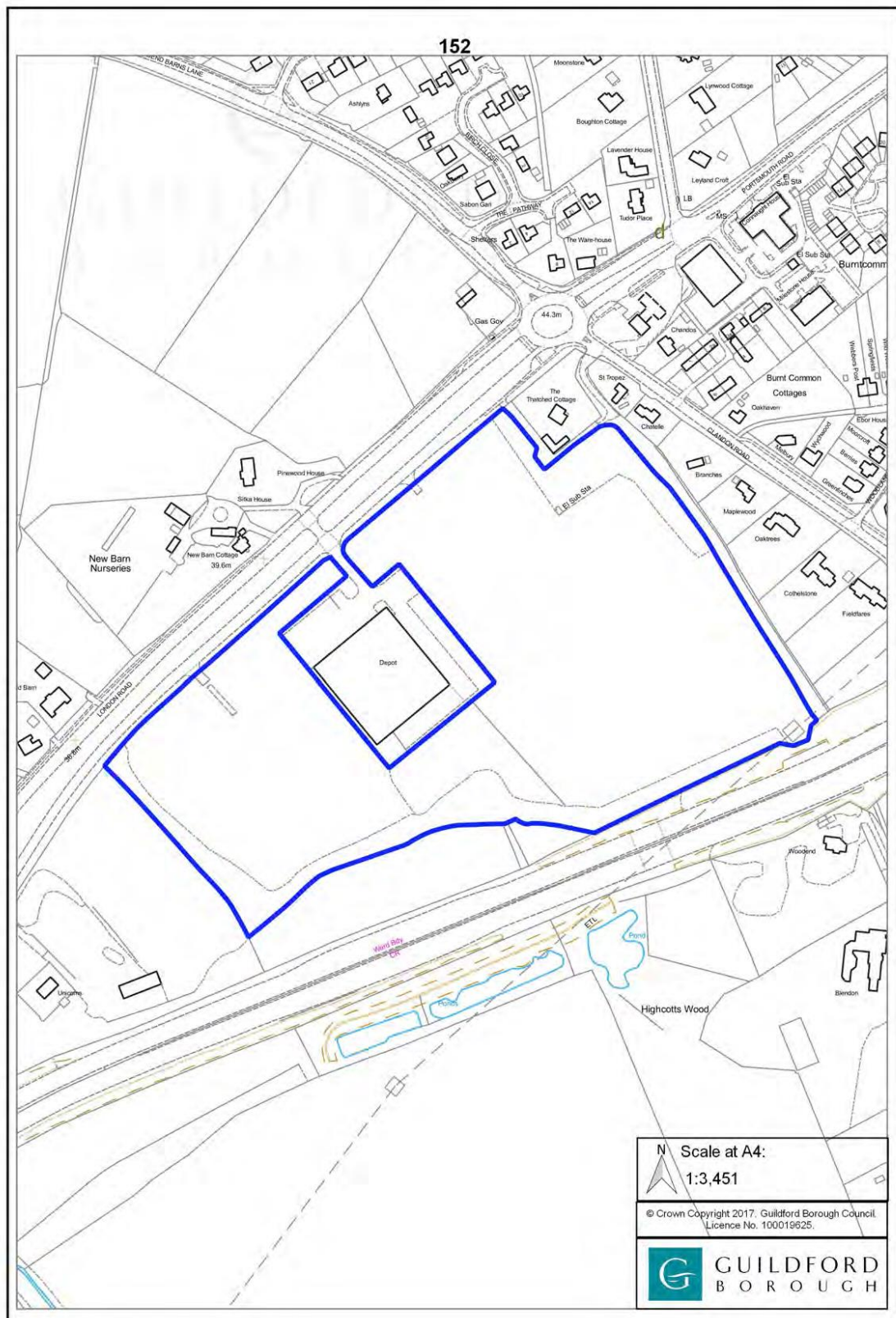
Map 8- Developments in the Guildford Local Plan: (ii) Garlick's Arch (GBC Policy A41)



Map 9- Developments in the Guildford Local Plan (iii): Burnt Common – New A3 Slip Roads to the A247 - (GBC Policy A42)



Map 10- Developments in the Guildford Local Plan (iv): Burnt Common Industrial and Commercial Site (GBC Policy A45)



West Clandon Neighbourhood
Development Plan 2020-34

Appendix 1

Character Assessment



Louise Williams
Surrey Community Action



Contents	Page
Description of Location	3
Brief History	6
Character Areas	7
Area 1 – Shere Road and Glebe Cottages	9
Area 2 – Conservation Area	12
Area 3 – Meadowlands and Waterfields	20
Area 4 – The Street to Lime Grove (including Bennett Way)	23
Area 5 – Dedswell Drive	28
Area 6 – Lime Grove, Lime Close and Woodstock	31
Area 7 – Oak Grange Road and Malacca Farm	34
Area 8 – Clandon Road	37

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.



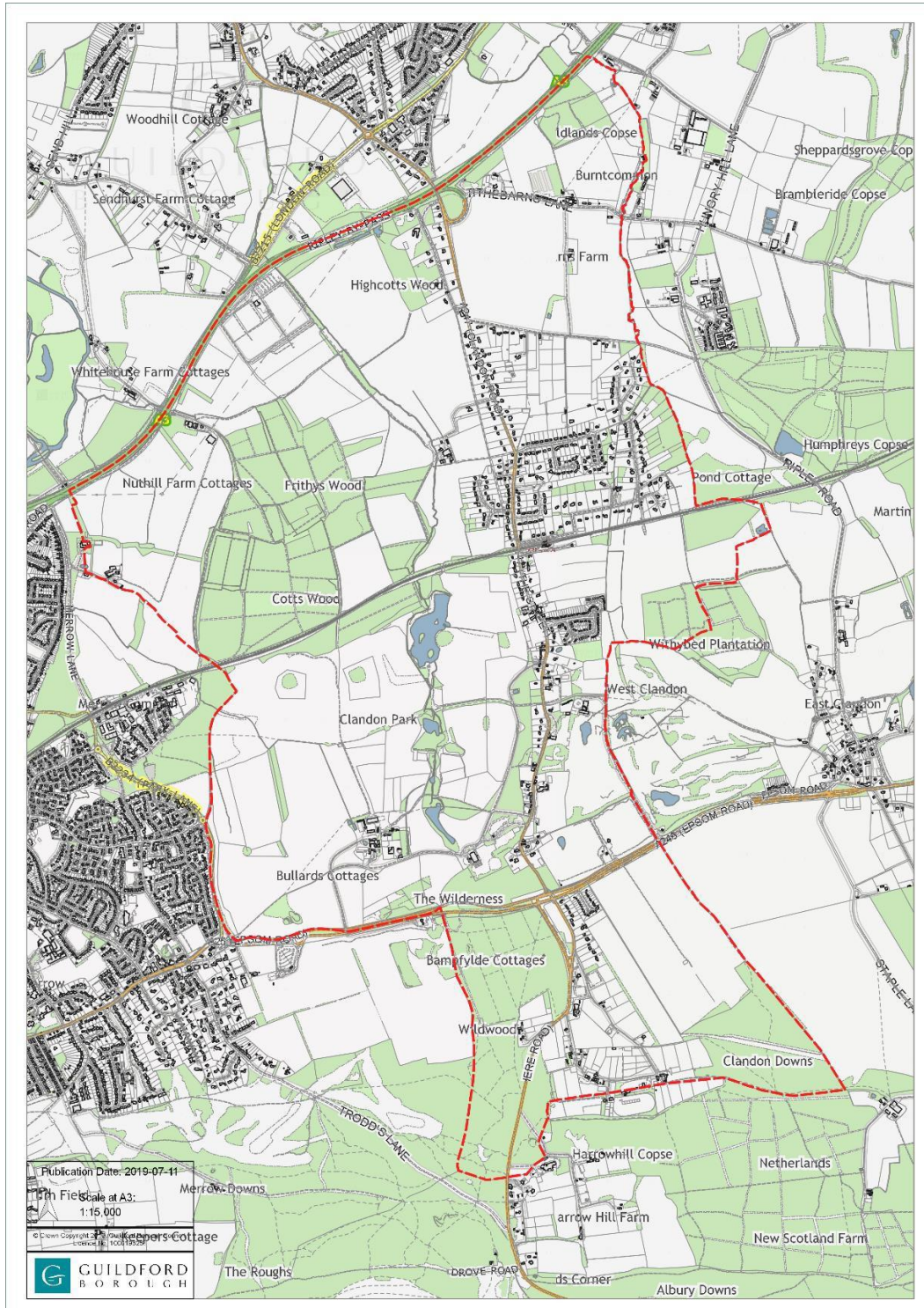
- 1.2 Either side of the linear development which forms the village is surrounded by fields and woodland to the east and Clandon Park and Clandon Park Estate (an historic parkland) to the west. These land parcels surrounding the village have a number of mixed agricultural uses including the growing of 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

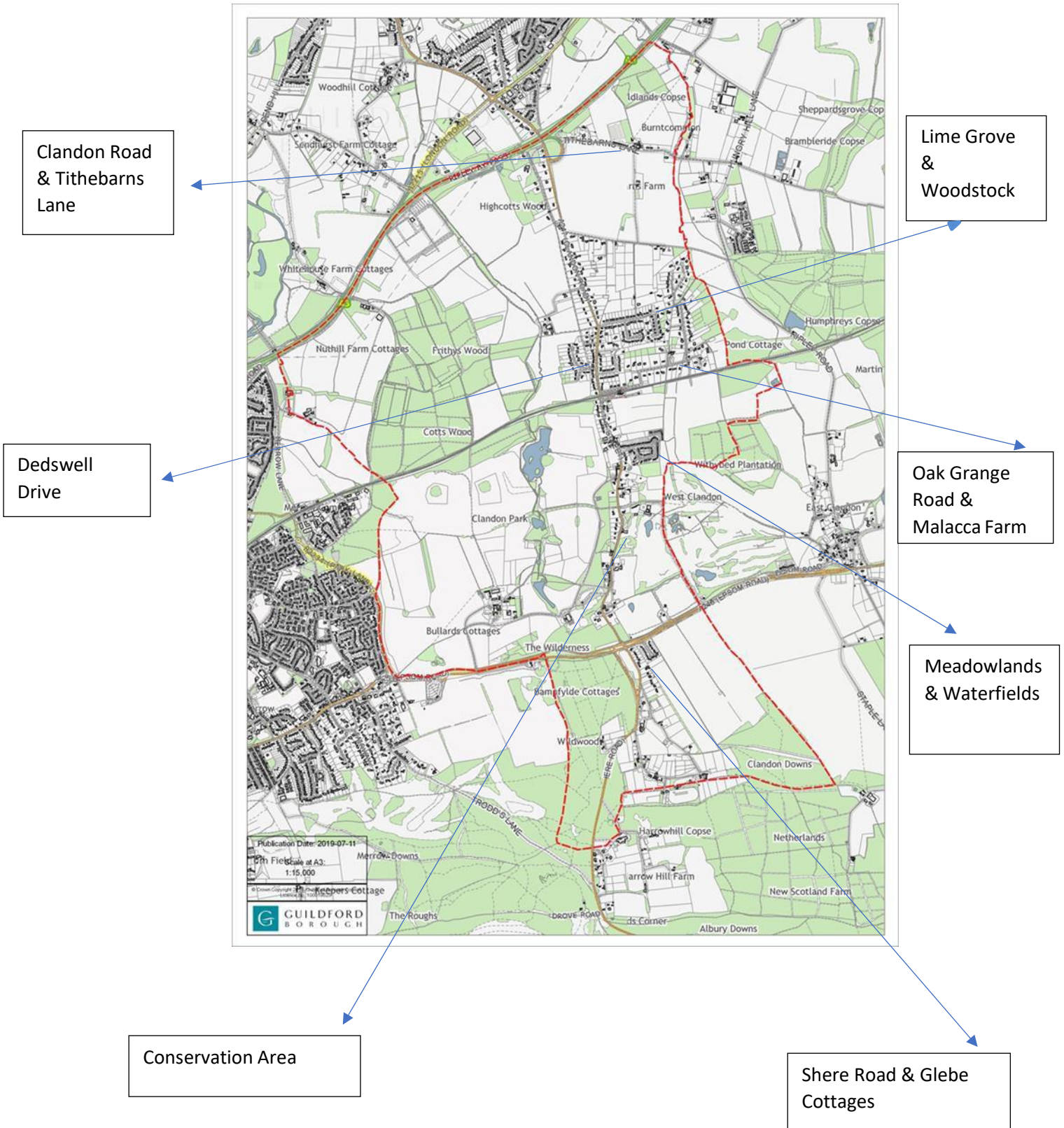
- 1086 - Mentioned in the Domesday Book as Clanedun (estimated population 60-80) owned by the Bishop of Salisbury.
- 1180 - The Westons of Albury start to rebuild West Clandon Church
- 13th Century - The Knights Templar establish an administrative Headquarters at Temple Court
- Richard de Boclynton installed 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

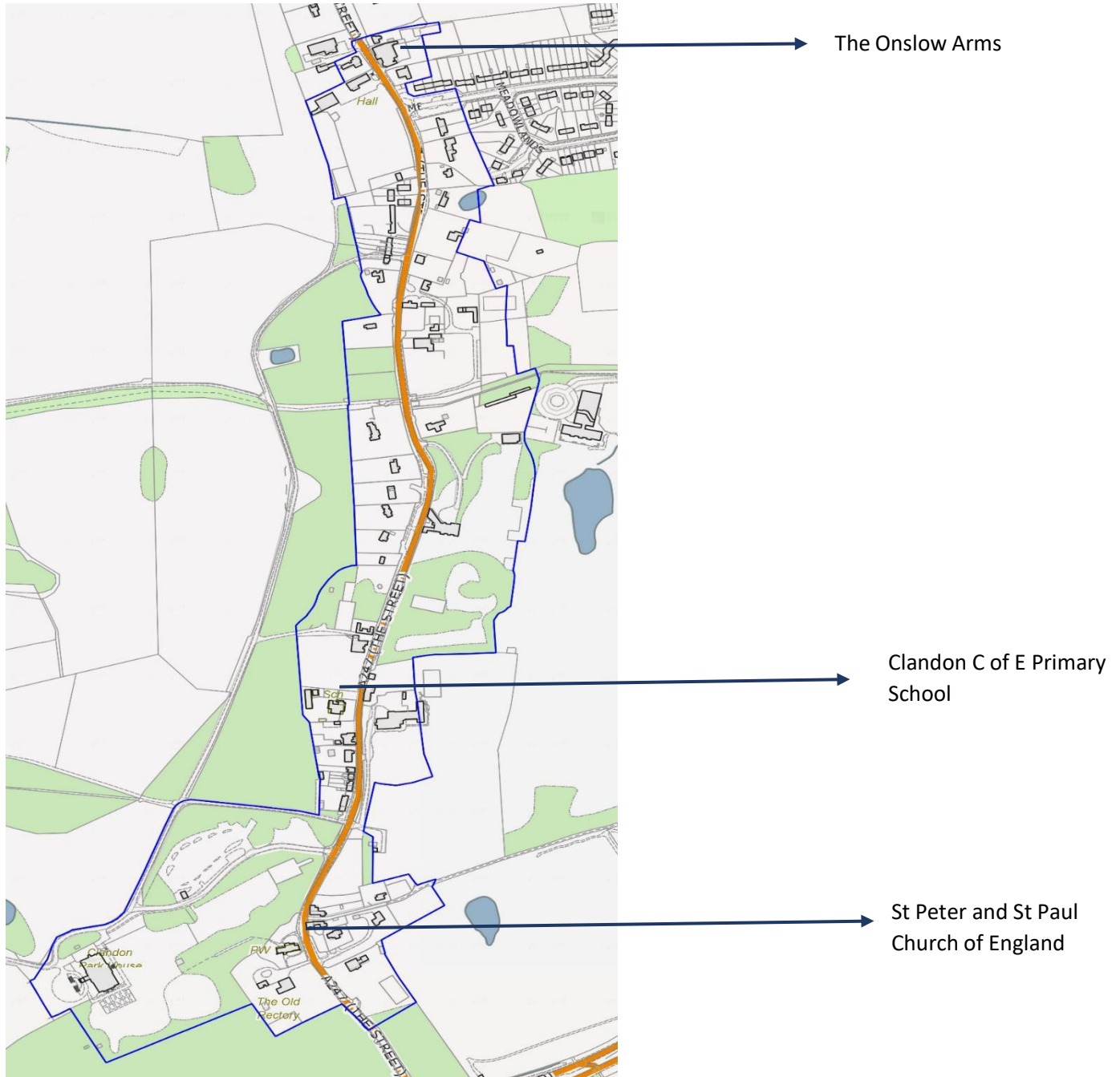
5.10.1 To the rear of the bungalows are open fields/recreational space, just past the traffic lights, heading west, carved into the side of the embankment is the 'Clandon Dragon'².



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.

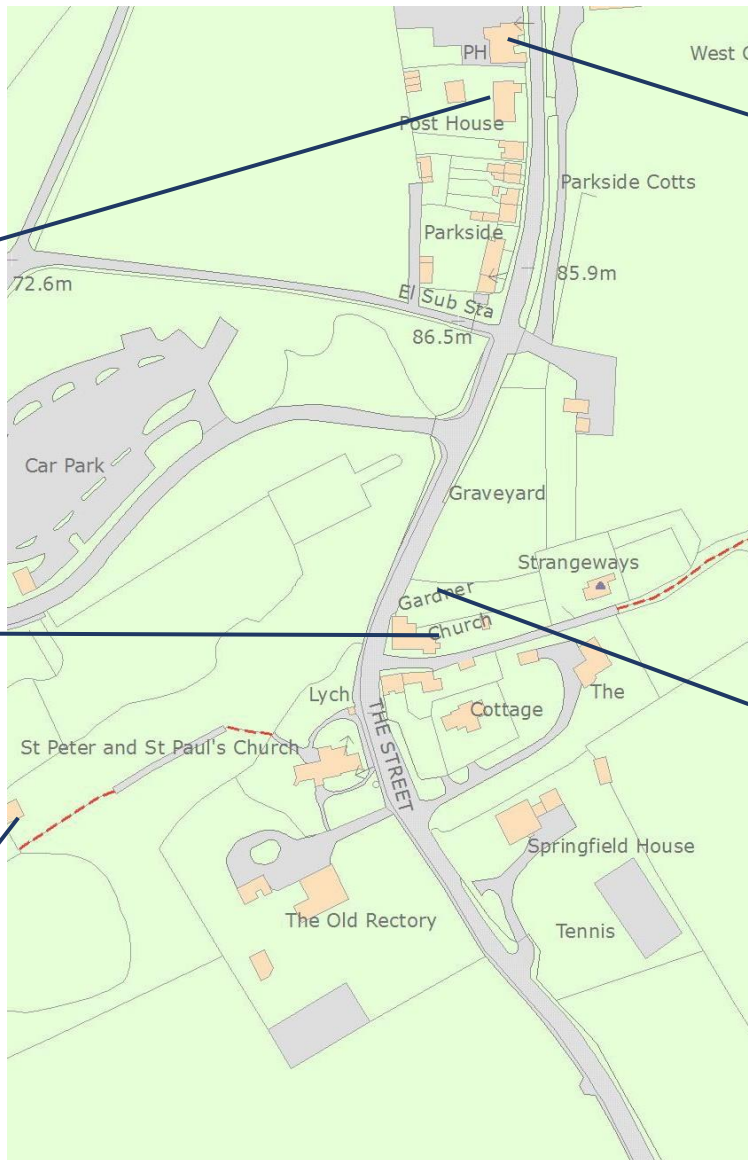
6.7.2 There are a few smaller Victorian worker cottages and properties like the old post office which have been converted to residential dwellings.

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.

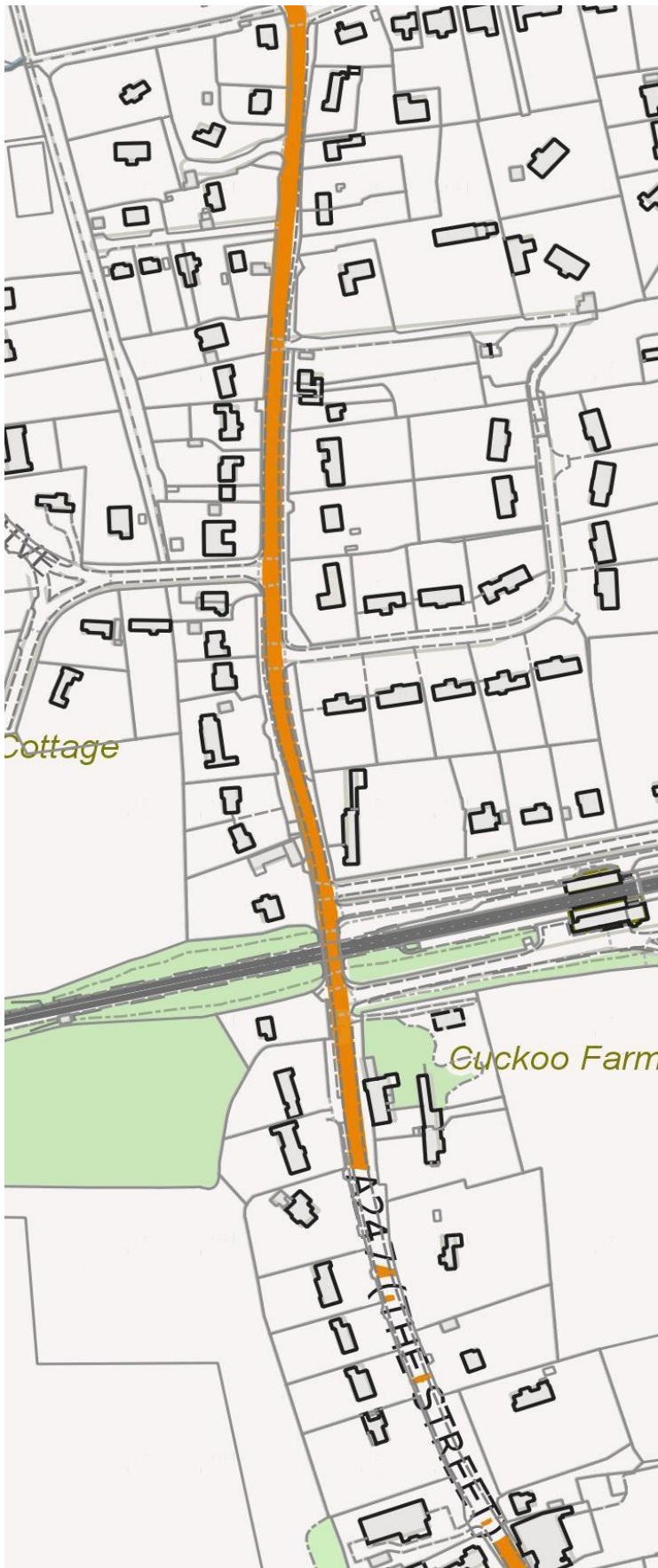


7.6 Views, Landmarks and Natural Features

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



Hawthorn Cottage



Poyners Cottage



Ellerker Cottages



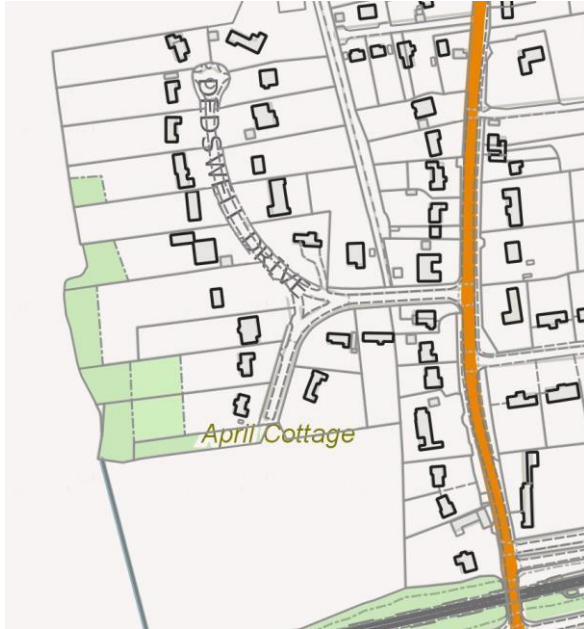
Old Boodles



The Old House

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.

West Clandon Neighbourhood Development Plan 2020-34

Appendix 2

Protected Views Document



Appendix 2 West Clandon Protected Views Document

Contents	Page
Introduction	3
Scope of document	3
Criteria	4
Assessed Views	5
Summary and Recommendations	12

Introduction

The parish of West Clandon which lies at the base of the North Downs (AONB) is distinctly rural in character and plays an important role in providing a clear gap between Guildford and the outlying villages. It is surrounded by open farmland and substantial wooded areas some of which are classified as Ancient Woodland. The village centre is protected by the Conservation Area and a number of significant historic buildings are contained within this area.

The purpose of this document is to identify significant views from and across West Clandon, no views have been identified from neighbouring parishes. It was not thought necessary to identify internal views of the village centre and its historic and iconic buildings due to the other protections offered to these assets.

Scope of the Document

This document sets out the reason for the protected views, the definition of the protected views and the criteria the views were assessed against.

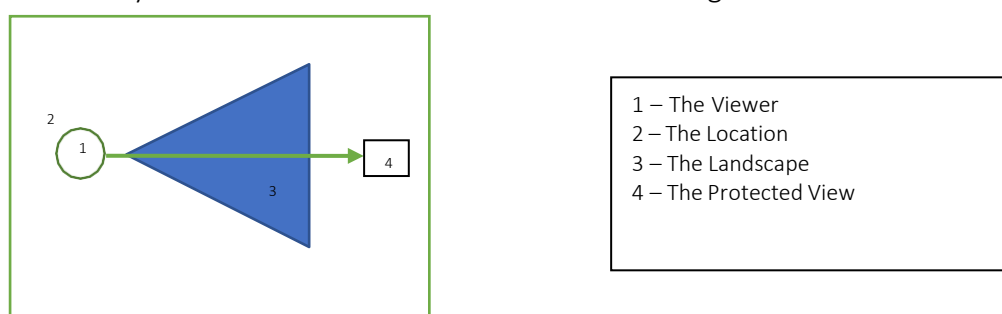
Defining a View

A view is a sight of a landscape that can be taken in by the eye from a particular place. Three elements have been taken into account for this definition.

1. The Viewer – the person who sees and determines that a view exists and gives it meaning. This is a personal and subjective experience of a view, although others may share this experience.
2. The Viewing Place – the location determines what is seen, how it is experienced, and it may also give it meaning. This location is defined with each protected view and the features of the view are usually consistency visible (subject to weather conditions). This view may be seen from other points within the area or glimpsed when moving through the area.
3. The Landscape of the View – this is formed from a number of different elements including the foreground, middle and long distance, any focal points, and distinguishing historical/very special features.

Proposed Policies

It is proposed that protected views will be approximately 90 degrees as illustrated in the diagram below. In line with Green Belt Policy which promotes openness, any less would restrict the wider view and any more could be construed as blanket coverage which is too restrictive.



Criteria for a Protected View

To ensure consistency and protection of the most significant views the criteria proposed are detailed below:

Criterion	Reason
The view must be accessible from a public road, footpath, or public community space	To ensure inclusion of the majority of residents and visitors including drivers, cyclists, horse riders and walkers.
There must be a specific reason for selecting the view i.e. overreaching far view, view to an historical or public interest building/monument.	To ensure there is a valid reason for protecting the view rather than blanket protection, which may be too restrictive.

It is appreciated that many residents enjoy beautiful views from private residences or gardens and whilst these are important this document focused on vistas and panoramic views that can be enjoyed by the majority of the wider public.

Appendix 2 West Clandon Protected Views Document

Views Assessed

Views 1, 2 and 3 each reflect significant views across to and from Clandon Park.

View 1 – from The Recreation Ground/British Legion looking West across to Clandon Park

Description:

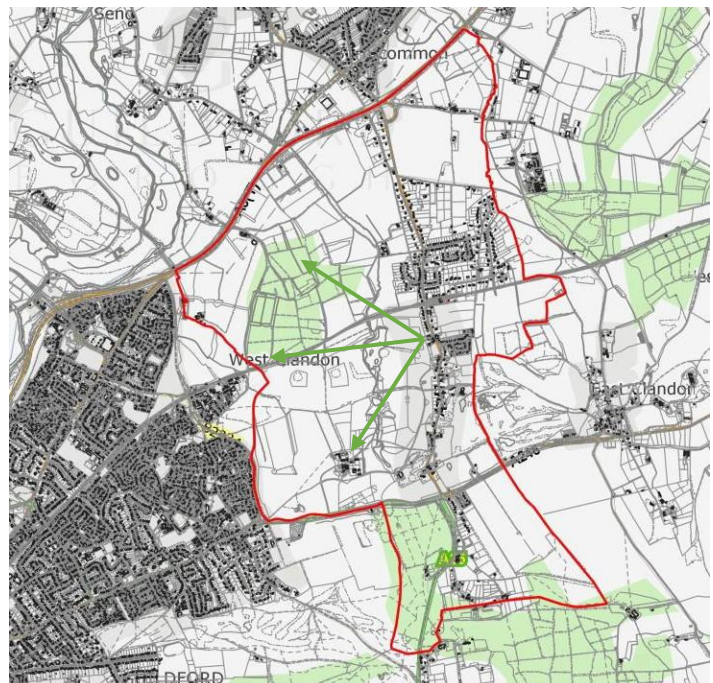
This is a significant view from the recreation ground towards Clandon Park, a historic building and parkland. Clandon Park has been fundamentally important to the historic development of the village over the past 500 years. Clandon Park and Garden in part landscaped by Capability Brown is Grade 11 registered and is designated heritage asset on Historic England's Heritage at Risk Register. The views are predominately composed of ancient woodland.



Photograph 1

Map 1:

Grid Reference: TQ 04457 52306



Appendix 2 West Clandon Protected Views Document

View 2 - From the Old Carriage Drive/Footpath 74 across Clandon Park

Description:

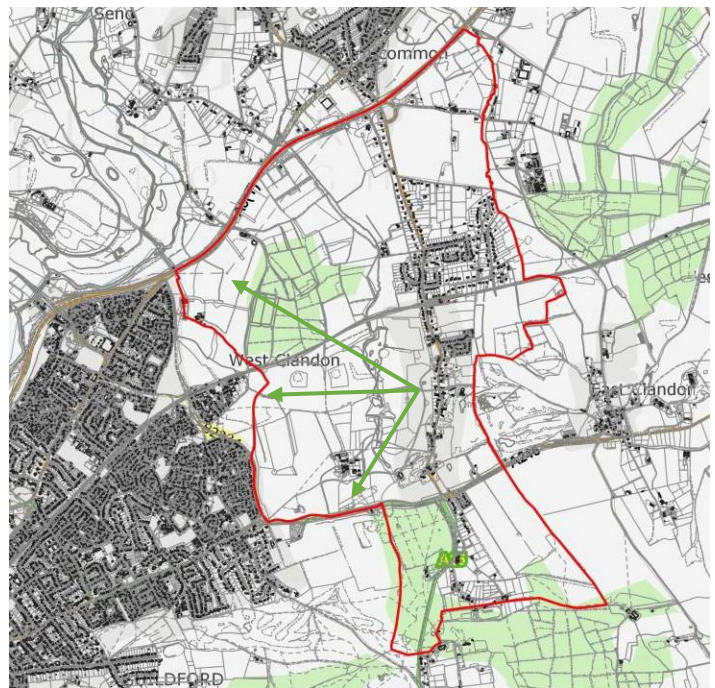
A far-reaching view from public footpath number 74 West across towards Clandon Park.

Photograph 2:



Map 2:

Grid Reference: TQ 04564 51948



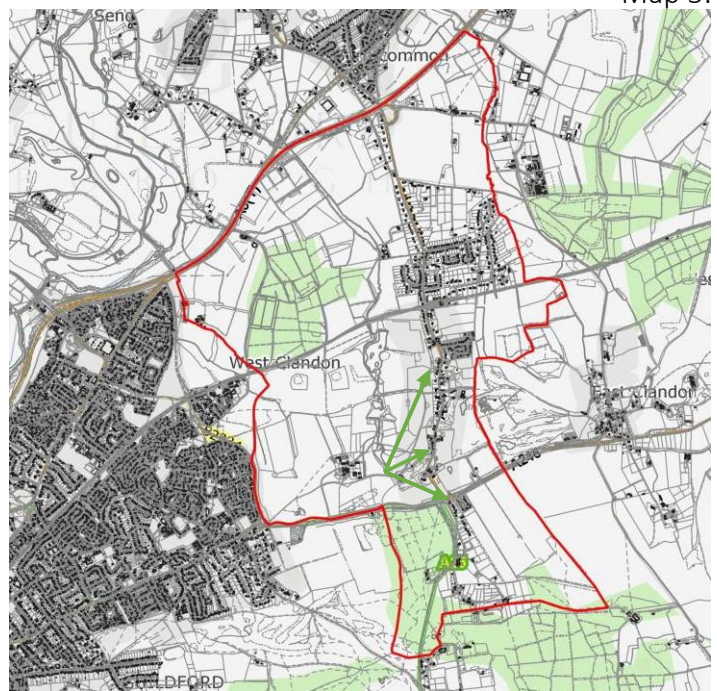
Appendix 2 West Clandon Protected Views Document

View 3 from Clandon Park (National Trust) towards the Street and the village and Church

Photograph 3:



Map 3:



Grid Reference: TQ 04070 51238

Appendix 2 West Clandon Protected Views Document

View 4 - Dedswell Drive towards Frithys Wood

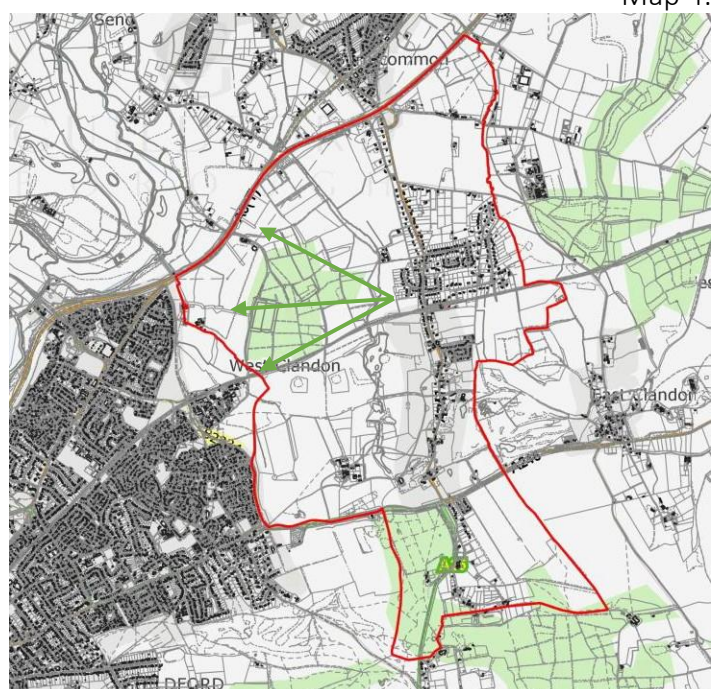
Description: The view is predominately comprised of the historic Clandon Park estate which has been fundamentally important to the development of the village for the past 500 years and is predominantly of ancient woodland.

Photograph 4:



Grid Reference: TQ 04271 52798

Map 4:



Appendix 2 West Clandon Protected Views Document

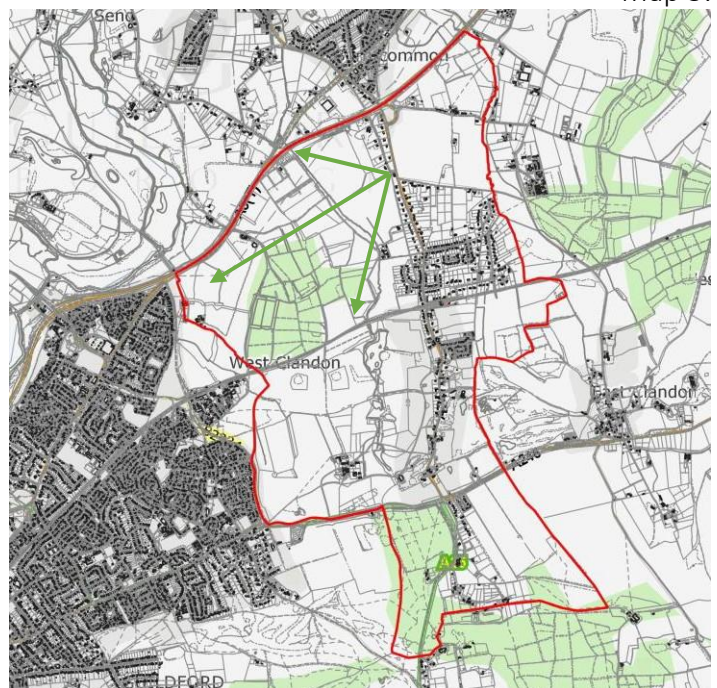
View 5 - From Highcotts Lane towards Highcotts/Frithys and Cotts Wood

Description: The view is predominately comprised of the historic Clandon Park Estate which has been fundamentally important to the historic development of the village over the past 500 years. It is predominately ancient woodland.

Photograph 5:



Map 5:



Grid Reference: TQ 04120 53832

Appendix 2 West Clandon Protected Views Document

Views 6 and 7 Description

Description: The views to the South are particularly impressive reaching towards the North Downs and the Surrey Hills AONB. The open agricultural character helps to define the setting of the village in the lee of the North Downs

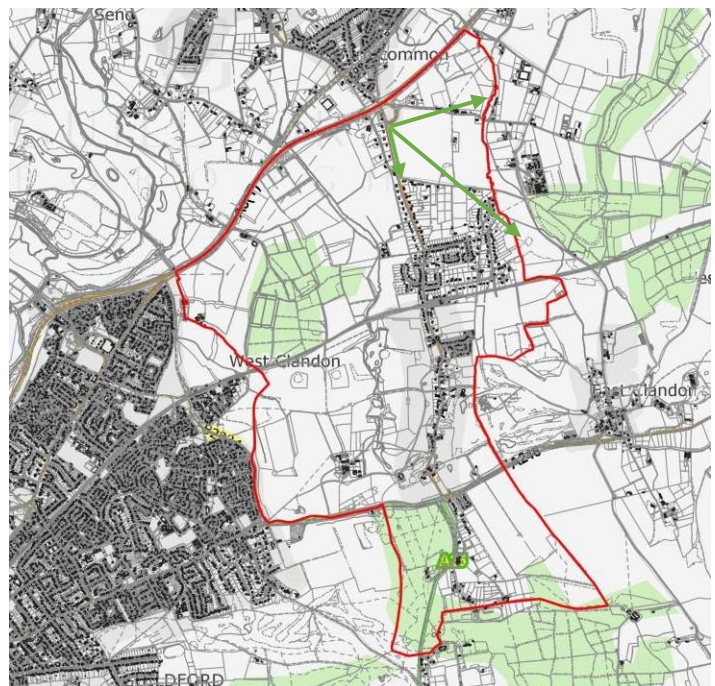
View 6 - from Tithebarns Lane/Clandon Road across to Green Lane and towards the North Downs (AONB)

Photograph 6:



Map 6:

Grid Reference: TQ 04111 54236



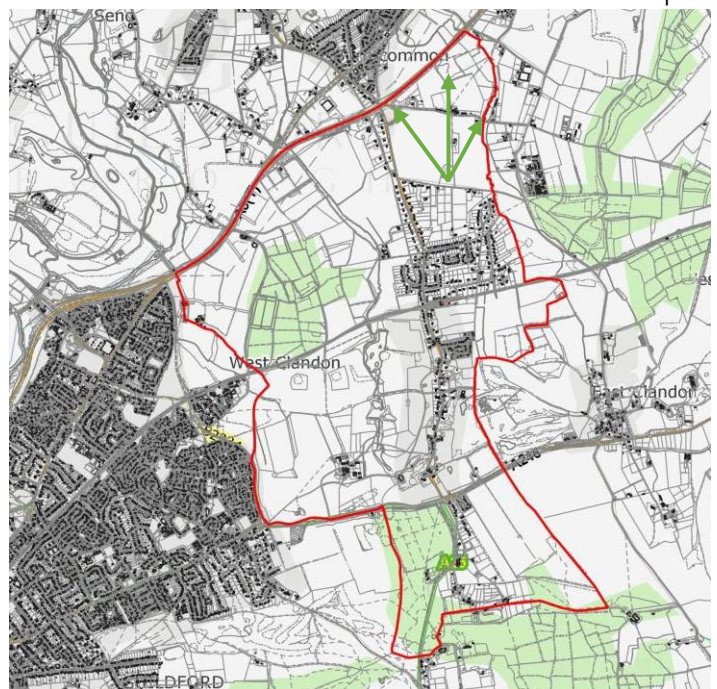
Appendix 2 West Clandon Protected Views Document

View 7 - from Green Lane towards Tithebarns Lane

Photograph 7:



Map 7:



Grid Reference: TQ 04682 53713

Summary:

Ten views have been assessed during the process of drawing up the character assessment for West Clandon and it has been determined that seven of these views should be protected as they each help to define the rural character of the village.

Recommendations:

That the following views are protected:

1. Rear of British Legion across to Clandon Park
2. Old Carriage Drive/Footpath 74 across Clandon Park
3. Clandon Park towards the Street, Village and Church
4. Dedswell Drive towards Frithy's Wood
5. Highcotts Lane towards Highcotts/Frithys/Cotts Wood
6. Tithebarns Lane across to Green Lane and North Downs AONB
7. Green Lane towards Tithebarns Lane