

West Clandon Neighbourhood Development Plan 2020-34

Appendix 2

Protected Views Document



Appendix 2 West Clandon Protected Views Document

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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.

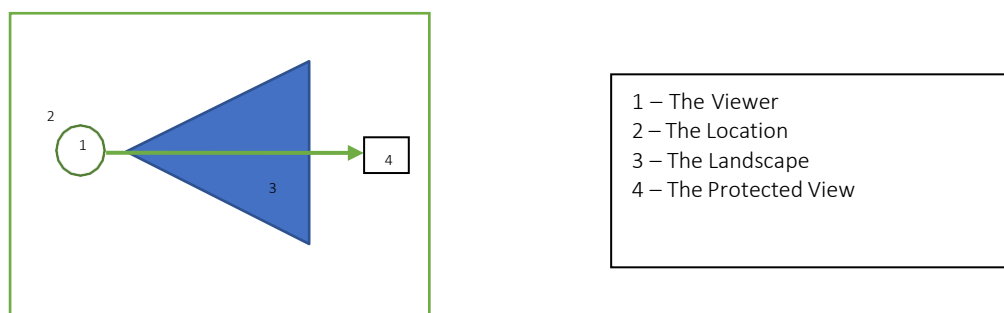
Defining a View

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.

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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:

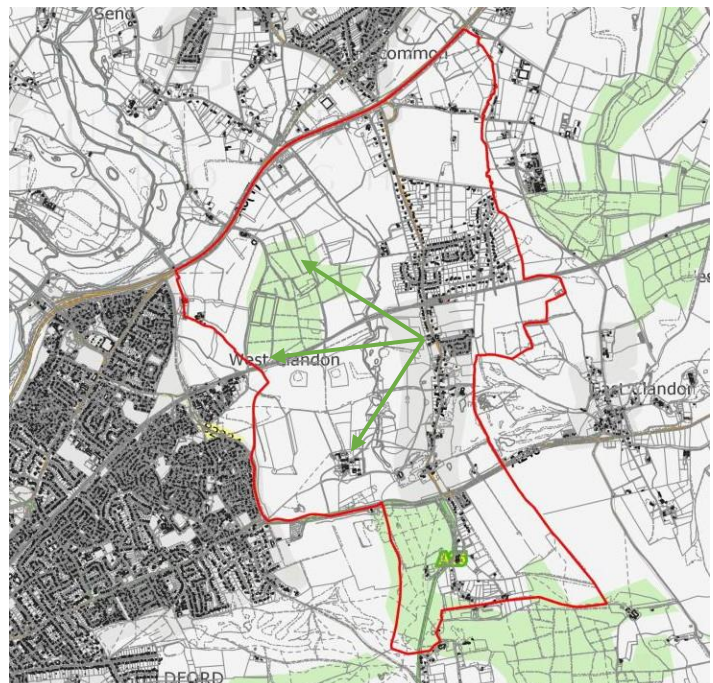
This is a significant view from the recreation ground towards Clandon Park, a historic building and parkland. Clandon Park has been fundamentally important to the historic development of the village over the past 500 years. Clandon Park and Garden in part landscaped by Capability Brown is Grade 11 registered 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



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

Description:

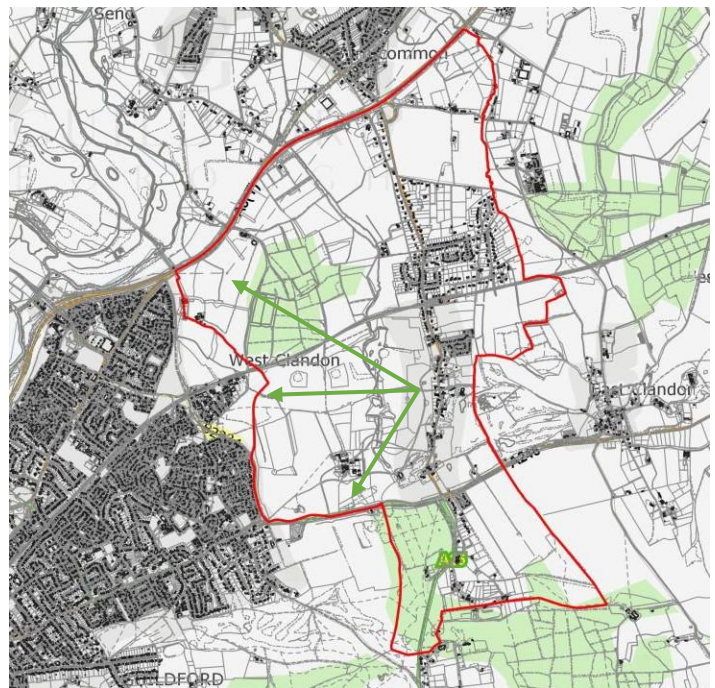
A far-reaching view from public footpath number 74 West across towards Clandon Park.

Photograph 2:



Map 2:

Grid Reference: TQ 04564 51948



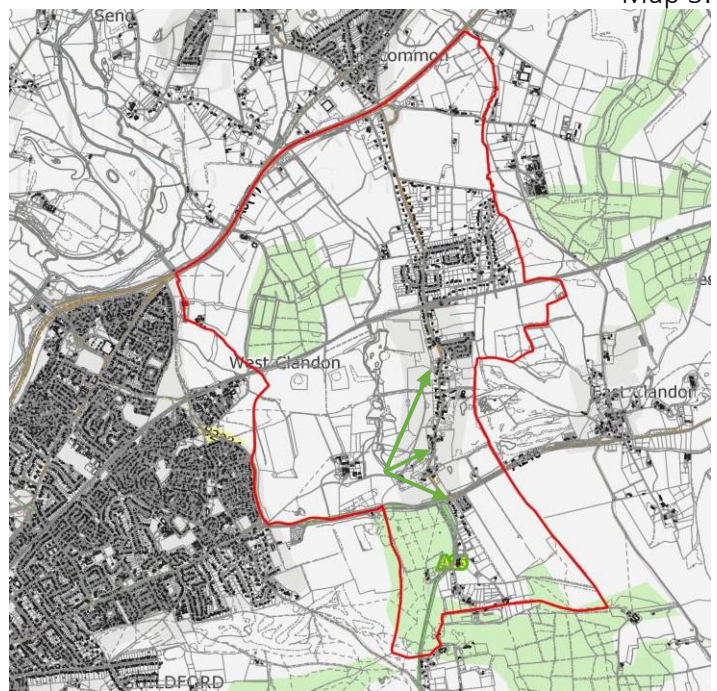
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View 3 from Clandon Park (National Trust) towards the Street and the village and Church

Photograph 3:



Map 3:



Grid Reference: TQ 04070 51238

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View 4 - Dedswell Drive towards Frithys Wood

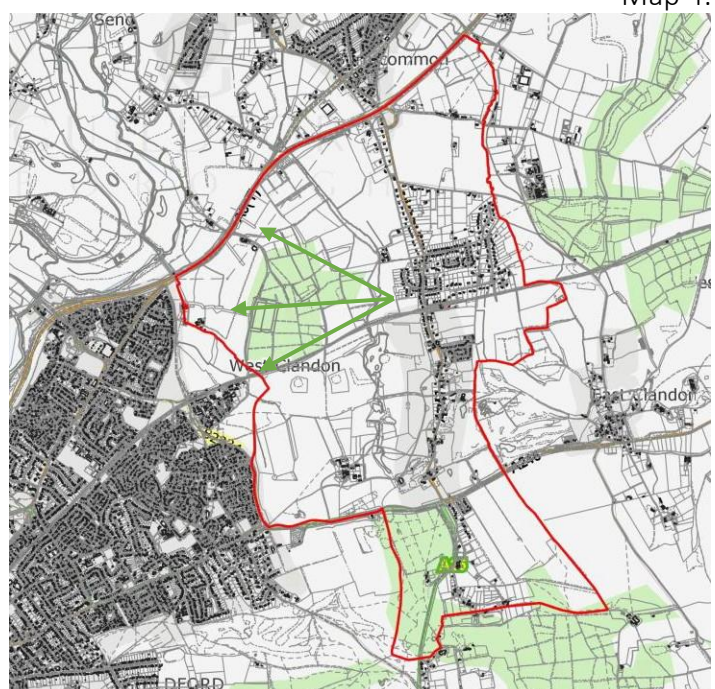
Description: The view is predominately comprised of the historic Clandon Park estate which has been fundamentally important to the development of the village for the past 500 years and is predominantly of ancient woodland.

Photograph 4:



Grid Reference: TQ 04271 52798

Map 4:



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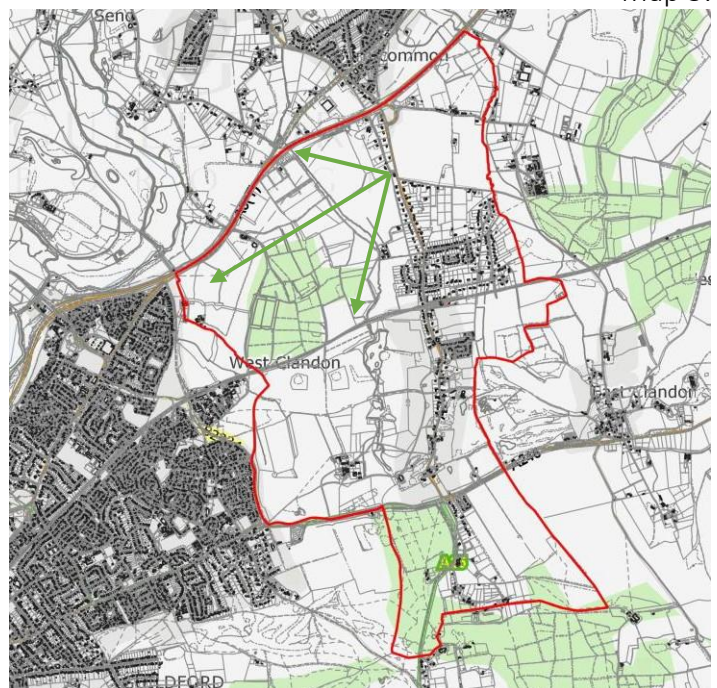
View 5 - From Highcotts Lane towards Highcotts/Frithys and Cotts Wood

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

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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

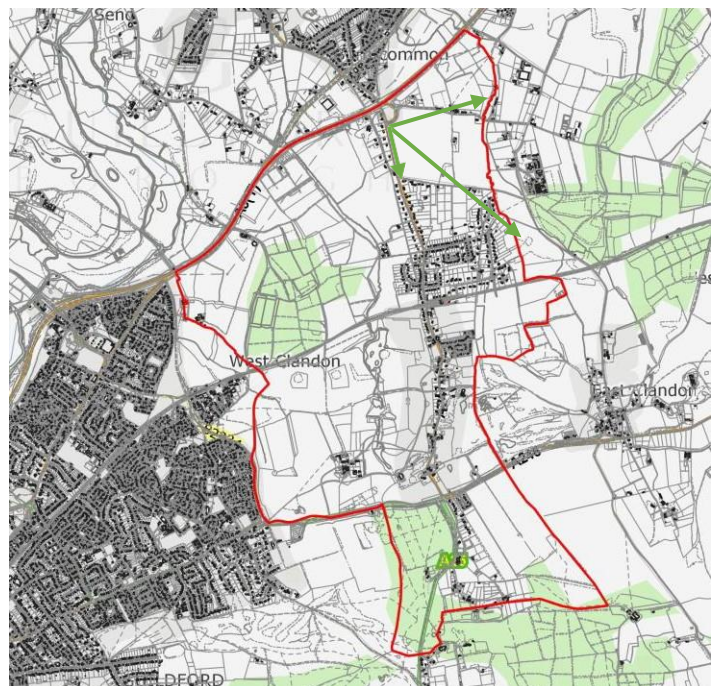
View 6 - from Tithebarns Lane/Clandon Road across to Green Lane and towards the North Downs (AONB)

Photograph 6:



Map 6:

Grid Reference: TQ 04111 54236



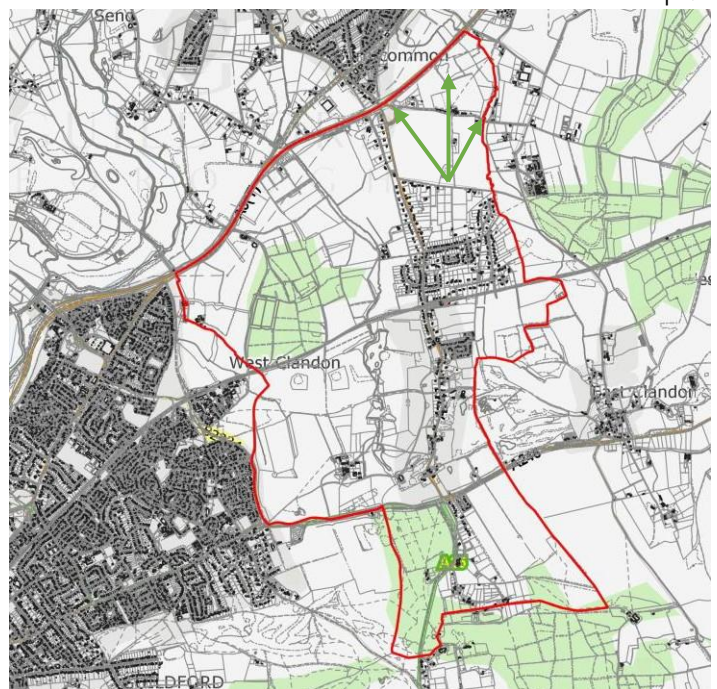
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View 7 - from Green Lane towards Tithebarns Lane

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