

# Woldingham

## VILLAGE DESIGN STATEMENT



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Supplementary Planning Document adopted by Tandridge District Council in September 2005.

Compiled on behalf of Woldingham residents by the Village Design Statement Committee as part of a nationwide Countryside Agency initiative to safeguard local character and protect the countryside.



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*N.B. Guideline bullet points are listed in no order of preference*



*The Crescent: the first shops were built in 1928*

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## 1. INTRODUCTION

### 1.1 Background

*“A Village Design Statement sets out clear and simple guidance for the design of all development in a village, based on its character..... It will not stop change from happening, but it can help affect how any new building fits in to the village. Village Design Statements are intended to influence the operation of the statutory planning system, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment.”*

The Countryside Agency

Compiled on behalf of Woldingham residents by the Village Design Statement Committee to describe the village and qualities most valued by local people, it was adopted by Tandridge District Council as a Supplementary Planning Document in September 2005, to support the Local Plan and the emerging Local Development Framework as it affects Woldingham. These guidelines to the design of rural buildings and their settings are part of a nationwide Countryside Agency initiative to safeguard local character and protect the countryside. They will be taken into account when planning applications are assessed, and should also be considered by developers, landowners and residents.

The guidelines are primarily intended to cover the built up part of Woldingham (as defined in the Local Plan), however the guidelines can also be applied to development proposals within other parts of the Parish provided they are acceptable under Green Belt policies.

### 1.2 Statement of Consultations

This Design Statement was subject to a lengthy public consultation process. This included a public meeting in May 2003 attended by over 90 residents. Questionnaires were made available to those attending. The subsequent draft was sent for comment to all who had expressed interest in doing so at the public meeting.

Interested groups in the village were kept up-to-date with progress and a number were represented on the steering committee. Items explaining progress were included in a number of editions of the Woldingham magazine and The Parish Council Newsletter which is distributed to every household.

Alterations were made in response to changes introduced by the Planning and Compulsory Purchase Act 2004 and a revised text was sent to interested groups for comment, a number of whom in turn circulated it to their members.

The District Council carried out a formal public consultation in May/June 2005 which included letters to specific national and local bodies. A letter was also sent to over 50 persons who had submitted planning applications where decisions were made between January 2004 and March 2005. A Statutory Notice was published and a press release issued.

Nine representations were received and these together with the District Council’s response are set out in a separate Consultation Statement (available from the District Council).



St Paul's Church: designed by Sir Herbert Baker, listed Grade II



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## 2. THE HISTORY OF WOLDINGHAM

### 2.1 Shaping the Built Heritage

Woldingham was recorded in Domesday book with a population of about 50 people. In the 13th century the parish was split into two farms – the manors of Upper and Nether Court. Both houses remain central to the village with the latter listed Grade II; and a church was built on the site of the present St. Agatha's. By the 1801 census the population was only 33. In the 19th century, cottages of local flint were built on the site of earlier small dwellings around The Green. The village remained a tiny agricultural hamlet until the coming of the railway in 1884.

At this point William Gilford purchased the entire parish and laid out a simple infrastructure following the old field tracks and boundaries, with large plots of at least half an acre (many far larger), each with road frontage, a building line of 7.6 m (25ft) and stipulations that the building be of high quality and only used as a dwelling house. He imposed covenants to this effect to control development and preserve the spacious leafy character of the village. Known as the Gilford Covenants and enforceable today by The Woldingham Association Limited, these shaped and continue to preserve this unique

village evolving within its Victorian designed framework.

Another key characteristic of Woldingham is the large number of late 19th and early 20th century architect-designed houses that were built on Gilford's spacious plots. Leonard Stokes, Maurice Webb, Lawton Ford, Harold Trimmell, Alfred Cawthorne and Rupert Davison all designed substantial dignified houses in the Arts and Crafts style, with clay tile roofs, deep eaves, leaded glass windows and loggias, all set in large landscaped grounds. Virtually all these houses remain today and are a valuable part of Surrey's Arts and Crafts heritage. "Littleshaw" has a Grade II listing. By contrast with other examples in Surrey which have been obscured by adjacent development, the Arts and Crafts houses in Woldingham still retain their original grounds.

The Garden Village, part of and yet somewhat apart from the rest of Woldingham still maintains the grid layout from its formation in 1914 as an Army Camp. This quiet Green Belt site has been moderately developed as the original wooden huts and single storey residences come to the end of their lives.



*"Littleshaw": One of the many Arts & Crafts houses in the village. It was designed by Leonard Stokes and is listed Grade II.*

In the 1920's the Crescent, containing local shops, was built near The Green, and in 1934 the Church of St. Paul, designed by Sir Herbert Baker, was consecrated. Built of knapped local flint with stone dressings, it has a Grade II listing.

Post war development provided more modest family homes principally along Slines Oak, Southfields, Lunghurst, Butlers Dene, Upper Court and Station Roads and local authority housing was constructed in Ulstan Close and Clare Court.

A few modern buildings of notable design have added to Woldingham's architectural heritage. There are houses by Derek Lovejoy, Elie Mayorcas and two houses in the Garden Village by John Dudding.

The Pump House and Marden Park Farm have been the subject of sensitive conversions demonstrating how period buildings can be re-used successfully.

Gradually the character, as we know it, of this low-density commuter belt village, with its diverse mix of house sizes, architectural styles and typically large gardens, has been established. In recognition of the special character that has developed, the District Council has included a specific policy in the Tandridge District Local Plan which seeks to ensure that new development takes place in a way that is sensitive to that special character (Policy BE7).

It is important to maintain the tradition of high quality architecture; to preserve the existing examples and to promote positive opportunities for high quality contemporary architecture. Imaginative and original design can extend and renew the distinctive character and traditions of Woldingham's built environment.

## 2.2 Guidelines for Preserving/ Promoting Built Heritage

a) Existing examples of good quality architecture should be retained - the demolition or substantive alteration of such buildings should be avoided at all costs.



*"The Studio": designed by Elie Mayorcas illustrates the modern movement.*

- b) Existing well designed buildings should be preserved and maintained using original or sympathetic materials and details. Clay tiles for roofs should be reinstated where appropriate.
- c) The style and materials of replacement doors and windows should have the appearance of those of the original building; and any change in size should be in keeping with the original.
- d) The style and materials of extensions and additional structures, such as garages and conservatories, should match those of the original building; and their size should be of appropriate proportion to the original building.
- e) The setting of Arts and Crafts and other distinctive houses within their grounds should be preserved and adjacent development should be sensitively sited and designed.
- f) Where appropriate under Development Plan policies, the re-use through sensitive conversions, of barns, agricultural buildings and other non-domestic buildings of architectural value is to be encouraged.
- g) Encouragement will be given to the improvement of existing poorly designed buildings, provided all relevant guidance is respected.

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## 3. OUR NATURAL HERITAGE

### 3.1 Forming the Natural Heritage

The observation by Nikolaus Pevsner (Buildings of England, Surrey 1962) *“This tiny downland hamlet, SE of Caterham has gradually become a leafy suburb. The Parish is full of steep sided valleys and the houses are hidden away in these, usually drowned in trees.....”* remains accurate today.

Woldingham is a hilltop village entirely surrounded by the Metropolitan Green Belt, comprising open fields and protected woodland, located high on the chalk slopes of the North Downs near the Surrey/Kent border. It is the first village within the open countryside beyond the southern suburbs of London.

Despite its proximity to the M25 and the nearby urban areas, Woldingham has managed to preserve its rural setting. Villagers enjoy living in a quiet country environment enhanced by open spaces. The overwhelming local view is that the “green” areas within and surrounding the village must be protected.

Open fields, downland and woods are characteristic features of the village environs. There are extensive views over open countryside comprising agricultural land with occasional farmsteads used until the late twentieth century for market gardening, arable and dairy farming; the surrounding fields are still used for a range of agricultural activities and leisure pursuits, including two golf clubs and some equestrian facilities.

The village framework is defined by the surrounding Green Belt (GB) which maintains the separation of Woldingham from Warlingham and Caterham. The particular value of the surrounding countryside has been acknowledged: Great Church Wood, Marden Park Wood, much of the scarp of The North Downs and some fields within the village

are nationally recognised for their flora and fauna and designated Sites of Special Scientific Interest (SSSI). The landscape to the west has been included in the Surrey Hills Area of Outstanding Natural Beauty (AONB), downlands to the west and east of the village are Areas of Great Landscape Value (AGLV), there are two Areas of Wooded Hillside, four Areas of High Archaeological Potential and eight Sites of Nature Conservation Importance (SNCI).

The village and environs are ideal for informal recreation and enjoyment of the scenery, with an extensive network of public rights of way along bridleways, public footpaths and the National Cycle Network (NCN) Sustrans cycle route. The Woldingham Countryside Walk (advertised nationally) and the Woldingham Millennium Walk are marked to encourage, not only local walkers, cyclists and equestrians, but also our many visitors, especially those from the London conurbation, to enjoy the countryside.



*One of the approach roads to Woldingham*



On approaching the village from any direction the views show a contained settlement defined by trees with the majority of the development within the 19th century ‘Gilford’ boundaries. Hedgerows of mixed native shrubs edge the approach roads and demarcate many property boundaries; some date back many centuries. Formal lines of Austrian pines, Scots pines and limes are a distinctive feature around the village and were planted at the time of Gilford to mark the property boundaries. The surrounding woods, copses and many of the gardens feature large specimen trees and indigenous species of wild flowers. The thin layer of soil overlaying chalk supports specialist plants and is one of the rarest habitats in the country.

The retention of the hedgerows and other habitats has resulted in a rich and varied wildlife within and around the village. Gardens are very important in providing shelter and cover for nests, nectar and seeds for insects and wildlife.



*Ancient Beech tree*

### 3.2 Guidelines for Preserving/ Promoting Natural Heritage

- a) **The open views from, to and across the Green Belt, Area of Outstanding Natural Beauty and Areas of Great Landscape Value benefit everyone and, together with the footpaths and bridleways connecting and bisecting them, must be preserved.**
- b) **All development should give high priority to landscape design and retaining boundary trees and hedges to protect and enhance the rural aspect of the village. There should be no overall loss of tree cover and adequate space between existing trees and buildings must be maintained. The felling of healthy trees and the removal of shrub areas and boundary hedges should be avoided. The lopping and topping of trees should only take place in the interests of good husbandry. Where necessary, additional tree cover should be provided to lessen the impact of development and preserve the wooded character of the area.**
- c) **The rural unspoilt character of the Green Belt ‘fringe’ should be preserved: avoid building adjacent to the boundary of the Green Belt and screen buildings visible from the Green Belt with sensitive planting using native broadleaf species. Buildings on or near the edge of the village should blend well into the surrounding countryside and not form a stark edge to the village. Do not spoil views of the village from within or across open country by neglecting the backs of gardens and buildings.**
- d) **Within the areas that are currently designated Wooded Hillside (indicated on centre page map) there should be no overall loss of tree cover and proposals should not adversely affect the character of the area.**
- e) **Retain landscape character and benefit wildlife within the village by planting native species and preserving existing growth of bluebells and other valuable wild species. If necessary seek expert ecological advice.**



- f) **The needs of wildlife are the concern of everyone. Developers, landowners and householders can protect existing wildlife environments and help create new habitats in the form of copses, hedgerows, ditches, ponds and open spaces of rough grassland.**
- g) **The preservation and protection of the AONB, the AGLV, the GB, the SSSIs, the SNCIs, the Areas of Semi-Natural Ancient Woodland, the bridleways, footpaths and woodlands are essential.**
- h) **There are areas of archaeological importance locally of which developers and landowners need to be aware.**
- i) **To protect the rural feel of this country village and to promote the interests of wildlife, low levels of lighting and the absence of street lighting should be preserved. Where lighting is necessary the use of low wattage energy saving bulbs is encouraged. Down-lighting using white light rather than orange is preferred. Private security lighting should be carefully sited to illuminate the required area, without glare, forming a hazard to road users, causing light pollution or nuisance to occupants of nearby properties.**
- j) **Care should be taken to minimise the impact of large areas of glazing (including conservatories and those over and around swimming pools), especially when illuminated at night and particularly where visible from the surrounding countryside.**
- k) **Light industrial and agricultural buildings should be designed to a high standard. Utilitarian industrial or agricultural buildings/structures should be sited and screened with planting so as to soften or lessen the impact of their appearance.**
- l) **Proposals to develop or change the use of agricultural or commercial premises should maintain the rural nature of the village.**
- m) **Satellite dishes and television aerials should be of minimum size and sited unobtrusively.**



*Downland landscape looking towards Nore Hill*

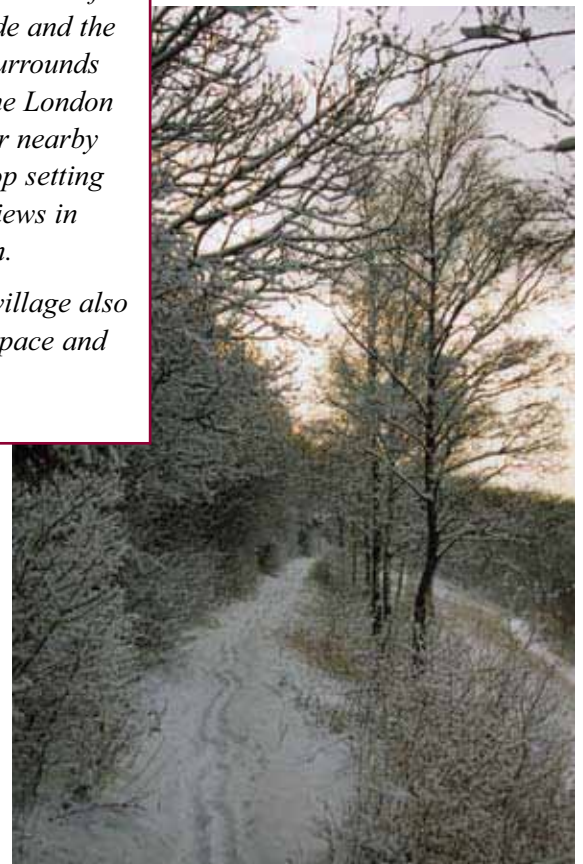
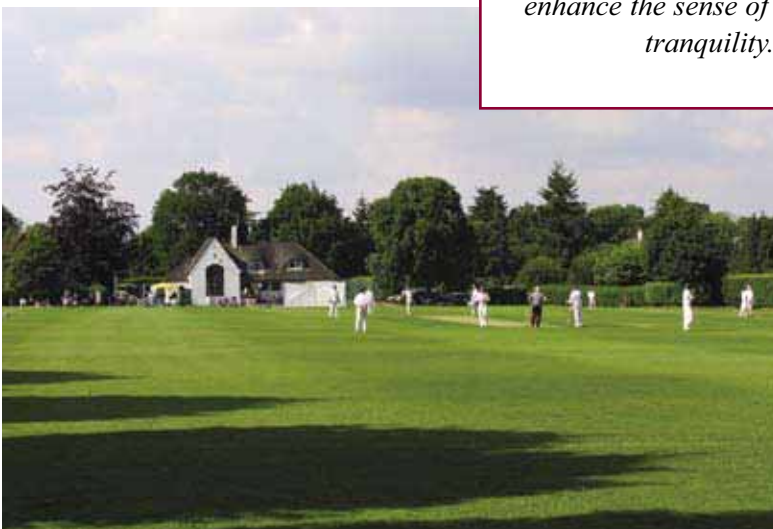




### Rural Setting

*Woldingham owes much of its special character and sense of community to its altitude and the green belt land that surrounds it, separating it from the London conurbation and other nearby urban areas. Its hilltop setting affords wonderful views in every direction.*






















*Green areas within the village also enhance the sense of space and tranquility.*

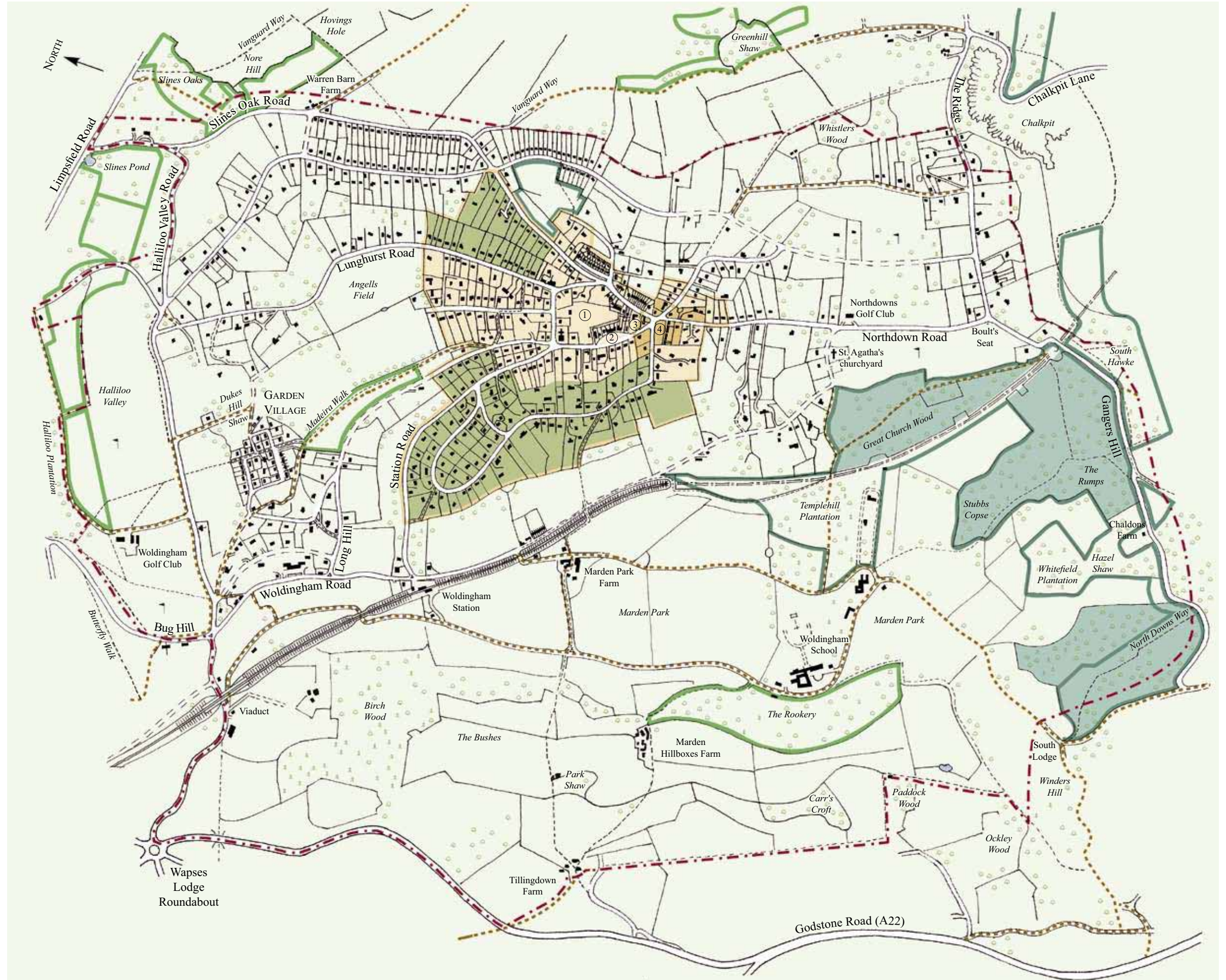




## Map of Woldingham Parish

### Key:

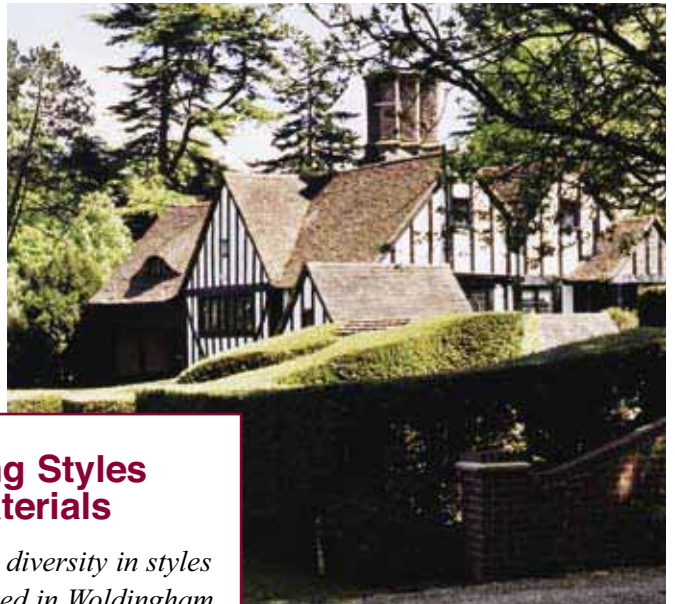
	Parish boundary
	Roads
	Unmade roads
	Bridleways
	Footpaths
	Railway tunnel
	Ponds
	St Paul's Church
	St Agatha's Church
	Golf courses
	The Glebe
	The Crescent
	The Village Hall
	The Green
	Green Belt
	Areas of Sites of Special Scientific Interest (SSSI)
	Woodland Trust
	Site of Nature Conservation Importance (SNCI)
	Wooded Hillside (within Built Up Area)
	Built Up Area
	Conservation Area



Not to Scale.

This map (which is based on the Woldingham Village Map 2000) is for illustrative purposes only. Please refer to Tandridge District Council for definitive maps of designated areas including AONB and AGLV.



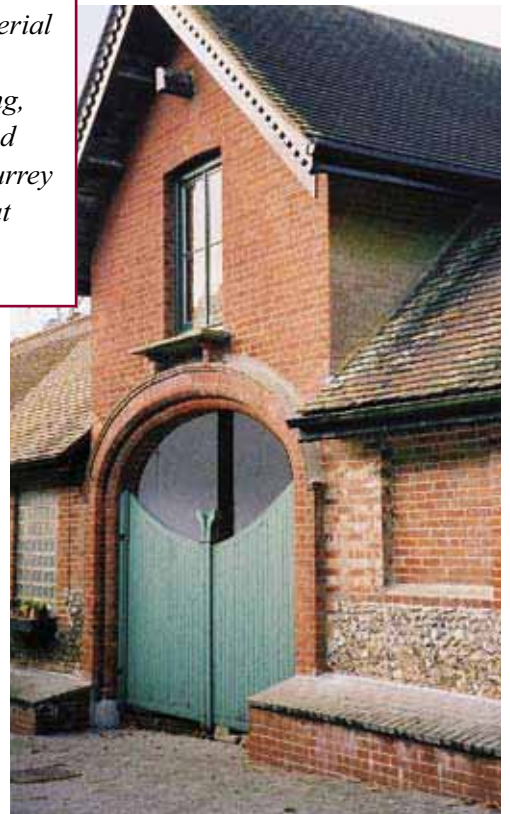


**Building Styles  
& Materials**

*There is a great diversity in styles and materials used in Woldingham.*

*The only truly indigenous material to our geology is flint.*

*Local brick, clay tile hanging, half timbered elevations and render are all traditional to Surrey and widely used throughout the village.*





## 4. OTHER ELEMENTS OF LOCAL CHARACTER



*Typical hedge-lined road scene*

### 4.1 The Roads

In 2003, there were 737 houses and around 2,000 residents living along the 32 roads comprising Woldingham and the Garden Village. The majority are narrow, privately maintained residential roads; many are steep, all are unlit, each has its own character.

Many of the roads cannot be widened and the fragility of their structure makes them unsuitable for heavy vehicles and incapable of accommodating significant volumes of traffic.

Very few roads within the village have been adopted by the local authority.

The Gilford Covenants apply to properties in the following roads: The Green, Station, Church, Croft, Lunghurst, Nethern Court, Park View, Southdown, Southfields, Southview, Upper Court, The Ridge, Butlers Dene, Slines Oak, Camp, Gangers Hill and Long Hill. Most of the remaining roads are covered by the London Union Land Company covenants.

- a) **The overall individual character of each road should be respected when extending or building.**

- b) **Developments which generate significant increases in traffic volumes should be avoided owing to their destructive impact upon the roads.**
- c) **Street signage should be well designed. Street signs and road markings should be kept to the minimum essential for road safety.**

### 4.2 The Conservation Area

The village green, farmworkers' cottages and associated manor house of Upper Court are shown on a map of 1680 and reflect the quiet agricultural past of Woldingham. At the heart of the village, open and now enhanced by mature trees, the Conservation Area embraces slate roofed flint and brick cottages and a long flint wall fronting The Green.

- a) **The open character, mature trees, use of flint, low height and small scale of buildings in the Conservation Area should be respected when extending or building.**
- b) **Development should preserve or enhance the character and appearance of the Conservation Area.**



*Cottages in The Conservation Area*



*One of the few remaining converted army huts in the Garden Village*

### 4.3 The Garden Village

Small scale and intimate, with narrow roads as laid out during the First World War, this Green Belt ‘village within a village’ comprises the few remaining original wooden army huts (‘spiders’), brick bungalows, cedar Canadian single storey residences and moderate detached homes that have largely replaced them on quarter acre sites.

- a) **The fragile infrastructure of roads and drainage should be respected when redeveloping.**
- b) **Houses, or extensions to existing houses, of a size out of keeping with road layout and special character of the Garden Village, would not be appropriate.**

### 4.4 The Public Buildings and Areas

In the centre of the village, within a few hundred metres of each other, are The Green, The Crescent, the Scout Hut, St. Paul’s Church, Woodlea Primary School, the Village Hall, Tennis Club and Craigmyle Glebe Pavilion and Recreation area. Away from the village centre, St Agatha’s Church and the Victorian timber railway station with its attendant cottages, are distinctive public buildings.

- a) **Any development of or in the grounds or immediate vicinity of public buildings should respect their character, rural location and importance to the local community.**
- b) **Public green space within the village should be preserved.**
- c) **The retention of shops in the Crescent is to be actively encouraged.**
- d) **Any new development must meet the appropriate off street parking standards.**
- e) **Advertisements on commercial properties and other signage should be sensitively designed with colours and levels of illumination that respect the character of the village and the fact that there is no street lighting.**
- f) **Any alterations or conversions should respect and harmonise with the existing buildings.**



*St Agatha’s Church: built of flint, it was the first church to be constructed in the village*



## 5. FUTURE DEVELOPMENT

Three key elements give Woldingham its special character – the beauty of the surrounding countryside, the spacious leafy plots and a number of outstanding Arts and Crafts buildings.

Lack of mains sewerage and surface water drainage in many parts of the village, and difficult vehicular access along steep, narrow often privately maintained country roads, will preclude significant further development. The impact upon the local infrastructure and services of any development should be given careful consideration.

### 5.1 General Guidelines

- a) **Respect built and natural heritage guidelines.**
- b) **Respect and ensure development harmonises with local characteristics and the context of the particular site. Harmonising does not necessarily mean imitating. Neighbouring properties should complement not detract from each other: they should not be out of scale by being too large/small or too high/low, and should not be too close to or dominate their neighbour.**
- c) **Relationships between buildings are as important as the design of the buildings themselves. Ensure sufficient space is left between buildings to avoid a cramped appearance and to respect the general spacing around buildings in that locality. Consideration should be given to the impact of new building on views from neighbouring properties and avoid building or extending up to the side boundaries of a plot.**
- d) **Avoid mixing styles or historical references in the same building.**
- e) **Garages, hardstandings and car parking areas should not obscure or dominate the house frontage or approach. Soften their appearance by adjacent planting: hard surfaces for car parking and terraces should stop at least 450mm from adjacent**



*Brick & flint*

**walls to allow space for planting. Use materials in keeping with the style of the house and consider their texture and appearance.**

- f) **Use good quality materials appropriate for the site, i.e. Weald bricks, clay tile roofs and hangings, flint, half-timbered and rendered elevations are all traditional to Surrey and widely used throughout the village. Samples of materials to be used should be made available to the Parish Council on request. Although some early buildings have slate roofs, pitched, clay plain tile roofs predominate and are to be encouraged. In visible locations external sheet weatherproofing should comprise of durable materials, such as copper and lead.**
- g) **Roofing materials such as sand-faced concrete tiles and reconstituted slate should not be used.**
- h) **Avoid large areas of hard surfacing. Preserve garden forms and traditional rural settings.**
- i) **Do not develop forward of the line of existing buildings.**
- j) **Straight unbroken rooflines do not harmonise with the natural surroundings.**



*Tile-hung facade*

- k) Where relevant, before commencing construction accessed by a privately maintained road, liaise with the appropriate road committees regarding preventative measures to minimise damage and make good road surfaces and verges upon completion.
- l) Site layout should maximize the potential for passive solar gain.
- m) Site layout should use landform and landscape to benefit from shelter and avoid over-shadowing of dwellings.
- n) Design principles should be applied to new buildings that maximize the capture and use of passive solar energy, whilst avoiding excessive solar gain in summer.
- o) Building design should ensure thermal comfort in summer by using passive cooling and ventilation, and preventing excess solar gain through techniques such as shutters and sun screens.
- p) Site layout and landscape should provide adequate shade in summer.
- q) Development should incorporate measures to ensure high levels of energy conservation and the inclusion of the most efficient methods of heating (eg. the most efficient gas heating systems/avoiding methods such as electric under floor heating).
- r) A contribution to the energy requirements of new development should be provided through on-site generation of renewable energy (eg. photovoltaics). Renewable energy technology should integrate well with the form and function of the building.
- s) Resilience to climate change should be designed into new developments by making them less dependent on grid distributed energy and fossil carbon fuels.
- t) New development should include appropriate sustainable drainage systems (SuDS) for the disposal of surface water.
- u) Facilities for rainwater harvesting and recycling of grey water should be considered.

## 5.2 New Build Guidelines

- a) Respect general and heritage guidelines.
- b) Developers should provide elevational drawings to scale, comprehensively and accurately showing the proposed development in relation to its overall surroundings, existing and proposed ground line and neighbouring buildings. Site plans must be accurate, up to date and to scale. They must show the proposed development clearly in location to the site boundaries, existing trees, neighbouring buildings and indicate the landscape proposals.
- c) Respect the characteristic minimum plot size of 0.2ha established by William Gilford, contained within the Local Plan.
- d) The progressive subdivision of plots is inappropriate particularly where it involves the further subdivision of part of an already subdivided curtilage.
- e) Respect the 7.6m (25ft) building line stipulated by the Gilford Covenants.

- f) **Ensure the frontage width is not below those generally prevailing in the road.**
- g) **Proposals should not include tandem development or developments in depth involving the formation of cul-de-sacs.**
- h) **There are a variety of dwelling types in the village: new buildings should acknowledge their local context and avoid close similarity in designs.**
- i) **Encouragement will be given to well-designed contemporary houses, on appropriate plots, i.e. at least 0.2ha, and, where applicable, respecting the contours of the hillside.**
- j) **Many houses in Woldingham are asymmetric in design which accords with their setting within the village. The formality and dominance of symmetric buildings can be lessened by setting them far back in a plot and the use of planting.**
- k) **Ensure adequate well integrated parking provision within the plot.**
- l) **Garages should be built with materials and roof pitches complementary to the house. Pre-fabricated, flat-roofed garages with concrete piers and wall panels are unsuitable.**

### 5.3 Guidelines for Extensions

The sizes and proportions of the original houses and plots should be respected. There is considerable concern that the characteristic spacious open aspect of Woldingham's housing is being lost; the vital green spaces around and between dwellings are disappearing as dwellings are extended up to their side boundaries, creating an urban terracing effect.

Within the Green Belt area there are specific Local Plan requirements to take into account. Principally extensions should not result in a disproportionate addition over and above the size of the existing dwelling. Tandridge District Council has published Supplementary Planning Guidance which explains the policy in more detail. Although these requirements do not



*Well integrated development screened by shrubs & trees*





apply to the built up area of Woldingham, it became clear during consultation with residents that there is overwhelming concern that small dwellings, suitable to sustain a balanced village community and preserve the existing character, are being lost.

- a) **Respect general and heritage guidelines.**
- b) **Extensions (single, multiple or sequential) should not result in a disproportionate increase in the size of the original house. Regard should always be taken of the footprint of the original house in relation to the boundaries of the plot, and the bulk of the original house in comparison with neighbouring properties.**
- c) **The extended house should remain proportionate to the plot size.**
- d) **Extensions which cause the creation of a mass of built form (comprising either a house or a house with garage or other ancillary buildings) which spans the width of the plot should be avoided.**
- e) **Ensure the design of and materials used for the extension respect the original building; ensure the pitch of the roof matches the existing and that windows, doors and other key elements also match the original.**

- f) **Flat roof extensions should be avoided.**
- g) **Care should be taken to minimise the impact of conservatories: ensure they are proportionate in size and scale to the original house, match the materials for the base walls to those of the house; the finish to the frame of the conservatory should be sympathetic to the exterior decoration of the house.**

## 5.4 Guidelines for Replacements and Alterations

- a) **Respect general and heritage guidelines.**
- b) **Replacement windows and doors should be of the same appearance, shape and size of the originals they replace; as should the positioning and width of window frames and glazing bars.**
- c) **The removal of chimneys should be avoided.**
- d) **New porches should be of a quality that will enhance and of a scale and style appropriate to the house in its country village setting.**



*Porch in character with the house*

## 5.5 Guidelines for Boundary Treatments

Woldingham is known for its green and leafy street scenes. Grass verges, mixed hedges, mature trees, long driveways, glimpses of houses sitting comfortably within their plots and views through to the countryside beyond are characteristic.

- a) **Respect general and heritage guidelines.**
- b) **Maintain the rural street scene. Entrances should preferably be open, but if necessary install traditional wooden gates set well back.**
- c) **Imposing entrances with large pillars and wrought iron gates are out of keeping. Entrances should be modest, appropriate to a country village and set back for highway safety.**
- d) **Front boundaries should be screened with plantings or have low open wood fences (up to 1m high). Hedges should be well maintained to prevent obscuring traffic sight lines. Brick boundary walls are inappropriate and should be avoided.**
- e) **Verges are a right of way and therefore should be well maintained and kept free from obstruction or planting. They cannot be enclosed by fencing or otherwise.**



*Traditional country-style gate set back from the road with rural view beyond*

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## 6. SUMMARY

### 6.1 Checklist

Before embarking on any work to your house or its surroundings, take the time to consider the following;

**a) Will the work need planning permission?**

**If in any doubt check with Tandridge District Council, you can start by looking at the planning pages on the Tandridge Community Web Site: [www.tandridge.gov.uk](http://www.tandridge.gov.uk).**

**For works affecting the public highway, Surrey County Council as the County Highway Authority may also need to be consulted.**

**b) Will the work be in breach of the Gilford or London Union Land Co. Covenants?**

**Enquiries should be addressed to The Woldingham Association (email: [info@TheWA.co.uk](mailto:info@TheWA.co.uk)).**

**c) Will there be an impact on wildlife or nature conservation interests?**

**Look at the Surrey Wildlife Web Site or the English Nature Web Site for information: [www.surreywildlifetrust.org.uk](http://www.surreywildlifetrust.org.uk) and [www.englishnature.gov.uk](http://www.englishnature.gov.uk).**

**d) Does the work satisfy the village design guidelines?**

**The Parish Council, whose representatives deal regularly with planning applications and matters which have a visual impact on the character of the village and its surroundings, can be contacted for more information and/or assistance via The Parish Clerk.**

**e) Will the work look ‘right’ in Woldingham?**

**Especially if you are new to the village, you may not have had time to take a walk around and look at the buildings, the distinctive design features, the different**

**trees, the greenery, and views over the downs and valleys, without which it is difficult to appreciate and understand how and why Woldingham is special. Think about the features and characteristics that attracted you to the area. This Statement can be used to increase your knowledge of this country village and help you contribute to its enhancement.**

### 6.2 Additional Reading

Surrey Design – Surrey Local Government Association – available for inspection at the Tandridge District Council offices in Oxted or at [www.surreycc.gov.uk](http://www.surreycc.gov.uk).

Extensions to Dwellings in the Green Belt – Supplementary Planning Guidance – available from Tandridge District Council (nominal charge) or on the Council’s web site: [www.tandridge.gov.uk](http://www.tandridge.gov.uk) (look under Planning – Supplementary Planning Guidance).

Rural Workplace Buildings - Countryside Agency

Towards a New Vernacular - Countryside Agency at [www.countryside.gov.uk/PositivePlanning](http://www.countryside.gov.uk/PositivePlanning)

Lighting in the countryside : towards good practice at [www.opdm.gov.uk](http://www.opdm.gov.uk)

Village Buildings of Britain – Matthew Rice ISBN 0-316-72624-9.

Woldingham 2000 - Woldingham Millennium Committee

Some Helpful Observations - David Chapman (issued by Woldingham Village Design Statement Committee)



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