

Maps in this document are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright, unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Tandridge District Council 1000 18265 2010.

Historic Maps reproduced by permission of Surrey History Centre.

Note: This document is set up to be printed in A3 (double sided).



The Council Offices

Station Road East

Oxted,Surrey

RH8 0BT

Prepared by:



KIRKHAM LANDSCAPE PLANNING LTD

Contents

1. Introduction
2. Historic development
21 motorio development
3. Landscape Setting
•
4. Structure
5. Character Areas
Area A - High Drive
Area B - Long Hill
Area C - Western Hillside
Area D - Woldingham Centre
Area E - Park View / Northdown Road Close
Area F - Historic Core
Area G - Southern Approach
Area H - Core Fringe
Area I - Southfields Road
Area J - Eastern Hillside
6. Summary

Introduction

Woldingham is a village located between Oxted and Warlingham and falls within the Tandridge District Council area. It is identified within the Tandridge District Core Strategy as having special character, as follows:

"within the built up part of Woldingham the Council will require development to be a high standard of design and not to harm the special character of the area..." (para 6.12)

The Core Strategy policy CSP18: Character and Design, requires that:

"new development must be of a high standard of design that reflects and respects the character, setting and local context, including those features that contribute to local distinctiveness."

CSP19: Density, requires density for a settlement such as Woldingham to be within in the range of 30-40 dwellings per hectare:

"unless the design solution for such a density would conflict with the local character and distinctiveness of an area".

National Planning Policy Statements (PPS) emphasise the importance of new development contributing towards the character and quality of an area. In particular, PPS1: Delivering Sustainable Development, states that:

"Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be acceptable."

PPS3: Housing, also states that design quality is assessed to the extent to which the proposed development:

"creates, or enhances, a distinctive character that relates well to the surroundings..."

This document has been prepared by Tibbalds Planning and Urban Design and Kirkham Landscape Planning Ltd, working together with Tandridge District Council and Woldingham Parish Council.

It provides an assessment of the built up area of Woldingham, setting out the key characteristics that contribute positively towards its distinctive character and identifying the potential opportunities and threats that may be presented by development proposals or other physical changes.

It considers a broad range of influences, based on the English Heritage methodology for Conservation Area Appraisals, such as:

- Historical development of the area;
- Siting and topography;
- Landscape setting:
- Townscape and built form:
- Vegetation and hard landscape; and
- Boundary treatments and typical street scenes.

Design quality and in particular character has not always been a priority for national planning policy and guidance. Some examples of development in Woldingham will have been approved and built under previous policy frameworks which placed much less emphasis on the importance of context and character than there is today. Such examples may not contribute positively to the character of the area, although they may be of high quality in themselves. Where appropriate, both positive and negative examples are highlighted to illustrate key aspects of local character.

This character assessment seeks to establish what makes Woldingham distinctive and provides an evidence base for the special residential character of the place. It forms the evidence base for the Woldingham Design Guidance which is intended to be used as a tool to inform the design of proposals, by developers, architects, designers, planners, highway engineers and the local community, and to help ensure that future development or other change is not only high in quality, but also appropriate in character to the existing environment and context.



Figure 1: Plan of Woldingham

Woldingham Character Assessment ©TIBBALDS MARCH 2015

2 Historic Development

The village of Woldingham has a long history dating back to the Domesday Book. It remained a tiny hamlet until expansion from 1884 onwards with the coming of the railway line and a station to serve Woldingham.

A number of features found in modern Woldingham date from this early period. The houses at Upper and Nether Courts and their grounds include the former farmsteads and their immediate settings. The flint cottages on The Green and at the junction of Station Road and Slines Oak Road frame the open space at the historic core of the village, as in the 19th century.

The village was developed from the land of two farmed mediaeval manors (Nether Court and Upper Court) and this link with the farmed landscape around Woldingham is still an influence on the character, particularly in the east.

The modern 'shape' of the village is based on the principal road network and field patterns which were in evidence in the mid 19th century, with the exception of the road link along Station Road and Upper Court Road which post dates 1872 (OS 1871-72). This is thanks to William Gilford's sensitive design of his new settlement which followed the existing field boundaries, working with the contours and respecting 'natural' lines of communication.

The 19th century maps also show a predominantly open field pattern to the study area with few trees in its western and southern parts. To the east a series of woodlands, plantations and linear wooded belts ran north to south along the upper steeper slopes and included Kingsfield Shaw and Kings Shaw. These do not survive intact but several trees mark the form and line of this feature from Nether Court Road to Upper Court Road. In the north part of the village, trees line Lunghurst Road and a steep bank east of Long Hill, both of which survive as tree lines along rear and front boundaries today. A small copse at the southern end of this tree line survives as a group of trees next to the Woodlea County Primary School.

The Woldingham SSSI south-east of Slines Oak Road covers an area of grassland chalk downland with scrub in the east and an old pit and adjoining field. To the west it appears that the boundary tree planting to The Wold and a plantation to the north of this still survive. Similarly a short stretch of mature trees reflect a 19th century small woodland at the northern end of Southfields Road and the line of rear garden trees represent those along the old field boundary east of Southfields Road.

The above surviving elements of the older rural hamlet are now subsumed into Gilford's layout of the village. Modern Woldingham was built in phases with the first plots being laid out at The Wold and Deepdale; east of Little Church Wood; and west of The Green (1896 OS). By 1914 more plots had been laid out on Northdown Road; along Park View Road (mainly at the northern end); and individual large plots scattered on most of the other roads. By 1933 large plots had been substantially developed along Park View Road, Long Hill, High Drive, Station Road, Northdown Road and Upper Court Road. Smaller plots were developed on Southfields Road and southern Slines Oak Road. St Paul's Church and its grounds and the Crescent were also laid out in this period. Further plots followed, filling in gaps along the roads and resulting in the character of Woldingham today.

Key to the character of these late 19th century and early 20th century plots is the extensive garden and generous tree and shrub planting which contrived to lose houses within their plots thus creating the leafy character desired and covenanted by William Gilford.

Apart from the subdivision of a few individual plots, little has changed from the original plot layout. The changes include the development west of The Green and a few cul-de-sac developments. These are assessed in more detail under each individual Character Area.



Woldingham

Work, D. P. N. G. H. A. M.

Figure 3: Historic Map

Figure 2: Historic Map

Figure 3: Historic Map

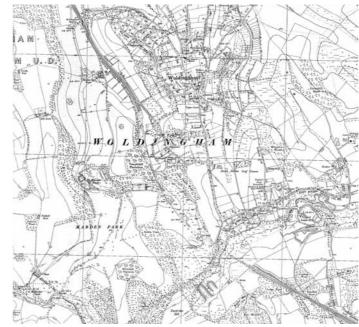


Figure 4: Historic Map

3 Landscape Setting

Designations

Woldingham is enveloped by a Green Belt. It is also surrounded by the Surrey Hills Area of Outstanding Natural Beauty (AONB) to the west and the Area of Great Landscape Value (AGLV) to the north, east and south. Woldingham Parish includes part of the AONB in Marden Park and the defined study area is 200m from the AONB from its nearest point. At this point it lies at 140m above ordnance datum (AOD) from which it rises to the west and southwest up to 236m AOD at Winders Hill. A long valley characterises this part of the AONB, extending from Birchwood House in the north, at a fork in the valley, to Marden Park in the south at the head of the valley. The valley bottom and lower slopes are open pasture and arable with neat hedges, whilst the higher and steeper valley sides are wooded. The hill tops are again open, typical of a downland landscape, as was once the case at Woldingham itself.

The village is a prominent feature on the eastern edge of the AONB.

The AGLV to the east and south is more open and the landscape more fragmented by scattered development than the AONB. It abuts the rear of Southfields Road at its nearest point where it lies at 170m AOD. From here the land rises to the east in a series of ridges and valleys to Croydon Road and Woldingham Road, the highest point being at 267m AOD at Botley Hill. This part of the AGLV typically comprises medium to large open arable and improved pasture fields with woodland in patches, as at Greenhill Shaw, linked with hedgerows with trees in the area south of Greenhill Shaw. The southern boundary of the AGLV north of Woldingham extends up to Halliloo Valley Road. This part lies on the gentler lower and steep upper valley sides at 130m AOD, up to 175m at Warlingham. The landscape is laid out as a golf course with a fringe of woodland on the upper slopes of Warlingham.

All of the above areas are important to the setting of Woldingham. The valley bottoms are less visible from the village but the surrounding valley sides and ridgelines are visually prominent. The quality of these landscapes enhances the character of the village, reminding us of the landscape history of Woldingham.

Topography

Woldingham village straddles a long ridgeline extending northwards from the escarpment to the south, as is typical of the North Downs. The highest point of this ridge is 248m AOD in the south from which the ridge imperceptibly falls to the north to the highest point in the village, in its historic core, at 230-235m AOD. From here the village landform drops gently at first and then steeply west and east; with the ridgeline continuing northwards to the northern edge of the village and onto Woldingham Garden Village.

Within this overall form, short narrow valleys, with steep sides, extend into the ridgeline, as at Long Hill and Slines Oak Road.

The resulting landform is dramatic, and typical of chalk downland, and best appreciated from the surrounding area. At the highest point Character Area F sits at 235m AOD (The Green), not much lower than the highest points of the AONB (Winders Hill is at 236m AOD). At its lowest, Character Area I sits at 160m AOD and Character Area C descends to 175m AOD half way up the hillsides. The sense of a change in elevation is heightened by the mature tree cover which adds 15 to 20m to the hilltop skyline.

Vegetation

The vegetation pattern of the study area is considered later under each Character Area.

The landscape setting is very typical of wooded downland landscapes, with open farmland on the valley floors and hilltops, mostly in arable use and improved pasture, and extensive woodland following the steep upper woodland slopes. Particularly important to the setting of Woldingham are the

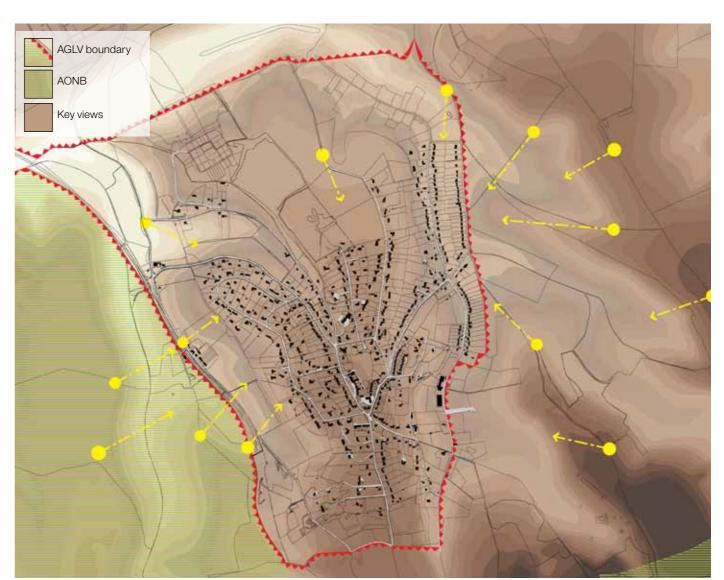


Figure 5: Plan of Woldingham showing policy boundaries, contours and key views



Figure 6: View from Church Road

Woldingham Character Assessment
©TIBBALDS MARCH 201

wooded slopes of the AONB, the woodland along the escarpment to Warlingham, the woodland between the village and Woldingham Garden Village, and the matrix of woodland and mature trees and hedgerows south of the village. All of these, and in particular the latter two, contribute to the wooded appearance of the village, giving wooded approaches from both the north and south. The latter two also separate the village from the open farmed landscape, reinforcing the singular tree covered identity of the village.

Settlement

The landscape setting to Woldingham is predominantly rural in character as described above. However settlements at Woldingham Garden Village and Warlingham to the north both influence the northern landscape setting. Woldingham Garden Village is very similar in character to Woldingham in that it sits on the lower slopes of the ridgeline with similar steep slopes falling down to the valley to the north and west covered by mature woodland and tree cover enveloping the built form. A harmony therefore exists between these two areas that are separated by open fields and woodland.

Warlingham is located on a hilltop with the steep slopes of an escarpment falling away to the south towards Woldingham. Part of this southern edge to the town is bounded by a woodland (Halliloo plantation) but at its western end the boundary is open. Warlingham is much more densely built up and the southern edge of the built form sits atop the escarpment. At its western end this development is therefore highly visible on the skyline. Recent new development has resulted in a more continuous built form on this skyline, urbanising the landscape setting at this point.

Settlement continues southwards from the defined study area in small groups of houses in large plots set within a complex landscape of small fields, woodlands, gardens and the landscape of the North Downs golf course. This development follows the pattern found in Woldingham and shares many characteristics.

Settlement also continues northwards along Slines Oak Road and Southfields Road down to the valley bottom in a similar pattern of good sized but narrow gardens with tree lined rear boundaries and more open frontages. Here development has extended further down the slopes than found elsewhere in Woldingham and drops into the valley.

Important visual landmarks within the setting

The main visual landmarks in views from the village are the various hillsides to the west, north and east. There are no singular features to the west and east where woodland or open fields form the skyline. The exception is the housing on the top of the scarp south of Warlingham which is very prominent. The loss of tree cover between plots and the exposure of this urban edge has already allowed the urban form of Warlingham to further influence the setting to Woldingham.

Key views from the wider landscape

Figure 5 identifies a number of key views of the study area. Some are from the AONB where the tree cover and treed skyline of the study area forms an important part of the eastern visual setting to the AONB. In these views the built form nestles within the tree cover, terracing down the hillside. The western flank and hill tops of Woldingham are very important to the visual, and physical, setting of the AONB, helping to conserve and enhance the natural beauty of the AONB.

There are several views from the surrounding AGLV to the east. The eastern flanks and hilltops of Woldingham have a very similar appearance to the western side, except that the slopes are more complex owing to the series of valleys and bluffs along this side. Again the tree cover and treed skyline is a key attribute of the views.

Most views from the AGLV to the north are screened by the higher ground and tree cover at Woldingham Garden Village. However the houses and footpaths on the edge of Warlingham have views to the northern end of Character Area C, and of the houses set within their treed surroundings, rising above the valley floor of the AONB.

In the above views the removal of tree cover to facilitate development on individual sites has significantly exposed the built form, with a consequent localised loss of cohesion in the overall character of Woldingham.

One long distance footpath, Vanguard Way, crosses the AGLV and has views of the western flank of the village. This path is well promoted and popular.

Views from the immediate setting of the study area are very limited, primarily due to the woodland, tree and shrub cover and secondly due to the landform. Two particular views from short stretches of Woldingham Road and Lunghurst Road are of the wooded hillside.



Figure 7: Aerial photograph of Woldingham Village (taken 2008)

4 Structure

- Roads radially extend from the Glebe (a), with several leading into the valleys to the north and only Northdown Road providing an approach from the south;
- Loose collection of houses that don't impose any road pattern;
- There is no predominant orientation of houses to each other, the topography or roads;
- The centre of the village is marked by the Crescent, a more urban form of development (b);
- Another slightly denser area of development lies to the east of the Crescent on Slines Oak Road. This area has the distinct characteristics of inter and post war development (c);
- The historic row of cottages is also clearly identifiable on the figure ground, due to its compactness (d);
- The upper end of Station Road is slightly more dense, with gaps between buildings smaller than in other areas and buildings orientated in a more formal and consistent way (e);
- Apart from the above mentioned areas, the typical settlement pattern is typically homogenous with little variation in development intensity;
- The majority of roads are privately maintained resulting in a rural road character, i.e. no pavements:
- There are a number of footpaths in Woldingham Village that provide important connections;
- The absence of cars from the streetscene is distinctive. There is very little on street parking, except on Slines Oak Road, The Green and Croft Road. Mostly plots are large enough to accommodate cars within their grounds so that they are well hidden;
- Approach roads into Woldingham village tend to be steep and often in cuttings and through dense tree cover. It is one of the characteristics

- of Woldingham that it is approached up hill and through highly enclosed roads;
- It is typical for the area that most roads do not have kerbs or highway markings, no roads have street lighting; and
- The Green (f) and The Glebe provide a considerable amount of open public space within the Village.





Figure 9: Key movement network

Woldingham Character Assessment ©TIBBALDS MARCH 2011

5 Character Areas

Area A - High Drive

Area B - Long Hill

Area C - Western Hillside

Area D - Woldingham Centre

Area E - Park View / Northdown Road Close

Area F - Historic Core

Area G - Southern Approach

Area H - Core Fringe

Area I - Southfields Road

Area J - Eastern Hillside



Figure 10: Character Area plan

Some of the character areas extend beyond the Woldingham Policy Area boundary, however they are included within the assessment because they contribute to the character and setting of the area as a whole.

5 Character Areas

Area A - High Drive

Location and Setting

This character area is formed around High Drive which was laid out between 1914 and 1933. This private road lies to the north of the Glebe and is relatively flat as it runs along a ridge.

It is located on the ridge line at 225m AOD, but there are no significant views out due to vegetation.

The trees in this area make a major contribution to the skyline in views from outside of the village. Limited views of this are from the adjacent parts of the village.

To the north it is separated from Woldingham Garden Village by open fields, woodland and scrub and the extensive grounds associated with Hedley, which are heavily wooded.

Gardens to three houses back onto Lunghurst Road, contributing to the open character of Character Area

Landscape character

- A more formal manicured area;
- Varied depth to front gardens but consistently generous and well landscaped;
- Good sized enclosed generally level rear gardens;
- Tree cover found within front gardens, rear gardens and on side boundaries contribute to the streetscene; and
- A contrast to the more informal character of the adjacent character areas B and J.

Townscape

Built form is subservient to the landscape character;

- Quiet road with no through traffic and of consistent width:
- Open feeling to the road, trees provide houses with privacy but do not cover the width of the road:
- Glimpsed views of houses exist through drive ways and beyond high hedges. There are no significant views between the houses;
- Consistent plot structure and plot width; and
- Generous gaps between buildings, typically with hedges and tree planting in between houses, reinforcing their separation - each house surrounded by trees and no coalescence to neighbours.

Built form

- Predominantly buildings are aligned parallel to the road, there are however a few exceptions where buildings are turned to an angle or completely at right angles;
- Individually designed asymmetric large detached houses;
- The majority of houses date back to 1920's / 1930's, with new infill / replacement buildings being pastiche, Arts&Crafts / Edwardian in style;
- Building materials are predominately red brick, light / white render or tile-hung; and
- Building forms are simple, with simple pitched roofs and gables, dormers are rare and where they exist they are small within large roof areas. Most buildings are two storey high.

Vegetation and hard landscape

- High well maintained evergreen hedges to front boundaries set back behind verges;
- Wide red tarmac road, no walkways, with wide, well kept grass verges to both sides of the road;

- Planting dominated by large conifers;
- Trees include Yew, Birch, Pine and Oak; hedges include Beech, Cypress and Laurel;
- All of the tree cover makes a significant contribution to the character and amenity of the area; and
- Tree outside Cherrys Cottage is a prominent landmark.

Boundary Treatment

- High boundary treatments, typically hedges, with upper floors and roofs visible beyond;
- Some small driveways interrupt grass verges, either gravel or tarmac, and many houses have open driveways.



Figure A2: Wide open road with grassed verges either side and well kept high hedges that screen the houses.



Figure A3 -A4: Large individually designed, predominately Victorian houses. The orientation of these varies, but they are all set back well within their plot.

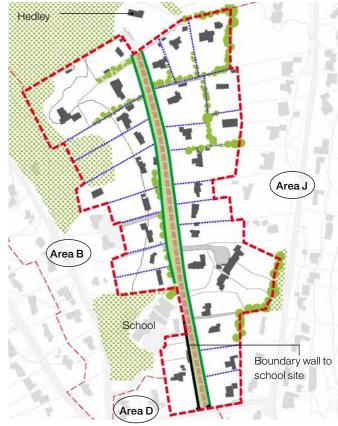


Figure A1: Character diagram

Tree cluster Hedge Plot boundaries highlighting

Woodland Road with red predominant plot pattern



Figure A5: Houses are set back behind high hedges and access drives that are either protected by gates, or open.

Area B - Long Hill

Location and Setting

This area is located to the north of the Church and is formed around Long Hill, which was the original road into the village. Character Area B straddles an older route leading from the centre of Woldingham via Camp Road to Woldingham Garden Village and down to Woldingham Road. Its southern end sits at the head of the valley on the ridge at 225m AOD. The area then descends fairly steeply to 180m AOD at its boundary with woodland.

The immediate setting to the north is well wooded on its eastern side, with the large grounds to an individual property, enclosed within tree cover, to the west.

There are long views along the valley and across it to Station Road. These views are over the top of houses or in between them. Views of the area from the surrounding village are limited by belts of trees along the rear gardens on both sides of Long Hill and also by its valley location. Also views through tree cover to the wooded landscape to the north are important.

Tree cover at southern end of road contributes to the treed skyline.

The local school, Woodlea First School, is a key generator of activity.

Landscape character

- Long Hill gently winds down the hill with a variable width:
- Front gardens set back behind grass verges of variable widths:
- Wooded and mature tree covered appearance to the east side;

- Sense of gradually becoming more rural in northward direction along Long Hill;
- Character area boundaries are well defined to the west, north and east by lines of mature trees;
- Line of mature trees to the west follow the line of the valley bottom;
- Large gardens contribute to the open visually permeable character of the area; and
- Built form nestles within the landscape structure.

Townscape

- Built form is subservient to the landscape character;
- The development pattern is typically very loose and fragments even further towards the northern end of the road. There are larger plots in the valley and smaller ones towards the village centre;
- The road is uneven and only partly in tarmac, this gives it a more rural character when compared to other roads in the village;
- There is significant vegetation on both sides of the road that provides tree canopy cover over the road giving an enclosed feel;
- Buildings are typically not at the same level as the road, normally with a sloped entrance/driveway coming down/up from the road;
- To the West housing lies below road level with views between buildings down into the valley and across to the other side;
- On the East there is a steep incline with buildings placed at a significantly higher level, in almost all cases with tree covered embankments; and
- Most houses are not parallel to the road but at angles to it. This aids the views through the buildings to the landscape beyond. The houses closest to the centre have a more parallel alignment.

Built form

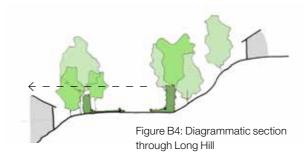
- Most houses are detached and individually designed. There is little consistency in terms of materials and architectural language; and
- A group of houses towards the northern end of the road is made up of two storey Victorian villas while houses to the south are smaller and only single storey.

Vegetation and hard landscape

- Tall and low hedges, mixed with shrub planting, provide a clear but informal planted front boundary treatment;
- Unsurfaced road with no kerbs;
- Remnant of 19th century woodland within grounds of School;
- Good layered effect to the landscape with high tree cover, smaller trees, shrubs, hedges and verges; and
- Two prominent sites have TPOs on them but all of the tree cover makes a significant contribution to the character and amenity of the area.

Boundary Treatment

- Boundary treatments are typically low level hedges;
- There are some informal grass verges to the sides of the road; and
- Prominent retaining wall to Fairseat.



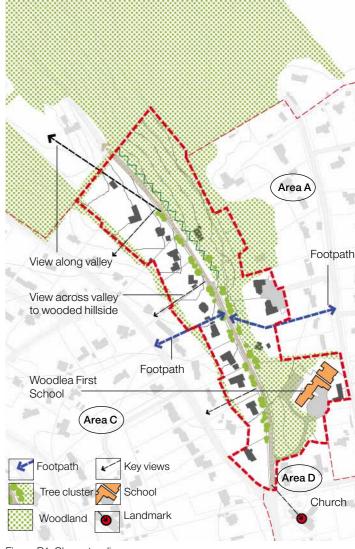


Figure B1: Character diagram



Figure B2: Character is rural with hedges and planting either side. The vegetation is not highly manicured enhancing the rural character.



Figure B3: Due to the level changes, houses tend to sit either below or above road level, allowing for a sense of openness and views across the valley.

©TIBBALDS MARCH 2011

Area C - Western Hillside

Location and setting

This area comprises the original Gilford development. It lies to the north west of the centre and is formed around Park View Road and Southdown Road.

The land falls away to the west offering wide open views across the valley to the North Downs. Open views are mainly from the properties themselves, but there are some important glimpsed views in between houses from the road.

The topography makes the eastern and western edges of Woldingham very prominent from the surrounding areas.

The western side of the area enjoys wide views over the AONB and the north-west corner up to the edge of Warlingham. Views on the east side are restricted by local tree cover and other properties. The eastern side forms the main approach into Woldingham from the north with views to the properties on Station Road.

The western setting of the area is open countryside. The boundary to open fields is clearly defined by the woodland edge in the south and a strong line of trees in the north. The northern end of the area is enclosed by woodland belts on Station Road. These reinforce the wooded character of the village and screen views of the settlement from the northern approach.

This character area has a close relationship to areas B, D and E. The Green and housing in Character Area F make a distinct contrast with that of Character Area C.

The western tree covered flank of the village is an important part of the setting of the AONB. There are many open views up from the open countryside to this exposed flank. The tree cover makes a significant contribution to the skyline.

Landscape Character

- Historically Character Area C was a series of open fields. The extensive woodland and tree cover was an integral part of the Gilford design for the area. It has now matured well. Trees of this age (around 80 to 100 years) would typically be expected to be healthy and have a good life expectancy;
- The area has a strong sense of homogeneity;
- Mature trees dominate: lining the roads, defining rear garden boundaries, dividing plots;
- Internal views and views from footpath are dominated by these mature trees;
- The most southerly area forms part of the setting to Character Area F, the historic core. The flint walls to Crossways reflect the flint walls in Character area F; and
- Large gaps between each property and typical open character.

Townscape

- Roads are relatively quiet and their "private" character is reinforced by their treatment. There are no pavements either side of the road, but grassed verges throughout;
- The winding nature of the road adds to the distinctive character;
- The roads are typically narrow, with a high degree of enclosure due to planting either side. The character of Southdown Road is slightly different as it appears more open;
- The feature tree marking the junction of Southdown Road and Park View Road is an important orientation point;
- Buildings are typically subservient to the landscape character;

- Houses are typically set back well within their plots, with vegetation and trees in the front garden creating added privacy. Most houses can only be glimpsed behind high and lush planting;
- Some houses are positioned at lower level than the road allowing views out to surrounding countryside over housing;
- Regular rhythm to plot widths and their large size is retained from the original Gilford layout;
- Houses are informally arranged with no consistent alignment; and
- Generous gaps between houses allow for space for vegetation and glimpsed views. Houses are set amongst trees with no coalescence between them. Typically no two houses are fully visible in one view (summer time).

Built form

- Many houses date back to the original Gilford development with some more recent replacement buildings;
- Typically individual architect designed houses, many of which are the original Arts and Crafts development;
- Predominantly red/brown clay roof tiles, red/ brown brick and light render;
- Some of the main houses were built with entrance lodges / gatehouses close to the road; these are generally in separate ownership; and
- Asymmetric building forms and simple pitched roof forms.

Vegetation and hard landscape

- Bold tall evergreen hedges to front boundaries screen the houses along Park View Road;
- Narrow grassed verges and continuous hedged boundaries;



C1: An important characteristic is the ability to glimpse views over or in between buildings.



C 2: Vegetation dominates the street scene and strongly influences the character of the area.



C 3: Flint wall to Crossway.

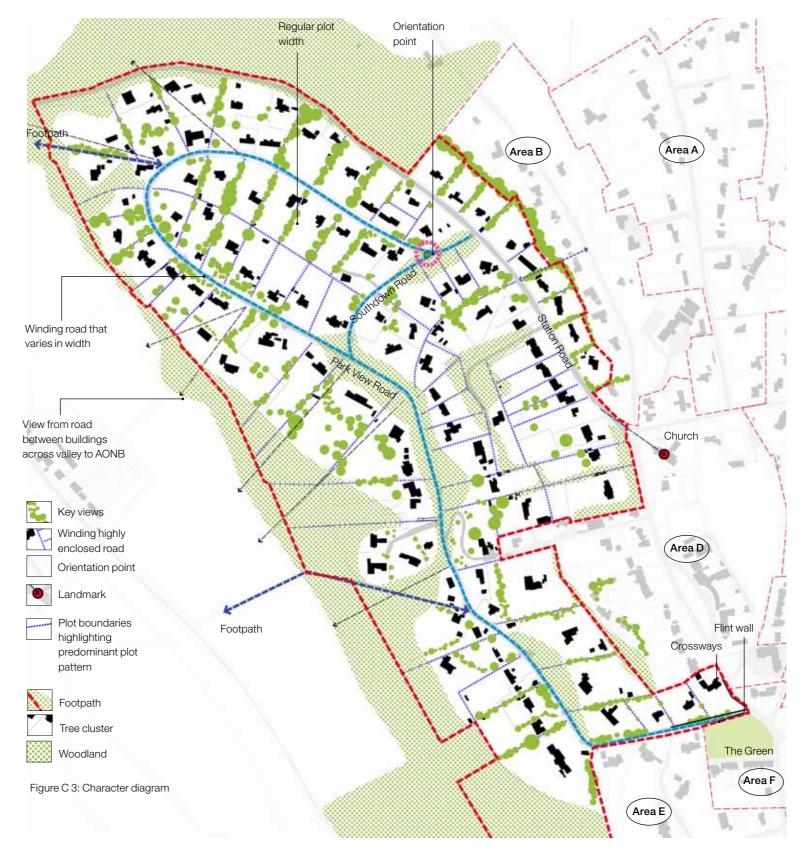


Woldingham Character Assessment
©TIBBALDS MARCH 201*

- Trees are a mix of native species including Beech, Oak and Scots Pine, and large ornamental species such as Horse Chestnut, Copper Beech;
- Kerbs are not a typical feature of Park View Road, but where they have been introduced they comprise simple granite kerb edging. Kerbs and pavement along Station Road; and
- All of the tree cover makes a significant contribution to the character and amenity of the area.

Boundary Treatment

- These are typically well kept hedge treatments which are medium to tall in height. Some hedges are tall enough to obscure the view of housing beyond;
- Typically houses are accessed via gravel driveway that are open, without gates. The open driveways contribute positively to the open and inviting character of the area; and
- No walls or fences with the exception of flint walls to Crossways.



Area D - Woldingham Centre

Location and setting

This character area lies in the centre of Woldingham and includes the only retail properties in the village. This area also includes the community uses, village hall, tennis courts, church and The Glebe.

It is visually separated from the historic core. It is surrounded by the large plots and large housing typical of Woldingham.

The area sits on the gentle north facing slope of the ridgeline at 230m AOD.

However, common features such as flint walling, high tree cover and open spaces link the area to the rest of Woldingham.

The tree cover in the area contributes to the treed skyline.

Landscape character

- The landscape character is a mix of mostly communal spaces, each enclosed by hedges and tree lines which break up the built form;
- The Crescent is enclosed along Station Road by a yew hedge;
- The Glebe forms the communal centre of the character area. Together with The Green it provides the only communal open space in the village;
- The Glebe is an extensive but inward looking open grassed area used for recreation. Enclosed by hedges, the gardens of several large properties surround the space;

Townscape

■ The Crescent is one of the character generators for the area. It was laid out by 1933 by Gilford.

Other important buildings are St Paul's Church and the Village Hall. The Crescent area is separated from the main road by a hedges and small open space. The narrow open area provides a modest open setting to the Woldingham shops;

- The small early 20th century terrace of Model Cottages back onto The Glebe but do not overlook it:
- St Paul's Church (flint and stone, Grade II listed) is a prominent landmark forming a gateway to the centre of Woldingham;
- Station Road is one of the few roads that is adopted and reflects a standard highway approach with pavements either side and road marking which reflects the importance of the main route through the village;
- In contrast to Station Road, Croft Road is a privately maintained road with wide verges and no pavements. It is of open landscape character and one of the few places where there is some on street parking during the day associated with the school on weekdays and the church on Sundays;
- The Glebe This is a publicly accessible village amenity, enclosed by high hedges and trees. Buildings back on to the space and create an important sense of enclosure. Upper storeys and rooflines are visible above boundary planting.

Built form

- Buildings of the Crescent are set at the back of pavements and important for their group value and distinct white and black timber frame;
- Houses are set back well within their plots with landscape front garden; and
- Typically houses are detached and individually designed. The development pattern is not as consistent as in other areas due to the varied uses.

Vegetation and hard landscape

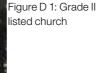
- A long and largely continuous yew hedge extends down the east side of Station Road unifying the various properties along the road boundary;
- This is complemented by a long continuous hedge on the west side of the road;
- Mature trees include cedars, copper beeches, scots pine, beech, lime;
- Ornamental conifers contribute to the setting of the church;
- Prominent line of pines along north boundary of The Gables; and
- All of the tree cover makes a significant contribution to the character and amenity of the area.

Boundary Treatment

- Typically medium height to high hedges, some fences and walls. Typically extensive vegetation masks view of houses from the road;
- Boundary walls are a feature of Croft Road, varying from 1.8m at the east to low walls in the west.







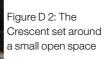






Figure D 3: Station Road



Figure D 4: The Glebe

Area E - Park View / Northdown Road Close

Location and setting

This area is formed around culs-de-sac to the east and south of The Green. A cul-de-sac form of development is not typical of Woldingham. However, this settlement pattern development is of high quality with a special residential character that integrates well due to its landscape character.

Northdown Road Close was built in the 60/70's and Park View Road close in 70 / 80's.

The Character Area is a discreet, tucked away estate style development lying between the historic core, Character Area C and G.

Most of the area sits on the ridgeline at 235m AOD but the land drops away steeply along its western edge. To the south-west the land drops away to the valley floor, comprising a patchwork of woods and very large gardens.

The mature tree cover in the area contributes to the treed skyline of the village.

Views of the area are limited to the immediate road network, but long views exist out of the area to the south-west across the gardens to Hilltop House.

Landscape character

- Originally this area was planned in the Gilford style (1896 OS) and it was laid out in 1933 with extensive areas of open grounds;
- The Northdown Road cul-de-sac was developed on the old football field and the Park View Road cul-de-sac was built on the garden of a larger property.
- The mature tree line between this area and the historic core maintains the separate identity of these two areas and encloses The Green: and

■ Estate style road curves between shrub planting.

Townscape

- Large detached houses of consistent design and architectural language;
- Houses are set back and accessed through gates and gravelled drives. Regular plot size with similar sized detached houses; and
- Houses are arranged at angles to one another and without a consistent building line or pattern.

Built form

- Large houses of consistent traditional architectural approach, with pitched roofs; and
- Some elements of mock tudor, flint and red clay tiles. The predominant material is brown brick.

Vegetation and hard landscape

- Frontage planting is very different to elsewhere in the village. Bold and varied, well maintained ornamental shrubbery characterises this area; and
- Numerous trees contribute to the character and amenity of the area.

Boundary Treatment

- Boundaries are typically lined by low planting, with some flint walls;
- Consistently well kept and managed public realm;
- Stylised brick and stone wall to Hilltop House;
- High Beech hedges line the short culs-de-sac to the houses off Northdown Road: and
- Brick walls with black railings.







Key views

Tree cluster

Woodland

Figure E 2: A form of development with coherent treatment of architecture: boundary treatments and landscape.





©TIBBALDS MARCH 2011 **Woldingham Character Assessment**

5 Character Areas

Area F: The Historic Core

Around the Village Green lies the historic centre of Woldingham. This character area comprises the oldest buildings in the village. The character area includes most but not all of the Conservation Area.

This area creates the southern gateway into Woldingham and is very important to the overall character of the village.

Character Area F is located at the highest point in the village at 235m AOD on the ridgeline. To the west and south it is bounded by the large residential plots of Woldingham, providing a tree lined approach to the area . To the east housing is on smaller plots and more open. To the north lies a mix of uses with tree lined grounds giving a sylvan approach to The Green from the north.

Mostly views out from the area are prevented by the surrounding built form and tree cover. An exception is the long view down Slines Oak Road to the open countryside above Warren Barn Farm. Reverse views from Slines Oak Road to The Green and its trees with the terrace of cottages behind

Landscape Character

- Upper Court is a mediaeval Manor. The pond also survives but otherwise the original setting of this building has been significantly eroded;
- Important open space at The Green at the cross roads of the older road network;
- Yew Tree Cottages and The Holm still retain their historic garden settings;
- No strong unifying landscape character but the whole area centres on The Green;
- Variable verge width with some grass verges; hedges abutting road edge elsewhere;
- Variable front boundary treatment including walls, open gardens with post and chain boundary to The Green, hedges; and
- Strong trees lines to side boundaries of many gardens, along western boundary of The Green, the frontage to Crossways.

Townscape

- Character Area F includes the historic core of the village with surviving elements from mid 19th century and earlier – Yew Tree Cottages 1820/30's; Flint cottages c 1800;
- The terrace to the south of the Green is a landmark building group. These cottages vary in their material and architecture but form an important group. This group forms the only built up edge to the village green, while all other edges are bound by dense tree and hedge planting, so that no other houses are visible (summer):
- In contrast to the two rows of terraced houses other historic buildings in this character area are detached houses;
- Upper Court forms a distinctive landmark building on Northdown Road, partly because of its historic value and its high boundary wall contradicts the typical green character of that road; and
- Similarly Beech Tree Cottage contributes positively to the overall character, despite the fact that its open frontage and driveway are an anomaly within the village.

Built Form

- Terraced cottages on the green comprise a number of different materials, including brick, flint and render. These houses are unique in the village, which otherwise does not have many terraced houses; and
- The larger historic buildings reflect the variation of materials including mostly flint and red brick. Most of the older buildings have slate roofs.

Vegetation and hard landscape

- Grassed Green with semi mature beech;
- Some very good mature specimen trees (including Horse Chestnut, Beech, Copper Beech):

- Variable hedge heights to front boundaries;
- Narrow well planted frontage to the terrace of cottages;
- Remnants of grounds to Upper Court may survive within the grounds of the house and Little Court and The Old Barn; and
- Numerous trees contribute to the character and amenity of the area.

Boundary Treatment

- The high brick wall with flint infill to Upper Court and the historic flint wall to Crossways are distinct features in the area;
- The cottages have no front gardens and directly front onto their access drive and the Green;
- Typically within this area boundaries are clearly defined by high hedges and vegetation, screening the houses from the road; and
- Closed off entrance in poor condition to Little Court at cross roads (historic entrance to Upper Court).

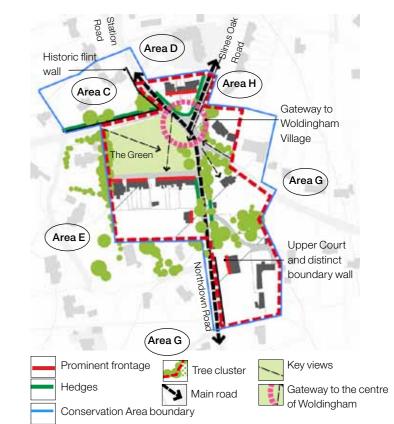


Figure F 1: Character diagram





Figure F2: Distinctive row of cottages overlooking the Green

Figure F3: Beech Tree Cottage







Figure F6: Northdown Road

Figure F4: The Green Figure F5: Upper Court

Area G - Southern Approach

Location and setting

This area is focussed around Northdown Road. The significance of this area is that it creates the southern approach into Woldingham and the beginning of the more built up area.

It sits on the ridgeline at 235m AOD, falling away sharply at its eastern edge down Upper Court Road. There is a marked contrast with the adjoining wooded hillside and ridge top south of the area, although the two are linked by the tree cover in the character area.

To the north lies a complex of large gardens and significant tree groups and lines, much of which is a remnant of the historic swathe of woodland on the east side of the village. The northern part of the area forms part of the hillside vista from the AGLV to the east.

Trees on the ridge contribute to the treed skyline of the village.

Landscape Character

- The area was largely undeveloped until after 1914 and formed fields adjacent to Upper Court farm. The oldest plots were those north of the lane and the Woldingham Village Institute dates back to this time:
- The landscape character of the area north of Upper Court Road is changing as frontages are opened up, gaps between buildings narrow and front gardens are paved;
- South of Upper Court Road the character is much more informal and rural in character, blending into the adjacent countryside of dispersed properties within woodland; and
- There are extensive tree groups and lines of trees within the interface of the rear gardens in all parts of this character area.

Townscape

- Northdown Road is fairly level with a pavement on one side. Upper Court Road on the contrary is sloping down steeply and informal in character with no pavements;
- Detached houses in the area vary in their orientation and there is no consistent building line rhythm. Houses are, however, set apart from one another by generous gaps that typically allow for planting that enhances the separation between houses:
- This separation is further enhanced by the way that houses on Upper Court Road stand at an angle to one another;
- The plots vary in size to the largest on the lower parts of Upper Court Road to the smallest on the upper north side of Upper Court Road;
- Plots on Northdown Road are typically larger than on Upper Court Road and particularly long;
- The character of the houses off Northdown Road subtly changes to a more formal layout but with large gardens; and
- Plot pattern on the east side of Northdown Road is regular. Houses tend to be fairly consistent in their building line and they also all front onto the road.

Built form

 Different ages and styles across the character area.

Vegetation and hard landscape

- Numerous trees contribute to the character and amenity of the area;
- Soft verges and well maintained hedges (Laurel, Thorn) along Northdown Road; and
- Tree species are mixed and include Beech, Copper Beech, Ornamental Cherry, Cedar, large Conifers, Oak and Horse Chestnut.

Boundary Treatment

- Varied boundary treatments trees, hedges, some walls and gates. Along the road there is a small grass verge;
- The north of Upper Court Road houses have similar boundary treatments of short hedges with some fencing and gates. Views into the sites are typically more open with clear views of the houses; and
- Traditionally frontages are hedged.



Tree cluster

Woodland Gateway

Plot boundaries highlighting predominant plot



Figure G2: Development examples on Northdown Road



Figure G3: Northdown Road



Figure G4: Upper Court Road

©TIBBALDS MARCH 2011

5 Character Areas

Area H - Core Fringe

Location and setting

This area lies at the top of Slines Oak Road. The area is different from the rest of Woldingham Village. It includes smaller plots and more modest houses, some of which have been built as post-war public housing. Slines Oak Road steeply slopes down towards the north, creating long distance views across the valley. It encloses the north-eastern side of the historic core and the Eastern side of the village centre.

It sits on the gentle slopes of the ridge at its southern end, dropping down the valley as far as Oak Cottage on Slines Oak Road.

The eastern setting of this area comprises large properties in particularly large grounds on the steep east facing slopes. These are enclosed in heavy tree cover, much of which are remnants of the historic swathe of woodland on the east side of the village. Some of the best public views from the village roads to the open countryside are found from Slines Oak Road down the roads and between the houses. This also includes a view from The Green.

The area forms part of the hillside vista seen from the open countryside to the east – the houses can be seen stepping down the hillside quite clearly

Landscape character

- The landscape character of this area is atypical of the village and lacks cohesion due to its linear form and the contrast with Nether Court at its centre;
- Tree cover is lower than is typical in the village mainly due to the smaller plot sizes;
- The model cottages have long front gardens. Parking has eroded the frontages in some cases; and

■ The access and parking area at Clare Court is separated from the road by a raised grassed strip of open space with remnants of a roadside hedgerow. This area makes little positive contribution to the area at the moment.

Townscape

- There are three distinct groups of similar style housing within the character area. Each of these is set out in a regular pattern and rhythm;
- Typically houses are smaller and have small front gardens. This is one of the few areas in the village where the built form dominates the street scene with tree cover in the background;
- Welcome (1924) and Model Cottages date from the 1910s/1920s. Nether Court Grade II listed building is an important landmark within the setting of the area;
- This section of Slines Oak Road is a wide and busy road, that has pavements and a small grass verge either side of the vehicular route. The verge to the east of the road makes up level changes. The road falls with the surrounding landscape and housing to the East runs along a parallel road (Clare Court) at a higher level;
- A small raised brick planter marks the junction of Slines Oak Road and Lunghurst Road;
- Cars are more prominent in this area compared to the rest of Woldingham, because of the on street parking and in curtilage parking;
- Building lines are consistent within each group of houses with similar front garden treatments of either lawn or hard surfacing for parking; and
- The roads are wider with a more open feel than in other parts of the village.

Built form

- The predominant housing typology is postwar semi detached and more recent terraced housing;
- Typically the houses are fairly modest in comparison with the rest of village; and
- Predominant materials are brown brick with some light colour render.

Vegetation and hard landscape

- A strong hedge marks the eastern edge of Welcome Cottages next to Choroni and Westfield:
- Low hedges form the front boundaries to Welcome Cottages:
- The pavement is separated from the road by a narrow verge; and
- Well maintained hedges sub-divide the front gardens at Model Cottages.

Boundary Treatment

- Low level, manicured hedges to the housing, some small walls and railings;
- Railings to community centre on the West of Slines Oak Road:
- Modern brick, flint panel and railing front boundary treatment; and
- Modern brick 1.2m high walls also as front boundary treatment.

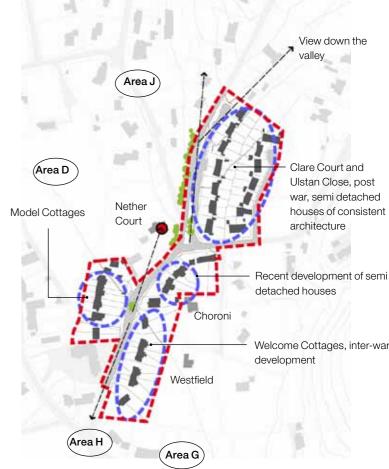


Figure H1: Character diagram







Figure H2: Recent development on Slines Oak Road.



Figure H3: On street parking impacts on the character of the area



Figure H4: Consistent development of inter war housing.

Area I - Southfields Road

Location and setting

The Character Area lies along the dry valley bottom on the eastern edge of the village at 160m AOD to 175m AOD. This area comprises development in the valley formed around Southfields Road. Southfields Road has the appearance of a country lane. It leads to the stables and golf course, two major focal points of activity in the village.

The development started along Southfields Road after 1914 and was completed by 1933, predating much of the development in the adjacent character area J.

The area is heavily influenced by the surrounding fields which lie on steeply sloping hillsides to the west and east, giving it a stronger rural character than Butlers Dene Road and the lower part of Slines Oak Road which also lie in this valley, to the north. Immediately to the north on the outer edge of Woldingham the streetscene becomes more suburban down Butlers Dene Road .

Long and medium distance views into the valley are restricted by the landform, woodland and tree cover.

Vanguard Way descends from the hilltops to join the north side of Woldingham along the east side of the character area, providing open views down into the character area.

Landscape Character

- Long narrow gardens with houses set well back from the road:
- There are views of the open hillsides continuously along this road and out into the open countryside in the stretch of Southfields Road to the south;

- For the most part the road is lined by hedges which come up to the road edge;
- Important line of trees along the eastern rear garden boundaries;
- Gardens on west side are bounded by trees which merge into the adjacent woodland; and
- The landscape character is predominantly rural and informal.

Townscape

- Southfields Road resembles a country lane. At the stables it becomes less formal and the absence of pavements further enhances the rural character;
- It is highly enclosed by well maintained hedges;
- Typically building lines are fairly consistent and plots are regular, and particularly long and narrow;
- Houses are set at angles and are not consistent in their alignment to the road; and
- The location of buildings in relation to the road varies in terms of elevation. In some areas houses are set high above the road, in other areas, houses are set lower than road level.

Vegetation and hard landscape

- The area is atypical of Woldingham as it has a lower density of trees along the road frontage. However the tree line along the eastern boundary dates from some time before the late 19th century;
- Grass verges are varied in depth and the front boundaries bank steeply down to, or away from, the road;
- A narrow road with granite edging and no pavements;

- Hedges are of several species including Beech, generally 1.2m to 2m high and well maintained; and
- Trees tend to be a mix of locally native and ornamental species, although natives predominate. Conifers are also common but do not define the character.

Built form

Houses are detached and individually designed and 1 or 2 storeys high.

Boundary Treatment

- Very occasional modern but largely unobtrusive brick walls at entrances to houses;
- Predominantly informal traditional gates or open entrances; and
- Plots divided by lines of hedges and shrub borders.

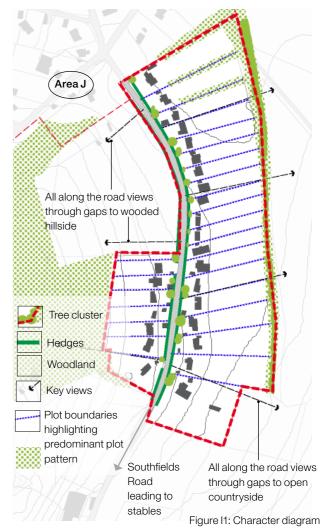




Figure I 2: Southfields Road



Figure I 3: Development set back from road and hidden behind vegetation



Figure I 4: Glimpsed views between buildings to wooded hillside

©TIBBALDS MARCH 2011

Area J - Eastern Hillside

Location and setting

This character area is formed around Lunghurst Road, the lower part of Slines Oak Road and Butlers Dene Road. Prior to 1914 there were only very few isolated houses, including Woldingham House (formerly Belle Vue) and Nether Court (formerly the farmstead at Nether Court Farm). This area was one of the first areas to be developed under Gilford's vision and Langhurst Road and Butlers Dene Road were laid out and sold in large plots. A number of large houses emerged that remain key features of the area. It sits on the ridge (225m AOD) and upper slopes of the hillside at the northern end of the village.

The tree cover makes significant contribution to the treed skyline of the village and to the tree covered eastern flanks of the hillside. The northern setting to this area is a mix of woodland (a continuation of the tree line on the western boundary of Character Area I); open fields and large private residential grounds.

The tree cover is an important part of the village vista in views from the east including Croydon Road, Vanguard Way and the AGLV.

There are numerous views from Lunghurst Road out to the open countryside and hills to the east through the gaps between the buildings. Good view to open countryside from the northern end of the area, framed by the roadside trees

Landscape character

- Lunghurst Road is distinct, primarily located on the ridge and allowing views out over the valley;
- Butlers Dene Road and parts of Slines Oak Road are located in the valley providing a transition to the open countryside;

- Grassed gardens bank up to the west and down to the east on Lunghurst Road;
- The area is characterised by a more irregular and semi-rural landscape pattern, with localised more sub-urban influences;
- Between Lunghurst Road and Butlers Dene Road a substantial belt of tree cover with understorey planting follows the steepest part of the valley side; and
- High visual permeability, with views through the plots up the gardens to the trees on higher ground, is a key feature.

Townscape

- Nether Court is a focal point in the eastern half of the village. The grounds are the remnants of the former farmstead and provide the setting to this listed building;
- Slines Oak Road resembles a country lane. It is steep and narrow at this point. The absence of pavements further enhances the rural character;
- Lunghurst Road is a narrow quieter road with some grass verges in public realm and no pavement. It has a more private feel than other parts of the village with a sense of enclosure from the tree canopy that forms over the road;
- The site of The Wold has been redeveloped into a short cul-de-sac which retains the boundary planting but results in much smaller plot sizes which no longer front Slines Oak Road and oversized Conifers lining the access; and
- There is a difference in level between East and West side of the roads. On the eastern side of Lunghurst Road and Butlers Dene Road housing is often located at a lower level, creating views over and between buildings.

Built form

- Further down the valley plots get slightly smaller;
- Large wide houses, with built in garages;
- Mainly brick with some white render;
- Housing is of a variety of ages; and
- Roofs are mainly pitched and the building line is typically parallel to the road with some buildings turning slightly.

Vegetation and hard landscape

- Trees contribute to the character and amenity of the area;
- The trees were planted as the area was developed and therefore will be less than 80 years old with a long life expectancy;
- Trees tend to be a mix of locally native and ornamental species, although natives predominate, including Beech, Scots Pine and Horse Chestnut; and
- Laurel hedging to front boundaries in places.

Boundary Treatment

- Strong boundary treatments of varying heights, typically medium to high;
- Hedge rows, vegetation and some examples of traditional brick walls with vegetation growing;
- Some areas of grass verge to Western side with open views into site and views of houses beyond;
- High hedge to front boundary of Nether Court:
- Older wavy rustic style fencing in places; and
- High decorative brick wall to Woldingham House is an exception but positively contributes to the character.



Figure J1: Development on Lunghurst Road, buildings are set below road level allowing views to countryside beyond.





Figure J2: Development on Lunghurst Road, Woldingham House and the adjacent houses that were originally built as workers houses. These are slightly atypical as they sit closer to the road. However, this building group forms a distinct local landmark.



Figure J3: Development on Slines Oak Road



Figure J4: Slines Oak Road

Road Figure J 5 : Diagrammatic section across Lunghurst Road





Figure J6: Lunghurst Road

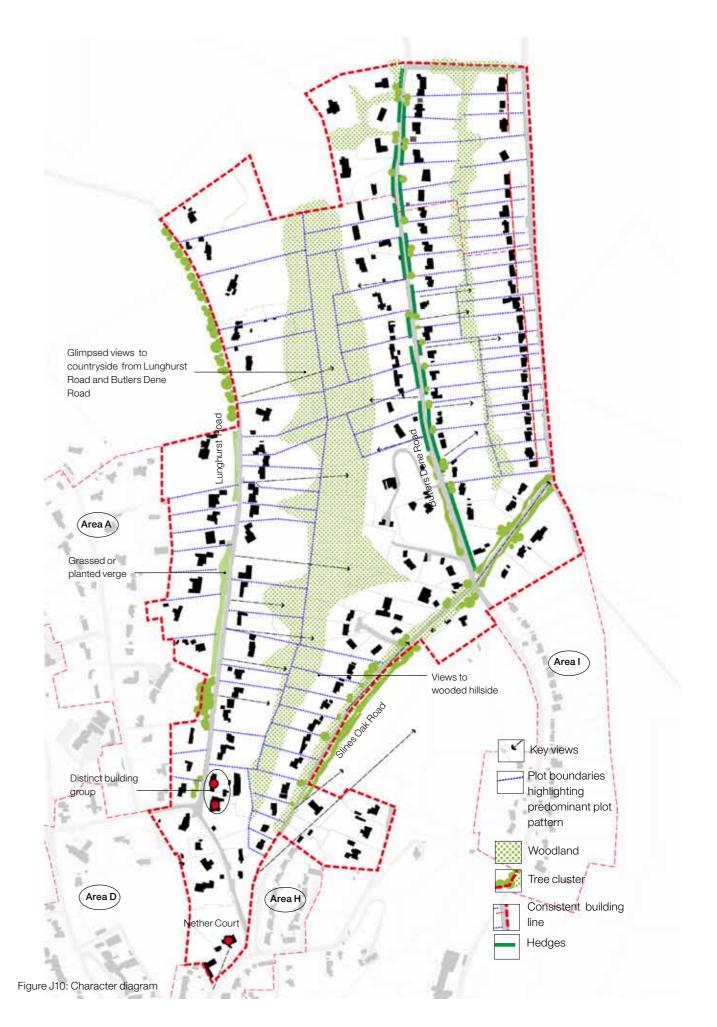
Figure J7: Typical embankments on Lunghurst Road





Figure J8: Butlers Dene Road

Figure J9: Development on Butlers Dene Road with hillside in background



6 Summary

Character Summary

In summary, Woldingham has a positive and distinctive character, which is a result of its location and siting, its strong landscape character and its historical pattern of development, from a small hamlet to a planned 'village' laid out and developed from the late 19th century onwards. Its character is created primarily by:

- A number of non-residential building groups and open spaces located in the centre of Woldingham influence the character of the whole village. These are:
 - The Green, the original hamlet, fronted by a terrace of small cottages and large properties;
 - The Crescent, a formal suburban parade of buildings, including shops and other businesses that serve the local community, set back from Station Road behind a small open space;
 - The Glebe, a significant recreational open space set at the heart of the village, yet tucked away from road frontages; and
 - The Church, sited at the junction between Station Road, Long Hill and Croft Road;
- Its landscape is the dominant feature, with buildings being subservient in terms of visual prominence;
- The oldest part of the village is located around the Green, which forms a distinct arrival point, when approaching the village from the south. The area is designated as Conservation Area;
- A sylvan character formed by tree cover, soft front, rear and side boundary treatments, consisting of hedges and mature shrubs, with only limited areas of hardstanding;
- Buildings set far apart from one another in large plots, with little coalescence. They are informally arranged and set back inconsistently in their grounds and therefore do not impose a spatial definition on the roads.

- The village is characterised by large, detached houses that have been individually designed by a variety of architects;
- The area is characterised by the topography that offers glimpsed views between buildings to wooded hillsides or open countryside; and
- The roads are informal and defined primarily by planting, with few pavements or highway markings and no street lights.

Threats

Threats to the character of the area may arise through proposals for development that require planning permission, but they may also come about through changes that property owners make under permitted development rights, without the need for planning permission. Threats include:

- Subdivision of existing plots that were established as part of the original Gilford layout and vision, leading to a significant and adverse change in the character of the area:
- Localised loss of tree cover, which results in damage to the tree skyline, the tree covered setting and leafy character, leading to increased visual prominence of the built form;
- Loss of woodland or tree cover, resulting in soil exposure and scars in the landscape;
- Loss of trees and narrowing of gaps between buildings through redevelopment, so that trees and vegetation do not form appropriate screening;
- Fragmentation of unified frontage treatment through the removal of hedgerows, hedges, shrubbery and grassed areas;
- Loss of the informal character with a strong semi-rural influence, through the introduction of hard boundary treatments and formal gate piers and gates and loss of informal grass verges to be replaced either by hard surfaces or formal 'front garden' planting;

- Increased use of close boarded fences or new brick or stone walls rather than planted boundaries, so weakening the planted setting for buildings;
- Large, bulky or prominently sited development that negatively impacts on views from the surrounding landscape setting, i.e buildings merging and no longer separated by extensive greenery;
- Demolition of or extensive addition to smaller houses and replacement of smaller houses with large ones;
- Development of larger houses that take up the full width of the plot and block views out between buildings; and
- 'Improvements' to roads led by highway engineering design requirements (for example pavements, kerbs, over designed junctions and street lighting.

Opportunities

- The Crescent provides a focal point of activity, but there is an opportunity to revitalise it and strengthen its role for the local community, both in terms of the range of local services and the upkeep of buildings;
- To ensure that appropriate trees are planted over time, so that there is always a mature tree setting ad skyline for the village; and
- Woldingham has a tradition of high quality architect designed houses, in particular with Arts & Crafts influences. Where development takes place, there is an opportunity to encourage this spirit to continue with high quality imaginative designs, including contemporary architecture.