

Character Area Appraisal: Area H - Newpound

Summary

The Newpound character area is situated on the B2133 Guildford Road and comprises two sections of residential housing separated by a commercial area. From the junction with the A272 the road rises steeply up Hughes Hill, descending in a curving sweep into two bends and a long straight stretch bordered on both sides by mainly detached houses. Just past the Newpound Lane junction are a range of commercial business premises including some industrial units, also to either side, these eventually give way to more properties. A row of semi-detached cottages, a single storey building and further individual houses on the south side and to the north some larger houses more hidden behind higher hedging. There are additional scattered individual houses as the road continues towards Loxwood with some timber frame farmhouses and barns glimpsed across rolling landscape that drops away to the right. Prior to the Durbans Road junction there is mature woodland on both sides. Several farm lanes, footpaths and bridleways exit on to the B2133 along this settlement stretch including a link with the Wey and Arun Canal. Fast moving traffic is perceived as a hazard, particularly along the straight stretch of road and the two blind bends before and

after it. There is a pavement on the south side that runs from the Newpound Lane junction to the end of the row of housing.

Landscape Character

There are intermittent views over fields and through areas of woodland along this stretch of road with the land falling away gently to both sides after the lay-by at the top of Hughes Hill. Hedgerows are low in this section, as are the majority of property boundaries, giving scenic views of houses in a wide range of styles and their attractive mostly long front gardens. Some houses are partly screened by higher front hedges. The commercial section in the centre of the character area gives a greater feeling of enclosure due to the unit buildings which border, and in some places, abut the pavement. There are considerable areas of hard standing for vehicular parking in front and to the side of offices and business premises to the south and to the rear of one warehouse building on the northern side. There are narrow green verges with higher hedging and some individual mature trees as the road leaves the settlement area again with views to both sides, the land falling away revealing some timber framed farmsteads set in enclosed rural landscape. The road then descends again through a series of bends with vistas through bordering mature woodland.

Main Characteristics

- The B2133 road runs through the Newpound area carrying fast-moving traffic that is perceived as hazardous despite speed restrictions and road markings.
- There is a blind bend at the Loxwood end of the straight stretch which has been the scene of several accidents which contributes to the hazardous nature of the road in this section.
- A pavement runs from the Newpound Lane junction past the commercial sector and terminates at the end of the row of housing to the south side.
- There is considerable commercial representation at the centre of this settlement area which includes offices, industrial units, warehouse storage, an auctioneers and garage premises.
- The wide range of housing styles include, one, two and three storey, semi and detached, four Grade 2 Listed properties, small cottages, some modern properties, three large houses and some farmhouses set back from the road along farm lanes.

- There is a network of junctions to farm lanes linking scattered houses and farms and various footpaths and bridleways with access to the Wey and Arun Canal, and to Wisborough Green village centre via Newpound Lane and Durbans Road.
- Most properties bordering the road to the south-eastern end have long front and rear gardens, properties to the north-western end however, are mostly closer to the road with smaller front gardens but with long, narrow back gardens. There is some conversion of front garden areas for hard standing for parking.
- Boundaries are mainly low native hedging but some are higher and partly screen properties. There is some timber fencing and use of brick walls.
- Barns and play equipment associated with Fishers Farm Park can be viewed from the road, as can various barns located in this rural landscape.
- Pylons are dominant where they cross the landscape, and the lay-by at the top of Hughes hill has a littering/fly tipping problem.

- Housing plots are mostly large and gardens irregularly shaped with the exception of one row of houses with long front gardens and most properties front the road, garages are a mix of detached and attached.
- Roofs are mainly steep pitches with some exceptions, notably the flat roof of the Arun garage building and the industrial buildings.
- Building materials again echo the other character areas with much use of local red brick and tile and some weather boarding and painted render. Chimneys are mostly single brick and windows a mix of sash, casement, lattice, and some modern double glazed units and use of dormers in single storey buildings.
- Listed Buildings in the Character Area are:
 - Daniels
 - Thayres Cottage
 - Bees
 - Cherry Tree Cottage