

# LINDFORD



# VILLAGE DESIGN STATEMENT



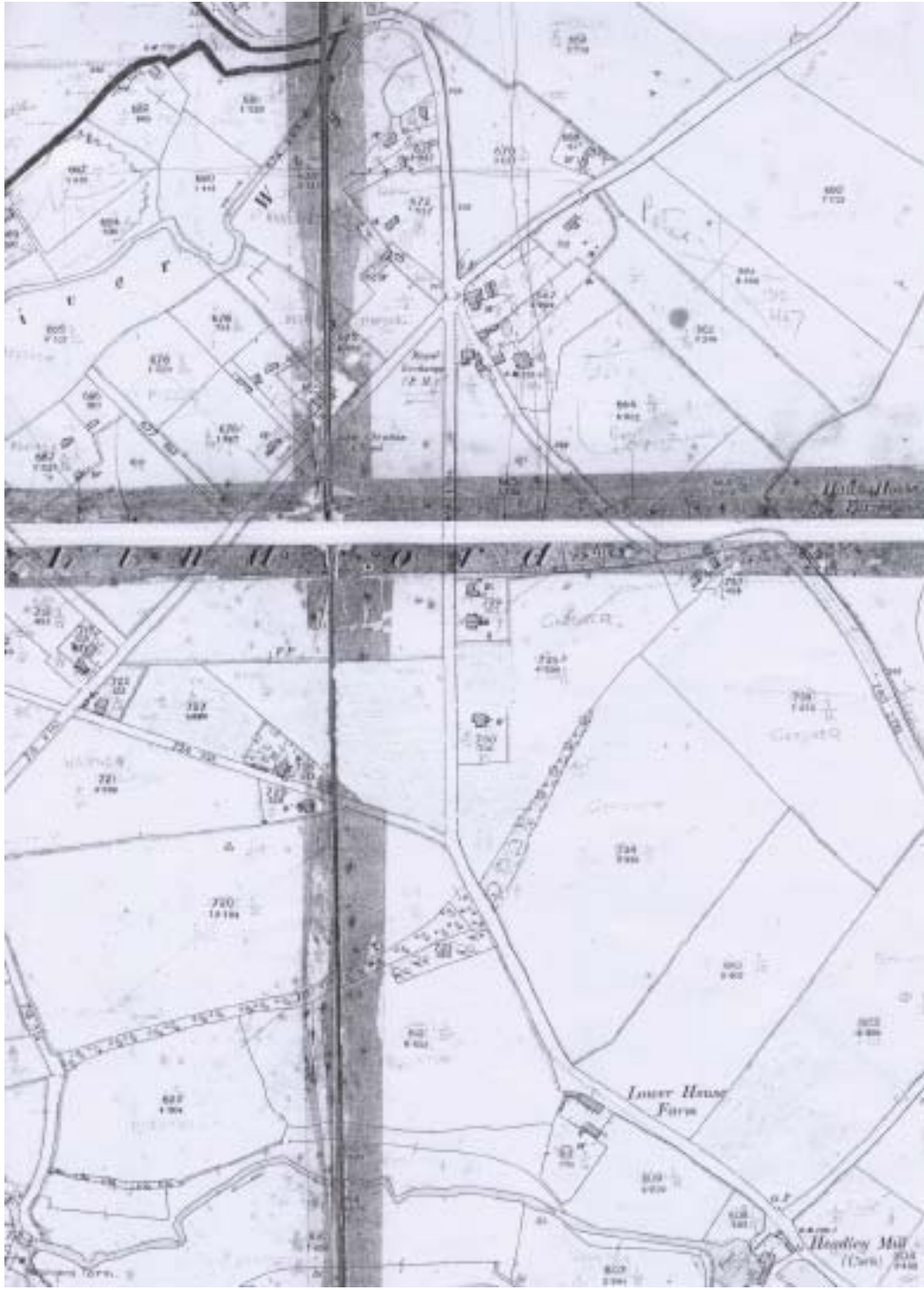
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## Acknowledgements

We would like to thank all those residents who contributed to the production of this document. We are particularly grateful to those people who came to meetings, participated in discussions and produced sections of the document, and to all those whose properties are included, many of whom supplied us with invaluable detailed information about them.

## Lindford in 1896



The original map from which this has been copied contained more recent additions, added by hand in red ink. These have been removed.

## Lindford Today



Pictured on the front cover (from the top): Lindford Bridge, the playground at The Triangle, Lindford Church, Headley Mill.

## **Developing a Design Statement**

Lindford residents produced a Village Appraisal in March 2002. This was a survey of the views of residents on local transport, crime, social and educational facilities, housing and amenities, environment and countryside. It was followed in 2003 by a Parish Plan, setting out some priorities for the village. In preparing the Parish Plan, surveys of opinions on proposals to add play equipment to the 'open space' areas were carried out. These surveys and the Village Appraisal were based on questionnaires which were distributed and collected by volunteers, and had a very high response rate.

After the Parish Plan was completed, the idea of developing a Village Design Statement was considered, but initially rejected. A Village Design Statement is an attempt by residents to say what is distinctive about their village, indicating what they particularly value and wish to conserve, and providing guidance for future design. Such a document can be used after a planning application is submitted or, at an earlier stage, to ascertain what may or may not be acceptable to residents. It was felt at the time that producing a document of this sort was too difficult because Lindford is such a diverse village, with many different architectural styles.

However, over the next 2 years, residents became increasingly concerned as plans were approved to demolish established buildings in the village – the old Post Office, Lindford garage, Pear Tree Farm, Earley House, for example – and replace many of these with blocks of flats. In addition, an application was submitted to the District Council for outline planning permission to build 207 dwellings, after demolition of 8 houses, at the end of Chase Road.

As a result, at the end of 2004, a group of residents decided to produce a modest Design Statement, which would utilise and build on the surveys done for the Village Appraisal and the Parish Plan. The Parish Council agreed to fund and support it. The proposal was outlined in a newsletter distributed by the Parish Council to all residents in January 2005.

The first meeting was advertised in the newsletter and on the village notice boards. Several meetings were held throughout 2005, advertised in the same manner. After consultation with residents whose individual properties appeared in the document, a draft was produced which was endorsed by the Parish Council at the end of 2005 and discussed with District Council Planning Officers in February 2006. After some further modifications, another draft was produced and approved by the Parish Council and the Village Design Statement group.

The recommendations which form the basis of the Design Guidelines and Community Action Points were circulated to all residents in March, along with an invitation to comment on them. The Planning Officers at EHDC also looked at the whole document again and made some helpful suggestions. After a few more changes had been made, mostly to the structure of the document, the Parish Council adopted the revised draft of the Design Statement in August 2006. Further changes were made at the request of the District Council's Development Policy Panel, and approved by the Parish Council in November 2006.

The study is not meant to be exhaustive but we hope that we have included sufficient examples to indicate what we would like to conserve in our village, and how we would like to see it develop.

### **Why is a Design Statement Important?**

A Parish Councillor writes....

*I have lived in Lindford for over 20 years but it is only recently that I have become a Parish Councillor. Often people ask where I live, and when I say 'Lindford' more often than not the response is along the lines of, 'Oh, that's a lovely village.'*

*I am now seeing Lindford with different eyes. When I had young children I would regularly walk past Pear Tree Green down to Weyford Infants and Junior School, never stopping to appreciate the lovely open space. My children would often run across the Green with their friends and play on it, but I never stopped to think what it would be like if it wasn't there, or wasn't looked after. I would take my family down to feed the ducks at Headley Mill, but I never stopped to think about the buildings, pavements, kerbs and verges – they were just there. Every so often I would go to the Triangle and push one or another child on a swing – never wondering, for example, how the litter bins were emptied, or how broken swings were repaired.*

*I then progressed to being a busy working mother, driving here, there and everywhere, never stopping to look at the verges and paths and street signs, or wondering how the daffodils arrived at Lindford Bridge. I was aware that we have some fascinating older buildings in Lindford, often hidden away, but I never gave much thought to their history.*

*There is a saying, 'Stop and smell the roses.' Well, I think I am in the process of doing that. Suddenly I am seeing Lindford with different eyes: I see litter that needs to be picked up; grass verges that have miraculously been mown; and attractive and carefully-maintained houses and gardens; but I also see people who actually make up the heart of Lindford, people who stop and chat and care about the village. The history that many of them hold in their memories must be preserved and passed on to future generations.*

*These people, who show such an interest in their surroundings, have really made me stop, look and observe. But, above all, they have made me appreciate what a lovely place I live in. I feel that it is important to preserve the character of Lindford, so that it continues to be the sort of village that everyone can enjoy. I hope that the Design Statement will help us to do this.*

## A Walk around the Village

In order to develop their ideas about the Design Statement two of the Parish Councillors took a walk around the village in February 2005. They were looking particularly at things that might be in need of protection – flora, fauna, buildings, walls, and hedges. While it was noted that this was rather a bleak time of year, it did not stop them observing some of the distinctive features of Lindford.

Daffodils were starting to pop up on banks and verges. Many local residents have planted these, and this should be encouraged. For the most part hedges and verges were neatly cut and free of litter, but some parts of the village were messy. A piece of land on the Lindford side of the ford at Headley Mill was rather an eyesore, perhaps good for wildlife, but not a very desirable spectacle at the entrance to the village. On the Headley Road, by the Meadows estate, there has been a certain amount of fly tipping. This must be discouraged.

Although Lindford Bridge forms an attractive entrance to the village, it is unfortunate that it has become very dirty. It is in need of regular cleaning and the once white railings are in need of repainting. Another undesirable feature noted which needs attention was the amount of litter around Elmfield Court. In addition, the verges there have been very badly damaged by inconsiderate parking.

They observed many interesting boundary walls, especially on the Liphook Road, noting that the builders of a couple of new houses on this road had preserved walls from previous dwellings.

There is a core of older houses, some Victorian, some from earlier eras, which are an important part of the fabric of the village, and most residents would like to see these preserved as far as possible.

Lindford is full of mature trees, especially oaks, which contribute a great deal to the character of the village. Two of these, beside the Liphook Road, provide a backdrop to an attractive Victorian letterbox.



**The letter box at the junction of Windsor Road and Liphook Road**

Just over the village boundary, at the end of Canes Lane, is the famous Lindford Oak. There are a few unusual trees, too. Near the entrance to The Meadows estate there is an old, bent, acacia tree. In the garden of Pear Tree Heights there is a large tulip tree, which was preserved when the site was developed. Near Lindford Bridge a tree had been chopped down, and the remaining trunk was not attractive.

Finally our 2 walkers questioned whether there were too many road signs cluttering the village. Obviously it is necessary to have such signs, but perhaps we should think a bit more about the overall visual impact.

## **Landscape Setting**

Lindford is a small village with very clear boundaries, surrounded by highly attractive countryside. Views of open country from the village are very important to local residents. The River Wey curves around the western side of the village, marking the boundary of approximately half of it. It is a pity that much of the river is inaccessible.

Occasional glimpses of woodland surrounding the river bank can be caught to the west of Chase Road, and there are views along short sections of the river from Lindford Bridge and Headley Mill which are much appreciated by local residents.

Travelling north towards Lindford Bridge a view of fields and woodlands opens up to the right. Beyond Broxhead Farm Road there are woods to either side; some of the woodland has legal protection, but all of this open country is of value. Lindford Sports Association, located on Broxhead Farm Road, just outside the village, is seen by residents as an important part of Lindford, although strictly it is in the Parish of Headley.

To the south of the village, Headley Mill, with its attractive mill pond, is the final building before views of fields, woods and the river banks appear. It is important that the setting of Headley Mill and the views of the pond and river be retained.

On Frensham Lane, the end of the village is even more clear-cut, as houses give way suddenly to open fields, hedgerows and woodland. Travelling along the Headley Road out of Lindford, there is a similar awareness of the countryside opening out to the left after Hatch House Farm. The sense that this is a small community surrounded by beautiful countryside is strongly felt. This could easily be undermined by sprawling development.

A distinctive feature of the village is the presence of many large trees, especially oaks. Over most of Lindford the houses are subordinate to the trees, often partially hidden behind them. The trees dominate the skyline. Most residents feel that this is how it should be.

There are a few large buildings in the village, but generally the built environment is on a small scale. Bulky constructions and buildings of more than two storeys are generally inappropriate here. Some areas are characterised by bungalow development, for example, and any new development should take account of this. The area around Headley Mill, and that part of the village to the west of Lindford Road which is discussed in the section entitled 'Other Buildings of Historical Interest', need to be treated with particular sensitivity.

It is important that we do what we can to retain and maintain existing hedgerows and trees, for example in the boundaries of new developments. We also want to enhance the rural appearance of the village by planting native species of trees and shrubs.



### Design Guidelines

- **The clear nature of village boundaries, as defined by the settlement policy boundary in the Local Plan, should be respected. The rural setting of Lindford should be protected to avoid any further sprawling development beyond the settlement policy boundary.**
- **Any new development should be sympathetic to the general village setting and the particular characteristics of the area within the village in which it is located.**
- **Views of the river and countryside are important, for example the view to the east from Lindford Road between The Lindens and Lindford Bridge. These strategic views into and out of the village should be respected.**
- **The predominantly wooded nature of the village should be retained.**
- **New developments should, where possible, retain existing hedgerows and trees and incorporate such features into the layout and design. Old trees, hedges and walls should be given greater protection when planning applications are considered. This is especially important for trees with Tree Preservation Orders.**

### Historical Context and Housing Mix

Lindford only became a distinct Parish with its own Parish Council in 1982, but it is an old settlement with a long history. From 1929 to 1982 it was part of Whitehill, and for centuries before that, it was part of Headley

A map of Lindford, dated 1896, indicates where the older buildings in the village are located. In those days, in what we now know as Liphook Road, there were only 6 properties, including the Royal Exchange pub. Some of them are pictured below:



**Above left: Royal Exchange pub  
Above right: former butcher's shop  
Left: Victorian houses in Liphook Road  
Right: Watermeadow Farm**



In Frensham Lane there were 2 buildings (pictured elsewhere), one of which was a pair of semi-detached cottages. At the Five Ways crossroads there were 2 properties, one of which was a shop. Frensham Lane /Chase Road at that time was the main thoroughfare through Lindford. In Headley Road there were 3 properties, one rather large. In Chase Road there were 8 properties mainly grouped around the Chapel, but also including Chase Farm and what is now known as 60 Chase Road.



**Chase Farm**



**60 Chase Road**

There is a cluster of older houses to the north of Chase Road and west of Lindford Road. Wey Cottage (pictured and described on page 15) is one of these.

At 5 Acres there were 2 properties, and there were several smaller properties along the river bank, in the area now covered by Five Acres Close, Lindford Chase, and Chapel Gardens.

One of these is Chase House, a building which dates back many centuries. The Lindford Chase development was built about 20 years ago on land formerly attached to this house.

**Chase House**



There were about 6 properties in the road we know as Taylors Lane, including Old Farm Cottage, and several small buildings around Watermeadow Farm.



**Old Farm Cottage, Taylors Lane**

Some of the older properties have gone, but there are still many left, mostly in very good condition. Typically they have been modernised internally, but much of the outsides are original.

In the 1920s and 30s many properties were built in the village. Most of these matched in quite well with the existing buildings, and today are reckoned to be an important part of the village scene.

**20<sup>th</sup> Century bungalows in Windsor Road**



Some parts of the village are characterised by bungalow development, for example along Windsor Road, Imadene Crescent, and a section of Liphook Road. Two storey dwellings are likely to be inappropriate in these settings.

Since the 1960s extensive development has occurred. Increasingly the emphasis has been on greater density, and more recently there has been a growing tendency to build in the gardens of larger houses, often after demolition of these houses. These have typically been older buildings. Buildings which have been lost include the shop at the Five Ways junction, the village garage, the village store in Chase Road, Pear Tree Farmhouse, and the bungalow opposite the Chapel. Recently an application was approved to demolish Earley House in Liphook Road, a fine looking house, over 100 years old. As a result of pressure from residents this house has now been saved, however. Some of these properties may not be outstanding, but they are part of the original village scene. We must move with the times and keep up to date, but these old houses are part of our heritage and should be retained, as far as possible.

There is a need to maintain a good balance of different types of housing in the village. There is a strong feeling that in recent years too many flats have been built, and this is beginning to lead to a rather unbalanced mix of housing types. Lindford is very densely populated; the practice of demolishing houses to build at a higher density on the land is adding to this, and giving an increasingly urban feel to some parts.

### **Frensham Lane**

This is a rambling country lane leading from the Five Ways junction in Lindford towards the small but geographically dispersed village which gives it its name. Part of the section between Lindford and Headley is a good example of a 'sunken lane'.



**The entrance to Frensham Lane, The Lindens on the left, Crossroads House on the right**

From early in the 20th century until 1999, when it was demolished so that the site could be redeveloped, Lindford Garage was located at the beginning of this road, to the north of the junction. Until approximately 1990 there was a shop to the south.

Both the shop and the garage have now been replaced by blocks of flats, Crossroads House and The Lindens. The design of these flats, with their mixture of brick, terracotta tiles, and white rendering, blends reasonably well with other buildings in the vicinity, but there is a lack of surrounding vegetation. Residents were reasonably happy with the design of Crossroads House, the building which replaced the old shop. Several of the design features of The Lindens were similar, but many residents consider that the sheer bulk of the buildings is rather overwhelming at the entrance to a small village. It is to be hoped that the growth of trees and hedges will eventually soften this impression.

Up to the boundary of the village, which is about 150 - 200 yards from the junction, there are houses in a mixture of styles, mostly 20<sup>th</sup> century, and the road is lined by a variety of trees and shrubs. Beyond the boundary there are open fields to either side.

Of particular interest, on the south-east side of the road, is a pair of white semi-detached cottages, Nuthatch Cottage and The Villas. These have been extended over the years without damaging their character, but the central section, encompassing both houses, is quite old. Inside there are low ceilings and ancient oak beams. In the early part of the 20<sup>th</sup> century The Villas was a village shop and a bakery, and in the 1930s a coal merchant's. The present owners have traced it back as far as the 1840s, using a tithe map and the 1841 Census, but do not know exactly when it was built.

Forest Cottage



Nuthatch & The Villas

Of considerable merit, too, on the other side of the road, at the edge of the village, is an attractive old detached stone building called Forest Cottage.

Until recently, a major feature of the opening of the lane was a tangled old mixed hedgerow in which hawthorn predominated, marking the boundary of Lindford Garage. Unfortunately, when flats were built on the garage site in 2002, the hedge was destroyed. The boundary of the flats is now marked by a low brick wall, and this part of Lindford has a much harsher, more urban feel to it. Residents indicated in the Village Appraisal that they put a high value on the preservation of old hedgerows.

### **The Royal Exchange**

Royal Exchange, 2005

Situated at the junction of the Headley and Liphook Roads, this pub is at the centre of the village and is the subject of one of the few old postcards of Lindford. The photograph on the card was taken in the early 20<sup>th</sup> century from a point to the north-west of the Five Ways junction. At this time



the building looked much the same as it does today, though the setting is very different – a very tranquil, rural scene, with few other buildings in sight. Inside there is a painting depicting the pub in the late 19<sup>th</sup> century. It is remarkably similar to the postcard.

The main body of the building is characteristically Victorian. On the Headley Road side, however, is a jumble of structures, some of which appear to be considerably older. There is an old well in this part of the pub, and it has been suggested that the water from this may have been used in brewing in a past age.

The name dates back to at least the mid 19<sup>th</sup> century. In 1861 Henry Bone was the licensee, according to Census data. The pub sign suggests that the name may be associated with the beheading of one of the wives of Henry VIII – a rather gruesome part of a royal exchange. However, the true origin of the name is unknown to the landlady and to local residents, and is more likely to be connected with the fact that horses were changed there.

The area between the pub and the Elmfield Court shops contains two pub gardens, and two pub car parks. The car parks are lightly used, and the shopkeepers would like to negotiate an arrangement so that the public can make use of the one nearest to the Post Office, in order to address the parking problems around the shops, which are currently giving rise to road safety concerns and turning grass verges into ugly mud baths.

### **Lindford House, Lindford Cottage and The Tardis**



Parts of Lindford Cottage (now attached to Lindford House) date from 1640. It was then one of only two houses along Headley Road – Hatch House Farm being the other. It has a cellar underneath it, with a trap door entrance in the lounge. This has been blocked up for a long time.

**Lindford Cottage**

Lindford House was built some time between 1850 and 1860 by a Russian captain. Parts of the original Lindford Cottage are now in Lindford House. The cottage then became the servants' quarters for the big house.



**Lindford House with  
The Tardis in front**

There is some debate about the original access to the house. At one time there was an entrance from Headley Road past The Tardis. The old porch can still be seen at what is now the back of the house, although this is due to change very soon. There also used to be another door on the wall at 90<sup>o</sup> to the current front door. The conservatory of Lindford Cottage now covers this.

The Tardis was built around 1850 (the roof pitch indicates that it is Victorian). Originally called The Bothy, it was the groom's cottage. The stables were attached to it and used to jut out across Headley Road. They were knocked down before Grayshott Laurels was built in the late 1970s.

It is thought that these were the stables for the inn, which used to be called The Exchange and so was probably a point at which horses were changed. The groom's cottage was converted in 1983, and the current owner has lived there since 1984. In the driveway are some cobbles that used to be the floor of the stables; they have 'George V' stamped on the underside.

There is a 'trivel tree' running under The Tardis: this is a route for water that is continually flowing, taking run-off down to the river. There are apparently several of these in Lindford, and the Chase Road developers will have to cope with the outflow from them.

The Coach House is also thought to have belonged to the pub. It is thought that the wall that runs from the Liphook Road end and marks the boundary of 3 Grayshott Laurels was a boundary for the pub land, not for Lindford House.



**The Coach House and wall  
viewed from a garden in  
Grayshott Laurels**

Before Grayshott Laurels was built, there was a wall from the door end of the Coach House, which seems to have marked the boundary of the land attached to Lindford House.

By the time Grayshott Laurels was built, both The Tardis and the Coach House belonged to Lindford House. If they had previously belonged to the pub, presumably it had no further need of them when horses were no longer used.

### **Lindford Church**



**Lindford Church viewed  
from Chase Road**

The foundation stone for the present church building in Chase Road was laid in March 1870, and the construction was completed over the next 3 months at a total cost of £124. It was a great improvement on an earlier building constructed on the same site in 1833, which itself had replaced a rather dilapidated sanctuary on wheels, known as The Ark.

In the 1960s the building was renovated and extended slightly, and a wooden hut, purchased from the Army, was placed on land to the rear of the church to serve as a Church Hall. In the 1990s a further extension was added to provide an entrance vestibule, with toilets and a kitchen, and, after extensive fund raising, the wooden hut was replaced by a new Community Centre which blended well with the original church building. With their solid and unpretentious design, these whitewashed buildings form an important part of the physical centre of the village, as well as being at the heart of the community.

### **Other Buildings of Historical Interest**

There is a strong desire to preserve the core of older buildings in Lindford, and their settings, not just those which have or may obtain Listed status. Apart from the individual aesthetic appeal of many of these buildings, their presence lends an important dimension to the character of the village and reminds us of our history. Chase Farm and Watermeadow Farm have Listed status. Several of the older buildings which we have examined in earlier parts of this document may also merit this status, as might a number of other properties in the village. Our study is not intended to be exhaustive.

These may include Wey Cottage, Woodbine Cottage (a pair of semi-detached cottages), Moss Cottage and Yew Tree Cottage.



**Woodbine Cottage**



**Yew Tree Cottage**



**Wey Cottage**



**Moss Cottage**

Wey Cottage and Moss Cottage are located in a part of Lindford, west of Lindford Road, between the Chase Road junction and Lindford Bridge, where there are many unusual buildings, some 20<sup>th</sup> century, some Victorian, some older. Wey Cottage dates back at least to the 18<sup>th</sup> century, but a Victorian house has been attached to it. This area, referred to by some as 'old Lindford', needs to be treated with considerable

sensitivity, and any development here must respect the setting and contribute to the character of the area.

The present owners of Yew Tree Cottage (Canes Lane) believe that it was built in 1696, though it has been extensively, but sympathetically, renovated since then.

Headley Mill is technically just outside the village boundary but most people think of it as part of Lindford.



**Headley Mill and pond: the geese which live here make regular forays into the surrounding area, frequently bringing traffic on the Liphook Road and Mill Lane to a standstill**

Another feature, mentioned and pictured earlier in this document, which is worthy of preservation, is the Victorian letter box on Liphook Road. It had looked rather neglected but has recently been painted.

#### Design Guidelines

- **There is a need to maintain a good balance of housing types. New development should provide a mix of house types, appropriate to the identified need.**
- **New development should be in keeping with the village environment; it should respect the character and setting of existing buildings.**
- **Buildings should generally be 2 storeys or less in height. Buildings of more than 2 storeys will only be appropriate if the scale, height, mass and design respects the pattern of development and architectural characteristics of nearby properties and the surrounding area.**
- **In the area to the west of Lindford Road, where there is a cluster of older houses, and around Headley Mill, particular sensitivity is required.**
- **Traditional building materials, appropriate for the context within the village, should be the norm.**
- **As far as possible, the core of older dwellings should be retained among the large number of newer buildings. Any new development should be sympathetic to the character and context of these important buildings, and preserve their settings.**



## New Developments

There is extreme concern about the amount of new building scheduled for Lindford and the South-East in general. There are many issues involved here, including lack of infrastructure, consumption of natural resources and the effect on the ecology of the area. These questions should be given considerably more attention when new housing is being considered.

Fossil fuel consumption to provide energy for houses and fuel for transport generates pollution and greenhouse gases that contribute to climate change. Building more houses also means more demand on water resources. The Building Research Establishment has produced an EcoHomes standard, using reports from DEFRA, UK Water Industry Research and the Housing Corporation. It is estimated that, to build a home to this standard, in terms of conservation of water and energy, the additional cost is as little as £160 per home.<sup>1</sup> These measures continue to provide monetary and natural resource savings during the life of the home. This is such a trivial amount in the overall cost of building a new home that we feel strongly that all new buildings should be to this standard.

We are aware of the Drum Housing project in Whitehill, where the houses have energy-saving features. Several members of Lindford Parish Council visited these homes recently, and were very impressed by them. The Bordon and Whitehill Opportunity Group is also seeking to create a sustainable community, among other things by using ‘innovative, modern environmentally-friendly design incorporating eco-homes and modern methods of construction’. So a precedent has been set, and we definitely want it to be reflected in new building in Lindford.

### Design Guidelines

- **Every effort should be made to reduce the environmental impact of new development, by conserving energy, water and other resources. New development should incorporate energy conservation features into the design. Any new homes should be built to the EcoHomes standards of the Building Research Establishment.**

## Open Spaces

The village is very tightly packed, and the small open spaces and the views of open country are much appreciated. In the Village Appraisal 97.1% said that the quality of the countryside was ‘important’ or ‘very important’ to them. Most people wanted open spaces preserved as a priority, and put a high value on trees and the river.

Lindford Triangle, Mimosa Green and Pear Tree Green, the 3 main ‘public open space’ areas in the village, are well used, and the Parish Council is attempting to enhance them with groups of trees, mostly native species. Extra seating and some play equipment have been added recently, after consultation with residents. Access to these

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<sup>1</sup> The figures given here are quoted from the booklet *Healthy, Wealthy and Wise — Sustainable communities: creating the right environment* published by the RSPB.

Greens as well as their settings and views of them should be respected by developers. Any new developments close to them must be sympathetic to them. The prospect of acquiring additional accessible open space as a result of the Chase Road development is one of the few positive features of this proposal, in the eyes of residents.

There is a desire, particularly amongst those who live near to the Greens, to retain their relatively open and natural state. There is also a demand for facilities for older children: goal posts, netball goals, a youth shelter and more swings, for example. This was evident in the surveys done for the Parish Plan. However, it may be more appropriate to meet such demands in the larger open areas released through the Chase Road development than on the three relatively small Greens.

Three small areas, the Triangle, Pear Tree Green and Mimosa Green, are designated for recreational use and are owned and managed by the Parish Council. However, this 'open space' provision is well below the acreage which the District Council's guidelines suggest should be available in a village with a population of approximately 2,300 people. Any additional accessible open space, for example from the Chase Road development, would be welcomed, provided that this is not detrimental to wildlife, such as the water voles and other users of the river.

#### Design Guidelines

- **The limited open space areas, such as the Triangle, Pear Tree Green and Mimosa Green, must be protected, and their open, natural state should be carefully maintained. New development should respect the character and setting of these spaces, and the views to and from them.**
- **The layout and design of the Chase Road development must ensure that recreational facilities provided are accessible to residents of the village, and that the location of the open space is not detrimental to wildlife, such as the water voles and other users of the river.**
- **The layout and design of new development should take account of the need to protect the existing areas of nature conservation importance. Opportunities should be taken to extend accessible 'open space' provision within the village with minimum harm to wildlife.**

#### Rights of Way

There is a network of small footpaths in Lindford, which enable many of us to minimise our contact with vehicles as we move about the village. The path along and beyond Canes Lane gives access to Bordon Inclosure and parts of the river bank, and can be used for pedestrian access to some of the facilities of Bordon.

However, the main access route for pedestrians into Whitehill and Bordon, including shoppers and schoolchildren, is through the Washford Lane path. The importance of this link was brought home to Lindford residents a few years ago when it was temporarily closed as a result of vandalism. The general view in Lindford is that we

do not want this link to be made into a road that could be used by motor vehicles, but we do want it to be a sound, well-maintained and well-illuminated path.

Important footpaths just outside the village include those running from Mill Lane to Frensham Lane, and from Frensham Lane near Huntingford Farm to Broxhead Common or Pickets Hill and beyond. All of these footpaths are well used and generally well-maintained. There is a problem of litter on the village paths in particular, especially the Washford Lane path and the path from Liphook Road opposite the Elmfield Court shops to Chase Road. It is a pity that much of the beautiful countryside of East Hampshire, as well as the villages and towns, is marred by the blight of litter, left by a thoughtless minority. The Local Authorities need to address this problem.

#### Design Guidelines

- **Footpaths should be taken into account when developments are planned near to them. Several give access to the countryside and their rural setting is important.**
- **The Washford Lane path should continue to be a path, not a road, in order to retain its rural character.**

### Maintenance of the Village Infrastructure

Careful maintenance of the village infrastructure is highly valued by residents. There is a strong desire to improve its appearance, for example by dealing more effectively with litter and dog mess, reducing road clutter, and improving maintenance of footpaths and public areas.

Problems arising from road transport are high on many residents' lists of concerns. These problems include the obvious hazards associated with high traffic densities and speeds, but people are also concerned about inconsiderate parking on verges and pavements, which constitutes an obstruction for pedestrians and has created an ugly mess in the middle of the village. Action is needed to diminish the impact of road traffic, in particular to reduce road speeds, reduce road clutter, and keep vehicles off grass verges, pavements and open areas.

There is a diminishing handful of shops in Lindford, and we must try to ensure that we keep these. The Post Office and general store is especially important to many residents. Improved parking arrangements near Elmfield Court would help to encourage use of the retailers located here, and could help to improve the appearance of this part of the village. We hope that consideration will be given to this when money from the Chase Road developers is used to improve safety on this road.

### Community Action Points

- **More needs to be done to combat the problem of litter, which mars the appearance of the village and surrounding countryside. More action is required to maintain a clean and safe village environment.**
- **There is a strong desire to maintain our local shops, in particular by improving parking arrangements at Elmfield Court. The Post Office and general store is particularly important to many residents.**
- **Measures are required to reduce traffic speeds and ensure adequate parking. This would improve the appearance of the village, and help to create an environment which encourages the community to use the local shops and other facilities.**
- **Village signs, particularly along the Liphook Road, should be reviewed to see if it is possible to achieve a more integrated and less cluttered impression.**

### Design Guidelines

- **The layout and design of any new retail development should consider the location of any parking spaces that are required and how they relate to the existing shops.**
- **New development should be designed so that it provides adequate parking and, where highway works are required, so that it discourages speeding traffic.**

# **Conclusions and Design Guidelines**

## **Landscape Setting**

Lindford is a small rural community with very clear boundaries. It is the overwhelming wish of residents that it should retain these characteristics.

- **The clear nature of village boundaries, as defined by the settlement policy boundary in the Local Plan, should be respected. The rural setting of Lindford should be protected to avoid any further sprawling development beyond the settlement policy boundary.**
- **Any new development should be sympathetic to the general village setting and the particular characteristics of the area within the village in which it is located.**
- **Views of the river and countryside are important, for example the view to the east from Lindford Road between The Lindens and Lindford Bridge. These strategic views into and out of the village should be respected.**
- **The predominantly wooded nature of the village should be retained.**
- **New developments should, where possible, retain existing hedgerows and trees and incorporate such features into the layout and design. Old trees, hedges and walls should be given greater protection when planning applications are considered. This is especially important for trees with Tree Preservation Orders.**

## Historical Context and Housing Mix

Lindford has developed over many centuries and, although there is a preponderance of 20<sup>th</sup> Century buildings, there is a core of older buildings representing earlier times. There is a good mixture of types of accommodation. Generally the built environment in Lindford is on a small scale, and of traditional materials.

- **There is a need to maintain a good balance of housing types. New development should provide a mix of house types, appropriate to the identified need.**
- **New development should be in keeping with the village environment; it should respect the character and setting of existing buildings.**
- **Buildings should generally be 2 storeys or less in height. Buildings of more than 2 storeys will only be appropriate if the scale, height, mass and design respects the pattern of development and architectural characteristics of nearby properties and the surrounding area.**
- **In the area to the west of Lindford Road, where there is a cluster of older houses, and around Headley Mill, particular sensitivity is required.**
- **Traditional building materials, appropriate for the context within the village, should be the norm.**
- **As far as possible, the core of older dwellings should be retained among the large number of newer buildings. Any new development should be sympathetic to the character and context of these important buildings, and preserve their settings.**

## Sustainable Design

We are extremely concerned about the impact of new housing and feel very strongly that any new homes should be to the EcoHomes standards of the Building Research Establishment, with additional consideration being given to traffic, flora and fauna, potential flooding and infrastructure. In this way, new houses would make as little impact as possible on the environment, which is especially important in view of global climate change.

- **Every effort should be made to reduce the environmental impact of new development, by conserving energy, water and other resources. New development should incorporate energy conservation features into the design. Any new homes should be built to the EcoHomes standards of the Building Research Establishment.**

## **Open Spaces and Rights of Way**

Lindford is a very densely populated village and the footpaths and small open spaces are vital to many residents.

- **The limited open space areas within the village, such as the Triangle, Pear Tree Green and Mimosa Green, must be protected, and their open, natural state should be carefully maintained. New development should respect the character and setting of these spaces, and the views to and from them.**
- **The layout and design of the Chase Road development must ensure that recreational facilities provided are accessible to residents of the village, and that the location of the open space is not detrimental to wildlife, such as the water voles and other users of the river.**
- **The layout and design of new development should take account of the need to protect the existing areas of nature conservation importance. Opportunities should be taken to extend accessible open space provision within the village with minimum harm to wildlife.**
- **Footpaths should be taken into account when developments are planned near to them. Several give access to the countryside, and their rural setting is important.**
- **The Washford Lane path should continue to be a path, not a road, in order to retain its rural character.**

## **Maintenance of the Village Infrastructure**

At the meetings called to prepare this document concern was expressed about a number of problems which Lindford shares with many other rural communities.

Increasingly people who can drive are reliant on their cars, and for those who are unable to drive there is increasing difficulty in gaining access to shops, doctors' surgeries and other facilities. For everyone there are the problems associated with speeding traffic and road congestion.

There is also a strong feeling that the appearance of the village is spoilt by the presence of large amounts of carelessly dropped litter.

### Community Action Points

- **More needs to be done to combat the problem of litter, which mars the appearance of the village and surrounding countryside. More action is required to maintain a clean and safe village environment.**
- **There is a strong desire to maintain our local shops, in particular by improving parking arrangements at Elmfield Court. The Post Office and general store is particularly important to many residents.**
- **Measures are required to reduce traffic speeds and ensure adequate parking. This would improve the appearance of the village, and help to create an environment which encourages the community to use the local shops and other facilities.**
- **Village signs, particularly along the Liphook Road, should be reviewed to see if it is possible to achieve a more integrated and less cluttered impression.**

### Design Guidelines

- **The layout and design of any new retail development should consider the location of any parking spaces that are required and how they relate to the existing shops.**
- **New development should be designed so that it provides adequate parking and, where highway works are required, so that it discourages speeding traffic.**

**We hope that note will be taken of the comments recorded here, particularly in consideration of future planning applications. Planning should help to foster a sense of community. Lindford residents wish to maintain the special character of the village. We share many concerns, problems and opportunities with our larger neighbours, Headley and Whitehill, and are happy to co-operate with them, but Lindford is a distinct and separate community.**