

**Lightwater Village Design Statement
Supplementary Planning Document
October 2007**



'leading for tomorrow'



The main image on the front cover is of All Saints Church, Broadway Road, Lightwater

Foreword

A Steering Group of local people, with support from Surrey Heath Borough Council, prepared an initial version of the Village Design Statement. Surrey Heath Borough Council welcomes this initiative and supports the aims of Village Design Statements (VDS) as an expression of the aspirations of local people in guiding new development and protecting the valued characteristics of their local environment. So that these ideas can be incorporated into planning policy, the Village Design Statement is produced here in the form of a Supplementary Planning Document (SPD). This Village Design Statement SPD has been adopted by the Borough Council to provide guidance for new development proposals.

This document aims:

- To protect and enhance the local distinctiveness of Lightwater, in respect of its built environment and landscape, through guiding new development and other changes to the environment.

The Village Design Statement Supplementary Planning Document and its accompanying Sustainability Appraisal Report (SAR) can be obtained at the Council Offices on Knoll Road, Camberley, and from the Borough Council website (www.surreyheath.gov.uk).

Versions of the SPD and SAR can be made available in large print, braille and foreign languages. If you would like a copy then please contact a member of the Planning Policy and Conservation Team.

If you have any queries or require any further information please call the Planning Policy and Conservation Team on 01276 707100 or email planning.policy@surreyheath.gov.uk

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Foreword

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1. Introduction

What is a Village Design Statement?

- 1.1 Village Design Statements are part of a nation-wide initiative by the Countryside Commission. This Village Design Statement describes Lightwater as it is today, and highlights the qualities valued by residents. It represents the views of the residents so that local knowledge and ideas may contribute to the growth and prosperity of the Village, and to the high quality of its environment. The aim is to ensure that further development and change is based on a considered understanding of the Village's past and present, and will contribute positively to the future of Lightwater and enhance its special nature. The Statement lays down Principles which will help shape future development, reinforce the local distinctiveness of the Village and provide a framework for future physical changes.

Preparing the Village Design Statement

- 1.2 The Lightwater Village Design Statement is a local initiative with a strong community backing. A Steering Group of local people approached Surrey Heath Borough Council for support and prepared an initial version of the Statement. One of the key elements in this consultation was a questionnaire which was distributed to most of the residents of the village.
- 1.3 So that these local ideas can be incorporated into planning policy, the Village Design Statement is produced here in the form of a Supplementary Planning Document (SPD). It forms part of the statutory Surrey Heath Local Development Framework which guides development in the Borough.
- 1.4 The objective of the Village Design Statement SPD is:
- To protect and enhance the local distinctiveness of Lightwater, in respect of its built environment and landscape, through guiding new development and other changes to the environment.
- 1.5 The Statement is supplementary to Policies G4 "Design Principles", Policy H17 "House Extensions", and Policy H18 "Residential Development in Settlement Areas" of the Surrey Heath Local Plan 2000. It has also been developed further to the Preferred Options version of the Core Strategy of the Surrey Heath Local Development Framework (September 2005). It also has regard to the Surrey Heath Community Plan 2004-2014. This policy framework is reproduced in Appendix 1. A Sustainability Appraisal has also been undertaken of the Village Design Statement to assist the integration of sustainability considerations into its preparation.
- 1.6 The Borough Council has adopted other Supplementary Planning Guidance on design which apply to the whole of the Borough including Lightwater. These include "Surrey Design" (2002), and "Residential Development in Settlement Areas - Development Control Guidelines" (2002).

How does the Village Design Statement work?

- 1.7 This Design Statement begins by explaining the evolution of Lightwater and paints a picture of the village and community today. The landscape setting and built environment of the village are described. Those valued features of the village's environment are explored from which Design Principles are derived which are a guide for new development. A final section addresses transportation, highway and flood risk issues.
- 1.8 The Village Design Statement will be taken into account when planning applications are determined. It is also intended to guide local initiatives and to assist in guiding the quality of the environment even when planning permission is not required. This can happen for example when change is brought about by the smaller day-to-day adjustments to homes and gardens, open spaces, paths, hedges, which alter the look and feel of the whole Village. This Statement is therefore addressed to:
- statutory bodies and public authorities including the Borough Council and Windlesham Parish Council.
 - planners, developers, builders, architects, designers and engineers.
 - local community groups.
 - householders and businesses.

2. The Evolution of Lightwater

- 2.1 There is evidence of a Roman settlement in the 1st Century AD just to the east of Lightwater adjacent to the Bourne stream. By the 19th century only a handful of houses and farms were present. The area was a vast tract of Lowland Heath known as Bagshot Heath with farmland around its edges. The farmers grazed their cattle, sheep and goats, which maintained a very open aspect of this area. If you stood where the junction of Ambleside Road and Guildford Road is today you would be able to see the top of High Curley Hill to the west and much of the land in between. The name 'Lightwater' originates from the clear (light) water that flowed from the common moorland.



Looking west towards High Curley Hill in the 1920s.

- 2.2 The Parish of Windlesham Enclosure map of 1813 shows only eight dwellings in what is now within the boundaries of modern-day Lightwater. By the tail-end of the 19th century there were only a few more houses present. The triangle formed by Guildford Road, All Saints Road and Broadway Road was a thick wood. There is only one listed building within the village which is Pleasant Cottage at 142 Guildford Road which dates from the early 18th Century.



The junction of Guildford Road and All Saints Road c1907.

- 2.3 The rate of building increased from around 1893/4 and by the start of the 1st World War houses had been built along the south side of Guildford Road between Macdonald and Grasmere Roads and along these roads themselves. Why Lightwater started to develop at this time is not certain. Land was relatively cheap and the development could have occurred to meet the overspill of labourers from nearby Villages. The Village had started to extend westwards from a short distance from the banks of the Windlebrook upwards towards High Curley Hill.



Village of Lightwater in 1915
Historic Mapping © Crown copyright and Landmark Information Group

- 2.4 In 1902, All Saints Church was built in the centre of the Village. At this time a railway was planned to be laid to join Bagshot with Woking, with stations at Lightwater and Chobham. The track would have been laid along what is now the A322 Lightwater by-pass if it had been built. The church was dedicated in 1903 and is one of the village's favourite buildings. It is constructed in red brick in the gothic style with a Belfry and consists of a nave and chancel. The Belfry originally contained two bells made at Salisbury Bell foundry. In 1981 it was decided to replace the bells with a chime of six bells which were made by the Whitechapel Bell Foundry in London. In 2001 the inside of the Church was refurbished.



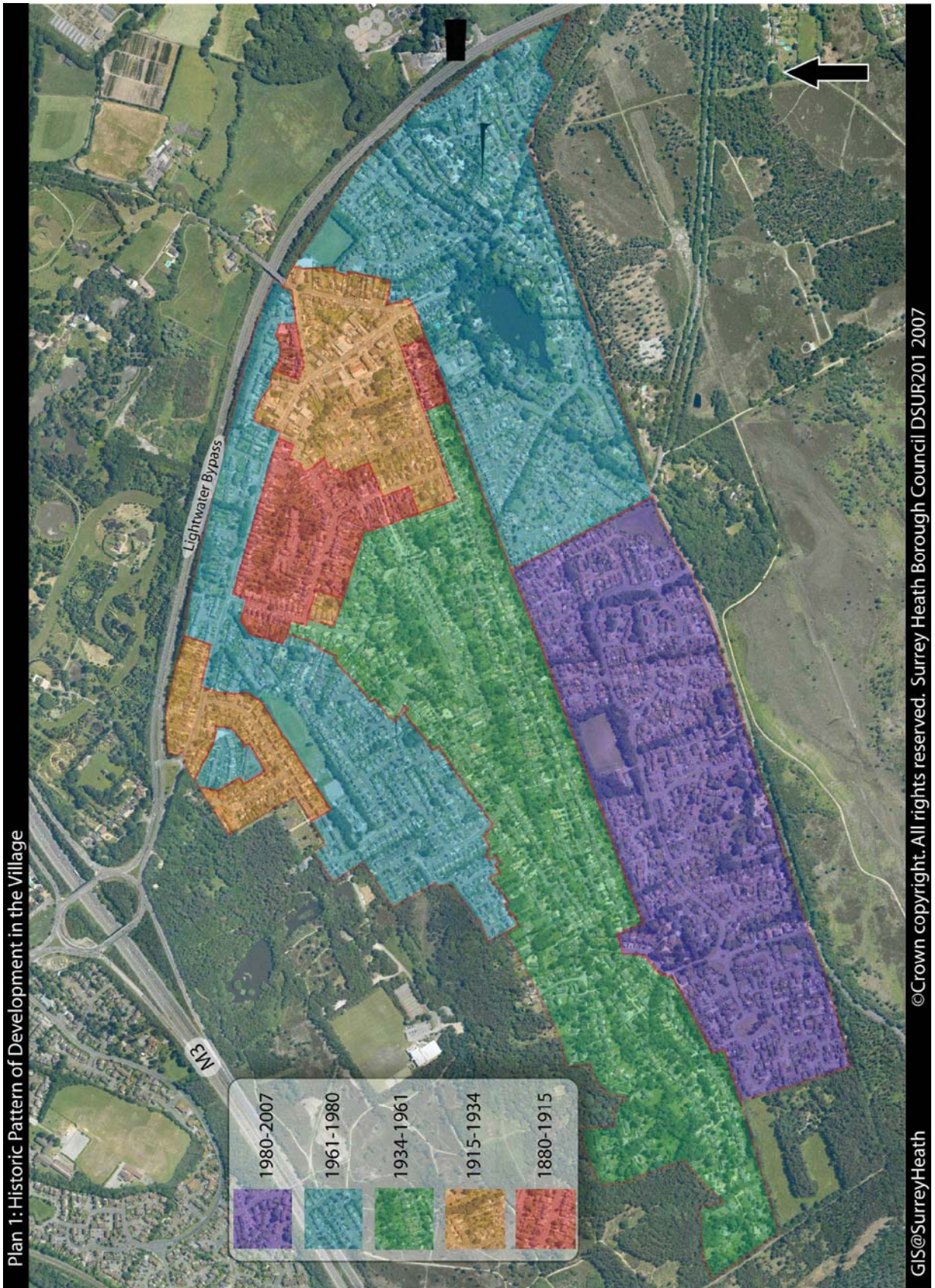
All Saints Church, Broadway Road

- 2.5 By 1935 the Village had more than doubled in size. More shops and houses were present in the centre, especially on Guildford Road between All Saints Road and Broadway Road. Ambleside Hill (now Road) had houses along its track and High View and Curley Hill tracks were being built upon. The houses in the Avenue were built by 1927. The land occupied by Stonehill Farm had houses built along the track to the farm whose name is now remembered in Stonehill Road. Several large houses including Moorlands, Heather Wells, Paddock Wood, Lightwater Lodge and Lightwater Grange, all adjacent to Red Road were now present.
- 2.6 Development slowed down after World War 2. However, in the mid 1950s to late 1960s, there was more building on Ambleside and Macdonald Roads, following their being metalled. The western end of Guildford Road was developed further and the infilling of Grasmere and Junction Roads started around this time. In the 1950s, Lightwater had a thriving commercial area along the Guildford Road from the Avenue to Ambleside Road. Businesses included 9 grocers, 4 butchers, 3 cycle shops, 2 'cafes', 2 petrol stations, 2 cobblers, 2 social clubs, a greengrocer, a chemist, coal yard, fencing contractor, nursery, newsagent, undertaker, pub, post office, hair dressers, dentist and off licence, all serving 2000 – 2500 people.



Lightwater Newsagents, Watlings Cycle Shop and Tea Room c1950.

- 2.7 A number of housing estates were developed from the 1960s to the mid 1980s which saw the significant expansion of the built up area of the village by infilling and by building on the surrounding farmland. In the early to mid 1970's, the Rectory Farm and Herons Court Estates were built, the latter on the grounds of Lightwater Manor. Lightwater Meadow, the original Springfield Estate to the east of the Village, Christie Close and the land between Macdonald Road and Hammond School, and Ridgeway Close appeared. From the mid 1980s to the present day further infilling took place by demolishing older dwellings on large plots and replacing them with houses on smaller plots. This is evident on Ambleside and Macdonald Roads. Growth continued apace to the present date with the appearance of The Moorlands and Briars Estates in the 1980s to the south of the Village built on the remaining farmland and the large gardens of the grand houses that were there. Plan 1 shows this historic pattern of development in the Village.
- 2.8 The M3 Motorway opened westwards in 1971, and eastwards in 1974. The Lightwater By-Pass opened in 1977.



3. Lightwater Today

- 3.1 Lightwater Village is situated in North West Surrey, 5 miles east of Camberley within a few miles of the Berkshire and Hampshire borders and just beyond the Metropolitan Green Belt. Within an 11 mile radius are the large towns of Bracknell, Camberley, Farnborough, Guildford and Woking which offer a wide range of shops, large stores and recreational facilities. In 2001, the Village's population was 6,694. Almost 50% of the villagers are aged between 30 and 59.
- 3.2 The central point in the Village used to be the War Memorial and the rose garden at the junction of All Saints Road and the Guildford Road where the Village sign is located. Nowadays, the focal point is the square in front of Budgens Supermarket where gatherings such as the Christmas Fayre take place.



War memorial at junction of Guildford Road and All Saints Road

- 3.3 Today the commercial area centres around Guildford Road between Grasmere and Ambleside Roads. The shops today include Budgens supermarket, 2 chemists, an optician, a beautician, 2 hairdressers, 4 estate agents, a newsagent, post office, a butchers, a library, a DIY with pet store, 3 takeaways, a fish & chip shop, a sandwich bar/small coffee shop, jeweller and a variety of other businesses. In Lightwater there are no restaurants other than the Red Lion Pub which is just off the Village centre. This means most residents have to travel to surrounding villages and towns for dining and evening entertainment.
- 3.4 The questionnaire in the local consultation exercise revealed that many residents would like to see a restaurant and another public house in the Village along with more specialist shops such as a baker, a greengrocer, a florist and cafes or restaurants.
- 3.5 Facilities for the very young and elderly are well catered for. These include a Darby and Joan Club, a Gardening club, a Women's Institute, and tennis, rugby and football clubs, and 2 private members social clubs to name a few. All Saints Community Hall is used by the Church and holds meeting for Brownies, Guides, a pre school playgroup, a youth club for younger teenagers, dancing classes, and other activities. Further afield the Scouts have their Headquarters next to the Windlesham Parish Council offices in The Avenue. The Briars Centre in the west of the village is a community hall that is used by toddlers clubs and for dance tuition and social events.
- 3.6 The questionnaire showed a desire for more facilities and activities for older teenagers. This multitude of clubs and activities within the Village adds to the essence

of what makes this a Village community. 51% of the questionnaire respondents said that Lightwater is valued by residents as having a Village atmosphere. There is a library and Police Station in the centre of the Village.

- 3.7 Situated in the west of the Village are Lightwater's two schools. The present Lightwater Village School in Catena Rise was opened in January 1939. The Village School celebrated its 60th anniversary in April 1999 when former pupils were invited to a concert given by the school's present 171 children. Hammond Community Junior School in Badger Drive was built in 1979 with six classrooms to serve the growing community of Lightwater for pupils aged 8–12 years. The school was named after the Reverend Mr Henry Hammond the former Rector of Windlesham. The building has undergone two major extensions to accommodate the constantly increasing local population and flourished as a middle school until the mid 1990s when it changed status to a Community Junior School for pupils aged 7–11 years. Some of the main public buildings and amenities in the village are shown in Plan 3. It is important to maintain the Village's community facilities.



Picture of Lightwater by the children of the School.

4. Landscape

- 4.1 Lightwater is framed by heathland to the west and south and by farmland and parkland to the north and east. Plan 2 shows the setting of the village and the area covered by the Village Design Statement. The best view of the Village is from High Curley in the Country Park. Here the beauty and the setting of Lightwater can be fully appreciated. Set in gently rolling heathland the view of the Village is subtly camouflaged by mature Scots Pine, Silver Birch, oaks and ornamental trees planted by past and present householders.
- 4.2 Lightwater Country Park to the west of the Village is an important area of the fast disappearing lowland heath in Europe and is carefully managed by Surrey Heath Borough Council. Most of the Country Park's heathland is a Site of Special Scientific Interest (SSSI). It forms part of the Thames Basin Heaths Special Protection Area (SPA) and as such is of European importance for three species of endangered birds namely the woodlark, nightjar, and Dartford Warbler. It is also a Special Area of Conservation (SAC) in view of its European importance for other wildlife. Several badger sets are also in the Country Park. The Park is home to reptiles such as the Sand Lizard, insects such as the Silver Studded Blue butterfly, Raft Spider and numerous dragonflies. In the questionnaire which formed part of the consultation exercise undertaken by the Local Steering Group, the Country Park was voted the most popular area for walking.
- 4.3 The Lightwater Leisure Centre is situated within the Country Park and is a modern sporting and leisure complex catering for many indoor sporting and social activities; outdoors there are tennis courts, and pitches for rugby, football and hockey. Within the Park, there are informal seating areas around Hammond Ponds, a Heathland Visitor Centre, a picnic area, and easy access paths have been created.



Hammond Ponds, Lightwater Country Park

- 4.4 To the west of the Country Park towards Camberley is a stretch of heathland used for training by the Ministry of Defence. This area is also designated a Site of Nature Conservation Importance (SNCI) in recognition of its county level significance for nature conservation. Turf Hill Park which lies to the south of the Village is another tract of lowland heath managed by the Borough Council which enjoys SSSI, SPA and SAC status and is largely used by walkers and naturalists. These areas are shown in Plan 2 which shows the setting of the Village.



Open Spaces and Landscape within the Village

- 4.5 Lightwater is blessed with a number of open spaces which are well used by the Villagers, be it for dog walking, exercise, sports or the study of natural history. Within the built-up areas of Lightwater is the playing field behind All Saints Church, the playing fields between Hammond Community Junior School and Lightwater Village School, and Briar Avenue Playing Field. There is Lightwater Lake which was once part of Lightwater Manor and is accessible to the residents that border the lake. There are also 5 smaller green spaces spread throughout the Moorlands, Briar and Lightwater Meadow estates.
- 4.6 Those open spaces within the developed area of the Village centre tend to be focussed on formal recreation. These spaces benefit from designation as Green Spaces in the Local Plan. However, the Village centre is devoid of Green Spaces, There are a number of other, smaller open spaces valued by the local people in the Village Centre including the Memorial Garden and War Memorial at the junction of Guildford Road and All Saints Road, and the open space in front of Budgens which are a focus for community events in the Village. Plan 3 “Lightwater Village Plan”, and Plan 4 “Village Centre” show these open spaces together with other amenities and features in the Village.
- 4.7 The many trees, hedges and grass verges along Lightwater’s roads play an important role in shaping the character of the street scene and unifying the Village with the countryside. In the many mature gardens in the Village are a wide variety of birds, mammals, reptiles and insects.

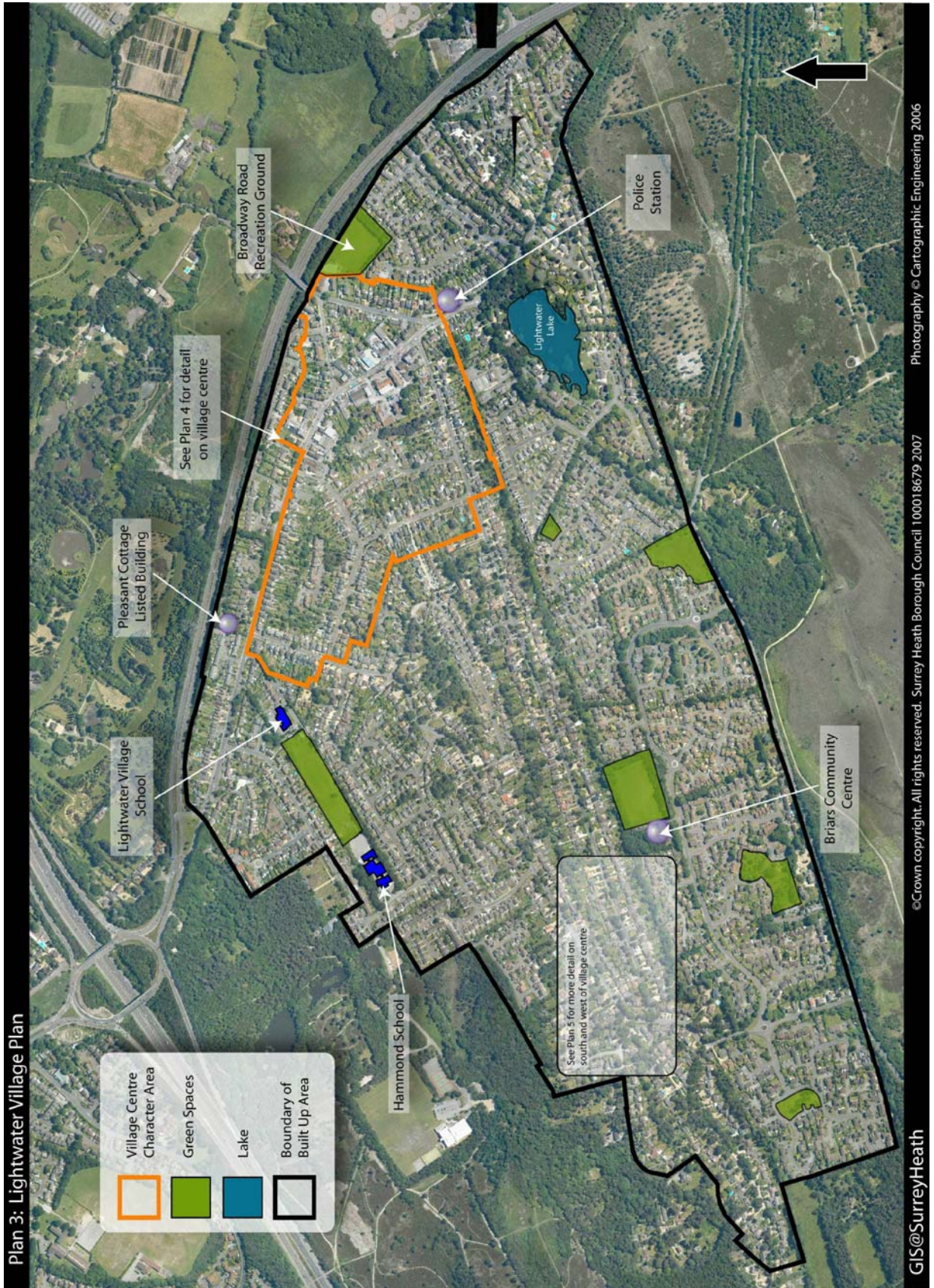


MacDonald Road

- 4.8 There are a number of watercourses running through the village which are shown in Plan 6. Their value for nature conservation, for the prevention of flooding, and the improvement of the character of the village, can be enhanced by the landscaping of the watercourses where appropriate. This could take the form, for example, of a buffer zone either side of the watercourse, or by the deculverting of watercourses and their reinstatement to a natural river form. This buffer zone should be managed, where appropriate, so as to foster a natural character, with native species of trees and shrubs used. The following Landscape Design Principles protect the open spaces and landscape features of the Village and seek to incorporate them into new development where appropriate.

Landscape Design Principles

- L1** Green and open spaces provide recreational, environmental and amenity value to the Village. These areas should be protected from fragmentation or incursion through further development and enhanced wherever possible.
- L2** Heathland areas adjacent to the Village boundaries should not be developed and should be protected and enhanced for their landscape and wildlife value.
- L3** The trees, hedges, grass verges and other forms of landscaping within the Village, particularly in front gardens and along roadsides, should be protected. These features should be incorporated into new development where this would be in keeping with the street scene or where it can enhance an existing street scene.
- L4** Development adjacent to a watercourse should incorporate landscape design features where appropriate, and which ensure that watercourses are kept open and provide an area in which flooding can occur safely, and that a wildlife corridor is provided to enhance biodiversity.



5. The Built Environment

(a) All Areas of the Village

- 5.1 The following design principles apply to the whole of the area subject to the Village Design Statement as shown in Plan 2. This includes the main built up area of the village and those areas of countryside outside the built up area where development may come forward such as through the replacement of existing dwellings. These principles aim to protect the village character of Lightwater, and require that the design of new development derives from a proper understanding of the pattern of buildings and landscape in the surrounding area.

Built Environment Design Principles For All Areas

- B1** New development should pay regard to the locally distinctive and valued patterns of development described in this Design Statement. These range from the shape of streets, the size of building plots, the spaces between buildings, the scale and shape of buildings, the architectural detailing and materials of individual buildings, boundary treatments, and landscaping.
- B2** The Village character of Lightwater should be protected. The over-development of sites should be resisted due to its harmful impact on residential amenity, through increased traffic generation and harm to the character of the area through eroding the generally smaller scale character of the Village.
- B3** Extensions should maintain the style, balance and character of the existing building, and be sympathetic to the scale and character of adjoining properties and the streetscene.
- B4** The visual impact of car parking should be minimised. Garages and car parking areas should not obscure house fronts.



Junction of All Saints Road and Guildford Road

(b) The Village Centre

Character of the Village Centre

- 5.2 The centre of the Village developed around Guildford, All Saints, Ambleside, Macdonald and Broadway Roads and largely derives its valued character from Victorian and Edwardian buildings from the period 1890-1915. These older properties consist of smaller plots and buildings of “humble”, two-storey proportions.
- 5.3 The residential buildings are typical Victorian/Edwardian style villas either semi or detached with facing gable ends and sash windows. Built mainly of red brick, the older properties have grey slate roofs. More modern properties tend to have tiled roofs. Most of the older properties have period architectural detailing including string courses of bricks and quoins at the corner of the buildings, often picked out in white. Some of the houses are in white render or are painted white. Some have date plaques and timbering adding to their visual interest. A pleasing visual rhythm is often set up by bay windows. These properties were originally built with no garage and shallow front gardens, as can be seen on the south side of Guildford Road and in the row of Victorian villas on Grasmere, Macdonald and Junction Roads. Front boundary treatments such as garden walls and hedges play an important role in defining and softening the streetscene. Plan 4 shows the Village Centre area and provides a design analysis of why this area is valued by the residents.

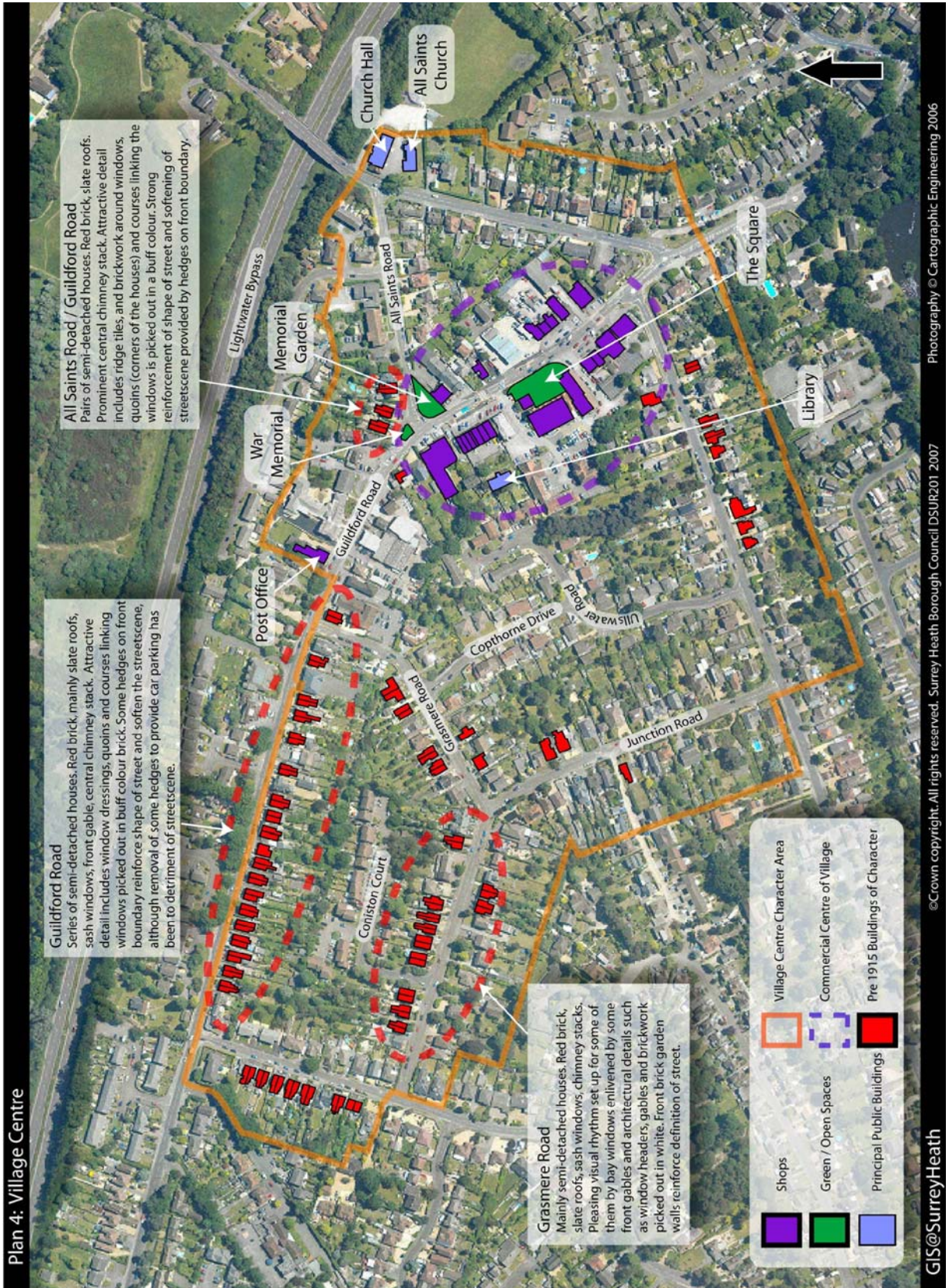


Grasmere Road

- 5.4 The commercial part of the Village centre is a mixture of modern developments mixed with older properties. Many of the newer buildings are of 2 or 3 storeys and built of red brick with some traditional references such as gable fronts.



Commercial Centre of the village, Guildford Road



Design Issues in the Village Centre

- 5.5 A majority of respondents to the questionnaire thought that overdevelopment has occurred in the Village centre with not enough regard to the character of the original centre. There is a concern that the larger massing and scale of some developments such as offices and flats has eroded the “Village” character of the centre. There has been an incremental harming of the street scene giving it a more urban character. Half of the respondents to the questionnaire thought that the shops and buildings in the centre of the Village are unattractive and soulless. 42% of respondents to the questionnaire expressed a wish to see more traditional designs in the Village centre.
- 5.6 The lack of garages and off road parking space in residential properties has resulted in some residents creating a parking space using the front garden or a drive through to the rear garden. This has unfortunately meant the loss of greenery and hedges that are so much a part of the character of Lightwater. On road parking is a problem in the centre of the Village: attractive grass verges are eroded through use for parking; and views of the heart of the Village Centre around the commercial centre are dominated by an unsightly scatter of parked cars.



Centre of the village, Guildford Road

- 5.7 The creation of an enhanced Village Centre takes its inspiration from some of the valued features of the older properties which already lend the Centre its fundamental “village” character. This can be achieved particularly through new development. This can include the predominantly smaller scale and small plot sizes of the older buildings, mainly using red brick or white render, the use of some traditional architectural references such as gables where appropriate, a careful attention to detail, and the use of front boundary treatments such as walls and hedges. Whilst the Victorian/Edwardian buildings in the centre of the Village are much liked and respected, it would not be necessary for all development to replicate this model. Modern design that respected some of the key design elements of this area, and which are set out in Design Principle B5, and was to a high quality, should be encouraged.
- 5.8 Any redevelopment or environmental enhancement in the commercial centre of the village should provide a more defined structure for the layout of buildings and car parking to reinforce its role as the public centre of the Village. This could be achieved by substantially increase the amount of trees and other forms of landscaping, improving paving, reducing the impact of car parking on the streetscene, and providing a layout where the dominant views would be of public spaces and attractive buildings.

Built Environment Design Principles for the Village Centre

- B5** New development should have regard to the following criteria:
- (a) Consist principally of two-storey buildings with some three-storey buildings where this would not lead to the erosion of the predominantly smaller scale character of the Village Centre.
 - (b) For larger developments, the massing of building and roof elevations should be broken down, for example through articulation or the development where appropriate of a number of smaller buildings.
 - (c) Be principally of red brick with the occasional use of white render, and with slate or tiled roofs appropriate to the character of the building.
 - (d) Buildings should predominantly contain traditional elements such as the use of gables and pitched roofs. There should be a high quality of architectural details appropriate to the character of the building. More modern designs that incorporate some key traditional elements, are of high quality, and would not harm the overall traditional character of a street will be permitted.
 - (e) Development should incorporate front boundary treatments, particularly through the use of brick walls and hedges.
- B6** The redevelopment or improvement of the commercial centre of the village should provide a more defined structure for the layout of buildings and car parking which will substantially increase the amount of landscaping and reduce the impact of car parking on the streetscene.
- B7** Environmental enhancement schemes which improve the character and function of the village centre in providing a focus for village life will be encouraged.

(b) Rest of the Village

Character of the Rest of the Village

- 5.9 This area is that part of the village outside the Village Centre. It includes the main residential areas of the village within the built-up area as defined in the Local Plan and as shown on Plan 2. It also applies to some of the lower density housing found outside the main built up area, for example along High View Road. It comprises a mixture of predominantly detached and semi-detached houses including bungalows but with some short runs of terraces in the more modern estates such as Briars and Moorlands. Two storey houses predominate with traditional forms of front pitched roofs, front and side gables. There is a range of materials especially brick and render but with other features such as occasional half-timbering and some stone detailing. Interest and depth to the buildings is added by a variety of window styles varying from plain casement or sash to large bay windows, and a variety of porches.

- 5.10 MacDonald, Ambleside, and Curley Hill Roads, The Ridgeway, and Ridgeway Close and scattered development along Curley Hill and High View Road are of a lower density where landscape features such as trees and hedges significantly enhance the street scene. Residents expressed a strong liking in the questionnaire for the trees, hedges, and garden flowers that very much dominate the roads in these areas of the Village. They provide a connection with the surrounding countryside. Generally all the residences in the more modern estates have open plan front gardens. Whilst there is a variation in building styles throughout the residential areas, the key street scene features which are appreciated are an abundance of landscaping, often substantial front gardens, and visual interest in individual houses gained by the use of architectural detailing. Plan 5 shows a sample area to the South and West of the Village Centre and provides a design analysis of why this area is valued by the residents.



Design Issues of the Rest of the Village

- 5.11 The key design issue is the protection of those valued features within the street scene in the residential part of the Village. These include: the dominant landscaping; the feeling of spaciousness which is largely due to the size and frequency of the gaps between houses, the depths of front gardens and the mainly 2-storey height of the buildings; and visual interest in the appearance of the houses. There is little opportunity for additional housing on the newer estates, although there is potential for redevelopment and infilling on some of the older, lower density areas such as on Ambleside and MacDonald Roads. New development should predominantly respect the existing character and valued features of the streetscene, although modern designs are acceptable where the overall character of the streetscene is not prejudiced.

Built Environment Design Principles for the Rest of the Village

- B8** New development should have regard to the following criteria:
- (a) Consist principally of two-storey buildings.
 - (b) Respect the spacious character of the residential areas through reflecting the predominant depths of front gardens and, the size and frequency of gaps between houses.
 - (c) Development should incorporate front boundary treatments, particularly through the use of hedges, unless it comprises a redevelopment within an existing open-plan estate.
 - (d) Substantial landscaping through trees, shrubs and hedges should be provided.

Plan 5: Rest of Village (sample of area to south-west of centre)



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6. Transportation, Access and Flood Risk

Transportation, Access and Flood Risk Issues

- 6.1 The consultation exercise by the local Steering Group in the preparation of the Village Design Statement highlighted a number of issues of concern to local residents:
- (a) During the morning rush hour the Village suffers an increase in ‘through traffic’ due to drivers trying to avoid the traffic queue on the By-Pass (A322) leading to the M3 roundabout. This in turn creates tail-backs along the Guildford Road.
 - (b) The Red Road (A319) is a very busy road governed by the national speed limit. Traffic speed has been a cause of concern over the years. Despite the installation of an advisory electronic speed limit ‘Slow Down’ sign, residents are keen that any further measures that are possible within the County Council’s remit should be put in place to improve the junctions of Red Road with Lightwater Road, Briar Avenue and MacDonald Road.
 - (c) 42% of questionnaire respondents commented on the poor car parking in the Village centre. There is increased reliance on car journeys into the Village centre from the residential parts of the village that puts pressure on the local road network and car parking in the Village. This, together with the intensification of development in the Village Centre has placed great pressure on the provision of car parking spaces available to shoppers. Lightwater is one of only three villages in Surrey Heath without a public car park. Much of the available car parking areas at the front of the shops in the Village are owned by the landlords of the shops.
 - (d) Footpaths are mainly confined to the Country Park, Turf Hill and Windlesham Arboretum with few public footpaths outside these areas. More footpaths to enable the enjoyment of the countryside would be appreciated. These should be wheelchair-friendly where possible.
 - (e) Local authorities are promoting non-car-based travel, and particularly facilities for cyclists, pedestrians and public transport including improved travel to school arrangements. However, the public transport available to the villagers consists only of bus services to Camberley (including Frimley Park Hospital), Woking and Guildford.
 - (f) Disabled residents in Lightwater have great difficulty with accessing the Village centre, particularly wheelchair users and also pedestrians with prams and baby buggies. Some dropped kerbs have been built over the years but easy access for wheel chair users to significant parts of the village should be improved. The random parking of cars on pavements across designated locations, as well as adjacent to service roads, makes access hazardous. There should be designated parking spaces for disabled badge holders. Inclusive design should also be encouraged. This allows disabled people to use the same facilities as everyone else, rather than ‘special arrangements’. An example of good practice lies in the concept of ‘Lifetime Housing’ allowing a person to live in the same house from cradle to grave whatever their ability.

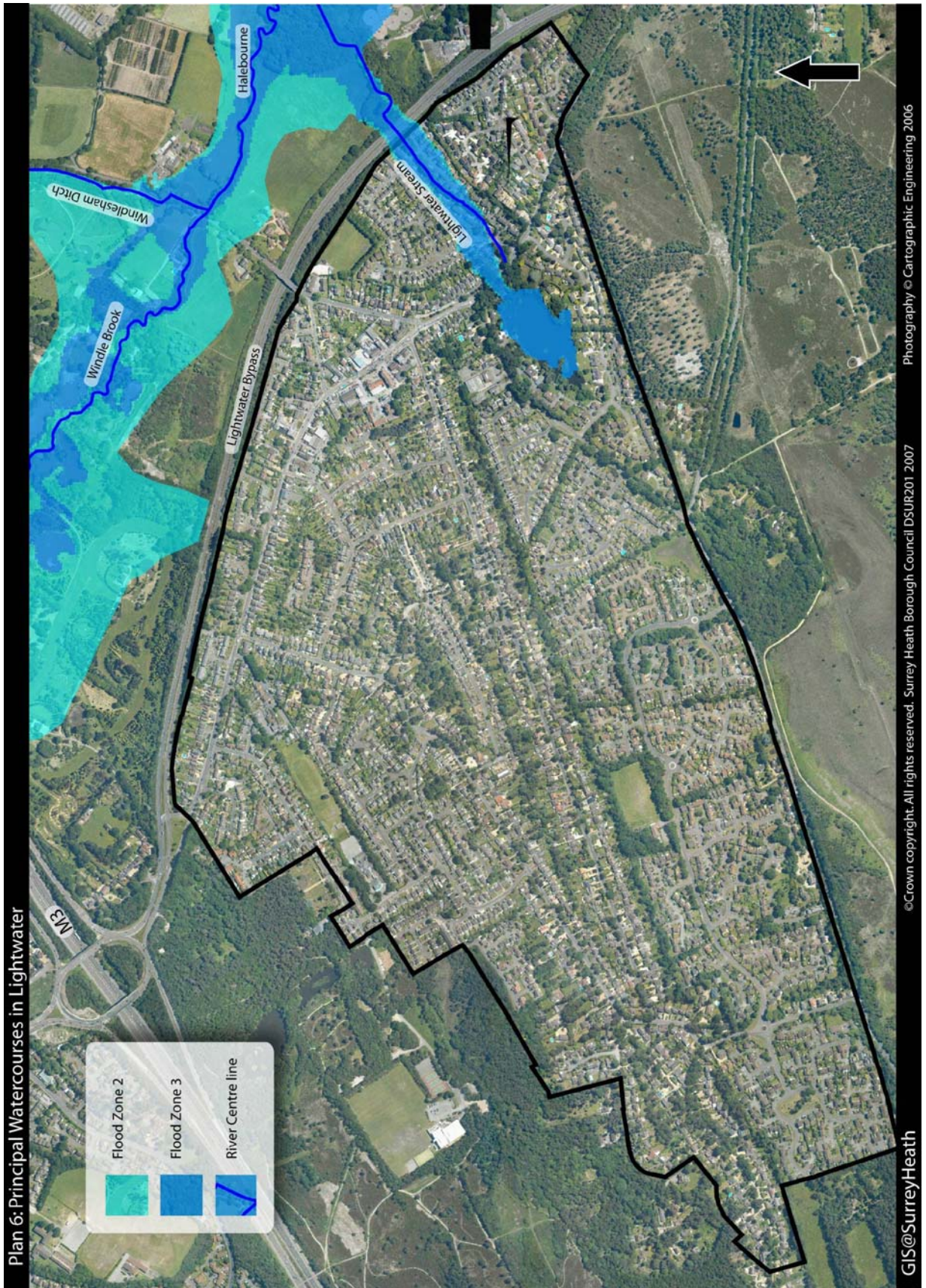
- 6.2 There has been local concern over the risk of flooding in the village. Landscape Design Principle L4 in section 4 proposes how new development can ease flooding by the introduction of landscape features by watercourses. These provide areas to absorb flooding safely. Other measures to mitigate against the risk of flooding such as the provision of balancing ponds and the provision of permeable surfaces can be included in developments where appropriate. Plan 6 shows the main watercourses and the location of Floodzones 2 and 3 in the Village. Most types of development including housing can take place in Floodzone 2 (between a 1 in 100 and 1 in 1000 annual probability of river flooding); although in Floodzone 3 (having a 1 in 100 or greater annual probability of river flooding), most types of new development can only take place as an exception. Groundwater flooding, due to the high water table, also affects parts of Lightwater. The effect of this can be reduced in new developments by giving consideration to their design, construction and drainage
- 6.3 Whilst the Village Design Statement mainly provides guidance on the design of new development, the following principles and further initiatives reflect local concerns over how current transportation, access and flooding policies should be applied to developments.

Transportation, Access and Flooding - Principles

- H1** Development proposals which cause an unacceptable impact on traffic generation will not be permitted.
- H2** Development proposals will, where appropriate, have regard to highway safety, the encouragement of walking, cycling and public transport, and improving access for people with disabilities.
- H3** To improve access for people with disabilities, inclusive design is encouraged in new development where appropriate.
- H4** Where development takes place, it should not impede the flow of water or increase the risk of flooding elsewhere.

Transportation and Access – Further Initiatives

- H5** Initiatives will be supported which improve highway safety.
- H6** Access for people with disabilities to all areas, including shopping and commercial areas, would be improved by the repair of paths and pavements, and the provision of ramps, dropped kerbs and other measures as appropriate.
- H7** Improved public transport initiatives will be supported.
- H8** Improved footpath and bridleway access to the countryside and surrounding villages is to be encouraged.
- H9** A Study is encouraged which will examine the level and location of public car parking in the village, the need for parking, and identify potential car parking areas, and mechanisms to achieve parking solutions.



APPENDIX 1 – Policy framework relevant to the Village Design Statement

From the Surrey Heath Local Plan 2000

POLICY G4: DESIGN PRINCIPLES

The Borough Council will, in considering proposals for new development and redevelopment, ensure that:

- (a) The scale, mass, density, quality, character, materials and landscape design of development is compatible with the adjoining development and that in the surrounding area;*
- (b) In settlement areas, development should not be of a height that would appear incongruous;*
- (c) In the countryside, development will be restricted to two storeys unless the characteristics of the site and surrounding area are such that no harmful visual impact or harm to the area's rural character would arise.*

The supporting text to Policy G4 in paragraph 3.24 states that: "The Borough Council supports the principle of the preparation of Village Design Statements by rural communities".

POLICY H17: HOUSE EXTENSIONS

Proposals for house extensions will be considered according to the following criteria:

- (a) Extensions should respect the scale, character and detailed design of the property. External materials should be sympathetic to and match where possible those of the property;*
- (b) Extensions should be sympathetic to the scale and character of neighbouring properties and to the character of the surrounding area;*
- (c) Extensions should not adversely affect the privacy of neighbouring properties;*
- (d) Extensions should not seriously affect the amount of daylight or sunlight available to neighbouring properties;*
- (e) Extensions should not have an overbearing effect on neighbouring properties;*
- (f) Extensions should not prejudice the retention of usable amenity space in accordance with Policy H23 (Provision of Amenity Space);*
- (g) Extensions should not adversely affect trees which make a significant contribution to the environment of a site or street;*
- (h) Extensions should not prejudice the retention of adequate parking within the curtilage of the property;*
- (i) Extensions within the Green Belt and Countryside Beyond the Green Belt must be in accordance with Policy RE5 (Replacement or Extension of Dwellings in the Countryside).*

POLICY H18: RESIDENTIAL DEVELOPMENT IN SETTLEMENT AREAS

Applications for housing development within the defined settlement areas should seek to achieve the highest density having regard to the following criteria:

- (a) The character and quality of the street scene, taking into account:
 - (i) The contribution the application site currently makes; and*
 - (ii) The contribution the proposal will make if implemented; and**
- (b) The relationship of the existing and new built form(s), taking into account:
 - (i) New development should not have a significant adverse effect on the level of privacy of neighbouring properties; and*
 - (ii) New development should not materially affect the amount of sunlight or daylight available to neighbouring properties; and*
 - (iii) New development should respect the form and pattern of existing development in the surrounding area; and**
- (c) Existing site and landscape features; and*

- (d) Listed buildings, locally listed buildings and conservation areas as identified in Policies HE1, HE3, HE9 and HE10; and
- (e) Species and habitats of nature conservation interest as identified in policies RE10, RE11, RE12 and RE13; and
- (f) Any extant planning permission and/or Council approved development briefs for the site; and
- (g) Traffic and infrastructure aspects associated with the proposal.

From the Preferred Options version of the Core Strategy of the Surrey Heath Local Development Framework (2005)

CORE POLICY 4 - LOCAL CHARACTER, DESIGN AND HERITAGE

The Borough Council will require new development to respect local distinctiveness, be of a high quality design, and contribute towards the protection and enhancement of the valued character of the Borough including urban green spaces. In particular new development should protect and enhance the heritage of the Borough.

The supporting text to the Policy goes on to state:

“In particular, the Borough Council will undertake work to identify:

- b) *Character Areas - these areas are expected to extend to most parts of the Borough, and will identify those elements of design which define the valued character of an area. These areas could include parts of an area with a distinct character, such as some of the suburbs of Camberley where trees, shrubs and a particular pattern of built forms, contribute to a distinctive character. These areas could also include Village Design Statements, adopted as Supplementary Planning Documents, which identify particular elements of a village’s character, such as materials and scale which are to be given due weight in considering development proposals”.*

From the Surrey Heath Community Plan 2004-2014

Action Area: Environment

Priority Action b(iii): To enhance the character of the area through local community plans and village design statements.

Acknowledgements

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