

AGENDA

Meeting: Southern Area Planning Committee
Place: The Guildhall, Market Place, Salisbury, Wiltshire, SP1 1JH
Date: Thursday 24 January 2013
Time: 6.00 pm

Please direct any enquiries on this Agenda to Pam Denton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718371 or email pam.denton@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Richard Britton	Cllr Ian McLennan
Cllr Brian Dalton	Cllr John Smale
Cllr Christopher Devine	Cllr Fred Westmoreland
Cllr Jose Green	Cllr Ian West
Cllr Mike Hewitt	Cllr Graham Wright
Cllr George Jeans	

Substitutes:

Cllr Ernie Clark	Cllr Christopher Newbury
Cllr Mary Douglas	Cllr Stephen Petty
Cllr Russell Hawker	Cllr Leo Randall
Cllr David Jenkins	Cllr Ricky Rogers
Cllr Bill Moss	

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies for Absence**

2 **Minutes** (*Pages 1 - 10*)

To approve and sign as a correct record the minutes of the meeting held on 15 November 2012 (copy herewith).

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in

particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on 17 January 2013. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals** (*Pages 11 - 12*)

To receive details of completed and pending appeals (copy herewith).

7 **19 Southbourne Way, Porton.** (*Pages 13 - 14*)

Report of the Team Leader (Enforcement)

8 **Land at Avonview, Rambling Rose, Hillbilly Acre and Sunhill, Southampton Road, Clarendon.** (*Pages 15 - 18*)

Report of the Team Leader (Enforcement)

9 **Village Design Statements** (*Pages 19 - 156*)

Report of the Service Director, Economy and Regeneration

10 **Planning Applications** (*Pages 157 - 158*)

To consider and determine planning applications in the attached schedule.

10a **S/2012/1240/Full - Land off St Margaret's Close, to the rear of 37 Fowlers Road, Salisbury, SP1 2QP** (*Pages 159 - 174*)

None

10b **S/2012/1604/FULL - 88 Firs Road, Firsdown, Salisbury. SP5 1SW** (*Pages 175 - 182*)

None

10c **S/2012/1427/Full - Glebe Farm, Hindon, Salisbury, SP3 6ET** (*Pages 183 - 190*)

11 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

None

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 15 NOVEMBER 2012 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE
LANE, SALISBURY, SP2 7TU.**

Present:

Cllr Richard Britton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman),
Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Stephen Petty
(Substitute), Cllr John Smale, Cllr Fred Westmoreland (Chairman) and Cllr Ian West

Also Present:

Cllr John Brady, Cllr Richard Clewer

84 Apologies for Absence

Apologies were received from Cllrs Brian Dalton and Graham Wright. Cllr Wright was substituted by Cllr Steve Petty.

85 Minutes

The minutes of the meeting held on 25 October 2012 were presented.

Resolved:

To approve as a correct record and sign the minutes.

86 Declarations of Interest

There were no declarations of interest

87 Chairman's Announcements

The Chairman explained the meeting procedure to the members of the public.

88 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

89 Planning Appeals

There were no appeal decisions

90 Planning Applications

90a S/2012/1307 - Trickeys Paddock Brickworth Road Whiteparish Salisbury SP5 2QG

Public participation:

Mr Leo Randall spoke in objection to the application

Dr A Murdoch, the agent, spoke in support of the application

Ms Sheila Campbell, representing Whiteparish Parish Council, spoke in objection to the application.

The Planning Officer introduced the report and drew attention to the late correspondence which contained 15 further representations and a consultation response from the Environmental Health Officer. The recommendation was to vary conditions 1 and 2 of the permission previously granted under S/2008/708 whilst retaining condition 3.

A debate ensued during which reference was made to the Inspectors decision and concerns raised regarding the effect of the development on the character and appearance of the local area and highway safety. It was also noted that the Inspector had conditioned a limited period of three years.

RESOLVED

To refuse the application for the following reasons

The previous temporary planning consent under planning reference S/2008/0708 was granted only on the basis of the applicant's specific personal circumstances and need and in the context of planning policy guidance in respect of the provision of sites for persons of Gypsy and Traveller status at the time, and related to a site that by reason of its open and exposed nature was otherwise an inappropriate location for a permanent gypsy and traveller site. The applicant's current proposal to vary condition no. 1 and remove condition no. 2 to allow permanent and unrestricted use of the site by gypsies and travellers, and the proposed variation of condition no. 3 to planning approval S/2008/0708 to allow an additional caravan on the site is considered to be unjustified and contrary to local and national policy guidance, and would result in undue harm in visual amenity terms to the character and appearance of the surrounding countryside. The proposed variation of conditions would therefore be contrary to adopted South

Wiltshire Core Strategy (SWCS) Core Policy 4 (making adequate provision for gypsies and travellers), saved policies G1, G2, H23, H27, H28, C2, & C6 and the guidance contained within the government's National Planning Policy Framework (NPPF) paragraph 55, and DCLG publication "Planning policy for traveller sites".

90b **S/2012/1240 - Land off St Margarets Close To the rear of 37 Fowlers Road Salisbury SP1 2QP**

Public participation:

Mr Christopher Litherland spoke in objection to the application

Ms Ann Harries spoke in objection to the application

Mr Simon Sanders spoke in objection to the application

Mr Tony Allen, the agent, spoke in support of the application

Cllr John Brady, local member, spoke in objection to the application

The Planning Officer introduced the report and drew attention to the late correspondence which contained 3 letters which raised some further issues and some photographs which had been incorporated into the officers presentation. During the debate members raised concerns regarding the access to the site, the effect on the coherence of the area. It was agreed that a site visit would be beneficial.

It was

RESOLVED

To defer for a site visit

90c **S/2012/0562 - Land at Woodland Drive Winterslow Salisbury SP5 1SZ**

Public participation:

Mr David Platt spoke in objection to the application

Mr James Sharp spoke in support of the application

Mr Richard Sharp spoke in support of the application

The Planning Officer introduced the report and drew attention to the late correspondence, further letters had been received and photographs had been incorporated into the officers presentation. A site visit had been carried out prior to the meeting.

During the debate concerns were raised regarding the flooding risk both to this site and the effect it may have on other properties in Winterslow. It was

agreed to alter condition 6 to clearly indicate that the drainage scheme needs to address any flooding issues which may be caused by the development.

It was

RESOLVED

Subject to a S106 agreement relating to

- 1) A commuted sum towards the provision of public open space then

Planning Permission be GRANTED for the following reasons:

The proposed development accords with the provisions of the Development Plan, and in particular G2 (General Criteria for Development), D2 (design criteria), C6 (Landscape Conservation), TR11 (parking) and policy R2 (Public Open space) which are all 'saved' policies of the Salisbury District Plan and Core policy 3 of the South Wiltshire Core Strategy, insofar as the proposed development is considered compatible in terms of the scale, design, materials and would not adversely affect the character of the area; the amenities of the neighbours, drainage or highway safety

And subject to the following conditions.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Location Plan dated 2011 received on 13 April 2012

Drawing no 0529/01 Rev J dated July 2009 received on 13 April 2012

Drawing no 0529/02 Rev E dated July 2009 received on 13 April 2012

Drawing no LDS/9271-TP1, Topographic survey dated 12/03/08 received on 13 April 2012

Flood risk assessment and drainage strategy Rev. A provided by Such, Salinger, Peters consulting engineers dated April 2012 and received on 13

April 2012

Design and access statement, dated April 2012 and received on 13 April 2012

REASON For the avoidance of doubt

3. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for all the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

REASON: To secure a harmonious form of development

POLICY: G2, H16 and D2

4. Notwithstanding the provisions of Class[es] A To F of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures or enclosures within the curtilages and no additions or alterations to the roofs of the dwellings, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

REASON: To enable the Local Planning Authority to retain control over the development in the interests of neighbouring amenities and the character of the area.

POLICY: G2, H16 and D2

5. During construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0800 to 1800 on Mondays to Fridays, 0900 to 1300 on Saturdays and at no time on Sundays, Bank and Public Holidays.

REASON: To minimise the disturbance which noise during construction of the proposed development could otherwise have on the amenities of nearby residential dwellings

POLICY: G2

6. Prior to the commencement of development, a detailed drainage scheme including deep percolation tests, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall address the consequences of the development on the application site; its immediate environment, and any consequential impacts on other parts of the village,

and shall result in no increase in potential surface water run off. The dwellings shall not be occupied, until the development has been built out in accordance with the approved drainage scheme. Any permeable surfaces included within the scheme for drainage purposes shall be maintained in that condition thereafter.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, as required by paragraph 9 of the National Planning Policy Framework Technical Guidance.

POLICY: NPPF

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The approved boundary treatments shall be completed in accordance with the plan prior to the first occupation of the first building.

REASON: To ensure proper planning of the development in the interests of amenity.

90d **S/2012/1217 - Barn Orchard High Road Broad Chalke Salisbury SP5 5EH**

Public participation:

Mr Andrew Jarvis, the Architect, spoke in support of the application
Mr Michael Powis, representing Broad Chalke Parish Council, spoke in objection to the application.

The Planning Officer introduced the report and informed the committee that a late response had been received from the tree officer in which he stated that there was no objection to the application however a condition had been added in respect of tree preservation.

Members asked for clarification of the percentage of site taken up by the building and following a debate it was

RESOLVED:

That Planning Permission be GRANTED

Subject to the applicant entering into a relevant legal agreement to make financial contributions in respect of affordable housing and recreational open space, **for the following reason:**

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D2 (Design), CN8 (Conservation areas) & C5 (Landscape Conservation) of the saved policies of the adopted Salisbury District Local Plan (constituting saved policies listed in Appendix C, of the adopted South Wiltshire Core Strategy), and the aims and objectives of the National Planning Policy Framework, including chapters 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design) & 12 (Conserving and enhancing the historic environment), insofar as the proposed development is considered acceptable in principle and compatible in terms of its siting, scale, design, materials and character, and would not adversely affect the amenity of neighbours, the existing character of the conservation area or the natural beauty of the surrounding AONB.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This development shall be in accordance with the submitted drawing[s] as follows:

Drawing number 232/07 dated 08/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/04/A dated 07/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/03/D dated 04/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/02/C dated 04/12 and deposited with the Local Planning Authority on 13.08.12, and

Drawing number 232/08 dated 08/12 and deposited with the Local Planning Authority on 28.08.12.

Reason: For the avoidance of doubt

3. No development shall commence on site until details of the external materials to be used on the walls and roofs of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: D2, CN8, C5

4. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: G2

5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

Policy: G2

6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 6.00pm, weekdays and 8:00am to 1:00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenity of neighbours

Policy: G2

7. No burning of waste shall take place on the site during the construction phase of the development.

Reason: In the interests of the amenity of neighbours

Policy: G2

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E (inclusive) shall take place on the dwellinghouse hereby permitted or within the curtilage.

REASON: In the interests of the amenity of the area and to enable the Local

Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY: G2, D2, CN8, C5

9. No development shall take place on site, including site clearance, storage of materials or other preparatory work until a Tree Protection Plan and Arboricultural Method Statement has been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Tree Protection Plan shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as the Root Protection Area (RPA). Unless otherwise agreed, the RPA will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837: 2012) and no access will be permitted for any development operation.

The Arboricultural Method Statement should specifically include details of how foundations that fall within the RPA of any retained trees can be constructed without causing root damage.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

Policy: G2

91 Urgent Items

There were no urgent items.

(Duration of meeting: 6.00 - 9.00 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services, direct line (01225) 718371, e-mail pam.denton@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

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APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Appeal Decision	Overturn	Costs
S/2012/0076	6 BridgeStreet Salisbury	WR	Delegated	Allowed	No	No
S/2012/0557	167/169DevizesRoad Salisbury	WR	Delegated	WR	No	No
S/2011/1746	The Heather SouthamptonRoad Aldebury	WR	Committee	Dismissed	Yes	No
S/2012/0355	8 Flitcroft, Amesbury	WR	Delegated	Dismissed	No	No

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee		Overturn	Costs Applied for?
S/2012/0574	Kidi Galore 18 Burford Road, Salisbury	WR	Delegated		No	No
S/2012/1725	Spring Meadows Newton Lane Whiteparish	WR	Enforcement		No	No
S/2012/0928	2 Lovegrove Acre Dinton	WR	Committee		Yes	No
S/2012/0377	Unit 7 Wilton Shopping Village, Wilton	WR	Delegated		No	No
S/2012/1705	Hillbilly Acre, Clarendon	Hearing	Enforcement		No	No
S/2012/0771	Land adjacent The Retreat Ashley Road Salisbury	WR	Delegated		No	No
S/2012/0826	Butt of Ale Sunnyhill Road Salisbury	WR	Committee		Yes	No
S/2012/0997	(AdvertAppeal) Land between NetherhamptonRoad And Durrington	WR	Delegated		No	No
S/2012/0900	Sandhills House Sandhills Road Durrington	WR	Delegated		No	No

WR Written Representations
HH Fastrack Householder Appeal
H Hearing
LI Local Inquiry
ENF Enforcement Appeal

14th January 2013

Wiltshire Council

Southern Area Planning Committee

24 January 2013

19 Southbourne Way, Porton.

Purpose of Report

1. To update Members of officers' findings following a visit to the above address to measure the completed development, with the ward member in attendance.

Background

2. Members will recall that at the meeting on 25th October, the Committee approved a retrospective planning application for the raising of the roof ridge of the dwelling by 750mm, the construction of three rear dormer windows and the insertion of a roof light in the front roof slope under reference S/2012/1112/FUL. In doing so, Members expressed concern that the built height of the completed development may exceed the approved 750mm and asked officers to visit the site and measure the height with the ward member in attendance.
3. The above followed an earlier approval granted by a Planning Inspector on appeal for, amongst other things, raising the roof by 600mm under reference S/2011/0527/FUL.

The planning permission and the approved plans

4. To interpret a planning permission it is necessary to make reference to the planning permission document itself and to any plans expressly incorporated into it.
5. Planning permission reference S/2012/1112/FUL incorporates drawing no.11027/2/A which dimensions the overall height of the building from ground level to the ridge following the raising of the roof comprising the extension, at 5.8 metres.

Officers' findings

6. Officers attended the site on 8th November 2012 and measured the overall height of the extended building from ground level to the ridge as follows:-

- 5.69 metres high using a laser measure;
- 5.7 metres high using a steel tape.

(At the visit, at the neighbours' request, officers also measured the height from the ground floor window head to the ridge as being 3.06 metres; the significance of this is explained below).

7. Measurement confirms that the increase in the overall height of the building from ground level is in fact 100mm less than the approved height. The only conclusion which can be reached therefore is that the development as built is materially in accordance with the approved plans and planning permission and there is no evidence of a breach of planning control in respect of the height of the extended building.
8. During the site visit, neighbours also expressed the view that the survey drawing which accompanied the application (drawing no.11027/4) did not accurately show the overall height of the original building, i.e. prior to the roof being raised. This, it was suggested, meant that the height of the building might have been raised over and above that approved.
9. The Council has to accept a survey drawing provided in support of a planning application in good faith and would not challenge its accuracy unless there were obvious deficiencies which are not apparent in this case. Moreover the further measurement taken in accordance with the neighbours' request, did not exceed that shown on the approved plan.

Recommendation

That Members note the content of the report.

Report Author:

Stephen Hawkins, Team Leader (Enforcement).

Date of report 22nd November 2012.

Wiltshire Council

Southern Area Planning Committee

24 January 2013

Subject: Land at Avonview, Rambling Rose, Hillbilly Acre and Sunhill, Southampton Road, Clarendon.

Purpose of Report

1. To inform Members of the progress of enforcement action in respect of the above site.

Background

2. Members will recall being advised at the 4th October meeting of the service of enforcement notices served in respect of the differing ownerships which comprise this site.

The current situation

- 3.

“Avonview”

The enforcement notice required removal of stored caravans from the site. There has been no appeal in respect of this notice which took effect on 9th November and the caravans were required to be removed by no later than 9th December. It is understood that a static mobile unit currently remains in situ but is unoccupied. The owner has advised officers that this would be removed as soon as the ground conditions facilitated access and egress of the heavy lifting equipment required to remove the mobile unit. Officers will revisit the site in early March to ascertain compliance.

“Rambling Rose”

See Avonview above in terms of the nature of the breach. Officers had visited the site on 26th November 2012 and

observed that the mobile home had been removed from the site and the Notice had therefore been complied with.

“Hillbilly Acre & Sunhill”

The four enforcement notices served in respect of these plots concerning the stationing and residential occupation of a mobile home, erection of buildings and fencing, are the subject of appeals to the Planning Inspectorate. The appeals have been made on several grounds, including: that planning permission should be given for residential use; the operational development is immune from enforcement action; the steps required to remedy the breach are excessive, and; the time given by the Council for compliance is too short.

The enforcement notices do not take effect until the appeals have been decided.

The deadline for submission of the Council’s statement and third party comments in relation to the appeal was earlier in January.

A hearing into the appeals is being arranged and is now likely to take place in May, the final date has yet to be arranged.

4. Further updates will brought to Committee once compliance with the notices has been ascertained/ further progress in respect of the appeals is known.

Recommendation

That the Committee notes the report.

Report Author:

Stephen Hawkins, Team Leader (Enforcement).

Date of report 10th January 2013.

Background Papers

The following unpublished documents have been relied on in the preparation of this report:

None.

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WILTSHIRE COUNCIL

AGENDA ITEM NO.

SOUTHERN AREA PLANNING COMMITTEE

24 JANUARY 2013

VILLAGE DESIGN STATEMENTS

Purpose of Report

1. To consider the contents of, and approve as material planning considerations, the following Village Design Statements (VDSs):

- Donhead St Andrew
- East Knoyle
- Hindon
- Landford
- Teffont
- West Dean

A copy of each of these VDSs is attached at **Appendix 1**, with the exception of the Landford VDS which can be accessed via the following link

<http://www.newforestnpa.gov.uk/planning/building-design/village-design-statement/landford-village-design-statement/landford-vds> (hard copies are also available on request).

Background

2. In 1996 the Countryside Commission (now Natural England) launched the 'Design in the Countryside' initiative, and produced advisory packs to help villages understand the concept, process and method of producing a VDS.
3. VDSs are prepared by local communities. They offer a framework for engaging local people in constructive debate about defining the special character of their village, as a basis for ensuring that new development in their area fits its surroundings and is in keeping with that character. The VDS can help everyone involved in a development to understand local views and perceptions at the outset of the design process.
4. This helps new buildings to be designed in a way that is more likely to gain local support, rather than generate opposition. VDSs provide a tool to help manage long-term change, not prevent it.
5. A VDS contains a descriptive analysis of the relationship between landscape, settlement patterns and buildings. From the survey analysis, the VDS identifies principles to be applied to new developments such as the design of buildings and the spaces between them. The document should benefit local people, developers, new occupants and planners.

6. The Localism Act has provided a renewed impetus to community-led planning and documents such as VDSs play an important part in helping to deliver the Government's Localism agenda.
7. This paper considers and assesses six VDS, all of which fall within southern Wiltshire. The statutory development plan for south Wiltshire is the South Wiltshire Core Strategy which was adopted in February 2012. This includes saved Local Plan policies and provides the policy context for considering development within the villages in south Wiltshire.

Village Design Statement Protocol

8. The Council's approach towards endorsing VDSs is to approve them as material planning considerations in the consideration of planning applications. The rationale for this is set out in the Council's Village Design Statement Protocol attached at **Appendix 2**.
9. The Protocol also sets out the validation checklist that will be used to appraise each VDS to ensure it is fit for purpose and appropriate for the Council to approve as a material planning consideration. This checklist is based on the Countryside Commission's (now Natural England) advisory guidance referred to above and is set out in brief below:

Does the VDS:

- describe the distinctive character of the village and the surrounding countryside;
- show how character can be identified at three levels:
 - the landscape setting of the village,
 - the shape of the settlement,
 - the nature of the buildings themselves;
- draw up design principles based on the distinctive local character.

Has the process of developing the Village Design Guidance met the following objectives:

- worked in partnership with the local planning authority in the context of existing local planning policy and to influence future policies;
- been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?

Summary of Appraisals

10. Each VDS has been appraised against each of these objectives and the detailed results of each VDS assessment are presented in the templates at **Appendix 3**.

11. To summarise, whilst each of these VDSs is presented in a different way, with some providing more detail than others, all provide a comprehensive description of the village in question and its environs, and identifies its key characteristics. All six of the VDSs present clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene. Good use of pictorial evidence has been used in all. Therefore, all six of the VDSs appraised are considered to be fit for purpose.
12. With regards to the Landford Village Design Statement, most of Landford parish falls within the New Forest National Park, but a part of it falls within Wiltshire. It is pertinent to note that the New Forest National Park Authority adopted the Landford Village Design Statement as a Supplementary Planning Document in March 2011.
13. Similarly, West Dean falls within both Test Valley Borough and Wiltshire. Test Valley Borough Council adopted the West Dean Village Design Statement as a Supplementary Planning Document in February 2012. The fact that the New Forest National Park Authority and Test Valley Borough have chosen to adopt this VDS as a Supplementary Planning Document has no implications on Wiltshire Council approving this document as a material planning consideration.
14. Both approaches, be it adopting a VDS as a Supplementary Planning Document, or approving as a material planning consideration, require the VDS in question to be taken into account during the consideration of planning applications.
15. The Village Design Statements that are being considered all represent a point in time and so it is inevitable that there are some references in the VDSs that are now superseded. These references are set out in more detail in the attached templates, but relate to historic references to Salisbury District Council and references to the VDS being adopted as SPG/SPD, as at the time of preparation this had been the approach of the former District Councils in Wiltshire. The Landford VDS also refers to the then emerging policies in the South Wiltshire Core Strategy which at the time of writing was not adopted and still subject to change.
16. To address these anomalies, it is proposed to add an addendum at the beginning of each VDS in the interest of expediency, rather than having to amend each VDS individually.
17. The proposed addendum reads as follows:

This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.

The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.

Legal Implications

18. No implications other than as already explained in this report. Once a Village Design Guidance has been approved by Committee, full regard must be had to its content in decision making.

Conclusions

19. Subject to the addition of the proposed addendum, it is considered that all the VDSs considered under this report are fit for purpose and should be approved as material planning considerations.

Recommendations

20. It is recommended that, subject to the addition of the proposed addendum, the Village Design Statement for:

- (i) **Donhead St Andrew**
- (ii) **East Knoyle**
- (iii) **Hindon**
- (iv) **Landford**
- (v) **Teffont**
- (vi) **West Dean**

be approved as a material planning consideration for the purposes of development management.

ALISTAIR CUNNINGHAM

Service Director, Economy and Regeneration

Report Author:

Judith Cameron

Senior Planner, Spatial Planning
Economy & Regeneration

The following unpublished documents have been relied on in the preparation of this report:

None

Appendices:

- Appendix 1: Village Design Statements for:
Donhead St Andrew
East Knoyle
Hindon
Landford
Teffont
West Dean
- Appendix 2: Village Design Statement Protocol
- Appendix 3: Village Design Statement Validation Checklists for:
Donhead St Andrew
East Knoyle
Hindon
Landford
Teffont
West Dean

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VILLAGE DESIGN STATEMENT **DONHEAD ST ANDREW,** **WILTSHIRE**

Contents

- **1 Introduction**
Aim
How The Statement is to be used
Consultation
- **2 History and Setting of Donhead St Andrew**
Origin
Countryside and Landscape
Communications
Guidance
- **3 Form of Settlement**
Guidance
- **4 Construction Details**
Building Materials
Boundaries
Guidance
- **5 Community Facilities**
Guidance
- **6 Glossary**
- **7 Map**

1 INTRODUCTION

Aim

The aim of the Village Design Statement (VDS) is to describe how the people of Donhead St Andrew believe the village should develop. This is done by giving guidance for changes to existing dwellings and for the design of new homes, both open market and affordable; if relevant the VDS will also inform the Local Development Framework, which is to replace the Salisbury District Local Plan as the statutory development plan for South Wiltshire.

How the Statement is to be Used Within the Planning Process

The Statement was adopted by Salisbury District Council as Informal Planning Guidance in xxxx xxxx, and is for the use of all involved in the development process, including householders and landowners, Parish and District Councillors and Officers, and architects, developers and builders. It is to be used in conjunction with any Statutory Development Plan in place at the time. The statement contains a series of descriptions, followed by guidance to be considered during the planning process. The Planning Authority will take account of the Statement when making decisions on planning proposals.

Consultation

A VDS working draft was produced in 2003, and in early 2004 an outline of the statement was placed in the Village Newsletter, which was distributed to most households in the village inviting comments from residents. A Village Design Forum (VDF) was then established to broaden discussion of the statement and report to the Parish Council. Officers from Salisbury District Council were involved at this and later stages, providing input and suggestions and giving detailed help for the final format of the statement. The amended statement was then sent to most households in the Parish, together with an explanatory letter and a short questionnaire; some 190 questionnaires were issued, and 31 replies were received. Finally, a presentation was held to which all residents were invited, and at which they could ask questions and make further comment; 35 residents attended this presentation. The finished document is therefore considered to be a reasonable representation of the overall views of the existing and interested residents of Donhead St Andrew. It is appreciated that such documents have a limited shelf life, and future changes and amendments are anticipated.

2 HISTORY AND SETTING OF DONHEAD ST ANDREW

Origin

An ancient settlement was probably formed around the source of the River Nadder to use its fertile valley. The word Nadder could be derived from the Celtic 'nydd' to wind and 'dwr' meaning water, hence 'winding water'. Alternatively it could come from the Celtic 'neidr' for a snake. Water mills eventually utilised the water power; in the Domesday book eight mills and sixty households are mentioned, with a reference to pasture and woodland. St. Andrew's Church is thought to have been founded in late Saxon times.

Countryside and Landscape

One area in the village is designated as a Conservation Area, and importantly the village is entirely within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). In the Conservation Area there are tighter than usual controls over development, involving more stringent policies, which will be applied to ensure the maintenance or enhancement of the existing area. As with all AONBs, particular attention should be paid to conserving the character and scenic quality of the landscape. Where development is acceptable in principle, emphasis will be placed on its scale, location and siting and a particularly high standard of design and landscaping will be encouraged. Though an Area of High Ecological Value (AHEV) is a local non-statutory designation, any development that would result in the loss of the characteristic wildlife habitat typifying the AHEV, and could therefore be damaging to the overall nature conservation value of the area, would be resisted. The landscape is largely agricultural, with active and well managed pastoral and arable farming; although there is some forestry and parkland, farming is the only large scale economic activity in the village. On

the pastures there are beef and some milking cattle, and also sheep and occasional alpaca. Some horses and ponies are kept for personal use and enjoyment.



Sheep are Amongst the Animals Farmed in the Village

On the arable land a variety of rotational crops are grown, mostly cereal crops and animal feed; the remains of some water cress beds can still be seen, although the crop is no longer grown commercially. One farm cottage has had a successful boarding kennels developed on its land. The River Nadder, which with its immediate environment has been designated as an Area of High Ecological Value (AHEV), runs through the village from north to south, with greensand hills on either side of the valley. To the north, streams have eroded the land so that adjacent fields, used mostly for grazing, are irregularly shaped and are often divided by ditches, or banked hedgerows. To the south the greensand forms terraces with large geometric fields which have a good agricultural value for arable products. Further south, the terraces give way to some mixed woodland on clay, at the base of a chalk escarpment that forms beautiful rolling downland, including the impressive Win Green (National Trust and designated as a Site of Special Scientific Interest [SSSI]). These open chalk downlands are on the edge of the renowned Cranborne Chase and have coniferous shelter

belts which run at right angles to the contours.



Ferne, late 20th Century

Below Win Green a country house, Ferne, was built in the late 20th century on the site of an 18th century mansion demolished in the 1960s; a previous house on this site dated from 1563 and was the home of the Grove family.

Communications

The road from Tisbury has developed to run parallel to the River Nadder; it crosses the village boundary at Hook Manor, and continues parallel with the river to meet the A30 at Brookwater; this road and the A30 itself have the only scheduled bus routes serving the village. Within the village boundaries are a number of interlinking lanes, many of which are deeply cut into the landscape giving a truly rural feel to the village; these ancient sunken lanes, enclosed by high banks and shaded by trees make it easy to become disorientated. In many places the lanes are only one vehicle wide, there are no pavements, and where houses are absent, they are lined mostly by hedges and/or trees; a good many of these hedgerows are of ancient native species.

There are link lanes to the higher village of Donhead St. Mary. There is an extensive and well-used network of footpaths in the village, and also some green lanes and bridleways; one footpath at the north-east side of the village leads



A Typical Narrow Lane

into Wardour Woods (Forestry Commission), where forestry tracks may be used for walking and riding (the latter on purchase of a permit).

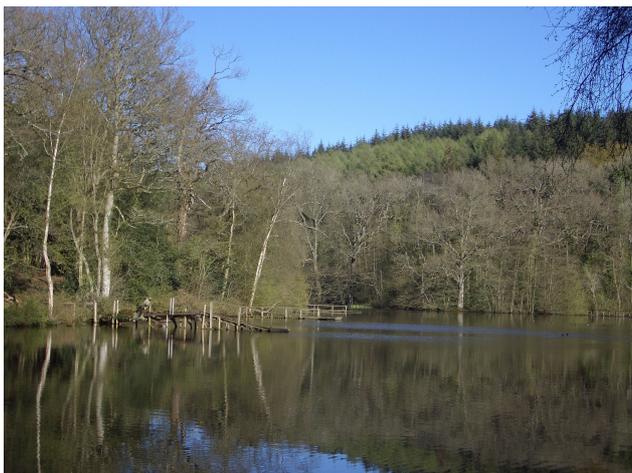


Harvesting the Forest



Forest Track used for Walking and Riding

Here mainly coniferous plantations, with hanging woodland on the steepest slopes, surround man-made lakes and lead through parkland and woodland to the distant remains of Old Wardour Castle. The Castle is within the Vale of Wardour and is a Site of Special Historical Interest (SSHI), made famous during the Civil War. The Castle, which lies on the Parish boundary, is managed by English Heritage and as well as being open to the public is used for entertainments and weddings.



Fishing Lake in Wardour Woods



Old Wardour Castle

Guidance

2 H 1 It is important to retain the existing landscape setting of the village, especially the way in which the farm land is intricately linked with the built environment.

2 H 2 The pedestrian and road network's character should be retained by ensuring the maintenance of footpaths and bridleways, and careful consideration of any major road alterations.

2 H 3 Future developments should be viewed in terms of the impact of the additional traffic generated in the narrow lanes. Access for any new developments should be carefully considered in relation to safety.

3 FORM OF SETTLEMENT

Like the Tisbury road, the village has developed along the Nadder Valley and remains intrinsically linked with the course of the river. Most houses are in a number of linear clusters on either side of the road from Hook Manor through the village to Brookwater, and also on the access roads leading north-west from the A30; particular clusters are found around the Church, the Forester public house, and the village's 3 remaining mills on the River Nadder, and there are very few backland developments. Houses in the parkland and on and south of the A30 are more scattered, and most are

current or previous farm or estate dwellings.



A Fine Modernised House, Previously a Gamekeeper's Cottage and Kennels

Away from the clusters and between the more scattered houses is farmland, both arable and pastoral, paddocks, copses, woodland, lakes, downland and other areas without any houses. In total there are about 210 houses in the village, with a population of some 500 souls; a number of houses are second homes whose owners spend most of their time away and are on electoral rolls elsewhere. A mains sewage system runs south to north through the village and serves a number of the properties. Houses vary in age and size; some are very substantial such as Ferne, Donhead House and Donhead Lodge. There are also a variety of intermediate sizes, right down to a few small cottages. There are two small developments of Council Houses, both of which have splendid valley views; many of these are now privately owned. Most houses in the village are detached with average to large sized plots, and these plots contribute to the spacious feel of the village. A fair proportion of the newer residences are bungalows. Development over the years using materials and designs of the time have meant that there is no overall village vernacular design. The lack of street lights and pavements contributes to a distinctive rural atmosphere, even where houses are clustered together.

Guidance

3 S 1 Any new development should conform with the present linear settlement pattern, by following the lines of existing roads and buildings.

3 S 2 Conversions, extensions and alterations should be compatible in terms of scale, design and character with the existing and adjoining properties and use quality complimentary/matching materials and components.

3 S 3 All new houses, extensions and outbuildings should respect the existing scale and setting within the village, the architectural characteristics and the type and colour of adjoining buildings and the immediate locality.

3 S 4 Future development should protect important open views and spaces in the village.

3 S 5 Infilling should not be allowed to detract from such views and spaces, nor create a crowded feeling in that part of the village.

3 S 6 Tandem, or inappropriate backland developments is discouraged.

3 S 7 Sustainable development is encouraged, as will the use of modern contemporary building materials and methods, so long as they are designed to complement the existing materials and are in proportion with surrounding buildings.

3 S 8 Ideally redundant rural buildings should be used for community use, employment or diversification and use as residential accommodation is the least desirable.

3 S 9 When detached outbuildings or garages are rebuilt, higher rooflines than the original are discouraged.

3 S 10 Urban style lighting e.g. incorrectly positioned security lights or those not set properly, are to be discouraged. The absence of street lighting is thought to add to the rural atmosphere; street lighting is therefore discouraged, but if required it should be of an appropriate design.

3 S 11 In considering plot size, due consideration should be given to the density of housing in the immediate locality.

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4 CONSTRUCTION DETAILS

General

Throughout the village, construction details generally reflect the period and purpose of the building, and it is not the intention of this VDS to comment on the sympathetic or otherwise nature of the designs and materials used. New and replacement houses cannot be expected to have slavishly followed what went before, but rather reflect the style and materials of the time, and in future will also take account of the need for sustainability in materials and use, although large glass areas and underground construction were found to be unpopular during public consultation. The buildings pictured in this section are all considered to be worthy of the village, containing details which would be acceptable in future developments.



An Old Style Thatched Cottage. Note the Wooden Casement Windows, the Thatched Porch, Brick Chimney Stacks and Stout Hedge. Straw for thatching has been grown and harvested in the village for some time, and is a very acceptable if expensive material



A Modern House with Traditional Features. Note the Open Porch and White-Painted Front Door and Dormer Windows. The use of White-Painted wood is attractive and sustainable. Use of stone, including for the dwarf garden wall, gives this house a very acceptable village appearance



A Modern House with Rendered Walls, Stone Quoins and Porch, and Stained Windows. More modern in appearance than the previous houses, this is nevertheless a very pleasing building



A Modern House. Note the Leaded Windows and Velux-Type Roof Window. Old and new ideas sit well together here

House Walls

Although the local building stone is greensand, and most houses over 100 years old are constructed in this stone, there is now no single village vernacular material for house walls. Rather, the considerable variety of building materials contributes to the diverse character of the village. Newer properties have walls of reconstituted stone or brick, and a few are rendered or tile-hung.

Windows and Doors

Window materials and design generally reflect the period of their installation; there are casement and sash designs, stone mullioned and leaded glass windows, and even some with metal frames, although those in newer houses and replacements are more often timber, both painted and stained. Doors are mainly of timber, some of solid construction and some with glass fanlights or panes, both clear and obscure. Some doors and windows are of either original or replacement uPVC.

Porches

Once again, porches include the whole diversity of materials, including stone, brick, thatch, tiles, timber and uPVC.

Drives and Yards

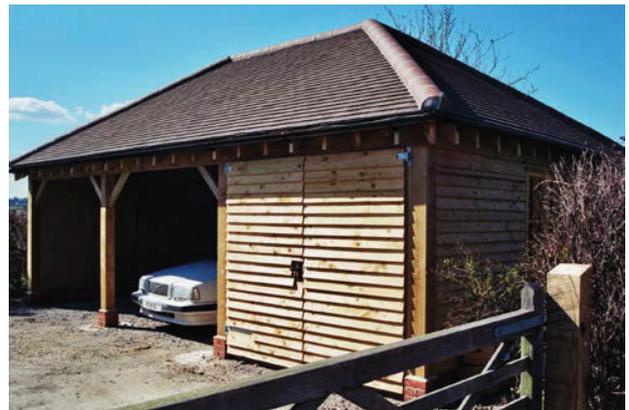
Drives and yards include concrete, blockwork, gravel and tarmac.

House Roofs and Chimneys

Quite a few houses have thatched roofing, using both wheat and reed straw; others use brown concrete or clay double Roman tiles; some have concrete pantiles, whilst a few have plain tiles or slates. Chimneys are mainly of stone or brick, with a variety of stack designs and types of pots.

Other Buildings

Farm buildings and outbuildings such as stables, garages, kennels and workshops reflect the variety of house materials described above, and also include timber framed and clad buildings, some with proprietary wall and/or roof sheeting.



A Well-Built and Attractive Modern Timber Framed and Clad Garage and Car Port

Boundaries

On the roadsides there are a number of boundary styles; in the open countryside these are largely hedges of native species, including holly, hawthorn, blackthorn, beech, hazel and white beam, although there are stretches of barbed wire and a few lengths of post and rail. Hedges are used along some garden frontages, but here there are also brick, stone and reconstituted stone walls, wood panel and paling fences and small lengths of other types of boundary.

Guidance

4 C 1 The strongly preferred materials are natural stone for walls and clay tiles or thatch for roofs. Some innovative designs of high architectural quality may be acceptable.

Underground construction and the use of large glass areas are not thought suitable in the village.

4 C 2 When painting, cladding, rendering, or otherwise covering the original stone or brickwork is necessary, consideration should be given to the potential impact on the local street scene and/or landscape by using neutral colours.

4 C 3 Timber is preferred to uPVC for aesthetic and sustainability reasons.

4 C 4 Where tiles are used, some form of clay tile is preferred to concrete pantiles. Slate is undesirable unless used to blend with existing roofs.

4 C 5 Boundary treatments should use traditional materials appropriate to the locality such as stone walls, low paling fencing or hedges; hedges of native species are preferred. The construction of new garden walls/fences should be in keeping with neighbouring properties.

5 COMMUNITY FACILITIES

Donhead St. Andrew Church

The Church is a functioning place of worship, with a Rector whose Rectory is located in the village, although this is expected to change as The Church Of England has to spread its stipendiary priests ever more thinly. The Rector and Parochial Church Council are helped in their responsibilities by The Friends of Donhead St. Andrew Church, who exist to raise funds to maintain and improve the fabric and facilities of the Church for the wider community.



The Parish Church



The Village Pub

In 2000/01 The village fought to retain the pub, which is now flourishing under new ownership, with bar, restaurant and a new room available for functions and meetings.

Henrietta Barnett Field Centre



The Former Village School

The Henrietta Barnett School (London) purchased the old village school and refurbished it as a functioning field centre. The village hire it for a variety of events. So long as the school owns the building, this facility will be available for hire by the village.

Guidance

5 F 1 The church, public house and field centre all form foci for village life and events. They should be retained, as the loss of any one of these would greatly diminish aspects of village life and the work of essential groups.

Encouragement is to be given to the owners of these facilities to maintain and develop them for the benefit of the community.



EAST KNOYLE

Village Design Statement



CONTENTS

Introduction	3
History	4
Landscape Setting and Open Spaces	6
Settlement Pattern	7
Building Materials	9
Roads and Traffic	12
Guidelines for Development of Buildings and Boundaries	13
Appendix: Listed Buildings in East Knoyle	16
Maps	17 and 18
Acknowledgements	18

INTRODUCTION

For the village of East Knoyle, this story began on 6th June 2006, with a well attended Public Meeting in the Village Hall. This provided the mandate to proceed with The Parish Plan and The Village Design Statement. The Parish Plan, including the agreed Community Action Programme, was published in February 2009.

A new team of volunteers from the community accepted the task of developing the VDS and the first meeting took place on 17th December 2008. After consultation with the relevant officer in Forward Planning, these were the agreed 'Terms of Reference':

To produce an accurate record (visual and descriptive) of the distinctive character of the village and its setting in the surrounding countryside.

- To develop a VDS, researched, written and edited by local people, independent of the Parish Council, and reflect the views of the community.
- To show how local character and distinctiveness can be protected and enhanced by any future development.
- To prepare a VDS which, on adoption, should be formally recognised as **an advisory document** in the planning process.

- To prepare a VDS which should be compatible with and should influence the operation of the statutory planning system and the Local Plan.

When completed, in accordance with national guidelines, it should be accepted as **Supplementary Planning Guidance (SPG)**.

East Knoyle is a beautiful and historic English village comprising several hamlets that share a wonderful countryside setting. The residents are proud of the appearance and amenities that East Knoyle offers, including St. Mary's Church, the Village Hall and the Community shop and Post Office, with easy access to nearby market towns and main line stations.

The community, supported by the Parish Council, is dedicated to maintaining and improving the character, distinctiveness and environment of the village, whilst accepting that the future will bring with it the need to adapt and accept change. For example, town planning and conservation policies affecting the built environment need to recognise and reflect changes in lifestyle and new technologies, creating new opportunities for the community, without detracting from the distinctive character of the village.

The document therefore aims to offer 'design advice', to preserve the defined special features of the village and its environment appreciated by local people, principally in the relationship between

buildings (or groups of buildings), the choice of materials used in construction, open spaces, lanes and footpaths or bridleways, private or shared boundaries, the planting of trees, woodland management and overall husbandry of the village setting.

Most of the rural communities in England, particularly in the south, are under pressure to allow more development. In addition, individual residents, businesses or landowners may wish to adapt or change their properties or sell their land or redundant buildings. When properly enforced, the guidelines in this document will help to balance these pressures with the expressed desire of the residents of East Knoyle to preserve the identity of the parish. Those proposing to make changes or additions to buildings or land that will impact on the village and its environment should consider the relevance of this VDS, as well as advice from the Parish Council or Wiltshire Council Planning Department.

The aim of this Village Design Statement is to ensure that the design of any future development, as well as any change to existing buildings or the settlement pattern in East Knoyle and the hamlets, are based on an understanding of the village's past and present character and its environmental setting, and should contribute sensitively to the protection or improvement of the village.

Paul Knocker

HISTORY

The land which later became East Knoyle parish was first recorded by name and some of its boundaries set out during the 10th century. 'Knoyle' derives from the Old English word which has become 'knuckle', and accurately describes the distant view of the prominent greensand ridge which runs east–west across the parish and divides the flat clay pasturelands in the south from the high chalk downland in the north. Evidence of human occupation in the area has been recorded from the Mesolithic period onwards, including Bronze Age barrows on the downland, an Iron Age settlement site north of East Knoyle village, and the course of a Roman road crossing the later parish.



Milton, c. 1917

parish. Hindon was established in the 13th century as a small planted town within its north-eastern border, but long functioned apart from Knoyle and achieved autonomous parish status after 1869. Within the modern parish remain three settlements of medieval or earlier origin: East Knoyle village, grouped about its parish church and built up along its former main road, and linear hamlets at Upton and Milton. In more recent centuries groups of roadside cottages have developed, at Holloway, Underhill and Turnpike, and on the ridge in an area known as The Green. Across the claylands separate dairy farms were established (some on earlier sites) following enclosure in the 17th century, and areas of downland were cultivated by the 18th century from Knoyle Down and Sheephouse farms. During the 20th century an old east–west route across the downland was promoted into a major road, the A303, with the result that a service area developed at the parish's north-western boundary.

The main focus of East Knoyle since the middle ages has been an area centred on its parish church

and extending beneath the tree-covered greensand ridge some 200 metres east and west as far as Knoyle House Ground, site of a mansion of the Seymour family demolished in 1954; and Knoyle Place, the former rectory. The church retains architecture of many periods from the 11th century onwards, and immediately to its west stood the home farm of the manor, which belonged from about 1180 to the bishops of Winchester. Most of the farm buildings have disappeared, including a tithe barn which was demolished after the present road was built through the farmyard in 1856; but the main room of the medieval farmhouse survives as part of the present village hall. A school of exotic design was built nearby in 1872 and survives, although closed in 1984. A large oval hunting park, partly wooded, was laid out to the south of the church and farm in the middle ages; its park pale survives in places and defines the rear boundaries of properties along the village street. A second area of parkland was created north of the ridge when Clouds House,



Church Hill and the Old Byre, painting by Hilda Burford

A large and important estate by the time of the Norman conquest, East Knoyle then covered a slightly greater area than that of the modern



Church Road, 1845, painting by Jane Bouverie

a spectacular Arts and Crafts mansion, was built within it for the Wyndham family in 1883.

Most houses in East Knoyle were built alongside a major north–south route, first recorded in the 13th century, linking Warminster with Shaftesbury, which was eventually by-passed east of the village in 1996. An awkward bend skirted the largest of these, the former Knoyle House, and its demolition has left a pleasant open area in the village centre, with playground, war memorial and shop. South from here the settlement extends along the road for nearly 1km beyond the 17th-century *Seymour Arms*, the older houses including a former inn, shops, a forge, nonconformist chapel and schoolroom, as well as many attractive cottages. North and east of the village centre are buildings and cottages associated with Knoyle House, and nearby is the site of a demolished cottage in which East Knoyle's most famous native, Sir Christopher Wren, is reputed to have been born in 1632.

North and west of the village a network of tree-lined lanes, in places deeply cut into the greensand and elsewhere lined with cottages, link it to the hamlets of Upton, 'the upper settlement' and Milton, 'the middle settlement'. Both are recorded in the 13th century, and Upton may have had its own chapel of ease, as Chapel Farm is one of several farmsteads and cottages dispersed along its street, survivors from a formerly more populous settlement. Milton retains many of its 17th-century and later farmsteads, as well as cottages of the Clouds estate, ranged along two stretches of a



Clouds House

sloping lane with a small triangular green. On the ridge between Knoyle and Upton stands the tower and cap of a windmill, perhaps dating from about 1536; it was doubtless built to supplement the inadequate sources of water power for milling in the parish. Nearby an area of informal settlement on the waste or common includes *The Fox and Hounds*, an enlarged alehouse, next to a former nonconformist chapel, and a number of cottages and more recent housing.

Until the later 20th century East Knoyle's economy has always relied predominantly on agriculture. The claylands south of the village, here forming a low watershed between the Nadder and Stour river systems, lie within the Wiltshire 'butter country' of small dairy farms. Around and to the north of the village the more usual sheep-and-corn husbandry of south Wiltshire was practised, with arable fields on the hillslopes and rough grazing on the downs. Strip lynchets of the formerly open medieval fields

survive near Slades, immediately north of the village; elsewhere traces of medieval cultivation have disappeared, although farming endeavour in the parish is fully documented in the bishops of Winchester's accounts.

The presence of large country houses within parks and designed landscapes of rides and woodland has also affected the land use and economy of the parish, as has serving the needs of the constantly passing travellers on the main road. A brickyard which operated where the clay outcrops south of Underhill has given East Knoyle an architectural legacy of mellow, warm brickwork, to complement the striking grey-green of the locally quarried greensand, and for higher status work the more formal building stones from the Tisbury area and further afield.

John Chandler



Monument to Christopher Wren

LANDSCAPE SETTING AND OPEN SPACES

The Village and Hamlets

East Knoyle draws much of its special character and attractiveness from an historic and distinctive scattered settlement pattern, comprising of individual hamlets, open countryside spaces and outlying farms, together with an historic village core centred on the church and the present village hall.

The village and its parish features a number of varied and contrasting land forms – and this diversity stretches beyond into the wider countryside setting that East Knoyle enjoys.

Picturesque cottages lie within the village's tight valleys, sheltered by hills and woodland. Ancient lanes weave around a series of hills, linking the



hamlets together and mapping out the pattern of this rural parish

Woodland and Farmland Management

The parish is framed by chalk downs, stretches of wooded hillsides and open farmland. On the northern edge of the village, traditionally rough sheep pasture is now largely given over to arable farming, while further south, dairy farming and pasture grazing are predominant in the farmland management pattern.



There are strongly framed views down the village's lanes that open out into countryside panoramas – and the whole makes for a delightful landscape composition that is at times intimate and rather enclosed, whilst at other points it is much more open and sweeping.

Footpaths and Bridleways

East Knoyle is blessed with many footpaths and bridleways, stretching out in many directions and traversing areas of common land and woodlands. All of these areas are enjoyed year round by villagers and visitors alike – and walkers and horse riders are indeed rather spoilt for choice in East Knoyle. Lovely countryside views can be gained in all directions from this much-valued network of paths.



The Children's Playground Area

Knoyle House Ground, at the centre of the village, provides a dedicated and well laid out recreation area, with children's play equipment and grassed amenity areas.

SETTLEMENT PATTERN

Evolution of the village and its buildings

The origins of East Knoyle stretch back to a Middle Stone Age site discovered during the construction of the village by-pass, although other periods of human history and settlement of land in the parish are all represented.

Today, the character of the village is shaped strongly by its scattered settlement pattern. The village focus, historically and visually perhaps, centres on St Mary's Church and East Knoyle's main north-south road, which has, over the centuries, included a number of high-status houses.

Page 41
The outlying hamlets are of medieval or earlier origin, ranged along lanes at Milton and Upton. Later, isolated farms were built beyond the village core – and lanes such as Holloway, Underhill, the Green and the area now known as Turnpike saw the development of cottages and houses.

The Clouds Estate is a significant and historic part of the village, comprising agricultural land, farm buildings, cottages and estate property. Lately, a programme of significant investment has been initiated for the Estate; and this is a current feature of the village's quiet yet ongoing evolution.

Streetscape

The village's streetscape, which has, certainly within the hamlets, remained largely unaltered for many years, arises as a result of East Knoyle's history and



its evolution of development. In recent years, and in phases since World War II, changes brought about by development arise primarily from the building of new houses and bungalows on individual plots, former fields and so on – whether as single bespoke examples or with more standardised designs, in pairs and groups, and usually located along the main road (former A350), but also including the examples of local authority house building in Holloway, The Green and at Milton.

Longstanding patterns of land ownership by The Clouds Estate and the various farming families, together with the size and stature of the larger houses and their gardens and grounds, has meant that change in the historic parts of the village, has been rare, save for extensions and upgrading or change of use, such as former farm buildings. Elsewhere, outside of such ownerships, there has been a greater degree of change to the village's settlement pattern – and “modern” residential

development across the village encompasses both attractive, sympathetic new houses, and those that are rather less attractive or in harmony with East Knoyle's historic character and appearance.

In townscape terms, the contribution and significance derived from the many and varied elements of open space and countryside, is pivotal. The village enjoys a wonderful diversity of open space and countryside character, as well as excellent mature trees, historic hedgerows, copses and ancient paths. By way of example, within the core of the village, the Parish Path is well used and relates well to the settlement pattern, and on the margins of the settlement, where both farmland and woodland encroaches and cocoons the village, this adds much to the special nature, appearance and biodiversity of the village. In addition, there are many opportunities for long-distance views; and the public footpath and bridleway network is generous in nearly all directions.

East Knoyle's streetscape varies across the Parish – and the level of attractiveness and quality of its built fabric, both in terms of design principles, use of materials, use of planting and the relationships with neighbours varies widely. There are excellent and attractive elements, especially within the hamlets and the older, historic core – and then there are less successful examples of development. Generally speaking, the less successful examples of development, in terms of village townscape, are the designs arising in the 1960s, 70s and 80s. This is largely due to what one might term lazy or generic

approach to overall design and a poor attention to detail - for example, an apparent disregard to local character and use of inappropriate materials.

Sometimes, unsuccessful elements of the townscape we see today arise as a result of the older village properties having been altered or extended in an unsympathetic and/or un-neighbourly manner, perhaps with new garaging or conservatories. Taken cumulatively, such changes can have a significant townscape impact.

Aspects of the present day streetscape, particularly at the core of the village, along The Street, and at the principal entrances to the village off the “new” A350 by-pass, owe much to the traffic calming brought about by the by-pass – and then there are also the changes arising from the opportunities taken by villagers to shape the future of the village and how it is enjoyed –i.e. with the laying out of Knoyle Ground for recreation and playing facilities, and more recently still, with the building of the village’s community shop alongside the War Memorial and its small green.

As a legacy of seeking to distance themselves from the old A350, some of the newer houses in the village achieve generous set-back distances from the road, although this has not always proved attractive with regard to boundary treatments and planting. Today, the road is no longer a main thoroughfare, and several new-build properties which are post de-classification of the A-road status, sit much closer to the road. Sometimes, and perhaps most



especially through the core of the village, such points of difference highlight discordant townscape elements, whether as a result of varying types of boundary treatment, approaches to planting or the selection of building materials.

Amenities, Businesses and Services

East Knoyle is a rural village community that is fortunate in having several community amenities and services, together with a limited range of business opportunities associated with The Clouds Estate and its properties, and some of the farms. The largest employer is Clouds House Action on Addiction and Chemical Dependency Centre. The forge, recently refurbished under new owners, Valley Forge, has been a feature of village life for generations.

The village’s townscape derives much through the valued contribution made by the new shop, the historic core of the village - focusing on the Church and adjacent Village Hall - its two pubs, the newly-improved recreation ground, and areas of common land and the public footpath network. All of these play their part in terms of the townscape of East Knoyle.

Despite the village having no school, the legacy of the former schools is preserved through the change of use of the former school buildings to residential use. In addition, the old petrol filling station has found a new use as a showroom for a local forge business, which has recently refurbished and repaired the adjacent original forge building.

Mike Washbourne

BUILDING MATERIALS

The building character of East Knoyle, as is typical of many villages across Britain, has evolved over many centuries and has been determined by various factors. These include the building materials available locally; developing techniques and fashions; land availability; fluctuating population; the wealth, status and pretensions of those who commission and live in the village houses; and the survival of buildings from different periods. In addition barns, cowsheds, workshops, shops, schools and chapels have all changed use and been converted to dwellings, using skill and ingenuity.



Geologically three principal rock deposits outcrop in the parish, and these have provided, literally, the building blocks of its vernacular architecture.

Most characteristic is the use of hard, roughly-shaped doggers of Upper Greensand, which give



a very pleasing and quite unusual grey-green appearance to cottages, farm buildings and walls. The survival of overgrown quarries, such as alongside Wise Lane and Hindon Road, and at Sandpits between Holloway and Underhill, suggests that suitable Greensand deposits were locally sourced and exploited. This locally quarried soft sand-stone was easy to move to building sites in the village in the past and there are numerous examples of



stone built houses, Stonehaven in Leigh Lane and notably Milton House.

But, as quarries were worked out and abandoned builders turned to brick. Kimmeridge Clay, of which the former common pastureland in the south of the parish is composed, is suitable for brickmaking, and a commercial brickyard operated at Underhill, producing East Knoyle bricks. The brickfields in Gillingham provided bricks that were harder than these soft bricks. We can see examples where bricks have been used to build chimney flues because the softer stone of the house corrodes



when acid smokes attacks it, whereas brick is harder and more durable. Today extensions to and rebuilding of older properties benefit from using reclaimed stone and bricks, for 'matching in'.

The third rock, Chalk, yields flint, providing a very durable but obstinate building material, and is less



in evidence here than further north, on and around Salisbury Plain.

These three basic materials have been used alone or in combination, and quite often higher quality ashlar limestones, notably honey-coloured Hamstone from the Sherborne area and

greyish-white Chilmark stone from the Tisbury area, are found as dressings, quoins and mouldings, sometimes doubtless renewed from earlier demolished buildings. A few high-status houses are built entirely of ashlar masonry, and – influenced by the Wyndham family of Clouds House – exotic or unusual materials and features are found, as at the former village school, Clouds Stables and Slades. In some instances stonework has been painted, or



cement render has been removed to reveal the original state of stone-built elevation, and allowing it to breathe.

Thatch is a common roofing material in East Knoyle. Its use in a new build is expensive so tiles and slate are used in the majority of projects. The thatched roofs that exist are repaired and maintained. Extensions built on to a thatched dwelling are usually roofed

in slate or tile, to take account of the differing pitch of the old and new roofs. When used on older buildings clay tiles are often patterned and with decorative ridge tiles, finials and chimney pots. Slate, as usual, was not widely used before the railway era



made it accessible. Timber for construction must always have been readily available from sources

within the parish or nearby, but timber-frame walling is not apparent in surviving buildings.



Over the last twenty years or so UPVC windows have been used almost exclusively. They are easy to maintain, since

they require no painting, and are well insulated against heat loss. But the recent trend is to revert to wooden casements, hardwood and softwood, resulting in new build houses in traditional style using modern building techniques and materials offering greater insulation value. In older buildings mullioned windows have been retained, many of them with leaded lights. There are some unusual

and custom-made windows evident throughout the village.



Buildings of the later 19th and 20th centuries, as is to be expected, show few specifically local idiosyncrasies. Many are of painted mass-produced brick, or rendered brick or block construction, including handsome local authority housing with characteristic Mere or Mere & Tisbury RDC



insignia, 'Swedish chalet' style semi-bungalows, and many individual architect-designed houses



and bungalows. The standard of construction and maintenance is generally high, and the proportion of older vernacular properties to modern is probably above average for Wiltshire generally, although matched by many nearby villages. The blend of old and new materials and techniques has generally resulted in a harmonious and pleasing built character to the parish landscape.



ROADS AND TRAFFIC

East Knoyle is bounded by the A303 to the north and the A350 to the east. The A303 is a national route to the West Country and, except when there are major accidents or roadworks and consequent diversions, has little effect on the life of the village. The A350, which formerly went through the village along The Street and Shaftesbury Road and created many traffic jams, is now a fast running by-pass in the eastern edge of the village. This by-pass has, of course, been beneficial to the village, in terms of safety and the environment. It is said that when it was opened in 1996 'people marvelled at their ability to walk unimpeded down The Street' and parents could allow 'their children to go unescorted to the Knoyle House Ground playground to play free from traffic fumes and snorting lorries.' (ref. *The Nature Of Knoyle*. Anthony Claydon).

However, the building of the by-pass has left two principal drawbacks. The first is that Millbrook Lane



and Leigh Lane have been cut in two and are now 'no through roads', cul-de-sacs. The second and environmentally unwelcome drawback is the speed and noise of fast moving traffic – much of it heavy transport bound for the coast – passing the cottages on The Turnpike. There are two access roads to the A350, one at either end of the old main road.

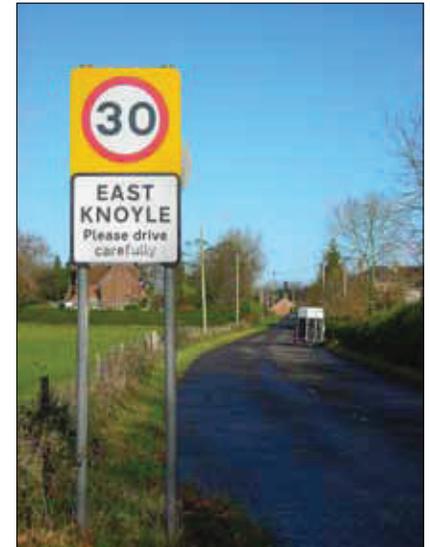


As the village has evolved, houses and cottages have been built alongside the network of narrow lanes through the village. Only in recent more regulated times has the requirement for off-street parking and pavements been insisted upon, so little provision was made for these outside the older dwellings. This results in lorries, tractors and cars experiencing great difficulty in passing each other in some areas. A prime example of how awkward and hazardous it can be is the narrow, winding and steep Wise Lane.

Outside the village shop there is occasionally a 'confusion' of parking, sometimes resulting in

'gridlock' as tractors/ vans/ lorries and cars edge past each other. The village hall has a large tarmaced car park used also by churchgoers and some shop customers.

The speed limit within the village is 30mph and there is clear and adequate signage for this. The national limit of 60 mph is in force on the two A roads.



Walking and cycling should be encouraged for maintaining good health and reducing car miles. There are no cycle lanes within the village. The roads and lanes do not have sufficient width to allow for the designation of dedicated cycle lanes. The East Knoyle Parish Plan (published 2009) reported a 66% response from respondents suggesting a cycle lane should be considered beside the main A350 to Shaftesbury. This recommendation is included on 2010 Action Plan with East Knoyle Parish Council in the lead. There are several recreational cycle ways through and round East Knoyle. These are way-marked and included in maps of the area.

Alan Knight

GUIDELINES FOR DEVELOPMENT OF BUILDINGS AND BOUNDARIES

General Guidelines

1. Views into and out of the village and its hamlets, plus views within the Parish that define its attractive character, should be retained and protected. Opportunities ought to be taken to improve existing views and create additional views where possible. Development and land use can play a role in that regard.

Any extension of East Knoyle's existing "built edge" boundaries, through development, should maintain the grouping of the village, the spaces between the hamlets and its setting in the wider landscape, as well as to present a well



designed frontage to the countryside. Sensitive consideration should be given to all design issues. This is especially important inside and adjoining the conservation areas.

3. The opportunity should also be taken to create additional public access, and to improve existing points of access to the countryside, where practicable. This may well require the co-operation of landowners.

4. Conservation and responsible good management of the village's landscape setting and its countryside, woodland, open spaces, trees and hedgerows is important for its own sake, and should be encouraged.

Settlement Pattern

1. New development, where appropriate, and including farm developments, should respect the village's existing settlement pattern and its special

qualities, and contribute to East Knoyle's character and attractiveness. This includes the visual impact of development, however small, on the countryside itself and on established views that the village enjoys.

2. The overall pattern and character of East Knoyle's villagescape, for example in terms of its scale of development and its roofscape, its open spaces and palette of building materials should in general terms be maintained and respected.



3. Major new housing development is considered inappropriate for East Knoyle, which is a rural village composed of attractive dispersed hamlets and farms, within a well defined countryside setting. Future development should avoid large single sites grafted onto the outside of the village. New development, of high quality and modest in scale, which continues the sense of evolutionary growth of the village and reflects its character and qualities, may be appropriate.



4. Infill development and extensions to existing dwellings should follow the established line of existing roads and buildings.

The appropriate and sensitive redevelopment or use of existing buildings or sites, including disused premises within the built-up area of the village, is preferred to development of green field land.

6. The planting of indigenous trees, hedgerows and shrubs, as well as the positive management of existing woodland and countryside planting, is to be encouraged.

Open Space and Landscape

1. The retention of valued open spaces is essential to the overall character of the village and its special “sense of place.” The opportunity should be taken to provide new or improve existing recreation land and facilities, especially in association with new development.

2. Landscaping and planting plans should be prepared as part of any new development proposals, and should incorporate locally distinctive and indigenous tree and shrub planting, especially where a development might intrude visually.

3. Wherever practicable, existing trees and hedgerows which contribute to village character should be preserved and protected. If trees and hedgerows must be removed, then appropriate replacement planting will be sought through the planning process, to ensure that East Knoyle’s landscape character and attractiveness endures for future generations.



4. The conversion of buildings or extensions to existing buildings should ordinarily retain existing walls, natural boundary features and established planting wherever possible.

Buildings and Materials

1. New housing should generally be of a simple 2 storey design reflecting the traditional linear style

of existing properties in the village, and be based on the scale, particularly roof and eaves height, and pattern of existing buildings of quality.



2. Future development should take account of the variety and individuality of housing design that gives the village its harmonious and mature look. The use of developers’ standard designs, which create uniform suburban development, should be avoided.

3. The use of unnatural or alien building materials is to be discouraged, in particular the use of reconstituted stone cladding. Bricks should harmonise with the traditional local red brick.

4. Modern contemporary, vernacular building materials and methods may be acceptable where they are designed to blend both in materials and in proportion with surrounding buildings.



5. Extensions and alterations to houses should use quality materials and components that match or blend with the existing construction and adjoining properties.

6. Roofs should generally be covered with slates, tiles or thatch and should be pitched to suit the type of covering to be used. Variety in roof heights, pitches and materials should be encouraged, especially where a number of dwellings are to be built together.

7. Dormer windows should be small with pitched roofs.

8. Chimneys should be incorporated into all new development with the opportunity taken to incorporate interesting designs where appropriate.

9. Local characteristics such as porches, brick stacks and traditional windows are to be encouraged.

10. Developers should provide accurate elevations which show new proposals in relation to existing adjoining properties and the wider village context.

11. Joinery should generally be of a traditional design and proportional to the property. Lintels should be incorporated as functional and decorative architectural features. UPVC windows and doors should be actively discouraged on front elevations.



12. Boundary treatments should use traditional materials appropriate to the locality such as brick walls, railings, low paling fencing or hedges.

13. Any development of affordable housing should conform to the general standards of design and materials.

Roads and Traffic Management

1. The local highway authority should be encouraged to introduce appropriate measures

to minimise additional traffic in East Knoyle, particularly through traffic.

2. Garaging or off-street parking should be provided for in new development and where appropriate, be located at the rear of the property.

3. The local highway authority should be encouraged to apply flexibility to highway guidelines to avoid changing the rural character of the village by the urbanisation of minor roads and new developments by using inappropriate standards and materials.

4. Large visibility splays, obtrusive signs, excessive road markings, concrete curbs and unnecessarily wide pavements should be avoided.

Streetscape

1. The relevant agencies should be encouraged to employ underground utility services in order to reduce the number of poles and overhead cables.



2. The opportunity should be taken when it arises, to replace any existing unsuitable street furniture

and signage with a style more appropriate to the character of the village. Similarly, new street furniture in association with new development should be of an appropriate design to suit its rural location.

The Environment

With regard to society's growing awareness of the pivotal importance of environmental issues and what might be termed "sustainability", across so many topics, not least including planning and development decisions, the VDS cannot do more than highlight and encourage residents and other parties to consider carefully all opportunities that may arise for taking positive and informed decisions when it comes to matters like:

- Page.50
- choosing appropriate building and landscape materials;
 - selecting efficient building methods and managing land and resources wisely;
 - designing with energy sources, water resources and recycling opportunities in mind;
 - garden and landscape management – and the encouragement of greater biodiversity of flora and fauna; and
 - taking a responsible and neighbourly view towards the village in general, when making decisions that may affect the community as a whole.

Evaluating factors like those described above, and taking decisions that have a positive environmental outcome, is not uncommon in village life. We trust that the VDS will help guide the future evolution of the village to the enjoyment and benefit of us all.

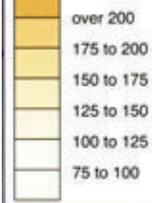
APPENDIX: LISTED BUILDINGS IN EAST KNOYLE

<i>no.</i>	<i>grade</i>	<i>structure and location/ address</i>	<i>no.</i>	<i>grade</i>	<i>structure and location/ address</i>
321120	II	FORMER CHURCH ROOM, CHURCH ROAD (north side)	321159	II	FORGE COTTAGE, THE STREET (east side)
321114	I	CHURCH OF ST MARY, CHURCH ROAD	321160	II	JAC DOR, THE STREET (east side)
321117	II	VILLAGE HALL, CHURCH ROAD (north side)	321161	II	PEAR TREE COTTAGE, THE STREET (east side)
321119	II	THE RECTORY, CHURCH ROAD (north side)	321167	II	THE MANSE AND SCHOOLROOM AT UNITED REFORM CHURCH, THE STREET (west side)
321118	II	PRIMARY SCHOOL, CHURCH ROAD (north side)	321166	II	UNITED REFORM CHURCH, THE STREET (west side)
321116	II	UNIDENTIFIED MONUMENT IN THE CHURCHYARD ABOUT 2.5 METRES NORTH OF CHANCEL OF CHURCH OF ST MARY, CHURCH ROAD (north side)	321172	II	CHAPEL FIELD BARN, UPTON LANE (east side)
321115	II	UNIDENTIFIED MONUMENT IN THE CHURCHYARD ABOUT 7 METRES SOUTH OF PORCH OF CHURCH OF ST MARY, CHURCH ROAD (north side)	321173	II	SHELTER SHED AT CHAPEL FIELD BARN, UPTON LANE (east side)
321121	II	WYNDHAM ENCLOSURE IN BURIAL GROUND, CHURCH ROAD (south side)	321174	II	MILEPOST ABOUT 125 METRES NORTH OF JUNCTION WITH LANE TO MILTON, WARMINSTER ROAD (west side)
321125	II	9 AND 10 HINDON ROAD (west side)	321175	II	MILESTONE ABOUT 250 METRES SOUTH OF JUNCTION WITH A303, WARMINSTER ROAD
321127	II	GRANARY AT PARK FARMHOUSE, HINDON ROAD (west side)	321176	II	WINDMILL, WINDMILL HILL (east side)
321126	II	PARK FARMHOUSE, HINDON ROAD (west side)	321177	II	SLADES HOUSE, WISE LANE (north side)
321132	II	ALLENS, HOLLOWAY (south side)	321151	II	CLOUDS, NO. 1
321128	II	LITTLE LEIGH, HOLLOWAY (north side)	321136	II	27 COTTAGE, MILTON, EAST KNOYLE
321130	II	LITTLE THATCH, HOLLOWAY (north side)	321137	II	28 COTTAGE, MILTON, EAST KNOYLE
321131	II	PADDOCK WOOD, HOLLOWAY (south side)	321138	II	29 COTTAGE, MILTON EAST KNOYLE
321129	II	THE OLD RECTORY, HOLLOWAY (north side)	321150	II	ANNEXE AND FLAT TO CLOUDS HOUSE
321134	II	BARN AT UPPER LEIGH FARM, LEIGH LANE (east side)	321171	II	CHAPEL FARMHOUSE
321133	II	UPPER LEIGH FARMHOUSE, LEIGH LANE (east side)	321152	II	CLOUDS COTTAGE
321311	II	K6 TELEPHONE KIOSK (TELEPHONE NO 074 783244), MILTON	321154	II	CLOUDS ESTATE
321157	II	MILESTONE ABOUT 50 METRES SOUTH OF ST DENYS, SHAFTESBURY	321139	II	CLOUDS FARM COTTAGE
321158	II	RED HOUSE FARMHOUSE, SHAFTESBURY ROAD (west side)	321149	II *	CLOUDS HOUSE
321155	II	THE SEYMOUR ARMS, SHAFTESBURY ROAD (east side)	321153	II	CLOUDS LODGE
321122	II	DEEP MOOR, THE GREEN (west side)	321144	II	HILL COTTAGE
321162	II	WRENS, 13 THE STREET (west side)	321135	II	MANOR FARMHOUSE
321163	II	LINDLEY COTTAGE, 14 THE STREET (west side)	321140	II	MILTON FARMHOUSE
321164	II	THE BELL COTTAGE, 15 THE STREET (west side)	321141	II	MILTON HOUSE WITH FRONT WALLS AND RAILINGS
321165	II	THE BLACK HORSE INN, THE STREET (west side)	321110	II	MOORS FARMHOUSE
			321146	II	OLD PENNY COTTAGE
			321145	II	ROSE THATCH
			321147	II	STRONGS COTTAGE
			321142	II	THE HOMESTEAD
			321148	II	THE OLD BELL COTTAGE
			321169	II	UPTON DAIRY
			321170	II	UPTON FARMHOUSE
			321168	II	UPTON MANOR HOUSE WITH STABLE BLOCK
			321143	II	VALLEY FARMHOUSE

EAST KNOYLE CP

Parish boundary

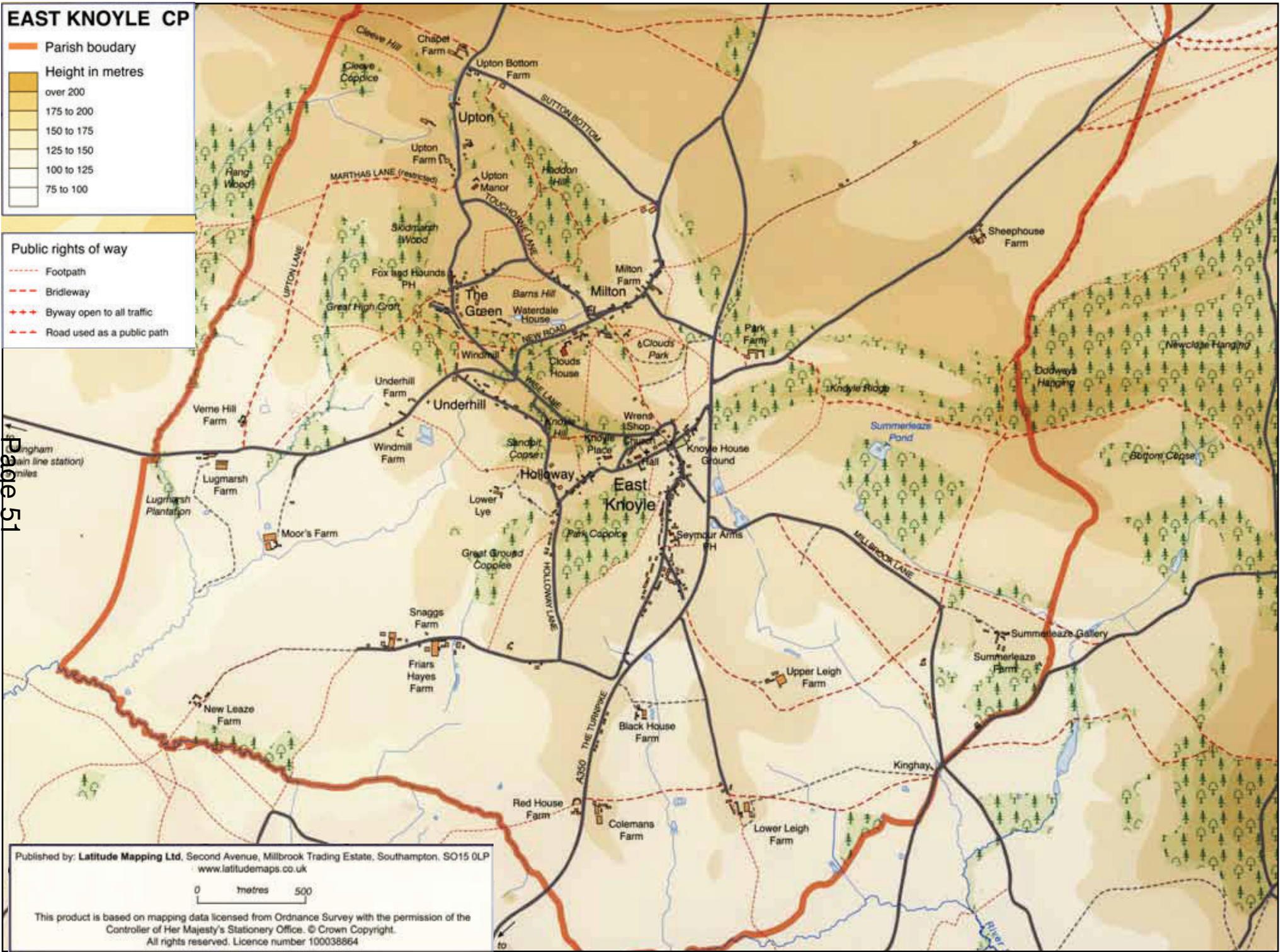
Height in metres



Public rights of way

- - - - Footpath
- - - - Bridleway
- - - - Byway open to all traffic
- - - - Road used as a public path

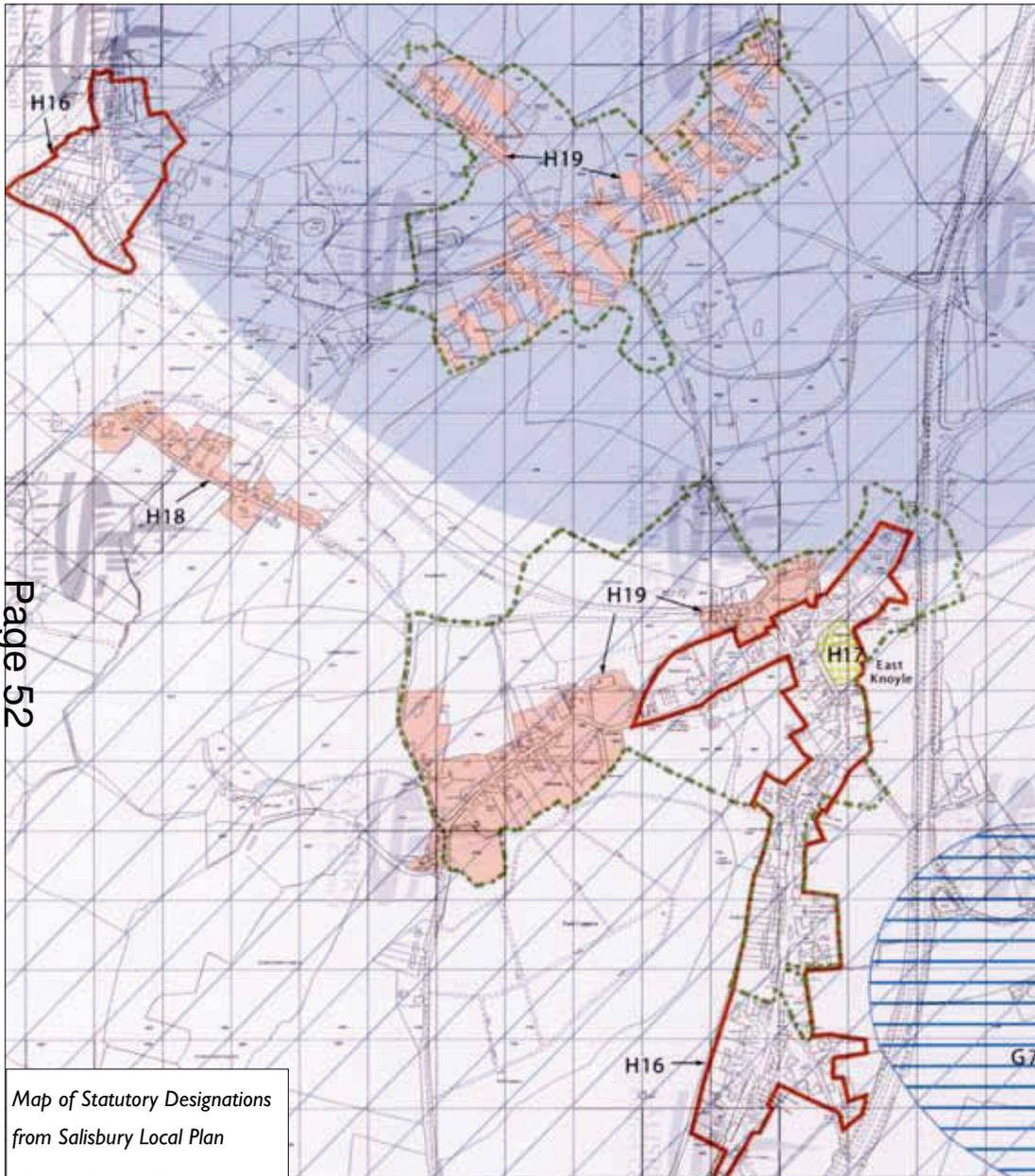
Birmingham
 (main line station)
 10 miles



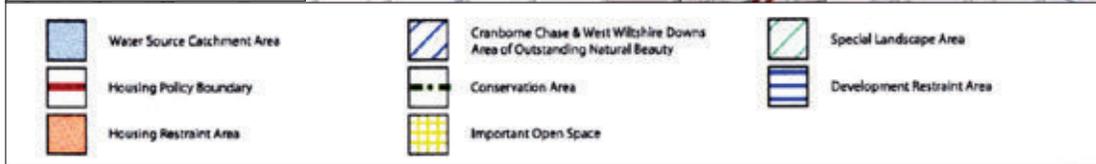
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Map of Statutory Designations from Salisbury Local Plan



ACKNOWLEDGEMENTS

The VDS is an essential part of The East Knoyle Parish Plan and it is the key to influencing future planning decisions. We were fortunate to have members of the original Steering Committee willing to continue to volunteer their time and expertise to complete this project on behalf of the Parish Council and the whole community.

In particular, Kevin Stow agreed to continue as Secretary, providing continuity and, as Parish Clerk, an essential link with the PC. Every member of the team has demonstrated their interest in the village by giving freely of their time and special skills, which included building a new library of photographs of houses, streets, open spaces and special features. Special thanks must go to John Chandler - without his publishing skills, local knowledge and patience, we could not have delivered. Mike Washbourne's expert knowledge of the subject and planning procedures has also been invaluable.

The process included a meeting in the Village Hall on 15th September 2009, open to all residents. There was a very encouraging turnout, which provided an opportunity to explain why we need the VDS, to report on progress with a mini exhibition and to seek comments and suggestions.

The Parish Council are to be commended for their on-going support and encouragement over the last four years. For the research and production of the VDS, we were unable to obtain any external funding - although Salisbury District and Wiltshire Council did provide advice on procedures and content, so we depended on a small allocation from the PC and the contribution made by the team of volunteers.

THE VDS TEAM

- Paul Knocker Chairman
- Kevin Stow Secretary
- John Chandler
- Alan Knight
- Mike Washbourne
- Steve Garrett (Vice Chairman of the Parish Council)
- Mark Boyden
- James Hyde
- Cindy Moxham

February 2011





VILLAGE DESIGN STATEMENT
for
HINDON
Wiltshire



November
2008

CONTENTS



St John the Baptist Church

1. Introduction

- 1.1 The Design Statement and its purpose
- 1.2 How it was produced
- 1.3 The relationship to the Planning Process
- 1.4 Location of Hindon

2. History of Hindon

3. Life in the Village

- 3.1 The setting
- 3.2 Communications
- 3.3 The people
- 3.4 The Appearance of the Village
- 3.5 Employment

4. Highways, Footpaths and Open Amenities

- 4.1 Highways
- 4.2 Tracks and Pathways
- 4.3 Boundaries
- 4.4 Landscaping and Open Areas

5. Architecture and Materials

- 5.1 Background
- 5.2 Building Materials
- 5.3 Building Heights
- 5.4 Parking and Fences

6. Appendices

- 6.1 Important views into the village
- 6.2 Open spaces and views within Hindon
- 6.3 Hindon House style Map
- 6.4 Footpath Map
- 6.5 Acknowledgements



Hindon from Newtown Road

1. INTRODUCTION

1.1 The Village Design Statement and its purpose

This Village Design Statement provides a description of the natural and man-made features of Hindon.

The document provides a guide to ensure that future development and change is managed to respect and preserve the character and distinctiveness of the village. It should contribute to protecting and enhancing the special nature and qualities of the community that is Hindon.

1.2 How it was produced



Old Methodist Chapel

All the residents of Hindon were invited to contribute to the design statement through public meetings, surveys, and an exhibition.

This document was produced by members of the village's Design Statement Team to reflect the views expressed via the consultation process with participation from Salisbury District Council (SDC) Forward Planning Department.

1.3 The aim of the document in the planning process

The Salisbury District Local Plan (SDLP) is the statutory local plan which provides guidance for SDC including Hindon. This VDS is consistent with and supports the SDLP.

The purpose of this document is to guide future development by providing a descriptive framework of the distinctive features that have shaped the village and which are viewed as important today. It represents a distillation of the views of the residents of Hindon that can be referred to by all, including architects, builders, those seeking planning permission, and Hindon Parish Council and Salisbury District Council when considering planning applications.

1.4 Location of Hindon



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Hindon is located 1 mile to the south of the A303 and 1 mile to the east of the A350. It is 16 miles west of Salisbury, 9 miles south of Warminster and 7 miles north of Shaftesbury

Milestone on Mere Road,
Salisbury 16 miles, Mere 7 miles



2. HISTORY OF HINDON



One of the few remaining thatched cottages in Hindon

Hindon was established as a new borough in 1220 by the Bishop of Winchester who owned the manor of Knoyle Episcopi (now East Knoyle) of which Hindon was a part. It was sited at the intersection of several ancient track ways between Salisbury, and the market towns of Warminster and Mere, thus maintaining the practice of establishing new boroughs with a market, a fair and a church, as commercial ventures.

Hindon was set on the slopes of a dry chalk valley so that wells (of which there were several in the village) might readily be sunk. Most of the cottages were built along the High Street which runs the length of the village and was made wide enough to accommodate the weekly market. The cottages had burgage plots behind, and tracks led from the High Street to the fields beyond, a pattern which largely survives to this day.

An annual (later bi-annual) fair was held around the site of the present crossroads, trading in horses, cattle, sheep, pigs and cheese which, survived until the late 19th century.

On 2nd July 1754 fire destroyed a large part of the High Street. The houses, most of which had been thatched, were subsequently re-built using Chilmark or Tisbury stone and brick with clay or slate roof tiles, which largely characterize Hindon to the present day.



The Angel Inn (ex Grosvenor Arms)

The great fire severely damaged the prosperity of Hindon, but a turnpike was created soon afterwards across the new stage coach route from London to Exeter (the present B.3089) This generated service trades and commerce and Hindon became renowned for the number of its inns and alehouses. Of these, The Lamb and The Angel still survive.

The Industrial Revolution caused a general decline in agriculture and this, together with the building in 1859 of the Salisbury to Yeovil railway with a station at Tisbury, was the death knell of the coach and carriage trade in Hindon.

The Church of St John the Baptist stands on a rise in the upper High Street and, with its tower and steeple, is the dominant building in the village. In 1870 it replaced the chapel-of-ease in the parish of East Knoyle, and Hindon finally became an independent parish.

The war memorial by the West door of the Church commemorating men from the village who died in the both World Wars, was originally sited at the cross roads, but was knocked over by a tank in 1942 and later moved to its present site.

The School had been one of several small schools in Hindon supported by local landowners from the 18th century. In 1972 it became a Church of England aided First School and is now a Primary School with about 40 pupils, plus a small nursery group. The older part of the building (now privately owned) dates from 1854 and this was extended in 1999.

What is now the Village Hall, having been a Court House, then a Reading Room, was given to Hindon in 1922 by Mr Hugh Morrison of Fonthill.



Church with War Memorial

The appearance of Hindon remained virtually unchanged until after the First World War. In 1928 piped water was connected and in 1931 the cobbled pavements were re-laid with tarmac. Electric street lights were installed in 1934. The only recent building developments were at East Street (1953) and extended to include retirement bungalows (1976), Whitehill (1958) and Hill Terrace. Otherwise individual properties have been built along The Dene and around the periphery of the village, mainly in the 1960's and 1970's.



Village Hall

3. LIFE IN THE VILLAGE



3.1 The setting

The village is set in open countryside that is part of rolling scenery well deserving its inclusion in an area of outstanding natural beauty, "Cranborne Chase and West Wiltshire AONB". The chalk downland supports a local agricultural industry mostly arable with sheep, dairy and beef cattle, but this provides little employment.

The village lies mainly on the south facing slope to a small valley that runs west to east set between Fonthill Abbey Wood in the south and Great Ridge Wood in the northeast. It is on the southwest edge of Salisbury Plain with Hawking Down and Berwick Down. The open nature of the village's surrounding is a major feature of the village and well worth preserving.

3.2 Communications

Hindon is ideally placed for road access to local towns and to the main roads to the rest of the country. Tisbury, some 3 miles from Hindon, is on the main railway line to Salisbury and London in the east and Exeter in the west. Bath and Bristol and Portsmouth can be reached from the station at Warminster. Hindon is also well served with buses to the major nearby towns.

Due to the setting of the village, mobile telephone and Freeview television reception is poor or patchy, but broadband internet is available throughout the village.

3.3 The people

For a small village of some 500 people Hindon enjoys amenities that are normally found in larger communities, having its own Church, Doctors' Surgery, Post Office, Village Hall, two Pubs, a Primary School, a children's playground and a bus service. The local community is strong and public spirited. The population is of differing age groups, including many retired people, but also a healthy number of young families.



Hindon Post Office and shop

Hindon is a very social village with a number of organizations which encourage the community spirit such as: The Royal British Legion; W.I.; a "Fellowship Club"; two art groups; a whist club and a Horticultural and Conservation Society. There is a regular Saturday Market run by the church during the summer months, and many other ad hoc events throughout the year.

Because of the lie of the land, Hindon does not have a sports field, but the school grounds and the playground are used for village events. However, there is a bowling alley, darts and bar-billiards facilities in the Fellowship Club, and a Petanque terrain has recently been built by villagers on a corner of the lawn at The Lamb.

3.4 The Village



Hindon CEVA Primary School and old School Cottage

The High Street is exceptionally attractive, being tree lined, wide and spacious. The houses are largely built in terraces running down the High Street and in little lanes running off it. This has resulted in many of the cottages having gardens divorced from the properties themselves. In spite of the open setting of Hindon there is little spare land within the village and any space that exists in the village should be preserved.

Power lines and telephone cables have been laid underground in the High Street but are obtrusive in the side lanes.

As in all old villages there is lack of off road car parking spaces with regular double parking on the road and pavement on the west side of the High Street.

In 2004 Hindon won the "best-kept medium sized village in Wiltshire" award, emphasizing the success that the village has had in maintaining its appearance, and the Laurence Kitching Award in 2006.

The village has suffered in the past from small affordable cottages being bought as second homes, in some cases being used only a few times in the year, and cottages are on occasions enlarged as families grow. Both of these situations have led to a reduction in the availability of smaller, affordable housing for young members of the community who are forced out of the village and prevents new younger people from coming in. The current "balance" we have in Hindon is a good one and it should be maintained.



Front door steps on High Street

3.5 Employment

The main employers in the village are the two hotels/pubs, a local building company and supporting trades, the Doctors' surgery and there are a few small business units in the village. Some people commute to other nearby villages or towns, to Salisbury, and a few nearer to and into London, one or two on a weekly basis. There are also a number of people working from home which has been helped with the introduction of Broadband to the village.

Guidelines – Life in the village

- 3.1 *Any future developments should provide for electricity and telephone cables to be concealed.*
- 3.2 *Any development or adaptation of property should include the provision of accommodation for cars to the Council's maximum car parking standards.*
- 3.3 *Where development is permitted it should be carefully considered and should be compatible with and enhance the existing village and should maintain the attractiveness of the village and its surroundings which are in themselves a major attraction for new residents and visitors alike.*
- 3.4 *Any developments or modifications to the existing housing stock should ensure that a good balance is maintained to support the school, shop and other village facilities.*

4. HIGHWAYS, FOOTPATHS & OPEN AMENITIES

4.1 Highways

A primary characteristic of Hindon is its broad High Street, lined mainly with lime and some oak trees and enhanced by the addition of large tubs of flowers. The trees are pollarded annually to maintain the level of light to the houses.



Pollarded lime trees on the High Street

In recent years, with the growth of car ownership, there are increasing numbers of cars parked along the High Street. Few houses have garages and there is limited off street parking.

Like many villages, especially those on the B3089, Hindon has experienced an increasing volume of traffic over the years. At the crossroads in Hindon the B3089 has a dogleg curve with poor visibility for both people and vehicles crossing. Whilst the bend does slow traffic down, traffic often approaches too fast. To reinforce the 30 mph limit red stripes were painted on the approach roads to the village in May 2006. Any industrial development within villages along the Nadder valley is likely to lead to an increase in the size and weight of vehicles passing through Hindon.



The Dene

There are pavements on the High Street and on part of the B3089, but the narrowing of the road by "The Lamb" and lack of a pavement there and at the edge of the village along the road to Mere cause problems. There are also no pavements on Stops Hill, Whitehill or on the lanes approaching the school. These are narrow roads and can be dangerous with little room available for widening or pavement/footpath installation.

The Dene, at the bottom of the village, has been susceptible to flooding in the past at times of heavy rain, from both springs and drainage from the neighbouring roads and fields. The culverts have been improved and the Highways Authority has taken action to reduce this from happening in the future. In its present condition the roadway along The Dene does not support heavy vehicles.

Lamp posts in the village are out of keeping and could be improved by replacing the present concrete and metal ones with a style more suitable for a "conservation area".

Pride in the appearance of the village is illustrated by the initiative of the Parish Council who arranged for the local refurbishment of one metal and two wooden finger posts. These are in the same style as the old signs, rather than in reflective aluminium which were on offer by the Highways Authority.

4.2 Tracks and pathways

A network of public rights of way and pathways exist in Hindon and should continue to be preserved in terms of position, character and vegetation. In particular, two important long distance pathways, the Wessex Ridgeway and Monarch's Way pass through the village and are maintained by the Parish Council.



Bakehouse Yard

There are also good tracks and old ox-droves to neighbouring villages and around the parish boundaries and a number of paths in the village itself. Leaflets describing the walks around Hindon are in the process of production.

4.3 Boundaries



Back Way to top of High Street

Thatched “block chalk” wall on Stops Hill

Boundaries within the village are formed of stone walls, fencing or hedging of indigenous plants such as beech, hawthorn, blackthorn, holly and yew with some leylandii. The boundaries around the fields being of mixed indigenous hedging or sheep wire.

4.4 Landscaping and open areas

Because Hindon has a conservation area and is within an AONB, there are tight constraints on landscaping, and on the felling or pruning of trees, which cannot be carried out without prior notification to The Local Planning Authority. The village also encourages the planting of indigenous broad-leaved trees, mainly beech, and the replacement of any felled trees.

Round the perimeter of the village are areas of open space allowing the countryside to “enter the village”, contributing significantly to this attractive rural settlement. As the village is built on a slope the view is enjoyed from many houses.



Hindon allotments

Just to the west of the village lie the “allotments”. A “Hindon Allotment and Conservation Association” exists to improve the uptake of the allotments and use of part of the area for the conservation of wildlife.

For the younger children there is a playground and ball playing area which is in regular use and very popular, and is maintained by the Parish Council. A shelter and other equipment is being added to this playground so that it can be used by all ages.

Guidelines – Highways, Footpaths & Open Amenities

- 4.1 *To maintain the appearance of the village some restrictions on parking in the High Street and the provision of alternative parking are desirable*
- 4.2 *On some footpaths close to the village centre gates for those with limited mobility should be installed to replace stiles to enable access for the disabled*
- 4.3 *Fencing should be of a substantial standard and walls constructed from a traditional range of materials using stone and lime mortar.*
- 4.4 *Any new hedging, landscaping or planting should be of a form that reflects the existing character of the village and surrounding countryside. Leylandii and other forms are not desired.*
- 4.5 *Conversion of existing off street car parking spaces and garages to provide additional living accommodation is to be discouraged.*

5. ARCHITECTURE & MATERIALS

5.1 Background

Development in Hindon is controlled by two principal devices: firstly, by the policies of the adopted Salisbury District Council Local Plan, which will be superseded by The Local Development Framework, and secondly, by virtue of the fact that the core of the village is designated as a Conservation Area. For this area a Conservation Area Appraisal has been produced and this should be read in conjunction with this Village Design Statement.



Pilgrim's Rest, High Street

In addition, many of the village's older properties enjoy listed building status.

The Local Plan draws a tight line around the existing "settlement pattern" of Hindon, and new development outside this boundary is contrary to policy.

There is little physical scope or opportunity for building (whether for residential, commercial or community use) within the established settlement boundary. Thus, any new development, whether for residential, commercial, or community use, is very restricted.

Other policies governing matters such as the preservation of the character and appearance of the Conservation Area and the setting of listed buildings provide important additional "controls" on development, whether this be for minor changes to the external appearance of a particular building, or for new building work itself (extensions, new buildings or structures, conversions etc).

The Lamb Inn



The High Street comprises the main part of the Conservation Area – and there is a strong desire in the village to see this preserved as it appears today with little future change. Hence, any planning or listed building consent applications are subject to careful scrutiny. It is recognised however, that if the village is to remain an attractive and vibrant place to live for all age groups, with its community facilities intact (i.e. shop/post office, school, public houses, doctors' surgery, bus services etc), then some scope for change should be welcomed.



Wardour Cottage

Accordingly there does need to be some prospect for development, not least to ensure that the village does not become static. For example, it would be desirable for Hindon to be able to offer greater opportunity for people to work in the village, rather than for people to have to travel out of the area to work.



High Street roofline without dormers

The development, growth and changes that have taken place since the Second World War have added to the character and diversity of Hindon as an attractive and community spirited place to live.

Like many places across the country, there is, of course, a particular difficulty in meeting the housing needs of the young, low paid and other disadvantaged groups, who

effectively find themselves barred from getting on (or moving up) the housing ladder by virtue of comparatively high house prices across all types of property from the small cottage upwards.

There is a general will in the village to take some positive action and try and do something about the current and projected shortage of affordable housing in Hindon.

The scope for new build is limited and would only be likely on a small scale to be in keeping with the character of the village.

Equally, any new developments or major alterations should take account of existing capacity of the main services of drainage, local roads and parking, unless greater facilities are produced at the same time.



Bank House

5.2 Building materials

Although styles in the High Street vary in height, size and finish, there is unification through materials. The wide pavements lined with trees add further to the harmony.



Walls

Of the 256 buildings in the village, 41% are of brick, 23% of real stone and 35% are rendered and painted white or cream. Wall materials for new buildings and extensions should blend with the existing buildings.

The Dene, eastern end

Roofs

The "Roofscape" of Hindon High Street is a major feature of the village, which it is desirable to protect by careful integration of development with the materials and style of existing properties.

The majority of roofs within the conservation area are covered in clay tiles, with some slate and a couple of thatched cottages. Developments of existing properties should preferably take account of the style of properties

in the immediate vicinity. A quarter of the houses have dormer windows, the majority of which are on the first floor level in cottages with low eaves. These are marked red on the House Style Map. Some dormers are on the third floor in the attic, marked yellow. There are stretches of roof along the High Street clear of dormers, marked green. Any planning application for dormers should carefully consider the style and character of the rooflines nearby. See appendix 6.3 for Hindon House Style Map on page 22 identifying various styles and heights of houses, and those with dormers. Rooflights generally do not occur on roof slopes facing the High Street and if required, thought should be given to installing these out of sight of the High Street where applicable. (Reference "Roofscape of Hindon in Conservation Area Appraisal", pages 18&19).



Dormers in the High Street

For new build roofs should reflect existing properties in the village. Particular attention should be paid to the roof heights, materials and styles of neighbouring houses, whilst noting that clay tiles are preferable to concrete tiles. The proportions of new houses should be sympathetic with those of comparable design elsewhere in the village.

Windows and Doors

The majority of houses have casement windows and are made from wood. There are some plastic windows outside the conservation area. Windows in extensions should match both existing windows, and with those of the neighbours. Historically, window casements have been painted white or cream and this has become part of the character of the village. There are no rooflights on roof surfaces fronting onto the High Street and this should be maintained.

Many houses have porches or rain canopies which add to the diversity of the frontage of the houses.



Examples of various windows and rain canopies

5.3 Building heights



Mill House,
The Dene

Houses in the village are in the main of 2 storeys with a few of 3, and a few modern bungalows. The roof levels are stepped down the High Street

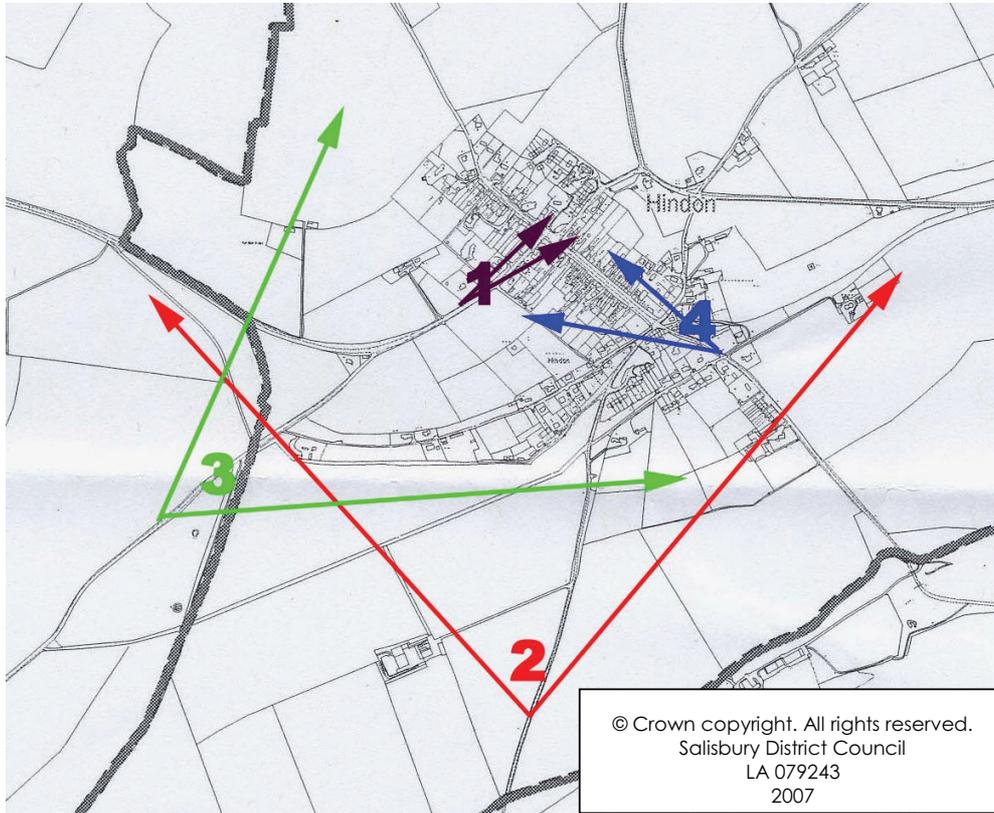


Guidelines – Architecture and Materials

- 5.1 *Where development is permitted, either within the conservation area or outside, the materials should match that of neighbouring or nearby buildings, e.g. brick behind Victoria Cottages or local stone in any new area such as to the east or south west of the village.*
- 5.2 *Timber Doors, both inside and outside of the conservation area are preferred.*
- 5.3 *A mixture of rooflines in any development should be attractively designed to fit in with neighbouring buildings, both in height and materials, and should follow the pattern shown on the House Style Map retaining clear stretches with and without dormers, (see appendix 6.3) and with particular reference to the Conservation Area Appraisal.*
- 5.4 *Any new development should include off street parking.*
- 5.5 *Gardens should generally be hedged or fenced rather than open plan.*
- 5.6 *Both within and outside of the Conservation Area new or replacement roofs should preferably be pitched and covered with clay tiles. Flat roofs should be avoided.*
- 5.7 *Wind generators, rooflights and photovoltaic cells should be installed out of sight from the High Street where practicable, as applies to satellite dishes.*

6. APPENDICES

6.1 IMPORTANT VIEWS INTO THE VILLAGE



The setting of Hindon nestling in the Downs, is such that it is not visible from the main road approaches until virtually within the village, but great views are seen from the minor roads and lanes. The compactness of the village should be maintained and the open, surrounding countryside kept unspoilt.

1. From Mere road once within the 30 mph limit
2. From the minor road from Newtown/Semley gives the broadest view of the village as a whole.
3. From Sheepcote Lane on the approach from East Knoyle affords a view of the village and its setting within the Downs.
4. From Stops Hill from within the 30mph limit after Hill Terrace, with views up the High St

IEWS INTO HINDON



1. Approach to Hindon from Mere



2. From Newtown / Semley road



3 From Sheepcote Lane

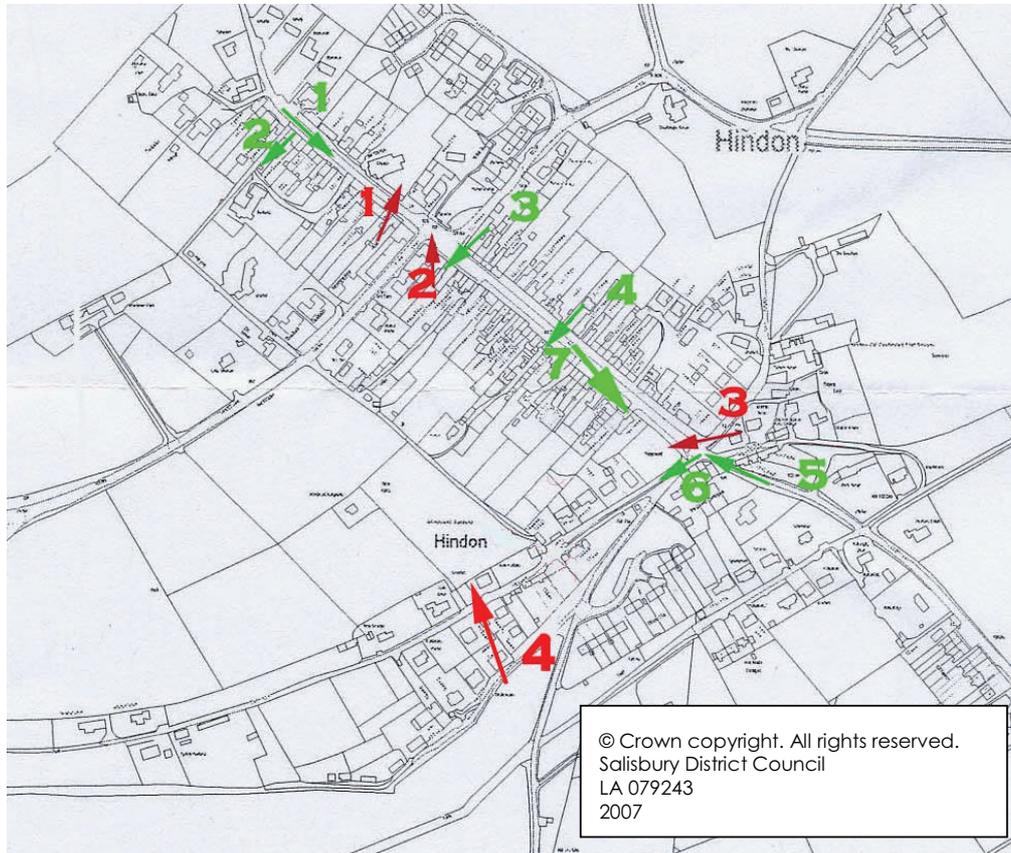


4. From Stops Hill

6.2 Open

Spaces and views within Hindon

Although Hindon has a broad High Street, it is a compact village with few open spaces within its built area, and therefore these spaces should be protected. However it does have a number of obvious and some hidden views into the country and of small mews and alleys as shown below.



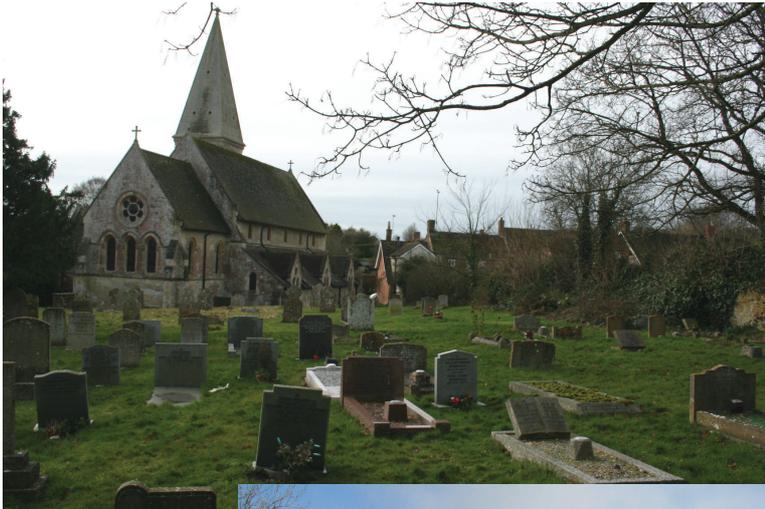
Open Spaces

1. Churchyard
2. Lamb Lawn
3. Playground
4. Allotments

Important Views

1. Looking down from top of the High Street
2. Along footpath and views to the west
3. Queen's Head Mews
4. Bakehouse Yard
5. Looking up High Street
6. The Dene
7. Down High Street towards Chalk Lane

OPEN SPACES



1. The Churchyard

2. The Lamb lawn



3. Playground



4. The Allotments

VIEWS WITHIN HINDON



3. Queen's Head Mews



4. Looking East through Bakehouse Yard



5. The High Street looking north

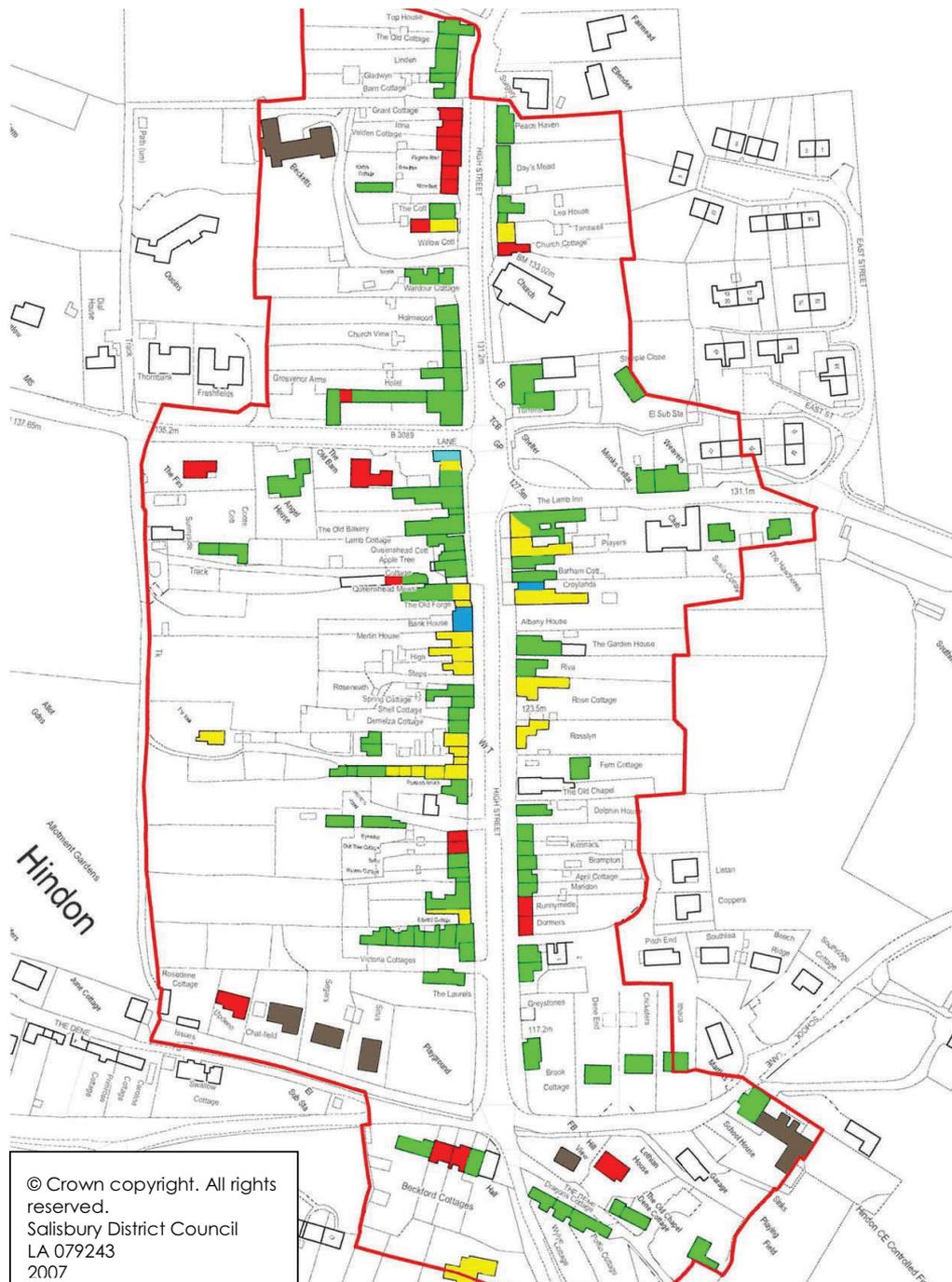


7. View towards Chalk Lane

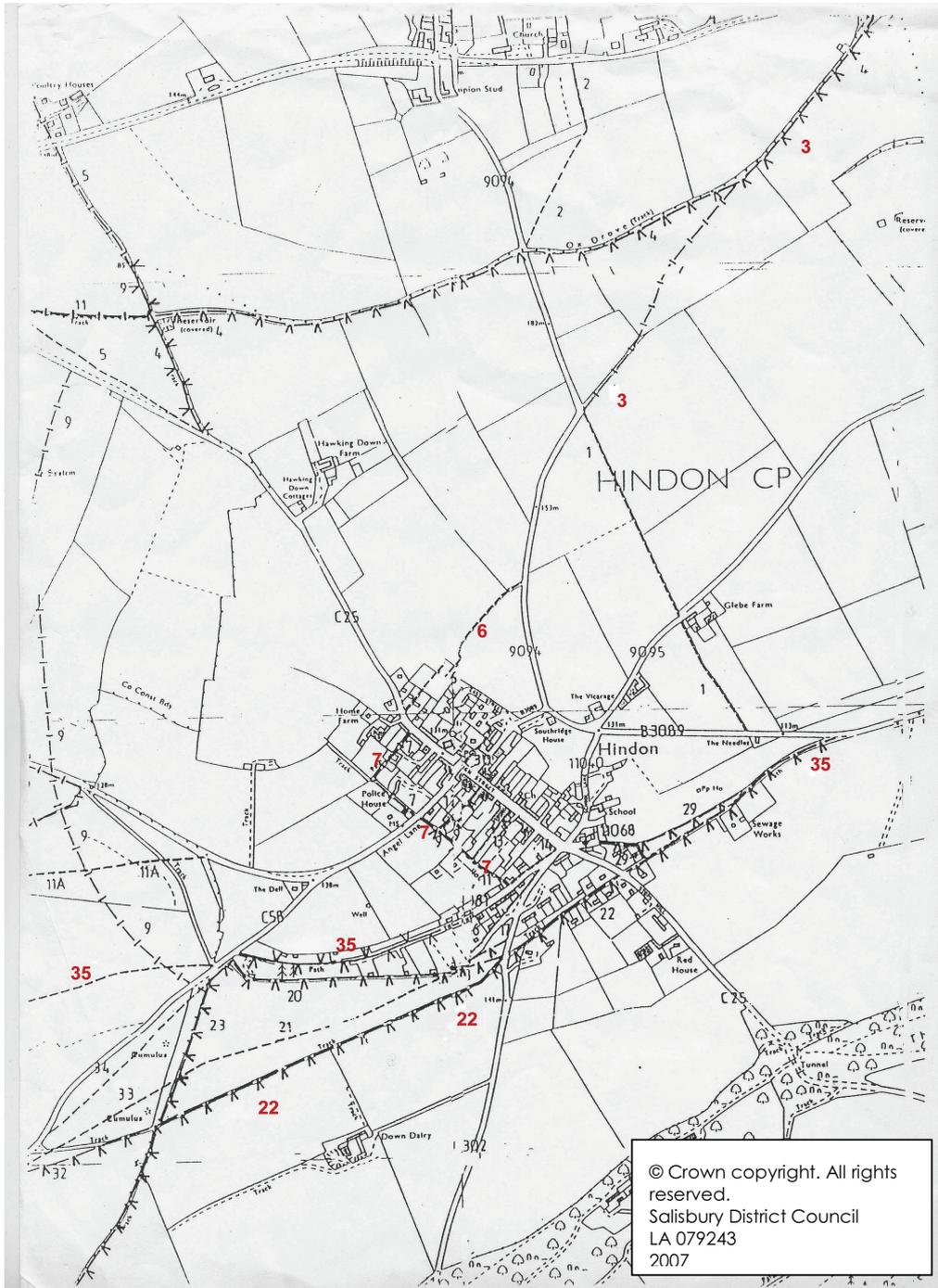
6.3 Hindon House Style Map

Single Storey Bungalow		Modern buildings
2 storey dwelling with low eaves (Whole or part of upper floor within roofspace)		See illus. "Dormers" p15
2 storey dwelling – no attics for accommodation		See illus. p.14
Dwelling – 2 storeys and attic		See "The Lamb Inn" p 13
3 storey dwelling		See "Bank House" p. 14

(As viewed from house frontages or High Street)



6.4 Footpath map of Hindon



Long distance footpaths

22, 7, 6 & 3 Wessex Ridgeway

35 Monarch's Way

Local footpaths numbered in Black

6.5 Acknowledgements

The Hindon Village Design Statement Group is very grateful for the help and encouragement given by:

Salisbury District Council Forward Planning Department, for their invaluable assistance and attendance at many of the meetings.

Community First for their grant towards printing and other costs.

Hindon Parish Council for their advice and support.

Hindon Village Hall Trust for the use of the hall at no cost.



TEFFONT



Village Design Statement

- 
4. Introduction
6. Life in the Village Today
8. Settlement: Layout & Pattern
10. Guidelines for Development
- Design and materials
 - Design Guidelines for New Building
 - Garages and Outbuildings
 - Extensions, Alterations and Conservatories
18. Descriptive Tour of the Village
30. Landscape & Geology
32. Teffont's History
- 34 Biodiversity
38. Appendices
- Maps
 - Supplementary texts
 - Definitions
 - Websites
 - Acknowledgements



Introduction

In 2007 the residents of Teffont began the process of preparing a Village Design Statement (VDS).

The comprehensive document which follows is the result of two questionnaires, several public consultations and a huge amount of work by teams of volunteers all motivated by the desire to see that new development in the village respects the unique character and charm of Teffont.

Because this VDS is so comprehensive, the Parish Council decided that for ease of access the Development Guidelines should be at the beginning of the document. However, we urge those responsible for making or influencing planning decisions to read the whole document as this will ensure the Guidelines are placed in context.

Why is the VDS important?

On its adoption as Supplementary Planning Guidance by Wiltshire Council the VDS becomes a “material consideration in the determination of a planning application”.

This means that the contents will be taken into account by the Council when determining

planning applications however it should also serve as an important first reference point for all those involved in Teffont’s future development.

What is at stake?

As the Descriptive Tour of the Village so clearly illustrates, Teffont is an exceptional village and amongst the features making it so unusual are:

- ◇ The large number and proportion of listed buildings, including its two churches
- ◇ The presence within the village boundaries of Sites of Special Scientific Interest (SSSI) and other very special landscape features such as its stream and water meadows
- ◇ The way in which the village’s linear development is marked by open spaces
- ◇ The position of Teffont within the South West Wiltshire and Cranborne Chase Area of Outstanding Natural Beauty (AONB)

This VDS highlights the geology, history and biodiversity of Teffont, all of which underpin the architectural heritage of this beautiful Wiltshire stone village. We believe that taken as a whole the document will serve to recognise the past, value the present, but above all be a guide to protect the future of Teffont.



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Life in Teffont today

Teffont is a small village in the Nadder Valley whose thriving community currently includes over two hundred adults and more than fifty children. There are residents who have lived in the village all their lives as well as many welcome newcomers. It is surrounded and intersected by footpaths and bridleways which are well used by walkers and riders, travelling across the fields and woodlands or alongside the stream. Horse riding is a major form of recreation and there are currently over 40 horses kept in the village

The Village Hall provides a meeting point for all villagers. It is a home for many and

varied village activities including local clubs, entertainers, films, children's and family parties, committee and business meetings and quiz evenings. With the closure of the last public house in the village in the late 1990s the Village Hall's role has become vital to the social life of the village.

The two churches have a growing and committed congregation and a supportive Parochial Church Council. The successful Annual Church Fete makes good use of its delightful village setting.

One of the ways Teffont residents support their village is through the Teffont Trust,

which was set up in 2007 and provides grants to maintain buildings in Teffont. The beneficiaries are the two churches, the Reading Room and the Village Hall.

Every summer the Teffont Show is well attended. Held in the grounds of Teffont Manor, its popularity allows villagers to continue staging it, while similar events in other villages have fallen by the wayside. It is thanks to the people living in Teffont that both its infrastructure and its unique charm can be maintained.

As working patterns have changed, not only are there a number of homeworkers in the village but also many thriving

businesses, including a farm attraction, a livery yard, a market garden and a publishing company, which produces a local newspaper.

Teffont offers a choice of housing. Throughout the village there is a mix of small, medium and large homes, either owner-occupied or rented. There is also a small development of four one-bedroom cottages built by the Council for occupation by those at, or nearing, retirement age. The provision of such a variety of housing means that the population of the village has not stagnated.



Top left to right:
 Teffont Village Hall,
 St Edward's church, Teffont Magna
 Teffont Village Show tug-of-war
 Below:
 Teffont Wildlife Group
 Jubilee street party
 Village Show's organiser
 Lighting the tree ceremony
 Village Hall social event
 Bottom:
 Main arena Village Show



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Settlement: Layout & Character

OPEN SPACES

The Tour of the Village illustrates how many open spaces there are in Teffont and how significantly they contribute to its unique character. Throughout the village these spaces afford the separation between buildings which is such a fundamental part of Teffont's identity. They provide an essential contribution to the way in which the buildings largely intermingle harmoniously with the natural valley landscape.

Listed below are some of the views that villagers wish to see maintained.

- ◇ Views of the lake, manor and church in Evias
- ◇ Unspoilt views from the approach roads into and across the village
- ◇ Views of wooded areas on approach roads
- ◇ Views of countryside between and beyond buildings

PATTERN AND LAYOUT

The settlement developed in a linear pattern, with buildings arranged in irregular clusters on either side of the road and following the flow of the stream, and many of the cottages hugging its banks. Small groups of buildings are interspersed with gardens, open fields and paddocks, which in the central and lower part of the village rise to tree-clad hillsides beyond.

There are still many of the larger defining open spaces in the upper part of Magna and in Evias, but few remain in central Magna.

Several dwellings have been built on the hill-sides, but generally the development is only in the floor of the valley, leaving uninterrupted views to the countryside beyond. There is dense vegetation in many places and this overall "greenness" still prevails over the buildings.

Almost all dwellings face the road and have small gardens at the front with larger gardens behind or to the side and fields beyond. Many bridges span the stream, mostly enlarged to accommodate off-street parking.

There is a scattering of late 20th-century buildings on the B3089 approaches to Magna, mostly single dwellings with generous space and vegetation around them.

Until recently—and this was due to a quirk in the planning system (see New Building section—reference "... close adjacent to "Barnmead")—there has been little backfilling, or diversion from the linear pattern except for agricultural purposes. This quality has been upheld by planning inspectors and there is a strong wish amongst villagers for it to remain that way.

The remaining grass verges, without kerbstones or pavement, are integral to the rural character of the village.



CHARACTER AND MATERIALS

Fragments of earlier timber-framed cottages still exist, but the predominant vernacular style of building throughout Magna and Evias is characterful, modest, steeply pitched thatched stone cottages, one room deep and single-storey with attic. The small rectangular windows are randomly placed. They were built in the late 17th and early 18th centuries, probably by farm workers, during a boom in the wool trade, using the rubble or crudely hammered "Chilmark" stone carried from the fields and open quarries in the village. This is a glauconitic, sandy limestone – glauconite being the mineral which gives it the characteristic greenish-grey or brownish colour. This stone is referred to as the "local stone" or "Chilmark stone" throughout the document. (see Appendix for more details about the "local stone")

The coursed rubble-built walls, with squared quoins or corner stones, are often two feet thick, and many dwellings have flagstone floors and little or nothing in the way of foundations. A few of the cottages and larger build-

ings have a wider use of ashlar, or cut stone, at intervals through their walls, for their front walls or "public" face, quoins or corner stones, and around doors and windows. Simple carving was added for mullions and drip moulds over the windows and for the decorative kneelers which terminate the eaves.

Victorian buildings, mainly in Evias and described in the Tour, although not in the vernacular of the village, have settled comfortably into their surroundings partly because they have been constructed in the local stone and natural materials. Conversely, reconstituted or "artificial" stone, used for dwellings built in the latter part of the 20th century, has not weathered or become part of the landscape in the same way.

There is one red brick house and a few of the traditional buildings have small amounts of brick infill. There are only a few small examples of flint inclusions in walls.

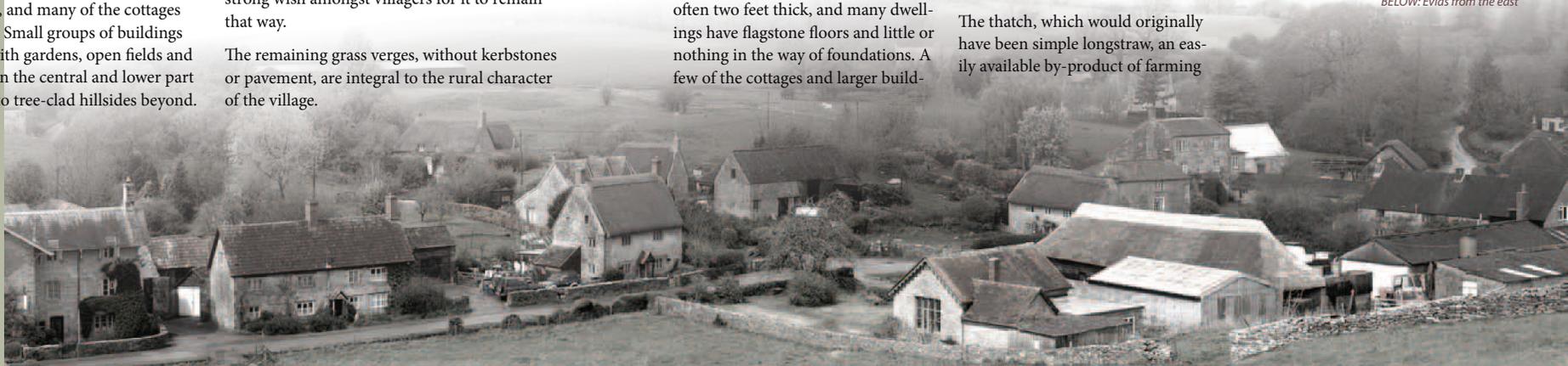
The thatch, which would originally have been simple longstraw, an easily available by-product of farming

that provided good insulation at the time, is now thick rounded wheat straw known as wheat reed. In the early 1900s several buildings had the thatch replaced with handmade clay peg tiles; many were probably made with the local clay at the nearby brick, tile and pottery works in Dinton, which was established earlier that century. Welsh slate became more easily available, via rail, in the mid 1800s, hence its appearance in the later Victorian buildings. There are a few Somerset pantiled roofs. More modern machine-made clay, composition and concrete tiles have also been used.

Other traditional "features" of the buildings are referred to in detail in the "Building & Design Guidance and materials" section.

Most traditional buildings have been extended and modernised.

ABOVE: Magna from the west
BELOW: Evias from the east



Guidelines for Development

The mellow beauty, gentle spirit and simple proportions of the traditional buildings in the village should always be reflected in the design and materials of a new building. Before any building work is considered, it is important to emphasise that Teffont is one of few villages in Wiltshire to have a full complement of the statutory designations; all of which have been put in place to protect the settlement's unique heritage.

In 1973 most of the village was designated a Conservation Area (CA) (see map in Appendix) and is part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). In addition, both villages have extra protection under the Local Plan; Teffont Magna is a Housing Restraint Area (HRA) and Teffont Evias a Special Restraint Area (SRA). We are very fortunate to have nearly 50 Grade 2-listed buildings, fairly evenly distributed through the village; two Grade 2*-listed churches, two listed milestones and a red telephone box. All these are protected by law. (For full list see

Appendix and Wiltshire Council's Planning website "Conservation and the environment" section for guidance re listed buildings.)

In order to help conserve the unique qualities which contribute to these designations, the following detailed guidelines have been compiled. They are intended for any new development or alterations to existing buildings, whether listed or otherwise. Where a building is listed, Listed Building Consent is required for any alteration – internal or external. It is advisable to speak to the planning department in all cases, as very limited development can be achieved without planning permission.

When any development takes place, we wish to encourage the best of the new, both in design and materials, and challenge architects and designers to create buildings which are not mere pastiches of the past or repetitive "executive" style buildings.

Good quality and interesting design really will enhance the surroundings. This does



Above: view of Teffont Evias from the north
Below: cottages in Teffont Magna

not mean the building need be more costly, just that attention is paid to detail such as placement, proportions and heights of buildings; their relationship to the size of the plot and their roof pitches and "features". They should also demonstrate sensitivity to the spirit of the entire village, the adjacent buildings and their occupants, and the environmental setting.

Materials should, if possible, be natural and of good quality so they will stand the test of time and harmonise with their surroundings; where possible they should also be environmentally friendly and sustainable. New materials and technologies may provide acceptable alternatives if they achieve the same high standards of design and appearance - the Conservation Officer should be consulted.

Small scale commercial enterprise is very welcome as long as it doesn't generate large amounts of traffic or noise and impact on neighbours.

NEW BUILDING

Generally, the protection provided by the designations means that there is limited scope for new development in the village.

Teffont Evias is a Special Restraint Area. The upper part of Holt Lane, where it enters beautiful countryside, is outside this restraint, and over recent years there has been development here which has had a major impact on the views of and into the countryside.

In central Magna, there has been piecemeal development along the eastern side of the B3089 over the last 15 years. There is concern that further development here would compromise the important gaps,

defining open spaces and the open views of the countryside and therefore the intrinsic character and special charm of the village. There is also concern that squeezing houses into small plots in the gardens of existing properties, especially in the street scene, creates a crowded feel which similarly compromises the character.

The village moves gently into the countryside at either end of the village and any large scale development here would damage these rural gateways which are a vital part of its identity.

The much acclaimed linear development of the village makes it unsuitable for closes, as this would constitute back building. The development adjacent to "Barnmead" was built in the late 1990s but owed its planning origin to a quirk in the system, which meant that a 1960s planning permission for three bungalows (granted long before present policies had evolved) had been kept alive by the construction of a bridge across the stream and nothing more. The houses were therefore not approved against the current criteria and cannot be taken as a template for what should be allowed in the future.





Where new development is proposed we recommend the following general guidelines:

- Any new development should sit comfortably within its immediate surroundings, be highly sensitive to the gentle spirit of the village, enhance its distinctiveness and contribute positively to the sense of place;
- All new building, extensions and conversions (including farm buildings) should respect, but not slavishly copy, the traditional vernacular feel of the entire village, with high quality design and sensitive scale and proportions;
- The use of natural materials will be pleasing to the eye and enable the new building to weather, settle into and become a positive contribution to the landscape;
- Any new building should include ample ground to the sides and rear so the sense of space is maintained along with the views into and beyond the plot. Existing mature trees and hedgerows should be incorporated in a new development as wildlife habitats, and the rural feel will be protected if properties are enclosed by natural boundaries;
- New buildings should be of low environmental impact, energy efficient and use materials that are from responsible and sustainable resources such as FSC timber. However the visual qualities of a building should not be compromised;
- The use of muted paint colours for windows, doors and rainwater goods helps to maintain the visual beauty of the village;



- Contemporary design is welcome if it is imaginative, provides interest, reflects these guidelines and complements the surroundings;
- All planning applications should ideally be accompanied by clear details of the amount of ground excavation required and the elevations as measured from the road;
- The siting and colour of farm buildings needs consideration so they disappear into the landscape.

BUILDING PROPORTIONS

- Building height should be limited to single or two storeys and a mix of roof heights and levels adds character to the settlement.
- The mass and bulk of any new building should be in sympathy with the traditional cottages, and not overwhelm the neighbouring properties. Ample space must remain around the building, especially on either side, in order to protect the special open quality of the village.

BUILDING LINE

Buildings in the village mainly follow a linear pattern and face the road although the building line is random. Most of the old cottages are close to the road/stream with very small strips of garden in front, but they

are interspersed with other, mainly larger buildings set further back from the road. There should be careful consultation with the Parish Council where any excavation of the hillsides is proposed because of the nature of the sandy soils and the springlines. Consideration should be given where any interruption to landscape and skyline views are concerned.

WALLS

Stone

Natural stone is the preferred building material for the walls of new dwellings.

- Locally quarried limestone is the appropriate stone, cut and laid in a style which is harmonious with the vernacular buildings in the village;
- The use of reconstituted or artificial stone, or similar artificial cladding to the outside of buildings is discouraged;
- The use of a traditional soft lime mortar, which is weaker than the stone, is recommended for re-pointing, and enhances the appearance of all walls. Careful attention should also be paid to the colour of the sand used. Repointing with mortar with a high cement content is liable to cause erosion in the stone from water ingress. The stone is unable to dry out behind the non-porous cement;
- If render is used, a soft lime render rather than a cementitious one is more appropriate, especially if applied over the



stone masonry where it could have serious consequences to the performance of the wall, causing damp problems and damaging the underlying masonry.

Timber

Timber comes a close second in the questionnaire as a preferred building material. Where timber has been used for walls and weatherboarding, it is either hardwood such as oak or elm, or cedar—all of which when left to weather naturally have the same silver-grey appearance as the stone and thatch, or stained softwood.

- Unstained hardwood, such as oak or elm, or softwood, such as cedar is the preferred timber for walls and weatherboarding;
- Where stained softwood is used, consider a colour which is complementary to the stone and thatch surroundings;
- Painted timber walls are not a traditional feature of the village.

Brick

If brick is to be included it should be used sparingly as on a few of the

older cottages and of a sympathetic colour and tone.

ROOFS

The traditional cottages and barns have steeply pitched roofs and a great many are still thatched. In the 20th century several buildings had thatch replaced with either handmade plain clay peg tiles or pantiles, and in a few cases composition or concrete tiles. Welsh slate appears on 19th-century buildings, and the more recent houses from the latter part of the 20th century and beyond have an assortment of artificial, concrete and interlocking tiles. There is also asbestos (no longer permissible) and corrugated tin on outbuildings.

- Generally a steep pitch is preferred to complement the traditional thatched cottages;
- A roof is at least one third of

*Below from left to right: reconstituted stone, brick nogging, lime pointing, reclaimed stone wall with squared quoins, Ashlar (hand cut stone).
Opposite page above:
View of the development adjacent to Barnmead.
Opposite page below:
mixed height roofs in Teffont Evias.*



the bulk of the building when viewed from ground level so it is essential that any roofing material should be in sympathy with its surroundings, that is, in muted tones and of a material which gathers patina with time;

- Flat roofs are not a traditional feature of the village and are not encouraged.

THATCH

Thatch is the traditional roof covering and preferred by villagers in the survey. It is currently thick combed wheat straw, known as wheat reed, but would have been long straw until the mid-20th century. It is unlikely that water reed was used in this area and its visual appearance is much thinner than wheat reed, changing the character of buildings. Its reduced thickness at the eaves allows water to drip onto and penetrate the stone of the walls. Although re-thatching is not an expensive undertaking, the use of local organically grown wheat straw as opposed to poor quality less costly imports grown with the use of chemicals, should give the roof a life expectancy of 20-30 years.

- Thick, combed wheat straw is the traditional thatch used through the village;
- The plain flush wrap-over style of ridge is traditional in this area and is also the most hard wearing. Typically ridges had minimal decorative work and the trend for “block cut” ridges was imported by thatchers from East Anglia in the mid 1900s;



- Swept dormers are used around windows at attic level.

Note: a change of thatch or ridge from one type to another, or a change of material, which alters the profile, and therefore the character, of a roof (for example, wheat reed to water reed, or flush wrap-over ridge to decorative block cut) will require planning permission on a listed building and within the Conservation Area

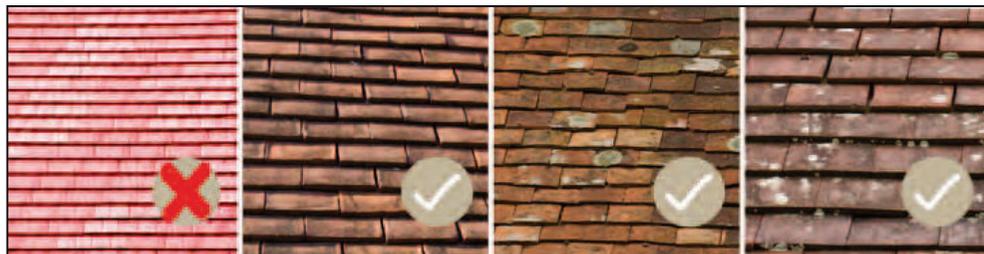
TILES

The traditional buildings were all thatched until the early 1900s, when several had thatch replaced, mainly with handmade clay peg tiles in soft terracotta colours. Each tile is slightly curved and the tones vary, which creates a natural “texture” in the appearance of the roof. Welsh slate has been used in places through the village, mainly on mid-to-late Victorian buildings. Both of these gather a patina with time, which helps to unify the “roofscape”. Strong coloured artificial tiles have appeared on several of the more recent buildings; these and any with a plastic or resin coating tend not to weather and are discouraged.

- The use of good quality handmade or hand-finished machine-made, clay peg tiles in muted colours and mixed tones is the preferred choice in this setting and it also keeps that craft alive. Where repairing a roof of clay peg tiles, the original tiles should be reused if possible;
- Where slate is used, hand-cut Welsh slate (or one which gives a similar appearance) is the most appropriate. It has character and reflects the original slate roofs in the village. The colour and texture of many modern imported machine-cut slates are not empathic to these surroundings and artificial ones are to be discouraged;
- The use of any kind of artificial interlocking tile is considered inappropriate.

SOLAR PANELS AND SATELLITE DISHES

Please refer to the Planning Department for any proposals for solar equipment and satellite dishes as planning permission may be required.



CHIMNEY STACKS

Chimney stacks on the traditional buildings in the village are mainly simple brick constructions, projecting from the gable end walls in order to keep heat clear of the thatch. They add interest to the roofline and stand out in the skyline. It is important that new houses have functional and substantial chimney stacks which are well-proportioned in relation to the building, and not too high.

Changes to the Building Regulations have introduced a minimum recommended height (of 1800mm) for chimney stacks in thatched buildings that is much higher than is currently seen on the majority of buildings, both modern and historic, and would be considered harmful to the traditional character of the village. The regulations are not retrospective. However there are situations where raising may be suggested. There is a defensible argument against this, as there is an exemption for historic/ listed buildings (with the building inspector’s consent) where it is felt that the change of height would be damaging to their character. It has been widely demonstrated that fires in thatched buildings are seldom

related to the stack height, as fires are nearly always due to lateral heat transfer from the stack, due to poor pointing or lining.

- Chimney stacks should be simple in appearance, built of matching local stone or mellow brick, and functional;
- Stainless steel flues should be sited as unobtrusively as possible.

GUTTERS AND RAINWATER PIPES

These are not a feature on the thatched buildings, where the thick thatch throws water well clear of the walls. Where used they are simple and many older ones are cast-iron.

- Gutters and rainwater pipes should ideally be cast-iron if they are replacements on listed buildings, and metal rather than plastic on new buildings;
- Rainwater goods can easily look harsh against the gentle colour of the local stone and its lichens. They are less intrusive when painted in a subtle colour which complements their surroundings.



WINDOWS AND DOORS

Windows and doors are the “features” of any building, old or new, and give the building its character. Unsympathetic replacements of old doors and windows, particularly the use of “off the peg” standard designs, and materials such as UPVC, could seriously damage the character and charm of old properties and the village as a whole. The character of a new property is greatly enhanced if the doors and windows are custom made in wood (including glazing bars) and well proportioned in relation to the overall size of the building. Care should be taken to relate them to their surroundings.

WINDOWS

The majority of traditional windows are two- or three-light, side-hung, opening casements, with chamfered stone mullion surrounds, and have a vertical emphasis. A few have leaded lights, including some with diamond panes. The frames are metal or painted wood. There is a mixture of glazing styles. Good natural lighting is important in this valley, which is often dark in the winter.

Sash windows appear on a few 19th-century buildings, but are not a common feature in the village.

- Where possible it is best to repair rather than replace traditional

Clockwise from above left: thatch with wrap ridge, clay pantile roof, welsh slate roof on a Pembroke cottage, handmade clay tiled roof, simple brick chimney of traditional height, a selection of windows, a selection of tiles.



windows. If a replacement is needed it should be like for like, retaining the traditional feel and proportions, even where a building is not listed. The original glass should be re-used where possible. This is often hand blown and the imperfections and irregularities give light-reflecting qualities which add a unique “texture” to the building. Replacement windows on more recent properties should reflect the period of the building;

- Chamfered stone mullion painted wood window surrounds are preferred, set to the building by at least five centimetres in order to create a “shadow” line which creates a perspective to the face of the building; (Many new buildings—and some old—have windows flush with the wall.)
- Custom-made softwood painted

in a muted colour, or natural hardwood casement windows are preferred, with well-proportioned panes and as slender glazing bars as it is possible to achieve with the existing double- and triple-glazed building regulations;

- Sash windows may be appropriate in some parts of the village;
- Replacing traditional windows with UPVC damages the character (and value) of the building. The glazing bars are coarser in appearance than traditional joinery and the lifespan of the window is not as long;
- Conservation roof lights, which are flush with the roof, are essential in the Conservation Area. Their use should be limited to the backs of buildings;
- Dormer windows may help to keep the overall height of a new building lower. However, they are not traditional in the village except where thatch is “swept” over attic floor windows. If used, they are more discreet when placed on the backs of buildings.

DOORS

The majority of the traditional buildings have modern replacement doors. The traditional doors were simple, vertically planked and studded, with sills, and of either painted or natural hardwood. Some have Victorian replacements which are simple custom-made raised and fielded four- or six-panel type, of either painted softwood or natural

hardwood and several include glass panels or fanlights at the top to let in natural daylight.

- If possible original traditional doors should be repaired rather than replaced. Where replaced, a custom-made like for like version with the same proportions is the most appropriate to maintain the character of the building;
- Doors on new buildings should follow the tradition of the village and be custom-made rather than an off the peg DIY, UPVC type, and of natural hardwood, or painted, rather than varnished, timber;
- French windows should reflect the tradition of the building.

PORCHES

These have mostly been added over the last 100 years. Generally, when designed to be complementary to



the proportions and materials of the related building, they add character.

Examples include:

- Simple wooden painted rainhood;
- Rustic type – stone plinths with oak posts and a pitched thatched or tiled roof;
- Enclosed stone base with glazed/wooden sides and pitched tiled roof;
- Enclosed stone, with side windows and pitched thatch or tiled roof.

Some porches on traditional cottages from the latter part of the 20th century were built solely for their utilitarian use and are unrelated in looks to their surroundings.

GARAGES AND OUTBUILDINGS

Consideration should be given to the height of the roof of a garage and a lean-to carport is often a more appropriate option.

There are many good examples of garages and outbuildings in the village, all of which work well in the context of their surroundings. Examples include:

- Chilmark stone with pitched thatch or plain clay tile roof;
- Weatherboarding: overlapped oak planks left to weather naturally; cedar, or stained softwood feather edge, with pitched plain clay tile, pantile or simple corrugated tin roofs;



- Lime render walls with pitched plain clay tiled roof.
- Garage doors can dominate their setting. A simple design, such as vertically planked, wooden swing or up and over garage doors, will complement the surroundings.

EXTENSIONS AND ALTERATIONS

These should follow the building guidelines above using materials similar or complementary to the related house. It is important that extensions do not dominate the proportions, or upset the character of the original structure, and do not overwhelm the site or the neighbouring property.

CONSERVATORIES

The design of conservatories requires the same attention to detail to ensure that they sit comfortably against the building. They should be simple, built with quality materials and if possible placed on the back of buildings. The privacy of neighbours needs to be carefully considered.

BOUNDARIES, HEDGES AND TREES

These are mainly low, local-stone

walls, topped with an assortment of coping and a mixture of boundary hedges. (For streamside boundaries and banks refer to “Nature in the Parish” – Stream Management section.)

- Local stone walls or mixed native hedging, which also benefits wildlife, will maintain the rural character.

DRIVES

It is essential that drives and all areas surrounding a building should be permeable so as to absorb rainwater and stop runoff into the street and stream. Tarmac is not encouraged in off-street areas unless it is absolutely necessary.

STREET LIGHTING AND SECURITY LIGHTING

The majority of the village is happy without street lighting. The unlit roads contribute to the rural character of the village and villagers value their views of the dark night skies.

- Any development should avoid high intensity external lighting which would detract from this and also be upsetting to wildlife.
- Security lighting should be movement sensitive and sited so as not to be intrusive to neighbours.

Clockwise from top left: selection of windows, thatched garage and woodstore, selection of porches, an award-winning studio, a characterful recent extension.



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Descriptive Tour of the Village



Teffont – Magna and Evias – has many times been described as one of Wiltshire’s most beautiful villages and it is clear that most of us feel it is a great privilege to live here.

It is impossible to define all the elements which make up its unique charm, but the swiftly flowing icy chalk stream, along which most of the village is built, is intrinsic to its character. Although very low in recent years, it has never been known to dry out. The valley, with its many springs and richly wooded surrounding hillsides, is green and lush for most of the year. The landscape still prevails and is not dominated by the buildings.

There is a soft organic look to the settlement. In all lights and weathers, the buildings and linking boundary walls, with their living patina of greyish white, gold and terracotta coloured lichen, the gentle grey of the thatch and soft tones of the weathered clay tiles appear to have grown from the ground. On winter days the sun pays only a brief visit to the valley which is often hung with mist, but there is great beauty in the low shafts of early morning sunlight catching steam rising from the stream or frosty thatched roofs.

An abundance of wildlife is dependent on the stream, the lush valley and uncultivated areas,

the gardens, many trees and open outbuildings. In spring an almost deafening chorus greets the dawn and a wide mix of birdsong fills the air at most times. The “kiew” of buzzards circling above their prey, the chattering of house martins and swallows gathering the rich supply of insects, the laughter of a green woodpecker and rooks coming home to roost in tall trees on the hillsides are all familiar sounds. In the dark night skies owls and bats hunt the valley and we have a clear view of the stars. This describes only a small part of the unique identity of the village and the delicate balance between the natural and built environment. We have a precious jewel here which needs to be cared for so that future generations can enjoy living here as we do.

Six approach roads descend into Teffont. There is no ribbon development at any of these “gateways” and villagers wish to protect this rural quality.

A 30 mph speed limit applies throughout the village, much needed because of the passage of heavy vehicles.

Teffont divides naturally into three parts and we will start from the northern end which is also the source of the stream.

A far reaching panorama of chalk downland and wooded hills, uninterrupted by buildings, never fails to take your breath away as you leave the A303 and join the C277 approach road to Teffont Magna. The road crosses Teffont Down, turns left and winds gently down the hill between arable fields. In summer you are often greeted by a leaping hare and the sound of skylarks as you turn the corner to make your descent; trees clothe the valley below and the spire of Evias church piercing this green mantle is the only sign of a settlement.

The stream rises at Springhead, on the left as you enter the village, opposite a farm attraction and a group of agricultural buildings. It flows into a pond then crosses under the road and meanders roughly due south, through the length of Magna and into the Water Meadows.

A little further on behind a hedge on the left is the first pair of Pembroke Cottages, doubled in size to make a single house in the 1990s. It is one of

Teffont Magna Housing Restraint Area

three sets in the village, built in the mid-19th century by the Pembroke Estate (the principal land owners in Magna from 1552) as farm labourers’ cottages, using local stone with Welsh slate roofs. Their design and use of

“How the descent from the A303 makes my heart sing every time.....” Villager’s comment

quality materials were acclaimed for their excellence at the time. All have moved with the times, been extended and altered. There is another pair a little further along up a track to the left which still have their wash houses in the gardens.

Just round the corner on the left, Spring Cottage is one of the oldest in the village. Set back behind a stone wall and garden it dates back to the 16th century and has unusually large pointed thatched gabled dormers.

There is a small cluster of traditional, 19th, 20th and 21st-century dwellings nearby.

The next part of the village has a timeless and peaceful feel. Ducks often rest on the grassy verges which meet the road without kerbstone or pavement and to the left horses graze in the pasture, which is enclosed on the road side by mixed hedges and sets the foreground for the unspoilt group of buildings at Manor Farm. No longer a working farm, it is approached up a drive fenced with iron railings. The Georgian farmhouse is built with dressed local stone, has an attractive overhanging clay-tiled hipped roof and sash windows typical of the period. It was built by the Pembroke Estate. The farm was divided up in the latter part of the 20th century, leaving only a few paddocks around the house. The relatively complete group of model farm buildings and dovecote, which were built about 1870, have recently been sympathetically restored and converted for use as livery stables.



On the opposite side of the road all properties are set in open fields and bounded on the stream side by low natural stone walls. The delightful thatched Yew Tree Cottage is said to have been the mill for Manor Farm. It is built with dressed local stone and positioned gable-end to road with an old stone, cob and tiled boundary wall (originally thatched) enclosing its garden and bordering the stream to its north. There is a late 20th-century thatched stone garage which complements the scene.

From here there is a view of the little church to the south. On the right, set well back over a bridge, is Moon Cottage, a small baffle-entry thatched stone cottage. A little further on is The Malthouse, a 17th-century farmhouse altered in the early 19th century when it was also the "Hole in the Wall" local ale house. Now a private house, it has plain clay tile and Welsh slate roofs. The stream flows through the garden and part of its southern boundary is formed by the church.

The entrance to the old village pound, where stray animals were kept, is on the left. The road then passes through a very narrow gap between the Church and Wren's Cottage and in winter two mid 20th-century houses dominate the hillside ahead.

The C277 joins the old Salisbury to Hindon Turnpike road and to the left are three picturesque early 18th-century small stone cottages: Wren's and Old Turnpike remain thatched and Jasmine with its pantiled roof completes the group. An old wrought iron and wooden finger post points the way to Dinton and the tiny lane rises steeply out of the village, past a much altered and extended cottage on the left which was once the old toll house, and the former Black Horse coaching inn, which is still thatched, on the right.

About half a mile further on a track to the left leads to an outlying farm. The historic sunken lane then becomes dark and tree-canopied with one or two ancient coppiced specimens; the old Parish boundary stone can be seen in the bank and it is still easy to imagine the mail coach clattering by on its way to London.

Heading back down to the crossroads, a red post box is set into the wall of the graveyard. Across the road, the church stands behind the tiny village green and both are bordered by the stream. A huge slab of stone spans the stream here and once led to a medieval "A" frame building which was demolished in the mid-20th century. It now makes a launching point for ducks and

padding children, while the seats on the green provide a tranquil meeting and resting place for villagers and weary passers-by.

St. Edward's Church is a small buttressed rubble and dressed stone building. It has a plain clay-tiled roof and a double course of stone slates at the eaves, a simple stone porch and no tower or spire. Dating from the 13th century, it is the oldest building in the village and replaced a wooden structure which burnt down, remnants of which were found when digging for main drainage. The unembellished interior, where sunlight streams through the clear diamond pane windows, provides a peaceful meditative space for all its visitors. Apart from its ecclesiastical function, it also lends itself to concerts. The tiny churchyard, enclosed by iron railings, is often visited by bantams from a nearby garden.

Continuing south, the former village school, closed in 1936, is now a thriving Village Hall, which has recently undergone extensive restoration and modernisation. It sits behind the stream in its own grounds, on a triangle where the roads meet. Designed by local architect John Harding and built in 1877 with local stone, it has typical schoolroom windows, large and south facing, high enough not to distract the children, but letting in copious daylight—a feature which greatly enhances its diverse use today. The steeply pitched half-hipped and gabled clay-tiled roof successfully reflects the thatched

proportions of its neighbours. The grounds are enclosed by low stone walls and mixed hedges and contain the village playground.

Looking back from here there is a delightful scene: the Church, with its golden cockerel weather vane glinting in the sun and the Wren's cottage group. It is a constant inspiration for artists and photographers and is a key visual point in the village.

Crossing Spark's bridge, which was built by the Fitz family in 1717, possibly to replace a ford, the "Old Turnpike" runs up to the right of the Village Hall and joins the B3089. Turning right, the road makes a steep ascent out of the village and climbs towards Chilmark. There are three outlying properties, including a horse stud, and nearby a listed milestone rests in the verge.

Turning round, as you begin the descent into the village from Chilmark, you notice the great height of the eastern hillside ahead, which is apparent from as far away as Fonthill Bishop. On the left there are impressive views in winter of unmarred countryside and the little (C277) road winding up to the A303. To the right are views across fields to a The Upper Holt wood and a magnificent line of lime trees.

The road passes through a steep, narrow cutting as you re-enter the village, revealing the Village Hall on its island ahead, then bends very sharply to the right.

Top left to right: Manor Farm, Wren's, Old Turnpike and Jasmine cottages, Moon cottage, St Edward's Church. Below left to right: Yew Tree Cottage, The Malthouse with St Edward's to the left.





This is the most densely populated part of the village. A pavement runs down the left or eastern side of the main road (B3089). Much of the development in the last 20 years has been along this main road down to Larkham's Farm. This has resulted in a significant loss of the defining open spaces.

On the corner on the right are the attractive rubble stone and thatched Post Office Cottages which hug the stream and date from the early 17th century. They housed the last surviving shop and the post office which sadly closed in the mid 1990s. The gardens and open fields behind the stream side of the road, rise gently to a ridge.

To the left, a field rises steeply forming a green backcloth behind

Central Magna

The Thatches, a late 18th-century thatched former farmhouse. Alongside it, a thatched stone and brick barn borders the pavement and within living memory the old grappling iron for dragging down blazing thatch was hooked to its walls. Nearby is the first of the little thatched and weather-boarded bus shelters and behind is Farleigh Cottage, a late 20th-century thatched and rendered building. The white rendering is probably a reflection of Barnmead opposite, before it was restored to its former appearance. This little surprise, now a dwelling, was a Methodist Chapel, built about 1820. Its brick front wall and stone sides had subsequently been rendered and painted white and the arches



of its chapel windows were hidden. Adjacent to Barnmead is the 1990's close of houses mentioned in the "New Building" section.

Opposite is Cook's cottage, where dormer windows and artificial tiles replaced thatch in the late 20th century. This has partly been used as a template for the "Barnmead" development.

The thatched 17th-century Teff Cottage, next to the stream on the right, has cob walls which have been rendered and painted. Next door and set right back in the former farmyard for Fitz House is Caister House, built in the 1990s, replacing a small stone barn.

Opposite, a listed red telephone box stands outside the small stone Reading Room which was built just after and to commemorate the First World War. It is now a village amenity and there are pleasing views from here up to Hillside—the third terrace of Pembroke Cottages, King's Orchard and the woods beyond. The paddock to its south and the protected lime trees which border the pavement here, provide a characteristic break, or breathing space, in the linear building development along the main road and foreground for Hillside Cottages above; also a setting for the historic

Fitz House group and Goodfellow Cottages opposite. This area of the village is collectively a valued feature and another key visual point.

The eastern side of the valley is steep-sided here, any harsh sound and the vibration of heavy vehicles reverberate across the valley. These green undeveloped spaces help to absorb this.

The attractive Fitz House group is arranged around three sides of a courtyard and includes a large thatched rubble stone 15th-century barn, its gable end bordering the stream, which passes briefly inside the garden alongside a gated stone

"Teffont is an island in a sea of over-developed villages. We have a duty to future generations not to destroy it. The villages have evolved gradually and in linear fashion. Backfill development has been kept at bay until recently. The rural identity of the village, especially the water meadows, is under threat and must be protected at all costs"
Villager's comment

wall. Fitz House was home to the prosperous sheep-farming Fitz family from the mid 1600s until the mid 1800s. They enlarged a smaller dwelling into the dressed limestone house as seen today and built the crosspiece as a wool barn in 1700. It was converted in the early 1900s and thatch on the house and cottage was replaced by hand-made clay peg tiles and pantiles around the same time. The little stone and clay-tiled cottage beside the stream has a half-hipped roof and was said to have been where they dipped and sheared the sheep. Goodfellow Cottages, a pair of



thatched late 17th-century cottages, set back a little from the stream, completes this scene.

Rooks roost in tall trees near Hillside Cottages and in the lime trees which command the ridge above Fitz House and were once partnered by ancient elms. Shy, grey wagtails launch from roofs here to snatch insects and enjoy the protection of the walls bordering the rushing stream for their nesting sites. Water voles live in the soft banks of the stream beside the road.

From here until Larkham's Farmhouse, there is piecemeal 20th and 21st-century development of houses and bungalows mainly along the left hand side of the road, half of them built within the last 10 years. Some do not reflect either the

vernacular or traditional building materials of the village.

In their midst is the unusual Read's Cottage, a partly timbered house. It was re-built in the early 21st century from the remains of, and in a similar style to, Read's Close, an early 19th-century building. Bathurst Cottage, almost opposite, which sits behind a quirkily sculptured box hedge, is also not traditional in style, even though it is said to date from the 17th century. The house, as seen today, is white pebbledashed brick. It has pleasing

*Top Left Post Office Cottages
Top Right: The Reading Room and its setting
Lower left: Fitz House
Lower right: Bathurst Cottage*





proportions and features, including pointed fanlight windows and a fish scale tiled roof. The stream flows through its garden and into the water meadows.

Opposite, an ancient, narrow, sunken bridlepath, Dark Lane, joins the old coffin path and leads eventually to Dinton Church. To its south two recently built houses are on the site of a former wooden dwelling. The Birches had to be placed further back and raised up owing to the presence of water at road level which was discovered during its construction.

The road narrows here and the pavement comes to an end. It continues on the west side of the road and runs above the water meadows, another defining open space and greatly treasured part of the rural character of the village. Still “drowned” within living memory to bring on early grazing for the sheep, it is a sanctuary for wildlife: the heron is often seen fishing and egrets perch in the bushes beyond. There are long views across the fields to the Upper Holt woods.

Further down the road is the second characterful bus shelter. The early 18th-century Larkham’s Farmhouse occupies an imposing position on the corner, ideal for its transformation into the Black Horse Inn around 1843. The lease was transferred here from the Old Turnpike road after the building of the new road to Salisbury (now the B3089). It was struck by lightning and burnt down in 1915 and when rebuilt, handmade clay tiles replaced the thatch. The Inn survived as a business until the late 1990s and is now a private house. There is an old bread oven in the wall of the extension near the road.

The road bends sharply to the left around the recently built high stone boundary wall of Larkham’s Farmhouse, opposite which stood the old village petrol pumps; this is a dangerous corner with a turning to Evias on the right. The pavement comes to an end outside Three Hands Cottage on the opposite side of this corner.

*“Please don’t turn Teffont into either a museum or mere pastiche...”
Villager’s comment*

The main road leads out towards Dinton and there is a scattering of late 20th-century houses and bungalows on this eastern exit of the village. Although none of them is in the vernacular of the village, they are all set well back from the road within ample gardens containing mature trees and shrubs, so their combined effect does not impose on the old meadows which surround them. The old charcoal burner’s cottage nestles at the back of these meadows and further up the hill on the left, a large reconstituted stone barn, The Long House, built as a heavy horse centre in the 1990s, has been converted into a private house.

The road rises steeply through beautiful deciduous woods, passing the second listed milestone on the right. At its summit are two lodges: on the left a small stone and slate-roofed building was originally the lodge to Philips House in Dinton. It is here that we will turn right and take the most picturesque and much cherished approach into Teffont Evias.

*Top to bottom left:
Larkhams Farm, the ‘Oaks’,
The Lodge on the turning to Evias.
Facing page:
The Water meadows.*





You almost feel you are stepping back in time as you enter the demesne of Teffont Evias. Most buildings relate historically to the Manor and the majority remain under its single ownership. There has been little visual change for over a century and this is a major factor in its special protection under the Local Plan. All but two dwellings within the Special Restriction Area are listed and there is no pavement, which contributes to its rural character. Although like Magna it is a linear development, it is quite different; the valley here is more open and less steep and there are still many defining open spaces. The only recent development has been up Holt Lane which is outside the Special

Teffont Evias Special Restriction Area

Restriction and Conservation Areas, but nonetheless is a beautiful stretch of the landscape which features in views from many parts of the village.

The essence of Evias becomes apparent immediately after turning right. The little cottage, once lodge to the Manor, was built around 1816 of rubble stone and thatch in the "Picturesque" style, characterised by exaggerated dormers, steep cat-slide roof and gothic diamond pane windows.

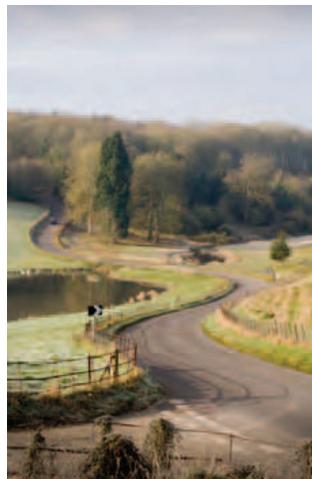
There are fine views of the chalk downland here and shortly afterwards a lane on the left leads to Goldens, which belongs to the Manor and was built with stone from the mill house further along, soon after it was destroyed by fire in 1904.

The road descends steeply through parkland enclosed by iron railings and still feels like the drive to the Manor which it once was. As a beautiful and quintessentially English scene comes into view you realise you are entering an exceptional place. There is a serene lake with gliding swans, who have reared their young here for generations. Ducks, moorhens, a heron and little egrets perch in bushes at the water's edge. To the right is a timeless view of

cattle grazing amongst specimen trees in the foreground, the Manor house, manor cottages and church behind, and the green backcloth of the Upper Holt woods beyond. To the left of this group, fields rise gently to a wooded ridge. This spectacular setting is possibly the most treasured in the village and has featured in guidebooks, films and planning guidance leaflets. It is generously loaned each year for the Village Show as there is no other appropriate community space.

The road crosses the lake and immediately climbs steeply up again

*Above: Teffont Manor and Church.
Below left to right: Evias finger post,
The road by Evias Lake.*



leading eventually to Tisbury. There is a leafy triangular junction on the right, from which a road runs down to Evias and a recently remade wooden fingerpost points the way. The tiny hamlet of Ley on the edge of the parish—three quarters of a mile along the Tisbury road—was once part of the Evias estate. It consists of a group of farm buildings recently converted to dwellings, a cottage, bungalow and a little further on Ley Farmhouse, a handsome square early 19th-century stone building with a Welsh slate roof, is still a working farm. Several of its outbuildings have recently been sensitively restored.



Returning to the finger post, the road into Evias takes a sharp turn to the left and runs down a little hill past the former coach house for the Manor. On the right is another view of the church, behind a low wall and approached over an arched bridge through impressive iron gates. This tranquil, streamside setting makes a perfect foreground for the Manor.

The small 15th and 16th-century Church of St. Michael and All Angels—some of which was probably reclaimed from an earlier church—was renovated and enlarged in the Gothic Revival style to designs by Charles Fowler early in the 19th century. This included the addition of the pinnacled two-stage tower and a little

later, the elegant spire, designed by George Gilbert Scott. It has a Welsh slate and fish scale tiled roof.

The Manor, owned by the Keatinge family for generations, was converted to flats in the 1950s. Extensions, including fanciful battlements, flamboyant chimneys, loggias (now gone) and follies disguising utilities were added to a large 16th and 17th-century house in the early 19th century. Both buildings include stone taken from the quarries in the woods opposite, above the small cemetery.

As you continue up the narrow road the grassy verges on the left are smothered with snowdrops in February. A box hedge, full of

character, winds its way along the far edge of the stream fronting the high stone boundary wall of the Manor's kitchen garden, then gives way to a field. From here to the Old Forge, the fields run behind and between the buildings and slope gently up to woods.

Howard's House, once Dower House to the estate is now a hotel. The main part of the house, built sideways on to the road, is a curious mix of styles. It carries a datestone for 1623 and was originally a smaller house. An attic floor was added around 1837, to include "Swiss chalet-type" wooden brackets on the deep eaves (now a home to swifts) inspired by its owner's "Grand Tour" through Switzerland. At the same time, a new wing was added along the roadside and both include pointed gothic arched windows. A delightful cobbled courtyard, carriage house and stables date from the earlier period of the house and remain little changed.

A datestone for 1682 appears on the thatched Montague Cottage nearby.

Next is a group of buildings which collectively encapsulate the manorial history of Evias. The little school bungalow, over the stream



*Above: Evias looking south to Home farm.
Below: Howard's House Hotel and
Enderley cottage.*



on the right, with its high, arched stone mullion windows and the almshouses (now Acacia Cottage) up to the left were both built for the estate workers in the late 1800s. They are stone with ornamental roof tiles and decorative ridges. Ahead is the 17th-century thatched Home Farm house and completing the group across the stream to the right, the charming thatched, weather-boarded, timber-framed barn of simple date.

House martins, swallows and sparrows gather and swoop at this junction and you may catch the bright blue flash of a kingfisher darting up the stream.

There are two traditional cottages up Carter's Lane, a bridleway much loved by walkers, which soon leads to open countryside. It links back in a "horseshoe" via a permissive track, to the Holt Lane bridleway further north. The old lime kilns which for centuries provided for the local building mortar can still be seen part way up the lane.

Continuing along the road, cedar shingles have replaced thatch on Rose Cottage, which still has a bread oven protruding from its wall. Greystones, opposite, built part way up the hillside and set well back in a garden behind a stone wall, is now thought to have originally been a barn for Home Farm. It is a tall, three-storey stone building, with a shallow pitched

"New development should be proportionate and in sympathy with the character of the village"
Villager's comment

Welsh slate roof and it was recently discovered that the Georgian façade is "false" and probably added in the early 1900s. An attractive group of stone barns, set around a cobbled yard and including a listed 17th-century cowshed, borders Greystones to the north.



A short walk from here, Riverside a pair of simple, thatched stone cottages on the right, are the only unlisted dwellings in the SRA. The road crosses over the stream that has flowed from the southern end of the Water Meadows in Magna, behind Three Hands and Brooklyn and through the grounds of Bridges.

A mixed hedge borders a field to the right and behind a mature beech hedge on the left is Bridges — a farmhouse which was refaced and enlarged in a simple Gothic Revival style from 1841-2, probably by Moffatt, for its use as a rectory. Built

Clockwise from top Left: Howards House courtyard, Greystones, Home Farmhouse.



of local rubble stone with dressings of Bath stone, embellishments include castellated parapets and Tudor arched windows. The roofs are Welsh slate and clay tiles. It sits proudly within its open setting, with lawns rolling down to the stream and a sweeping gravel drive.

To the north of Bridges and over a little stone bridge is Holt Lane, a tarmac lane petering out into a track. On the left The Holt a small, early 18th-century dressed stone and thatched barn, which was subsequently turned into a cottage, has been extensively altered and added to in the late 20th and early 21st centuries. Next door is the only



social housing in the village, a group of four unobtrusive and modest reconstituted stone retirement bungalows completed in 1977.

"...any large scale development would damage the character of the village..."
Villager's comment

To the right several late 20th—and early 21st-century dwellings have been built and opposite is the delightful 16th-century Holt Cottage, where a cruck frame is still visible, along with square-panelled timber framing with brick nogging, perhaps replacing earlier wattle and daub. It has a good example of well rounded thatch with a simple wrap over ridge. Opposite is a small recently built reclaimed stone studio, of good proportions, with a plain clay tiled roof and painted wood frame windows; the building is pleasing to the eye and complements both its built and natural surroundings. It was recently the subject of a Civic Society award "For the quality which had gone into the design and workmanship..."

Soon the lane becomes a bridlepath that enters beautiful countryside and leads eventually to Chilmark. This secret and spacious valley running between the Upper and Lower Holt woods, has outstanding southerly

views to the downs. When sun drenched in winter, it gives a great lift to walkers who live in the valley below.

Finally, returning to the road and turning left, the last village smithy was housed in a building to the right and before that in Forge Cottage. Three Hands Cottage and Brooklyn (both thatched) on the left are "Picturesque" in style, similar to The Lodge, with exaggerated deep eaves and arched diamond pane windows. They make a most unusual and decorative welcome to the village when entering on the B3089 from Dinton.

Clockwise from Top left: Bridges, Holt cottage, Brooklyn, Montagu and Enderley cottages.





Teffont's Landscape & Geology



Teffont has a rich geology and ancient history. Set in a beautiful, verdant valley, a fast-moving stream runs its length. The stream pours out of springs beneath the chalk downs, where the gault clay meets the greensand; it then flows down to the end of the valley where it joins the River Nadder. The geology of Teffont underpins its unique beauty.

*Tef - old Freisian word for bounary
Fontana - Latin word for spring*

Over many millions of years there have been dramatic climate changes, from severe heat and arctic cold to milder warm periods. During these differing conditions the earth's geology has been laid down and equally dramatic changes have occurred. 150 million years ago, Teffont lay on the floor of a warm

sea. Quartz sand grains, shell fragments, and chalk were deposited on the sea floor. Over vast periods of time these turned to stone and now form the Portland stone formation. This stone is buried beneath the whole village and eventually its layers were brought to the surface in the Chilmark ravine, which is today partly in Teffont's parish where it is quarried and known as Chilmark stone.

At the end of the Jurassic period, the sea gave way to a low-lying area of dry land, lagoons, and mudflats. Shelly carbonate (chalky) deposits were laid down in the lagoons, hardening to create beds of grey shelly limestone. This Purbeck stone formed a later stratum beneath the village that has been quarried in Evias since pre-Roman times.

During the Cretaceous period the sea returned and its deposits formed the gault clay, the upper greensand, and chalk, which is largely composed of microscopic skeletons of plankton. These marine conditions persisted until 65 million years ago; the many fossils, such as sea urchins, sponges and devil's toe nails (small oysters) that can be found in the gardens and fields of Teffont were all formed during this period.

As a result of global changes, the Atlantic Ocean widened, Europe and North America drifted apart and the African plate collided with the European plate. These stresses in the earth's crust subsequently uplifted the accumulated Jurassic and Cretaceous rocks, bringing them to the surface. Rocks were folded locally in an east-west direction; the weakened crest of an upward fold or anticline was eroded away by great rivers before the Ice Age. This formed and revealed what is now known as the Nadder Valley and Vale of Wardour, with the outer chalk

escarpments to the north and south and the upper greensand escarpment within them. The River Nadder meanders through the centre.

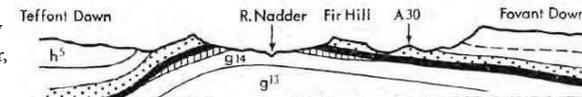
Tributary streams formed side valleys cutting through and across the grain of folded rocks. One of these valleys follows the watercourse from Springhead to the Nadder River, cutting through the upper greensand ridge in Teffont Magna by the Village Green. The boundary between the gault clay and the upper greensand

forms a natural spring line, where water percolating down through the chalk and greensand is finally forced to the surface by an impenetrable layer of clay, making Teffont a spring-line village.

The landscape today has been greatly influenced by the effects of the Ice Age. During the final glacial period, which ended about 10,000 years ago, the area now occupied by the village was in tundra. Water percolating down through the chalk was frozen by deep permafrost. The tundra had winter freezes and warm summer melts when the water flowed over the ice and formed dry valleys. The freeze-thaw action fragmented rocks beneath the soil to form head deposits; these slipped downhill during melt periods and rapidly accelerated erosion. By the end of the last Ice Age vast amounts of water and deposits were released from both the tundra and the ice sheet north of present-day Wiltshire, forming the Teffont valley that we know today.



Main image: the escarpment.
Below left: Chalkland fossils - two echinoids and a sponge.
Above right: Devil's toe nail.
Below right: Sectional view of rock strata in the escarpment.



Teffont's History



The light woodland above the chalk downs in Magna and dense woodland on the Jurassic soil in Evias and the stream have attracted man and beast to the valley from the earliest of times. There is evidence of settlements in Teffont since about 8000 BC, spanning the Mesolithic, Neolithic, Bronze and Iron Ages.

On the apex of the greensand escarpment, 180 metres above sea level, just on the Dinton side of the Parish boundary, there remain the ditches of an Iron Age fort known as Wick Ball Camp. It overlooks Teffont Common and is a vantage point for miles around. A small number of artefacts from the Iron Age have been found in Teffont, including a skeleton with a blue glass bead at its throat, which was unearthed at Springhead.

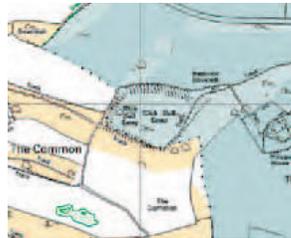
The Romans settled in the area soon after AD43. 100 stone cist coffins were discovered in Teffont Evias quarry, suggesting they were well established; one coffin was also found in Magna. In the Upper Holt there

is a registered ancient monument classed as a building or shrine of that period. Archaeologists have recently found remains of the walls and floor of a Roman building. A number of metal artefacts and high-quality Roman pottery have also been unearthed. One of the first Roman roads in Britain runs along the top of the parish near the more ancient Ox drove and Grimm's Ditch.

The first written reference to the Village is in a Saxon charter of AD860 granting 14 hides of land 'Be Teffunte' to Osmond the Thegn by Aethelwulf King of the West Saxons. Teffont was on the border of West Saxon territory at that time, Tef being the old Frisian word for boundary. There are carved Saxon stones in Magna church.

In AD966 the land was split up: the upper part of the village and Dinton were gifted to Shaftesbury Abbey, while the lower part was independently owned.

After the Norman invasion in 1066, upper Teffont was still owned by the Abbey but according to the Domesday Book, in 1086 the lower village was now in the



hands of a powerful noble, 'Alfred of Marlborough'. His main seat was Ewyas in Herefordshire and it is from here the name 'Evias' is derived. Since 1086 Teffont Evias has been a manorial estate and has remained so to the present day. It has passed through the hands of many families, including the Hungerfords and the Leys. The Keatinge family have owned it since 1692, although some parts of the estate—Ley Farm and a few cottages, including Three Hands Cottage—were sold in the 20th century.

Upper Teffont was leased out by Shaftesbury Abbey to peasants: villeins who cultivated the land under the strip farming system, and bordars who were small-holders and grazed their animals on the Common, which was lost to the village at the time of the 18th-century Enclosure Acts.

In 1539 Shaftesbury Abbey was dissolved and King Henry VIII gave Teffont Magna to the Duke of Somerset. Falling from grace, the Duke was executed in 1552 and Magna was granted to the Earl of Pembroke at Wilton.

In the mid-17th century the Fitz family moved to Teffont. They were prosperous sheep farmers and wool merchants and became the largest freeholders of land in Teffont. This land was taken over by John Wyndham of Dinton in 1840.

In the 19th century Lord Pembroke reclaimed and enclosed much of his land in Teffont, including common land. Villagers who depended on the land for their livelihoods suffered. However some smallholders were allowed to keep their plots while others took up trades: they became coopers, drapers, grocers and maltsters. Barley was sprouted to make malt in an A-framed Medieval cottage next to the present day Malthouse, which had a small mill. Beer was served through a hatch known as 'the hole in the wall'.

There were now two main farms in Magna, Fitz and Manor Farm, and two in Evias, Home and Ley Farm. Two schools were opened. Teffont Evias had clean spring water piped from Springhead so people no longer had to rely on wells and the stream; Magna had to wait a while longer for this amenity.

In the 20th century mechanisation caused profound and rapid changes in farming. In the 1930s enterprising farmers at Manor Farm in Teffont Magna were at the forefront of this



process of agricultural modernisation with their thousand-acre farm. Species rich chalk downland that had previously been grazed was ploughed, and the poor chalk land soils were chemically fertilized for crop production. In conjunction with 'Dunns', a seed merchant in Salisbury, the farmers produced a short straw variety of wheat better suited to machines but no good for thatching. They employed about 20 men who lived in the farm cottages with their families. In 1951, the remainder of the Pembroke Estate was broken up. Some of the land, houses and cottages were sold to sitting tenants, while other property was sold on the open market.

Teffont remained a working agricultural community until the last quarter of the 20th century, when agri-business led to mono-cropping and contract farming. By the turn of the 21st century, the farm workers' stone cottages had been modernised and were no longer inhabited by people who worked the land.

Top left clockwise: Painting by the Teffont artist Harry Fidler 1856 - 1935

Saxon fragment from St Edward's church.

Middle to Late Bronze age axehead, Neolithic polished axehead and a pair of Roman brooches

Teffont Evias in 1960 from the Frith collection

Wick Ball Camp shown on the Teffont/Dinton Parish boundary





Biodiversity

Teffont is fortunate in that it still has a wide diversity of species and varied habitats, although there have been stresses and losses. The chalk downs, valley and stream, the high-sided many wooded hills, the fields, meadows, broad, mixed hedgerows, green lanes and many different types of soil make a wonderful environment for nature to flourish.

Teffont has two Statutory Wildlife Sites: the first significant for its geology, the second for bats. Both are Sites of Special Scientific Interest, the second is also a Special Area of Conservation. There are six Non-Statutory Wildlife Sites, termed 'County Wildlife Sites', three of botanic interest, two Areas of Ancient Woodland and one Woodland Site. Teffont has legally protected species, UK Biodiversity Action Plan species and Red and Amber List birds of conservation concern. The River Nadder is also a Site of Special Scientific Interest and part of the River Avon Special Area of Conservation.

Grassland

The three botanic sites important for their plant diversity are part of only two percent of multi-species grassland typical of old meadows and pastures remaining in Britain. Both churchyards, their graveyards and Village Hall grasslands have been surveyed and are plant-rich. There are many sites including hillsides, gardens and roadside verges that have not as yet been surveyed but look promising, and some villagers allow areas of their 'lawns' and verges to grow and flower.

Three Teffont farms have planted field margins, one with a wildflower and grass mix, leading to greater plant diversity and new habitat for insects, mammals and birds. The other two farms have opted for a grass mix which also benefits wildlife.

Birds

Of the more than fifty bird species that have been noted in the Parish over the past few years, there are eleven on the Red List of high conservation concern: the bullfinch, corn bunting, house sparrow, linnet, quail, skylark, song thrush, spotted flycatcher, starling, willow tit (winter) and yellowhammer.

Twenty are on the Amber List Species of medium conservation concern: the barn owl, dunnock, fieldfare (winter), goldcrest, green woodpecker, grey wagtail, house martin, kestrel, kingfisher, lapwing, little egret, mistle thrush, mute swan, redwing (winter), snipe, stonechat, swallow, willow warbler, wood warbler and woodcock.

There are no longer any nightingales and nightjars as in former times and in recent years the cuckoo has only been heard for a few days in springtime. There is one site in Teffont where grey wagtails have been recorded nesting for a hundred years.



Mammals

Of legally protected species there are watervoles, badgers and bats. Otters are now seen again along the River Nadder and have even been spotted at Teffont's water-meadow in the centre of the village. Of UK Biodiversity Action Plan species we have brown hares and hedgehogs.

Other mammals include: roe deer, foxes, rabbits, grey squirrels, stoats, weasels, bank voles, shrews, pygmy shrews, wood mice, house mice and brown rats.



The Chilmark Quarries Special Area of Conservation, part of which falls within Teffont, is of major importance for bats. This is a statutory wildlife site with European-level protection. More or less all British bats are represented, with eleven recorded species. The serotine and pipistrelle are known to roost within the Village. Along with the greater horseshoe bat, they are common sights throughout the village.

Teffont is lucky in that we still have watervoles along the stream, as there has been a drastic decline in their numbers nationally. Until recently, only their habitats and places of shelter have had legal protection. However, since April 2008, it has also become an offence to kill or injure them. The Water for Wildlife Project Officer at Wiltshire Wildlife Trust can give advice to owners of bankside properties if required.

Reptiles

Of legally protected reptiles there are adders, grass snakes and slow-worms.

Amphibians

In recent years, the legally protected greater crested newt was discovered in a garden pond. There are common toads (UK Biodiversity Action Plan) and also frogs.



Fish and Crustaceans

Brown trout (UK Biodiversity Action Plan), bullheads, and freshwater shrimps live in the stream. There was an official recording of the legally protected native crayfish in the 1990's.

Insects

Some years ago a site in Teffont had a professional assessment of butterfly habitat, when sixteen butterfly species were recorded. In addition some species of moths, wasps, clegs, soldier beetles, weevil and bumblebees were noted.

Teffont generally would seem to have a very healthy population of bumblebees. Wasps and hornets nest in the Village. There are dragonflies, damselflies, crickets, glow-worms and grasshoppers and other species too numerous to name.



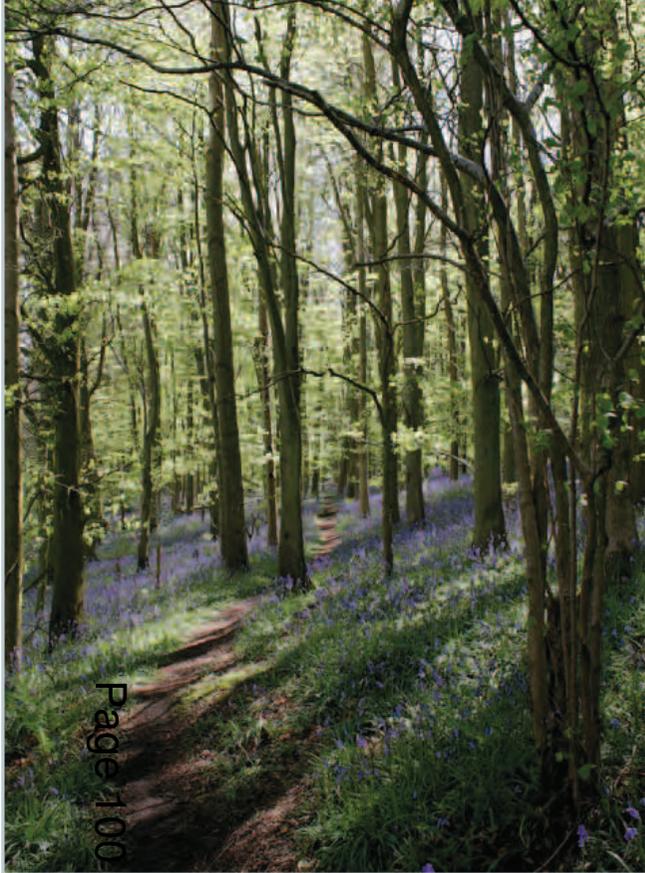
Woods, Hedgerows and Trees

The Parish has two Non-Statutory Sites of Ancient Woodland and one Woodland Site, and large areas of Teffont's woodland are managed for timber, conifer and broadleaf. Some of the hedgerows along green lanes, footpaths and tracks may be of some antiquity. For example, alongside one of the lanes the tiny clocktower plant was spotted, an indicator of Ancient Woodland. Pollarded ash trees of great girth, large oaks, field maple, hawthorn, hazel, elder and beech can all be found. The flora of the woods and hedgerows include bluebells, wood anemones, violets, primroses, celandine, foxgloves and ferns.



Illustrations and photographs Top left clockwise: Little Egret, Kingfisher, Water Vole, Freshwater shrimp, Mayfly, Comma butterfly and Yellow wagtail.





One farm in Evias has, in recent years, been planting extensive mixed native hedgerows, creating wildlife corridors and links between existing woodland and hedgerows. Another farm has been gap-filling hedgerows and replanting longer stretches. A large arable farm in Magna has planted about a mile of new native hedging. The Village Hall Committee planted a native hedge some years ago that is now well established.

Tree Preservation Orders exist on the lime trees on the east side of The Street opposite Fitz House.

Springs, Stream, Ponds and Lakes

Chalk streams are recognised as a key habitat type and are listed in the UK Biodiversity Action Plan and Teffont's stream, with its sensitive ecosystem, is an intrinsic, vital part of the village.

Apart from its major spring source at Springhead, small springlines enter the stream along its course. Much of the stream flows within an artificial channel of stone walls. However, the pond near the stream's source, (originally created for washing sheep) has natural banks, as does the Village Green by Magna church, the water meadow and the Manor parkland in Evias, where on-stream lakes were created. Beyond this point it then falls to the river Nadder below.

There are a number of ponds throughout the village, from small ones in gardens to large fishing ponds. Two new settlement ponds

Teffont's stream with its sensitive ecosystem, is an intrinsic, vital part of the village

were created at Manor Farm in Teffont Magna after the last serious flood in 1999. The large pond and its ditch running through the pasture towards the stream have created a whole new area of benefit to wildlife, enjoyed by insects, amphibians, fish, watervoles and herons.

A River Corridor Survey of the Teffont stream was published in 1996. Further to this a hydrological study was undertaken and consequently the Environment Agency

published a leaflet entitled The Teffont Stream: 'How you can help your local river', which is available in the village. This gives guidance on how to achieve good management, through balancing the need to minimise flood risk with care for the stream's ecology. A summary of some of the main points is made below.

Stream management

The submergent plant that grows in the stream is water-crowfoot, which is the basis of the distinctive plant and animal communities of chalk streams, and one of the reasons they are so special. Good management recommends that weed is cut away from the entrances and outflows

The weed that grows in the stream is water crowfoot, and it is the basis of the distinctive plant and animal communities of chalk streams, and one of the reasons they are so special

of bridges and culverts. Thereafter the recommendation is to cut winding channels, so the water can flow as fast as possible, while still providing the conditions for wildlife to thrive, leaving 30% of weed as cover for wildlife at all times.

Where possible it is important to keep a fringe of bankside plants. Ideally stone banks should be uncemented to allow springs and water to drain, and provide crevices for wildlife. Where new planting of trees near the stream is considered, native deciduous trees are recommended, i.e., hazel, ash, field maple, hawthorn and blackthorn.



Below left clockwise:
The Stream; bluebells in a Teffont wood;
; Watervole; Water Crowfoot.



APPENDICES 1.0

ORIENTATION MAP

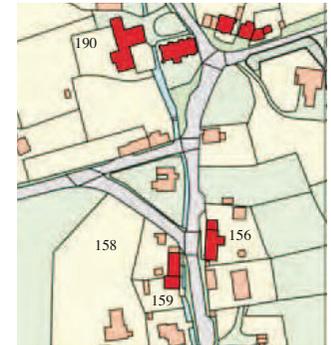


Page 101

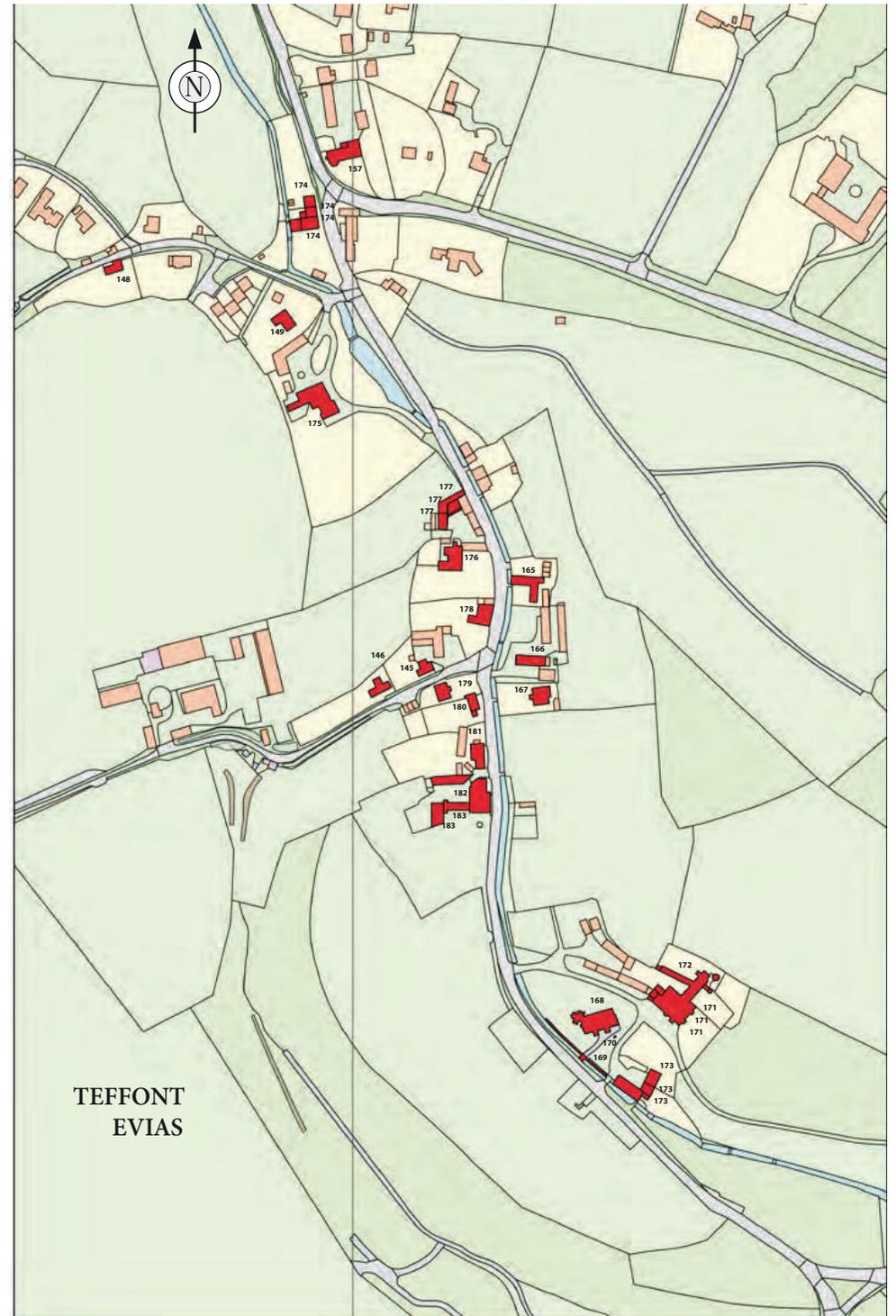
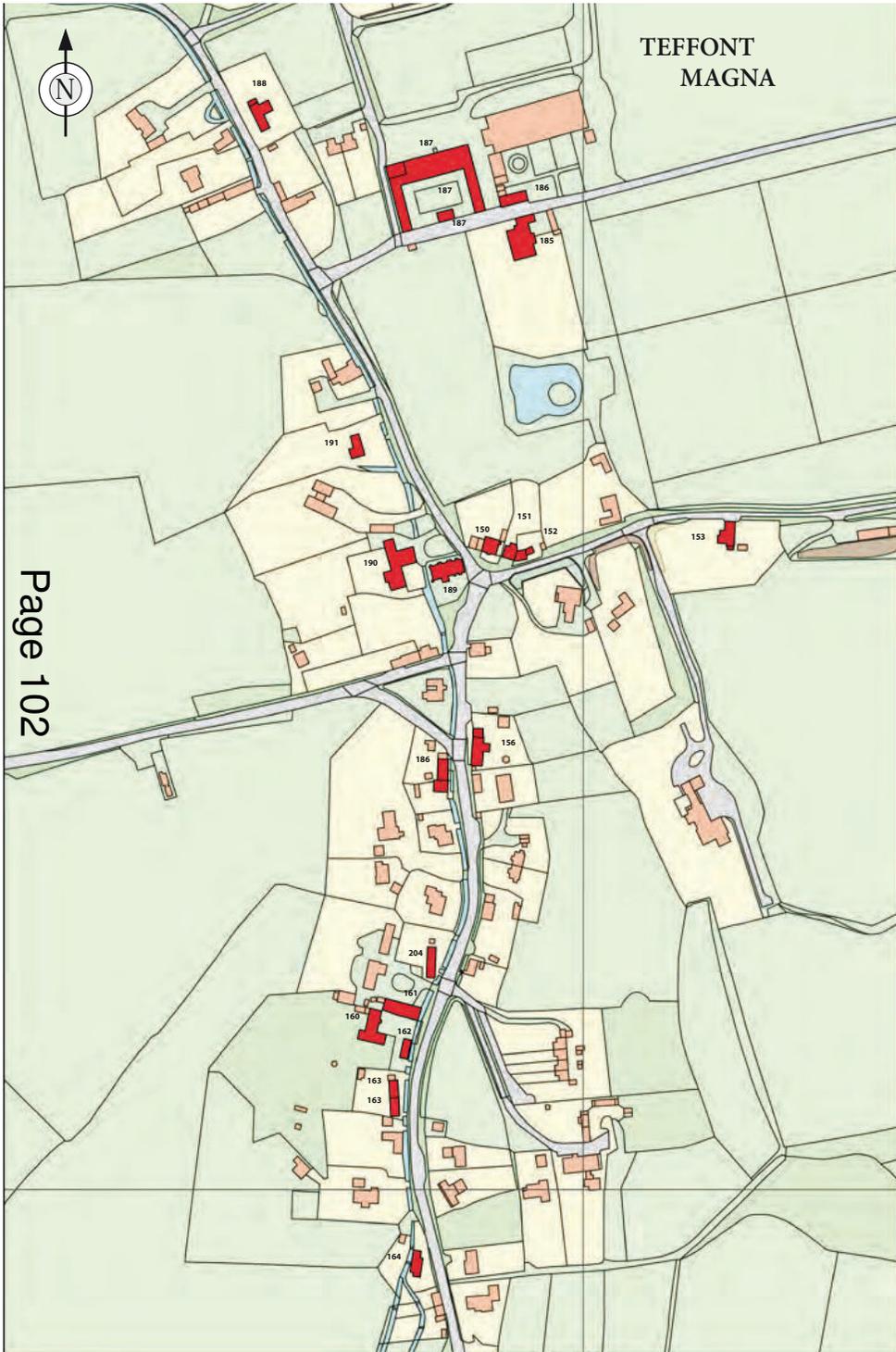
APPENDICES 2.0

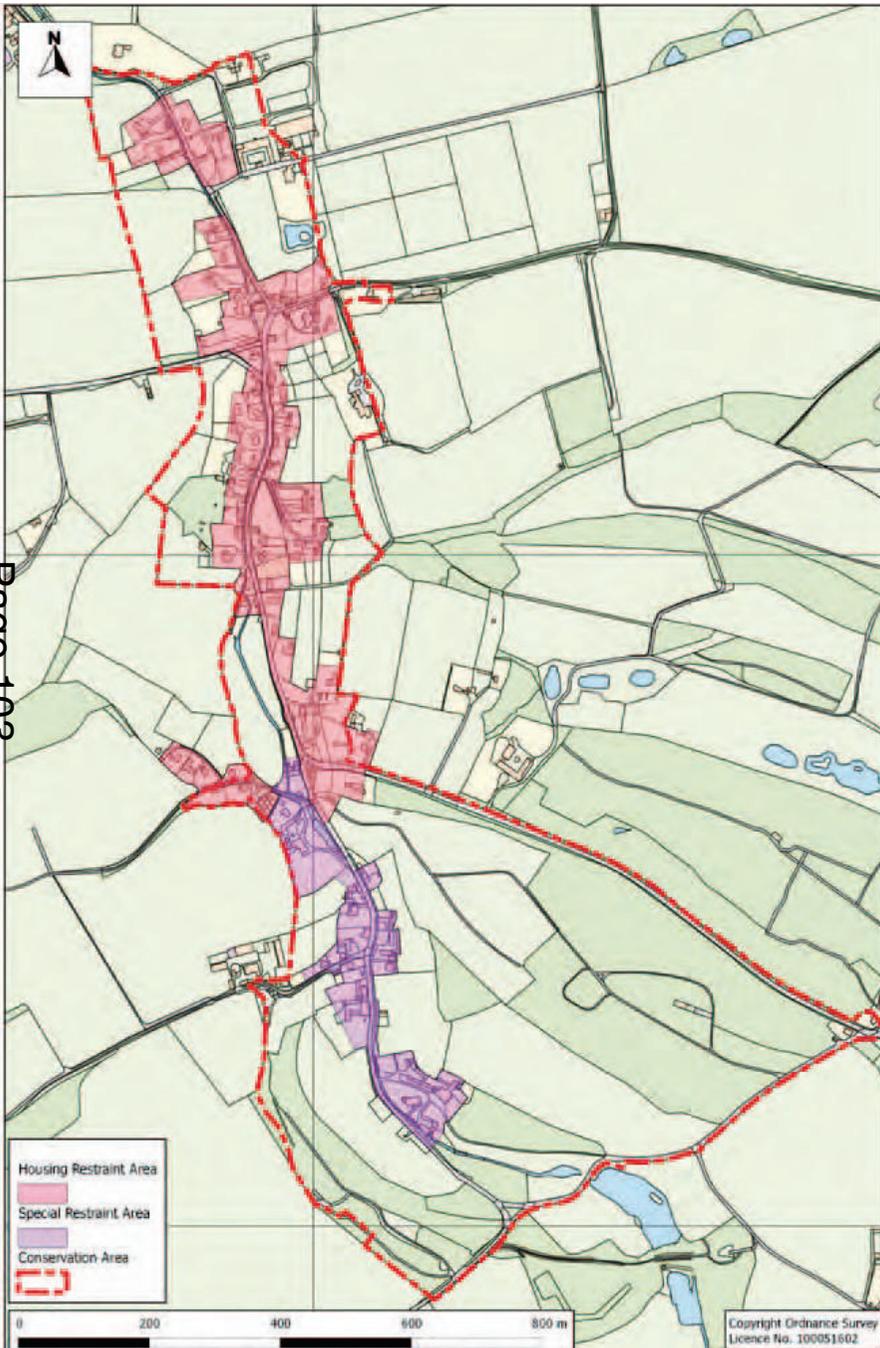
1. THE BUILT ENVIRONMENT: LISTED PROPERTIES IN MAGNA AND EVIAS

145	Home Farm Cottage, Carters Lane, Teffont, Wiltshire	II
146	Kiln Cottage, Carters Lane, Teffont, Wiltshire	II
147	Milestone approximately 50 metres east of Clarendon Stud (formerly Woodfield Park Stud), Hindon Road, Teffont, Wiltshire	II
148	Holt Cottage, Holt Lane, Teffont, Wiltshire	II
149	The Holt (formerly Brookfield), Holt Lane, Teffont, Wiltshire	II
150	Wrens Cottage, Old Dinton Road, Teffont, Wiltshire	II
151	Old Turnpike Cottage, Old Dinton Road, Teffont, Wiltshire	II
152	Jasmine Cottage, Old Dinton Road, Teffont, Wiltshire	II
153	Old Black Horse Cottage, Old Dinton Road, Teffont, Wiltshire	II
154	The Lodge, Salisbury Road, Teffont, Wiltshire	II
155	Milestone approximately 300 metres to north west of The Lodge, Salisbury Road, Teffont, Wiltshire	II
156	The Thatches (formerly Fitz Farmhouse), The Street, Teffont, Wiltshire	II
157	Larkhams Farm (formerly The Black Horse Inn), The Street, Teffont, Wiltshire	II
158	Post Office Cottages, 1 and 2, The Street, Teffont, Wiltshire	II
159	Post Office Cottages, 3, The Street, Teffont, Wiltshire	II
160	Fitz House, The Street, Teffont, Wiltshire	II
161	Barn at Fitz House, The Street, Teffont, Wiltshire	II
162	Fitz House Cottage (formerly Fitz Cottage), The Street, Teffont, Wiltshire	II
163	Goodfellow Cottages, 1 and 2, The Street, Teffont, Wiltshire	II
164	Bathurst Cottage, The Street, Teffont, Wiltshire	II
165	Rose Cottage, Teffont Evias, Teffont, Wiltshire	II
166	Barn at Home Farm, Teffont Evias, Teffont, Wiltshire	II
167	Manor School Bungalow, Teffont Evias, Teffont, Wiltshire	II
168	Church of St Michael and All Angels, Teffont Evias, Teffont, Wiltshire	II*
169	Gate piers, gate, attached walling and bridge at Church of St Michael and All Angels, Teffont Evias, Teffont, Wiltshire	II
170	Smith Monument in the churchyard about 4 metres south of nave of Church of St Michael and All Angels, Teffont Evias, Teffont, Wiltshire	II
171	Teffont Manor; flats 1, 2 and 3 with two attached follies, Teffont Evias, Teffont, Wiltshire	II
172	Folly to rear of Teffont Manor, Teffont Evias, Teffont, Wiltshire	II
173	Manor Cottages with attached coach house, 1 and 2, Teffont Evias, Teffont, Wiltshire	II
174	Brooklyn; Three Hands; Evias and Riverside (formerly Pathways), Teffont Evias, Teffont, Wiltshire	II
175	Bridges, Teffont Evias, Teffont, Wiltshire	II
176	Greystones, Teffont Evias, Teffont, Wiltshire	II
177	Cowshed to north side of Greystones, Teffont Evias, Teffont, Wiltshire	II
178	Home Farm House, Teffont Evias, Teffont, Wiltshire	II
179	Acacia Cottages, Teffont Evias, Teffont, Wiltshire	II
180	Montague Cottage, Teffont Evias, Teffont, Wiltshire	II
181	Enderleys, Teffont Evias, Teffont, Wiltshire	II
182	Howard's House Hotel, Teffont Evias, Teffont, Wiltshire	II
183	Stables and carriage house at Howard's House Hotel, Teffont Evias, Teffont, Wiltshire	II
184	Ley Farmhouse, Tisbury Road, Teffont, Wiltshire	II
185	Manor Farmhouse, Wylve Road, Teffont, Wiltshire	II
186	Dovecote at Manor Farm, Wylve Road, Teffont, Wiltshire	II
187	Model farm buildings at Manor Farm, Wylve Road, Teffont, Wiltshire	II
188	Spring Cottage, Wylve Road, Teffont, Wiltshire	II
189	Church of St Edward, Wylve Road, Teffont, Wiltshire	II*
190	The Malthouse, Wylve Road, Teffont, Wiltshire	II
191	Moon Cottage, Wylve Road, Teffont, Wiltshire	II
203	K6 telephone kiosk, Teffont, Wiltshire	II
204	Teff Cottage, Teffont Magna, Teffont, Wiltshire	II



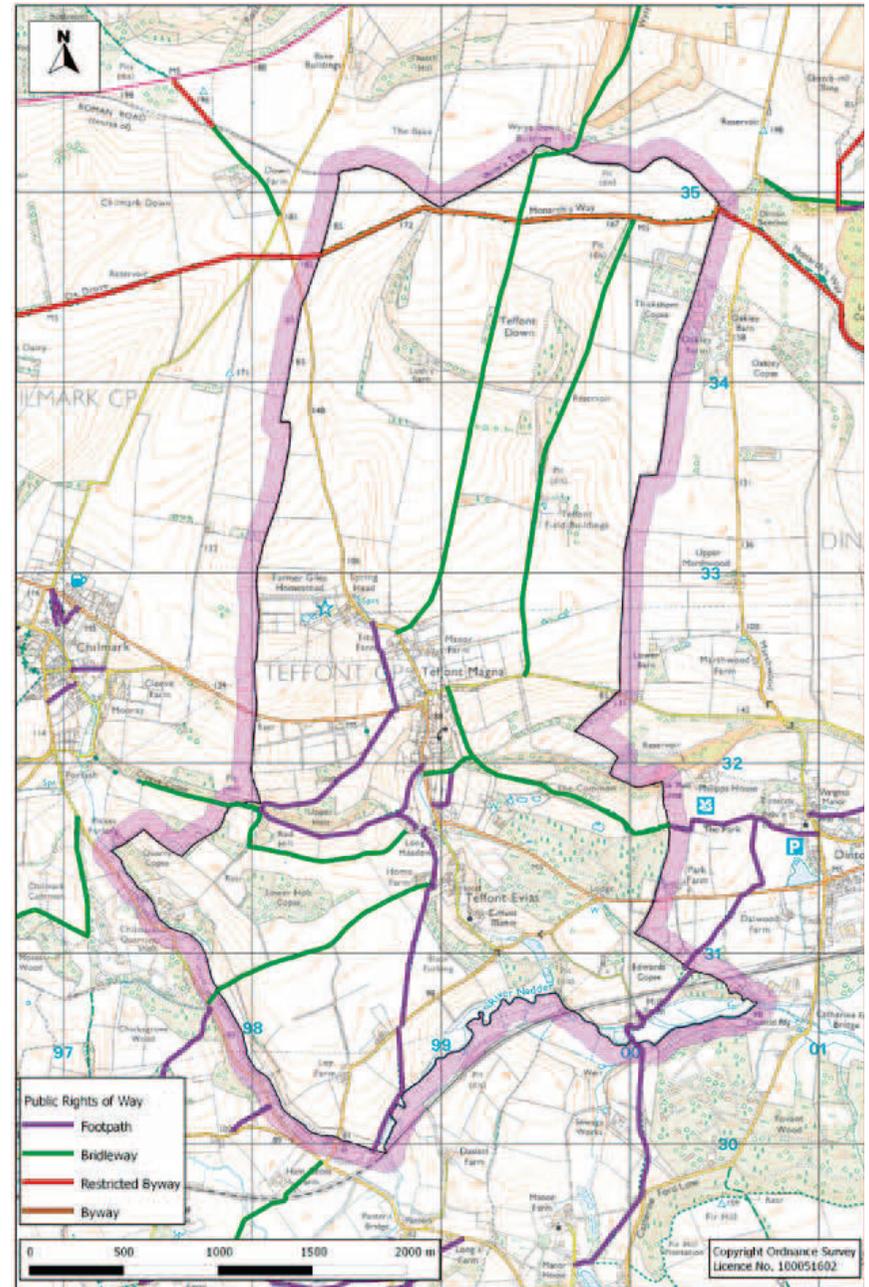
See numbered maps overleaf





APPENDICES 3.0

1. THE NATURAL ENVIRONMENT: RIGHTS OF WAY



2. THE NATURAL ENVIRONMENT: SITES OF SPECIAL SCIENTIFIC INTEREST



Page 104

SUPPLEMENTARY TEXTS:1. FLOODING

Historically, Teffont was prone to flash flooding, particularly in the summer when the ground was dry and hard. There have been four floods since 1980, the last in 1999 when a torrential summer rainstorm lasted for one and a quarter hours. This was very severe and its effects were exacerbated by two exposed and vulnerable hillsides. At that time one hillside was bare of vegetation because it contained an intensive outdoor pig unit. Another hillside, near the Wick Ball Camp escarpment, had over a hundred acres of degraded land after excavations for a golf course had been abandoned and where the topsoil had been removed into heaps.

The sudden torrential rain washed pig-slurry, topsoil and water through Magna, where it merged with run-off from the abandoned golf course coming down the Old Dinton Road, flooding the street, the stream and many properties.

Since that time, measures–endorsed by the Environment Agency–have been put in place to prevent a similar occurrence happening again.

Measures Taken in Magna

The intensive pig enterprise was removed from the hillside. The land was reinstated at the golf course site. Existing culverts and ditches were cleared. Funded by Salisbury District Council, a deep ditch was dug parallel to the Old Dinton Road, with new grips feeding into it from the lane to carry run-off into newly created ponds at Manor Farm. Silt remains in the first pond, and water is held in the second and then slowly released into the stream. Fields on another hillside are being cultivated using a shallow tillage method which should mitigate against soil erosion in heavy rain.

Measures Taken in Evas

A waterfall impediment was removed, the bridge to the Church was lifted, a central pillar in the stream, by the water-keeper's house was removed, and large diameter pipes were installed at the end of the lake, in case the tunnel under the embankment should block up.

Everything that has been done has helped immeasurably, but it must be borne in mind just how important good land-management practices in the catchment area are for the safety of Teffont.

SUPPLEMENTARY TEXTS:2. RENEWABLE ENERGY

Given the inevitable increase in demand for renewable energy systems and for greater energy efficiency, the Village Design Statement should take a view on the incorporation of such technology within the village.

Leaving aside the technical performance of such systems, from a VDS perspective it is possible to categorise these systems in terms of their impact (visual and aural) on the environment within the village. Thus, at the very low end of the spectrum are measures such as improved domestic insulation in roof spaces and cavity walls where they exist. Slightly further up the spectrum lie measures such as secondary glazing and double glazing. Further still up the spectrum of impact are such systems as air and ground-source heat-pumps. Further still lie solar collection technologies (encompassing both solar-thermal and photo-voltaic technology) either roof-mounted or ground-mounted. Towards the far end of the spectrum lie wind-generation systems and anaerobic digestion systems.

Quite clearly the impact of any particular proposed system depends very greatly upon where and how it is sited. For example, within the Conservation Area a highly visible roof-mounted solar array might well be considered too high-impact. The same system ground-mounted and largely invisible might be quite acceptable. A wind generation system is by its very nature likely to be highly visible and noisy.

Thus it is likely that each application should be treated on its merits. Nonetheless, the underlying stance of the VDS should be to encourage the sensible utilisation of energy efficient technologies wherever and whenever possible, provided that they do not impact unacceptably upon the character of the village. Therefore where an applicant can show that the incorporation of a particular technology is genuinely contributing to the energy efficiency of the property or the

development then the assumption is that it will be approved. Withholding of such approval should be by exception only where it is considered that the proposed development will have a clear and significant impact upon the visual or aural character of the village.

SUPPLEMENTARY TEXTS; 3. LOCAL STONE

Portland stone was formally mined as Chilmark stone in the Chilmark – Teffont quarry complex in the Chilmark ravine. It is a fine stone that is good for carving it has been used widely in the village on and in the more prestigious buildings also on detailed work such as window mullions and the beautiful pillars of Teffont Evias church. Local stone of this type was used building Salisbury Cathedral and for the restoration of Westminster Abbey. Also used was stone from the nearby quarries of Chicks Grove, Tisbury, Wardour, and Fonthill.

Purbeck limestone was quarried in old Teffont Evias quarries; one of the layers was a grey shelly limestone, the thicker layers have been used for the walling in most of the village's older buildings, bridges, and flagstone floors. The small shells are clearly visible in Magna church floor. The thinner layers were split and made into tiles. Quarry stone waste was burnt in the lime kilns up Carter's Lane in Evias to produce hydraulic lime for mortars.

Teffont Evias quarry and cuttings are sites of Special Scientific Interest, they provide one of the best remaining collecting sites from the 'insect limestones' within the middle Purbeck beds though now all of the area is very overgrown

APPENDICES 5.0

1. DEFINITIONS

A Conservation Area (CA) is a tract of land that has been awarded protected status in order to ensure that natural features, cultural heritage or biodiversity are safeguarded.

An Area of Special Restraint (SRA) has been defined within the village. Within this area, the Council will not allow general expansion of the settlement unless identified in the Local Plan and will strictly implement planning policies in determining applications in such areas.

An Area of Housing Restraint (HRA) is an exception based approach whereby the presumption is that housing will be severely curtailed except for a limited number of specific circumstances.

A Site of Special Scientific Interest (SSSI) are the country's very best wildlife and geological sites. They include some of the most spectacular and beautiful habitats.

A Tree Preservation Order (TPO) Planning authorities have powers to protect trees by making Tree Preservation Orders. The issuing of a TPO makes it an offence to cut down, top, lop, uproot, wilfully damage or destroy any protected tree(s) without first having obtained permission from the Local Authority. Check with the Planning Department.

2. USEFUL WEBSITES

Wiltshire Council for building control, planning and conservation matters

www.wiltshire.gov.uk

The Society for the Protection of Ancient Buildings

www.spab.org.uk

Provide helpful publications, technical advice and training and for owners of old buildings

English Heritage

www.english-heritage.org.uk

Have many useful publications relating to historic and listed buildings including:

“Thatch and thatching: a guidance note”

Salisbury Civic Society

www.salisburycivicsociety.org.uk/

aims to promote high standards of planning and architecture, to educate in the architecture, history and geography of the area to secure the preservation, development and improvement of features of public interest .

Cranborne Chase and West Wiltshire Downs AONB

www.ccwwdaonb.org.uk

The primary purpose of AONB designation is to 'conserve and enhance the natural beauty of the area'

Wiltshire Wildlife Trust

www.wiltshirewildlife.org

Shares a vision of creating a sustainable future for wildlife and people.

Environment Agency

www.environment-agency.gov.uk

UK government agency concerned mainly with rivers, flooding, and pollution.

Natural England

www.naturalengland.org.uk

Natural England is the non-departmental public body of the UK government responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology and soils, are protected and improved.

3. PUBLICATIONS:

'River Corridor Survey Survey of the Teffont Stream: A report for Teffont Environmental Forum and the Environment Agency' D. Exton Msc November 1996.

'The Teffont Stream: How you can help your local stream.' Environment Agency

'Recommendations for the Management for Wildlife Conservation of Five Sites at Teffont.' Dr Philip Wilson MIEEM and Marion Reed, September 1996.

'The Population Status of Birds in the UK.' RSPB and other leading conservation agencies.

4. ACKNOWLEDGEMENTS

We are extremely grateful to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Beauty for their financial support of this Village Design Statement.

In addition, we could not have completed this work without the donations from the Teffont Reading Room Charity and Teffont Parish Council, who have been so helpful and constructive throughout the process.

Our thanks go to Natasha Styles, Senior Planning Officer Wiltshire Council and Andrew Minting, Conservation Officer Wiltshire Council for their invaluable help and advice.

We acknowledge the help and advice of Lynette Keatinge, John E Needham and Nora Saynor on the geology and history information included in this VDS.

Wiltshire & Swindon Biological Records Centre for background information.

Bryan Sarginson for permission to reproduce his painting by Harry Fidler.

Gemma Brunton for permission to reproduce her photographs of the Teffont Wildlife Group and Jubilee celebrations.

Topographic Mapping was supplied by Ordnance Survey, under the Public Service Mapping Agreement (OS Copyright Licence No. 100051602)

Thematic Mapping was obtained from a number of publically accessible sources:

Listed Buildings – English Heritage

The Built Environment – Wiltshire Council

The Natural Environment – Natural England

Public Rights of Way – Wiltshire Council

A wide number of village residents have been involved in producing this VDS who are listed below. We have drawn on an amazing amount of professional expertise throughout the process.

The whole village has been helpful in commenting on and critiquing the document along the way. Their points of view and detailed information have helped to shape this VDS.

Richard Blamey

Dan Brunton

Rose Chapman

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Tony Deane

Pam Fisher

Richard Hawkins

Nigel and Nancy Gow-Smith

Carol Jacobs

Andrew Jones

Lynette Keatinge

Richard Long-Fox

Nick Nicholson

Anita Ridley

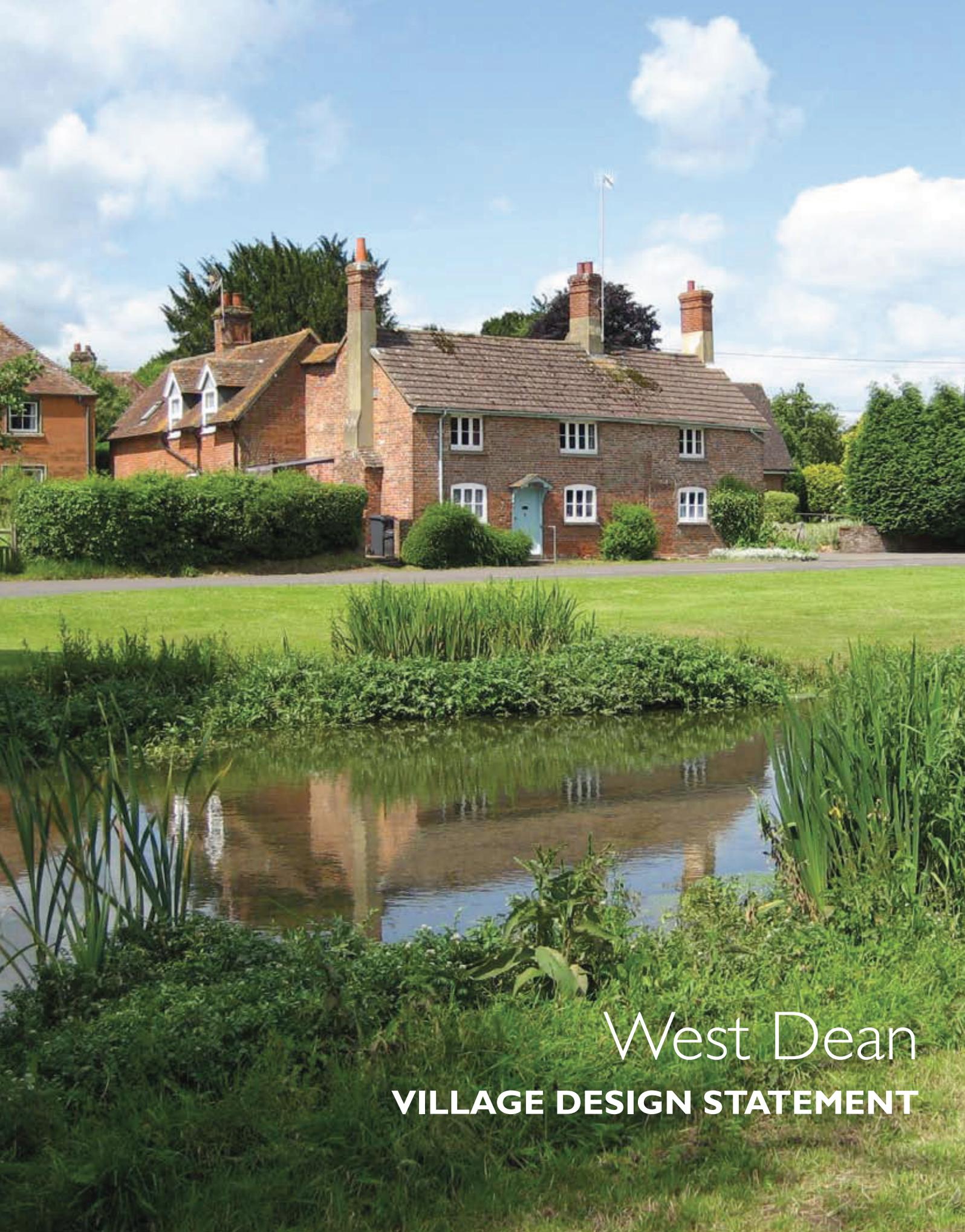
Cally Troup

Sara Willan

David Wood

Emma Worth





West Dean

VILLAGE DESIGN STATEMENT

Contents

Introduction	4
What is a Village Design Statement?	
How was it produced?	
Location	5
History and Settlement	6
History	
Population and Employment	
Landscape and Surroundings	8
Countryside	
The Village	
Village Amenities	10
The Church	
The Village Hall	
Dean Hill Sports and Social Club	
The Recreation Ground	
Village Green	
IT Connectivity	
The Public Call Box	
Rights of Way	
Traffic and Transport	12
Road Traffic	
Public Transport	
Street Lighting	
Parking	
Development and Planning	14
Conservation Area	
Future Development	
The Design of Buildings	16
General Design of Buildings	
Materials	
Roofs and Eaves	
Walls and Boundaries	
Windows	
Specific Points relating to New Buildings	

Introduction

What is a Village Design Statement?

This Village Design Statement (VDS) is a document to provide guidance for development or changes to West Dean and to influence the planning process in association with the Parish Councils, Salisbury District Council and Test Valley Borough Council. It is important to remember that West Dean sits astride the Hampshire/Wiltshire border and that, as a result, the Hampshire part of the village is governed by West Tytherley and Frenchmoor Parish Council and Test Valley Borough Council, whilst the Wiltshire part of the village comes under West Dean Parish Council and Wiltshire Council.

Residents, however, see themselves as part of a single community, regardless of the presence of an administrative boundary.

The VDS describes the character of West Dean by identifying those architectural and landscape characteristics most valued by its residents. Whilst the VDS does not aim to prevent further building in the village it gives the residents the opportunity to influence any new development. It encourages designs that will reflect the best of the building traditions, form, proportions, materials and details as they exist at present in West Dean whilst at the same time welcoming modern techniques and energy conservation and, importantly, preserving the much cherished open spaces.

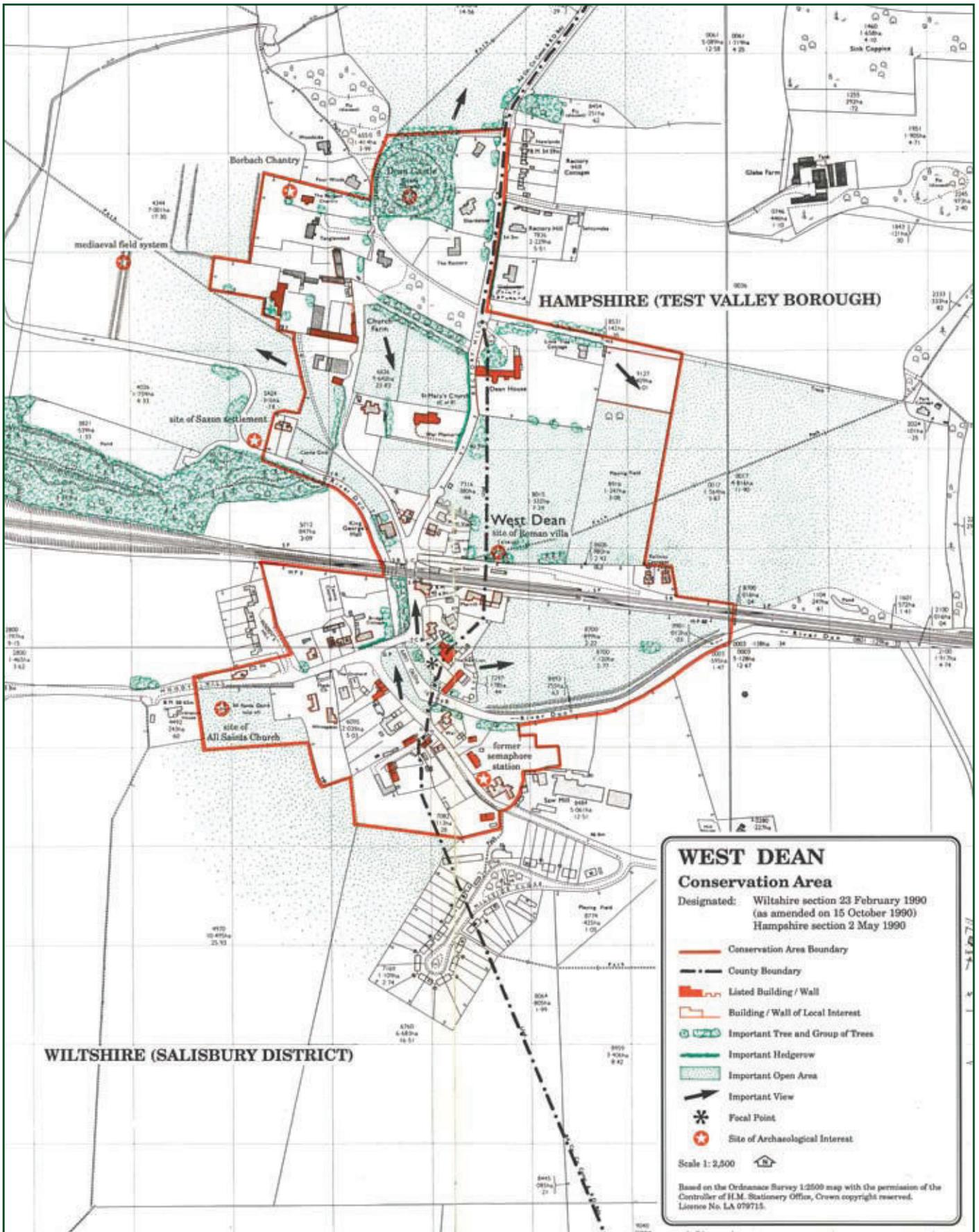


How was it produced?

The process began at the West Dean Annual Parish Meeting in April 2008 when it was decided that a Village Design Statement should be prepared. A working group was formed and, at an annual village event in July where over 150 people were present, an information stall was set up and additional people joined the group.

A survey to elicit the views of residents and other stakeholders and to identify their concerns was undertaken in October 2008. A questionnaire was distributed to all 145 households and also to those who work at East Brothers and at Dean Hill Park. There was a 34.2% response and the results were analysed by the Working Group. A public meeting was held in early December 2008 to share the results with the village and to allow free-ranging discussion of the issues raised. The information gained from the survey and the subsequent meeting, together with current planning guidance, forms the basis of our Village Design Statement.

Location



History and Settlement

History

Straddling the county boundaries of Wiltshire and Hampshire, West Dean is an ancient rural village, seven miles from Salisbury and the same distance from Romsey. Situated in a broad valley of the River Dun, the village developed below the chalk escarpment of Dean Hill, with the predominant chalk bedrock of the area giving rise to well drained turf, woodland vegetation and arable fields bordered with hedgerows and wooded outcrops.

The first historical mention of Dean was in the Cartularium Saxonicum for the year 880 and a listing in the Domesday Book of 1086 as 'Duene' or 'Dene', when Waleran the Saxon owned both parts of the village. However, nineteenth century excavations by the Rector, George Masters, an amateur archaeologist, revealed evidence of an earlier Romano-British settlement dating from about the fourth century A.D (now a Scheduled Monument), situated to the north of the railway station.

In the 1870s the Reverend Masters found remains of two large buildings, uncovering sections of painted walls, tessellated floors, hypocausts, baths and foundations, some of which he retrieved and recorded, before re-covering the site to preserve it.

In the grounds of the original Dean House near Church Farm and the Borbach Chantry there was a flattened and grassed knoll (now known as Castle Mound), used by the Evelyn family as a bowling green. It featured on maps as a circular shape and

has been described as an early Celtic fortified mound, but appears to be a Norman motte and bailey structure developed from a previous Saxon fortification (now a Scheduled Monument). Dean House itself was a substantial country residence owned by the Evelyns (most notably John Evelyn the diarist and friend of Samuel Pepys and Sir Christopher Wren) and their Pierrepont descendants, but gradually fell into disuse and was finally sold and dismantled in 1823. Village folklore claims that many houses subsequently built in West Dean contain some stone from the demolition.

As the village was divided between two counties, it originally had two ecclesiastical parishes - All Saints in Hampshire and St. Mary's in Wiltshire. In 1473 St. Mary's became the sole parish church, but was eventually demolished and then rebuilt on its current site in 1868. The graveyard and the Borbach Chantry, which dates back to the 1320s, remain as evidence of the previous church, and the Chantry contains monuments pertaining to the Evelyns and their families, as well as a Saxon coffin unearthed from the foundations of All Saints. There was also a Methodist Chapel in the village. It was built in 1860 and was situated in the garden of Whitegates adjacent to the road. The Chapel was closed in 1973. It was later demolished as it had fallen into disrepair but part of a wall is still standing.

In the eighteenth century the 'Bankrupt Canal' reached West Dean in an effort to link Salisbury and Southampton by water. Although some remains of the route and canal works can still be seen, the project was doomed due to lack of investment combined with the advent of the railway and most sections were never completed. The railway arrived in 1847 and the station is still in use today.

Until the middle of the twentieth century the Manor of Norman Court, named after himself by Roger Norman in 1334, owned much of West Dean. Over the centuries the estate devolved through various families and in 1906 was acquired by Washington Singer, a son of the sewing machine family, who lived there until his death in 1934. After his son was killed at El Alamein in 1942, the subsequent death duties





forced the sale of the estate in 1945, when the majority of the land, homes and businesses in Dean were auctioned and the West Dean that most of us know today began its post war life.

Population and Employment

At the 2001 census, the population of West Dean was 239 people, a mixture of families, single and retired people. In January 2009, the oldest person in the village was 96 and the youngest 2 months, with a broad range of social groups represented but not segregated.

Commercial activity and employment in West Dean can be broadly categorised into the following areas:

- East Brothers saw mill and timber yard
- Woodland industry
- Dean Hill Park light industrial estate
- Agriculture
- Stud farm
- Commuters by train or car mainly to Salisbury, Southampton and Winchester
- Self-employed people working at home or running businesses from home

East Brothers has been in existence in West Dean since 1882. They have three sawmill lines and an extensive stock yard. Products include flooring, decking, cladding, structural timbers, fencing timber, joinery timber, pallets and large section timber for civil engineering projects.

From the survey results, 19% of those who responded to the question about noise levels were concerned about land generated noise including the timber yard. It is recognised that East Brothers have done a great deal to minimise noise levels over the years.

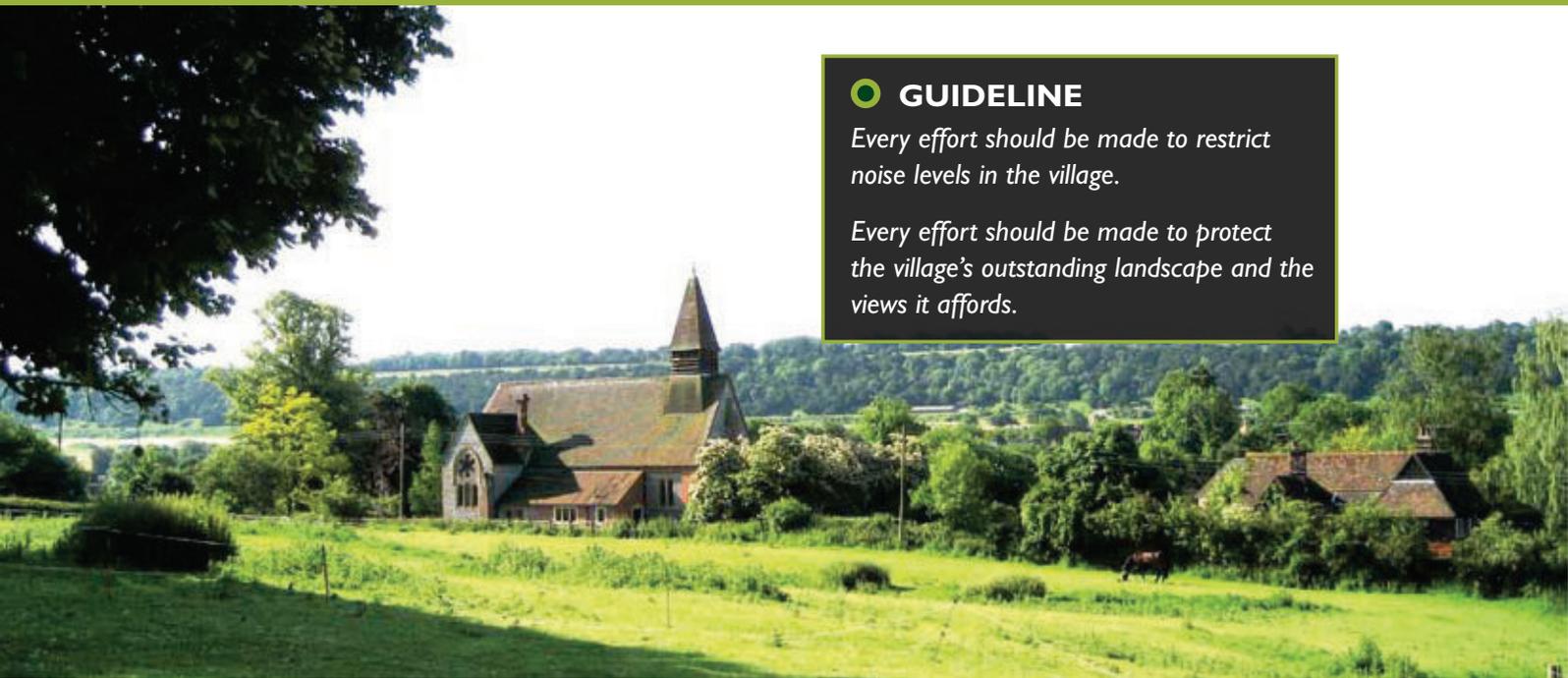
Dean Hill Park was originally an MOD site. In 1938 the Ministry of Defence requisitioned more than 500 acres of farmland below Dean Hill to develop a Naval Armaments Depot, which remained in operation until its closure in 2004 and subsequent sale in 2006. Its purpose was to supply the Royal Navy fleet at Portsmouth and the huge chalk tunnels hewed into the hillside stored munitions and missiles.

The site was sold to the current owners in 2006. By late 2008, all former armaments storage tunnels had been let for long term storage and all buildings with the exception of the former Headquarters building had also been let. There is a wide range of tenants ranging from acoustic engineers to sculptors. The NHS also rents a large building in the Park.

Further details of the history of the site, its nature conservation value and current development may be found on the website link below:

<http://www.deanhillpark.co.uk>

Landscape and Surroundings



GUIDELINE

Every effort should be made to restrict noise levels in the village.

Every effort should be made to protect the village's outstanding landscape and the views it affords.

Countryside

An outstanding feature of the village and its surrounding countryside is the wide variety of wildlife, quantities of wildflowers, and many hectares of woodland. Many of those who responded to the questionnaire commented on the value of the countryside around the village and the need to preserve it and the important open spaces. The farmed land is a mix of arable and pasture with managed woodland and a stud farm. There are two Sites of Special Scientific Interest (SSSIs – a national designation) and a Site of Importance for Nature Conservation (SINC – a county level designation).

The village is set in exceptional landscape. The wooded escarpment of Dean Hill bounds views to the south. There is an apparently unbroken sweep of woodland to the north from the Grimstead and Whiteparish roads and adjacent footpaths. The parish is therefore included in a Special Landscape Area by Salisbury District Council which impacts on planning applications.

Bentley Wood SSSI

The 1700 acre wood, mostly within West Dean Parish, was notified as an SSSI in August 1985. It is particularly noted for woodland butterflies, many of which have suffered marked declines in Britain, for which it is now one of the top sites in the country.

Around 100 species of bird have been noted in the wood. Notable mammals include dormice and five species of bat. Fungi are numerous; 920 species were recorded up to 2007 and new finds for South Wiltshire are still being discovered. The flora of the wood is also diverse and includes many species found only on woodland sites. They have survived despite extensive felling and replanting in the 1950s.

The Brickworth Down, Dean Hill SSSI and Dean Hill Park SINC

The SSSI demonstrates the succession of chalk grassland through juniper scrub to yew woodland and is the best example of this transition in Hampshire and Wiltshire. The excellent open downland supports an extensive range of wildflowers including a variety of orchids. In addition to the yew, the woodlands comprise ash, oak, and beech with an interesting ground flora, which includes white helleborine and bluebells. The SINC is described as agriculturally unimproved grassland. In Dean Hill Park a very active conservation group has recorded around 250 plant species and work is ongoing. Plant species identified include 10 varieties of orchid and the rare red hemp-nettle, a Red Data Book species.

On Dean Hill Park land, between its western fence and the Whiteparish Road, is an outstanding wildflower area. A public footpath traverses this land and this is the only place in the village with public access where wildflowers can be seen in such profusion.

The Village

The River Dun runs through the centre of the village bounded by flora rich banks. Fauna in and near the river is increasing. The water voles in the centre of the village were flooded out by a succession of high river levels in recent years. Nationally the water vole population has declined dramatically.

Providing banks and cover to aid fauna repopulation is desirable.

The river habitat, together with suitable nest sites, draws swallows and housemartins. Bats and hedgehogs live in the village centre; foxes and badgers visit it by night; roe and fallow deer come to the fields and gardens around the village; hares are seen from time to time. The substantial size of many of the present gardens enables areas suitable for slow worms, snakes, frogs, toads and newts to be maintained without difficulty. There is also abundant bird life, including some relatively rare species.

○ GUIDELINE

It is very important that the flora and fauna in this area continue to be conserved and protected.

When considering any future development, the size of gardens is a factor to be taken into account, in particular any applications for development in areas previously used as garden.



Village Amenities

Over the years West Dean has lost many amenities previously enjoyed by the community. The School was closed, followed by the one and only shop and then the Post Office. More recently the only public house in the village was closed. It should be noted that there is no piped gas supply or mains sewerage to the village (although a small sewage plant in Dean Hill Park remains to serve former MOD properties). All other properties therefore require their own septic tanks.

The Church

St Mary's Church is served by a Team Ministry and holds regular services.

The Village Hall

Since the closure of the pub, the Village Hall has become the main focal point of social activities in the village. The Village Hall Committee organises regular social events, which are greatly enjoyed by villagers and their guests. In addition there is a thriving mothers and toddlers group, Pilates classes and, during the winter months, the Over 60s Lunch Club which all make use of the Hall.

Dean Hill Sports and Social Club

Originally associated with the MOD activities, this members-only club in Hillside Close is much valued by those who use it. Membership is available for anyone who wishes to join and the club now brings an additional benefit as meeting place for young people.

Both the Village Hall and the Sports and Social Club are used for private functions.

The Recreation Ground

There is a well-used recreation ground with a football field and swings, a slide and a Wendy house.

Village Green

This amenity is well used by residents and visitors, and 96% of those who responded to the question on the Village Green commented that it was essential to preserve it.





IT Connectivity

Some villagers working from home are hampered by a low quality telephone service, currently provided by BT, due to old wiring and the distance from the Lockerley exchange. Consequently, the village experiences slow broadband internet download speeds.

The Public Call Box

In spite of no longer accepting coins, the existence of the telephone box for emergency calls is considered vital by many villagers. This is particularly so as mobile telephone coverage is limited in the village.

Rights of Way

West Dean has many rights of way, which are greatly valued by villagers. 9 footpaths, 7 bridleways and 3 by-ways are in the Wiltshire part of the village and a further 2 footpaths are in Hampshire plus a third which is currently under consideration by the Hampshire County Council Rights of Way section.

GUIDELINE

Improved telephone service is likely to contribute to additional job opportunities and to continuing residence of younger people working from home in the village. Although improved broadband service is Government policy, early action is very desirable.

The public call box should be retained for emergency and other calls.

Care should be taken to ensure that the Rights of Way continue to be open and accessible, and that any development does not intrude upon them.

Today they are used for recreation rather than communication between parishes and are a valuable resource. In a number of places they can be linked to form an attractive circular walk giving superb views. As traffic density on the roads increases they provide safe routes for recreation and enjoyment of the local environment. 91% of those who responded to this question thought it essential to preserve the current footpath network.

Traffic and Transport

West Dean is entered on and transected by country lanes. It benefits from a regular train service, and from scheduled bus services connecting it with Salisbury and Romsey.

Road Traffic

The narrow lanes in the village are used by traffic ranging from heavy commercial and agricultural vehicles to bicycles. Pedestrians also have to use the roads because there are no footpaths. Whilst many of the HGVs pass through the village others are servicing Dean Hill Park and the sawmill.

19% of those who responded to the question about traffic were concerned about the volumes of traffic. 56% were concerned about the speed of road traffic (especially HGVs) and the danger this poses.

Problem areas identified were the hill to the sawmill and Hillside Close, by the church and the riverside village green where many residents and visitors walk or cycle and children play. The village is located on the Sustrans National Cycle Network Route No. 24.

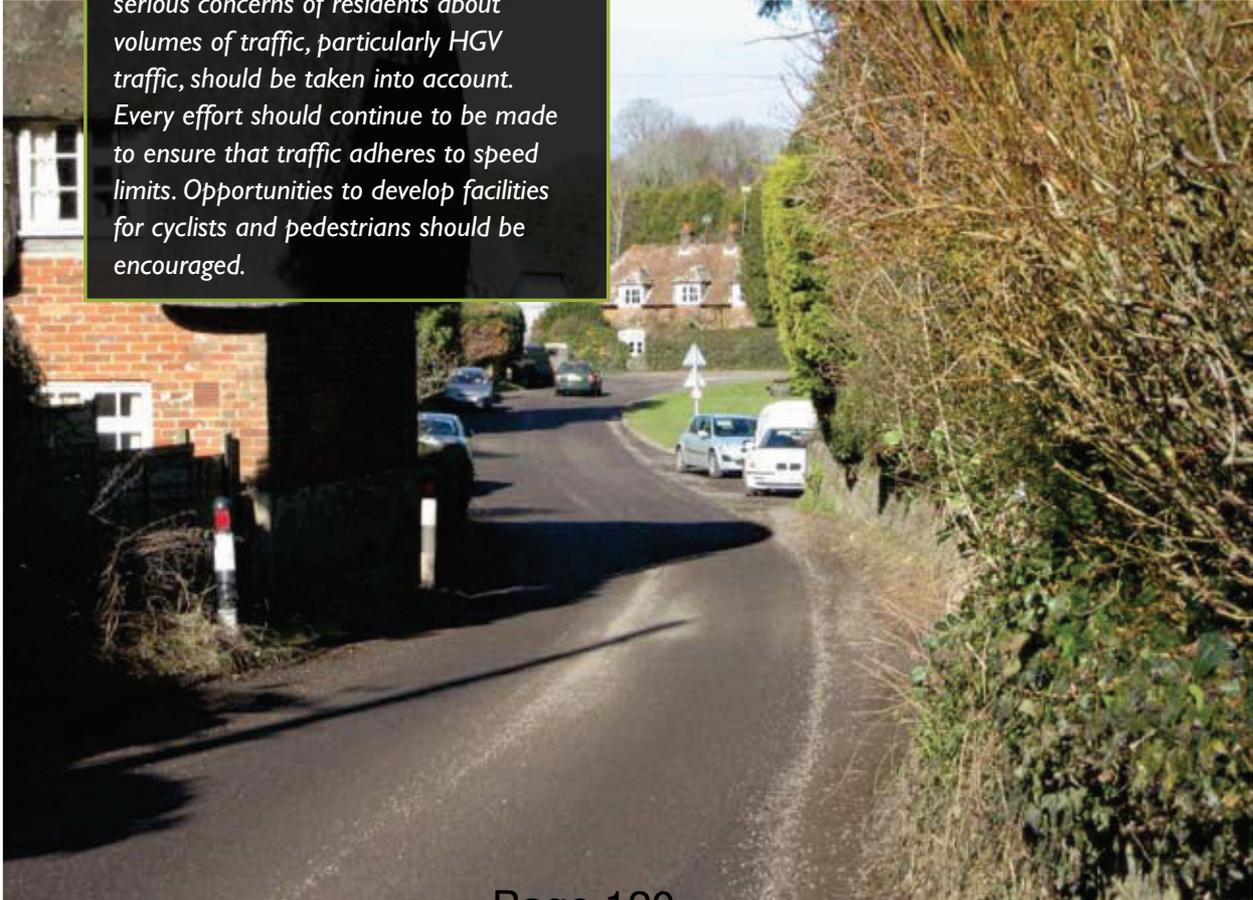
As pedestrian access was seen as very important, suggestions from respondents included an extended connection of footways or footpaths.

Public Transport

Public transport is of vital importance to those who commute out of the area for work, education or other reasons. The railway is well used and valued by respondents. The bus service is especially valued by older people and by children going to school. Those commuting into the village for work also use public transport, and is especially important to the businesses located at Dean Hill Park.

GUIDELINE

In considering new developments, the serious concerns of residents about volumes of traffic, particularly HGV traffic, should be taken into account. Every effort should continue to be made to ensure that traffic adheres to speed limits. Opportunities to develop facilities for cyclists and pedestrians should be encouraged.





GUIDELINE

Public Transport services are critical to the sustainability of the village.

Street lighting should not be increased from the present level and home security lighting should be discreet.

New developments should provide for off-street parking in all cases, and additional on-street parking discouraged.

Street Lighting

The limited number of Victorian-style street lights located in West Dean is in character with a countryside village. The majority of those responding to the question on the retention of night skies did not wish to see an increase in street lighting. A number of residents also thought that home security lighting should be discreet.

Parking

Narrow roads provide few parking spaces, and the railway station has no dedicated spaces. 90% of those who responded to this question commented that no development should be permitted which would result in more on-street parking.



Development and Planning



Conservation Area

Salisbury District Council adopted the West Dean Conservation Area on 23rd February 1990 (with amendments on 15th October 1990) and by Test Valley Borough Council on 2nd May 1990.

The boundary of the Conservation Area is drawn around the historic core of the village and includes not only buildings of historic interest but also natural landscape features such as groups of trees and open spaces.

It extends from the Castle Mound (Motte) in the north to Tower House in the south, and east to west from Church Farm to the Railway Cottages.

The key to maintaining the character of West Dean and maintaining its environmental quality lies in retaining those features that contribute towards its unique identity, and ensuring that any new development is sympathetic in character. Key features are:

- The clustered nature of the settlement core.
- Outlying elements linked to the core by hedges, tree belts and attractive open spaces.
- Important open areas and views out of the village on its fringes.
- The focal point formed by the village green area in front of the former Red Lion public house (now Red Lion House) beside the River Frome.

- The tradition of red brick as a local building material.
- Local landmarks formed by St Mary's Church and Red Lion House.

The Conservation Area Policies aim to preserve and enhance the special character of the village. They are complementary to existing land use and countryside policies in Salisbury District Council and Test Valley Borough Council. The designation of a Conservation Area automatically brings into effect certain additional planning controls which include:

- Limitation on normal permitted development tolerances.
- Restrictions on demolition of buildings and structures.
- Restrictions on felling and other tree work.

(The full text of the West Dean Conservation Area Policy is contained in a booklet obtainable from Wiltshire Council or Test Valley Borough Council. These extracts are re-produced by permission of the two Councils.)

All listed buildings, sites of archaeological interest and open areas in the village are identified on the map on page 5.

Future Development

Most of West Dean comprises buildings of a traditional style, largely in brick and tile. As owners of the village, the Norman Court Estate influenced designs and construction materials. A limited number of bungalows and houses followed in the last century, together with three larger developments, one at Hillside Close (semi-detached utilitarian designs for employees of the MOD working at Dean Hill Naval Armaments Depot) and others at Moody's Hill and Rectory Hill (Local Authority social housing).

The presence of Dean Hill Depot's safety zone prevented significant development from the late

1930's until 2006 when Dean Hill Depot was de-commissioned and came into private ownership.

Apart from agricultural concerns, industrial/business development is limited to East Bros sawmills (a long-standing and significant local employer), and the small industrial/office units now housed in former MOD buildings at what is now Dean Hill Park.

The village and its surrounding area have evolved in a way which gives it a unique character, particularly as ribbon development is largely absent. Residents are determined to preserve this, but at the same time recognise that a limited degree of new building for housing and employment will help to sustain village life.

○ GUIDELINE

All developments should respect the character, setting and tranquility of the village.

It is important that the mix of property types, sizes and tenures is sustained in order to preserve the current social mix.

Developments should respect the fact that West Dean is one distinct community, which unusually is under the control of two Planning Authorities.

Avoid incremental developments, where continued extensions to a building are sought.

Avoid the construction of substantially larger buildings to replace existing buildings which are demolished.

Avoid inappropriate locations (e.g. floodplain, backland/tandem plots, and plots in open countryside)

Observe the principles currently proposed by Test Valley Borough and Wiltshire Council in their Local Development Frameworks, in relation to the intention to provide for the needs of the rural area whilst protecting the overall rural character, and establishing sustainable communities.

Recognise the importance of providing affordable housing for individuals or families in housing need who have strong links to West Dean as defined by the Housing Needs Survey in 2008. There is a need for a small number of 2 or 3 bedroomed full market and affordable houses, and bungalows for elderly residents.

Observe the conditions ruling Conservation Areas and Listed Buildings, and, in the case of development adjacent to a Conservation Area, ensure that they would not detract from the character or setting of the Conservation Area.

Existing open spaces designated within the Conservation Area are considered to be of vital importance.

The Design of Buildings

General Design of Buildings



There is a variety of different building styles and ages in the village and the diversity is much valued by residents. The majority of buildings were built before the twentieth century but some have been

successfully extended using methods which 'blend in with existing materials' e.g. the church extension with matching bricks, mortar and stone mullioned windows.

Materials



Buildings are mainly constructed from brick, occasionally painted or rendered, with some timber framing. Mortar is generally lime with interesting textural additions of flint or gravel, here and

there. Flint has been used for the church and for boundary walls, and wood for many outbuildings and extensions.

Roofs and Eaves



Roofing materials are mainly slate and old hand made tiles with some thatch, often pierced by

dormer windows. Corrugated iron is found in barns and outbuildings.

Walls and Boundaries



A variety of materials and styles is visible: capped cob and brick walls, hedges and wooden fences. Leylandii hedging and close board fencing are

thought inappropriate, traditional mixed hedging being preferred.

Windows



Windows are an attractive and important feature of West Dean. We have many sash windows, old wooden casements and some arched windows.

Residents have been careful to preserve the originals and avoid obvious UPVC replacements as much as possible.

Specific Points relating to New Buildings

77% of those who responded to the question about building and designs felt that new builds should blend in with "old West Dean" and 87% of those who responded thought that extensions should blend in with the 'traditional West Dean style' which

is greatly valued by residents. Off-street parking and adequate space around buildings should be retained. The conservation area including the village green should be preserved unchanged. Gardens and views out of the village are much valued.

GUIDELINE

New buildings and extensions should continue to develop the styles that have evolved historically in West Dean.

Traditional building materials should be used to blend with the style of the village. Red brick, tile, slate and thatch are traditional materials.

Rooflines should be kept in proportion to existing properties.

Window styles should be in keeping with local traditions and compatible with achieving low rooflines. Flat roofed dormers generally should be avoided.

Adequate off-street parking should be provided.

Space and gardens should be retained around properties.

The Conservation Area, including the common land and designated open spaces should be preserved unchanged.

High value is given to views out of the village.

Every effort should be made to retain the central cluster nature of the village settlement, avoiding ribbon development.

The position and orientation of new houses should be varied to avoid uniform rows.

**This Village Design Statement was prepared by
West Dean VDS Working Group:**

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The Group thanks the Council for the Protection of Rural England for their grant to assist with the design and printing costs.

The Group also thanks all those villagers who

- took photographs for this Village Design Statement, whether or not the photographs appear in the final document
- completed the questionnaire
- attended the public meetings
- acted as critical friends in the editing process.

Village Design Statement Protocol

November 2012

1.0 Introduction

- 1.1 In 1996 the Countryside Commission (now Natural England) launched the 'Design in the Countryside' initiative, and produced advisory packs to help villages understand the concept, process and method of producing a Village Design Statement (VDS).
- 1.2 The purpose of VDSs is to manage change, whether that change is major new development or just cumulative, small-scale additions and alterations. They are not about whether development should take place but about how planned development should be carried out, so that it is in harmony with its setting and contributes to the conservation and, where possible, enhancement, of the local environment.
- 1.3 VDSs are prepared by local communities. They offer a framework for engaging local people in constructive debate about defining the special character of their village, as a basis for ensuring that new development in their area fits its surroundings and is in keeping with that character. The VDS can help everyone involved in a development to understand local views and perceptions at the outset of the design process. This helps new buildings to be designed in a way that is more likely to gain local support, rather than generate opposition. VDSs provide a tool to help manage long-term change, not prevent it.
- 1.4 Some development in villages is both healthy and desirable to maintain thriving village communities. A VDS offers a positive way for local people to ensure that the nature and quality of development makes a natural progression from village past into village future. In particular, the VDS helps to manage change and demonstrate how new and locally distinctive design can add to the visual quality of the village.
- 1.5 A VDS contains a descriptive analysis of the relationship between landscape, settlement patterns and buildings and describes the qualities and characteristics that people value in their village and its surroundings. From the survey analysis the VDS identifies principles to be applied to new developments, such as the design of buildings and the spaces between them. The document should benefit local people, developers, new occupants and planners.
- 1.6 An effective VDS:
- is developed, researched, written and edited by local people;
 - is representative of the views of the village as a whole;
 - has involved a wide section of the village community in its production;
 - describes the visual character of the village;
 - demonstrates how local character and distinctiveness can be protected and enhanced in new development;
 - is compatible with the statutory planning system and the local planning context;
 - is applicable to all forms and scale of development;
 - is about managing change in the village, not preventing it.

2.0 What status should be given to VDSs?

- 2.1 Many communities across Wiltshire have already prepared VDSs which are awaiting formal recognition and acknowledgement from the Council.
- 2.2 The Planning and Compulsory Purchase Act 2004 has changed the way VDSs can be adopted by local planning authorities. Previously, they could be adopted as Supplementary Planning Guidance (as referred to in the Countryside Commission's guidance). However, this has been replaced by Supplementary Planning Documents which have more stringent and onerous requirements.
- 2.3 Currently, VDSs can either be approved by a local planning authority as a material planning consideration or adopted as Supplementary Planning Documents. Both 'material considerations' and Supplementary Planning Documents must be considered for all planning applications along with all the other relevant planning guidance.
- 2.4 However, for a VDS to achieve status as a Supplementary Planning Document, the document must fulfil statutory requirements for public consultation and undergo rigorous consultation, and hence the process can be time consuming. It is therefore considered more appropriate to approve VDSs as material planning considerations, rather than adopting as Supplementary Planning Documents.
- 2.5 The wording of the Council Constitution allows for this, advising that one of the roles of the area committees is:
- "To consider matters of local importance within the area such as:*
- *VDSs and parish plans where Council approval is required for them to be considered as material considerations in dealing with planning applications"*
- 2.6 Approving VDSs as material planning considerations is a much faster and simplified way forward. Their approval by Committee, following an Officer appraisal of the VDS including an assessment of the robustness of the consultation undertaken to inform its preparation, gives the documents weight in decision making. The Council in approving VDSs as a material consideration will ensure that these are taken into account in determining planning applications.
- 2.7 It is also important to note that by approving VDSs as material planning considerations, the VDSs will also always be owned by the village or parish that undertakes the work.
- 2.8 If approved as a material planning consideration, the VDSs will assist in making decisions upon planning applications, through the Development Management process. VDSs have also been given weight by Planning Inspectors in individual planning appeal cases.

3.0 VDS Validation Checklist

- 3.1 It would be unrealistic to expect the Council to approve a VDS as a material consideration if the VDS did not fulfil the remit of a VDS, for example, if it conflicted with the Council's own planning policies. The information contained within a VDS will need to be used by planners, designers and developers and should be straightforward, clear and unambiguous. To achieve this, the

production of the VDS has to be structured and well organised. Whilst the document belongs to the local community, it is necessary to assess how they interpret relevant existing planning policies. They must be robust enough for planning officers to put them into active use in decisions on applications.

3.2 The VDSs will therefore need to be assessed against a validation checklist. This checklist is based on the former Countryside Commission's VDS guidance, and seeks to ensure that the VDSs are fit for purpose:

(i) **Does the VDS describe the distinctive character of the village and the surrounding countryside?**

For example, to meet this objective, the VDS could include:

- A brief description of geographical and historic background.
- A short description of the village as it is today.
- The people, economics and future prospects.
- Any special considerations that affect development pressures in the village, such as tourism or mineral extraction, etc.

(ii) **Does the VDS show how character can be identified at three levels?**

- The landscape setting of the village.
- The shape of the settlement.
- The nature of the buildings themselves.

The character of the landscape setting

- The visual character of the surrounding countryside.
- The relationship between the surrounding countryside and the village edges.
- The relationship between the village and any special landscape features, such as ancient monuments, woodlands or nature reserves.
- Buildings seen in the landscape, e.g. farm buildings.

Settlement pattern character

- Overall pattern of village, distinct zones and layouts.
- Character of streets and routes through the village.
- Character and pattern of open spaces in the village and connections with the wider countryside.
- The relationship between buildings and spaces.

Buildings and spaces in the village

- The character of distinct areas of building types in the village.
- The height, scale and density of buildings.
- The mixture of sizes, styles and types of buildings.
- Hedges, walls and fences.
- Distinctive village features, materials or building details.

(iii) **Does the VDS draw up design principles based on the distinctive local character?**

Are the design principles locally specific, rather than just repeating good practice/design principles?

(iv) **Does the VDS work in the context of existing local planning policy and influence future policies?**

The scope and content of the VDS must be both relevant and complementary to the local planning context.

The importance of compatibility between the VDS and the statutory planning process cannot be over estimated. A good working partnership with the local planning authority will be of particular value when the VDS is used in the planning process.

(v) **Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?**

It is important to ensure the Council does not influence a VDS to the extent that it does not accurately represent the views of the community. The more people who are involved and contribute to the production of the VDS the better. It must not just represent the view of a single interest group, it has to be seen to be a shared and representative view of the village as a whole.

Consultation needs to be undertaken from the outset of the project and the programme of action and range of methods used should be well documented.

- Always try to stress that the VDS is the view of the village and not that of the local planning authority.

3.3 A template summarising these validation criteria will be used to assess each VDS to ensure it is fit for purpose. This is appended to this protocol.

APPENDIX
VILLAGE DESIGN STATEMENT VALIDATION CHECKLIST TEMPLATE

Village Design Statement Validation Checklist

Village Design Statement for:	
(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?	
(ii) Does the VDS show how character can be identified at three levels: <ul style="list-style-type: none"> • The landscape setting of the village • The shape of the settlement • The nature of the buildings themselves 	
(iii) Does the VDS draw up design principles based on the distinctive local character?	
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	
Other comments:	
Overall Conclusions:	
Recommendation:	

Village Design Statement Validation Checklist	
Village Design Statement for:	Donhead St Andrew
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>Section 2 of the VDS describes the history and setting of Donhead St Andrew. It explains that the village is an ancient settlement probably formed around the source of the River Nadder to use its fertile valley. This section then goes on to explain the pattern and character of the surrounding land.</p>
<p>(ii) Does the VDS show how character can be identified at three levels:</p> <ul style="list-style-type: none"> • The landscape setting of the village • The shape of the settlement • The nature of the buildings themselves 	<p>Section 2 “History and Setting of Donhead St Andrew” describes the countryside and landscape. It refers to the fact that the village is designated as a conservation area and is within the West Wiltshire Downs Area of Outstanding Natural Beauty. The landscape is largely agricultural, with active and well managed pastoral and arable farming; although there is some forestry and parkland, farming is the only large scale economic activity in the village.</p> <p>Section 3 describes the form of the settlement and explains that most houses are in a number of linear clusters on either side of the road from Hook Manor through the village to Brookwater, and also on the access roads leading north-west from the A30. There are very few backland developments and houses in the parkland and on and south of the A30 are more scattered.</p> <p>Section 4 entitled “Construction Details” describes the nature of the buildings themselves explaining that throughout the village, construction details generally reflect the period and purpose of the building. The VDS recognises that new and replacement houses cannot be expected to have slavishly followed what went before, but rather reflect the style and materials of the time. There is good use of photographic evidence in this section illustrating which buildings are considered as good examples for future developments.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Donhead St Andrew
(iii) Does the VDS draw up design principles based on the distinctive local character?	At the end of each section, the VDS draws on the content of that section to produce guiding principles for future development.
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies. (v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	<p>Section 1 explains what consultation was undertaken in the production of the VDS. A VDS working draft was produced in 2003, and in early 2004 an outline of the statement was placed in the Village Newsletter, which was distributed to most households in the village inviting comments from residents.</p> <p>A Village Design Forum (VDF) was then established to broaden discussion of the statement and report to the Parish Council. Officers from Salisbury District Council were involved at this and later stages, providing input and suggestions and giving detailed help for the final format of the statement.</p> <p>The amended statement was then sent to most households in the Parish, together with an explanatory letter and a short questionnaire; some 190 questionnaires were issued, and 31 replies were received. Finally, a presentation was held to which all residents were invited, and at which they could ask questions and make further comment; 35 residents attended this presentation. This section concludes by saying that the finished document is therefore considered to be a reasonable representation of the overall views of the existing and interested residents of Donhead St Andrew. The document sensibly goes on to recognise that such documents have a limited shelf life, and that future changes and amendments are anticipated.</p> <p>The VDS recognises in Section 1 that it is to be used in conjunction with any Statutory Development Plan in place at the time and that the Planning Authority will take account of the Statement when making decisions on planning proposals.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Donhead St Andrew
Other Comments:	<p>Section 1 states that “The Statement was adopted by Salisbury District Council as Informal Planning Guidance in xxxx xxxx,...”. The VDS was produced pre Local Government Reorganisation when the former district councils still existed, and when the then Salisbury District Council’s approach was to adopt VDSs as informal planning guidance.</p> <p>An addendum with the following wording should therefore be added to this VDS to reflect the current situation:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.</i></p> <p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.</i></p>
Overall Conclusions:	The VDS is considered to meet the objectives set out in the validation checklist.
Recommendation:	It is recommended that, subject to the addition of the proposed addendum, the VDS for Donhead St Andrew be approved as a material planning consideration for the purposes of development management.

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Village Design Statement Validation Checklist

Village Design Statement for:	East Knoyle
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>The first part of the VDS describes in detail the historical context for East Knoyle, including the first recordings of the settlement, and how the village has emerged over the centuries.</p>
<p>(ii) Does the VDS show how character can be identified at three levels:</p> <ul style="list-style-type: none"> • The landscape setting of the village 	<p>The section entitled “Landscape Setting and Open Spaces” describes the landscape setting of the village. It explains how East Knoyle draws much of its special character and attractiveness from an historic and distinctive scattered settlement pattern, comprising of individual hamlets, open countryside spaces and outlying farms, together with an historic village core centred on the church and the present village hall.</p> <p>The village and its parish features a number of varied and contrasting land forms and this diversity stretches beyond into the wider countryside setting.</p>
<ul style="list-style-type: none"> • The shape of the settlement 	<p>The section entitled “Settlement Pattern” describes the evolution of the village and its buildings. It describes the settlement’s streetscape in detail. It also refers to East Knoyle’s Amenities, Businesses and Services, explaining that the village’s townscape derives much from the historic core of the village, the new shop, its two pubs, the recreation ground and areas of common land and the public footpath network.</p>
<ul style="list-style-type: none"> • The nature of the buildings themselves 	<p>The section entitled “Building Materials” describes in detail the building character of East Knoyle, explaining how its character has evolved over many centuries and determined by various factors. This section makes good use of pictorial evidence as examples.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	East Knoyle
(iii) Does the VDS draw up design principles based on the distinctive local character?	<p>The section entitled “Guidelines for development of buildings and boundaries” sets out detailed guidelines under the following headings: general guidelines; settlement pattern; open space and landscape; buildings and materials; roads and traffic management; and streetscape.</p> <p>These are robust, clear guidelines based on the information set out in the VDS that will assist planning officers in decisions on applications.</p>
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	The VDS was prepared in consultation with the then Forward Planning team of the former Salisbury District Council.
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	<p>The introductory section of the VDS explains how on 6th June 2006, a well attended Public Meeting in the Village Hall provided the mandate to proceed with The Parish Plan and The Village Design Statement. The Parish Plan, including the agreed Community Action Programme, was published in February 2009.</p> <p>A new team of volunteers from the community accepted the task of developing the VDS and the first meeting took place on 17th December 2008.</p>
Other Comments:	<p>The introduction to the VDS makes reference to the VDS being “adopted” and formally recognised as an advisory document in the planning process and that when completed, in accordance with national guidelines, it should be accepted as Supplementary Planning Guidance (SPG).</p> <p>As Supplementary Planning Guidance no longer exists, and the approach to VDS recognition is for the Council to approve them as material planning considerations, an addendum with the following wording should be added to this VDS:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District</i></p>

Village Design Statement Validation Checklist

Village Design Statement for:

East Knoyle

Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.

The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.

Overall Conclusions:

The East Knoyle VDS seeks to influence the design of future development within the village. It identifies the key characteristics of the village and highlights what residents consider to be important consideration for the design of future development proposals. It provides clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene.

The VDS has been assessed by officers and considered to meet the objectives set out in this validation checklist.

Recommendation:

It is recommended that, subject to the addition of the proposed addendum, the Village Design Statement for East Knoyle be approved as a material planning consideration for the purposes of development management.

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Village Design Statement Validation Checklist

Village Design Statement for:	Hindon
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>The section entitled “History of Hindon” provides a detailed description of the geographical and historic background to the settlement.</p> <p>Section 3 “Life in the Village” writes about the setting of the village, and the fact that it is within the Cranborne Chase and West Wiltshire AONB. This section describes communications within the village, referring to road and rail access and also access in terms of telephone and internet communications. “The People” sub section describes the village’s amenities and its various organisations. A description of the village as it is today is also provided.</p> <p>The village has suffered in the past from small affordable cottages being bought as second homes, in some cases being used only a few times in the year, and cottages are on occasions enlarged as families grow. Both of these situations have led to a reduction in the availability of smaller, affordable housing for young members of the community who are forced out of the village and prevent new younger people from coming in.</p> <p>The VDS in section 4 also provides detail about the local highways, tracks and pathways, boundaries, landscaping and open areas describing how these different features all contribute to the character of Hindon. In particular, reference is made to the impact of increasing car ownership and volume of traffic on the settlement, particularly in light of its many narrow roads. This issue is impacting on the character of the settlement.</p>
<p>(ii) Does the VDS show how character can be identified at three levels:</p> <ul style="list-style-type: none"> • The landscape setting of the village 	<p>Section 3 describes the landscape setting of the village. It explains that Hindon is set in open countryside that is part of the Cranborne Chase and West Wiltshire AONB. The chalk downland supports a local agricultural industry mostly arable with sheep, dairy and beef cattle, but this provides little employment. The village lies mainly on the south facing slope to a small valley</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Hindon
	that runs west to east set between Fonthill Abbey Wood in the south and Great Ridge Wood in the northeast. It is on the southwest edge of Salisbury Plain with Hawking Down and Berwick Down. The open nature of the village's surrounding is a major feature of the village and well worth preserving.
<ul style="list-style-type: none"> • The shape of the settlement 	Section 3 goes on to describe the shape of Hindon. It describes the High Street as being tree-lined, wide and spacious and that the houses are largely built in terraces running down the High Street and in little lanes running off it. This has resulted in many of the cottages having gardens divorced from the properties themselves. In spite of the open setting of Hindon there is little spare land within the village and any space that exists in the village should be preserved. Power lines and telephone cables have been laid underground in. One of the issues local to Hindon that is raised in this section is the lack of off road car parking spaces with regular double parking on the road and pavement on the west side of the High Street.
<ul style="list-style-type: none"> • The nature of the buildings themselves 	Section 5 refers to the architecture and materials used in Hindon, with reference to walls, roofs, windows and doors, and also examines building heights. There is good use of photographic evidence in this section as examples.
(iii) Does the VDS draw up design principles based on the distinctive local character?	The VDS includes a number of guidelines that follow on from a discussion of issues. There are guidelines relating to " <i>Life in the Village</i> ", guidelines relating to " <i>Highways, Footpaths & Open Amenities</i> " and guidelines relating to " <i>Architecture and Materials</i> ". These are well thought out and address specific local issues.

Village Design Statement Validation Checklist

Village Design Statement for:	Hindon
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	<p>Section 1.2 explains how the VDS has been produced by members of the village’s Design Statement Team to reflect the views expressed via the consultation process with participation from Salisbury District Council (SDC) Forward Planning Department.</p> <p>Section 1.3 goes on to explain that the aim of the document in the planning process and that the purpose of the document is to guide future development by providing a descriptive framework of the distinctive features that have shaped the village and which are viewed as important today. The VDS can be referred to by all, including architects, builders, those seeking planning permission, and Hindon Parish Council and Salisbury District Council when considering planning applications.</p>
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	The VDS explains how all the residents of Hindon were invited to contribute to the design statement through public meetings, surveys, and an exhibition. It represents a distillation of the views of the residents of Hindon. This document was produced by members of the village’s Design Statement Team to reflect the views expressed via the consultation process.
Other comments:	<p>References are made in this VDS to the now former Salisbury District Council and Salisbury District Local Plan (paragraphs 1.2, 1.3, 5.1). The South Wiltshire Core Strategy is now the statutory development plan for South Wiltshire rather than the Salisbury District Local Plan although the Core Strategy does save a number of Local Plan policies. An addendum with the following wording should therefore be added to this VDS:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District</i></p>

Village Design Statement Validation Checklist	
Village Design Statement for:	Hindon
	<p><i>Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.</i></p> <p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.</i></p>
Overall Conclusions:	<p>The Hindon VDS seeks to influence the design of future development within the village. It identifies the key characteristics of the village and highlights what residents consider to be important consideration for the design of future development proposals. It provides clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene.</p> <p>The VDS has been assessed by officers and considered to meet the objectives set out in this validation checklist.</p>
Recommendation:	<p>It is recommended that, subject to the addition of the proposed addendum, the VDS for Hindon be approved as a material planning consideration for the purposes of development management.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Landford
(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?	Section 2 give detailed information on the village and community context. It includes detailed historic background to the village, describing Landford’s history and development; industry and employment; shopping; education; community; and leisure and social activities.
(ii) Does the VDS show how character can be identified at three levels:	Section 3 provides an in depth examination of the local landscape, and includes detailed information on topics such as that area’s geology; Rivers, lakes and ponds; Agricultural Activity; Woodland, Trees and Hedgerows; and Sites of Special Scientific Interest (SSSI).
• The landscape setting of the village	
• The shape of the settlement	Section 5 of the VDS deals in detail with the settlement pattern of Landford, examining the settlement in five distinct parts.
• The nature of the buildings themselves	Sections 7 and 8 set out a design guide for housing and non-domestic buildings and these sections include reference to the nature of existing buildings.
(iii) Does the VDS draw up design principles based on the distinctive local character?	Yes. Section 4 provides some important contextual information which contributes towards the distinctive local character of Landford. The section is entitled “Pictures of Landford” and provides maps and photographs illustrating important views out of the settlement, and views within the settlement. Section 7 provides a comprehensive design guide for housing, drawing on the local context and includes a number of photographs by way of examples. Section 8 then does the same for non-domestic buildings.
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	The introduction explains that during the creation of this document, the Committee worked in partnership with the New Forest National Park Authority and Wiltshire Council as

Village Design Statement Validation Checklist

Village Design Statement for:	Landford
	<p>the planning authorities for this parish. This Statement is compatible with the statutory planning system and has been designed as a Supplementary Planning Document for the parish of Landford.</p> <p>Section 6 also deals with “Planning Considerations” and considers the Core Strategy and National Park Management Plan Policies; the purpose of the VDS; and provides advice on submitting a planning application.</p>
<p>(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?</p>	<p>The introduction explains that the VDS has been developed, researched, written and edited by local people; is representative of the views of the village as a whole; has involved a wide section of the village community in its production; describes the visual character of the village; and demonstrates how local character and distinctiveness can be protected and enhanced in new development.</p> <p>The Landford Community Plan was published and issued to every household in December 2008. As part of the consultation process to produce that Plan, questionnaires were circulated to the 460 households in the parish, and over 80% of households responded with one or more replies. To the question “<i>What changes to Landford would you like to see?</i>” there were many replies both for and against particular things, but many of the replies could best be summed up by “Keep the rural character of the village”.</p> <p>Having a local mandate to proceed with a VDS, a public meeting was held in March 2009 to explain the purpose and procedures involved, and people were invited to join a Committee. Twelve volunteers were recruited representing a geographical selection from across the parish. In June 2009 the Group had a stall at the Landford Summer Fair where they displayed information already gathered regarding the settlement, and</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Landford
	<p>the public were asked their views on a series of questions to determine what they liked or disliked about the local built environment. With these views in mind and following research by members of the Group, a Draft VDS was produced in conjunction with the officers from the New Forest National Park Authority. It was used as a discussion document at a public meeting in February 2010 and also posted on a website. Every household received an invitation leaflet to the public meeting, which included the website address should they wish to view the document online.</p> <p>Throughout this process, articles have been printed in the local community magazine (Horizon) to keep local people informed on progress to date.</p>
Other Comments:	<p>This VDS represents a point in time and so there may be some references in it that are now superseded. An addendum with the following wording should therefore be added to this VDS to reflect the current situation:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all Village Design Statements are now approved as material planning considerations by the Council instead.</i></p>

Village Design Statement Validation Checklist	
Village Design Statement for:	Landford
	<p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.</i></p> <p>Landford and a large proportion of the parish are now within the New Forest National Park. This authority has already adopted this VDS as SPD, in March 2011. This does not have any implications on Wiltshire Council approving this document as a material planning consideration.</p>
Overall Conclusions:	<p>The Landford VDS seeks to influence the design of future development within the village. It identifies the key characteristics of the village and highlights what residents consider to be important consideration for the design of future development proposals. It provides clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene.</p> <p>The VDS has been assessed by officers and considered to meet the objectives set out in this validation checklist.</p>
Recommendation:	<p>It is recommended that, subject to the addition of the proposed addendum, the VDS for Landford be approved as a material planning consideration for the purposes of development management.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Teffont
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>The VDS's 'Descriptive Tour of the Village' chapter describes the immediate environs of the village and its general setting within the surrounding undisturbed countryside, with its wooded surrounding hillsides, the chalked downlands and the stream which runs through the village forming a central 'spine', and eventually joins the River Nadder further downstream. The VDS further describes the abundance of (protected) birds and other species present in the surrounding countryside. This is expanded upon in a separate chapter on biodiversity, which also lists the statutory and non-statutory designations in the area such as the River Nadder which is also a Site of Special Scientific Interest and part of the River Avon Special Area of Conservation. The chapter on the geology and landscape describes the impacts of geological change and how the present landscape was shaped as a consequence. Teffont lies within the South West Wiltshire and Cranborne Chase Area of Outstanding Natural Beauty (AONB).</p> <p>The character of the village is described as 'organic', due to the design of the buildings and the colours of the building materials used. The three parts of village are subject to detailed description in the Village Tour chapter. It refers also extensively to the historic and current use of individual or groups of buildings, and their setting within the village. Villager comments within the document highlight the need to preserve Teffont's character and to give careful consideration to new development in keeping with the distinctive village character. 'Life in Teffont today' gives a brief overview of village life including the importance of local community facilities, events, and the importance of recently built small scale development for local people reaching retirement age. Teffont is a conservation area and most of its area falls within a housing or special restraint area and conservation area under the (now defunct) Salisbury Local Plan. This is mapped out in the appendix to the VDS.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	Teffont
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	The settlement design guidance is intended for any new development or alterations to existing buildings, whether listed or otherwise. Where a building is listed, Listed Building Consent is required for any alteration – internal or external. It is advised to speak to the planning department in all cases. The VDS refers to the designations afforded to Taffont in the now defunct Salisbury District Local Plan, and the Council’s website for further legal background information on these. The settlement design guidance states that the Conservation Officer should be consulted when considering submitting a planning application.
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	The introduction states that the process of preparing a VDS was started in 2007 by the residents of Teffont. The document is the result of two questionnaires, several public consultations and work by teams of volunteers. The appendices list all stakeholders involved and local people who contributed to the document’s development.
Other Comments:	<p>References are made in this VDS to the now former Salisbury District Council and Salisbury District Local Plan (p.10 and p.26). The VDS introduction also states that ‘On its adoption as Supplementary Planning Guidance by Wiltshire Council the VDS becomes a “material consideration in the determination of a planning application”.</p> <p>An addendum with the following wording should therefore be added to this VDS:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However,</i></p>

Village Design Statement Validation Checklist	
Village Design Statement for:	Teffont
	<p><i>the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all Village Design Statements are now approved as material planning considerations by the Council instead.</i></p> <p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.</i></p>
Overall Conclusions:	<p>The Teffont VDS provides clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene. It provides a comprehensive description of the village and its environs and identifies its key characteristics.</p> <p>The VDS has been assessed by officers and considered to meet the objectives set out in this validation checklist.</p>
Recommendation:	<p>It is recommended that, subject to the addition of the proposed addendum, the VDS for Teffont be approved as a material planning consideration for the purposes of development management.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	West Dean
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>Yes. The village is described to be set in exceptional landscape. The History chapter in the VDS describes that West Dean is an ancient rural village, seven miles from Salisbury and the same distance from Romsey. Situated in a broad valley of the River Dun, the village developed below the chalk escarpment of Dean Hill, with the predominant chalk bedrock of the area giving rise to well drained turf, woodland vegetation and arable fields bordered with hedgerows and wooded outcrops. There are two Sites of Special Scientific Interest and a Site of Importance for Nature Conservation (Bentley Wood and Dean Hill, and Dean Hill Park). The River Dun runs through the centre of the village bounded by flora rich banks. There is an abundance of species recorded in and around the village based on the work of volunteers.</p> <p>The development and planning section describes the character of the village in connection with its designation as a conservation area. It lies in its environmental quality and features that contribute towards its unique identity. The tradition of red brick as a local building Material is stressed in the Development and planning section, and the importance of local landmarks formed by St Mary’s Church and Red Lion House. The clustered nature of the settlement core, outlying elements linked to the core by hedges, tree belts and attractive open spaces is mentioned also. The chapter also stresses the important open areas and views out of the village on its fringes. The focal point formed by the village green area is in front of the former Red Lion public house beside the River Dun.</p>
<p>(ii) Does the VDS show how character can be identified at three levels:</p> <ul style="list-style-type: none"> • The landscape setting of the village 	

Village Design Statement Validation Checklist

Village Design Statement for:	West Dean
<ul style="list-style-type: none"> • The shape of the settlement 	<p>Key elements of the settlement are described in the Development and Planning section:</p> <p>The village and its surrounding area have evolved in a way which gives it a unique character, particularly as ribbon development is largely absent. Residents are determined to preserve this, but at the same time recognise that a limited degree of new building for housing and employment will help to sustain village life. A number of amenities exist such as the village hall; however, the only shop, the post office and the public house have closed over the years. The extensive footpath network is very important to local residents. There is an anxiety about the presence of HGVs in the village as pedestrians are using the roads due to the lack of footpaths in certain sections. The centre of the village hosts the rail station which is well used and valued by residents. Roadside parking has led to further problems in terms of accessibility and traffic flow.</p>
<ul style="list-style-type: none"> • The nature of the buildings themselves 	<p>The Design of Buildings section describes the nature of the buildings in the village, different building styles and ages. There is rich photographic evidence. This section also provides details on building materials, designs and specific items such as walls, windows and roofs. All listed buildings, sites of archaeological interest and open areas in the village are identified on the map on page 5 of the VDS.</p>
(iii) Does the VDS draw up design principles based on the distinctive local character?	<p>Yes. Each of the VDS sections, particularly the Design section, provides succinct principles and recommendations in the form of guidelines for developers/builders to ensure that development is in keeping with the character of the settlement.</p>
(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.	<p>The Development and Planning section extensively refers to local planning policies in the (now superseded) Salisbury DLP.</p>

Village Design Statement Validation Checklist

Village Design Statement for:	West Dean
(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?	<p>The process began at the West Dean Annual Parish Meeting in April 2008 when it was decided that a VDS should be prepared. A working group was formed and a residents and stakeholder survey was undertaken in October 2008. A questionnaire was distributed to all 145 households. A public meeting was held in December 2008 to share the results with the village and to discuss the issues raised. The information gained from the survey and the subsequent meeting, together with planning guidance, formed the basis of the VDS.</p>
Other comments:	<p>This VDS represents a point in time and so there may be some references in it that are now superseded. An addendum with the following wording should therefore be added to this VDS to reflect the current situation:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.</i></p> <p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.</i></p>

Village Design Statement Validation Checklist

Village Design Statement for:	West Dean
	<p>West Dean falls within both Test Valley Borough and Wiltshire. Test Valley Borough Council adopted the West Dean Village Design Statement as a Supplementary Planning Document in February 2012. The fact that the New Forest National Park Authority and Test Valley Borough have chosen to adopt this VDS as a Supplementary Planning Document has no implications on Wiltshire Council approving this VDS as a material planning consideration.</p>
Overall Conclusions:	<p>The West Dean VDS seeks to influence the design of future development within the village. It identifies the key characteristics of the village and highlights what residents consider to be important consideration for the design of future development proposals. It provides clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene.</p> <p>The VDS has been assessed by officers and considered to meet the objectives set out in this validation checklist.</p>
Recommendation:	<p>It is recommended that, subject to the addition of the proposed addendum, the VDS for West Dean be approved as a material planning consideration for the purposes of development management.</p>

INDEX OF APPLICATIONS ON 24TH JANUARY 2013

1

SITE VISIT 1600

Application No: S/2012/1240/Full
Site Location: Land off St Margaret's Close, to the rear of 37 Fowlers Road, Salisbury, SP1 2QP
Development: Erection of one dwelling including access, car parking and landscaping
Recommendation: Approve with Reasons **Division** Cllr John Brady

2

Application No: S/2012/1604/FULL
Site Location: 88 Firs Road, Firsdawn, Salisbury. SP5 1SW
Development: Erection of single store side and rear extension including replacement pitched roof with loft conversion and side extension to garage and replacement pitched roof.
Recommendation: Approve with Reasons **Division** Cllr Christopher Devine

3

Application No: S/2012/1427/Full
Site Location: Glebe Farm, Hindon, Salisbury, SP3 6ET
Development: Erection of an agricultural building
Recommendation: Approve with Reasons **Division** Cllr Bridget Wayman

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REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	24 th January 2013		
Application Number:	S/2012/1240		
Site Address:	Land off St Margaret's Close, to the rear of 37 Fowlers Road, Salisbury, SP1 2QP		
Proposal:	Erection of one dwelling including access, car parking and landscaping		
Applicant / Agent:	Mr Sheperd Allen Planning Ltd		
City/Town/Parish Council:	Salisbury City Council		
Electoral Division:	Salisbury St Martins & Cathedral Division	Unitary Member	Councillor John Brady
Grid Reference:	414730 133378		
Type of Application:	Minor		
Conservation Area:	Con Area: Salisbury	LB Grade: NA	
Case Officer:	Amanda Iles	Contact Number: 01722 434312	

This application was deferred at the last meeting of the Southern Area Planning Committee held on 15 November 2012 for a Committee site visit.

Reason for the application being considered by Committee:

Councillor Brady requested that it be determined by committee due to the relationship to adjoining properties and the environmental/highway impact.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED subject to conditions and a Section 106 Agreement.**

2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of Development
2. Scale & Design
3. Impact on Residential Amenity
4. Impact on Highway Safety
5. Impact on Archaeology
6. Impact on Trees
7. Contribution towards Open Space Provision
8. Contribution towards Affordable Housing
9. Contribution towards Fire & Rescue Service

3. Site Description

No. 37 Fowlers Road is a detached four storey red brick 19th century property with distinctive tower feature which has been divided into 16 flats. The site itself currently forms part of the rear garden associated with the property and is located within the Conservation

Area and Housing Policy Boundary of Salisbury and the Area of Special Archaeological Significance.

4. Relevant Planning History

Application number	Proposal	Decision
S/2011/1149	Erection of 3no three-bedroomed detached houses	R 29/09/11
S/2012/0137	Erection of three 3-bedroom houses	R 23/03/12
S/2012/0682	Erection of two detached dwellings with associated access and parking	R 04/07/12

5. Proposal

Permission is sought for one dwelling with associated access and parking provision.

6. Planning Policy

Salisbury District Local Plan policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy
Adopted South Wiltshire Core Strategy core policies 3, 18 & 19
NPPF
Adopted Supplementary Planning Guidance "Creating Places"
Milford Hill Conservation Area Appraisal and Management Plan Consultation Draft

7. Consultations

Salisbury City Council

Object due to the loss of car parking and the application being detrimental to the amenity of residents.

Wiltshire Fire & Rescue

Consideration should be given at building regulations stage to fire appliance/fire fighting access, water supplies for fire fighting and domestic sprinkler protection.

Highways Department

No objection subject to conditions (see below)

Archaeology Department

No objection subject to condition (see below)

Environmental Health

No objection subject to conditions (see below)

Wessex Water

New water supply and waste water connections will be required from Wessex Water to serve the proposed development. New regulations will require all sewer connects serving more than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made.

Wessex Water are now responsible for the ownership and maintenance of thousands of kilometres of formally private sewers and lateral drains and many of these are unrecorded on public sewer maps so the site should be surveyed.

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

Housing Officer

No objection subject to contribution towards affordable housing provision (see below)

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation which expired on 4th October 2012.

10 letters of objection (received from 9 different addresses) were received regarding:

1. The site is to the rear of 37 Fowlers Road, not off St Margaret's Close
2. St Margaret's Close will no longer be considered a close
3. The dwellings are ill-matched to the existing buildings in the surrounding area
4. The access to the site is unsuitable
5. St Margaret's Close will be more congested with traffic
6. The proposal will have an overbearing impact on adjacent properties
7. The garden area is not derelict as described and until recently was well tended
8. St Margaret's Close was designed to fit within the environment
9. The proposal will result in the loss of a hedgerow and tree behind which is visually attractive
10. Visitor parking was specifically added to St Margaret's Close when it was originally developed and this will now be lost
11. An area of garden used by residents of number 37 (approximately 30 people) for recreation and hanging out washing will be lost
12. The proposal does not respect the character of the Conservation Area
13. The Draft Conservation Area Appraisal states that the previous redevelopment of large plots into dwellings has "damaged the coherence of this area" and the same mistake should not be repeated
14. The dwellings will result in overlooking of several properties
15. The remaining garden of the flats would be in shadow for most of the day
16. The dwelling will overshadow the adjacent properties
17. There will be more noise, disturbance, light and pollution from additional traffic movements
18. The loss of the garden will impact on wildlife including birds, and bats often fly overhead
19. No additional visitor parking will be provided on the application site
20. There is the potential for up to six cars to be associated with the property
21. Section 106 agreements should not be used to "buy" development in a Conservation Area
22. Visitors will park in St Margaret's Close and surrounding roads
23. Contrary to comments made previously by the Conservation Officer not all the properties in Fowlers Road are grand houses and the majority of properties are residential
24. Byways Close and St Margaret's Close do not create a precedent as they were developed prior to the designation as a Conservation Area.
25. Gaps between buildings should be retained and the garden provides an important green area
26. Occupiers of the proposed development may reverse up the ramp and this cannot be regulated.
27. The previous reasons for refusal have not been overcome

28. The vehicular access is not wide enough for large vehicles

With regard to point 1 the address still allows the site to be identified, points 2 and 7 are not material planning considerations and with regard to point 21 this is not the case, each application is dealt with on its individual merits with contributions towards affordable housing and public open space required for all new residential development.

All remaining points will be dealt with below.

9. Planning Considerations

9.1 Principle of Development

The site is located within the Housing Policy Boundary of Salisbury where the principle of further development is acceptable. While the NPPF excludes private residential gardens from the definition of 'previously developed land' this does not completely prevent further residential development within development boundaries and instead should ensure that each application is weighed up on its individual merits.

While 31-37 Fowlers Road still retain large gardens with the same boundary line, Byways Close was built on the site of a large dwelling and its gardens. Therefore it is very difficult to resist residential development within the garden of the existing property, particularly as the NPPF establishes a presumption in favour of sustainable development, the site can be accessed from an adopted road and therefore it is not considered backland development and it is not considered an important gap within the Conservation Area.

With regard to the suggested loss of wildlife habitat by third parties, many of the species stated as being seen are not protected and with no loss of buildings, and a minimal area of vegetation removed it is considered that there is very little chance of the habitat of bats or barn owls being damaged.

9.2 Scale & Design

Fowler's Road is a road of predominantly late 19th century grand detached houses of individual style and detailing set in generous gardens. Some of the houses are now in business use but have nevertheless retained in the main part, their residential character. Bounding the site to the north-east is St Margaret's Close and to the south-east, Byways Close which are developments of the 1970s and 1980s which are considered not to harm the character of the wider conservation area in view of their contained layout and effacing character. The main materials within this part of the Conservation Area are red brick with a mix of natural Welsh slate and some clay tile roofs and tile hanging.

The "Milford Hill Conservation Area Appraisal and Management Plan Consultation Draft October 2011" is pertinent to this application although it is awaiting formal adoption. This states in section 7.3.8 that "the historic houses to Fowler's Road, despite their diversity, combine as a reasonably cohesive group which share common design principles; materials, the way in which they address the street, their use and handling of what are significant changes in level, and their eclectic individual architectural styles". The same document also lists number 37 as a building of local importance (linked with 31, 33 and 35).

Although the Draft Conservation Area Appraisal states that the previous redevelopment of large plots into dwellings (such as St Margaret's Close and Byways Close) has "damaged the coherence of this area" and the same mistake should not be repeated, the plot associated with number 37 is considered sufficiently generous to accommodate some

development without compromising the setting and amenity space of the original property and the surrounding area.

The previous application was refused for the following reason:

The proposed development would be located on, and involve the severance of, an existing garden area, serving a block of flats at 37 Fowlers Road, itself identified as a building of local importance in the Draft Conservation Area Appraisal and the proposal would also be located within close proximity to other existing dwellings. Therefore, based on the information provided, it is considered that due to a combination of the awkward orientation, overall design, and juxtaposition of the proposed dwellings in relation to surrounding existing properties, the proposal would fail to enhance the setting of the existing building and surrounding Conservation Area, and would have a detrimental impact on the level of residential amenity enjoyed by occupiers of both the planned properties, and the existing surrounding properties (35 & 37 Fowlers Road, 16 St Margaret's Close and 1, 2, 3 and 5 Byways Close), due to the inter-relationships, overlooking and loss of privacy that will result. As such the proposal is judged to be contrary to Salisbury District Local Plan policies G2, D2, CN8, CN10 & CN11 as 'saved' within the Adopted South Wiltshire Core Strategy, the NPPF, the Adopted SPG "Creating Places", and the "Milford Hill Conservation Area Appraisal and Management Plan Consultation Draft."

The Conservation Officer previously raised concern regarding the proportion of garden given over to the proposed development considering that it would be at odds with the character of the Conservation Area. With only one dwelling now proposed, and a smaller area of garden used, despite the concerns raised by third parties, it would be difficult to refuse due to loss of amenity area, as being a city centre location it is unusual for flats to have garden space and the land retained will enable residents to dry washing and have some recreational space.

The surrounding area contains a mix of dwelling styles and designs, requiring an imaginative approach to the appearance of any new development. The proposed design of the dwelling is considered to preserve the surrounding Conservation Area with chimney, brick string course and exposed rafter feet, and a material palette of facing brickwork, natural slate and lead. Although it is two-storey, the dwelling has been designed in a manner which minimises its height. The Conservation Officer does not object to the design but has requested that conditions regarding detailing be added to any approval in addition to a requirement for the boundary between 37 and the site to be comprised of a brick wall and a landscaping plan to be submitted, all to ensure that the dwelling respects the character of the surrounding Conservation Area.

Therefore, as the site area has been reduced and only one dwelling is proposed, in conjunction with traditional design of the dwelling, it is considered that on balance the proposal will not be detrimental to the wider Conservation Area.

With regard to the concern raised by third parties about the visual impact of the creation of the access from St Margaret's Close, this in itself is not considered to be significantly visually detrimental to the wider Conservation Area.

9.3 Impact on Residential Amenity

The NPPF paragraph 17 states that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” and as detailed above the application was previously refused as this was not judged to have been achieved.

The proposed dwelling will be located close to the boundary with 16 St Margaret’s Close and it would be preferable if there was a larger separation distance. However, as the proposed dwelling does not extend beyond the rear of this property, and it is lower in height, it is considered that it would be difficult to refuse on the grounds of overshadowing or overbearing impact.

The design of the dwelling features a high level window on the rear elevation which is considered to only offer oblique views over the garden of number 16 with the rooflights on the rear roofslope being screened by the roof. The ground floor window serving the utility room will be screened by the existing boundary fence. Therefore it is considered that the proposed development will have minimal impact on number 16 in terms of overlooking.

With regard to properties in Byways Close (1, 2, 3 & 5) the limited height of the proposed dwelling, in connection with the separation distance is considered to minimise overshadowing and the high level rooflights are not considered to result in overlooking, largely offering views across the garages. In addition the proposed dwelling is not considered to result in overshadowing or overlooking to 6 St Margaret’s Close or the garden of 35 Fowlers Road, again due to the limited height and separation distance.

With regard to the flats at 37 Fowlers Road the proposed dwelling itself is not considered to result in any additional overshadowing and although some oblique views may be offered by the first floor front windows these are not considered sufficiently detrimental to warrant refusal.

Notwithstanding the above it is considered prudent to add a condition preventing additional windows and rooflights, in addition to further extensions and additions, to preserve residential amenity.

Third parties have raised concern with regard to increased noise, disturbance, light and pollution from additional car movements but given the urban location this is not considered to be significantly detrimental to residential amenity to warrant refusal.

The Environmental Health department have no objections to the proposal subject to the addition of a condition preventing the burning of any waste materials on the site or to clear the land so as not to cause a nuisance to neighbouring properties from smoke. Given the urban nature of the site it is also considered prudent to add a condition limiting hours of construction.

9.4 Impact on Highway Safety

The proposed development will need to gain access via St Margaret’s Close which currently has on-street residential permit parking places where the access will be created (one space will now be retained and one removed). Despite the concerns of third parties the proposal has been fully considered by the Highways Department. The Highways Officer has checked with the Salisbury Transportation Team, who deal with parking permits and on-street parking in Salisbury. They have confirmed that the loss of a parking space would not raise a particular concern as all properties have their own off-street parking. Therefore, it is

considered that this parking space, whilst desirable, is not essential despite the concerns raised by third parties and it would not be reasonable to deny access to the site based on the loss of an on-street parking space. The additional vehicle movements generated from the proposed dwelling can be readily accommodated by the existing layout of St Margaret's Close and it is therefore considered the proposal will not be detrimental to highway safety. Therefore it would be very difficult to refuse on these grounds particularly as the proximity to the city centre means it is a sustainable location.

With regard to the development itself, as two car parking spaces will be provided for the dwelling, and the site is in a sustainable location within walking distance of the city centre and associated transport links it is considered that the parking provision is adequate. Concern has been raised by third parties that up to six cars could be associated with the property but this is very unlikely in a three bedroom property. While the provision of further visitor parking on the site would be advantageous it is not a requirement and the land required may result in the further loss of amenity area from the flats.

The previous application was refused on highway grounds for the following reason:

The proposed layout does not include adequate turning facilities to enable the vehicles associated with plot 1 to turn and enter the highway in forward gear, which is essential to highway safety, without the need for excessive manoeuvres. Therefore the proposal is judged to be contrary to Salisbury District Local Plan policy G2 as saved within the Adopted South Wiltshire Core Strategy.

The scheme has now been amended to one dwelling with two parking spaces and an adequate turning space and access. Therefore the Highways Department have no objection subject to addition of conditions relating to the provision of the turning and parking spaces and the consolidation of the access way. An informative is also added regarding the changes to the Traffic Regulation Order required.

With regard to the issue of occupiers reversing up the access ramp referred to by third parties sufficient turning space is provided to enable users to leave in forward gear.

9.5 Impact on Archaeology

There have been over one hundred Palaeolithic implements found within 250 metres of the site recorded on the Heritage Environmental Record (HER). Remains of this period are rare and extremely significant, as this period yields evidence of the earliest human presence in the area. As such on the advice of the County Archaeologist an archaeological field evaluation was carried out.

This showed that part of the site does contain deposits which have the potential to contain both artefacts and environmental evidence from the Palaeolithic period – any remains from this period would be considered to be significant heritage assets. Given this the County Archaeologist has requested that a condition be added to any approval requiring a written programme of phased archaeological investigation and mitigation to be submitted, but has no objections to the principle of the application.

9.6 Impact on Trees

There is a large birch tree close to the original building at 37 Fowlers Road but this is considered to be sufficient distance from the site of the dwellings so as not to be detrimentally affected by the proposal. Concern has also been raised by third parties regarding the loss of a tree to the rear of the site in order to create the access. The tree

officer has assessed the matter and considers that this tree is not worthy of protection by a Tree Preservation Order.

9.7 Contribution towards Open Space Provision

The scheme relates to the creation of new residential development and in order to comply with the requirements of policy R2 of the local plan (saved within the South Wiltshire Core Strategy), applicants are required to enter into a unilateral undertaking and provide a commuted financial payment for full or reserved matters applications. Local Plan policy R2 makes clear that all new proposals for residential development must contribute towards recreational open space facilities. This is because the increase in the number of people living within the area puts greater pressure on the existing recreational facilities and generates greater demand for new facilities.

The Councils Open Space Study, published in 2007 (which is not only a current document but also forms part of the evidence base for the South Wiltshire Core Strategy), sets out the requirement of government planning guidance and investigates whether the current level of open space provision is sufficient in terms of quality, quantity and accessibility to meet the needs of residents now, and in the future.

The study recommends that the Council develops a strategy for the provision of new open space, sport and recreation as required, ensuring contributions are maximised in areas which are known to have a quantitative shortfall and where housing growth is expected.

The Design & Access Statement accompanying this application states that the applicant is willing to pay this contribution via a Section 106 agreement.

9.8 Contribution towards Affordable Housing

Under Core Policy 3 of the South Wiltshire Core Strategy an affordable housing contribution is required for all new residential development in order to help address the need for affordable housing in Salisbury and Wiltshire as a whole.

The Design & Access Statement accompanying this application states that the applicant is willing to pay this contribution via a Section 106 agreement.

9.9 Contribution towards Fire & Rescue Service

Wiltshire Fire & Rescue have asked that a contribution be made via S106 towards hydrants and water supplied for fire-fighting and additional or enhanced fire and rescue service. However, it is considered that this does not meet the tests of CIL (Community Infrastructure Levy) and therefore it is not required.

10. Conclusion

On balance it is considered that design and siting of the dwelling will be in keeping with the surrounding area (designated a Conservation Area) while also not prejudicing highway safety, residential amenity or archaeology. Therefore the proposal is considered to conform with Salisbury District Local Plan saved policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy and Adopted South Wiltshire Core Strategy core policies 3, 18 & 19.

11. Recommendation

Subject to a S106 agreement in respect of offsite open space and affordable housing.

Planning Permission be GRANTED for the following reason:

On balance it is considered that design and siting of the dwelling will be in keeping with the surrounding area (designated a Conservation Area) while also not prejudicing highway safety, residential amenity or archaeology. Therefore the proposal is considered to conform with Salisbury District Local Plan saved policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy and Adopted South Wiltshire Core Strategy core policies 3, 18 & 19.

Subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) Development shall be carried out in accordance with the following plans:

S/P/10	Submitted on 30/08/12
SS/P/11	Submitted on 30/08/12

No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

REASON: For the avoidance of doubt

(3) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(4) No development shall commence on site until details of all eaves, windows (which shall be timber painted flush framed casements set back in the wall by half a brick), doors (which shall be timber), dormers (at a scale of 1:10) and the proposed brick string course have been submitted to and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(5) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(6) The boundary treatment between 37 Fowlers Road and the application site shall be a brick wall, details of which (including a sample of the materials) shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(7) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(8) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General Development Guidance)

(9) The development hereby permitted shall not be first brought into occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General Development Guidance)

(10) No development shall commence on site until details of the proposed rumble strip has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the access is laid out and constructed in a satisfactory manner.

POLICY: G2 (General Development Guidance)

(11) No development shall commence within the area indicated (proposed development site) until:

- A written programme of phased archaeological investigation and mitigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

POLICY: CN21 (Impact on Archaeology) CN23 (Impact on Archaeology)

(12) No burning of waste materials, or burning to clear the land shall be carried out on the site.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY: G2 (General Development Guidance)

(14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, rooflights or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY: G2 (General Development Guidance)

Informative – Highways

It will be necessary for the applicant to request that the necessary changes to the existing Traffic Regulation Order are undertaken by Wiltshire Council, including the necessary changes to road markings. The total cost will be in the order of £4000 and the applicant should deposit the sum with the Council at the appropriate time in order to ensure that the order and works are implemented to meet the programme of works. It will not be permitted that the new access is constructed until the order is made and the full cost of the order and works have been paid in advance.

Informative – Archaeology

With regard to condition 11 above the work should be conducted by a professional archaeological contractor in accordance with a Written Scheme of Investigation and mitigation agreed by the Local Planning Authority. There will be a financial implication for the applicant.

Informative – Wessex Water

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at the website www.wessexwater.co.uk/developerservices

Please note that new regulations will require all sewer connections serving more than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made. These new regulations will be confirmed by DEFRA later this year.

Further information can be obtained from the New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Informative – Wessex Water

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

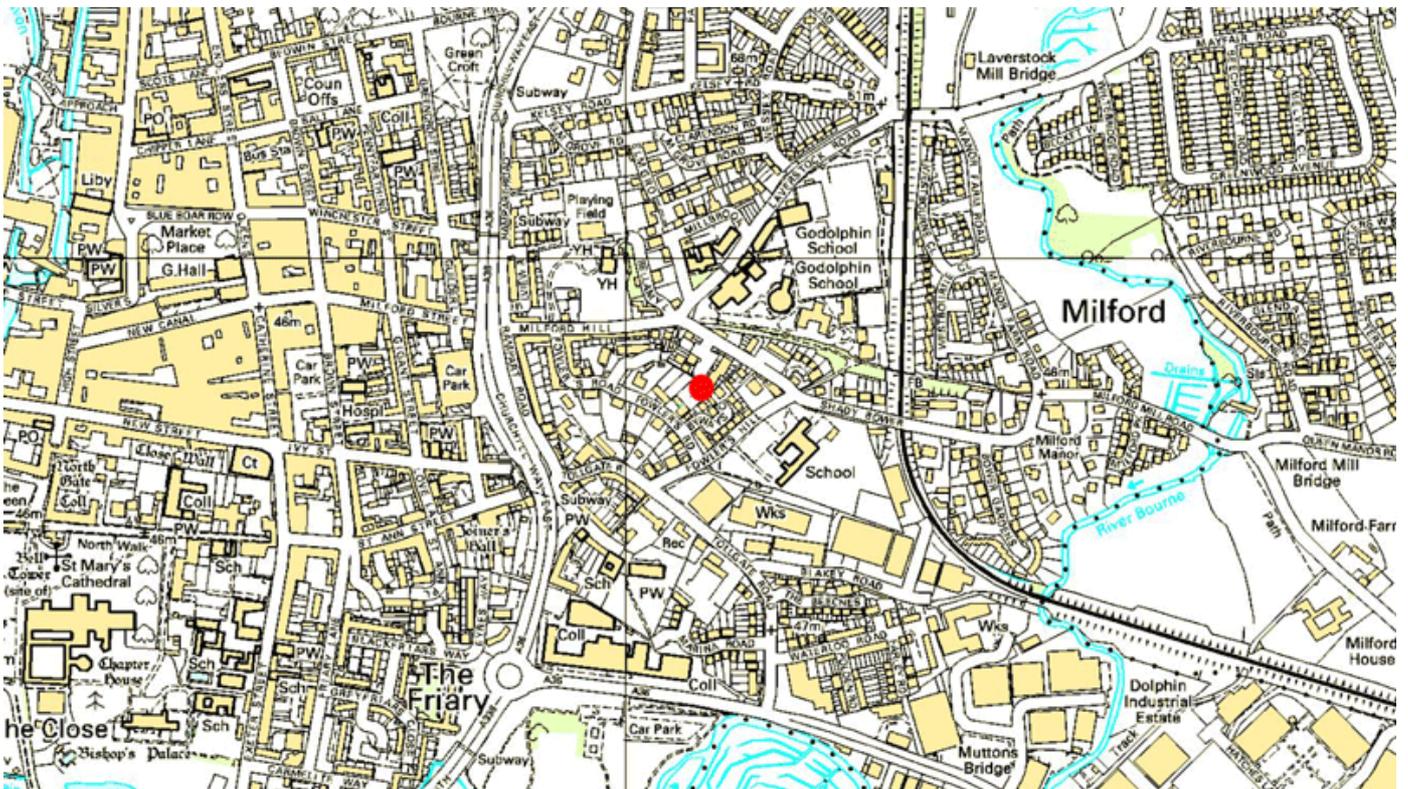
More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact the sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

Informative – Wessex Water

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

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Land off St Margaret's Close, to the rear of 37 Fowlers Road, Salisbury. SP1 2QP



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REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting:	24 th January 2012		
Application Number:	S/2012/1604/FULL		
Site Address:	88 Firs Road, Firsdown, Salisbury, SP5 1SW		
Proposal:	Erection of single store side and rear extension including replacement pitched roof with loft conversion and side extension to garage and replacement pitched roof.		
Applicant / Agent:	Mr Nathaniel Bravery		
City/Town/Parish Council	Firsdown		
Electoral Division	Winterslow	Unitary Member	Cllr Christopher Devine
Grid Reference:	420821 133494		
Type of Application:	Other		
Conservation Area:	Con Area: N/A	LB Grade: NA	
Case Officer:	Matthew Legge	Contact Number: 01722 434398	

Reason for the application being considered by Committee

Cllr Devine has called in the application in view of public/Parish Council concern, and in view of the scale of the development, its visual impact, its relationship to adjoining properties and the design.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED subject to conditions**.

2. Report summary

The main issues to consider are:

- Design, scale and siting;
- Neighbour amenities.

The application has generated objections from the Parish Council and 3 neighbours (2 from the same address). One neighbour letter making observations has also been received.

3. Site Description

The application dwelling is a bungalow that is located within a housing policy boundary area.

4. Relevant Planning History

S/2012/0994	2 storey rear and side extension to existing bungalow and extension to existing garage	Withdrawn
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5. Proposal

Erection of single store side and rear extension including replacement pitched roof with loft conversion, and side extension to detached garage and replacement pitched roof.

The rear extension would add an additional 2.7m maximum to the rear of the property, and the side extension 2.4m to the side (leaving a 2.4m gap to the side boundary). The new roof would increase the overall height of the building by approximately 1.9m (from 5.5m to 7.4m at the ridge). The existing hipped ends to the roof would be replaced with gable ends. Windows would be inserted in the gable ends (facing towards the front and rear), and rooflights in the side facing roof slopes.

The existing detached garage would increase in width by 2.7m, with its roof height increasing by 1.3m (from 3.8m to 5.1m).

6. Planning Policy

Adopted policies; G2, D3, H16 as saved within Appendix C of the adopted South Wiltshire Core Strategy.

7. Consultations

Parish Council

Object:

- *The design does not have regard for the character of the area and unduly affects the street scene. The majority of properties in Firsdawn are bungalows or chalet-bungalows with dormer windows. Practically all extensions approved to date have followed suit.*
- *The extension does not reflect the design of the original building. In particular, the large roof area and overabundance of 13 roof lights gives the appearance of commercial premises rather than a dwelling.*
- *Owing to its bulk, the proposed extension is likely to significantly disrupt neighbours' enjoyment of their own homes and gardens.*
- *The existing bungalow is forward of the building line of Nos. 84, 86, 90 and 92 Firs Road. As a result, any two-storey extension is bound to overbear on the neighbouring properties.*
- *The roof would be approximately two metres higher than at present and would be extended forwards and backwards. This means that both neighbours would suffer loss of daylight and sunlight, due to the extent of overshadowing.*
- *The widthways spacing to No. 86 would be reduced by half. While this may be acceptable in a town, it should be avoided in a rural environment.*
- *The many roof lights are sufficiently close to neighbours' houses and gardens to lead to a loss of privacy, despite being 1.7 metres above floor level.*
- *A similar design was approved recently at 80 Firs Road but has only two bedrooms with small en-suite showers on the first floor. By contrast, the extension under discussion adds three bedrooms, a playroom and a bathroom on the first floor, all of generous proportions.*
- *The plans presented to Firsdawn Parish Council on 3 October included an air-source heat pump close to a neighbour's living room. We note that this is not present in the plans submitted to Development Management, but confirm we would object on the grounds of noise nuisance if it was re-introduced.*
- *We feel that the proposed extension is counter to Policy D3, as it is not compatible in terms of the scale, design and character of the existing property. It also breaches*

Policy G2, in that it does not avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings.

WF&RS

General comments

8. Publicity

1 letter of observation has been received:

- "We have concerns for the privacy of our property and the impact this application will cause to our lifestyle if the extension of plot 88 is allowed as per the submitted plans."
- "We currently benefit from a rear garden, upstairs bedroom and conservatory area which are completely private and not overlooked by any of our neighbouring properties, if the application is approved as per the submitted plans then we will be constantly overlooked and feel this will impact on our lifestyle."

3 letters of objection has been received: (2 from the same addressee)

- "No.88 is well forward of nos. 86 & 90 either side, and the proposed increase in height would appear to have an undesirable impact because of this positioning. The preponderance of windows in one side of the proposed enlarged roof would appear to give a similar undesirable impact."
- "Notwithstanding the plethora of different styles, elevations and relative footprints in the road, this proposal appears to be too large relative to its immediate neighbours, therefore also detrimental to the area."
- "Although there is some variation in other parts of the road, the property in question is well forward of the two above and two below it. At present this is not a particular problem, as it has only a single storey."
- "This is a very ambitious plan to convert a two-bedroomed bungalow into a fourteen-roomed, two-storey house. The development therefore exceeds the scale of the original building by a very wide margin."
- "The roof ridge of the proposed house would be approximately 7.4m above ground, adding around a third again in height. As this would be forward of neighbouring properties, their curtilages would become overwhelmed by its presence."
- "When added to the height increase, the widthways extension on a limited plot would result in a sense of enclosure of the adjoining property."
- "The proposed extension does not reflect the form and architectural style of the original building. Rather than being subordinate to the original house, it almost amounts to a rebuild"
- "As envisaged, the extension would be in conflict with the existing street scene and has the potential to harm it unacceptably"

9. Planning Considerations

9.1 Design, Scale and siting

This application has been submitted following the withdrawal of application S/2012/0994. This revised application proposes to raise the ridge height of the roof by about 1.9m and to extend the footprint of the dwelling on the rear and side (eastern) together with the enlargement of an existing garage. The style of the resulting dwelling would be a chalet bungalow which is a common house type within the village of Firsdawn.

This application has received some objection from neighbouring dwellings and also from the Parish Council. The Parish Council have in summary commented: *“the Parish Council is of the belief that the present proposal is unacceptable. An extension that was only rearward of the neighbouring building line, no higher than the present roof level and of much smaller proportions might gain approval”*.

The dwellings along Firs Road vary in form and style and also in their distance from the highway and side boundaries. The proposed alterations to this dwelling would result in a development which continues to fit into this established irregular pattern without harm to visual amenity in general. There is sufficient space at the site to accommodate the alterations without causing a cramped or overcrowded appearance.

It is acknowledged that the alterations are significant (indeed, little of the original bungalow would remain). However, this in itself is not a reason to object to the proposal. Maintaining the overall form of a bungalow (albeit a chalet bungalow) on the application site is considered to be acceptable and would not result in undue harm to the street scene which is noted to support a wide range of varying styles of dwelling – indeed, the neighbouring dwelling at No.86 is considered to be of a similar massing to the proposed extended application dwelling. The objections to the style of the proposed alterations/dwelling are noted, but do not amount to a reason for refusal given the evident design variation of dwellings along Firs Road.

The proposed alterations to the dwelling would not extend forward of its original front building line. The existing garage stands forward of the building line, but again the proposed alterations to it relate only to its side and roof.

9.2 Neighbouring Amenities

The retained gap between the application dwelling and the neighbouring boundary at No.86 would be between 2.4m and 2.7m which is considered to be acceptable in order to limit harm to neighbouring amenity and also to main some distance between neighbouring dwellings as commented by the Parish Council.

The rear projecting depth of the dwelling’s extension would be about 2.4m which is considered to be acceptable with no undue impact on either neighbouring dwelling. The alterations to the roof in particular would increase the bulk of the building, and so also increase its visibility from the neighbouring properties. However, in view of the design (with the new roof sloping away from the boundaries) and the limited overall height in any event, it is not considered that the development would have an adverse overbearing impact.

There have been a number of comments in relation to the insertion of 14 roof lights within the side facing roof slopes of the extended dwelling. Through negotiations the number of roof lights has been reduced to 6. These roof lights will have a floor to sill height of 1.7m and as such views out would be obstructed to a certain extent. However, there is still a potential to cause overlooking towards and down into the neighbouring dwellings and as such it is recommended that they are obscurely glazed in the event of planning permission being granted.

The neighbouring dwelling at No.90 has raised some concern about the insertion of a rear elevation first floor bedroom window. The first floor window would be located at an approximate distance of 4.5m from the boundary with No.90 and will be limited to a two light window. Officers are aware of existing overlooking between these neighbouring dwelling which has been created by the insertion of a three light flat roofed dormer

window which is located on the side of a rear extension at No.90. There is significant existing boundary planting along this shared boundary with No.90; however a number of the large tree will be removed as part of this application. Nevertheless remaining boundary planting will help to mask rear views of this window from within the rear garden of No.90. The proposed rear two light window is considered to have a degree of impact on the side elevation of No.90 but not to any degree where a refusal could be justified.

The increase to the dimensions of the existing garage would create a double garage with upper storage areas. The garage is not being proposed to be used as habitable accommodation and the number of roof lights (4) originally proposed has been reduced by 50% as part of the negotiations over the removal of roof lights on the dwelling house. The design and massing of the garage is considered to be acceptable with no adverse impact on the character of the area or to neighbouring amenities.

10. Conclusion

The proposed development is considered on balance to be acceptable by virtue of its scale, design, siting and materials, with no significant impact to neighbouring amenities.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, D3, H16.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social and environmental conditions of the area.

Subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

POLICY- G2 (General) D3 (Design)

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(4) Before the development hereby permitted is first occupied the roof lights within the dwellings roof as shown on drawing 007D, 008D and 009C shall be glazed with obscure glass only (level 3 or equivalent) and the windows shall be permanently maintained with the minimum level 3 or equivalent obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(5) The development shall be carried out in complete accordance with the following drawings:

DRG No. 007D (13th Dec 2012)	13/12/2012
DRG No. 008D (13th Dec 2012)	13/12/2012
DRG No. 009C (13th Dec 2012)	13/12/2012
DRG No. 010B (13th Dec 2012)	13/12/2012

REASON: For the avoidance of doubt

88 Firs road, Firsdwn, Salisbury. SP5 1SW



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REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting:	24 th January 2013		
Application Number:	S/2012/1427		
Site Address:	Glebe Farm, Hindon, Salisbury, SP3 6ET		
Proposal:	Erection of an agricultural building		
Applicant/Agent:	Denis Barry /Sway Design		
City/Town/Parish:	Hindon Parish Council		
Electoral Division:	Nadder and East Knole	Unitary Member:	Councillor Bridget Wayman
Grid Reference:	391592 133233		
Type of Application:	Minor		
Conservation Area:	Cons Area: N/A	LB Grade: N/A	
Case Officer:	Case Officer: Charlie Bruce-White	Contact Number: 01722 434682	

Reason for the application being considered by Committee

Cllr Wayman has called in the application on the grounds of visual impact, design and environmental/highway impact.

1. Purpose of report

To consider the recommendation of the Area Development Manager that planning permission be **GRANTED subject to conditions**.

2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of development;
2. Character and appearance of the area;
3. Highway considerations;
4. Other matters.

The application has generated objections from the Parish Council and one third party.

3. Site Description

The site relates to the corner of an agricultural field to the north of buildings at Glebe Farm, just outside the village of Hindon. The site comprises 1,500 sq metres and is separated from the buildings at Glebe Farm by a field hedge and an unclassified road that leads from the village to the A303. The site benefits from an existing field access which is directly opposite the access to Glebe Farm.

Glebe Farm is an equestrian stud which breeds and rears race horses, and in recent years the former farmhouse and agricultural buildings have been redeveloped to facilitate the creation of the business (see below planning history). There are currently stabling facilities for up to 28 horses with 1 full time and 2 part time employees. The site is within the AONB.

4. Relevant Planning History

07/1783	Change from derelict farm complex to new stable yard	AC	26.10.07
08/0126	Erect replacement dwelling, create new vehicular access, and incorporate part of farm yard within residential curtilage	AC	22.04.08
09/0972	Erection of barns, horse walker and associated buildings in connection with equestrian facilities and garage to serve associated dwelling	AC	02.09.09
10/1427	Proposed tractor store and three cubicle stable	AC	17.12.10
11/1359	Change of use of existing building to provide temporary residential accommodation for equestrian staff	AC	14.10.11

5. Proposal

It is proposed to erect a barn for the storage of hay, straw and machinery that is required to operate the equestrian stud. The barn would have maximum dimensions of 30m by 15m by 5.3m high, and would be sited approximately 15m from the public highway.

The development is part retrospective in that the ground works to level the site have been commenced, and the hard-standing formed between the front of the barn and the field access.

6. Planning Policy

Local Plan: policies G1, G2, C2, C4, C5
Central government planning policy: NPPF

7. Consultations

Parish Council

Object as green field site, ground works are retrospective, scale of the building will have a dominating impact, additional traffic, creeping development, adjacent chalk track was laid without consultation.

Highways Officer

No objection

8. Publicity

The application was advertised by site notice and neighbour consultation.

1 letter of representation was received, agreeing with the objections/concerns of the Parish Council.

9. Planning Considerations

9.1 Principle of development

The NPPF states that local authorities should seek to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings, and should promote the development and diversification of agricultural and other land-based rural businesses.

9.2 Justification

The applicant details that they have recently purchased 35 acres of additional land which will enable the business to produce a significant proportion of its own hay. Current facilities for both hay and straw storage are limited at Glebe Farm, comprising a relatively small and low barn. The applicant explains that hay and straw are produced/delivered in bulk for both logistical and efficiency reasons, and that the proposed building is necessary to appropriately store them in a manner which prevents their deterioration and enables their efficient movement when needed for bedding and feed. The barn would also provide cover for machinery that is associated with the production and transport of hay and straw. The applicant also explains that the building currently used to store hay and straw is not ideal in that it is attached to the main stable block and therefore presents a potential fire risk, which is a particular concern given the value attributed to many race horses.

It is evident that there is a need for the building proposed, and that it would contribute towards the operation and growth of the business, although its acceptability will need to be weighed against its visual impact which is considered below.

9.3 Character and appearance of the area

The Parish Council have raised concerns that the proposal is creeping development, extending the Glebe Farm site unnecessarily and on to the other side of the road, where the building would have a dominating impact. Whilst the hay barn would be visible from relatively close distance views from the road, it would nevertheless be partially obscured by the roadside hedge, which has also been recently reinforced by new planting, and in wider landscape terms the barn would still be seen in association with the cluster of existing buildings at Glebe Farm. At 5.3 metres in height to the ridge, neither would the barn be excessively high for a modern agricultural building. Furthermore, the choice of materials, including timber boarding and dark metal roof, would help mitigate the building's landscape impact, and would also provide continuity with the materials used on existing buildings at Glebe Farm. The applicant also proposes new landscaping to the north and east of the barn, and has detailed that the site has historically been used for storage in association with Glebe Farm when it was run as a dairy.

Having regard to these factors, it is acknowledged that the barn would be visible, but it is not considered that its impact would be inappropriate within its context, and that the benefits to the rural business outweigh the limited intrusion in any event. It is considered necessary to impose a condition to secure further details of the proposed landscaping and any earthworks such as bunds around the barn.

9.4 Highway considerations

The Council's Highways Officer has raised no objection to the proposed development given the lightly trafficked nature of the road and the historic nature of vehicular movements from the site when it was in agricultural use in association with the former dairy.

9.5 Other matters

The Parish Council have commented that a chalk track leading from the field access up to the top of the farm has been created without consultation. However, the majority of this

track is outside of the application site and its formation is a separate matter from this planning application.

10. Conclusion

The proposed barn would be acceptable in principle, being appropriately justified to support a land based rural enterprise, and would not have a significant impact upon the character and appearance of the area or highways safety.

11. Recommendation

Planning permission be **GRANTED** for the following reason:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Local Plan policies G1, G2, C2, C4, C5.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....1714-2a...

Date Received....21.11.12....

Reason: For the avoidance of doubt.

- 3) Materials to be used for the external walls and roofs of the building hereby permitted shall match in material, colour and texture those used in the existing stable / indoor exercise barn at Glebe Farm.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: C5

- 4) No development shall commence on site until further details of landscaping have been submitted to and agreed in writing by the local planning authority. Details shall include the location and species of new planting, and plans and cross sections of any earthworks such as bunding.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: G2, C5

- 5) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development.

Policy: G2, C5

- 6) There shall be no external lighting of the site or buildings without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over the appearance of the lighting installation and/or the level of illumination in the interests of visual amenity and/or highway safety for the users of the adjoining roads.

Policy: G2, C2, C4

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Glebe Farm, Hindon, Salisbury. SP3 6ET



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