

APPENDICES 1.0

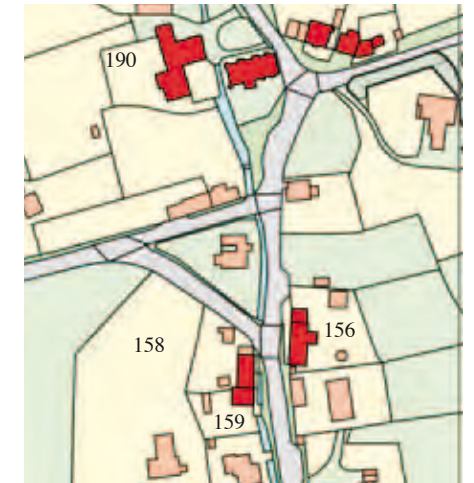
ORIENTATION MAP



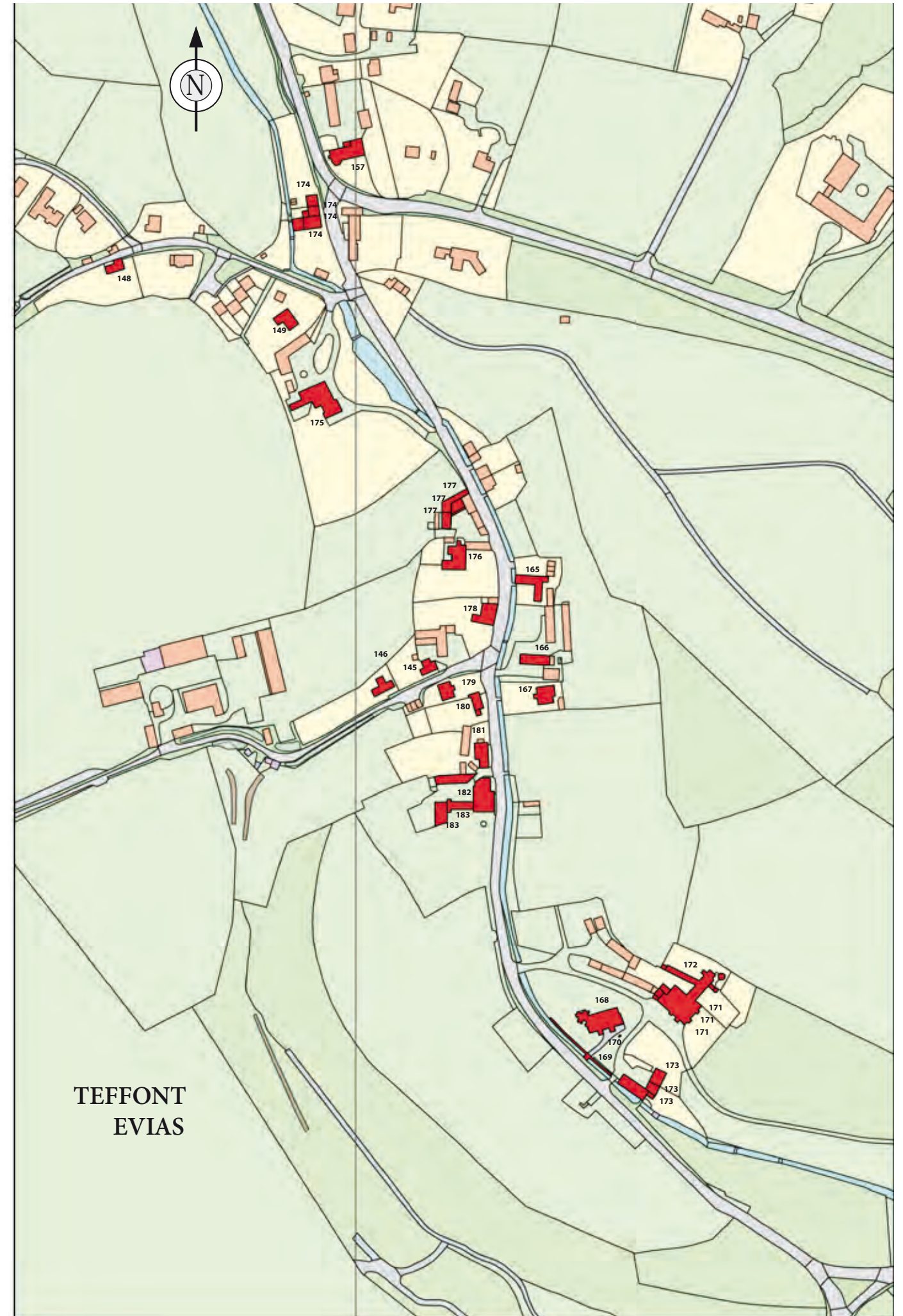
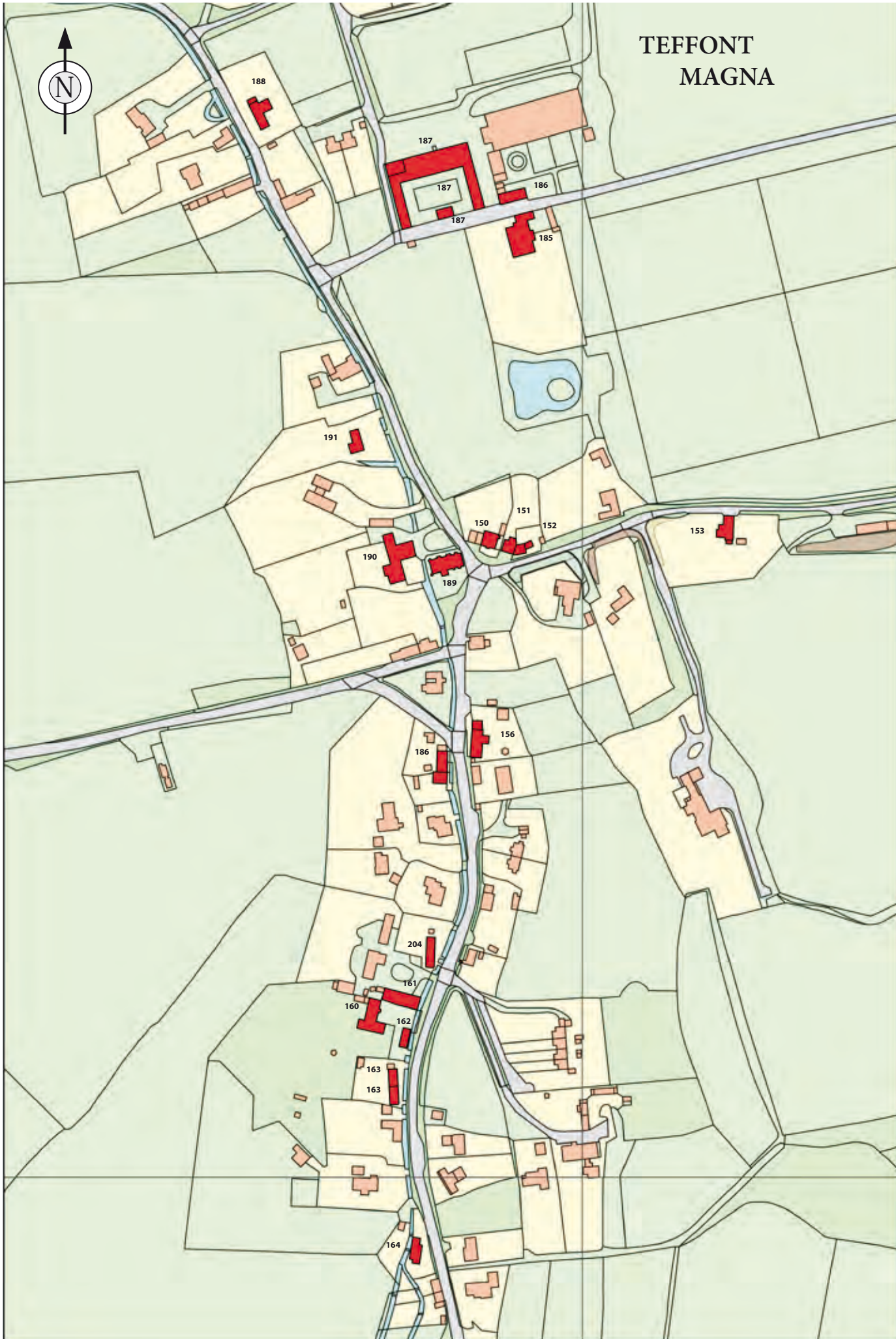
APPENDICES 2.0

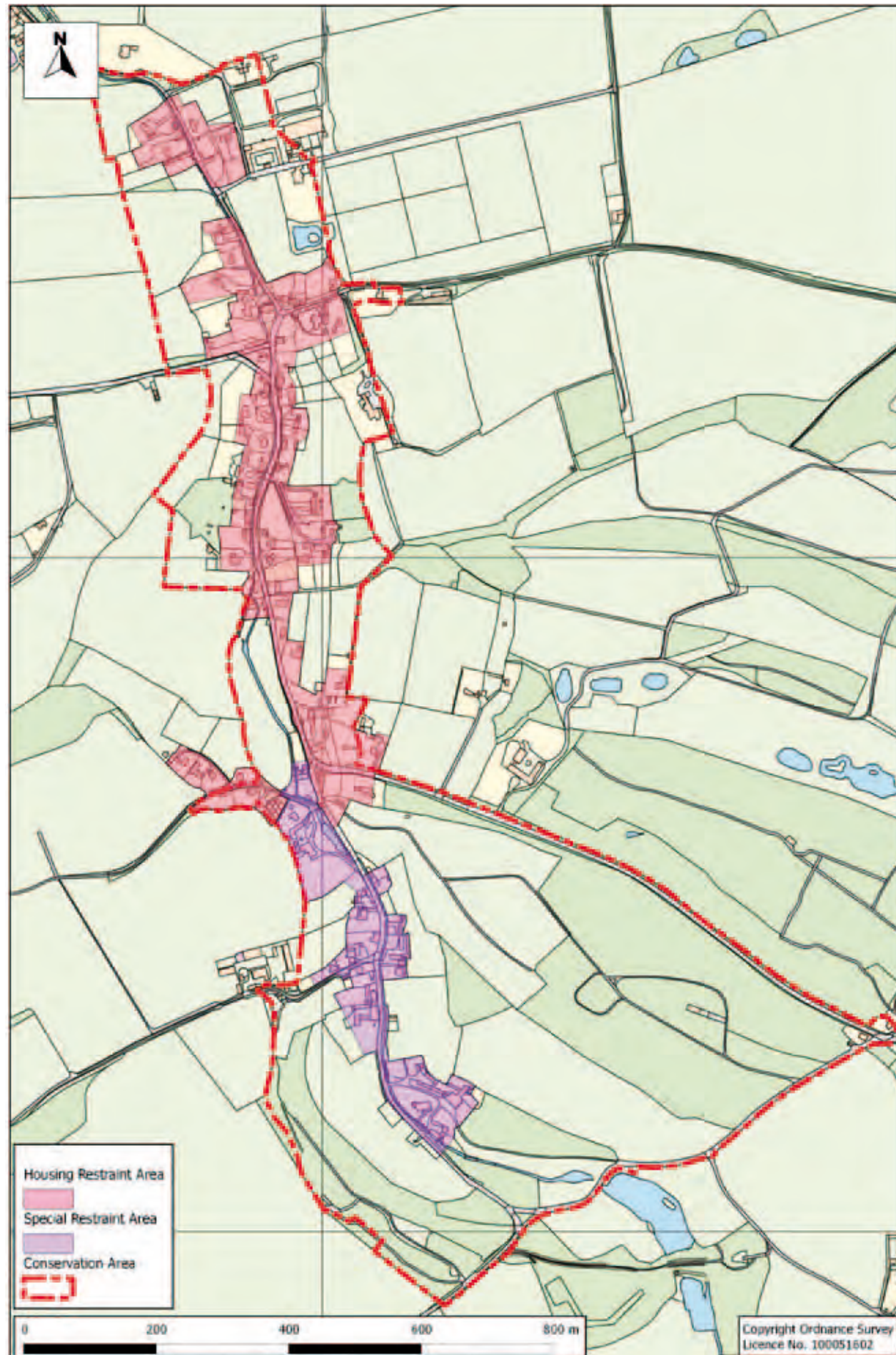
1. THE BUILT ENVIRONMENT: LISTED PROPERTIES IN MAGNA AND EVIAS

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



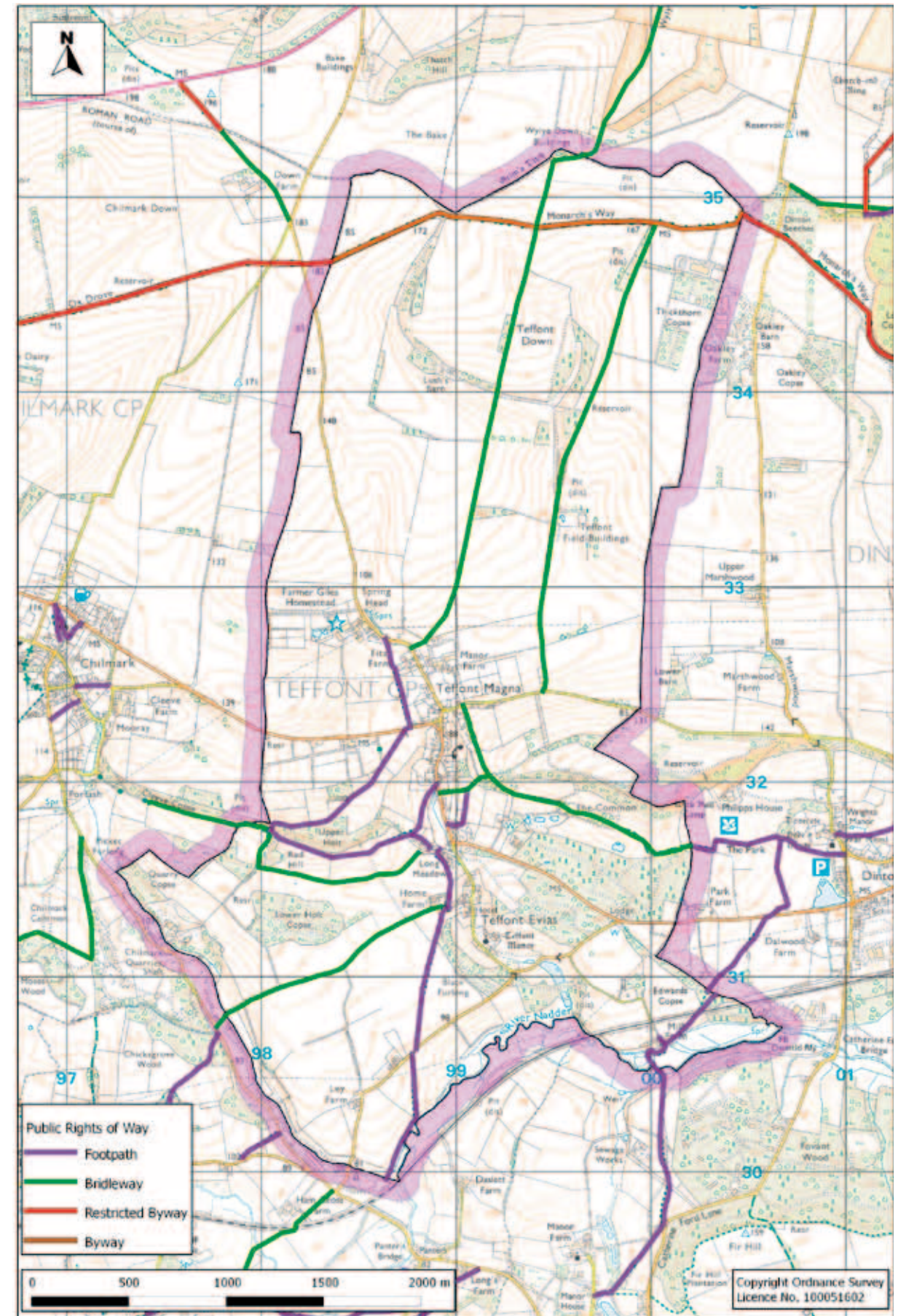
See numbered maps overleaf





APPENDICES 3.0

1. THE NATURAL ENVIRONMENT: RIGHTS OF WAY



2. THE NATURAL ENVIRONMENT: SITES OF SPECIAL SCIENTIFIC INTEREST



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 Evias

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 peripheral 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.

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Wiltshire & Swindon Biological Records Centre for background information.

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

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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

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NOTES



