

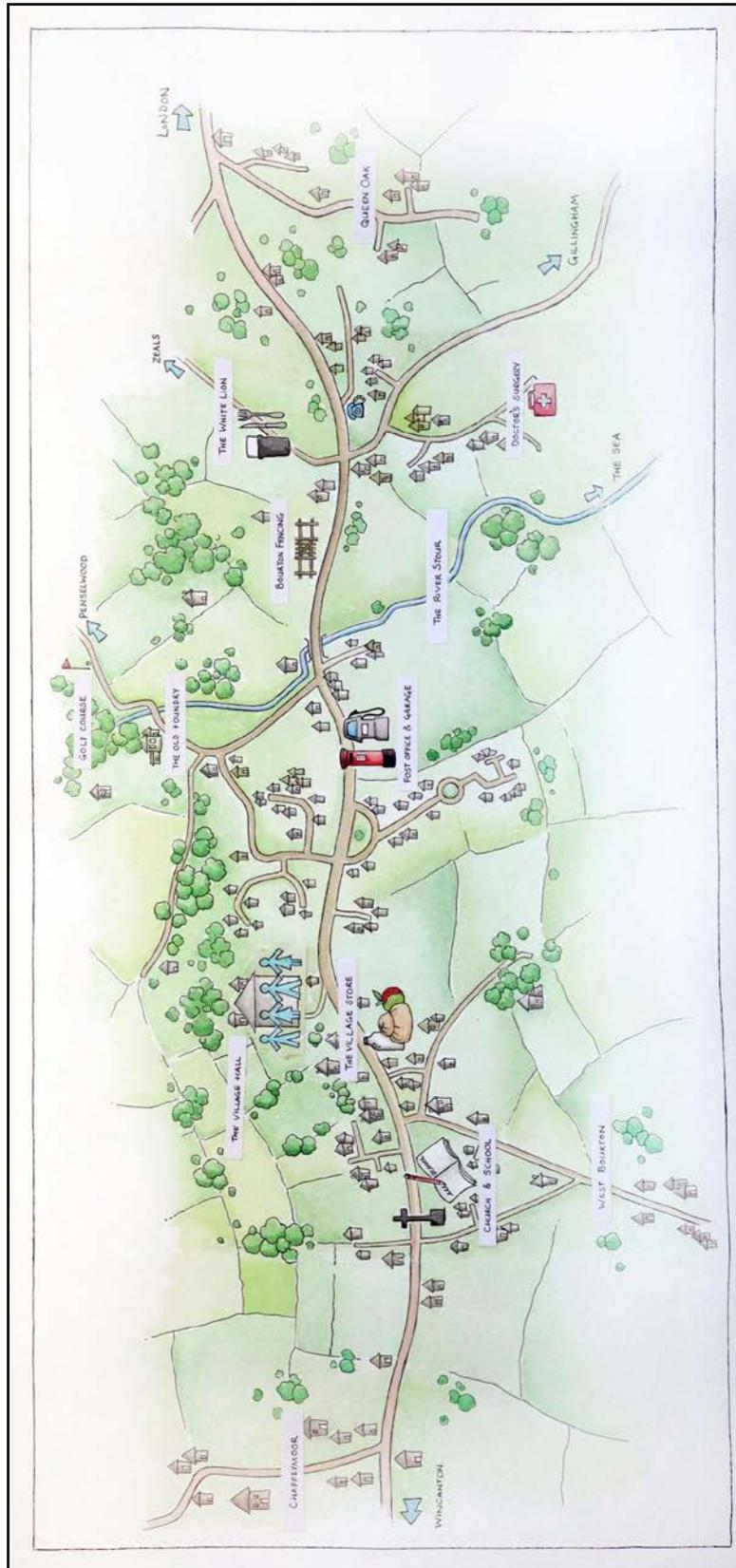
BOURTON – DORSET

VILLAGE DESIGN STATEMENT

September 2011

3v0

The Village of Bourton as seen by local artist Louise Norris.



Bourton Village Design Statement.

Village and Town Design Statements (V/TDS) offer a framework for engaging local people in the debate about how new development can fit into the existing pattern and surroundings of both the local built and natural environments. V/TDS offer a practical tool in addressing local communities' genuine and legitimate concerns on the potential impact of new development on local character, and if used properly, can help developers understand local people's views and perceptions at the outset of the design and development process.

The Bourton Village Design Statement was adopted by North Dorset District Council as a Supplementary Planning Document on 30 September 2011.

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BOURTON VILLAGE DESIGN STATEMENT

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1. INTRODUCTION.

1.1 Purpose of a Village Design Statement.

1.2 Although people are at the heart of any community the buildings in which they live and work and the environment in which they are situated also play a significant part. The historical nature of the buildings, the various methods of construction and the different materials used as well as the way in which the buildings relate to each other and to their surroundings all go to make up the unique character of a village.

1.3 A Village Design Statement (VDS) describes the distinctive character of a village and its surrounding countryside and sets out design principles to demonstrate how local character can be protected and enhanced if there is to be any new development.

1.4 The statement is developed, researched, written and edited by local people. It involves a wide cross-section of the village community in its production and is representative of the village as a whole.

1.5 Once the VDS is approved as planning guidance it is used by the local planning authority, developers, architects and residents when considering all forms and scale of development.

1.6 A VDS does not stop change from happening but can help to define features, whether buildings or landscape, that should be conserved. Where change is contemplated the VDS is a guide to help new buildings fit comfortably into the village.

1.7 In summary, the aim of the design statement is to protect, maintain and enhance the village environment, its surroundings and the quality of life for the people who live there.

1.8 The Structure of the VDS.

1.9 The VDS is divided into 14 chapters.

1.10 Chapter 1 introduces the VDS, explains what it is, describes the structure of the document and the way in which it was prepared.

1.11 Chapter 2 describes the historical background of the village and the current environmental policies which protect it. It also describes the geographical setting of the village within the wider area.

1.12 Chapter 3 describes the landscape around and within the village.

1.13 Chapter 4 describes the settlement pattern and character.

1.14 Chapter 5 is based on a comprehensive building survey and outlines the key features of the existing buildings.

1.15 Chapter 6 describes the rural lanes and the importance and effect of the main road.

1.16 Chapter 7 lays down design guidelines to guide future development.

1.17 Chapter 8 draws conclusions from the preceding chapters.

1.18 Chapter 9 makes a number of recommendations which stem from the work which was done to prepare the VDS.

1.19 Remaining chapters consist of various Appendices.

1.20 Methodology.

1.21 In November 2008 Bourton Parish Council adopted a Village Plan. The Plan is based on a comprehensive questionnaire which generated a 90% response rate. Action 20 of the Plan, supported by over 70% of those who responded to the questionnaire, calls for the production of a Village Design Statement.

1.22 In the spring of 2009 the Parish Council agreed to set up a VDS Steering group, approved a Constitution and selected a Chairman from a number of candidates. Following preliminary discussions with NDDC Planning Policy Department the first meeting of the VDS Steering group was held at the end of July.

1.23 In September the Village Fête provided an opportunity to publicise the VDS Steering Group and its work and to seek the preliminary views of the village and to call for volunteers to help with the work.

1.24 In October a VDS questionnaire was distributed to every house in the village and collected two weeks later. The questions and a summary of the responses can be consulted at Chapter 11 – Appendix 2. A meeting was held with the pupils of St George's School represented by the School Council to discuss their reaction to the questionnaire. The outcome is reported in Chapter 12 – Appendix 3.

1.25 In November the steering group held a Public Meeting to present the VDS Project. The meeting was advertised in the local press and throughout the village. It was well attended and a number of people volunteered to help with various aspects of the work.

1.26 The spring of 2010 was taken up with preparations for a building survey, research and collection of material, preparation of first drafts of some chapters of the statement and detailed analysis of the responses to the questionnaire.

1.27 In April 2010 the Steering Group was awarded a grant by The Community Partnerships Executive for North Dorset CPEND which is expected to cover all the costs of producing the VDS.

1.28 In order to establish a snapshot of residential building in the village every property was visually inspected during May 2010 and its key features recorded. In order to try and ensure the greatest degree of consistency the seventeen volunteers who carried out the survey were provided with a standard data collection form, a collectors' help sheet, maps and a briefing (see Chapter 10 – Appendix 1).

1.29 The data collected has been analysed (see Chapters 5 and 10) and used to provide the evidential base for the statements regarding the built environment.

1.30 In June a meeting was held with NDDC Policy Planning Team to ensure that the draft document being prepared followed the form that they required. This resulted in a restructuring of the document leading to some amendments. As a result of the additional work the draft timetable, including public consultation of the draft document, was also reviewed and revised.

1.31 During the summer meetings were held on a monthly basis with the objective of producing a first draft for the end of October.

1.32 At its October meeting the Group was presented with the first hard copy draft of the VDS document, previous work having been based on files circulated by e-mail.

1.33 On the 29th October 2010 in accordance with the revised time-scale, a hard copy and a file on CD were handed to the NDDC Planning Policy Team.

1.34 On the evening of Friday the 12th November 2010 and the morning of Saturday 13th November 2010 the group held a drop-in Public Consultation in Bourton Village Hall. The individual pages of the document were reproduced at A3 size and laid out on tables along the length of the hall. At the end forms were provided which corresponded to each of the Policies in the "Guidance" chapter with an invitation to visitors to agree, disagree and/or

comment on each of them. This on the understanding that the document presented was a draft which might well have to be changed following discussions with the NDDC Planning Policy Team.

1.35 In spite of pitiless rain there were 26 visitors on Friday evening and on a brighter Saturday morning a further 46 making a total of 72.

1.36 An examination of the forms which had been filled in showed not a single objection, on the contrary a number of ticks in the “agree” column were qualified by the word “strongly” in the comments column. Such comments as were made were supportive rather than suggesting omissions.

1.37 In the middle of the hall were displayed the designs for a “Welcome to Bourton” sign produced by pupils from St. George’s School and on Saturday morning the winner and runner-up were presented with prizes.



1 The Public Consultation showing pages of the draft VDS laid out on tables with comments forms at bottom left and Welcome to Bourton sign designs in the middle of the room.



2 Filling in comments forms.



3 Hannah Howard and Ella Tolley, winner and runner-up of the Welcome to Bourton sign competition.

1.38 The Village Website.

1.39 Early in the process described above it was realised that an efficient and easy means of communicating with the village was required and the Steering Group with the support of the Parish Council arranged for a website to be set up. As well as promoting the village and providing general information this enabled the Group to publicise its activities and exchange information useful for its purpose.

1.40 The website can be seen at www.bourtondorset.org

1.41 The Local Planning Context.

1.42 The VDS has been adopted by NDDC as a Supplementary Planning Document (SPD) and is a material consideration in the determination of planning applications and any appeals that might ensue. An SPD expands and provides detail to policies set out in the Local Development Plan and forms part of the planning framework for the area.

1.43 The current Local Development Plan is the North Dorset District-Wide Local Plan (First Revision) that was adopted in 2003. At the beginning of 2010 the Council consulted on Draft New Plan for North Dorset which when adopted will replace the Local Plan. As part of the spatial strategy in the draft New Plan the village of Bourton has been identified as one of the larger more sustainable villages in the District that functions as a local service centre.

1.44 In December 2010 the Coalition Government published the draft Localism Bill setting out a new framework for the planning system. Based very much on the Conservative green paper 'Open Source Planning' the new planning system proposed is community led with local people having a far greater role in shaping their environment.

1.45 The Council believes that VDS, as they are collaboratively prepared by local communities have an important role to play in the in the neighbourhood planning process.

2. CONTEXT.

2.1 Map 1 - Plan of the Parish of Gillingham in the County of Dorset 1841. The Hamlet of Bourton.*



* This is a part of the Tithe map of the Parish of Gillingham dated 1841. It is published with the permission of the Dorset History Centre where the original is held under the reference T/BOU. Reproduction of this copy is forbidden without the express authorisation of the Dorset History Centre.

2.2 History.

2.3 The Historic Background.

2.4 The clay vales were part of the wooded Selwood Forest which long contained the expansion of the Saxons westwards. However, by late Saxon times there was certainly occupation of the clay vales and much of the land was divided up into estates, some of which can be traced along parish boundaries.

2.5 King Egbert who reigned from 802 to 839 is said to have erected the Egbert Stone on what is now Bullpits golf course to designate the junction of the newly created shires of Wiltshire, Dorset and Somerset. Some fifty years later Alfred the Great rallied his troops at the stone before going off to defeat the Danes at the battle of Ethandun in 878.

2.6 There was a royal centre at Gillingham and the area around it and Blackmoor became royal forests. As colonisation spread, open fields were laid out, and in the 12th to 14th centuries there was a strong assault on the woodlands and wooded commons. Around the villages, which are usually on the slightly higher ground, lie the regular long, narrow strips of the former open fields. Beyond these are irregular clusters of fields around farms with names like *hay* and *wood* denoting medieval colonisation. Surrounding them are the regular small fields of 16th or 17th century enclosure. Parts of the clay vale, as well as areas like the Greensand terraces were not enclosed until the 18th and 19th centuries and a larger scale and strongly rectilinear pattern prevails.

2.7 The village as it is today has been formed by the merging of a number of hamlets from Chaffeymoor in the west to Queen Oak in the east (see Map 6 ##) and it is for this reason that the village lacks a well defined centre.

2.8 The most significant non-agricultural change in the 20th century has been the development of the A303 through the area.

2.9 Industry.

2.10 For many years the river Stour had been the centre of a cottage industry which had grown up around the processing and spinning of flax. A map of Dorset dated 1610 shows Long Lane Mill in roughly the position of the present mill site.

2.11 In the 18th century an industrial spinning process was invented and around the middle of the century Daniel Maggs built a mill for the processing and spinning of flax. This was on the site of what is now Bullpits and was powered by a waterwheel driven by the Stour.

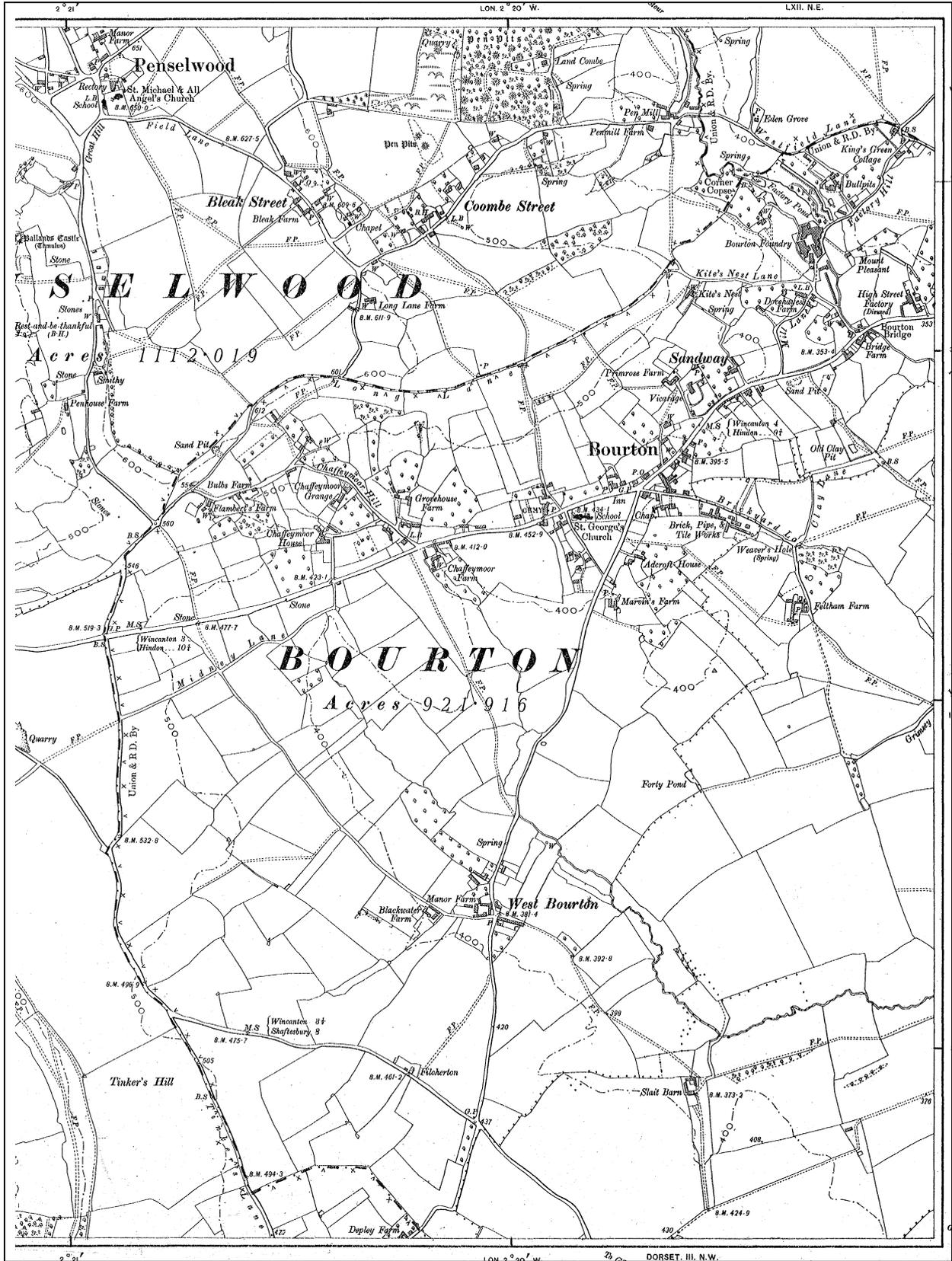
2.12 A few years later William Jesse built another factory, downstream and close to Main Road. This was known as the High Street Factory. Over the next 40 years it expanded and produced linsey-woolsey a rugged cloth woven from linen and wool. In 1782 it was employing over 250 people and had a large blacksmith's shop powered by an undershot waterwheel in the river adjacent to Bourton Bridge.

2.13 There were two rope walks, one was built beside the river between the two factories and the other was associated with the High Street Factory.

2.14 The Maggs factory also expanded and later absorbed the blacksmith's shop from the Jesse mill which closed around 1800. The engineering side expanded and by 1810 it was producing farm implements. It also designed, patented and manufactured the first thrashing machine in the West Country. When sand suitable for casting was discovered at Breach Close it allowed the factory to expand into iron founding.

2.15 The need for linen sail cloth declined with the advent of the steamship and the decline in spinning and weaving led to the enlargement of the engineering business which in 1821 became Maggs & Hindley. At this time 140 workers were employed across the two arms of the business.

2.16 Map 2 - 1904 Ordnance Survey map.



2.17 In 1837 the famous 60 foot waterwheel was built to power the flax mill while a year later in 1838, a new foundry was built and was powered by two more, smaller, waterwheels.

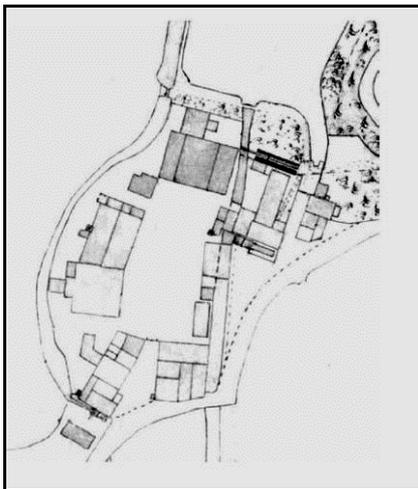


4 The Big Waterwheel.
©2002 Holway Publications

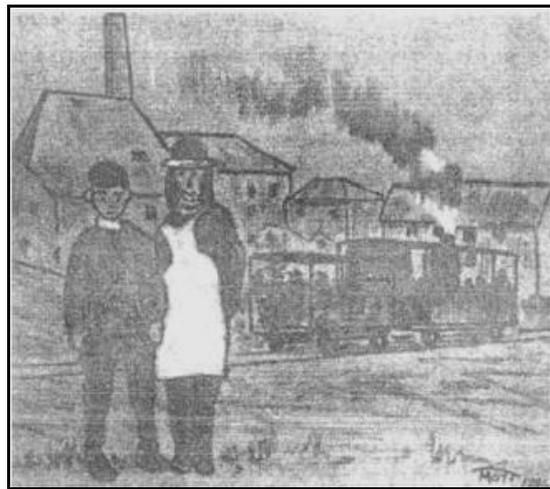


5 The Factory 1900-1905.
©2002 Holway Publications

2.18 In 1877 a light railway running from Bells Lane Zeals to just beyond the Red Lion was opened. This was operated by a steam railcar built in the foundry. At peak times, an additional, covered, open sided wagon was hitched on. By 1883 however it had stopped running and the rails were removed in 1891.



6 Maggs & Hindley factory 1857
©2002 Holway Publications



7 The Light Railway*.
©2002 Holway Publications

2.19 Towards the end of the 19th century the flax mill closed down and the buildings were used to expand the foundry. At the same time the waterwheels became redundant as the entire works was powered by steam.

2.20 From 1890 to 1910 the foundry was at its peak and is said to have employed over 200 men and boys. Stationary (i.e. not self-propelled) steam engines up to 100hp were being sold world wide.

2.21 During the First World War the production was changed to munitions, mainly casings for Mills Bombs, a type of hand grenade.

2.22 In the valley above the mill site there are three 18th century dams. The one which retains the lake at Stourhead, Turners paddock lake and below that at Gasper, New Lake. On the afternoon of the 28th June 1917 a violent thunderstorm and extremely heavy rain led to the failure of New Lake dam in the early morning of Friday 29th June. There was no loss

* The light railway, a pencil sketch by A.R. Moyt RA showing two children in front of the railcar with the High Street Factory (now Bourton Fencing) behind it

of life but the damage was considerable. The foundry was wrecked, walls were demolished and heavy machinery uprooted and moved. Over 200 tons of coal was washed away and to all intents and purposes disappeared.

2.23 In 1918 the big water wheel was scrapped and the metal used for munitions.

2.24 After the war work continued with the production of small specialised units for the shipbuilding industry. But in 1927 the business was taken over by Dodmans of Kings Lynn and the Hindleys and some of the workforce also moved there.

2.25 After Hindleys closed, the factory was taken over by the Farma Cream Co. which established a plant for processing and drying milk. This later became Cow & Gate and finally Unigate. In 1984 Unigate announced its intention of closing the factory at which point there was a management buy-out under the name of the Summit Food Group. In 1992 the Summit Food group went into receivership and the factory was taken over and operated by Freeman Foods which itself went out of business in 2002.

2.26 Since then the factory has become derelict and is currently (2010) owned by a development company whose plans have been thwarted by government policy concerning building on flood plains.



8 Bourton Mill September 2010

2.27 Brick and tile works.

2.28 The Kimmeridge Clay on which the village stands allowed the establishment of two brick and tile works, the Breach Brick, Pipe and Tile Works were at what is now Millers Close and the Upper Brick, Pipe and Tile Works were in Brickyard Lane. These were owned by the same family for over 100 years and although the Breach works closed in the late 19th century the Brickyard Lane branch was supplying bricks, tiles and pipes to local builders well into the 20th.

2.29 Tanning.

2.30 Towards the middle of the 19th century there was a thriving tanning business near Tan Lane. Evidence of the old tan pits still exists in a nearby garden. The tanning business closed when it could no longer compete with the mass production of leather in the great industrial centres.

2.31 Agriculture.

2.32 The importance of farming is well illustrated by the number farmhouses in and around the village and by entries in the school log in the 1870s giving reasons for poor attendance: "Most of the scholars are engaged in haymaking" or "the harvest was not finished when the holidays ended" or again, "the children are potato picking". As well as flax for the local linen industry, wheat, barley and oats were grown but dairy farming was the most important

element, “grass being plentiful and of good quality”. Initially butter and cheese making was carried on at the farms but by the first quarter of the 19th century milk factories had been established in the market towns and they collected surplus milk daily and turned it into butter and cheese in more hygienic conditions than could be expected on the farm.

2.33 Since then, as in the rest of the country, agriculture has declined and there is now very little arable farming carried out. The land surrounding the village being mainly used for grazing.

2.34 The Road.

2.35 Bourton is on the direct route from London to Exeter.

2.36 The early route through the village was via Long Lane and Kites Nest Lane which developed from a pack horse trail. These were too steep and too narrow for the developing coach traffic and so led to the construction of New Road and Bourton Bridge. This allowed the first “quicksilver mail” coaches to run through the village in 1823.

2.37 As well as the coaches the road was used by heavy goods wagons pulled by four, six or even eight horses.

2.38 Bourton became an important staging post based around the Red Lion public house with stabling at Woolcotts and Chaffeymoor. The Lamb inn, which has since disappeared but was on the site of the present village shop, provided accommodation for coachmen and servants.

2.39 With the coming of motor transport the nature of the road changed dramatically. On the one hand it was the village street of a sleepy Dorset village and on the other a high speed route from London to the west, the latter role becoming more and more predominant as traffic increased.

2.40 Towards the end of the sixties consideration had already been given to the provision of a by-pass around the village. In 1976 surveys were carried out and a process of public consultation was launched to examine several possible routes leading, in 1979, to the announcement of a preferred route, (the southerly one which was eventually implemented). Only in 1990 following pressure from the villagers and a Public Enquiry did work actually start.

2.41 The Mere - Wincanton section of the A303, which is the section that by-passes Bourton, is 5.2 miles long and cost £20 million pounds. It was started in August 1990 and opened in July 1992.



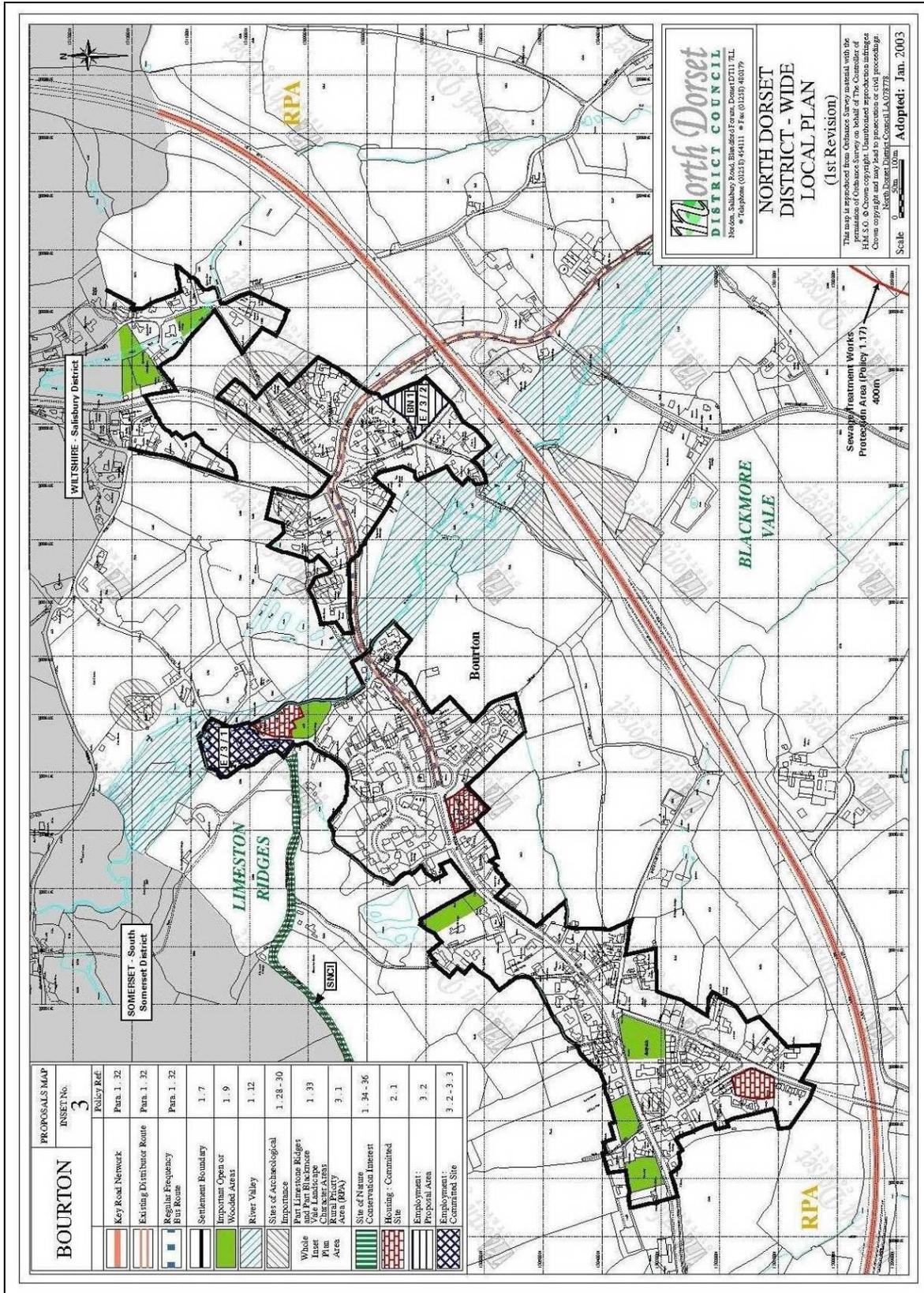
9 The by-pass (A303) looking East



10 The by-pass (A303) looking West

2.42 Current Environmental Policies.

2.43 Map 3 - The NDDC Local Plan map of Bourton.



2.44 The North Dorset District Wide Local Plan (which can be consulted at www.dorsetforyou.com/localplan/north) identifies Bourton as a larger village with a settlement boundary. (see Map 3 above and Inset Map 3 of the Local Plan). A number of key environmental policies apply to the village including Policy 1.4 that considers Bourton to be a viable village that will be sustained by accommodating new economic activity and modest housing development within its settlement boundary. The scale and form of development is to be related to the size and character of the village and its availability to services. Development outside of the settlement boundary is considered as being development in the countryside and is subject to Policy 1.6 of the Local Plan. See Chapter 15 – Appendix 6 for details of the relevant policies.

2.45 The Stour river valley separates the main village from the White Lion and the Furze-Hill area and is an important broad expanse of river meadows subject to protection of the River Valley Policy, Policy 1.12 of the Local Plan. The “Stour Valley Project” includes the Bourton section of the river and may well see the official creation of a long-distance footpath and landscape management proposals.

2.46 Land to the south of Lilac Cottage, on the former Gillingham Road has now been enclosed by the by-pass. In the Local Plan it states that traffic noise from the adjacent by-pass makes the site unsuitable for residential development. However Local Plan Policy BN 1 does state that the development of a small group of “start-up” workshop units on this site would provide a valuable source of additional employment.

2.47 There are seven Important Open or Wooded Areas (IOWA) in the village and these are protected from development by Local Plan Policy 1.9 (see Maps 3 and 7). Two of these, the Cemetery and the New Cemetery Paddock, are owned and maintained by the Parish. The rest are in private ownership.

2.48 There are a number of Sites of Archaeological Importance in the village and these are protected by Local Plan Policies 1.28 to 1.30. The sites were based on the Historic Environment Record at the time the Local Plan was drafted. On request the Senior Archaeologist at Dorset County Council can provide further details in relation to particular sites.

2.49 The original packhorse trail, which runs to the north of the village along Long Lane and Kites Nest Lane is an important wooded lane and has been designated a Site of Nature Conservation Interest (SNCI). Local Plan Policy 1.36 seeks to protect such areas from development that would have an adverse impact on their nature conservation value.

2.50 There are over 30 listed buildings scattered throughout the village and these are discussed in more detail in Chapter 10 – Appendix 1 Section 10.3.

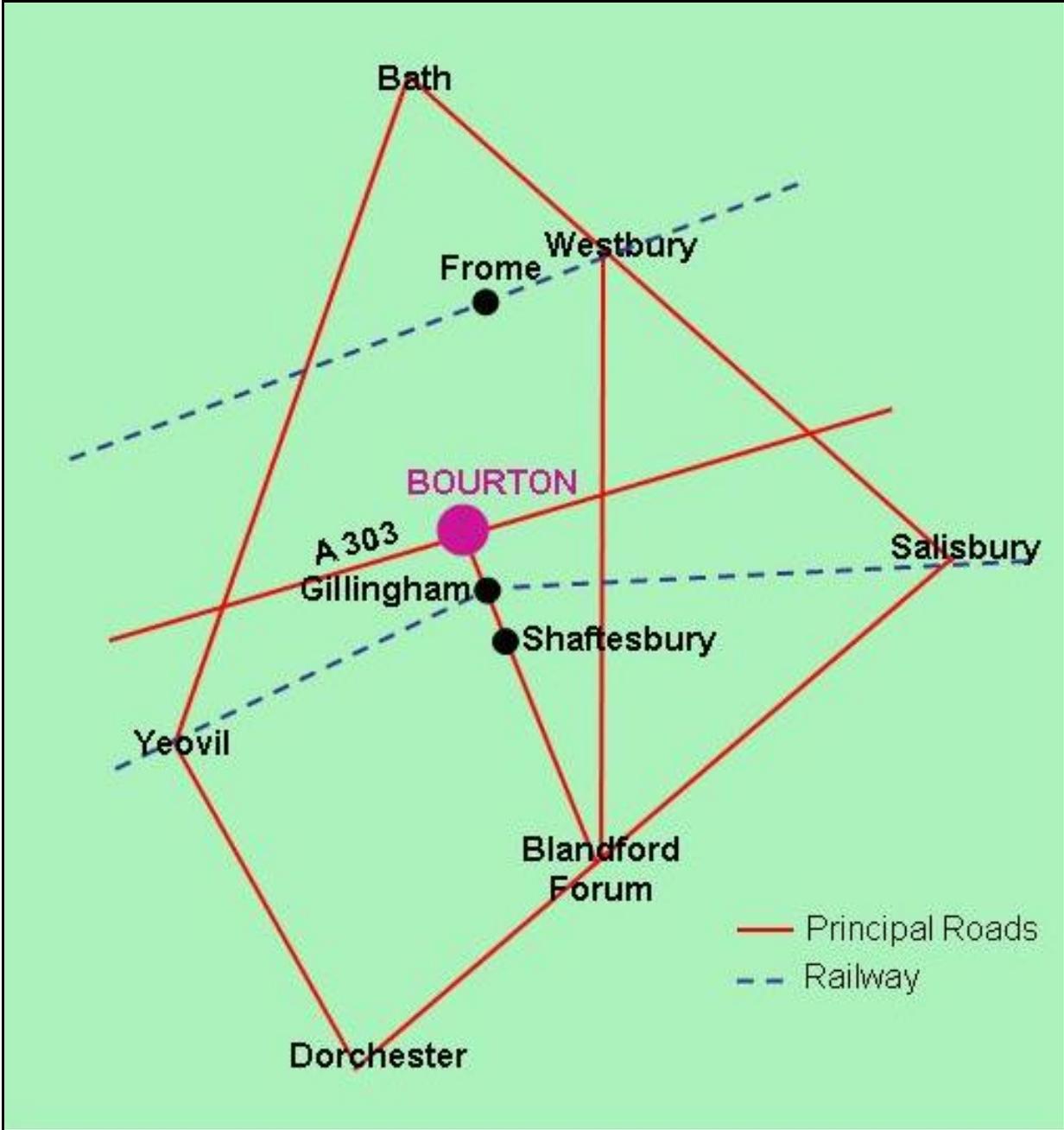
2.51 Geographical Setting.

2.52 Bourton is the most northerly parish in Dorset. It is bounded on the north east by the Wiltshire County border and on the north-west by the Somerset County border. The dual carriageway of the A303 cuts across the parish south of the main village and separates it from the hamlet of West Bourton.

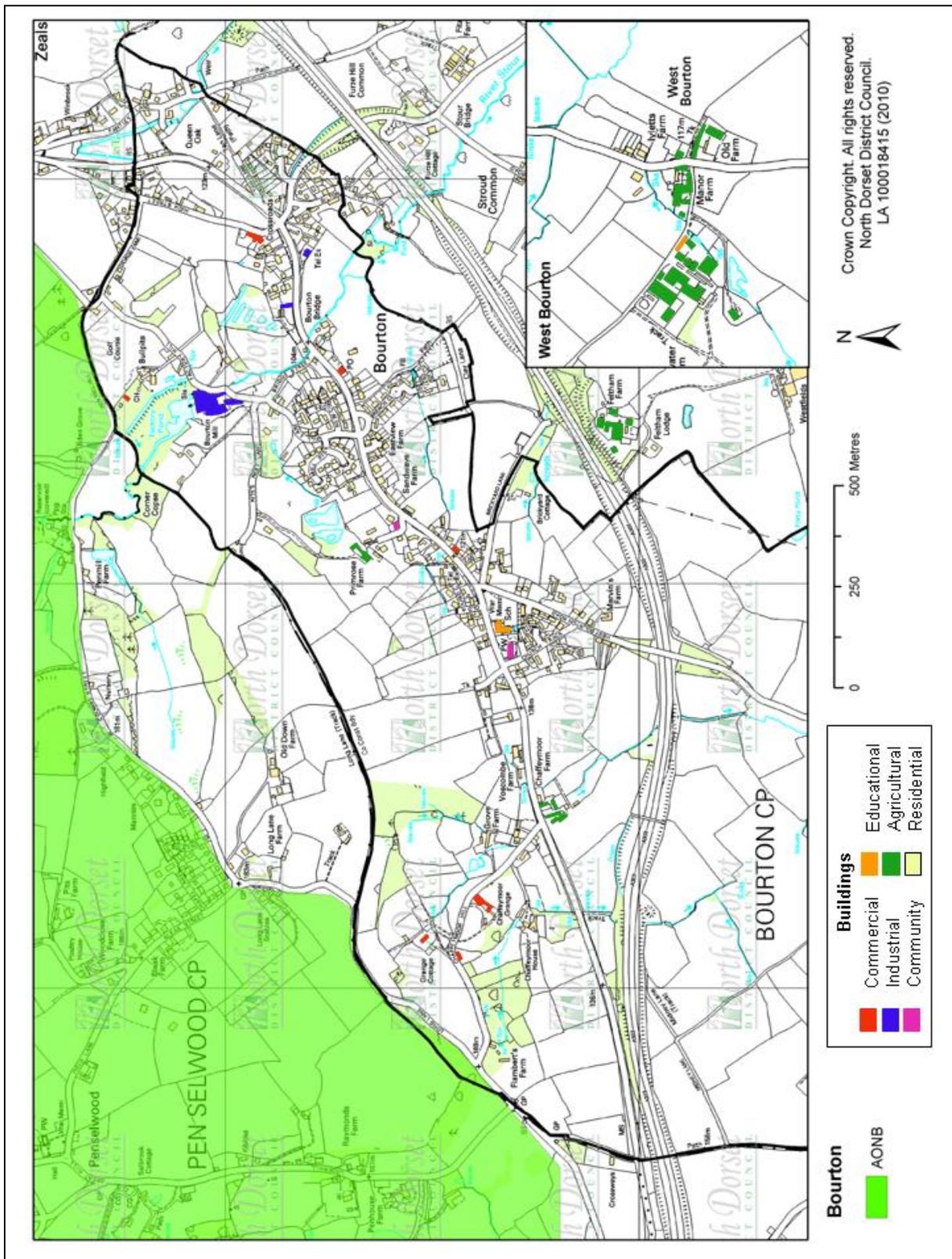
2.53 In the North Dorset Landscape Character Assessment the landscape character of the Bourton area is defined as the North Dorset Limestone Ridges which overlook the adjoining Blackmore Vale. Here the high and steep curved slopes at the northern end of the Vale form the southern edge of the Greensand hills which extend into Somerset.

2.54 The area is diverse being a mainly pastoral farmed landscape which is characterised by thick hedgerows and medium-sized fields of irregular shape with some copses and plantations on the higher points. The settlement is mainly located just beneath the highest ridges which surround it so providing far-reaching views across the Blackmore Vale to the south and west and eastwards to the downs at Mere.

2.55 Map 4 - The location of Bourton.



2.56 Map 5 - The Parish with the A.O.N.B. and Building types.





11 Looking north to the village and the ridge which is the boundary of the Blackmore Vale.

2.57 As well as forming the northernmost boundary of Dorset at its junction with Somerset and Wiltshire, Bourton also sits at the northern edge of the Blackmore Vale where the steeply rising slopes command outstanding views over the Vale toward Shaftesbury, Duncliffe Woods, Mere Downs and beyond.

2.58 These steep slopes adjoin and partly include an Area of Outstanding Natural Beauty (see Map 5) which continues into Somerset and Wiltshire and provides the setting for the important estates of Stourhead and Longleat and the ancient forest of Pen Selwood.



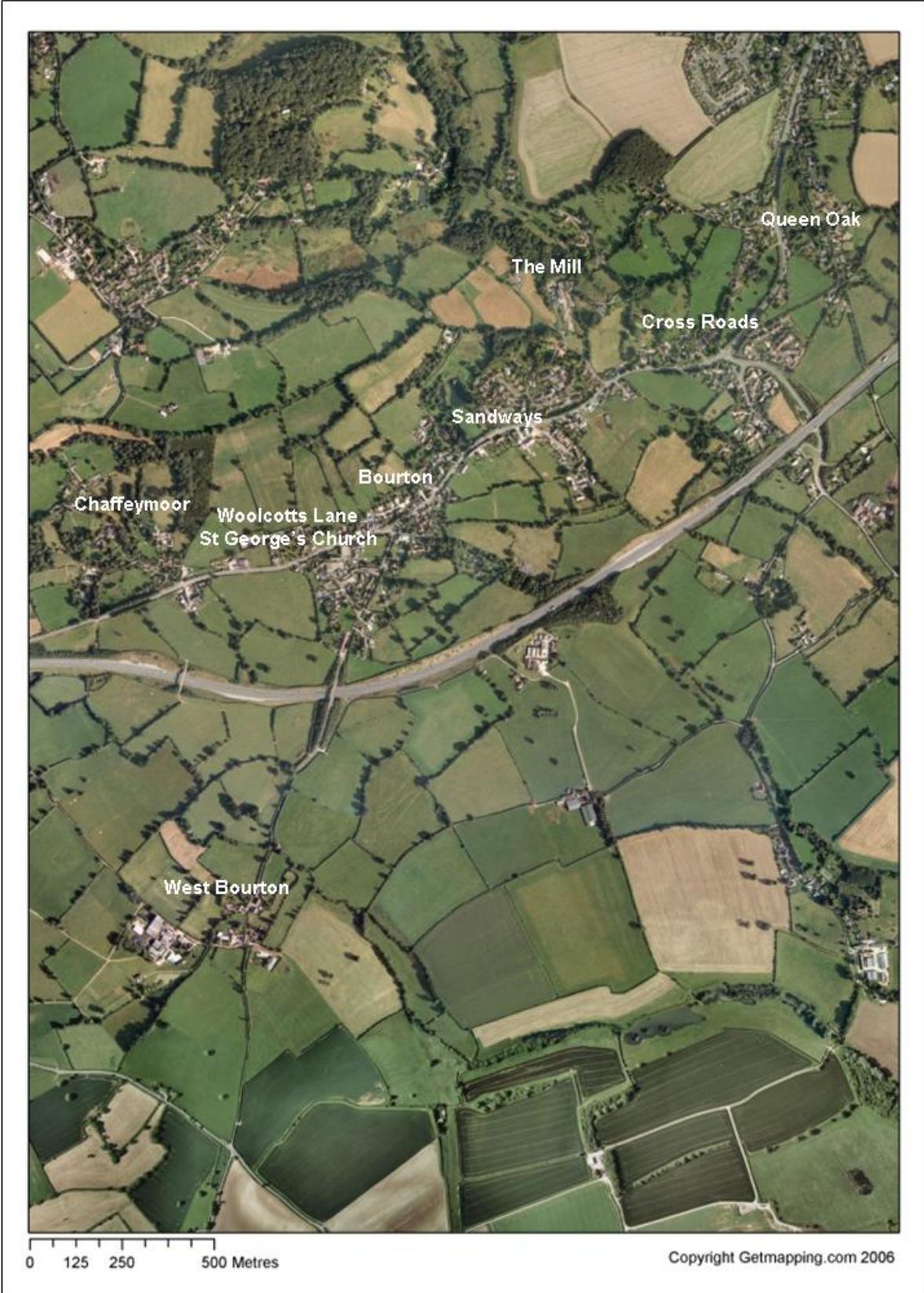
12 Bourton Bridge



13 Old Pound Court

3. LANDSCAPE SETTING.

3.1 Map 6 – Aerial View of the Parish.



3.2 From the western edge of the parish the boundary rises along Long Lane, past Chaffey Moor Hill and Kites Nest Lane to Pen Mill Hill and Forge Lane. These lanes and tracks are tree lined with high banks and hedges. The footpath network in this vicinity provides splendid views of the golf course at Bullpits and over the village out to the Blackmore Vale beyond.



14 Bullpits Golf Course



15 Blackmore Vale from Kites Nest

3.3 The boundary continues east across High Street and Main Road through the old watercress beds and past Queen Oak where it turns south and runs between the main village settlement and the dual-carriageway A303. It continues past Clay Lane and Brickyard Lane where it crosses the A303 south towards the hamlet of West Bourton and the B3081 Wincanton to Gillingham Road. It briefly crosses this road as far as Tinkers Lane and returns northward to meet up with the A303 and Main Road by Long Lane.

3.4 The parish is dissected by the A303 dual-carriageway which was completed in 1992 and runs roughly east to west. To the north lies the main settlement with its tightly drawn Settlement Boundary, whilst to the south there is almost entirely farmland comprising grass fields with banks and hedgerows interspersed with small coppices. Amongst this farmland lies the hamlet of West Bourton.

3.5 With the contrasting topography of steep slopes and flat Vale it is not surprising that the parish enjoys varied and far-reaching views which are particularly treasured by the local community. These key views give the village its rural character.(see Map 7).

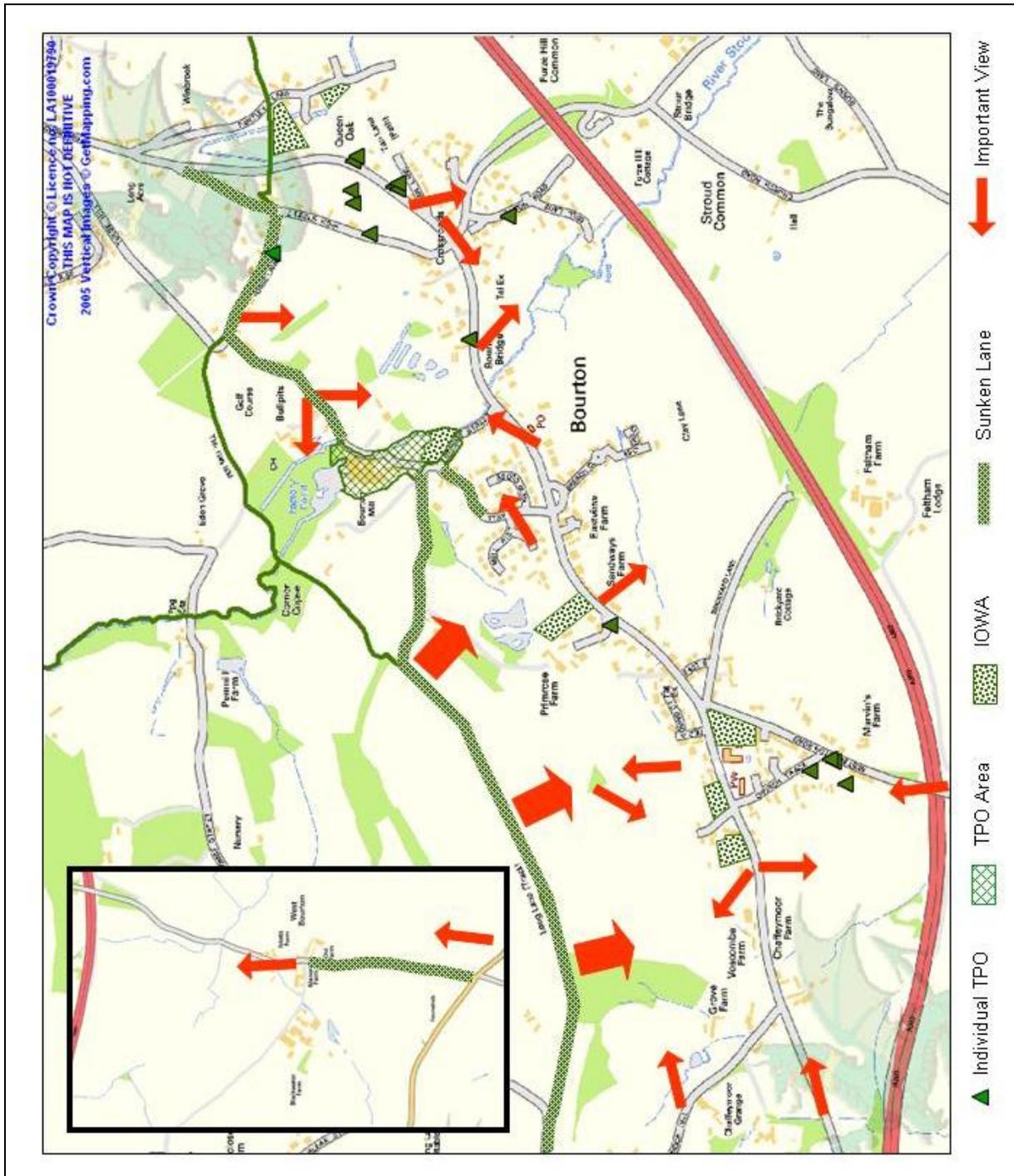


16 View to the South East from Church Tower



17 Main Road looking East from the War Memorial

3.6 Map 7 – Important Views, IOWAs, Sunken Lanes and TPOs.



Note 1: For confirmation whether or not a tree is covered by a TPO please consult NDDC as the above plan is only current at the date of publication

Note 2: Important Open/Wooded Areas (IOWA) are indicative only, for definitive layouts see Map 3

3.7 Entering the village from the west long views are afforded across the village and Vale with St George’s Church tower prominent and important trees lining the road and fields. From the eastern approach the main road has wide tree-lined verges with hedges.



18 Entry to the village eastbound



19 Entry to the village westbound

3.8 Whilst there has been a spate of development following the opening of the by-pass this has been mainly of a small scale with many individual “infill” sites. The larger developments at Olde Fairfield (13 dwellings), Badgers Close (7 dwellings), Millers Close (10 dwellings) and Old Pound Court (10 dwellings) are not overly visible from the main road and whilst more urban in nature their setting is still recognisably rural.



20 Mill Lane



21 Kites Nest lane

3.9 Whilst the majority of surrounding fields and open spaces accentuate the rural character and balance of the village, they are almost exclusively privately-owned. They include the specified Important Open and Wooded Areas (IOWAs) and Sites of Nature Conservation Interest (SNCI) (see Map 3) which the village does not wish to lose and which it would wish to extend to more areas in order to retain the open, rural atmosphere and to protect the existing Settlement Boundary.

3.10 The headwaters of the river Stour cross the village from north to south and this has been an important factor in its historic development. The river also makes a significant contribution to the varied landscape of the area. It is fed by numerous streams and ditches which in turn are lined by hedges and trees with a number of ponds and lakes which provide important wildlife habitats. These watercourses are important for their flora and fauna and could be sensitive to pollution and extraction.

3.11 Many of the houses which define the edge of the village have gardens which are bounded by the ancient hedges which marked the edges of the fields which were sold off for development. These hedges, which are composed of native species and often include mature trees, are very important in that they help to soften the transition from countryside to village.



22 Long Lane – ancient packhorse trail



23 The River Stour at Bridge Street

3.12 Of course this is not always the case. As an example Breach close and Millers close together form a development which runs at right angles to the main road and the general direction of development in the village. This effect is exaggerated by the fact that Millers Close is an exception site and therefore extends beyond the Settlement Boundary. The eastern edge of this group is bounded by a footpath and an ancient hedge which softens that edge whereas the western edge is open to the fields with no natural boundary and has a very hard edge. Badgers Close which backs on to the same field also has no natural boundary and extends that hard edge.

3.13 The village is very proud of the views which it affords both outwards, from the limestone ridge (Chaffeymoor to Kites Nest) across the Blackmoor Vale and inwards, looking north across the A303 and at the entry to the village at both ends of the main road. There is a strong feeling in the village that such views should be protected and/or enhanced. See Map 7 and Chapter 11, Question 6.



24 View South East from Long Lane



25 St. George's Church and Duncliffe Hill from the ridge north of the village.

4. THE SETTLEMENT PATTERN AND CHARACTER.

4.1 The Settlement Pattern and Character.

4.2 The village of Bourton has evolved from an amalgamation of a number of small hamlets ranging from Queen Oak in the east, Chaffeymoor in the west and West Bourton to the south. These hamlets were created initially to meet the rural housing needs relating to agriculture initially and then to manufacturing. There followed a spread of infill development on a fairly random basis, often following the route of the main road in a linear fashion.

4.3 As a result the village does not have a recognised historic core and this is best illustrated by the map showing the approximate age of individual houses (Map 8 ##). The original hamlets of Queen Oak, High Street/Crossroads, buildings associated with the mill, Sandways, Brickyard Lane/East Street, Church View/Woolcotts Lane, Chaffeymoor and West Bourton are still recognisable amongst a number of newer infill developments and are shown for clarity on the aerial view at Map 6.



26 Sandways Farmhouse



27 West Bourton



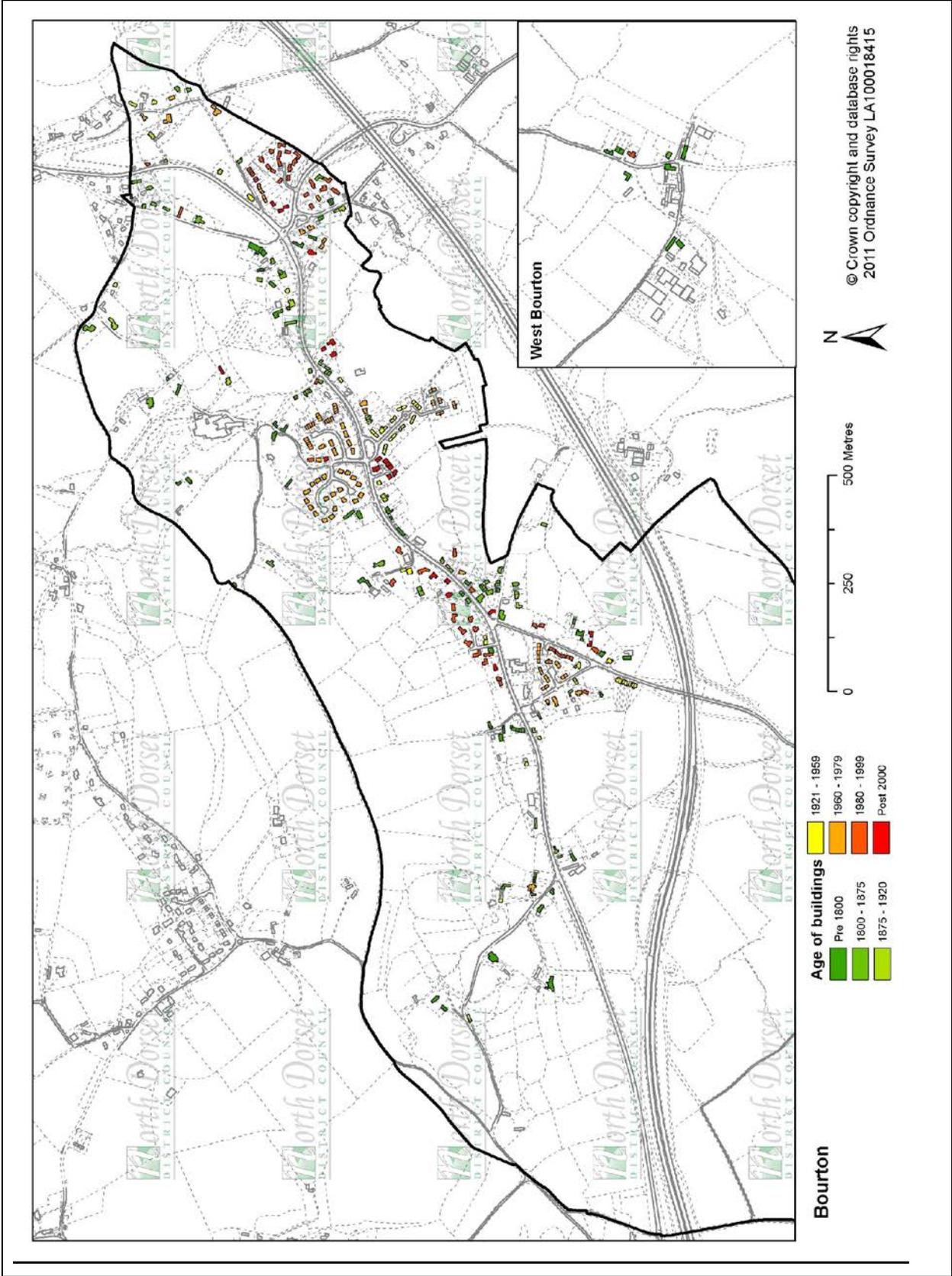
28 Queen Oak



29 Church View and Woolcotts Lane

4.4 The most significant change to the pattern and character of the village was the development of the A303 trunk road from London to Exeter which dissects Bourton. This has resulted in linear development on infill sites carried out opportunistically.. This in turn has accentuated the absence of a village centre. Developments occurred in the 1950s, 60s and 70s in areas like Breach Close, New Close, Mill Rise and around Church Mead and the west side of West Bourton Road.

4.5 Map 8 - Showing the approximate age of individual houses.



4.6 A dual carriageway bypass was opened in 1992, it passes to the south of the village and separates it from the hamlet of West Bourton. This has led to a further wave of residential development at Tan Lane, Olde Fairfield, Millers Close, Badgers Close and Red Lion Yard along with a number of individual infill plots and back garden development.



30 Old Fairfield

4.7 Some 85% of the village's housing stock is located within the Settlement Boundary – most of those outside being more than 100 years old. The Settlement Boundary has served the village well in helping to prevent further linear sprawl and has helped to maintain the important green spaces in the village.

4.8 Trees and Open Spaces.

4.9 All around the village there are groups of trees and hedges which form areas of enclosure relating back to original agricultural use and provide important habitats for flora and fauna. Together with the open spaces they form the heart of the village and give it a peaceful rural atmosphere. Any permanent alteration to or loss of these trees and hedgerows is bound to adversely affect the character of the village.

4.10 There are a number of IOWAs in the village which are important to the character and are worthy of protection. Both public and privately owned areas of land have been included, but the most important criterion used for selection is the overall contribution that the IOWA gives in visual or amenity terms to public areas within the village. An IOWA designation does not entitle public access to private land. Along with these formally designated areas are a number of open spaces between housing clusters which give people interesting glimpses of the countryside and far reaching views on any walk through the village. Generally speaking the development along the main road tends not to be on both sides opposite to each other but staggered which adds to the rural feel of even the busiest part of the village.

4.11 The IOWAs are shown on Map 3 but the village feels that all open spaces between building clusters are important.

5. BUILDING FORM.

5.1 Overview.

5.2 Bourton is an attractive village where housing has developed with an interesting mix of ages, sizes and a limited range of materials. It is not a sterile “chocolate box” showpiece but a real village with real people in a thriving community.

5.3 Building Types.

5.4 The buildings that comprise the built environment of the village fall into six categories:

1. Commercial
2. Agricultural
3. Educational
4. Community
5. Industrial and manufacturing
6. Residential

See Map 5

5.5 Commercial.

5.6 Commercial buildings developed along Main Road, formerly the A303 from London to the South–west. From east to west those that have survived are The White Lion Inn, petrol station/store, post office and the village shop. Although strictly speaking commercial, Chaffeymoor Grange is a “house for hire” for weddings, corporate events, etc., and as such has been included in the residential section. Bullpits was formerly a mill building.

5.7 Agricultural.

5.8 In recent decades the industry has narrowed down to livestock only, the number of working farms has decreased as has, to a lesser extent, the total agricultural acreage. With these changes in agriculture many of the original farm houses, cottages and barns have become general residential buildings. Some farms have survived however and it is an attractive feature of the village that it is surrounded by agricultural land.

5.9 Educational.

5.10 St. George’s C of E School is a flourishing voluntary aided village primary school located next to the church. It has continued to grow in response to increasing demand for space. Hollyfields Private Pre-preparatory School located in a former farm building in West Bourton has also become a successful and popular educational establishment

5.11 Community.

5.12 The nineteenth century St. George’s Church is a listed building situated next to the highest point of the former A303 as it passes through the village. With stone walls, slate roof and square tower it has a very traditional appearance and remains a focal point for the village. Bourton Village Hall is a timber clad building with asbestos cement roof on lightweight steel roof trusses built in 1979. It is centrally located and well patronised although its construction, condition and lack of functionality mean that it is inadequate for the variety and intensity of use. The lease on the village Hall expires in 2035. There is support in the village for the acquisition of more publicly-owned land to provide required leisure and recreational facilities and for the provision of a new Village Hall.

5.13 Industrial and manufacturing.

5.14 The buildings that were associated with Bourton’s industrial and commercial past have largely disappeared or converted to residential use and the only legacy of industrial building is Bourton Mill. When the Mill site is finally redeveloped it is unlikely that its derelict buildings will be restored. Bourton Fencing located at the Rope House near the River Stour manufactures and installs timber fencing, sheds and summer houses.



31 Bourton Mill September 2010



32 The Rope House

5.15 Residential.

5.16 At the beginning of the 21st Century Bourton's buildings are now overwhelmingly residential comprising owner occupied, private rented and social housing. As has been indicated above, manufacturing industry has moved on and agriculture has narrowed down to dairy only. The buildings that were associated with Bourton's industrial and commercial past have largely disappeared and for this reason this chapter primarily focuses on housing.

5.17 **Pattern of Development.**

5.18 Until the twentieth century rural housing development was need driven. In Bourton this was related to employment either in manufacturing or agriculture. Homes for workers were built near the farms, mills, brickworks, tannery, etc., and some of them survive today. During the last hundred years many houses have been built as financial speculation or as a matter of social policy. Much of this more recent development has been opportunistic using viable development land as it became available rather than according to any planned growth of the village. The result has been a gradual infilling of the spaces between original housing settlements creating a linear pattern of development in part and small self contained clusters elsewhere which do not reflect the historic pattern of development.

5.19 **Building Height Scale & Density**

5.20 Our survey showed that the typical Bourton house is a detached, two storey dwelling with a garden on three sides, this scale of building determines the character of the built environment of the village. Of the 378 houses, 56% are detached, 35% semi-detached and the remainder terraced. Over 80% of the houses are two storey and about 10% are bungalows. Of the latter, two thirds are located in a post-war development on the west side of West Bourton Road at Church Close & Church Mead. There are only 24 three storey houses in the village (about 6% of the total stock), of these, 18 were built before WW1. The remaining six were all constructed in the last ten years.

5.21 Whilst the overwhelming majority of homes are two storey this does not mean that they are all of similar size. Many of the older buildings date from a time when the length of available timber determined the buildings' size with the consequence that the depth of most humble cottages was around five to six metres. Hence the farm workers cottages were small and basic compared with the farmhouse itself. Houses built for the gentry were of a grander scale than the farmhouse. With the exception of the Mill, the buildings that survive from Bourton's industrial past were domestic in scale and that has enabled their change to residential use.

5.22 The number of houses in the village has grown by about 30% in the past 30 years. Bourton, however, has been more fortunate than many other rural communities in that this process has not resulted in all the green spaces being built on. In terms of their setting, the vast majority of houses have an open green space with far ranging views within a minute or two's walk. Many of the original settlement areas still retain a distinct identity. Queen Oak,

West Bourton and Chaffey Moor for example, are all approached through hedgerow flanked lanes that are sparsely developed.

5.23 These “fingers” of green make an extremely important contribution to the character of the village because they allow light, colour and openness into the spaces between clusters of buildings and maintain a rural setting.



33 Green “fingers” near the Church



34 and the White Lion

5.24 Bourton today is at a critical stage in its development history. In common with other rural villages the former designation of domestic gardens as brown field sites increased urbanisation. The character of residential development relates, in part, to the relationship between the size of the house and the area of its surrounding garden area. There has been a trend in modern developments for large houses to be built on small plots such as at Badgers Close. More than half of the residential buildings constructed during the past ten years do not have both a front and side garden. This move towards higher densities has been out of character with the traditional development pattern. The recent decision by central government to remove the brown-field designation from domestic gardens should assist in halting this trend.

5.25 A few of clusters of older properties have no private space at the front and open straight on to the footpath or road. Included in these are houses in Bridge Street, Sandways, and West Bourton hamlet.

5.26 Building Styles & Materials

5.27 Materials.

5.28 The predominant material for roofing in the village is a plain tile, which cover the roofs of about 60% of homes - a further 25% have profiled tiles (concrete, roman or, rarely, pantiles). Although there is evidence that some older buildings would originally have been thatched, only five such examples survive today. Slate roofing is not commonly found on older houses. Only thirteen of the 154 houses dating from before WW1 have this material whilst the roofs of 23 of those built since WW2 are slated. Of these, 21 were built after 1980. There are no main roofs and relatively few extension roofs to houses that are flat.



35 Plain tiled roofs at Dovehays Cottage



36 and Bridge street



37 Recent slate roof at Breach Close

5.29 Nearly 75% of the houses constructed pre-1920 had walls of natural stone. Some had brick details at quoins or reveals or brick was used to form flues. After WW1 brick began to be used much more extensively as the structural material with the result that nearly 60% of post 1920 houses are built in brick.



38 Brick elevations at Tan Lane



39 and at Breach Close

5.30 Over the past twenty years the trend has slowed and stone has become more commonly used in new buildings. The result is a mix of these two materials being found in walls across the village as a whole. There are a number of examples of smooth render being applied to stone walled houses but relatively few where this was the original finish. There are examples of pebbledash and weatherboarding but they are not statistically significant. Tile hanging was used as a wall finish on two developments, Mill Rise and New Close, built in the 1970's but it has no place in the local vernacular.

5.31 Windows and doors were traditionally constructed from softwood, there being very few buildings where steel windows were used in the original construction. Inevitably traditional joinery has been replaced by UPVC which has been used on the majority of newer developments as well as in the re-fenestration of older houses.

5.32 New developments, where planning control is still exercised, need to respect the materials commonly used in the village. The objective is not to produce a cloned and standardised Bourton house but to maintain the overall cohesive nature of the built environment of the village that continues its current mix of materials.



40 Typical Cottages on Main Road



41 Thatched cottages at Church View

5.33 Details.

5.34 Much of the detailing of Bourton's houses is simple and traditional as would be expected in a rural setting. This includes brick chimneys with corbelling, overhanging eaves with guttering carried on fascia boards, solid boarded entrance doors usually with a panel or two of glass and small or mid size window glass in double hung sash frames.



42 Cotemead chimneys



43 Bourton Cross eaves



44 Sandways cottage door & windows



45 Adcroft House windows

5.35 Dormer windows have been used rarely (only 4% of the houses have them) but consistently over the development of the village and are an appropriate solution for lighting an “attic” room.

5.36 A very common feature of found in houses of all ages is a covered porch. In the main these have a double pitch roof with a small ridge but there are also examples of monopitch porches from 19th & 20th centuries.



46 Porches at The Cottage



47 Lavender Cottage



48 Tan Lane



49 Old Pound Court



50 Bourton Lodge



51 and Millers Close

5.37 For the most part the majority of houses built since World War 1 have respected the existing palette of details found in the village. Urbanisation has largely been avoided as, with the odd exception, have inappropriate and transient fashions in house design such as mock-Tudor and neo-Georgian.

5.38 The Settlement Boundary

5.39 Some 85% of Bourton’s houses are located within the Settlement Boundary, of those that fall outside the vast majority are more than 100 years old. The Settlement Boundary has served the village well in that it has helped protect the village from pressure to infill the land between the central village core and the outlying settlements such as Queen Oak, West Bourton and Chaffeymoor. The Settlement Boundary has also enabled the survival of the green spaces that are referred to in Sections 4.9 to 4.11.

5.40 Listed Buildings

5.41 32 buildings in Bourton appear on the Statutory List of Buildings of Architectural or Historic Interest a full extract of which is included at Chapter 10 – Appendix 1. ## The non-housing entries are St George’s Church, The White Lion Inn and Stables at Chaffeymoor House. The remaining 29 entries on the list comprise 42 of Bourton’s residential properties. This represents over 10% of the total residential building stock. It is important that due regard is given to the listed building when developing adjoining sites.

5.42 Although there are a significant number of listed buildings in the village, and many of them are clustered in particular locations, there are no Conservation Areas. The character of a number of individual areas is worthy of the protection such a measure would afford. Examples include Bridge Street, High Street, Brickyard Lane/East Street, the area around the Church, West Bourton hamlet and Chaffeymoor. In these original settlement areas the

predominant features were green sandstone walls, plain clay tiled or thatched roofs, brick chimneys, small pane double hung sash windows and solid plank doors.



52 West Bourton



53 Bridge Street

5.43 Boundaries.

5.44 A significant number of properties (55) have no front boundary either because they open straight on to a footpath or, more commonly, they have open plan front gardens. Examples of the former have already been given and the latter group are largely found on the 1970's estates mentioned earlier in this chapter.



54 No defined boundaries at Badgers Close



55 Greensand boundary wall at Bourton Cross

5.45 Most houses have a mix of boundaries at the front of the property with stone walls, hedges and timber fences being found with greatest frequency. The streetscapes that result are a traditional feature of most villages especially when the materials used reflect those from which the houses themselves are constructed.

6. HIGHWAYS.

6.1 The Main Road.

6.2 The village is dominated by the Main Road. Until comparatively recently this was the A303, the main trunk road from London to the South West. The road benefitted from several widening schemes as traffic increased and today, although re-classified as the C173 it remains a wide road with grass verges and pavements on both sides and good sight lines. The road carries a 40mph limit and has the street lighting appropriate to its former purpose.



56 C 1920



57 and 2010

The Main Road by the Village Shop

6.3 Previous chapters have described how the presence of the A303 brought about a linear pattern of development with no clearly defined centre. In many villages this might have created a cramped and urban feel but this has not happened in Bourton largely for three reasons:

1. A tight settlement boundary has prevented further sprawl, (see Map 3).
2. There are a number of important spaces along the main road between groups of buildings and many gardens fronting the road, (see Map 5).
3. Generally speaking the main road development tends not to be on both sides and opposite each other which contributes to the feelings of space and affords views between groups of building across the Vale to the South, towards the tree lined ridges to the North and the Mere Downs to the East.

6.4 Other roads.

6.5 The roads off the main road are generally narrow, undulating lanes intended to serve pedestrians and horses. They are typified by high banks and hedges with important trees which provide an essential and varied habitat for local flora and fauna which abounds. They have little or no signage and no lighting. These are important reminders of the former activities within the village and provide a physical link with the past. For all of these reasons the character of the lanes is important to the village.

6.6 The more recent developments, Breach Close, New Close, Mill Rise etc. are built around wider roads with pavements and lighting.

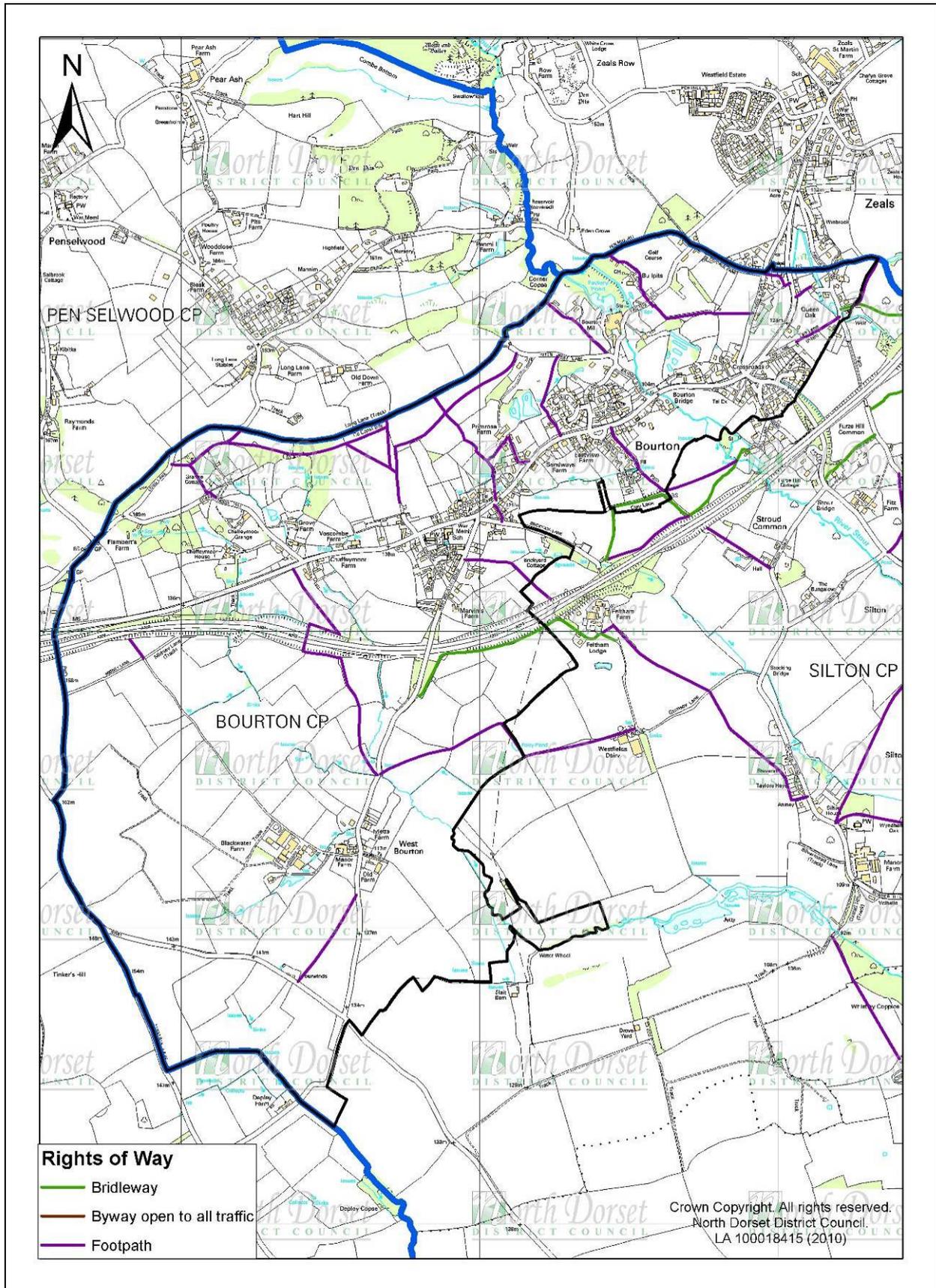


58 New Close



59 Breach Close

6.7 Map 9 - The Parish boundary and Rights of Way.



6.8 Footpaths and links.

6.9 The footpath and bridleway network is extensive and provides important communication links both internally, between the various hamlets, and with the adjoining parishes of Zeals, Silton and Pen Selwood. It also has a great attraction for a large number of local walkers and dog owners (See Map 9). The footpaths are a much appreciated and well used asset.

6.10 Parking.

6.11 Houses built during the 1900s largely front onto lawns and highways and have no drives. The larger detached houses have adapted their land to accommodate the motor car.

6.12 171 houses in the village have both a garage and off road parking, a further 101 have off road parking only and an additional 46 have just a garage. 14% have no private parking at all. In the VDS questionnaire off road parking was a concern for many residents. In places where no opportunity exists for off-road parking there are a number of examples of parking either on verges or half on/half off the road. As well as causing difficulty for the disabled this can also cause danger to motorists and pedestrians where it obstructs sight lines.

6.13 Whilst the use of, and provisions for, private cars may be discouraged on environmental grounds in urban areas, in rural communities the motor car is likely to continue to be the primary form of transport for most residents in the future.

6.14 In places where no opportunity exists for off-road parking there are a number of examples of parking either on verges or half on/half off the road. As well causing difficulty for the disabled it can also cause danger to motorists and pedestrians where it obstructs sight-lines. The character of the village can be adversely affected by the misuse of roadside verges for parking and this should be discouraged.

6.15 Utilities and street furniture.

6.16 Street lighting

6.17 In a rural community dark skies are important and enhance the character of an area. The Main Road has retained its street lighting from when it functioned as a major trunk road and many villagers feel that a reduction in the lighting up hours or even their removal would enhance the character of the rural community. Against this has to be weighed the feelings of safety for walkers at night that street lighting provides. Further pollution away from the Main Road and from security lighting should be avoided.

6.18 Utilities

6.19 Large parts of the village are still supplied by overhead electricity and telephone cables. These are unsightly and add a degree of clutter more characteristic of an urban setting. Many fine views in the village are affected by such overhead cables and detract from its rural character.

6.20 Street furniture

6.21 Out of necessity there are a number of information and directional signs throughout the village, especially along the main roads. Any proposed new signage should, where possible blend in with the character of its surroundings.

6.22 See Chapters 12 – Appendix 3 and Chapter 13 – Appendix 4 regarding proposals for “Welcome to Bourton” signs at each end of the village.

7. DESIGN GUIDELINES FOR FUTURE DEVELOPMENT.

7.1 Design Guidelines

7.2 As has been stated Bourton does not have an historic core and has developed from the amalgamation of a number of small hamlets with subsequent infill of later development. However, the surveys carried out for both the Village Plan and the VDS show that the village does have a valued heart and residents especially cherish the community spirit, location, surrounding countryside, peacefulness and rural character of the village. Any future development should be sensitive to anything which affects these values and in any proposal to alter or extend an existing building or create a new one, the opportunity should be taken to safeguard or reinforce those elements identified as being important such as the use of materials, scale, form and spatial relationship within its context.

7.3 The VDS defines a series of guidelines that indicate a range of constraints and considerations that will be applicable to new development.

7.4 Landscape Setting

BOU 1 Development Adjoining the Countryside

All new development adjoining or close to the rural edges of the village should be planned and designed to create a sensitive transition between village and countryside. Development should be within the existing Settlement Boundary.

(Supplements Policies 1.6, 1.7, 1.8 (ii), (iii), (iv), (viii), 1.23)

Reason:- To maintain the setting of the village in the rural landscape and to safeguard the character and appearance of the village and its rural context.

BOU 2 Views of the Countryside

Development should not adversely affect important views of the countryside from the village nor those toward the village, especially those identified on Map 7.

(Supplements Policies 1.7, 1.8 (ii), (iii), (v))

BOU 3 Landscape Design

Hard and soft landscaping should be provided where appropriate to enable development to integrate successfully into the local environment.

(Supplements Policies 1.7, 1.8 (ii), 1.40, 1.41)

7.5 Settlement Pattern and Character

BOU 4 Trees and Open Spaces

Development proposals which are likely to alter, remove or otherwise have a detrimental impact on trees, hedges and open spaces should be resisted. Such proposals should consider the likely impact on the amenity value of trees, hedges and open spaces and an assessment of their contribution to their immediate and wider setting should be included at the commencement of any development proposal.

All new development should have regard to the spatial characteristics of the locality and should secure adequate space and planting.

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23, 1.39, 1.40)

Reason:- To safeguard the rural landscape setting of the village and its spatial qualities. Open spaces should not be encroached upon if this would diminish the

relationship of the built environment, visually, with the surrounding countryside. All gardens and other open spaces contribute to the special characteristics and appearance of an area.

An important characteristic in the village is that development tends not to be on both sides of the old main road and opposite each other which contributes to the feeling of space and affords views between groups of buildings across the Vale to the south, towards the tree lined ridges to the north and the Mere Downs to the east.

BOU 5 Boundaries

Changes to existing boundaries and the creation of new ones should reflect the streetscapes, materials and heights of boundaries in the vicinity and be of high quality. The omission of boundary fences, walls or hedges from new development should be resisted.

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23)

7.6 Building Form

BOU 6 Character

The scale, form and massing of new development or alterations to existing should reinforce the underlying vernacular or character of its particular context.

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23, 2.10, 2.11)

BOU 7 Design and Materials

New development should be of high quality and respect the qualities of nearby buildings, trees and other landscape features.

All alterations or new development should compliment the character and appearance of surrounding properties in terms of height, scale and density.

(Supplements Policies 1.7, 1.8 (ii), (iv), 1.23, 2.11)

BOU 8 Building Line

New development should reflect or reinforce the existing road frontage where a clear historic building line has been established.

(Supplements Policies 1.7, 1.8 (ii), (iv), 1.23)

Reason:- Building lines vary considerably around Bourton but any new development should normally seek to respect and reinforce established building lines whether they be at pavement edge or set well back.

7.7 Highways

BOU 9 Development Traffic

The impact of traffic on the village character on rural roads and lanes resulting from development proposals should be a material consideration when assessing the suitability of development in a particular location.

(Supplements Policies 1.7, 1.8 (iii), (vi), (vii), 1.23, 5.4)

BOU 10 Sunken Lanes

The historic sunken lanes as identified on Map 3 should be protected from development. Any new access that would result in the loss of trees and hedges that are a characteristic of the sunken lane should be resisted.

(Supplements Policies 1.7, 1.8 (ii), 1.23)

BOU 11 Footpaths

The footpath network forms an important and safe means of access to the countryside and communication for residents. They should be protected and managed to maintain their historic importance and should not be compromised by new development.

(Supplements Policies 1.7, 1.8 (viii), 5.8)

BOU 12 Off-road Parking

The provision of off-road car parking should continue to be a requirement in all new development proposals.

(Supplements Policies 1.7, 1.8 (ii), (vi), 5.17)

BOU 13 Front Areas/Entrances

Any new development or alteration should not result in frontages being dominated by hard surfacing and parked cars.

(Supplements Policies 1.7, 1.8 (ii), 1.23)

Reason:- Parking associated with development can be highly intrusive, resulting in a general lowering of the rural village character.

BOU 14 Utilities and Street Furniture

Ideally all power and telephone lines and other services should be underground wherever possible. New street furniture should be designed and positioned in a way which reinforces local identity and the underlying characteristics of the locality. Inappropriate road furniture, signage and street lighting should be avoided.

(Supplements Policies 1.7, 1.8 (ii), 1.19, 1.23)

Reason:- to maintain the character of the rural roads. Further guidance on design, quality and materials can be found in the Rural Roads Protocol produced by Dorset County Council, (www.dorsetforyou.com/ruralroads)

BOU 15 Lighting and Aerials

External security lighting should be sited so as to prevent light pollution or inconvenience to neighbours or pedestrians. Aerials and satellite dishes should be placed out of sight or be as unobtrusive as possible.

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23)

7.8 Bourton Mill

7.9 At the time of drafting this VDS the future of the Mill site is not known. Along with the High Court ruling to overturn the decision of the Inspector to grant consent to a scheme comprising 48 dwellings, the government introduced PPS 25 which classified the majority of the site unsuitable for residential development due to the high risk of flooding.

7.10 It is not the purpose of this VDS to comment on what or whether development should take place on this site but as the future of the site has been shown to be the most important

issue affecting Bourton then the community should be involved in what happens here and any design issues arising.

7.11 The community consider the best way forward for this site is for NDDC to prepare a development brief in consultation with the Parish Council and local residents incorporating amongst other things guidance on use, density, height, design, materials and open spaces

7.12 The Village Plan document prepared in December 2007 listed issues of importance to the village in the context of preparing objections to the 48-dwelling scheme mentioned above which was seen as a serious over-development.

7.13 As the only sure way of remediating this derelict site surveys have shown that a smaller and more considered scheme may be acceptable if it were to address the following:-

- retention of an IOWA on the site
- a publicly accessible riverside walkway
- a workable traffic management scheme for the area both during and after development
- a proven immediate and long term solution to alleviate flood risk
- the provision of a local hydro-electric power scheme
- community benefits including provision of affordable housing ,a site for and/or a contribution towards a new village hall, a play/recreation area plus equipment and ongoing maintenance fund

8. CONCLUSIONS.

8.1 The aim of this document has been to capture the special characteristics of the village and set out guidelines for future development which will protect and enhance these characteristics and to maintain and improve the quality of life for residents and villagers alike.

8.2 Bourton has no historic centre but the overwhelming views of villagers expressed in both the Village Plan and VDS surveys is that it has caring and friendly people, beautiful views and countryside all around, and a sense of peacefulness.

8.3 Bourton cannot claim to be unique or exceptional in terms of its rural character but with its elevated position overlooking the Blackmore Vale with far-reaching views to the hilltop town of Shaftesbury, Duncliffe Woods and the Cranborne Chase and its open spaces between clusters of buildings it is nonetheless an attractive rural village with an interesting industrial history.

8.4 Bourton has a long and proud history founded on agriculture and manufacturing based around the River Stour and mineral extraction from the underlying clays and sandstone used for building, rick making and iron founding.

8.5 The small hamlets which served these old industries survive in part and express the typical old Bourton house with its green sandstone walls and thatched or plain clay tile roof. These hamlets have been surrounded and infilled by later development and perhaps only survive in original form at Chaffeymoor and West Bourton. Elsewhere they are mixed in with the later developments and as a result are not easily categorised in design terms.

8.6 Many of the later infill developments, especially those of the 1960's, 70's and 80's, lack character and local distinctiveness, and these examples should not be encouraged in the future.

8.7 The Design Guidelines seek to provide a useful tool for the encouragement of sensitive, appropriate and high quality development, yet it does not mean to be so prescriptive so as to stifle imaginative development and design flair.

8.8 The latest proposals from Central Government toward localism with District and Parish Councils working together to combine their skills and application enhanced by the design guidance provided in this Statement should ensure that Bourton remains a delightful village enriched through an ongoing process of sensitive change and evolution.

9. RECOMMENDATIONS.

9.1 The main recommendations resulting from the VDS process are the guidelines contained in Section 8. However there are three further recommendations that Bourton residents would wish the District Council to consider.

These are:

1. to consider whether any of the original hamlets are worthy of Conservation Area status and in particular the areas of West Bourton and Chaffeymoor;
2. to consider the preparation of a Development Brief for the Bourton Mill site in conjunction with the Parish Council, and;
3. in conjunction with 2 above to take enforcement action on the owner of the Mill site to demolish, clear and make safe the group of derelict and dangerous buildings currently on the site in advance of any planning process.



60 Bourton Mill September 2010

10. APPENDIX 1 - BUILDING SURVEY.

10.1 Summary of the Building Survey.

| GENERAL DATA | | | MATERIALS DATA | | |
|-------------------|-------------------------|-----|-----------------|--------------------------|-----|
| House Type | Detached | 212 | Roofs | Pitched | 366 |
| | Semi-detached | 131 | | Flat | 6 |
| | Terraced | 28 | | Plain tile | 234 |
| | Flat | 0 | | Profiled tile | 91 |
| Stories | One | 45 | Slate | 36 | |
| | Two | 307 | Stone tile | 3 | |
| | Three | 24 | Timber shingles | 0 | |
| | More | 0 | Thatch | 6 | |
| Age | Pre 1800 | 63 | Corrugated | 1 | |
| | 1801 - -1875 | 69 | Walls | Brick | 156 |
| | 1876 – 1920 | 22 | | Natural stone | 132 |
| | 1921 – 1959 | 41 | | Reconstructed stone | 56 |
| | 1960 – 1979 | 99 | | Stone with brick details | 28 |
| | 1980 – 1999 | 58 | | Smooth rendered | 44 |
| | Post 2000 | 27 | | Tile hung | 40 |
| Extended | No | 270 | | Pebbledash | 6 |
| | Yes | 90 | Weatherboard | 5 | |
| | If Yes: No of Stories | | Doors | Timber | 210 |
| | Conservatory | 33 | | UPVC | 127 |
| Parking | None | 53 | | Metal | 16 |
| | Driveway/Yard only | 101 | | Solid | 41 |
| | Garage only | 46 | Part glazed | 198 | |
| | Driveway/Yard & Garage | 171 | Fully glazed | 32 | |
| | Spaces in Driveway/Yard | 595 | Windows | Timber | 158 |
| | Spaces in Garage | 350 | | UPVC | 208 |
| | If Garage: Open | 8 | | Steel | 2 |
| | Enclosed | 140 | | Aluminium | 1 |
| | Attached | 50 | | Stone mullions/transoms | 7 |
| | Detached | 125 | | Lead lights | 11 |
| | | | | Dormer | 16 |
| Plot | No front or side garden | 32 | Velux | 21 | |
| | Front garden only | 110 | Glazing | Small squares | 156 |
| | Side garden only | 29 | | Mid size | 157 |
| | Front & side gardens | 207 | | Large pane | 65 |
| | | | | | |
| Boundary | Brick wall | 31 | | | |
| | Stone wall | 96 | | | |
| | Timber fence | 155 | | | |
| | Metal railings | 11 | | | |
| | Wire fence | 45 | | | |
| | Hedge | 183 | | | |
| | None | 55 | | | |
| | | | | | |
| | | | | | |
| | | | | | |

10.2 Data Collection Form and Helpsheet.

BOURTON HOUSE SURVEY: DATA COLLECTION FORM

FORM COMPLETED BY: DATE: 2010

HOUSE ADDRESS:

POSTCODE: SP8

| GENERAL DATA | NOTES |
|---|-------|
| HOUSE TYPE: Detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Terraced <input type="checkbox"/> Flat <input type="checkbox"/> | |
| STORIES: One <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> More <input type="checkbox"/> | |
| AGE: Pre 1800 <input type="checkbox"/> 1800 - 1875 <input type="checkbox"/> 1875 - 1920 <input type="checkbox"/> 1921 - 1959 <input type="checkbox"/> 1960 - 1979 <input type="checkbox"/> 1980 - 1999 <input type="checkbox"/> Post 2000 <input type="checkbox"/> | |
| EXTENDED: No <input type="checkbox"/> Yes <input type="checkbox"/> If Yes: no. of storeys <input type="text"/> Conservatory <input type="checkbox"/> | |
| PARKING: None <input type="checkbox"/> Driveway/Yard <input type="checkbox"/> Garage <input type="checkbox"/> If Garage: Open <input type="checkbox"/> Enclosed <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Spaces in garage <input type="text"/> | |
| PLOT: Front garden <input type="checkbox"/> Side garden <input type="checkbox"/> | |
| BOUNDARY: Brick wall <input type="checkbox"/> Stone wall <input type="checkbox"/> Timber fence <input type="checkbox"/> Metal railings <input type="checkbox"/> Wire fence <input type="checkbox"/> Hedge <input type="checkbox"/> None <input type="checkbox"/> | |

| MATERIALS DATA | NOTES |
|--|-------|
| ROOFS: Pitched <input type="checkbox"/> Flat <input type="checkbox"/> Plain tile <input type="checkbox"/> Profiled tile <input type="checkbox"/> Slate <input type="checkbox"/> Stone tile <input type="checkbox"/> Timber shingles <input type="checkbox"/> Thatch <input type="checkbox"/> Corrugated <input type="checkbox"/> | |
| WALLS: Brick <input type="checkbox"/> Natural stone <input type="checkbox"/> Reconstructed stone <input type="checkbox"/> Stone with brick details <input type="checkbox"/> Smooth rendered <input type="checkbox"/> Pebbledash <input type="checkbox"/> Weatherboard <input type="checkbox"/> | |
| DOORS: Timber <input type="checkbox"/> UPVC <input type="checkbox"/> Metal <input type="checkbox"/> Solid <input type="checkbox"/> Part glazed <input type="checkbox"/> Fully glazed <input type="checkbox"/> | |
| WINDOWS: Timber <input type="checkbox"/> UPVC <input type="checkbox"/> Steel <input type="checkbox"/> Aluminium <input type="checkbox"/> Stone mullions/transoms <input type="checkbox"/> Lead lights <input type="checkbox"/> Dormer <input type="checkbox"/> Velux <input type="checkbox"/> | |
| GLAZING: Small squares <input type="checkbox"/> Mid size <input type="checkbox"/> Large pane <input type="checkbox"/> | |

BOURTON HOUSE SURVEY: COLLECTORS HELPSHEET

GENERALLY: All observations of houses in the village will be from the public road, pavement or footpath. Place a tick or number as appropriate, in each box that applies. Use the notes box for any further explanation you think necessary or helpful, for instance to quantify each ticked box in a section.

HOUSE TYPE: Hopefully self-explanatory. If a house is detached except for a garage attached to a neighbouring property make a note in the box.

STORIES: Some houses will have a different number of stories in one part to another. If the part that has a different number of stories is only a garage, ignore it. Otherwise tick each that applies.

AGE: Probably the most difficult section to complete. Many houses will have parts from different ages, use the notes box to explain this and if appropriate refer to it in the following section on extensions. Don't worry if you are unsure about the age of the house, put down your best guess. The following photographs may be helpful:

| | |
|-----------|--|
| pre 1800 | |
| 1800-1875 | |
| 1876-1920 | |
| 1921-1959 | |
| 1960-1979 | |
| 1980-1999 | |
| Post 2000 | |

EXTENDED: Again you will only be able to record what you can see and unless you know about an extension or conservatory at the rear of the house you are not expected to note it. Please put your best guess as to age in the notes box.

PARKING: The purpose of this section is to record and quantify the provision of off-street parking for each house in the village. So if there is a driveway or yard please estimate the number of cars that could reasonably be parked there.

PLOT: The term garden is to be loosely interpreted - it doesn't have to be planted, it could be a driveway or a jungle!

BOUNDARY: Please include all the boundaries you can see and note them accordingly. If you find a boundary that isn't covered make a note in the box.

ROOFS: First two questions should be straightforward, if there is a pitched roof and a flat roof could this indicate an extension? If so, please make a note. Flat roof coverings will probably be out of your sight and therefore can be ignored, the materials listed are those found on pitched roofs and you may find the following photographs helpful:

| | | |
|-----------------|---------------|-------|
| | | |
| Plain tile | Profiled tile | Slate |
| | | |
| Timber shingles | Stone tile | |

WALLS: Most houses will only have one material used for outside walls. Those that have more than one may indicate that the building has been extended. If so, please make a note. Some reconstructed stone is difficult to distinguish from natural stone, as a guide reconstructed stone is unlikely to be found on any pre-war house. Once again, you may find the following photographs helpful:

| | | |
|--------------------------|-----------------|---------------------|
| | | |
| Brick | Natural stone | Reconstructed stone |
| | | |
| Stone with brick details | Smooth rendered | Pebbledash |
| | | |
| Weatherboard | | |

DOORS: We are looking at the main entrance door of the house. Most materials will be obvious as is the extent of any glazing.

WINDOWS: Please tick a box for all types that apply and make any relevant comments in the notes box. Windows may be a little more difficult to identify than doors but if you are in doubt, make a note. If there stone mullions or transoms or leadlights tick these boxes in addition to the one for the window material.

GLAZING: Use the following examples as a guide for which box to tick:

| | | |
|-------|-----|-------|
| | | |
| Small | Mid | Large |

10.3 Listed Buildings in Bourton.

The list which follows is taken from the Listed Buildings Online website, provided by English Heritage to facilitate access to statutory lists of historic buildings, under the terms of the Office of Public Sector Information (OPSI - formerly HMSO) click-use licence.

1. COATEMEAD SP8 5DD

ST7792930780

Cottage, early C19. Coursed rubble with gable-ended tiled roofs and end brick stacks. 2 parallel ranges. 2 storeys, 3-window range. 2-light, cast iron casements with glazing bars. Entrance to side of range.

2. LILAC COTTAGES 1 AND 2

ST7796730756

Semi-detached pair of cottages, early C19. Coursed rubble with gable-ended tiled roof with end brick stacks. Symmetrical facade. Rear wing. 2 storeys, 3 bay. Stone lintels with keystones, sashes with glazing bars, C20 part-glazed door recessed under semi-circular stone arch. Although semi-detached the cottages are designed to take the appearance of a single house.

3. CLARE COTTAGE & ADJOINING COTTAGE WEST , BRICKYARD LANE, SP8 5PJ

ST7708630373

Pair of semi-detached cottages, early to mid C19. Coursed squared rubble with gable-ended, tiled roof with end brick stacks. 2 storeys, 4-window range. Sashes, with glazing bars. C20 glazed door in second bay from right. Included for group value.



61 Clare Cottage (No. 3)



62 Lilac Cottages (No. 2)

4. WOODBINE VILLA , BRICKYARD LANE, SP8 5PJ

ST7706830375

Cottage, early to mid C19. Coursed rubble with hipped slate roof and central brick stack. 2 storeys, 2 window range. 12-pane sashes with moulded frames. Stone lintels with keystones. Part-glazed door.

5. MIDNEY COTTAGE , CHAFFEYMOOR HILL, SP8 5BZ

ST7637230249

House, probably early C19. Coursed rubble walls, with gable-ended tiled roof with end brick stacks. T-plan. Symmetrical. 2 storeys, 3 bay. 2-light wrought-iron casements with leaded-lights. Central C20 panelled door in C20 porch.

6. LITTLE CHAFFEY , CHAFFEYMOOR HILL, SP8 5BY

ST7633030278

House, probably early C18. Whitewashed rendered and rubble walls. Gable ended C20 pantiled roof with brick stacks to ends and part way along the ridge left. Gabled cross wing right. 2 storeys, 4 window range. 3-light casement windows, mainly with glazing bars, the cross-wing having some leaded-lights. C20 ribbed door in second bay from left. May have originated as 2 cottages.

7. GROVE HOUSE , CHAFFEYMOOR HILL, SP8 5BZ

ST7638630360

Farmhouse, possibly of mid C18 origin with C19 extensions to north and northwest forming a right angle wing. Rubble walls with tiled, gable- ended roof. Bricks stacks to ends of probable original range. 2 storeys with irregular fenestration. 2-light casements with leaded-lights under wooden lintels. Porch in angle between 2 wings. Internal features (RCHM)*: open fireplace with moulded stone surround.

8. CHAFFEYMOOR HOUSE , CHAFFEYMOOR HILL, SP8 5BY

ST7615330255

House, probably c.1700 with early and late C19 remodelling and extensions. Stucco and rubble with ashlar dressings. Gable- ended slate roof with stone coping and end rendered stacks. 2 storeys and attics. Main range, 3 bay, western range of 2 bays with further irregularly fenestrated range. 2 storey bay window with sashes to side bays of south front. Fenestration mainly of sashes with glazing bars.

**9. STABLES APPROXIMATELY 35 METRES NORTH OF CHAFFEYMOOR HOUSE ,
CHAFFEYMOOR HILL, SP8 5BY** **NON-RESIDENTIAL**

ST7615430272

Stables, probably early C19. Rubble walls with half-hipped, tiled roof. Brick stacks part along bridge. 2-light casements with glazing bars. Stable doors.

10. GRANGE COTTAGE , SP8 5BY

ST7610030498

Cottage, probably C17. Rubble walls with a thatched roof, gabled right and half-hipped left. Brick stacks to right of door and part way along ridge, left. 2 storeys, 3 window range. 2-light casements with horizontal glazing bars. Double plank doors left. Part-glazed plank door in second bay from right. Loft door in left gable.

11. CHURCH OF ST GEORGE , CHURCH TRACK **NON-RESIDENTIAL**

ST7683430311

Parish Church, largely 1877/8, though probably incorporating work of 1812. Tower 1903-5. 1877/8 work by E Christian (Newman and Pevsner). Tower by C E Ponting. Coursed, squared rubble with ashlar dressings. Slate roofs, gabled to nave and hipped, apsidal to chancel. Stone copings. Generally in the 'perpendicular' style. Plan: nave, chancel, west tower, south organ chamber and south porch. Tower: 2 stages with embattled parapet and corner crocketed pinnacles rising entire second stage: 2-centred west door with moulded, returned label; 2-light, 2-centred, west-window with returned label; ogee-headed bell openings with finials and louvres, paired to the east and west. Nave and organ chamber windows of 2-lights with 2-centred heads and returned labels. North and south chancel windows similar to nave, apse windows have single lights and flowing tracery. Nave and organ chamber have diagonal buttresses at angles and square set buttresses between windows. Gabled porch with ashlar south face and 2-centred doorway with returned label. Interior features: 2-centred, moulded chancel arch with semi-octagonal responds with

* RCHM - Royal Commission on Historical Monuments.

capitals and bases, label with foliage carved stops over; 2-centred, tower arch with semi-octagonal responds having capitals and bases; Organ chamber arch is 2-centred springing from corbels; Arch-braced hammer-beam nave roof with arch braced collars and king-posts; ribbed and boarded chancel roof; C19/C20 traceried pulpit, C19/C20 octagonal font with carved panels on panelled octagonal pier; number of reset early C19 monuments; C19 and early C20 glass; C19 encaustic tiles in chancel; other fittings largely C19/C20.

12. BULLPITS , FACTORY HILL

ST7750431173

House, incorporating remains of former cloth mill. Cloth mill said to date from c.1720 (RCHM). House early C19. Part rubble and part rendered walls. Half-hipped tiled roof with brick stacks at various locations. Main facade: symmetrical; 2 storeys, 3 bays. Sashes with glazing bars, some replaced with modern casements. Central porch with round headed arches and Doric pilasters.

13. QUEENS OAK INN , FANTLEY LANE

ST7819531215

House of 2 parts. That part to the north probably early C18, that part to the south, probably late C18 or early C19. Rubble walls with gable-ended thatched roof. Stone coping south. End stacks , of brick to the north and of ashlar to the south. North part 1½ storeys, south part of 2 storeys. Older part has 2-light casements and more recent part has 16-pane sashes. Central, thatched, brick porch. C20 extensions to left and rear.



63 Bullpits (No. 12)



64 The Red Lion (No. 17)

14. BUSH COTTAGE & COTTAGE ADJOINING, HIGH STREET, SP8 5AT

ST7784830912

Pair of cottages, c.1800. Coursed rubble walls with tiled, gable-ended roofs with end brick stacks. 2 storeys, 5 window range. 4-pane sashes and casements with glazing bars. Bush cottage has front, C20, single storey outshut. Left hand cottage has central, part-glazed, panelled door.

15. THE WHITE LION INN , HIGH STREET, SP8 5AT

NON-RESIDENTIAL

ST7786130925

Three houses and rear cottage. Cottage said to date from 1723, houses c.1800. Coursed, squared rubble with slated, gable-ended roofs. End bricks to ends of original houses. 2 storeys, 7 window range. North-east end of facade has sashes with glazing bars. South-west end has C19 4-pane sashes. Canted bay to ground floor left. Round-headed door central to left house. C20 hood.

16. SANDWAYS COTTAGE , MAIN ROAD, SP8 5BX

ST7724430715

Cottage, C17 with C18 extension south and probably C19 outbuilding left. Coursed rubble (outbuilding wing in brick). Thatch and pantiled roofs, gabled left and half-hipped right. Brick stacks to ends of original range. Original plan appears to have been of 2 rooms either side of a central cross-passage. 2 storeys, 2 window range (to original building) Fenestration mainly C20 2-light casements with horizontal glazing bars. Northern room has fireplace with chamfered, 4-centred wooden bressummer. Southern room probably has a similar bressummer behind later fireplace. Wooden newel stair beside fireplace in southern room. Some C18 fielded panel doors. Deep chamfered ceiling beams with stops removed.

17. THE RED LION , MAIN ROAD, SP8 5BX

ST7692830391

Public House, probably c.1830. Coursed, squared rubble with hipped slate roof. Brick stacks to ends and part way along ridge. Symmetrical. 2 storeys, 4 bays. 1:2:1 16-pane sashes with stone architraves. Ground floor has 3-light sashes. Upper floor has single-light sashes. 2 panelled doors with flat hoods on scrolled brackets.

18. BRIDGE HOUSE , MAIN ROAD, SP8 5BX

ST7758730775

House, early C19. Rubble with tiled, gable-ended roof with end brick stack left. 2 storeys, 3 window range. Sashes with margin glazing bars. Central, part-glazed, panel door. Lattice porch.

19. ROSLING , MAIN ROAD, SP8 5BX

ST7758230767

Cottage, early C19. Colourwashed rubble. Tiled, gabled roof. 2 storeys, 2 window range. 2-light casements under wooden lintels. Central, part-glazed door. Included for group value.

20. THE COTTAGE 1 AND 2, MAIN ROAD, (Opposite Bridge Street) SP8 5BX

ST7756930765

Pair of cottages, late C18/early C19. Coursed rubble, with tiled, gabled-ended roof and end brick stacks. Symmetrical facade. 3 and 4-light casements with glazing bars. Coupled gabled porches. No 1 has C20 door, no 2 has a possibly original plank door.

21. SANDWAYS 1-5, MAIN ROAD, SP8 5BX

ST7724130622

5 cottages, now 3 cottages. Probably late C18. Coursed rubble with tiled, gable-ended roofs except for no 3 which has an asbestos slate roof. Brick stacks to ends of cottages. 2 storeys, 8 irregular window range. The two easternmost houses have sashes with glazing bars on the ground. Other fenestration is mainly casements with horizontal glazing bars. Plain plank doors.

22. SANDWAYS FARMHOUSE , MAIN ROAD, SP8 5BQ

ST7720630597

Farmhouse. Late C18 though possibly a rebuilding of an earlier house. Coursed rubble with thatched, gable ended roof. 2 storeys, 5 windows range. Mainly 3-light casements with horizontal glazing bars. Gabled porch third by from left.

23. CHAFFEYMOOR FARMHOUSE , MAIN ROAD, SP8 5BX

ST7645330230

Farmhouse, early C18. Later C18 extension right and probably C19 extension left. Brick stacks to ends and near centre. 2 storeys, 4 window range (to original building). 2-light casements with horizontal glazing bars except to ground floor right which has a C19 sash. Central panelled, part-glazed door in brick porch. Similar door in right extension.

24. MANOR FARMHOUSE , SP8 5PF

ST7658829274

Farmhouse, probably early C18. Rubble walls with tiled, gabled- ended roof with end brick stacks. L-plan. 2 storeys, 4 window range. Mainly 3-light casements with horizontal glazing bars. Part-glazed C20 door.

25. WEST BOURTON FARMHOUSE, INCLUDING ATTACHED BARN , SP8 5PF

ST7663729236

Farmhouse, C17 or earlier. Rubble walls with tiled, gabled ended roof with stone-slate verges. Brick stacks right and to centre. 2 storeys, 4-window range. 2, 3 and 4-light casements, some with full and some with horizontal glazing bars. Heavy timber lintels. Plain plank door under C18 segmental hood on scrolled brackets left of stack. To the left is an integral barn with double plank doors. 3 room, cross-passage plan with cross passage backing onto stack. Internal features (RCHM) Plank and muntin, cross-passage partition, blocked open fireplaces, deep-chamfered, cambered bressummer, deep chamfered ceiling beams. Not inspected internally but overall form suggests a possible medieval origin.

26. BLACKWATER FARMHOUSE , SP8 5PF

ST7643929267

Farmhouse, dated "R P 1738" (RCHM). Rendered walls with gable-ended asbestos slate roof. End brick stacks. 2 storeys, 4 window range. 2-light casements with 2-pane lights. C19 gabled brick porch second bay from right.

27. BOURTON COURT , WEST BOURTON ROAD, SP8 5PQ

ST7698930388

House, early C19. Coursed, squared rubble with gable-ended slate roof with end stone stacks. Stone copings, shaped kneelers. 2 storeys, 3 bays. 12-pane sashes. Entrance in a small additional bay left. Panelled door.



65 The Old Parsonage (no. 29)



66 Old Farm, West Bourton (No. 25)

28. ADCROFT HOUSE , WEST BOURTON ROAD, SP8 5PQ

ST7696630190

House, probably early C18. Rubble walls with gable-ended, tiled roof and end brick stacks, symmetrical facade. L-plan. 2 storeys, 3 bays. Sashes with glazing bars. Internal features (RCHM). Original staircase and dado; room with 2 round-headed niches with moulded surrounds and shaped shelving.

29. THE VINERY (now The Old Parsonage) , WEST BOURTON ROAD, SP8 5PQ

ST7692030136

House, early to mid C19. Coursed, squared rubble with gable-ended slate roof with stone copings, and end brick stacks. Symmetrical. 2 storeys, 3 bays. 12-pane sashes. Painted white architraves. Entrance to side of house.

30. CHURCH VIEW 1-6, WOOLCOTT LANE

ST7674430331

Range of houses of various C18 and C19 builds. Coursed rubble with part-thatched and part-tiled gable-ended roofs. 2 storeys irregular fenestration. Sashes with glazing bars. C20 panelled doors. Range facing road has ridge at right angles to other buildings and is symmetrical of 3 bays, having sashes with glazing bars.

31. HOUSE IMMEDIATELY SOUTH OF INGELSIDE , WOOLCOTE LANE (Probably a duplicate of Woolcotts, entry No 33 below)

ST7672730367

Formerly listed as The Common

House, probably early C18. Rubble walls with tiled, gable-ended roof. End brick stacks. 2 storeys, 4 window range. 2-light and 3-light casements, mainly C20, some with horizontal glazing bars and some with glazing bars missing. C20 stone porch second bay from right with C20 part-glazed door.

32. INGLESIDE , WOOLCOTT LANE

ST7672830387

Formerly listed as Ingleside, Church Hill

House, probably late C18. Coursed rubble with gable-ended roof and end brick stacks. 2 storeys, 3 window range. 3-light casements with leaded lights. Central C20 porch and doors.

33. WOOLCOTES , WOOLCOTE LANE

ST7675530393

Formerly listed as Woolcotes, Church Hill

House, probably early C18. Rubble walls with gable-ended tiled roof. Stone gable-coping left. Brick stacks left and near centre. 2 storeys, 4 window range. Casements with horizontal glazing bars. C20 porch.

11. APPENDIX 2 - BOURTON VDS QUESTIONNAIRE RESULTS.

11.1 Summary.

Following on from the Bourton Village Plan produced in 2008 where 73% of respondents asked for a Village Design Statement, a further questionnaire was sent out to every household in Bourton. The questions were designed to encourage all Bourton villagers to think about their surroundings and what makes living here special.

During October 2009 380 questionnaires were delivered and 185 were returned, giving a response of 49%

216 residents provided information and of those

- 26% were of school age
- 32% in the 18 - 60 category
- 42% were aged 60 or over.

Question 1. What do you like best about Bourton?

Community spirit, location, the countryside and the peacefulness of the village were the principal responses. Amenities and facilities contributed positively to the village and the current size of Bourton was recognised as ideal

Question 2. What do you like least about Bourton?

36% of the village did not like the fast traffic through the village, and the noise from the A303 whilst a further 18% disliked the Bourton Mill site in its present condition. These answers correspond to the Village Plan where enforcing the speed limit on the main road and a lower limit around the school area would be desirable. Noise from the A303 disturbed 49% of village residents according to the Village Plan.

Question 3. What one feature do you think gives Bourton its distinctive physical character?

The open spaces and views accounted for 27% of replies followed by the main road and the church. The linear nature of the village based along the main road was recognised as a key feature

Question 4. Do you have any suggestions to enhance the feature you have chosen?

Main Road - Maintenance of hedges and verges, lowering of speed limit and improve the general look. In the Village Plan 83% preferred to see the look softened with planting of bulbs and trees. Open spaces and views - Restricting of infill and no industrial development were most important.

Church - Better facilities and more parking were suggested.

Question 5. What other features would you like to see protected in Bourton?

The shop, the school and the church were the most noteworthy followed by the keeping of green spaces. The factory site was mentioned throughout the survey and most people wished to see it preserved and enhanced in various ways. This site warrants separate discussions.

Question 6. Are there any views you would like to see protected or enhanced?

The views across the Blackmore Vale, from Kites Nest and the river meadows were highly prized although any countryside view was considered cherished.

Question 7. Which type of houses in Bourton do you feel contribute positively to the character of the village?

Older style, cottages and a balanced mix of housing were the most popular answers, with stone materials being favourable. The Bourton Village Plan indicates that 70% of respondents prefer to see only small family homes built in future although one fifth of the villagers would like no more building to take place

Question 8. Which types of housing do you think detract from the character of the village?

Modern built and new houses accounted for 22% of replies, whilst big houses and large estates were disliked by 15% of villagers. The Bourton Village Plan indicates that 60% of respondents would like any new development schemes to be no more than 7 houses

Question 9. What makes Bourton special for you?

The overwhelming response from 30% of residents was the caring friendly people of the village followed by 22% stating the peaceful countryside was special. Many people considered the facilities including the Post Office, Village Hall, shop, garage and school were vital to the community.

A detailed breakdown of these results can be found in the NDDC document *Regulation 17, Consultation Statement, Bourton Village Design Statement (VDS)* available on www.dorsetforyou.com.

12. APPENDIX 3 - THE OPINION OF THE YOUNGER GENERATION.

12.1 In order to involve the pupils of St George's School, the future of our village, in the consultation procedure leading up to the Village Design Statement (VDS) it was agreed with the Headmaster, Mr Salisbury, that representatives of the VDS Steering Group would meet with the School Council. The meeting took place on 13/10/2009.

12.2 Two representatives of the VDS Steering Group met with the school council which had a boy and girl representative from each year group. The concept of the VDS was explained and the children were asked to think about what they felt were the important aspects of their village.

12.3 The questionnaire was used as a basis for the discussion which followed. The young Chairman kept the meeting in order and enabled all the children to contribute in some way. They were all very forthcoming with ideas particularly regarding safety and the environment.

12.4 They felt that the village is very peaceful and they feel safe by knowing lots of people, with the shop and houses close by in case of need. Most of the houses feel homely and the old houses keep the character. The big old church was important to them and good for large gatherings. Everything about the school was nice with nice people but they would like the road speed limit reduced especially near the school.

12.5 The White Lion public house is popular particularly in the summer as it has a lovely garden and the flowers were good. One of them said more flowers in the village would be a good idea as they make people smile and feel happy. There was a suggestion for evergreens in view at the junction coming up from Gillingham as it would look better than twiggy trees in the winter. Also they would like to see a welcome sign alongside the Bourton sign and signs at both entrances to the village, along with flowers. They like accessible fields and appreciate the views (and sledging opportunities) that they provide but would like better footpaths with signs. The golf course is also popular.

12.6 The factory site was mentioned with derision and groans and said to be horrible. They felt that it needs to be cleared and made safe so that they can play by the river. A new play area to service that end of the village was strongly suggested, as the only play area at the moment is at the school. Suggested uses for the factory site were another shop, or somewhere to buy ice-cream, toilets and some sort of thing to attract walkers and tourists like a museum devoted to the history of the site.

12.7 Finally it was suggested that they might like to design a piece of play equipment to enhance the school play area which was greeted with great enthusiasm. The class representatives were asked to take the questionnaires back to their classes for further discussion.

12.8 The school subsequently returned fifty completed questionnaires and more than a dozen play equipment designs.

12.9 Both the Village Plan and the VDS Children's Survey have identified a very strong requirement for a designated space where older children and teenagers can meet, play football or just hang out in a safe environment. The current playground on the school field is for children of 14 or under.

12.10 The VDS Committee agreed a format for a competition for the children to design new village signs with planters and offered a prize for the winner. Co-ordination with the relevant authorities concerning implementation of the winning design indicates a good level of support.

12.11 The children value the positive side of living in Bourton and are willing to offer practical help to maintain and enhance their village. They are also aware that there are areas requiring improvement and want to be involved in the planning of that.

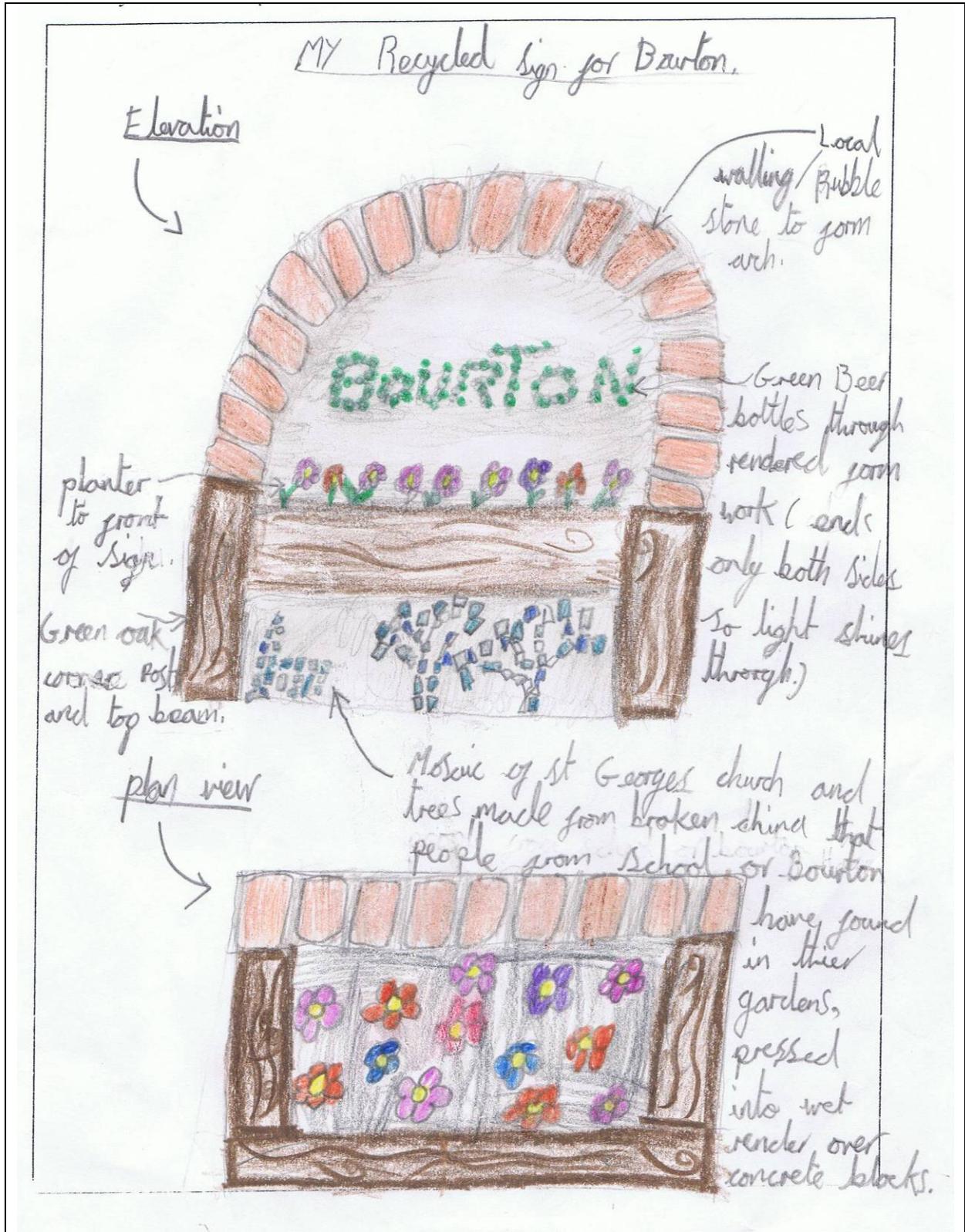
12.12 The competition to design a village sign with planters was very well supported. In all a total of 32 designs were submitted. The ladies of the VDS Group had the very difficult task of

judging the competition. The winning entry was chosen on the basis of imagination, style and practicality. The results of the competition were announced at the Public Meeting in Bourton Village Hall on Saturday 13th November 2010. The winner was Hannah Howard who was presented with a family passport to the Longleat Estate. Her entry is shown at Chapter 13 – Appendix 4. Ella Tolley came second and received a family ticket to the Cineworld Cinemas Ltd cinema in Yeovil.

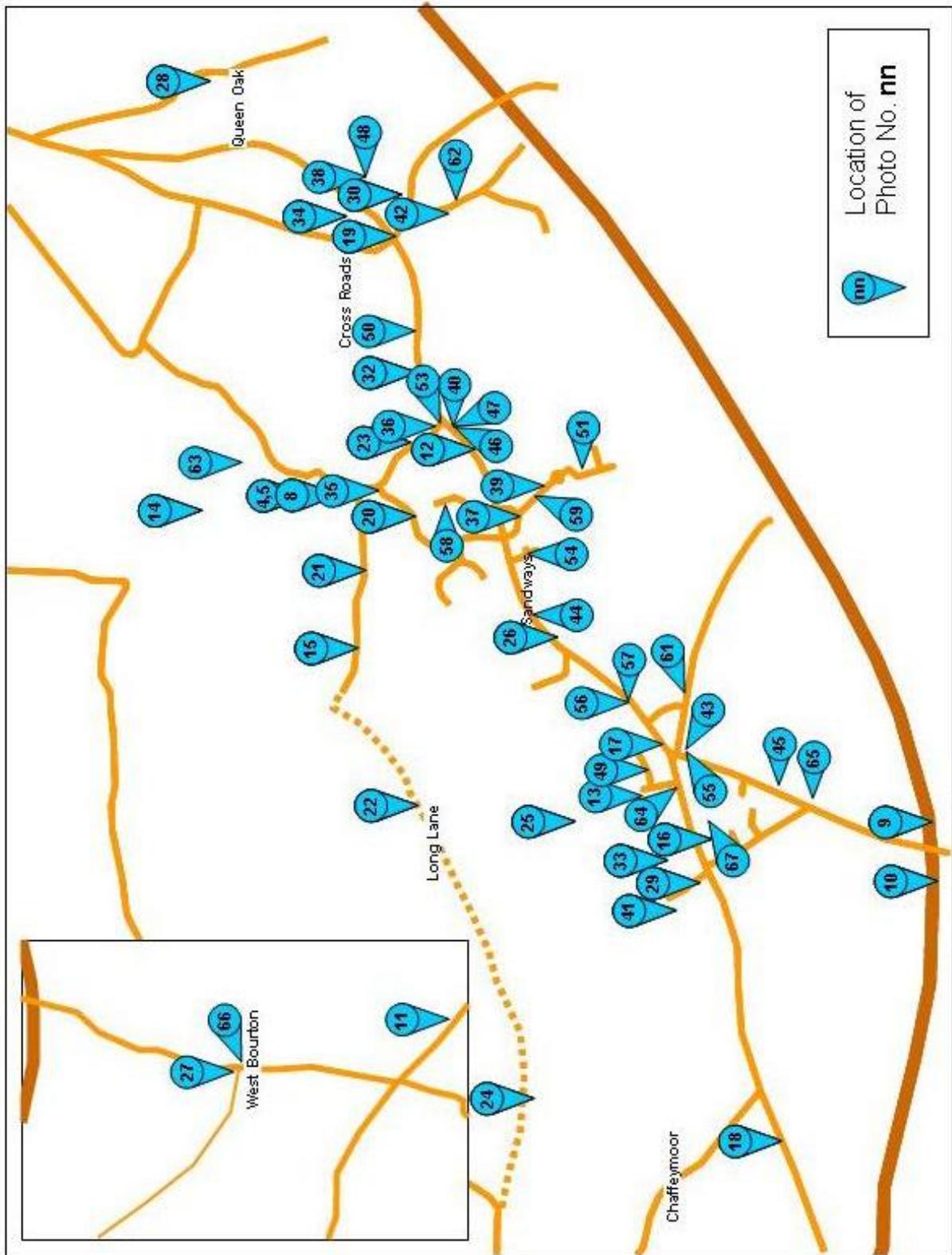


67 St. George's Day celebrations at the school.

13. APPENDIX 4 – THE WINNING "WELCOME TO BOURTON" ROAD SIGN DESIGN.



14. APPENDIX 5 – MAP 10 - PHOTO LOCATIONS.



15. APPENDIX 6 - NDDC LOCAL PLAN, POLICIES AFFECTING BOURTON.

15.1 The following are extracts from *North Dorset District-Wide Local Plan to 2011 (1st Revision) Adopted 31st January 2003* of those policies referred to in this document. The complete Local Plan can be consulted at www.dorsetforyou.com/localplan/north

15.2 Policy 1.4.

Village Development.

Villages with Settlement Boundaries.

Viable village communities will be sustained by accommodating new economic activity and modest housing development within their settlement boundaries. The scale and form of development will be related to their size and character and to the availability of services.

To be included in the following list a settlement must either have a cohesive built-up nature or have a reasonable range of community facilities and the available service infrastructure to support further growth.

There follows a list of villages with Settlement Boundaries, including Bourton.

15.3 Policy 1.6.

Development in the Countryside

In the countryside areas beyond the defined settlement boundaries, most forms of residential and commercial development for general needs will not be permitted. The following uses however, may be granted permission, subject to the relevant policy and assessment criteria;

- (i) Development required for Agriculture and Forestry
- (ii) Rural Buildings; Re-use & Adaptation
- (iii) Rural "Exception" Sites for Affordable Housing for Local Needs
- (iv) Housing for Agricultural & Forestry Needs
- (v) Housing; Dwelling extensions & replacements
- (vi) Employment; Development for Local Needs
- (vii) Countryside Tourism
- (viii) Countryside Recreation
- (ix) Infrastructure (e.g. roads, sewers, energy, telecoms etc.)

15.4 Policy 1.9

Important Open or Wooded Areas

Designated Important Open or Wooded Areas will be protected from development.

15.5 Policy 1.12.

River Valleys

Development will not be permitted within the River Valley areas defined on the Proposals Maps where;

- (i) the water quality of the river would be adversely affected by effluent pollution from the development.
- (ii) the wildlife and their habitats, the vegetation and the landscape of the river valleys would be adversely affected by the development.

15.6 Policy 1.36

Sites of Nature Conservation Importance

Development likely to have an adverse effect on a Local Nature Reserve, a Site of Nature Conservation Interest or a Regionally Important Geomorphological or Geological Site, will not be approved unless the Local Planning Authority is satisfied that;

- (i) there are reasons for the proposal which outweigh the intrinsic local nature conservation value of the site;

- (ii) the development can be made subject to conditions or planning obligations that safeguard the intrinsic nature conservation value of the site

In all cases where development is permitted which would damage the nature conservation value of the site, such damage will be kept to a minimum. Where appropriate the authority will consider the use of conditions and/or planning obligations to provide appropriate compensatory measures.

15.7 Policy BN1.

(Site reference E/3/2)

0.5 Hectares (1.7 acres) of land to the south of Lilac Cottages will be developed for employment purposes subject to the following criteria;

- (i) use of the land shall be restricted to Business Use (Class B1) only,
- (ii) the site shall incorporate buffer zone(s) to reduce the impact of noise from the A303 and mitigate the effect of the employment use in this predominantly residential area.

16. APPENDIX 7 - ACKNOWLEDGEMENTS.

The VDS Steering Group acknowledges with gratitude the financial support provided by Dorset County Council and the Dorset Strategic Partnership through the Community Partnerships Executive for North Dorset.

Hindleys and the Bourton Foundry by David Eaton, Holway Publications © 2002.

Doris Moore and William Hosmer, - *Bourton, A Dorset Village*.

The English Heritage on-line database of listed buildings
<http://lbonline.english-heritage.org.uk>.

The Natural England website, Character area 133, Blackmoor Vale and Vale of Wardour.
http://www.naturalengland.org.uk/Images/jca133_tcm6-5388.pdf

Longleat Estates and the Cineworld Cinemas Ltd cinema, Yeovil, which provided prizes for the children's competition.

North Dorset District Council, Policy Planning Team.

The residents of Bourton.

The Headmaster, staff and pupils of St George's School, particularly those who submitted Welcome Sign designs.

The following who, together with the VDS Group, carried out the housing survey:

- Peter Nation
- Tim Heaton
- Cathy Moorby
- Sheila & Nick Hall
- Linda Watts
- Caroline & Tom Green
- Rosalie & David Watkins
- Jenny Morgan
- Natalie Stokes
- Jenny Dee

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The members of the Bourton VDS Group:

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- Viv & Doug Tomlinson
- Paul & Glynis Overington
- Angela Ambrose
- Caroline Worthington
- Roger Davies
- Brian Martin
- James Mann