

# Winterborne Stickland Village Design Statement



Written by the Winterborne Stickland Village Design Team



Village Cross

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### Conservation Area

The purpose of a Conservation Area is to ensure that the character and appearance of that part of the village within the area (see main map) is protected and enhanced.

### Listed Buildings

Buildings of special architectural or historic interest which represent a finite resource and an irreplaceable asset.

- An open day for the first draft of the document was held in the village hall in May 2001 when 35 parishioners attended and documented their views.
- An updated draft document was delivered to the Parish Council and North Dorset District Council in August 2001 for comment.
- Marked up copies of the document were returned from Norden in December 2001. No comments or adjustments had been received from the Parish Council and a meeting of the steering group with the Conservation Planning Officer from North Dorset District Council decided on the implementation of the valid comments.
- A final form of the document was presented to the Parish Council and North Dorset District Council for formal approval on 18 December 2001 and was considered at the Council's Cabinet meeting on 14 March 2002.

## Definitions

Reference is made in the text to the following:

### Area of Outstanding Natural Beauty (AONB)

This is a national designation which has been given to this area as one of the finest landscapes in the country. Its main purpose is to ensure that the landscape is conserved and enhanced while retaining it as a place where people can live and work.

## Consultation Process

- A first paper was presented to the Parish Council in July 1999 along with the Countryside Commission booklets and examples of an early VDS.
- Village organisations were invited to an in-depth introduction on creating a Village Design Statement in December 1999 presented by Simon Thompson of Dorset Community Action.
- Support was sought and gained from North Dorset District Council.
- A questionnaire was prepared and launched at a well-attended Annual Parish Meeting in June 2000 at which Simon Johnson and the Chairman of Burton Bradstock VDS presented their scheme and answered questions.
- 200 questionnaires were distributed – one per household within the village envelope, 102 were returned (51%) the analysed results being published in the Valley Newspaper.
- Regular meetings of a steering group were held and the progress and views reported at each Parish Council meeting to the public.

## Introduction

The Village Design Statement (VDS) idea was introduced in a Government White Paper entitled *Our Countryside, a Future for Rural England* for the purpose of giving the opportunity to those who make their lives in a village of rural England to establish development guidelines for their village. This opportunity was embraced enthusiastically by the Winterborne Stickland community, which has resulted in this design statement document and complies with RPG 10.

These are not only guidelines for construction, but also for additions or alterations to property, modifications to roads, pavements and verges and indeed anything that affects the visual image of Winterborne Stickland and the quality of life in the village. Though these guidelines are not mandatory for anyone wishing to build or alter the status quo, they are the village's first lines of defence against what is considered to be inappropriate construction, additions or modifications. The statement has the full support of the Parish Council and the North Dorset District Council. In practice this means that any proposal that does not conform to the Design Statement should not receive planning permission.

Included in this Statement is an historical outline of the village which illustrates how Winterborne Stickland has changed over the years and developed its own character and charm. This history should be carefully considered by anyone wanting to carry out work or request planning permission for work that could affect the village. By keeping to a pattern of design within a recognised framework of traditional values and images, Winterborne Stickland can continue to grow and change when necessary, without losing its character.

The VDS team was originally a group of volunteers who liaised with the NDDC and the Parish Council. Additional volunteers were invited from the community via the Valley News magazine. They have analysed the results from over 50% response from more than 200 questionnaires sent out to the residents of Winterborne Stickland and adjacent hamlets. In addition to this, there was also a pictorial survey of photographs taken by the team and the Parish Council's photograph of every house. From these surveys a consensus of opinion was reached which embody this design statement document.

It must be recognised that change is inevitable and that opposition to all development is unrealistic. There are many buildings in the village that are over 250 years old and there are many more that are far newer, so it is clear that there has always been change. However in times when change is more rapid than ever before, it is necessary to have a code of practice that ensures that further development proposals respect the traditional character and appearance of Winterborne Stickland.



The school

### The child's view

Box 1

The children of Dunbury School, Winterborne Stickland, were given the opportunity to express their views of the village and mention their likes and dislikes. Some of their comments are recorded below:

*"We like the stream so we can paddle in it in the summer. It is nice to go fishing and there are lots of wildlife."*

*"We don't like the corrugated roof [of the school] because it looks horrible."*

*"I like the Tree because it is the oldest tree in the village and it has lots of history."*

*"We don't like houses with lots of bricks."*

*"If we have any new houses I want them to fit in by doing them in old-fasben [sic] materials."*

*"The playground is important because you can play in it."*

*"I like the hills and the valley."*

*"The spaces are really nice to play in."*

*"The Old Mill is a feature of Stickland because it has been there many years."*

*"Lots of wildlife and flint houses I like because they fit in with the village."*

*"I like the village shop because it's friendly and sells everything you need in an emergency."*

There is a positive attitude to Stickland about these comments and the following pages will show that they generally reflect the views of the community.

## Winterborne Stickland's Historical Background

Winterborne Stickland is situated in North Dorset in a valley running north to south. A further arm of the village runs west following the course of the small Winterborne stream.

The site is surrounded by hilltop settlements of the Iron Age, and about three miles to the north is the important site of Ringmoore, a large Roman/British settlement. But the best remaining example of a Roman/British settlement in the area (and indeed in Southern England) is that on Meridien Down above Higher Houghton, a mile and a half to the west of Winterborne Stickland.

These sites would have been fairly well developed by the time the Saxons, after much opposition, finally forced their way into Dorset in the 6th century. It was the Saxons who gave Winterborne Stickland the Stickland part of its name – 'Stikel-land' meaning steep land – while the numerous Winterbornes of Wessex are streams which run from springs in the chalk hills. They usually only flow in the winter months when the water table is high.

The earliest written record of Stickland mentions a manor as having been given by William the Conqueror to the Abbey of Coutances in Normandy and subsequently sold in 1336 to Milton Abbey. A survey of the manor in 1333 lists the rector as holding 40 acres, three free tenants, ten men holding 30 acres each, 22 men holding 15 acres each, eight tenants holding eight acres each and nine others. Some of these were bound not to allow their sons to become priests (and thus become free men); some were bound to pay two shillings if they married a daughter to anyone outside the manor; some were obliged to drive cattle to 'Schapweke' (Shapwick), 'Blanford' (Blandford), Bere, 'Mylton' and Woodbury.

Separate villages grew up around the manors of Clenston and Quarleston, although other villages which developed along the southern part of the Winterborne Valley were wiped out during the first plague (the Black Death) in 1348-9.



The Mill House – where the overshot wheel worked



The Church

The old village grew up around the church, which was almost certainly built in the 13th century. Many traces of the past remain. The base of the medieval preaching cross may be seen near the village tree, itself very old, adjacent to the 13th century Church. The north part of Quarleston farmhouse dates from 1437. The Old Malt House and the Mill House are 16th century, and the original part of the Old Rectory dates from 1685. There are several picturesque cob and thatch buildings in the centre of the village, including the 18th-century inn.

The village became part of the Earl of Dorchester's Estate when he purchased Milton Abbey in 1772. It was subsequently owned by the Baron Hambro when he in his turn bought the Abbey estates in 1852 and it remained in the Hambro family until 1933. The Hambro family provided the village school and more recently the village hall.



From the 1735 Survey by John Edgar for Lord Hilton – The Manor of Stickland

The village has gradually extended outwards from its centre to the north and west – a movement accelerated when the Hambro Estate built several semi-detached houses prior to the First World War. Subsequently, Blandford Rural District Council extended the village further northwards, by successive stages of Council development, ranging from the Fairmead Houses of the 1930s to the recent retirement flats at Churchill Court.

Concurrent with this development, private dwellings have extended the village further south and west. In general this private development has tended towards the detached bungalow or house property, with an area of 93 square metres. These properties have varied in design according to the prevailing economics of the day.



Cob and thatch



Quarleston Farm House



The Malt House

### Listed buildings

Box 2

#### GRADE II UNLESS OTHERWISE STATED

References apply to the centre map	
<b>Stickland Farmhouse, West St.</b> Flint, banded flint and brick, render. Thatched roof with brick stacks.	11/128
<b>Stickland Farm Barn, West St., now Dunbury Lane (Grade II)</b> Banded flint and brick with half-hipped tiled roof.	11/129
<b>Church of St. Mary, West St.</b> Flint, banded flint and rubble, squared rubble and flint chequerwork and render with ashlar dressings. Nave slated, chancel is tiled with stone-slate margins.	11/126
<b>April Cottage, West St.</b> Rendered and whitewashed on flint plinth. Thatched roof with end brick stacks.	11/127
<b>Vine Cottage, West St.</b> Banded brick and flint with thatched roof having brick stacks.	11/124
<b>The Post Office, West St.</b> Banded flint and brick. Thatched roof with end brick stacks.	11/125
<b>Bournside House, West St.</b> Rendered and colour-washed on flint and brick plinth. Thatched roof with end brick stacks.	11/121
<b>Gurney's Cob, West St.</b> Rendered and whitewashed cob. Thatched roof with end brick stacks.	11/122
<b>Old Mill House, West St.</b> Rubble, brick, cob and timber framing, whitewashed. Half-hipped thatched roof with brick stack.	11/123
<b>Rose Tree Cottage, The Triangle</b> Rendered and whitewashed with thatched roof. Brick stack.	11/117
<b>Cross Tree Cottage, The Triangle</b> Rendered and whitewashed. Thatched roof with end brick stacks.	11/118
<b>Lavender Close, West St.</b> Rendered and whitewashed with thatched roof hipped to the left. End brick stack.	11/119
<b>Wheelwrights Cottage, West St.</b> Rendered and whitewashed with thatched roof and end brick stacks.	11/120
<b>The Old Malthouse, The Triangle</b> Three cottages – banded brick and flint with brick dressings. Thatched roof with brick stacks.	11/114
<b>Hustings Cottage, North St.</b> Rendered and whitewashed with thatched roof and end brick stack.	11/115
<b>Rose Cottage, The Triangle</b> Rendered with thatched roof and end brick stacks.	11/116
<b>Honeysuckle &amp; Marigold Cottage, North St.</b> Rendered and whitewashed with thatched roof hipped to the left. Common brick stack with Church Cottage	11/111
<b>Corner Cottage &amp; Church Cottage, The Triangle</b> Flint with vertical brick bands. Thatched roof with central brick stack.	11/112
<b>The Old Rectory, The Triangle</b> Banded flint and brick with slated and tiled roofs. Brick stacks.	11/113
<b>Midsummer Cottage, North St.</b> Banded brick and flint with brick dressings. Thatched roof with end brick stacks.	11/108
<b>The Crown Inn, North St.</b> Rendered and whitewashed with thatched roof having end and central brick stacks.	11/109
<b>The Thatched Cottage, North St.</b> Rendered, colourwashed walls with half-hipped thatched roof and tiled extensions.	11/110
<b>Quarleston Farmhouse (Grade II* listed)</b> Banded flint and ashlar, banded flint and rubble, hipped, tiled roof with stone-slate margins. Brick stacks.	6/106
<b>No. 2 &amp; 3 (Wyvern Cottage), North St.</b> Rendered and whitewashed with half-hipped thatched roof and end brick stacks.	11/107

## Winterborne Stickland Today

Since the building of the Fairmead Estate in the 1930s and the Downfield Estate in the 1940s which almost doubled the size of the village, development has been confined to infill and extending the boundaries, unfortunately outside the village envelope.

In the 1991 census the population of the village was 540, evenly split between males and females, living in 231 dwellings. The number of people of working age is approximately 50 percent, with a further 30 percent nearing retirement age or above. As can be seen, Stickland remains a living and working village rather than a commuter or retirement settlement. As Stickland is surrounded by hill farms, the main industry in the valley is still agriculture.

Stickland enjoys a number of excellent facilities – shops, post office, pub, garage, village hall, church, school, sports club, British Legion club and a doctor's surgery.

Another characteristic of Stickland is the high level of community spirit and social activity that is enjoyed within the village. Many evenings are taken up with meetings for local events such as the flower show, craft guild, talks, the annual pantomime or just good old-fashioned variety shows at the village hall.

Whilst a proportion of the villagers tend to leave the village every day to earn a living, there is a thriving local business community, including an engineering workshop, building firms and computer service businesses.

Many aspects of village life, including the hill farms, are under extreme pressure from the demands of an ever changing commercial world. The threat to the Winterborne stream by heavy vehicular traffic and lack of maintenance is typical of these pressures.

It is against this background that the assessment of Winterborne Stickland has been made.



*North Street from Church View Stores*



*School from Dunbury Lane*



*Village Hall and West Street with the Winterborne*



*Village Post Office and Store*



*Engineering and Horse Boxes at Valley Fabrications*

## VDS – Assessment of Winterborne Stickland

### Impressions of Winterborne Stickland

Whether you approach the village from the north, south, east or west, you are immediately struck by Winterborne Stickland's picturesque setting: nestled within the surrounding hills, and following the winding path of the stream which gives the village its name.

The roads and pattern of the houses have been dictated by the natural shape of the surrounding hills. As a result its simple linear form, marking it out as a traditional old English settlement, can be appreciated very quickly. You are struck by the variety of the architecture. Pride of place must go to the white walled thatched cottages with their intriguing roof shapes and the many houses with traditional bands of flint and brick which are so distinctive. Interspersed are semi-detached brick houses built in the early part of the twentieth century, rendered terrace houses, post-war chalet-type houses and bungalows, and a number of late twentieth century houses.

The Winterborne runs like a thread through the village, emerging at the triangular village green. The character of West Street is greatly enhanced by the stream and its grass verges, adding charm and sparkle to the valley and emphasising the rural feel. Its importance to the village cannot be exaggerated.

The thriving village school, busy Post Office and shop, smart village hall, sports field and the rural industry located here add to the strong sense that the village is very much alive.

Apart from the older cottages and houses, a number of buildings stand out to confirm the early history of the village – St Mary's Church, The Mill House, Quarleston Farm House, and the former Methodist Chapel, to name a few.

The importance and special quality of the surrounding hills with their cultivated fields, hedgerows and patches of woodland stretching to the horizon become very clear when the village is viewed from higher ground.

According to the inhabitants, the three words which best describe Winterborne Stickland are 'rural', 'attractive' and 'nestling'.

### The Main references are:

The Countryside Commission Advisory Booklets of Village Design and the Local Plan



*Thatched roof on cob walls*



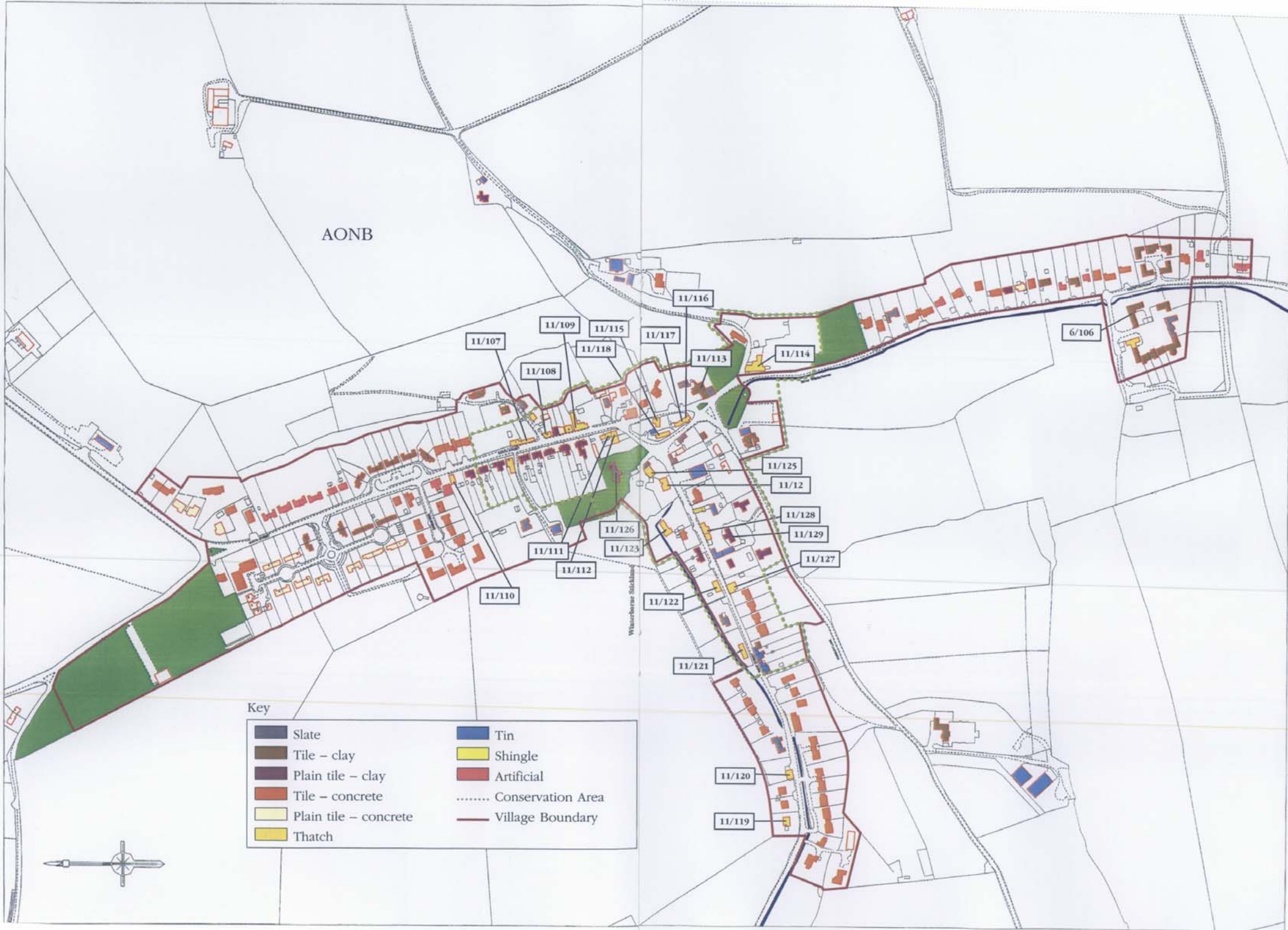
*Looking south towards Clenston*



*North Street from Downfield*














*Quarleston Farm House with a new development adjacent using traditional materials*



AONB

Key

 Slate	 Tin
 Tile - clay	 Shingle
 Plain tile - clay	 Artificial
 Tile - concrete	 Conservation Area
 Plain tile - concrete	 Village Boundary
 Thatch	



*The setting among the hills*



*The Winterborne in West Street*



*Stickland and the surrounding hills*



*Fairmead – developed in 1930s*

## Winterborne Stickland's Special Character

The villagers as a whole considered that Stickland does have a 'special character' and that the features considered most important to that character were:-

- Its valley setting
- The surrounding hills
- The Winterborne
- The amenities such as the Shop, the Post Office and the Pub
- The people
- The thatched roofs of the cottages
- The brick and flint and colour-washed walls

The great majority of respondents emphasised the importance of the valley setting. There is obvious affection for the Winterborne, the surrounding hills and the amenities such as the Shop.

In response to a question about 'the people', Winterborne Stickland was seen as a village for families as much as for the retired and the elderly – in fact, very much a village for all.



*Church View Stores, North Street*



*Traditional flint and brick with thatch*



*Stickland sports field in the middle distance*



*Dunbury Lane and green verges*



*Village Green*



*Lane down to Fairmead*

## The Green Spaces

Winterborne Stickland is fortunate enough to have several green spaces, in particular the Winterborne with its water meadows and meandering road alongside. The Winterborne not only helps to give the village its distinctive character, but provides valuable nature conservation features and safeguards many areas of the village from development. The water meadows, which in the past have relied upon the Winterborne for intensive cultivation, are a major green space in the centre of the village. The fact that there have been a number of planning applications in the past (all have been unsuccessful) emphasises the very real threat that the water meadows face from development.

Communal green spaces which have been protected, thanks to the foresight of the Parish Council in the past, include the triangular Village Green and the Sports Ground.

Green spaces between buildings are not so safe and are constantly threatened by infill development.

Boundaries to properties can have a significant impact on the feel of the village. While walls are generally required to be preserved within the conservation area, there is general concern at the loss of native hedges and trees, which have sometimes been replaced by post and rail fences or conifers.

Some of the new developments are in need of landscaping, tree planting and attention to boundaries. Almost every respondent thought that great care should be taken in creating suitable boundaries around new developments which reflect and complement existing boundaries. It was considered that this should include the retention of existing hedges and the preservation of trees which are considered important to the village.

In general it was thought that the appearance of the approaches to Stickland was important and should take into account the character of the main village.



*Challey Lane leading to the Village Green*

## The Winterborne

In order to appreciate, maintain and preserve the Winterborne and to avoid any conflict with planning and development, it helps to fully understand its background and its ways.

Rising among the many springs in the surrounding chalk hills, the stream formed the valley in which the village lies. The original course followed the contours down West Street to near the Cross Tree where it probably took a loop northwards and then ran down the west side of the cottages on the triangle. When overburdened, the stream reverts to that original course.



*The Winterborne*

There was probably a minor stream down North Street which only appeared in wet seasons, joining up with the Winterborne near where the Lime Tree now stands at the foot of Dunbury Lane. The stream then flowed on through the water meadows much as it does today.

Prior to a survey of the village in 1735 (see page 4), a leat (an open water course) was artificially created following a contour line and designed to bring water more slowly to the mill.

The map of 1735 shows where the mill pound was situated by its name – Millmead. It remained here until the 1980s fulfilling its purpose, namely to moderate the flow, albeit without manual intervention. It was here that the miller would have had sluice gates to dam the pound until there was sufficient water. He would then open the sluice to drive the mill for one or two hours as necessary. When there was too much water for the pound,

it would overflow down the original stream bed as it did in the early '80s.

Some time before 1928, the water was piped underground from the lower end of West Street, directly to what is now the village green.

The water meadows (largely untouched today) were so named as they were deliberately flooded by using sluices in order to provide warmth and fertility to encourage spring grass for livestock.



*The water meadows*



## The Buildings

Winterborne Stickland, like most villages, has its share of 'wonders and blunders'. In addition to the cosy and picturesque thatched cottages, there is a varied selection of building styles from the late 19th century existing within the village envelope – and indeed within the conservation area. Local opinions on the styles are as different as the designs themselves. It is considered that any extension of individual buildings to accommodate the owner's requirements should enhance the overall character of the particular building and have due regard for the surrounding area. Such 'blunders' as aerial installations or sky-line development should be resisted.

It is quite apparent from the questionnaire responses that the majority of the community believe it is important that new buildings or extensions should complement and be in scale with their neighbours. Views on new housing are equally divided between traditional design reflecting the older houses and modern, but built with traditional materials. Ninety-nine percent of respondents considered the layout of any future development should be 'country style' – farm close or village green effect. Semi-detached and well spaced-out housing was preferred to terraces.

One in four of those who responded believed that the architectural features adding most to the visual impression of the buildings were thatch over slate or tiled roofs, brick and flint walls, and small pane rather than large or dormer windows (although they were strongly in favour of windows and doors being of the same period style as the building). Overhanging roofs, porches and set-back doors and windows were considered important by at least half of those responding.

Power and communication cables attached to the faces of buildings or sited on poles throughout the village are considered unsightly and the numbers seem to increase year on year without any formal approval being sought from the Parish Council. Several neighbouring villages have succeeded in insisting all service cables are underground and ugly overhead wires and the supporting poles are removed. Winterborne Stickland, as a village community, should also strive to achieve this and demand that the Statutory Authorities programme all future new, replacement and repair schemes are installed underground.

Satellite dishes and domestic television aerials are part of the 21st Century but, with care, can be installed unobtrusively.



*Quarleston Hamlets development*



*Traditional porch and thatch detail*



*Prominent gable finials seen on several properties*



*A traditional cottage with successful extensions*

## Building Materials

The building materials which are considered to add most to the visual impression of Stickland are:

- Brick and flint combined
- Thatched roofs
- Local Dorset stone
- Rendered and colour-washed walls
- Slate roofs
- Cob
- Lime mortar



Brick and flint



Brick and flint with thatched roof



Brick and flint with slate roof



Brick and flint chimney and thatched roof



Thatched cottage roof with interesting ridge line



Rendered and colour-washed walls



Weatherboarding and thatched roof



Brick pattern details



Natural Slate roofs

## Architectural Features

The architectural features which are considered most important in adding to the visual impression of buildings in Stickland are:

- Traditional thatched roof details
- Walls with bands of flint and brick
- Brick detailing
- Windows and doors made of natural materials and of the same period style as the building.
- Overhanging roofs and reveals (set-back) windows, giving 'substance' to the building
- Two-storied buildings
- Small paned windows



Windows and doors made of natural materials and of the same period style as the building



Small pane windows



Traditional thatched roof details



Brick detailing



Two-storied buildings



Walls with bands of flint and brick



Overhanging roofs and set back windows are considered to give 'substance' to a building



## Check list

Box 3

### Any future buildings must relate well to their neighbours – in materials, shape, scale and landscaping.

It is acknowledged that Stickland has grown in a piecemeal fashion over the centuries. Any future development must draw inspiration from the existing houses in the village which define its special character and appearance. Important design considerations together with building materials and architectural features have already been identified in this VDS as contributing to the special character of Stickland. These are outlined below as a check list.

#### Scale

- in relation to the size of plot
- in relation to neighbouring properties
- how buildings fit or sit together
- if the buildings are sited on the steeply rising sides of the valley, their relationship to the contours and aspect must be clearly shown.

#### Outline

- the majority of buildings of all ages are cottages – determining a 'style'
- roof lines – to be compatible with neighbouring buildings
- roof pitches – to follow traditional angles and to be compatible with surrounding roof slopes
- chimneys

#### Materials

- brick and flint bands
- render and colour-wash
- flat tile or slate roofs
- thatch roofs
- weatherboard
- lime mortar

#### Features

- windows – in reveals (recessed) and to be in natural materials
- chimneys – stacks, to be interesting incorporating traditional brick and/or flint details and pots
- porches
- doors – use natural materials (rather than artificial) which are the same period style as the buildings

#### Landscaping

- walls
- hedges
- trees
- orchards
- verges



West Street



North Street



Working village



Garage in North Street

## And finally

### Making it work

Box 4

It is vitally important that a partnership be maintained between the planning authority and the Parish Council over key planning applications even though the authority is obliged to observe the VDS, the Local Plan, the Countryside Design Summary and any other planning guidance. Without this liaison the provisions of the VDS will fail.

The Parish Council will consider applications fully which will include site visits and whatever considerations are necessary for an efficient and well documented response to the application.

The Parish Council has a crucial role to play as the representative of the community in considering planning applications. The Parish Council in partnership with the Local Planning Authority should endeavour to make its opinions prevail, if its own judgement has been to reject an application because it is contrary to VDS recommendations. It is incumbent on the District Council to support and respect the views of the Parish Council and liaison should therefore continue for as long as necessary to reach agreement.



Some examples of the obtrusive nature of overhead wires and cables



A scar on the landscape at the approach from the East

## Recommendations

- 1** Councillors, planning officers, developers and designers involved in any type of development in the Winterborne Stickland Valley need to obtain a full understanding of the context of the development proposal and should not only visit the site, but study the variety and character of its surroundings and draw inspiration from what is already there.
- 2** New buildings should draw on tradition, and fit-in sympathetically as illustrated on page 11. 'Pattern Book' styles are not appropriate to future building in Stickland.
- 3** It is important that planning applications contain details of construction; relationships of ridge heights with neighbouring properties, architectural detail and boundaries. Traditional walls, and existing hedges and trees should be conserved.
- 4** Building materials for renovation or new work should be in keeping with existing natural materials i.e. brick and flint bands, plain tiles, slate and thatch, render and wash – UPVC replacement windows and doors on older property to be discouraged.
- 5** Architectural detail should relate to the character of the village with particular reference to chimneys, roof pitch, barge boards, doors, windows and porches.
- 6** Garages and extensions to complement the main building by using similar traditional materials and be in scale. Concrete garages with flat roofs, metal doors and utility built extensions are not appropriate in the Valley.
- 7** Site lines, skylines and important Valley views must be respected. Development proposed on rising ground must clearly indicate contours and take into account relationships with adjacent buildings.



*The Winterborne in the village green*



*Quarleston Hamlets*



*The approach from the west*

- 8** A site assessment must be undertaken for any larger development involving landowner, developer, designer, Parish Council, Highway Authority and Environment Agency. Appropriate site building density and off-street parking must form part of any proposal.
- 9** Ideally, the Stickland Village Design Statement should be supplemented by a landscape assessment, which would include the course of the Winterborne and the surrounding farmland and woodland. There are many hedges and trees within and outside the conservation area which are important to the landscape. They must be identified and preserved.
- 10** The important Green Spaces within Stickland are a feature of the village and must be respected. Infilling should be discouraged.
- 11** The local highway authority should ensure the preservation of minor routes, informal spaces and verges. Urbanisation, resulting from the installation of concrete kerbs and other inappropriate elements must be avoided.
- 12** The boundaries of the conservation area should be reviewed to include the surrounding hills.
- 13** New and replacement service cables should be installed underground. Utility and Highways Authorities will be expected to refer to the Parish Council before commencing any works.
- 14** New and replacement directional signs to be traditional finger posts.
- 15** The Winterborne to be maintained and preserved as an open stream.
- 16** The provision of existing buildings for craft workshops or commerce is to be favoured over new buildings.



*A new development using traditional materials*



*Valley from the east*



*Legion Lane*

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## List of Policies

<b>Policy 1.5</b> Allows modest growth within the Settlement Boundary	<b>Policies 1.19 – 1.25</b> Listed Buildings and Conservation Areas	<b>Policy 2.10</b> Allows for the development of affordable housing within or adjacent to the settlement boundary
<b>Policy 1.7</b> Restricts development outside of the Settlement Boundary	<b>Policy 1.27</b> Sites of Archaeological Importance	<b>Policy 2.12</b> Replacement dwellings in the countryside are allowed, subject to certain criteria
<b>Policy 1.9</b> Standard Assessment Criteria used to assess applications	<b>Policy 1.30</b> Restricts development in the AONB	<b>Policy 2.13</b> Dwellings for agricultural or forestry workers in the countryside, will be permitted, subject to criteria
<b>Policy 1.10</b> Prevents development on areas shown on the Plan as Important Open or Wooded Areas	<b>Policy 1.31</b> Ensures integration of development with the landscape character area	<b>Policies 3.5, 3.6 &amp; 3.8</b> These relate to employment development in villages or the rural area
<b>Policy 1.11</b> Covers the re-use and adaptation of buildings in the countryside, i.e outside the Settlement Boundary	<b>Policy 2.4</b> Allows infilling within settlement boundaries, subject to scale and character and other policies	
<b>Policy 1.13</b> On development in River Valleys	<b>Policy 2.7</b> Density of new development	<i>Other Policies of the plan may also apply.</i>

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## Acknowledgements

Section of Winterborne Stickland map of 1735 Rf D.1/NY16 reproduced from the Dorset County Museum Archive held in the Dorset Record Office

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