



WEST DEAN

Conservation Area Policy

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This policy was adopted by Salisbury District Council on 23rd February 1990 (with amendments on 15th October 1990) and by Test Valley Borough Council on 2nd May 1990.

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INTRODUCTION

This policy document has been prepared jointly by Salisbury District Council and Test Valley Borough Council for the West Dean Conservation Area which straddles the Hampshire/Wiltshire border. It describes the village and its history and explains the special planning controls which result from designation.

Conservation of the environment is one of the most important functions of local planning authorities. To be successful it must be the concern of all of us who value our towns and villages, which have evolved over centuries and contain many beautiful and historic areas. Their individual character is due to a highly diverse combination of buildings, trees and spaces.

Historic buildings are at the forefront of conservation, as a tangible record of our architectural and social history. Since 1947 the Secretary of State has compiled Lists of Buildings of Special Architectural or Historic Interest for each locality. Buildings included on the Statutory List enjoy legal protection under the Town and Country Planning Acts and are classified into grades I, II* and II to show their relative importance. In recent years the Department of the Environment has been progressively revising the Lists throughout England and Wales. The Revised List for West Dean was approved by the Secretary of State in 1986 when the number of statutorily listed buildings in the village was increased substantially. In addition, the sites of the Roman Villa and Norman Castle are Scheduled Ancient Monuments.

The concept of Conservation Areas is a more recent innovation. Prior to 1967 the emphasis was on the preservation of individual buildings as distinct from areas. The Civic Amenities Act 1967 imposed a duty on local planning authorities to 'determine which parts of their areas were of special architectural or historic interest, the character or appearance of which it was desirable to preserve or enhance, and to designate such areas as conservation areas'. These powers have been expanded and strengthened in subsequent Planning Acts and at present there are more than 6,000 conservation areas in England and Wales.

In defining areas of special architectural or historic merit there can be no standard specification as naturally there will be many different kinds. The boundary of any Conservation Area should reflect the factors which give a place its unique and 'special' character. Thus, significant groups of buildings, architectural style, historic settlement pattern, spaces, views, trees, etc., all have to be taken into account following detailed surveys and an examination of historical records. The intention is to identify core areas of particular interest. This

need not include every single historic building in the vicinity of the village and does not mean that the occasional poorly designed or unsightly building will be excluded if it lies within the core. Neither will it necessarily include all of a village or the surrounding countryside, as there are parallel planning policies which protect the countryside against inappropriate development.

Conservation policies are designed to complement rather than substitute for other planning policies. This document is NOT a village plan or a local plan and therefore is not concerned with the principle of whether development takes place. It will, however, have much to do with the form that any such development should take, including alterations or extensions to existing buildings. Particular attention is given to such matters as design, scale, location, use of materials and effect upon the street scene.



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THE CHARACTER OF THE VILLAGE

Historical Background

West Dean is a moderate sized village nestling in the valley of the River Dun, on the Hampshire/Wiltshire border, midway between Romsey and Salisbury. The village developed around the crossing point of the river, whilst to the north and south chalk downland rises up steeply. The name 'Dean' is a reference to its valley site. The economy of the village is traditionally agriculture based, but in the 20th century development has also been associated with the saw mill and nearby Ministry of Defence establishment.

Pre-historic settlement mainly occurred on the surrounding downland, but later Roman occupation resulted in the development of several villas in the area. An important Roman site is situated just to the north of Dean station. It was excavated in 1871-73 by the Reverend G. S. Master who found evidence of two large buildings, one a basilica or public meeting hall, the other a courtyard building with a bath house. Finds from this villa site are held in the Salisbury Museum.



Site of Roman villa



River Dun and numbers 16 - 17 West Dean

A Saxon settlement "Deone" is recorded in AD880 on the banks of the river, and following the Norman Conquest, a castle was established on high ground to the north east of the river crossing, a classic defensive position. Though the site is now wooded, the form of the mound or "motte", upon which the keep stood, and its surrounding ditch, can still be easily distinguished. Both the castle and villa sites are scheduled ancient monuments and are protected by law against unauthorised excavation and development.

The village appears to have been of substantial size prior to the Black Death which ravaged England in the second half of the 14th century. There were two churches - All Saints West Dean, and St. Mary's. In 1474 All Saints Parish was amalgamated with West Dean (Wiltshire) with St. Mary's becoming the official Parish Church. All Saints reverted to the status of a chapel, but the Rector of St. Mary Dean was required to keep its chancel in repair and say a weekly Mass there. However, All Saints was subsequently destroyed and it was not until 1870 that the foundations of the east end of the chancel were rediscovered on the western edge of the village in a field known as 'All Hallows'.



Borbach Chantry

Meanwhile a chantry chapel was constructed at St. Mary's in 1333 for Robert de Borbach. In the 17th century it became the final resting place of several members of the Evelyn family who acquired West Dean Manor c. 1600. Later the Manor House was occupied by the Duke of Kingston-upon-Hull but it was eventually demolished. Most of old St. Mary's Church was taken down in 1868 after the new parish church was built, but the Borbach Chantry was retained. This contains a remarkable collection of 17th century memorials to the Evelyn family, which are considered to be of national importance. The chantry is Grade I listed as a building of special architectural or historic interest, and is now in the care of the Church of England Redundant Churches Fund.

Other historic buildings in the area mostly date from the 17th century onwards. There are a few timber framed thatched cottages at the south end of the village, and several larger 17th century brick buildings of interest. These include Church Farmhouse, The Red Lion Inn (which straddles the county border), the old rectory (now Dean House) and a fine barn at Church Farm which is a very early example of the use of brick for a farm building.

In the late 18th century, the River Dun began to be developed as part of the Southampton and Salisbury Canal Navigation. The navigation was authorised in 1795 and was planned as a western arm of the Redbridge/Andover Canal. However, it was never actually completed and only reached as far as Alderbury in 1804. Although much of the canal was subsequently obliterated by the arrival of the London and South Western Railway in 1847, some embanking is still clearly visible along the north side of the river east of the Red Lion. Dean Station was opened on 1st March 1847, soon after the line from Bishopstoke (now Eastleigh) to Milford, just outside Salisbury, was completed.

The new Parish Church of St. Mary was built in 1866, designed by Pownall and Young. It is constructed of flint and brick with Bath stone dressings and a tiled roof and comprises a nave and apsidal chancel, with a south porch. Inside it incorporates a number of medieval and 17th century furnishings and fittings from Old St. Mary's. The glass is early 20th century, by William Morris and Company.

In the 20th century, new development has been generally restricted to residential infilling within the village core, with some small public estates on the fringes.



Barn at Church Farm

The Area Today

Approaching from East Dean, the entrance to the old part of the village is marked by Tower House, a former early 19th century semaphore station which incorporates parts of an earlier medieval building. There are good views out to the west before the lane drops down steeply past several old cottages towards the bridge. The cottages are mostly timber framed. Originally they would have had walls of wattle and daub, and thatched roofs, but in many cases walls have been infilled with brick, and some thatched roofs have been replaced with tiles.

The buildings cluster around the open ground between the road and footbridges over the River Dun. This is an important open space which forms the focal point of the village. From the yard between the Red Lion and the weatherboarded barn are good views across a paddock towards the river. To the west, the Salisbury road runs steeply up Moody's Hill past the site of All Saints Church.

Moving north, Dean Station is a prominent building by the roadside where it crosses the railway. Several old structures associated with the station survive and can be seen from the path which runs along the north side of the line towards Railway Cottages. Another path branches north-eastward across open parkland towards the playing field. This is the site of the Roman villa. Several mature conifers fringe the site and a brick walled garden occupies the north-east corner.

Past the level crossing, the road splits in two. At the junction is the village hall (King George's Hall) and a group of two brick cottages with slated roofs. The western track leads to Church Farm, whilst the main road runs up Rectory Hill towards West Tytherley. St. Mary's Church is situated on the left, with open ground to the north and south. A little further up, behind a fine brick wall, is the Old Rectory, now Dean House, a brick house of mainly 17th and 18th century construction. A mature avenue of limes borders the lane along the north side of Dean House, leading to open fields with good views to the south and east.

At the crest of Rectory Hill, the road levels out and is bordered by hedges in front of 20th century houses. The view opens out as the land drops down again towards Pilgrims Croft. Behind the modern houses on the west side of Rectory Hill, reached by a short track, is the Norman Castle Mound. To the south west of the castle, old St. Mary's graveyard surrounds the Borbach Chantry. This is a fascinating building tucked away in an attractive wooded setting.

Returning southward, Church Farm is approached from the west side of Rectory Hill by a tree lined avenue, from where there are good views southward to St. Mary's Church and beyond to Dean Hill. Church Farm is a substantial complex of early brick buildings dating from c. 1650. Of particular note are the farmhouse itself, the large barn to the south east and the wall attached to it which runs along the lane. There is also a late 17th century timber framed carthouse at the southern edge of the farmyard. An area of open ground to the south of the farmhouse affords a good view out across the river valley to the west.



Approach from East Dean

BOUNDARIES

The proposed boundary of the Conservation Area is drawn around the historic core of the village and includes not only buildings of historic interest but also natural landscape features such as groups of trees and open spaces. It extends from the Castle Mound in the north, to Tower House in the south, and east to west from Church Farm to the Railway Cottages.

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

- the clustered nature of the settlement core;
- outlying elements linked to the core by hedges, tree belts and attractive open spaces;
- important open areas and views out of the village on its fringes;
- the focal point formed by the village green area in front of the Red Lion, beside the River Dun;
- the tradition of red brick as a local building material;
- local landmarks formed by St. Mary's Church and the Red Lion Inn.



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PLANNING POLICIES AND CONTROLS

Planning policies for the Conservation Area aim to preserve and enhance its special character. They are complementary to existing land use and countryside policies contained within the South Wiltshire and the South Hampshire Structure Plans which, together with Salisbury District's Interim Conservation Policies (see Appendix 1) and the Romsey Area Local Plan, provide a detailed and up to date framework for development decisions affecting West Dean. The latter will in due course be superseded by the South East Parishes Local Plan and the Test Valley Borough Local Plan, currently in preparation.

The designation of a Conservation Area automatically brings into effect certain additional planning controls which include:

- a) limits on normal permitted development tolerances;
- b) restrictions on demolition of buildings and structures;
- c) restrictions on felling and other tree work.

Designation brings an assumption that the design of new development must be sympathetic to and enhance the character of the area; furthermore there will be extended opportunities for public comment on proposed development. You are strongly advised to consult the appropriate Planning Department before any works are undertaken to ANY building, structure or tree.

1. Demolition

All buildings including walls within a Conservation Area are protected by law from demolition. The only exceptions are certain very small or temporary buildings. Anyone intending to demolish all or part of a building within a conservation area must first apply for consent from the Local Planning Authority.

2. Listed Buildings

Buildings which are statutorily listed as being of special architectural or historic interest by the Secretary of State are additionally protected, and it should be noted that this applies to interiors as well as exteriors. Prior listed building consent must be obtained from the Local Planning Authority before any works to alter, extend or demolish any part of a listed building are commenced. Such works could include external redecoration, re-roofing, the alteration of doors

and windows, changing rainwater goods, removal of internal fixtures or structural changes. Permission is also required for the erection of small buildings such as garden sheds within the grounds of a listed building, or for changes to gates, fences or walls enclosing it.

Some key points to note when considering repairs or alterations to listed buildings:

- Repair existing traditional windows, cast iron gutters, etc. wherever possible. Avoid the use of non-traditional materials such as uPVC or aluminium windows, concrete tiles, slates or plastic gutters in any proposals which would, in any case, require listed building consent.
- Retain original internal features such as doors, fireplaces, panelling and plasterwork.
- Do not use damaging cleaning techniques such as sandblasting on old timbers or brickwork.
- Ensure that new brickwork is a good match with existing and use lime mortar for careful compatible pointing. Seek expert advice before carrying out any repointing work.
- Do consult your local Council for advice.

3. New Development and Alterations to Non-Listed Buildings

Designation of an area as a Conservation Area does not preclude the possibility of new development within the area; what is important is that new developments should be designed in a sensitive manner having regard to the special character of the area and should enhance it.

Similar considerations apply where alterations or extensions are proposed to existing buildings of local interest or other non-listed properties in the area. Major threats to the general character of Conservation Areas are the many 'small' alterations to non-listed buildings that can take place. For example, the use of mass-produced doors and windows in wood stain or uPVC should be avoided. Although a few minor works are regarded as 'permitted development', and may be carried out without the need for planning permission, regulations have recently been strengthened in Conservation Areas and, in many cases, formal consent will be required. Owners should therefore check with the Planning Department at an early stage when considering works to their property.

Detailed applications will be required to show the relationship of any proposal to its site and surroundings to ensure that new development 'fits in' by reflecting traditional building forms and the use of local or compatible materials. Outline applications will not be accepted.

New development should positively enhance the Conservation Area's character by:

- reflecting traditional building forms in terms of density, height, massing and scale;
- using local or traditional materials, colours and detailing;
- retaining and reinforcing local landscape features such as trees and hedgerows.

Where development involving building work is proposed, the Local Planning Authority, mindful of the archaeological potential, will ensure that adequate time is allowed for excavation/investigation of selected sites before and during development and may attach conditions to planning permission as appropriate.

4. Opportunities to Comment on Proposed Developments

The Local Planning Authority is required to advertise applications for development affecting a listed building or the character of a conservation area in order to allow opportunities for public comment. Notices are placed in the Romsey Advertiser or the Salisbury Journal and on or near the land to which the application relates. Twenty-one days are allowed for the public to inspect the details of the application and to make representations to the local council.

5. Trees and Landscape Features

In Conservation Areas all trees are protected broadly as though they were subject to Tree Preservation Orders. The only exceptions are some very small specimens, such as garden fruit trees. The Local Planning Authority must be notified at least six weeks before a tree is proposed to be felled, uprooted or pruned in any way (unless being done in connection with a previously approved development). See Appendix 2 for further details.

The retention of trees and hedgerows is generally encouraged, but where development proposals would involve their removal, this should be clearly indicated as part of any detailed planning application. A landscaping scheme

should include an accurate survey of existing features showing their location, height, spread and species, together with any new planting.

Not only are there important groups of trees within and adjacent to the Conservation Area, but there are certain open spaces which contribute significantly to the character of the village. Because of this it is improbable that any development will be permitted on them. The local council would therefore wish to see them retained and enhanced accordingly.

6. Advertisements

Due to the predominantly residential nature of West Dean there are almost no business signs in this area. Signs will continue to be kept to a minimum and strict controls concerning the display of outdoor advertising will be applied within the Conservation Area.



View to the north

ENVIRONMENTAL ENHANCEMENT

In addition to the legal consequences of designation of a conservation area, it is important that action is taken to preserve and enhance the character and appearance of the area. It is not just the buildings which are important. A number of more general improvements to footpaths, bridleways, open areas or tree planting may contribute to the overall attractiveness of a place. Special financial assistance is available from central government in certain circumstances. However, in the case of West Dean the source of any grant aid is likely to be the District or Borough Council and the County Council and is summarised below:

1) Historic Building Grants

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 both the local District or Borough Council and the County Council are empowered to contribute towards the cost of essential repairs to historic buildings. The offer of grant-aid is entirely discretionary and the amount of grant will be related to the nature and extent of repairs to be carried out. Works regarded as coming within the normal maintenance liability of an owner are not eligible, but structural repairs, re-roofing, thatching, window repairs, etc. may well qualify for assistance.

2) Environmental Enhancement Grants

The District/Borough Council and the County Council have funds for environmental enhancement projects, which may be initiated by the Parish Council, voluntary groups or individuals. Such work is not limited to only the Conservation Area, but projects within the core area are certainly encouraged. Suitable works include tree and shrub planting, the removal of eyesores, the provision of appropriate surfacing and street furniture and clearance of waterways and footpaths.

FURTHER INFORMATION

Advice and information on legal requirements and development matters can be obtained from the Area Planning Officer at the Planning Department, Council Offices, Duttons Road, Romsey (Tel: Romsey 515117) or the District Planning Officer, 61 Wyndham Road, Salisbury (Tel: Salisbury 336272). Advice on historic building work, repairs, details of grants and landscape matters are available from the Design and Conservation Sections at the same addresses.



Tower House

APPENDIX 1

Salisbury District Council: Interim Conservation Policies

Listed Buildings

- CN1** There will be a presumption against the demolition of any listed building. Such a proposal will be considered favourably only in very exceptional circumstances where a building's condition makes it impracticable to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be given.
- CN2** Proposed works which would in any manner affect the character or setting of a listed building will normally be granted listed building consent only if the following criteria are met:
- (i) New work respects the character of the existing building in terms of scale, design and materials;
 - (ii) Architectural or historic features which are important to the character of the building (including internal features) are retained unaltered;
 - (iii) Sympathetic natural materials matching the original, are used in repair or replacement work;
 - (iv) The historic form and structural integrity of the building is retained.
- CN3** Changes of use of listed buildings (and other important buildings in Conservation Areas) will only be permitted if:
- (i) They contribute towards the retention of such buildings without adversely affecting their character or structural integrity; and
 - (ii) They do not give rise to harmful effects on the general environment of the area.

- CN4** Development within the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building concerned.

Conservation Areas

- CN5** In Conservation Areas only development which preserves or enhances the existing character will normally be allowed.
- CN6** In Conservation Areas the demolition of buildings or other structures such as boundary walls will be permitted only in cases where the applicant is able to show that the existing structure is wholly beyond repair, or of a character inappropriate to the Conservation Area.
- CN7** In Conservation Areas the Local Planning Authority will seek to ensure that the form, scale and design of new buildings and the materials used respect the character of the area.
- CN8** The Local Planning Authority will protect from development open spaces, gaps between buildings and gardens where this would detract from the special character of the Conservation Area.
- CN9** The Local Planning Authority will seek the removal or improvement of features which detract from the quality of a Conservation Area, including signs, buildings, advertisements and overhead wires.
- CN10** The Local Planning Authority will take special care when considering new development to ensure that views from and into Conservation Areas are safeguarded and opportunities are taken to improve views that do not contribute to their character.

CN11 The Local Planning Authority will seek to retain shopfronts within Conservation Areas that are attractive, of historic or architectural value or contribute to the character of the area. Permission will normally only be granted for their repair or restoration.

CN12 In Conservation Areas the Local Planning Authority will permit new shopfronts only where the design is of high quality and appropriate to the character of the building and its surroundings.

CN13 Internally illuminated signs, whether fascia, projecting box or hanging, will not be permitted within Conservation Areas.

Redundant Traditional Farm Buildings

CN14 Change of use of traditional farm buildings in the countryside will only be permitted where the Council is satisfied that no possibility of further reasonably beneficial agricultural use, including storage is possible.

CN15 Subject to policy CN14 being complied with, change of use of traditional farm buildings in the countryside will only be permitted where:

- (i) The building is of traditional construction, appearance and materials, and makes a positive contribution to the landscape or to a group of buildings and is in the opinion of the Local Planning Authority worthy of and in a condition capable of retention and conversion without substantial reconstruction; and
- (ii) The use respects the special characteristics and appearance of the building; and
- (iii) The existing envelope without detrimental alterations affecting its character, appearance, general setting and immediate surroundings.

CN16 Change of use of traditional farm buildings will not be permitted where an isolated development away from public services will result.

CN17 Where change of use is accepted as the only means of preserving a statutorily listed barn preference will be given to uses that keep its interior open as this is part of the special character of the barn.

Ancient Monuments and Archaeology

CN18 The Local Planning Authority will not normally permit development that would adversely affect Scheduled Ancient Monuments or other important features of archaeological or historic interest.

CN19 The Local Authority will in appropriate cases require developers to make provision for adequate archaeological investigation and recording to be made before or during building or other operations. The County Council's Field Archaeological Officer will be informed of planning applications in the local plan area and in areas of archaeological significance will, if appropriate, require developers to undertake archaeological investigation before a planning application is determined.

Historic Parks and Gardens

CN21 The Local Planning Authority will encourage the retention and, if appropriate, the restoration of historic parks and gardens, development which would adversely affect these parks and gardens will not normally be permitted.

Environmental Improvement

CN22 The Local Planning Authority will encourage schemes of environmental improvement and will make available financial and technical assistance as resources permit.

APPENDIX 2

Trees in Conservation Areas

The Town and Country Planning Act 1990 (Sections 211-214) requires anyone who proposes to 'top, lop, uproot or wilfully damage or destroy' a tree in a conservation area to give six weeks notice to their district council (in this area, either Salisbury District or Test Valley Borough Council). This requirement is intended to give the district council a final opportunity to serve a Tree Preservation Order (TPO) before work is commenced. Work may not be commenced within the six week period without consent.

If the work to a tree in a conservation area is begun without the six weeks notice, the person carrying out the work becomes liable for penalties similar to those for contraventions of a tree preservation order and a similar duty to replant. If the authorised work is not completed within two years of giving notice of consent, further notice must be given. The particulars of a notice are recorded by the council in a register open to public inspection. 'Notice' forms are available from the Planning Department of the appropriate district council.

The six weeks rule does not apply to trees that are dying, dead or dangerous, or where works are necessary for the prevention or abatement of a nuisance. Except in an emergency, however, a minimum of five days should be given to the authority to decide whether to dispense with a requirement to replant with a tree of appropriate size or species.

There are certain categories of trees that are exempt from most tree preservation or conservation area controls; these are summarised below.

Main exemptions

- i) trees of less than 75mm in diameter, 1.5m above ground level or 100mm where the act is carried out to improve the growth of other trees (except Woodland Tree Preservation Orders);
- ii) trees cultivated for fruit production that are growing or standing in an orchard or garden;

iii) trees cut down in accordance with a forestry dedication covenant or Forestry Commission plan;

iv) trees cut down by a statutory undertaker (such as British Telecom or river authority); and

v) trees which need to be felled to enable development to be carried out following the granting of planning permission.



Approach to Church Farm

