

Burton and Winkton

Neighbourhood Plan Design Guidance and Codes

Final report
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Quality information

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Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC)'s Programme led by Locality, AECOM was commissioned to provide design support to Burton and Winkton Parish Council.

1.1 About this report

Locality is the national membership network for community organisations that brings local people together to produce Neighbourhood Plans. Through Locality's Government-funded support programme, AECOM have been appointed to prepare this Design Guidance and Codes document, which will form part of the evidence base for the Burton and Winkton Neighbourhood Plan.

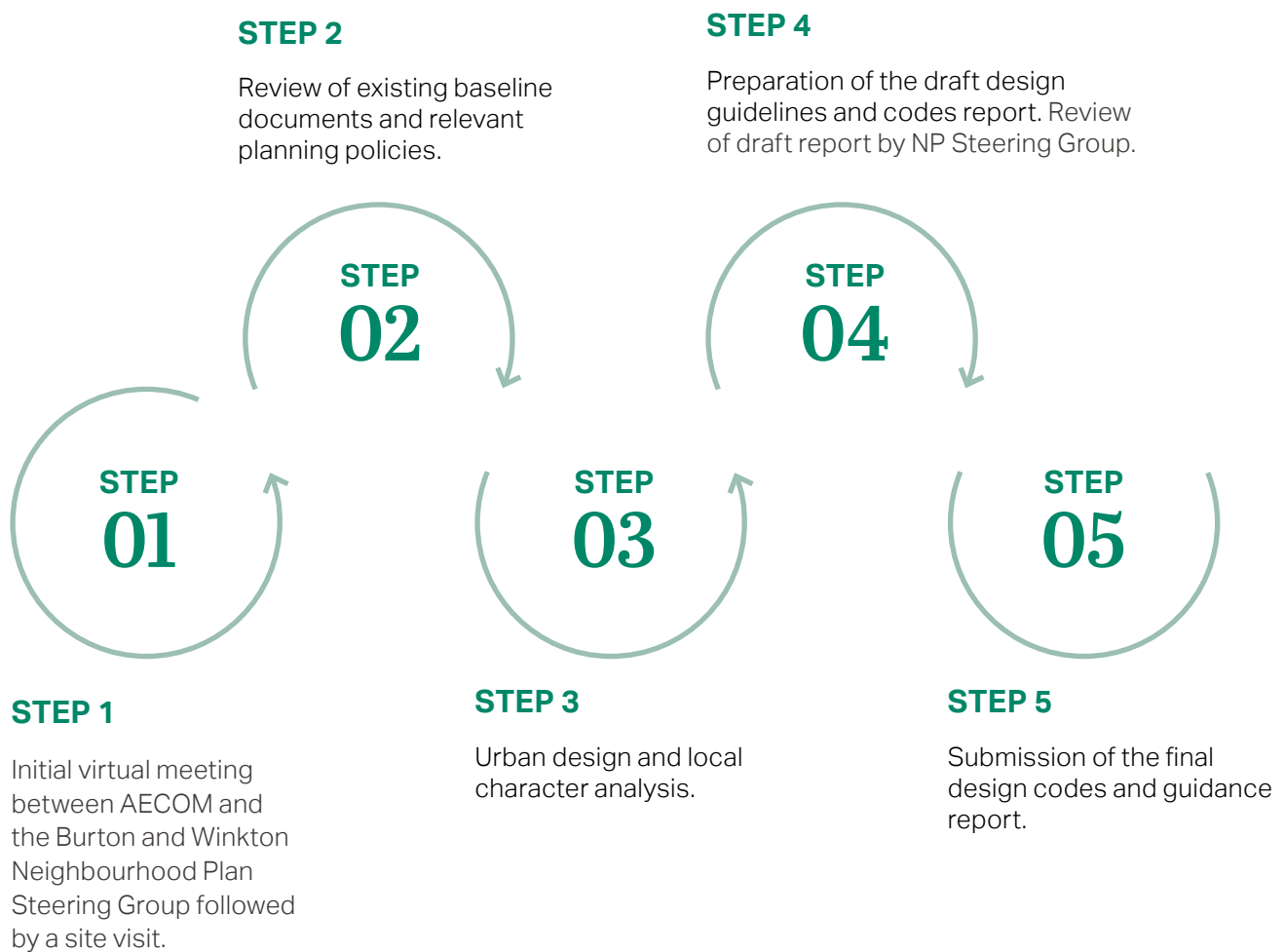
1.2 Aims and objectives

The purpose of this document is to provide an appreciation of Burton and Winkton Parish's existing character, in order to create a set of design codes which will apply to any future housing development in the villages. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the villages' existing character.



1.3 Process

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, the following steps were agreed with the Group to produce this report:



1.4 Area of study

Burton and Winkton Parish is located in the Bournemouth, Christchurch and Poole Unitary Authority in the county of Dorset. It borders the River Avon in the west and the New Forest National Park in the east. The parish contains the village of Burton and the hamlets of Winkton, Bockhampton and Holfleet interspersed with open farmland. Burton lies approximately 4.5km south-west and 2.7km south respectively of neighbouring villages Bransgore and Sopley and the parish borders the town of Christchurch to the south and east.

The parish is serviced by local roads and the B3347 runs north-south along the western edge of Burton village, connecting south to Christchurch and north to Winkton, Sopley, Avon and, further north, Ringwood. Part of the South Western Railway line runs along the south of the parish, though the nearest station is outside the parish in Christchurch.

The main settlement area of Burton village is concentrated in the south west corner of the parish and is formed of a mix of residential development with local facilities a primary school, three pre schools, doctor's surgery, independent pharmacy, two convenience stores, a community centre, a care home, two pubs, two churches, as well as a range of local green spaces. Additionally within the surrounding hamlets there are a small number of pubs and businesses as well as farms and residential units.

The South East Dorset Green Belt covers the whole parish, with exception of Burton. There are several other designations in the parish around the River Avon including a Site of Special Scientific Interest, Ramsar site and Special Protection Area, with the river itself designated a Special Area of Conservation.







Local character analysis

02

2. Local character analysis

This chapter describes the local context and key characteristics of Burton and Winkton Parish related to history, built environment, streetscape and landscape. This is informed by observations on site and the [2003 Christchurch Borough-wide Character Assessment](#)

2.1 Landscape and land-based designations

Burton and Winkton's landscape and green infrastructure network is a number of different features and key designations, these include:

- **Avon Valley SSSI.** The Avon Valley Site of Special Scientific Interest is located to the west of the parish and covers the Avon River and associated valley landscape. The area borders part of both Burton village and the hamlet of Winkton.
- **Avon Valley Ramsar Site and SPA.** The Avon Valley Ramsar Site and Special Protection Area cover the same area as the Avon Valley SSSI and signify the international importance of the wetland area (Ramsar site) as well as its importance for the protection of bird species (SPA).
- **River Avon SAC.** This Special Area of Conservation runs along the River Avon and western boundary of Burton and Winkton Parish and has been designated to protect important and vulnerable habitats.
- **New Forest National Park.** The New Forest National Park borders the eastern boundary of Burton and Winkton. It is an area of undeveloped woodland and pasture and covers an area of approximately 560km² across the counties of Hampshire and Wiltshire.
- **Ancient and deciduous woodlands.** There are several areas of deciduous woodland across the parish, a few located in the River Avon Valley, Clockhouse Copse to the north and Barrett's Copse and a number of small areas to the south of the parish.
- **Designated Green Belt.** The South East Dorset Green Belt covers almost the whole of Burton and Winkton with only the exclusion of Burton village. The Green Belt serves a number of purposes, including checking the unrestricted sprawl of large built-up areas and safeguarding the countryside from encroachment. It is worth noting that the railway running south of Burton village remains a strong physical barrier for wildlife as well as a visual barrier in the landscape.
- **Proposed Suitable Alternative Natural Greenspace (SANG).** The proposed SANG¹ is located to the south-east of Burton village, connecting it with the planned neighbourhood of Roeshot Hill and New Forest to the east. The SANG sites will be created using mature landscape elements, linked up by existing public rights of way - especially towards New Forest. It is envisaged that these sites will form part of the green infrastructure network of Burton and Winkton, whilst adding amenity spaces and biodiversity richness at a landscape scale.

¹ Christchurch Urban Extension SANG Strategy FD4 (2012)
- <https://www.dorsetcouncil.gov.uk/documents/35024/291793/Christchurch+Urban+Extension+SANG+Strategy.pdf/f7acb581-7fe3-c4c7-5ec8-2109a62424de>



Figure 02: Surrounding landscape of the parish is defined by low lying farmlands and pasture within the Avon Valley.



















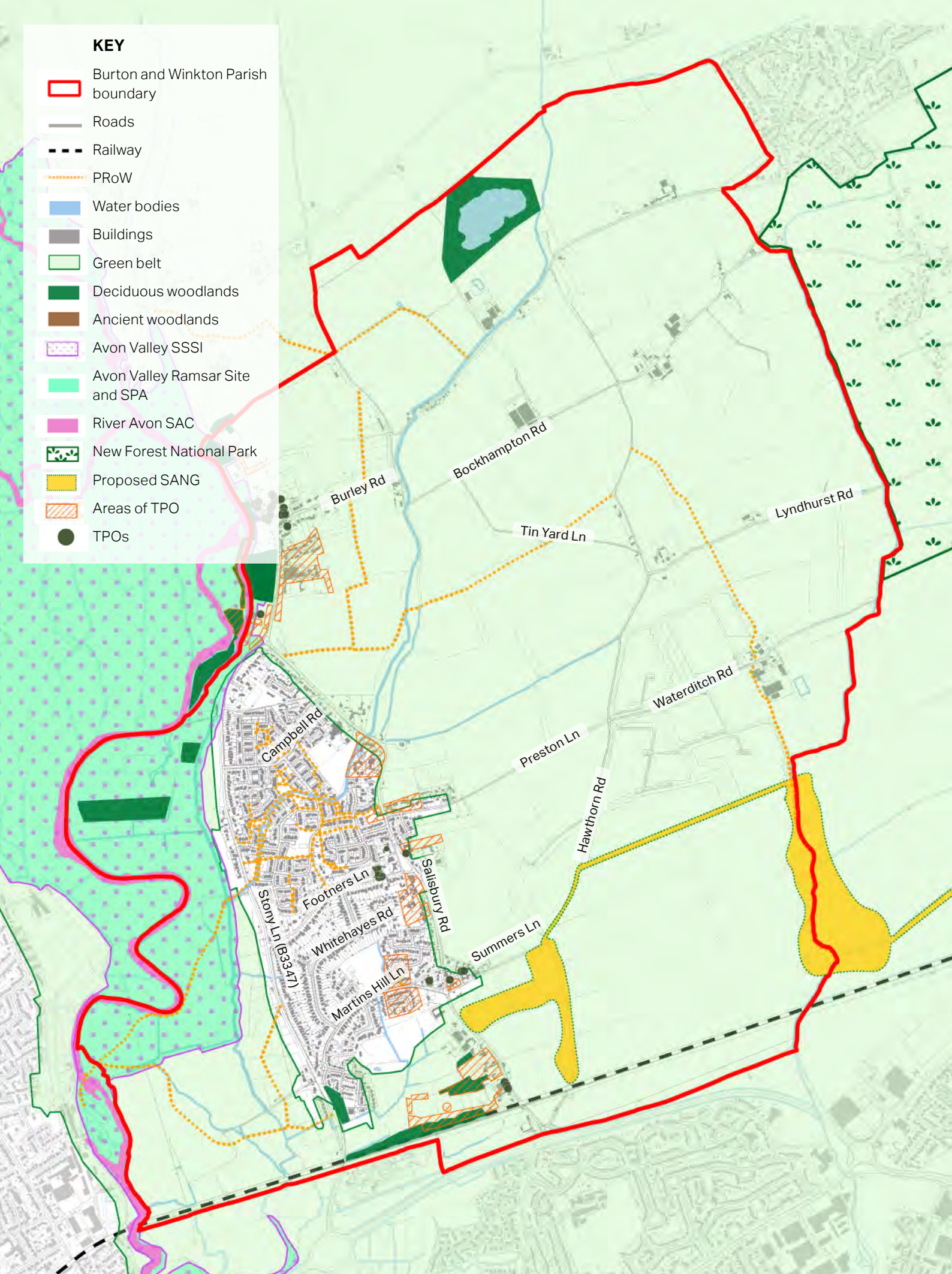
Figure 03: Some woodland areas can be found in the outlying areas of the parish, such as Bockhampton.



Figure 04: Farmlands and woodlands in the distance to the east of Burton village that form integral parts of the parish's green network.

KEY

-  Burton and Winkton Parish boundary
-  Roads
-  Railway
-  PRoW
-  Water bodies
-  Buildings
-  Green belt
-  Deciduous woodlands
-  Ancient woodlands
-  Avon Valley SSSI
-  Avon Valley Ramsar Site and SPA
-  River Avon SAC
-  New Forest National Park
-  Proposed SANG
-  Areas of TPO
-  TPOs



F.5 Figure 05: Land based designations of Burton and Winkton Parish.

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2.2 Access and movement

Due to the Parish's rural nature, the road network is sparse and concentrated within the built-up areas.

The B3347, formed by Stony Lane and a section of Salisbury Road within the Parish, constitutes its main north-south spine. The other main north-south roads are Salisbury Road and Hawthorn Road, while the main east-west roads are Burley Road, Bockhampton Road, Preston Lane, and Waterditch Road.

The main road in the Parish is the A35, known locally as the Christchurch Bypass, which forms its southern boundary and can be accessed via Stony Lane and Salisbury Road.

Burton and Winkton Parish contains several bus stops that are served by the 23, 125 and C11 bus routes with services to Ringwood, Brockenhurst College, Somerford, and Christchurch. Most of the stops are concentrated in Burton, while Winkton has only one stop in each direction.

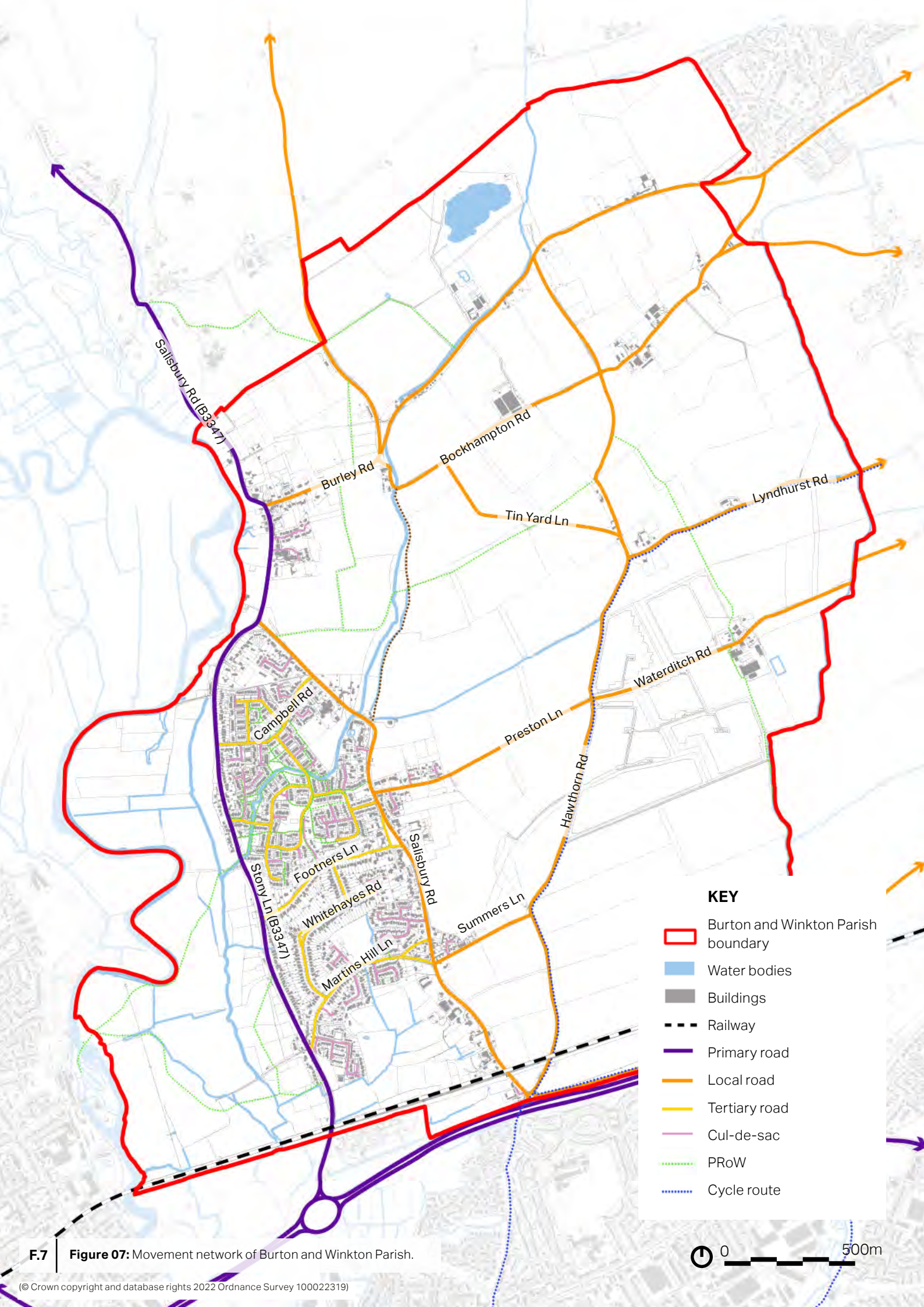
The South Western railway line crosses the south of Burton and Winkton but there is no station within the parish. The railway creates a strong physical and visual barrier through the area. The nearest station is Christchurch, about a 2.3km (5 minute) drive and 24 minute walk from the southern entrance to Burton village via the B3347 and A35, to Burton village via the B3347 and A35. These are very busy roads with fast moving traffic with pavement is a shared pedestrian and designated cycle path on oneside of the road only and very narrow at some points Rail links from Christchurch include South Western

Railway services to London Waterloo, Bournemouth, Weymouth, Basingstoke, Poole, and Winchester. Bournemouth Airport is located 4km north-west of the parish and offers further national and international connections.

There is a good network of Public Rights of Way (PRoW) within the parish with footpaths and bridleways from the villages and hamlets in the parish out into surrounding countryside and towards neighbouring settlements. There is also a bike rental scheme in Burton with bike stands dotted around the village. The Avon Valley Path, which uses a combination of footpaths, bridleways and local roads, runs into the parish from the north, through Holfleet and Burton, to Christchurch, ending at the Christchurch Priory. Unfortunately, this final section between Burton and Christchurch is usually inaccessible due to flooding. The River Avon connects the Parish to Christchurch Harbour and the River Stour, but is not used for navigation above Christchurch.



Figure 06: Footpath along Clockhouse Stream that link Burton village with open countryside by River Avon to the west.



2.3 Conservation areas and heritage assets

The Neighbourhood Area contains a number of heritage assets and two distinct Conservation Areas:

- **Burton Conservation Area.** Burton's conservation area is located along the length of the eastern side of the village, primarily around linear development on Salisbury Road. This area was first designated in 1986 and key characteristics include: the open rural agricultural landscape setting, the village green and buildings which front on to it including two churches, both with halls, convenience store with post office, doctor's surgery and pharmacy, a number of listed and locally important buildings; important boundary walls and farms and farm buildings which mark the agricultural origins of the settlement. There are also two listed Victorian metal mile markers within Burton conservation area.
- **Winkton Conservation Area.** Winkton's conservation area covers the whole of Winkton hamlet as well as areas of surrounding rural agricultural land and riverbanks of the River Avon. This area was first designated in 1989 and key characteristics include: the high-quality landscape setting, strong relationship to the River Avon on the western boundary, mature trees, consistent use of brick and slate, a core of historic buildings of listed or locally listed status and important boundary walls.
- **Listed buildings.** There are in total 56 Grade II and Grade II* listed buildings in the parish, the majority concentrated in Burton's and Winkton's conservation areas as well as several buildings at Bockhampton Farm and a small group of cottages along Stony Lane.
- **Locally important buildings.** As well as the designated listed buildings, there are a total of 18 locally important buildings currently identified, 11 within Burton Conservation Area and 5 within Winkton Conservation Area. These have been locally recognised by BCP Council for the important positive contribution they make to the character of the area.
- **Important boundary walls.** One of the key heritage assets of Burton and Winkton are the historic boundary walls, which are of local, red brick and contribute to the enclosure and definition of spaces within the conservation areas.
- **Scheduled monument.** There is one scheduled monument in the parish, remnants of a preaching cross known as the Staple Cross, which is located within the Burton Conservation Area at the southern Parish boundary.
- **Views.** The flat, open landscape of the parish allows for long-distance views over surrounding landscape and there are several key views out from points in both Burton village and Winkton settlement both to the west across the Avon Valley and to the east across the agricultural landscape. Within Burton there are also short-distance or 'glimpsed' views towards the Grade II listed St Luke's Church, a landmark feature of the village.

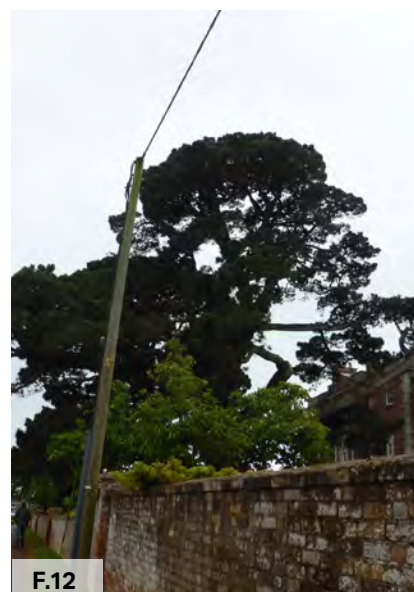


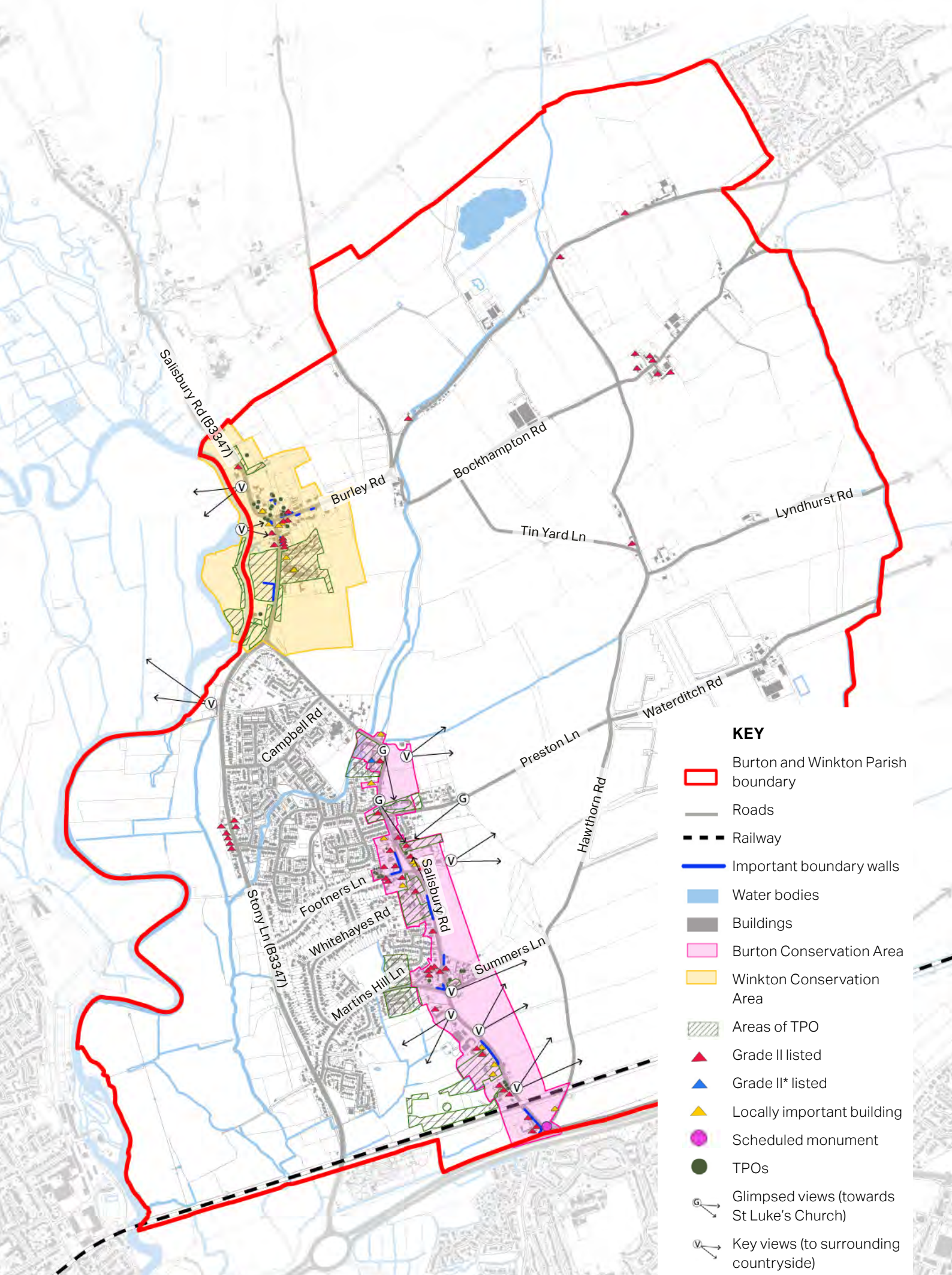
Figure 08: St Luke's Church, a Grade II listed church fronting onto Burton Green, serves as a key landmark within Burton's Conservation Area. (Source: Burton and Winkton NPSG)

Figure 09: Traditional red brick terrace houses along Salisbury Road.

Figure 10: Listed thatched roof cottage on Martins Hill Lane, with white rendered façade.

Figure 11: Burton Hall, a grade II* listed mansion, which stands as one of the largest structures in Burton village with large mature trees retained.

Figure 12: Much of the boundaries between buildings and streets in Burton Conservation Area are defined by well-preserved red brick walls, Salisbury Road.



F.13 Figure 13: Heritage assets of Burton and Winkton Parish.

2.4 Water features and flood risk

Burton and Winkton is set in the low-lying parts of Avon Valley, with the meandering River Avon forming the western boundary of the parish and the River Mude forming the natural border to the east. Streams and tributaries of River Avon flow through the farmlands and built-up areas of the parish. Clockhouse Stream is a notable stream that flows through Holfeet, across farmland, alongside the Avon Valley Path, through the heart of the Burton village, under Stoney Lane where it feeds into the River Avon.

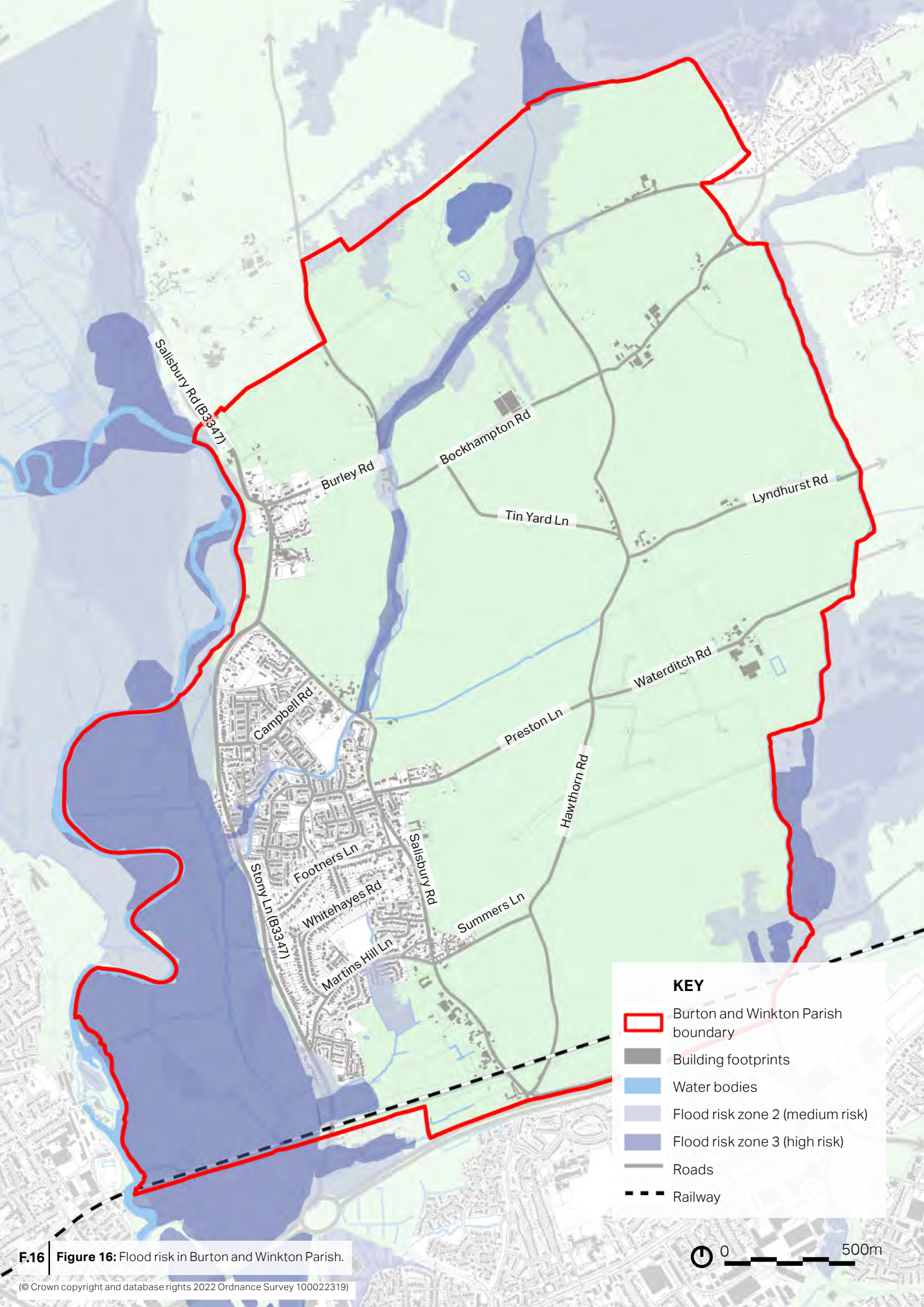
As a result, large sections of Burton and Winkton are at risk of flooding due to its predominantly low-lying and flat topography. In particular the River Avon floodplain to the east of the parish falls within Flood Zone 3 with high flood risk. There are also other smaller areas of Flood Zone 3, linked to the Clockhouse Stream tributary and the River Mude (to the south-east). There are also relatively widespread areas of Flood Zone 2 (medium risk) further to the north and east of the parish and along Preston Lane.

It is important for any future development in the parish that falls within any flood risk zones to incorporate sustainable measures to mitigate against any risk of flooding.

Figure 14: Clockhouse stream flowing along the back of housing estates in Burton.

Figure 15: River Mude flowing to the south-east of the parish. (Source: Burton and Winkton NPSG)





F.16 Figure 16: Flood risk in Burton and Winkton Parish.

2.5 Burton and Winkton village character

Burton is the largest settlement in the Parish and is mostly contained between Stony Lane and Salisbury Road. The oldest part stretches along its eastern edge on Salisbury Road in a linear pattern. Due to its size Burton contains most of the amenities in the Parish. All of the Parish's bus stops, except one in each direction in Winkton, are located in Burton village.

The much smaller settlement of Winkton has a more informal pattern and rural character. Similarly to Burton it has a north-south orientation. It mainly stretches along Salisbury Road, Burley Road and Homefield Close in a linear one-plot deep configuration with most properties backing onto open space. Properties are built on plots that are on average more spacious with more organic shapes than in Burton, contributing to its informal rural character. Reference the Christchurch Borough-wide Character Assessment¹ for more details on Burton and Winkton's character.

- **Land uses and key amenities.**

Land use in both settlements is predominantly residential, though Burton has a greater mix of land use with a higher number of amenities. These include Burton C of E Primary School, Teddy Bears pre-school, Burton Day Nursery, Burton Medical Centre, Day Lewis Pharmacy, St Luke's Church, Burton Green URC Church, two convenience stores one with local post office, Avon Lee Lodge care home, The Oak public house, The Bear of Burton country inn with dining and bedrooms and Burton and Winkton Community Centre with sports hall, meeting rooms

and parish office. Within Winkton there are only a few amenities including a hotel and restaurant, The Fisherman's Haunt, The Lamb Inn, a vehicle service and MOT centre and Homefield Grange nursing home. Throughout the parish there are a number of livery and equestrian businesses.



F.17

Figure 17: Burton Day Nursery, one of three nurseries in Burton village located on Salisbury Road. (Source: Burton and Winkton NPSG)



F.18

Figure 18: The Lamb Inn, a popular public house in Winkton which also serves as a local landmark. (source: Burton and Winkton NPSG)



F.19

Figure 19: Burton Hall, a grade II* listed large house in the parish that carries significant historical value and acts as a key local landmark of the parish.

¹ <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Urban-design-trees-and-conservation/urban-design/Urban-design.aspx>

- Open spaces.** At the centre of Burton is the village green and there are a variety of open spaces including two sports fields, Martins Hill Recreation Ground in Burton hosting AFC Burton and home of the local Scouts group with a play area for children under the age of 10, and Winkton Fields, which hosts the Burton Youth Football Club. There is also a play area at Burnham Road and several informal green spaces throughout the parish, the largest of which is Burton Hall Field and play area. Another notable recreational space is attached Burton & Winkton Community Centre. Burton Green, a triangular green space opposite St Luke's Church, is a traditional village green and seen as the 'core' of the village.
- Public realm.** The public realm benefits from trees, hedges and streams which populate the open spaces and the entire parish lining many of the roads. In particular the railway and the valley of the Clockhouse Stream have substantial stretches of indigenous tree cover. There are numerous examples of substantial stretches ie both Footners Lane, Martins Hill Lane are lined with mature oaks. The presence of hedges and trees in the public realm contributes to the rural character of the area and helps to integrate the built-up village with surrounding countryside.
- Views.** There are a combination of long distance views out from the villages across the farmland to the east and the river valley and floodplain to the west and short distance views towards key landmarks of St Luke's Church and Burton Hall.



Figure 20: Direct and glimpsed views towards St Luke's Church contribute significantly to Burton village's character, and should not be obstructed by any development.

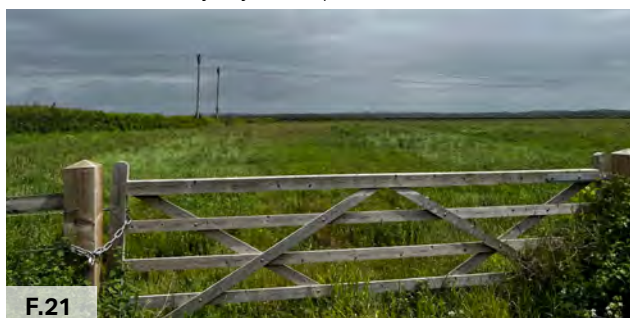


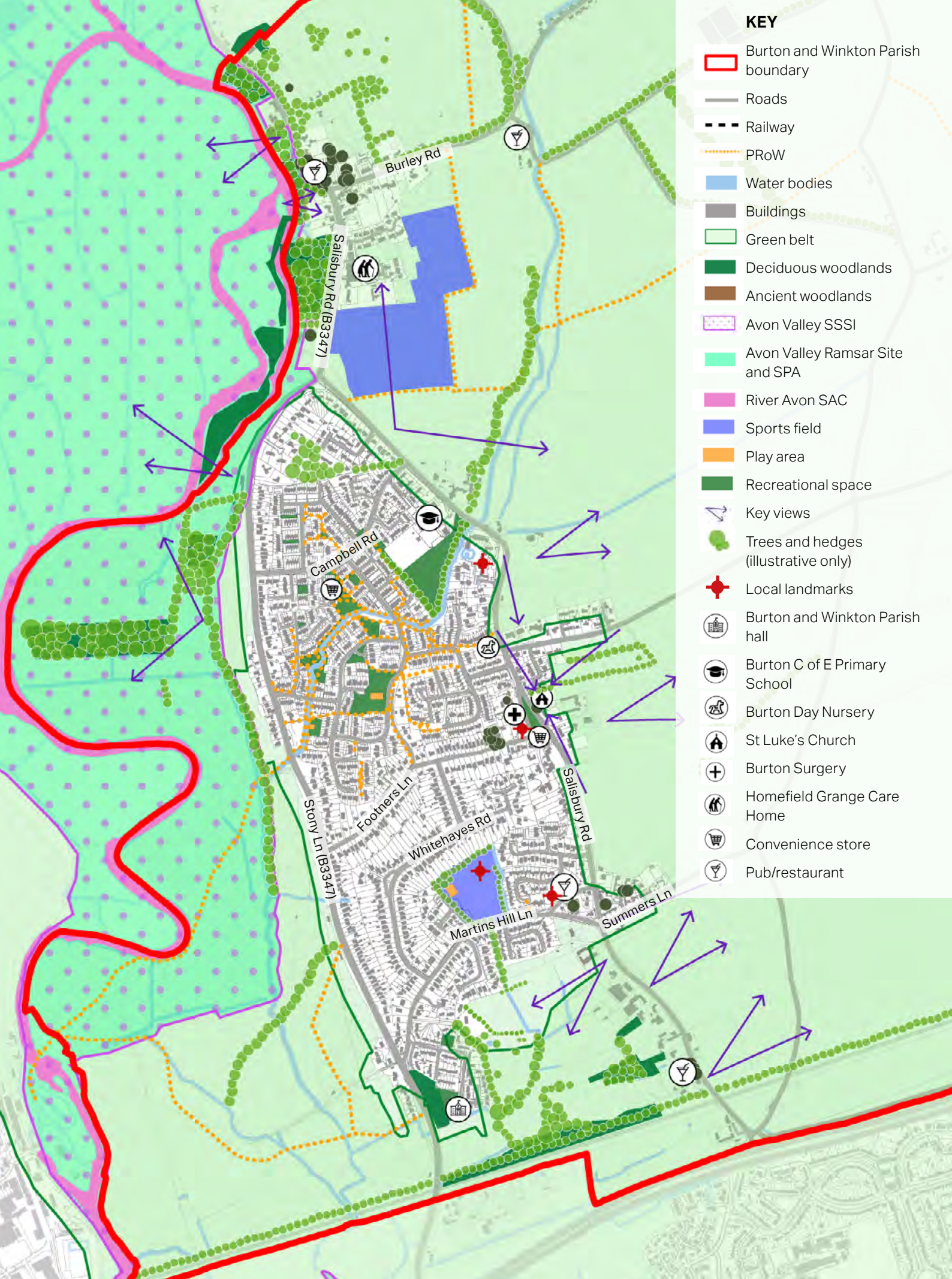
Figure 21: Long views towards surrounding farmlands accentuates Burton and Winkton's rural character and landscape setting.



Figure 22: Burton Green, the historical village centre where many of the parish's amenities are located.



Figure 23: Martin Hill Recreation Ground - a key open space with playing fields and playground, accessible via Martins Hill Close. (Source: Burton and Winkton NPSG)




KEY

- Burton and Winkton Parish boundary
- Roads
- Railway
- ProW
- Water bodies
- Buildings
- Green belt
- Deciduous woodlands
- Ancient woodlands
- Avon Valley SSSI
- Avon Valley Ramsar Site and SPA
- River Avon SAC
- Sports field
- Play area
- Recreational space
- Key views
- Trees and hedges (illustrative only)
- Local landmarks
- ⛪ Burton and Winkton Parish hall
- 🎓 Burton C of E Primary School
- 👶 Burton Day Nursery
- ⛪ St Luke's Church
- + Burton Surgery
- 🏠 Homefield Grange Care Home
- 🛒 Convenience store
- 🍷 Pub/restaurant

F.24 Figure 24: Burton and Winkton village character.

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A photograph of a two-story brick house with white window frames and a green garden with white flowers. A large green circle is overlaid on the image, containing the text 'Character area study' and the number '03'.

Character area study

03

3. Character area study

This chapter provides a character area assessment for six character areas identified.

3.1 Defining the character areas

Following on from the analysis set out above, this part of the report focuses on the different character areas within the parish. The different areas are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm and streetscape, built form and architectural details. The character area study is largely derived from observations on site, and references from Conservation area appraisals and the Christchurch Borough-wide Character Assessment¹.

The parish has 6 character areas (See Figure 25), which have been identified with the Neighbourhood Plan Steering Group, and are as follows:

- Character Area 1: Burton Conservation Area
- Character Area 2: Winkton Conservation Area
- Character Area 3: Settlement Fringe
- Character Area 4: Old Burton
- Character Area 5: New Burton
- Character Area 6: Outlying areas

CA1- Burton Conservation Area

CA2- Winkton Conservation Area

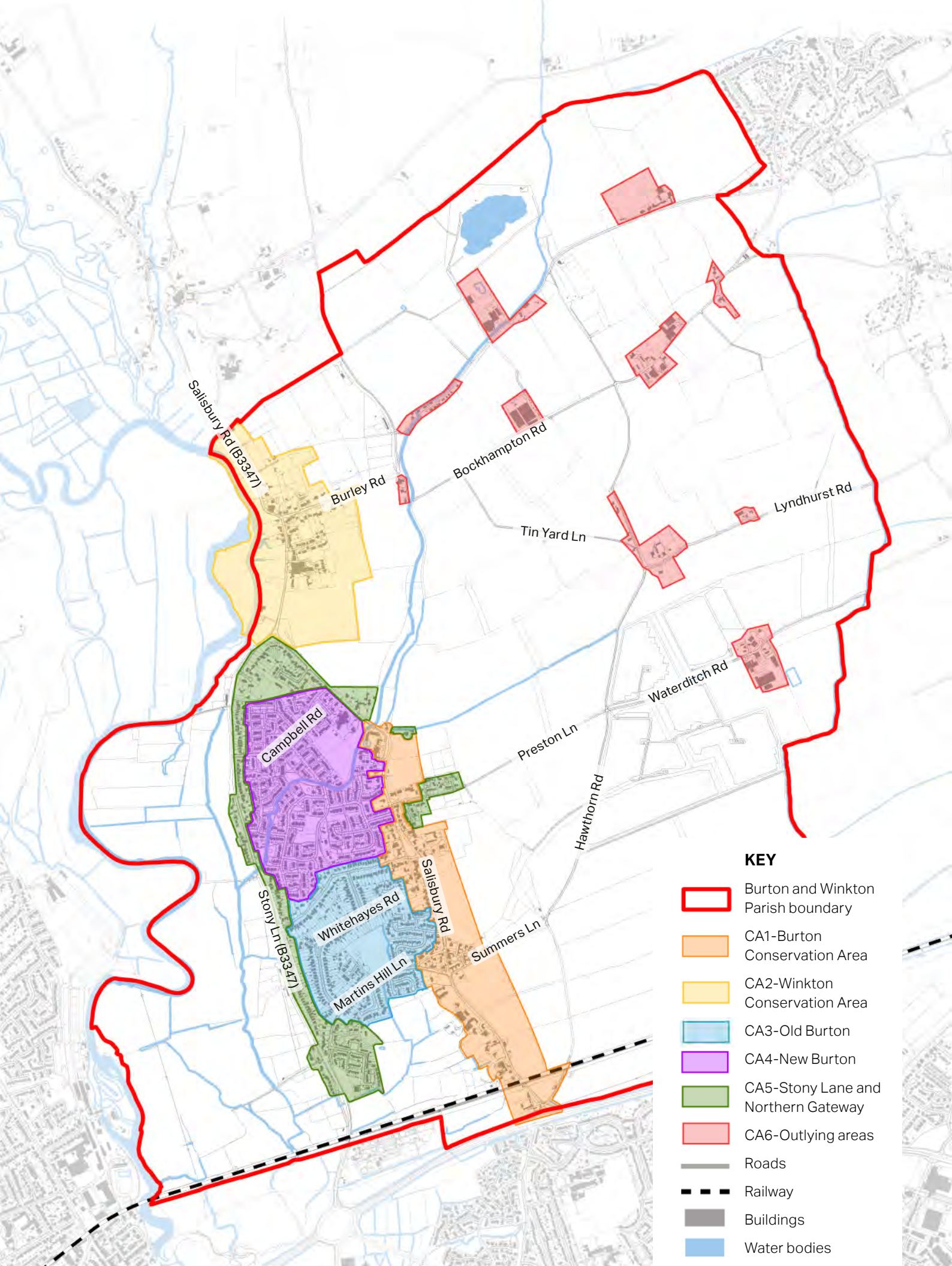
CA3- Old Burton

CA4- New Burton

CA5- Stony Lane and Northern Gateway

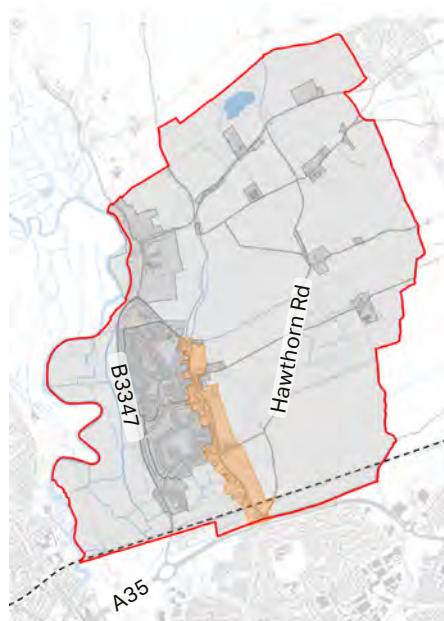
CA6- Outlying areas

¹ Christchurch Borough-wide Character Assessment, p.139-142
<https://www.bpcouncil.gov.uk/Planning-and-building-control/Urban-design-trees-and-conservation/urban-design/Docs/Christchurch-Borough-wide-Character-Assessment/Docs/Christchurch-character-assessment-part-5.pdf>



CA1- Burton Conservation Area

Burton Conservation Area is located in the southwestern part of Burton village and comprises of a range of buildings (listed and unlisted) of significant historical and architectural value that is representative of Burton and Winkton's character. Key landmarks such as St Luke's Church and Burton Hall can be found within the conservation area. The Staple Cross scheduled monument is located along the southern edge of the conservation area.



Land Use	<p>The area is mostly residential but also contains a number of community facilities and services. These include St Luke's Church (a Grade II listed structure), Burton Green URC Church (a Grade II listed structure), a convenience store, a pub, Burton Medical Centre, and Burton Day Nursery. There is also a group of farm buildings part of Burton Farm located on the southern end of the conservation area fronting onto Salisbury Road.</p>
Pattern of Development	<p>The conservation area follows a linear historical settlement pattern that developed along the main road of Salisbury Road as an agricultural settlement. Buildings are mostly set on the western side of Salisbury Road. Development fronting onto Burton Green forms one primary group of development in the conservation area and together with St Luke's Church defines the centre of the village, developments have varied plot width and sizes. A cluster of historic cottages arranged along the triangular Martins Hill Lane forms another key group of development in the conservation area, with generally irregular plot widths, depths and sizes and follow an organic pattern.</p> <p>Burton Green Farm is a group of converted farm buildings arranged around a rectangular courtyard, although unlisted these are recognised as locally important structures that contribute to the conservation area's character. Whereas Burton Farm further to the south of Salisbury Road comprises functioning farm buildings arranged in a dispersed and open pattern, they serve as important remnants of Burton's farming legacy.</p> <p>Burton Hall to the north of Salisbury Road is a large country house converted into flats. It has a large setback from the main road and is surrounded by a historic boundary wall and large trees. Adjoining houses to Burton Hall back onto a central communal courtyard.</p>

CA1- Burton Conservation Area

Building Line/Plot Arrangement	Building lines are largely consistent and follow the sinuous Salisbury Road. Houses front onto the pavement with appropriate levels of setback, maintaining a good sense of enclosure. There are more gaps between buildings approaching the northern and southern segments of Salisbury Road, where views towards the surrounding landscape are visible. The sense of enclosure is also reduced along these segments. By contrast, some houses along Martins Hill Lane front directly onto the street - creating a strong sense of enclosure together with the narrow street width. Many houses in the conservation area have generous front and back gardens. On-plot parking is facilitated in front of most houses, whilst on-street parking is commonly seen around Burton Green.
Average Net Density¹	15dph
Boundary Treatment	Boundaries between houses and roads are varied and typically comprise a mix of low wooden fencing, as well as softer elements such as hedges, shrubs and verges. Long hedgerows along the eastern sides of Salisbury Road defines the "openness" of the character area, providing glimpses of the open countryside for road users. The conservation area is also characterised by red brick boundary walls that make a key contribution to its character.
Heights & Roofline	The dominant housing typology within this character area is detached houses that are of 2 storeys high, mostly constructed in the early C19. There are also examples of semi-detached and adjoining buildings, particularly around The Green, all of which are 2-3 storeys high. Burton Hall and Whitehayes are taller and grander structures in the conservation area that can be dated back in the C18, reaching 2.5 storeys high. There is a mix of pitched roofs with open-gables, hipped roofs and more rounded thatched roofs. Dormer windows and chimneys commonly feature on houses in the conservation area. Brick chimney stacks paired with red clay chimney pots are commonly featured across the conservation area, contributing significantly to the quality of the street scene. Rooflines are varied across the conservation area due to differences in plot sizes, orientations, materials and styles. Common roof materials include Welsh slate, and clay tile as well as thatched roofs. The variation in roof materials create an interesting and diverse historic roofscape. Roof styles within the conservation area are mostly hipped or gable, thatched roofs are normally more steeply pitched.

¹ Net density refers to the number of dwellings per hectare (dph), excluding roads and green spaces in the public domain.

Materials	<p>There is generally a cohesive use of materials, consisting mostly of local red brick for building façades where some of these have burnt headers. The use of local materials and forms of buildings reinforces the rural character of the settlement. White rendered brick buildings are also commonly featured across the conservation area - a notable example is Whitehayes and the URC church buildings. Cob cottages with hard cement mortar render and paint are also unique to the conservation area, some examples can be found on Martins Hill Lane. This is highly appropriate for this building type but should be lime based with a lime wash finish as opposed to cement renders with non-breathable paint finishes. Sash and bay windows regularly feature on houses and cottages in the conservation area. Featured across the conservation area are also architectural detailings on facades of houses that add significant interest to the area. These include the use of decorative window shutters and decorative features on walls (as seen along Martins Hill Lane and Footners Lane), as well as the unique proportions created by thatched roofs overhanging above windows to create an “eyebrow effect” above windows.</p>
Public Realm	<p>Burton Green is a key open space at the heart of the village, strategically located at the junction of Footners Lane and Salisbury Road. Street benches and trees, that have been recently replanted, are facilitated. Despite the lack of public open spaces within the conservation area, green verges and large trees contribute significantly to the landscape setting of the conservation area. There are a number of TPOs and areas of TPO (as outlined in Figure 13 on section 3.3), that contribute to the quality of the streetscape and frame the backdrop of larger houses - such as Burton Hall and Whitehayes. These should be adequately maintained and protected. Tree groupings at the intersection between Footners Lane and Burton Green create a gateway into the conservation area from the east of the village. Street lighting is uncommon across the conservation area, which further enhances its rural character. Some historical signposts can be found along Salisbury Road, serving wayfind purposes for nearby villages (e.g. Bockhampton and Bransgore) whilst contributing to the character of the conservation area.</p> <p>There are pavements on both sides of Salisbury Road close to Burton Green but only on one side of the road along the northern and southern parts of the character area. Long hedgerows can be found along the road where pavements are not available, providing long views towards the surrounding open countryside which is an important quality to the character of the conservation area. Some pavements also serve as cycle paths.</p>



Figure 26: Burton Hall, a Grade II* listed large house on Salisbury Road.



Figure 27: St Luke's Church, grade II listed church fronting on to Burton Green and serves as a key landmark to the village.



Figure 28: Whitehayes House, a Grade II listed structure with generous setback from Salisbury Road.



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F.31



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F.35

Figure 29: Burton Green, a central green space at the heart of Burton Village.

Figure 30: Functioning farm buildings and barns at Burton Farm, set against a backdrop of open fields and the Avon Valley.

Figure 31: White rendered houses along Salisbury Road, bordered by a low stone boundary wall.

Figure 32: The Bear of Burton pub (Grade II listed), located on the southern edge of Salisbury Road.

Figure 33: Grade II listed Lark Cottage, with white-render and thatched roof along with decorative window shutters that fronts directly onto Martins Hill Lane.

Figure 34: Listed red brick boundary walls within the conservation area contribute significantly to the historical character of the village.

Figure 35: Pavement serving as a cycle path along Salisbury Road, with hedgerows bordering open fields to the east.

CA2- Winkton Conservation Area

Winkton Conservation Area consists of the entire Hamlet Envelope of Winkton to the north of the parish. It has a predominantly rural character, arising from a densely wooded boundary along River Avon to the west, as well as the many mature indigenous trees. There are a number of traditional cottages and historic buildings that define the built form and character of the conservation area.



Land Use	The conservation area is predominantly residential but also has some community facilities and services. Homefield Grange Care Home and pubs such as The Fisherman's Haunt and The Lamb Inn are located in Winkton, as well as a MOT/Service Centre. There are also some open paddocks and small stables that contribute to the open rural character of the conservation area.
Pattern of Development	<p>Development in the Winkton Conservation Area radiates outward from the junction of Salisbury Road/B3347 and Burley Road. Development takes a linear pattern within the village core and is denser, but becomes more irregular and informal towards the outskirts of the village which transitions into a more rural character.</p> <p>Buildings within the village core are traditional buildings that front onto Burley Road and enclose around Salisbury Road/B3347. Some of these are adjoining buildings that can be dated back in the late C18/early C19, as well as other typologies including detached or semi-detached houses. Transitioning out of the village core, buildings are set on larger plots - such as the former Homefield School complex (currently the Homefield Grange Care Home) - which are low-rise and sit on a large plot with buildings arranged around a central courtyard. Similarly The Fisherman's Haunt and The Lamb Inn are also larger buildings set on larger plots. Homefield Close is a recent cul-de-sac development with properties arranged in clusters.</p>
Building Line/Plot Arrangement	<p>Buildings within the village form largely consistent building lines that create continuous frontages and a sense of enclosure around these key routes. Where buildings have smaller setbacks from the road, the sense of enclosure is heightened. Building plots, especially those of adjoining buildings, are narrower compared to other parts of the conservation area.</p> <p>Where there are more gaps on building lines transitioning to the edges of the conservation area, plot edges are lined with traditional boundary walls and planting to compensate for the lack of definition. Building plots tend to be larger transitioning out of the village core towards the countryside. More recent developments along Homefield Close have significantly smaller plots compared to the rest of the conservation area.</p>
Average Net Density	11dph

Boundary Treatment	<p>Boundaries between houses and roads are typically clearly defined by low stone or brick boundary walls that contribute positively to the character of the conservation area. Cast iron railings can also be seen at the front of some properties. Natural elements such as hedgerows, mature trees and shrubs are also commonly used throughout the conservation area as boundary treatments.</p> <p>Trees and hedgerows at boundaries offer impressive glimpse views towards the countryside, such as those in the northern part of Winkton village along Salisbury Road looking towards St Catherine's Hill and the Avon valley.</p>
Heights & Roofline	<p>Buildings within the conservation area are 1.5-2 storeys in height. Prevailing roof styles include gabled and hipped roofs, as well as some cross gabled roofs on larger properties. A few thatched roofs can also be found in the Winkton conservation area. Rooflines are generally consistent, particularly for properties arranged in a linear pattern close to the village core. Chimneys and occasional dormer windows add subtle variation to rooflines. Chimney stacks often consists of Hampshire red brick with some white render paired with red clay chimney pots, consistent with materials featured on houses within the conservation area.</p>
Materials	<p>Recurrent building materials in the conservation area include traditional red brick, white rendered or painted rendered façades. Some timber framing and cladding can be found on the outskirts of the conservation area. Commonly featured roofing materials include grey Welsh slate, clay tile and thatch roofs. Architectural features, such as decorative door cases, porches and hoods with classical proportions can be found on the row of terrace houses along Salisbury Road. Surviving decorative brick detailing paired with iron railing on "The Orchard" at the intersection of Salisbury Road and Burley Road contribute significantly to the quality of the streetscene of the conservation area.</p>
Public Realm	<p>Winkton playing fields on the southern edge of the conservation area is another open space and is home to the Burton Youth Football Club. The fields provide a break in development between Burton and Winkton.</p> <p>Dense woodland belts and hedge boundaries along the western edge of the conservation area, bordering the River Avon, contribute significantly to the rural character of the conservation area. Open views towards Avon Valley are visible along the eastern edge of the conservation area.</p> <p>Pavements are limited and disjointed within the conservation area. These are often narrow in width and sometimes suffer from kerb mounting by vehicles parked on street. These are fitted on parts of the main road of Salisbury Road, but are only intermittently provided along Burley Road heading north. There is no street lighting within the conservation area, reinforcing its rural character. Signposts towards nearby villages and hamlets can be seen at intersection of streets.</p>



Figure 36: Semi-detached and terraced red brick houses, part of a recent development on Homefield Close.

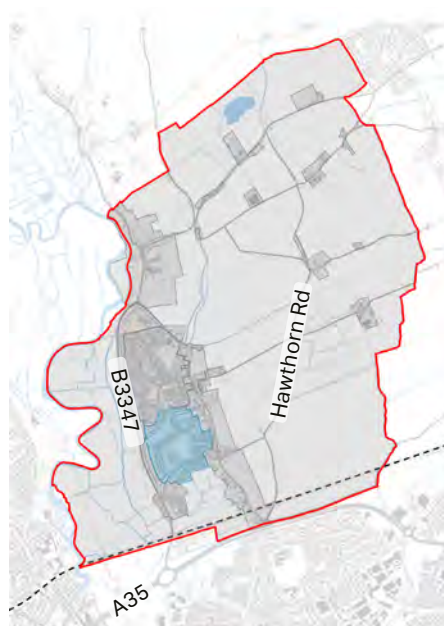
Figure 37: Traditional row of terraces with red brick façade, clay tile roofs and red brick boundary walls and hedgerow boundary treatment fronting onto Salisbury Road.

Figure 38: The Lamb Inn, a large pub with a rendered façade and clay tile roof, located at the intersection of Burley Road and Bockhampton Road.

Figure 39: Homefield Grange Care Home, former site of Homefield School with a larger building footprint, Redwood Drive.

CA3- Old Burton

The Old Burton character area is located in the south of Burton Village. Housing stock in the character area forms some of the earlier settlements of the village, alongside those in the Burton Conservation Area, most of which were built during the post-war era of late C20. The character area is developed along 3 main residential streets - Footners Lane, Martins Hill Lane and Whitehayes Road. A series of cul-de-sacs branch out from these streets, where some of the more recent developments are located.



Land Use	<p>The character area consists mostly of residential uses, Martins Hill Recreation ground is located to the east of Old Burton. This is a multiple use open space with a children's playground owned and managed by the parish council. Properties in Whitehayes Road, Bodowen Road and Treebys Close back onto the facility. The 8th Christchurch (Burton) Scout Group Headquarters and AFC Burton changing rooms are located in one corner of the ground.</p>
Pattern of Development	<p>There is a prevailing linear pattern of development along the gently meandering streets of Footners Lane, Whitehayes Road and Martins Hill Lane. Buildings along cul-de-sacs, such as those on Whitehayes Close, Bodowen Road, Treebys Close are rotated to cluster around the cul-de-sacs.</p> <p>One of the features of the character area is the bungalow typology found in Whitehayes Road which is believed to be a post-war development. Many of these have enlarged building footprints from rear and side extensions, whilst others have added roof extensions. Aside from bungalows, semi-detached and detached typologies also feature across this character area, these are examples of early infill housing.</p>
Building Line/Plot Arrangement	<p>The mixture of properties along Footners Lane, Whitehayes Road and Martins Hill Lane have extensive plot sizes with large setbacks, building lines are consistent, following the gently meandering roads. Houses have generous front and back gardens, and often driveways to accommodate off-street parking. The bungalow typology, along with wider street widths meant that there is a more open feel along these streets with a lessened sense of enclosure.</p> <p>Plots are more compact with less setback and smaller front and back gardens on cul-de-sacs. Together with narrower street widths and taller building heights at times, there is generally a stronger sense of enclosure. This is especially the case for more recent developments on Alder Close and Medlar Close to the south of Martins Hill Lane. Building lines are also more varied along cul-de-sacs, especially where properties are arranged in a staggered layout, such as those on Treebys Close, Bodowen Road and Gordon Way.</p>

Average Net Density	15dph
Boundary Treatment	Boundaries between houses and roads typically comprise low red brick walls, wooden fencing, hedges, shrubs and trees. Soft landscaping and green verges are often used to further buffer pavements from the road. Streets in the character area are often lined with a variety of trees and larger mature trees. This contributes positively to the character of Post-war Burton and to the quality of the streetscape by creating greener and more dynamic street scenes.
Heights & Roofline	Houses range between 1-2 storey in height and typical roof types include hipped, open-gable pitched roofs and mansard roofs. Some cross gabled roofs can be seen on properties that have undergone extension. Dormer windows are common for converted bungalows, which adds variation to the otherwise consistent rooflines across the character area. Chimney stacks are also seen on roofs, mostly comprising of brick ones that project from the centre or side of roofs.
Materials	Red brick, timber weatherboarding, stone cills white and off-white painted rendered façades can be found across the character area. Typical roofing materials include welsh slate, grey slate tiles, red and grey clay tiles and some occasions of thatched roofs.
Public Realm	<p>Martins Hill recreation ground is a key open space located in the heart of the character area, which consists of an open playing field and a playground. The recreation ground is bordered by trees and hedgerows. Properties fronting onto Martins Hill Lane open up to extensive views of the tree-lined recreation ground and beyond, which contributes significantly to the quality of the character area's public realm. Pavements are on both sides of most streets in the character area, except for Footners Lane, which is narrower and has a more semi-rural character due to the rich vegetation.</p> <p>No street lighting is found in this character area, similar to other parts of Burton and Winkton. Wayfinding signposts for amenity spaces, such as Burton Recreation Ground, can be seen on streets.</p>



F.40

Figure 40: The character area is characterised by low rise bungalows forming a consistent building lines, with moderate setback from the road, Whitehayes Road.



F.41

Figure 41: Semi-detached houses with a larger massing and plot size can be found along Martins Hill Lane.



F.42



F.43



F.44



F.45



F.46

Figure 42: Large mature trees have been retained to define boundaries between properties and streets along Footners Lane and Martins Hill Lane, whilst adding visual interests to the streetscape.

Figure 44: The character area is also defined by predominantly softscaped boundary treatments - such as decorative hedges, trees and shrubs, Whitehayes Road.

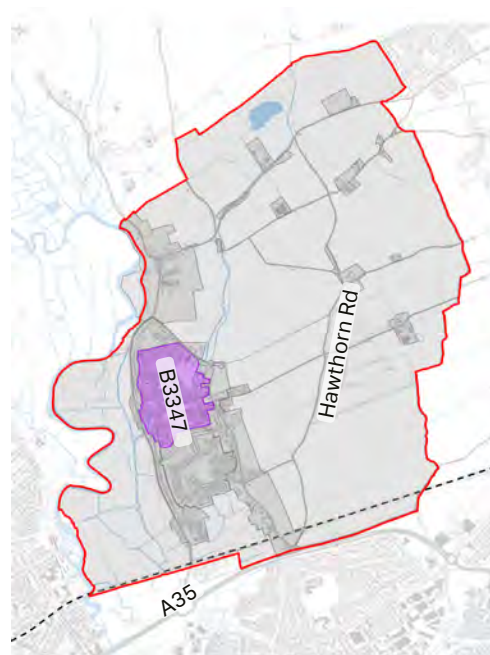
Figure 46: Large house with white rendered façade and thatched roof on Footners Lane.

Figure 43: Martins Hill Recreation Ground, with playing fields, changing rooms scout hut and a playground, is an important green amenity to the character area and the village as a whole. (Source: Burton and Winkton NPSG)

Figure 45: Dormer windows are typically added to bungalows with roof extensions in the character area, Whitehayes Road.

CA4-New Burton

The New Burton character area is located in the northern part of Burton Village and to the north of Footners Lane. It is characterised by a series of Radburn Style developments (where houses are orientated to front onto a shared courtyard), arranged in rows or clusters on cul-de-sacs that branch out from residential streets, such as Priory View Road, Pittmore Road, Moorcroft Avenue, Campbell Road and Chestnut Way. Housing stock in the area were mostly built in the 1970s/80s, with early examples of 1960s extate building in Campbell Road and Sandy Plot.



Land Use	The area is primarily residential, with a convenience store located on Avon View Road. Burton C of E Primary School and pre-school is located on Campbell Road.
Pattern of Development	There is a more irregular settlement pattern compared to other character areas, such as Post-war Burton. Much of the larger grouping of terraced houses were typical of late C20 where there was a greater volume of housing building in the Burton and Winkton, and therefore more repetition of house types with less individuality - departing from the village character of the parish. Houses are laid out in clusters along cul-de-sacs branched out from residential streets. Rows of garages are interspersed with housing, many of the garages are not currently used for parking and/or are dilapidated. There are some linear developments along gently meandering residential streets such as Moorcroft Avenue, Pittmore Road and Chestnut Way.
Building Line/Plot Arrangement	Residential development within this character area comprises semi-detached and terraced houses with regular plot sizes that accommodate moderate sized front and back gardens, some houses have driveway spaces. Plot sizes are generally more modest compared to those of Post-war Burton. Building lines and plot arrangements are irregular due to orientation of houses to front onto cul-de-sacs and small green courtyards or parking courtyards. There is a heightened sense of enclosure in the character area, which is balanced by the planting of trees and landscaping to soften the effect.
Average Net Density	30dph
Boundary Treatment	Boundaries between houses and roads are typically defined by green verges, wooden fencing, low brick walls, hedges and trees. Lines of trees and hedges form an edge between Clockhouse Stream and the back of houses along Pittmore Road and Redcliffe Close.

Heights & Roofline	The character area consists of semi-detached and terraced houses that are generally 2 storeys in height, with a block of 2.5-storey flats. The roofline is varied; roof types include gabled, mansard, mono-pitched and flat roofs. Chimney stacks are far less common here, houses are often only fitted with metallic chimney pots.
Materials	Predominant façade materials include brown and red brick, brown hung tiles, and white renders. There are also some white weatherboarding paired with brick façades. Roofing material mostly consists of brown clay tiles and grey slates.
Public Realm	Clockhouse Stream flows through the centre of New Burton, contributing positively to the public realm of the character area. Houses along Redcliffe Close and Pittmore Road back onto the stream. There are public footpaths along both sides of the stream that connect the character area towards the surrounding countryside to the west along River Avon, and to other parts of Burton village. The footpaths also connect onto the Avon Valley Path. There is a playground that can be accessed via a footpath leading off the end of Fern Close. However, surrounding houses back onto the playground which offers little passive surveillance. Street lighting is much more prevalent in this character area. Much of the merits of the character area's public realm can be attributed to the courtyard layout settlement pattern. This created many pockets of modest open spaces throughout the neighbourhood. Most of these are well-maintained and are overlooked by houses fronting onto them.



Figure 47: A row of terrace houses with buff bricks and hung tile façades, and flat slate roofs. Driveway and front gardens in front of houses meant properties are set back from Campbell Road.



Figure 48: Typical layout of semi-detached houses with red bricks and brown hung tiles fronting onto a central courtyard, Brinsons Close.



Figure 49: Typical layout of houses arranged in rows and clusters around cul-de-sacs that branch out from residential streets, Campbell Road.

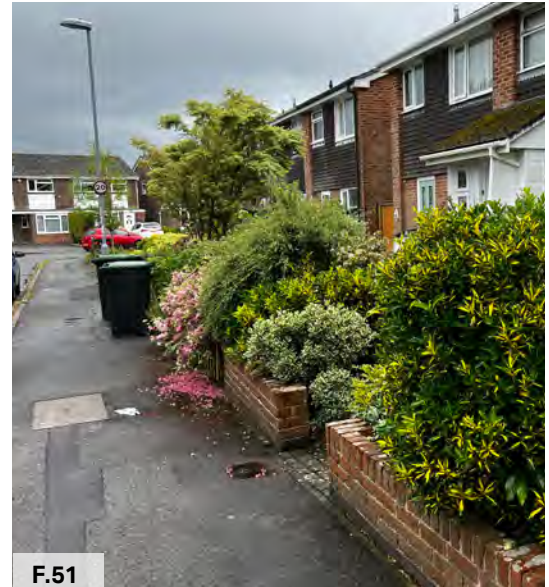


Figure 50: Footpaths along Clockhouse Stream which runs between housing estates in New Burton.

Figure 51: Mixture of low brick walls and soft landscaping features are common boundary treatments across the character area.



Figure 52: The playground at the end of Fern Close is well-maintained but lacks natural surveillance e.g. overlooking to provide safety and security.

Figure 53: Pocket parks located at the rear of cul-de-sacs that are not overlooked by surrounding housing.

CA5- Stony Lane and Northern Gateway

The Stony Lane and Northern Gateway character area runs along the western and northern boundaries of the built-up area of Burton village and is comprised predominantly of linear residential development of various styles along Stony Lane (B3347). The area is seen as the 'older' part of the village, comprising of development expanded along the main routes in a generally adhoc manner through the C20.



Land Use	Land use in this character area is residential, with the exception of the Burton and Winkton Community Centre on Sandy Plot to the south of the character area.
Pattern Of Development	Linear development forms the majority of the character area with a few short cul-de-sacs which branch off Stony Lane.
Building Line/Plot Arrangement	<p>There are varied housing typologies in the area including semi-detached, detached and terraced housing. Plots accommodate front and back gardens and driveway space and overall plot sizes are relatively regular. This is with the exception of a group of listed buildings at the entrance of Burnham Road, where there is a greater variety of roofscapes, levels of setback and plot sizes. Buildings in this character area are usually well set back from the road and there is a consistent building line through stretches of linear development. There is on-plot parking throughout the character area with some on-street parking on Sandy Plot.</p> <p>Developments along Sandy Plot and Lineside consists of high density terraced and semi-detached houses along with flats developed as social and privately owned housing.</p>
Average Net Density	20dph
Boundary Treatment	The predominant form of boundary treatment is vegetation and hedgerows, which aids the transition between the built up landscape of Burton village and the surrounding countryside which the majority of buildings in this character area face out onto. Low brick walls and wooden fences can also be seen throughout, sometimes in combination with planting. Additionally there is often grass verges between the pavements and the road.
Heights & Roofline	Building heights are generally low in this area, with a large number of bungalows and 1.5 storey buildings with dormer windows. Overall building heights are constrained to 2 storeys. The roofline is varied; roof types include hipped, gabled and cross-gabled roofs. Brick chimney stacks projected from the side of roofs and dormer windows add interest to the roofline.
Materials	Building and roofing materials include red brick, yellow brick, white and off-white render, brown and dark clay tiles, thatched roofs and grey slate tiles.

Public Realm

The public realm within this character area includes Public Rights of Way into the adjacent countryside and small informal green spaces overlooked by buildings, such as those along Sandy Plot and near the Burton and Winkton Community Centre. Street lighting is not present in the character area, whilst wayfinding signposts are also far and few between.

Parking and garages were provided for properties within Sandy Plot and Lineside, but many have since been redeveloped to provide additional social housing - resulting in insufficient parking throughout. Together with narrow roads and inappropriate kerb-side and verges parking, the roads currently compromise access for emergency vehicles. Some trees have also been removed to make way for parking spaces. The end of the cul-de-sac, originally planned as an open green space, has been neglected and currently stands as a dirt track which floods frequently.



Figure 54: Semi-detached house with white rendered façade and thatched roof, Stony Lane.



Figure 55: Large detached houses with generous setback from the main road, tall hedgerows and planting are used as boundary treatment which effectively buffers noise from the busy B3347.



Figure 56: Burton and Winkton Community Centre, located on Sandy Plot. (Source: Burton and Winkton NPSG)

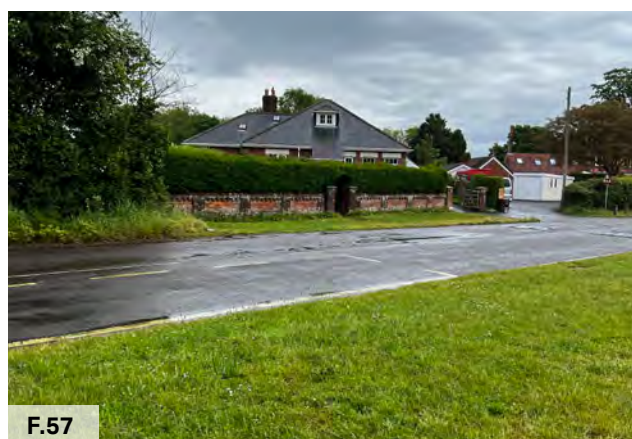


Figure 57: Red brick bungalow with a roof extension and dormer window, set back from Salisbury Road, and bordered by a low red brick boundary wall and grass verge.

CA6- Outlying areas

The Outlying areas character area covers the dispersed farmsteads and residential properties in the surrounding countryside of Burton and Winkton. These are all located in the north-east and east area of the parish, interspersed with arable fields and woodlands and are accessed by rural lanes.



Land Use	This character area is primarily residential and agricultural, comprising isolated farmsteads and either isolated or small groupings of residential development. There is also one pub, the Lamb Inn, located at the junction of Bockhampton Road and Burley Road.
Pattern of Development	Isolated farmsteads and very low density linear residential developments set along rural lanes. In recent years, there has been increasing development pressures on the periphery of Burton and Winkton's outlying areas. This includes a 100 homes residential development delivered on Derit Lane, in the neighbouring parish of Bransgore, which has caused significant impact to local traffic levels. It is important to mitigate against potential impact and encroachment of high-density urban development into Burton and Winkton's countryside through effective buffering and boundary treatments. As well as ensuring that adequate infrastructure are in place to support the demands of new and existing households.
Building Line/Plot Arrangement	Residential properties are detached, with irregular plot sizes and orientation, usually set back from the road, though this set back varies. Some building lines are set back only a short distance (around 1m) from the road, whilst others have generously sized front gardens between the building line and road. There are no pavements in this area. Farmsteads are typically laid out on large plots and buildings follow informal arrangements, sometimes in loose courtyard or U-plan forms. The setbacks of farm buildings varies throughout the character area. Some are setback from the main road and are connected to it via narrow, informal access lanes. Whilst others directly face onto the main road.
Average Net Density	8dph
Boundary Treatment	The dominant boundary treatment is dense hedgerow and vegetation, though low brick walls and wooden fencing can also be seen.
Heights & Roofline	Building heights are generally low in this area and the majority of residential properties are one-storey. The predominant roof styles are hipped, half-hipped, gabled and cross-gabled.

Materials	Building and roofing materials include red brick, white render with brick bases, clay tiles, grey slate tiles, one thatched roof, and brick or white rendered chimney stacks.
Public Realm	The public realm within this character area is constrained to the Public Rights of Way network which offers routes through the countryside as well as links to Burton and other nearby villages such as Sopley and Bransgore. Street lighting is not present in this character area, given its rural context.

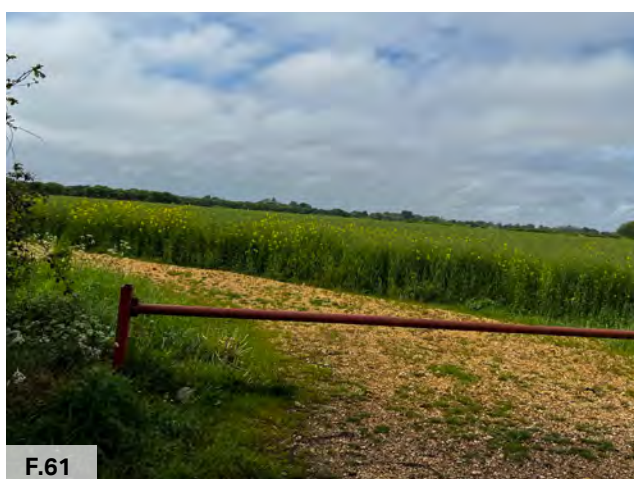


Figure 58: Lower Clokhouse Farm, a locally listed property fronting onto Burley Road with appropriate setback, along with a combination of low brick wall, grass verges and hedges as boundary treatment. (Source: Burton and Winkton NPSG)

Figure 59: Side view of Lower Clokhouse Farm, with barns at the rear of the property, landscape buffer made up of trees and hedges effectively conceals the property from Burley Road. (Source: Burton and Winkton NPSG)

Figure 60: Honeysuckle Cottage on Burley Road, a red brick local listed house with minimal frontage and setback, fronting directly onto the road. (Source: Burton and Winkton NPSG)

Figure 61: Scenic open views towards open fields of the Avon Valley from Hawthorn Road.



Design guidance and
codes

04

4. Design guidance & codes

This chapter provides guidance on the design of development, setting out the expectations that applicants for planning permission in the Parish will be expected to follow.

Theme	Code	Title	Applicable to infill	Applicable to larger scale new developments
Built Environment	BE 01.	Heritage, Views and Legibility	X	X
	BE 02.	Boundary and Corner Treatments	X	X
	BE 03.	Continuity and Enclosure	X	X
	BE 04.	Building Heights and Density	X	X
	BE 05.	Materials and Architectural Details	X	X
	BE 06.	Housing and Workspace Conversion and Extension	X	
Streetscape	SS 01.	People-friendly Streets		X
	SS 02.	Parking and Servicing		X
	SS 03.	Street lighting and dark skies		X
Landscape Setting and Sustainability	LS 01.	Set in Rural Landscape/ Development Edges	X	X
	LS 02.	Creating a Green Network		X
	LS 03.	Water Management and SuDS		X

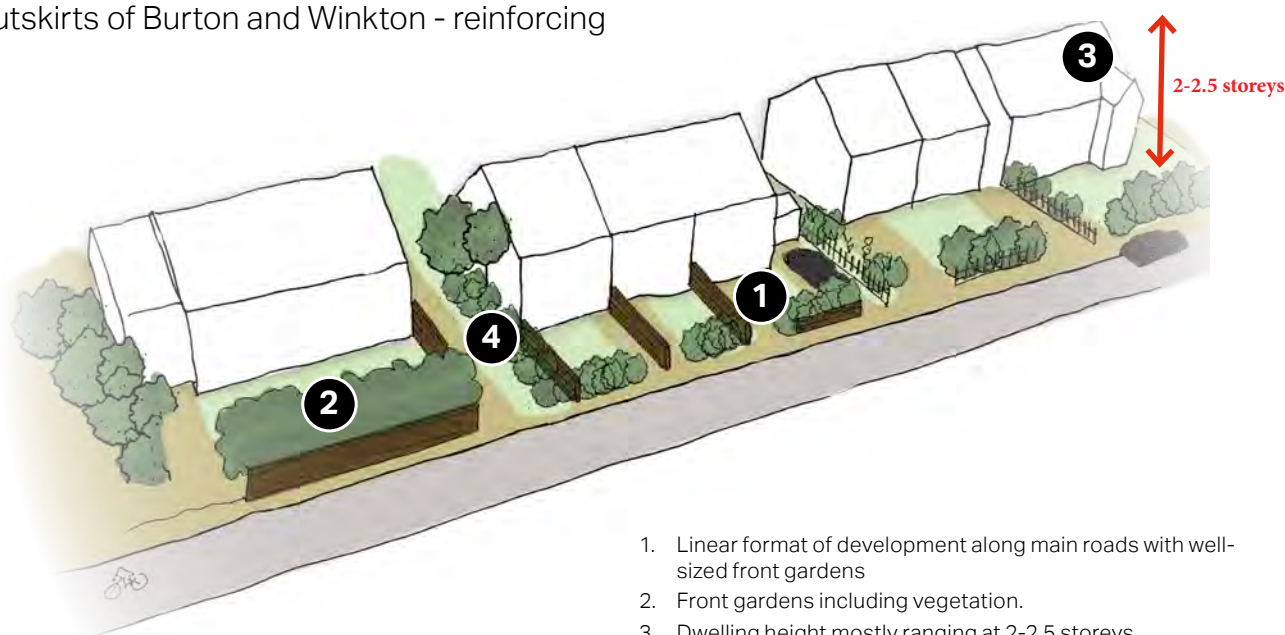
Built Environment

This section outlines guidelines that should be considered by applicants when proposing within the Neighbourhood Area. Some of the following guidance is directed at development on existing plots, such as infill developments, though many can be applied to both new and existing development (see table on p.44). The area has been inhabited since Anglo Saxon times.

The six character areas of Burton and Winkton demonstrate variations in architectural styles, use of materials, form and layout. Some are typical of the Georgian and Victorian eras through to the 20th/21st centuries. Others are representative of housing developments during the post-war era. With a strong agricultural legacy, agricultural buildings and farmhouses are dispersed across the hamlets and rural outskirts of Burton and Winkton - reinforcing

the parish's rural character. Historic buildings (listed and locally important ones) within the two conservation areas also contribute significantly to the character of the parish's built environment. Not only are these structures valued by local residents, they also serve as important landmarks for legibility and wayfinding purposes.

There are two dominating patterns of growth across the six character areas of Burton and Winkton: linear layout and cul-de-sac developments. Both patterns present different qualities in terms of street layout, building lines, plot sizes, widths and densities. New developments should seek to reflect local character by responding to the styles, layout and form of their immediate surroundings as well as the wider context of the parish.



F.62

Figure 62: Illustration showing a linear pattern of development typical of Burton and Winkton, highlighting design elements, related to the pattern and layout of buildings.

1. Linear format of development along main roads with well-sized front gardens
2. Front gardens including vegetation.
3. Dwelling height mostly ranging at 2-2.5 storeys.
4. Boundary treatments such as low brick walls, hedgerows and railing are typically used to delineate boundaries between front gardens, the street and adjacent properties - contributing to the continuity of building lines.

BE 01. HERITAGE, VIEWS AND LEGIBILITY

Burton and Winkton is home to a wealth of heritage assets that contribute positively to the parish's sense of place. These include a range of listed buildings and structures concentrated within the parish's two conservation areas along Salisbury Road, as well as other buildings of local historical importance that are deemed valuable locally (highlighted in [Sections 3.3](#) and on [Figure 64](#)). Many of these serve as wayfinding cues and enhance the legibility of Burton and Winkton's built environment. Therefore, any new development adjacent to heritage assets or in close proximity should be sensitive to their existence. Some design guidelines are:

- New development proposals in close proximity to heritage assets or the conservation area boundary should not be visually intrusive. This should be achieved, apart from generous setbacks and screenings where appropriate, through appropriate scale, massing and design. In other words, new development should have a good understanding of the existing character areas, as analysed in [Section 4.1](#), and reference the variety of qualities and styles in the new design;
- New development should respect existing historically important open spaces, vegetation and trees (especially those with Trees Preservation Orders) to preserve the historic form and pattern of development in the parish;
- Important views and vistas towards historic landmarks, open spaces or

historic streets and assets (as shown on [Figure 64](#)) should be respected by new and infill developments. In addition, long-distance views from historic assets towards the open countryside should also be protected;

- Local landmark buildings (especially those with distinctive architectural features), signage totems and mature trees should be protected, as they can act as effective landmarks for navigation whilst adding to the quality of the built environment; and
- Clear signage towards important local destinations and amenities should be appropriately provided in any new development.



Figure 63: St Luke's Church, fronting onto Burton Green within the Burton Conservation Area is an important historical asset in the parish, any new development in close proximity should not be visually intrusive and obstruct direct or glimpse views towards this historical landmark.

BE 02. BOUNDARY AND CORNER TREATMENTS

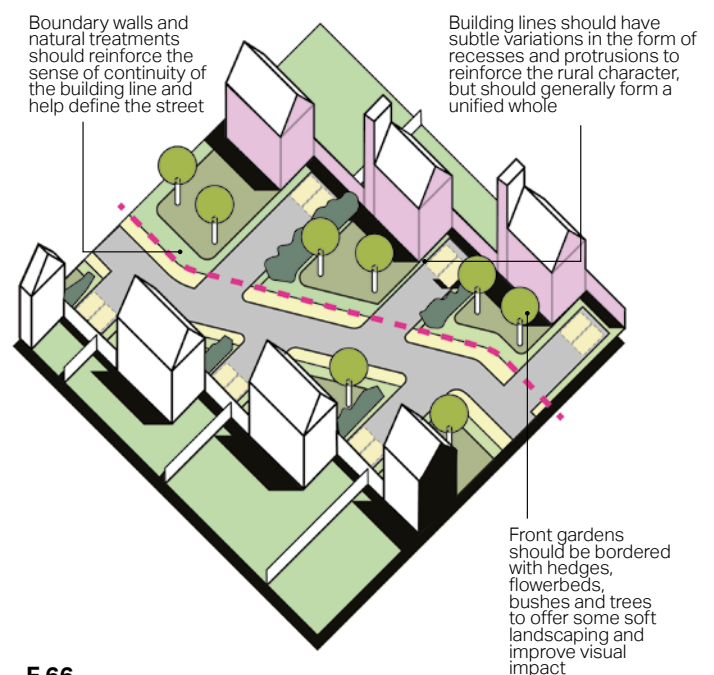
Aside from the creation of potential local landmarks, treatment of corners and boundary lines are also crucial aspects for successful streetscapes. The following guidelines should be applied in new and infill developments:

- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street. They should be mainly continuous hedges and low walls using traditional materials which are deemed appropriate for the parish;
- Existing hedges, hedgerows and trees should be integrated into the design of new developments to preserve biodiversity
- If placed at important intersections the building could be treated as a landmark and thus be slightly taller or display another built element, signalling its importance as a wayfinding cue; and
- All the façades overlooking the street or public space, through the incorporation of windows, balconies, or outdoor private space.

Figure 64: Local examples demonstrating the use of a vibrant variety of planting and low brick walls as boundary treatment to provide a softened yet clearly delineated transition between front gardens and the public realm, Whitehayes Road.

Figure 65: Local example of a corner buildings where both primary and secondary façades have windows to allow for natural surveillance. Attractive planting bordering the corner adds visual interest and helps guide pedestrians to navigate around the street corner, Brinsons Close.

Figure 66: 3D diagram to illustrate some design principles for boundary and corner treatments.



BE 03. CONTINUITY AND ENCLOSURE



Focal points and public spaces in new and infill developments should be designed in good proportions and delineated with clarity. Clearly defined spaces help create an appropriate sense of enclosure¹

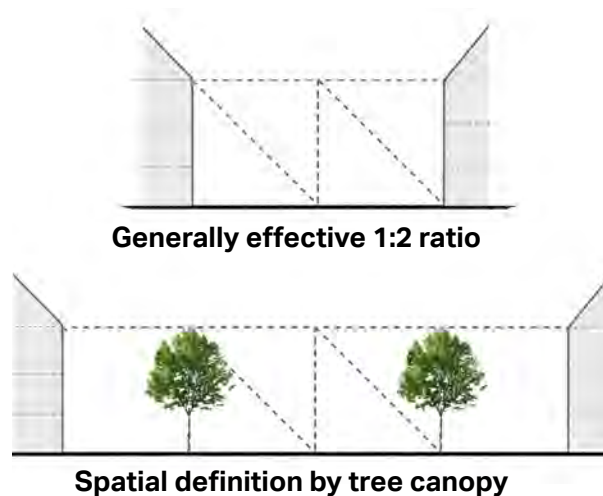
Streets of Burton and Winkton offers different levels of enclosure depending on the width of the road, the existence or absence of vegetation and building heights. Therefore, new development is expected to propose design that matches the existing levels of enclosure in the village. The following principles serve as general guidelines that should be considered for achieving a satisfactory sense of enclosure in new and infill development:

- Building setbacks should be of an appropriate ratio between the width of the street and the building height. Ratios between 1:2 and 1:3 (building height/street width) will generally create spaces with a strong sense of enclosure. However, lower levels of enclosure, 1:6, are also acceptable within the parish, for instance in cases of main streets and open spaces (see p.49 for some local examples); and
- Trees, hedges, and other landscaping features can help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain.

¹ The relationship between a given space (lane, street, square) and the vertical boundary elements at its edges (buildings, walls, trees).

Key

Buildings 
Ground line 



F.67

Figure 67: A ratio of 1:2 (top) or 1:3 is generally appropriate for residential streets. In addition, enclosure can be defined by trees instead of buildings (bottom).



Figure 68: The sense of enclosure along this footpath is given by the close distance of buildings in relationship to the width of the footpath, Poundbury.

Local examples of enclosure

1:2

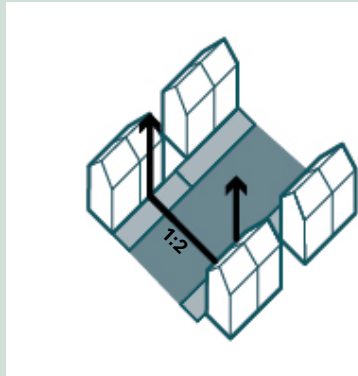


Figure 69: Local example of 1:2 enclosure, which is created by the narrow footpath in combination with fencing and vegetation, Farwell Close



F.69

1:3

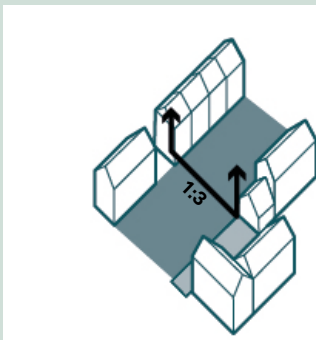


Figure 70: Local example of 1:3 enclosure, which is created by meandering cul-de-sac layout in combination with varied building setbacks and 2-storey buildings heights, Willow Hamlet.



F.70

1:6

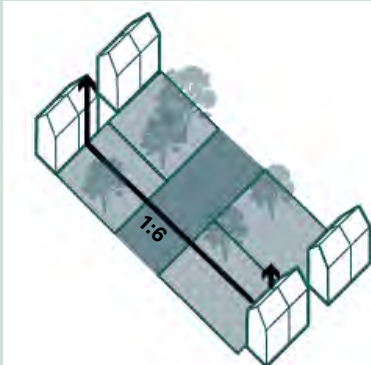


Figure 71: Local example of 1:6 enclosure, which is created by the wide main road in combination with the pavement, large grass verge, varied building setbacks and 1-2.5-storey buildings heights, Salisbury Road.



F.71

BE 04. BUILDING HEIGHTS AND DENSITY

There is a generally low housing density in the parish. More specifically, properties tend to be 1-2.5 storeys high with decent-sized rear gardens for most character areas in Burton and Winkton. Density for the majority of the parish is low to medium, with higher densities in cul-de-sacs located to the north of Burton village (see Figure 74 and 75). As a result of different street layouts, form and heights of buildings, contrasting characters are created across different parts of the parish. It is important that new and infill developments are sensitive to building heights and densities of existing developments to maintain the Burton and Winkton's rural character. Some design guidelines are:

- Any development within the parish should adhere to the building height range of 1-2.5 storeys (including outbuildings) to provide variation and responding to the predominantly rural context of the parish, especially areas in close proximity to the Avon Valley SSSI and Ramsar site;
- Heights of any offices, workshops and light industrial units should also adhere to the average building height of 1-2.5 storeys to remain in-keeping with local context;
- Overly monotonous building elevations should be avoided, therefore subtle changes in roofline should be ensured during the design process;
- Traditional local roof materials and details, such as brick chimney stacks should be considered and implemented in new developments. Roofline should be set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky;
- Building densities should be appropriate to the location of new developments and should reflect the rural character of Burton and Winkton (refer to [Section 3](#) for details on existing densities for different character areas across the parish). In case of higher densities, an appropriate green coverage and vegetation should be in place to ensure the rural character of the village is retained; and
- Housing densities should be reduced towards development edges and along rural edges in order to create a gradual transition towards the countryside.

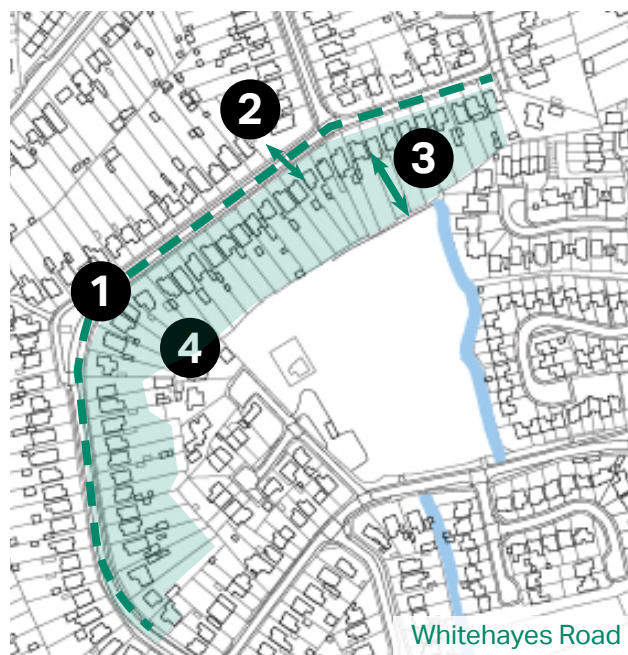


Figure 72: Local example of a 2-storey building, the roofline of which is sensitively sitting below the backdrop vegetation.



F.73

Figure 73: Local example of a linear development of low to medium density where single storey bungalows and two-storey converted bungalows are set along a meandering street, Whitehayes Road.

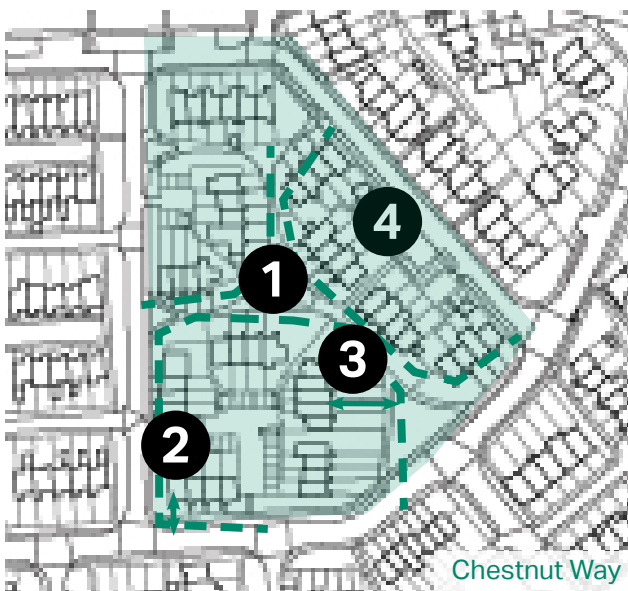


1. Building lines and rotations are regular, following the gently meandering road.
2. Front gardens vary between 9-10m in depth.
3. Rear gardens vary between 35-50m in depth.
4. The average building density is approximately 13.5 dph (dwellings per hectare).



F.74

Figure 74: Local example of higher-density cul-de-sac development where 2 storey terrace houses are set along cul-de-sacs and fronting onto small green courtyards, Chestnut Way.



1. Building lines and rotations are more irregular compared to the linear layouts, and houses are orientated to face a shared courtyard.
2. Front gardens vary between 5-10m in depth.
3. Rear gardens vary between 6-10m in depth.
4. The average building density is approximately 38 dph (dwellings per hectare).

BE 05. MATERIALS AND ARCHITECTURAL DETAILS

There is large variety of architectural details and materials within Burton and Winkton, together they create a soft and organic material palette.

Prominent architectural materials found across the parish include red, some buff brick and off-white rendered facades. Typical of local older buildings, details such as weather boarding and hung tiles are featured. There is also variation in roof profiles and materials, including moderately pitched open gable form, hipped roofs, mansard roofs and either grey or red pantile and slate. Thatched roofs with high pitches are also seen across older parts of the parish, within the conservation areas and in some of the hamlets.

Architectural features are also rich and varied. Vertically proportioned sash and casement windows are common in Burton and Winkton, whilst dormer windows are often featured on converted bungalows. Front doors are usually solid wood, painted in a variety of colours, and some with transom windows. Some historic buildings displaying unique decorative features, such as decorative shutters and wall mounting features. Another frequent architectural feature is the inclusion of open front porches made of timber frames or recessed porches.

Services such as gutters are generally slim and understated, and do not detract from the façades of the buildings.

Future developments should seek to reflect this character by adhering to the following codes:

- Materials and detailing for any developments (residential as well as office, workshop and light industrial buildings) should be informed by local vernacular of Burton and Winkton and, specifically, those of the conservation areas. Likewise, developments should seek to utilise and reflect the existing outlined material palette across the parish - see overleaf.
- Muted tones are preferred colours for finish of material that can minimise impact of buildings on surrounding landscape;
- The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials. Use of materials on facades and roofs should also be durable to withstand weathering; and
- Developments should strive for good quality design that meets climate targets for CO₂ emissions and that can be constructed sustainability, maximising opportunities for recycling.

Wall



Red brick



Red brick with clay hung tiles



White/off-white render



Mixture of rendered timber and red brick



Buff brick



Mix of red brick and timber weather boarding

Fenestration



Vasistas window



Bay window



Casement windows



Sash window and rendered lintel



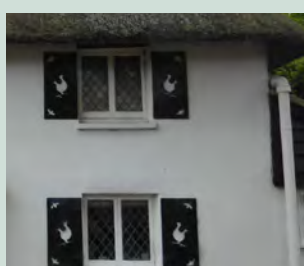
Bow window



Dormer windows



Painted wooden door



Traditional windows with shutters and decoration details



Stone window cills

Roof



Thatched roof



Black tiles on half hip roof



Gabled dormers



Welsh slate hipped roof with ridges



Gabled roof with grey slate



Red pantile roof with chimney stack

Ground surface



Buff gravel



Grey gravel



Herringbone concrete paving

BE 06. HOUSING AND WORKSPACE CONVERSION AND EXTENSION

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale to the original building.

Many household extensions are covered by permitted development rights, meaning that they do not need planning permission. There are exceptions, though, that will be relevant here, such as conservation areas. Refer to [BCP's Chirstchurch Design Advice Note](#) for latest guidance on extensions.

A good number of agricultural buildings in the parish have been converted into housing and therefore design guidance is needed to ensure that the outcome does not undermine the original use of the building.

- Avoid features such as dormer windows. If rooflights are used, they should be sited discreetly so as to not become a feature in the landscape;
- Any newly converted workspaces from farm buildings should opt for material that is sympathetic to the rural setting and character of Burton and Winkton's agricultural buildings;
- Where employment buildings are located near residential ones it is important to minimise noise and ensure residential properties are not overlooked to protect privacy; and
- Buffers should be created between residential and employment uses with ancillary uses such as parking or cycle storage.

Conversions

- Conversion of agricultural buildings to workspaces or light industrial units should avoid domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets;
- Retain original features such as brickwork and openings, which should not be filled in, as well as ventilation slots and any use-specific historic additions;

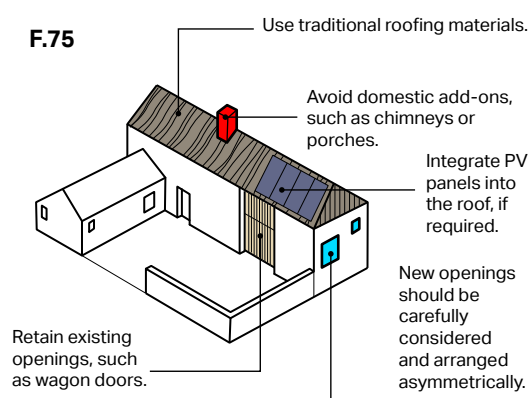
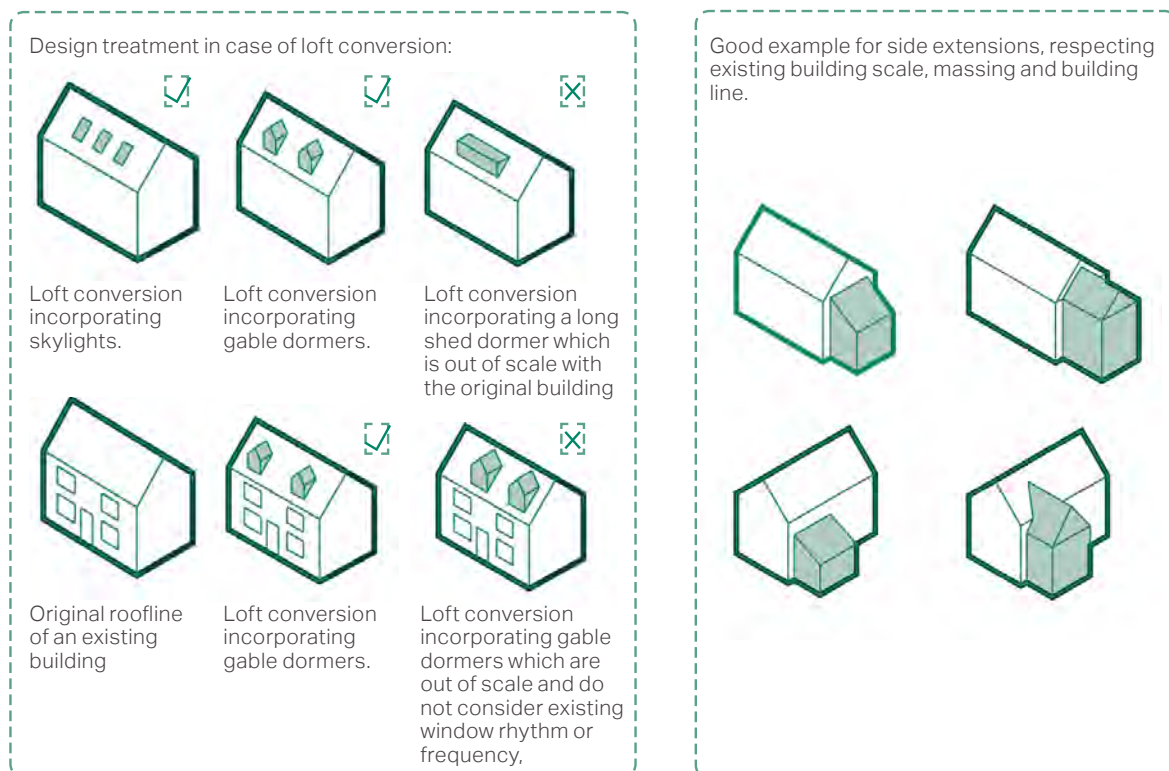


Figure 75: Diagram to illustrate some additional design principles for the conversion of agricultural building to workspaces.

Extensions

- Side extensions should not detract from the appearance of the building, its surroundings and the wider rural setting;
- Single-storey and double storey side extensions should be set back from the main building and complement the materials and detailing of the original building;
- Double storey rear extensions are becoming more common but they can affect neighbours' access to light and privacy, however, sometimes the size and style of the property allow for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building;
- The roof of the extension should harmonise with that of the original building and flat roofs should be minimised;
- Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties;
- Rear extensions should be set below any first-floor window and designed to minimise any effects of neighbouring properties, such as blocking day light; and
- Any extensions should not alter existing ratios of soft and hard surfaces of a plot.



F.76

Figure 76: Design treatments for building extensions

Streetscape

A well-designed and connected network allows people the maximum choice in how to make their journeys. This includes by rail, other public transport, walking, cycling or by car.

Burton and Winkton, as a rural settlement, is mainly characterised by the two main roads of Salisbury Road and Stony Lane (B3347) and a series of residential roads and country lane that connect the village with nearby hamlets. Much of the parish's road network, especially towards the outskirts of the main settlement area, consists of single carriageways often with footpaths on one side or none at all. With traffic often passing through the village at relatively high speeds, pedestrian safety is especially undermined where footpaths are non-existent. There is currently a network of footpaths in the parish that connects the main settlement areas to the surrounding countryside and joining onto the regional Avon Valley Path. However, cycle connections remain limited to parts of Salisbury Road towards Christchurch.

To support ease of movement, enhance pedestrian safety and prioritise active travel between the main settlement area of the parish and nearby hamlets and centres, such as Christchurch, routes must be made attractive for pedestrians and cyclists.

This section provides guidelines that should be considered by developers for any future developments within the Neighbourhood Area. Although most of this guidance is directed at larger scale new developments, some principles remain applicable for existing developments or smaller infill developments.



Figure 77: Positive local example of a footpath along Clockhouse Stream that links northern parts of Burton village to the village core and connecting onto the Avon Valley Path.



Figure 78: Footpath integrated within residential development offering alternative walking and cycling routes to people, Great Kneighton, Cambridge.



Figure 79: Example of a green link (source: <https://www.sustrans.org.uk/our-blog/opinion/2020/august/how-does-the-uk-government-s-gear-change-relate-to-the-national-cycle-network>).

SS 01. PEOPLE-FRIENDLY STREETS

It is a priority for the parish to improve on the quality and connectivity of the existing footpath and cycling network to provide safe and easy access to the open countryside, Chirstchurch and nearby hamlets, as a means to encourage active travel. All new developments should provide streets and connections that meet the needs of all road users. Some design guidelines to achieve this include:

- New developments should be laid with a clear street hierarchy and facilitate multiple modes of transit, particularly active transport modes of walking and cycling. These routes should always be overlooked by properties to create natural surveillance and new roads must incorporate footpaths to both sides and where appropriate, cycle paths;
- New streets should be linear with gently meandering, providing interest and evolving views while helping with orientation. Routes must be laid out in a connected pattern allowing for multiple connections and choice of routes, particularly on foot. Cul-de-sacs must be relatively short and provide overlooked pedestrian and cycle links;
- Streets must respect the existing vegetation, while also incorporating new opportunities for landscaping, green infrastructure, and sustainable drainage; and

- Where appropriate, traffic calming should be achieved by design using landscaping, street parking and building layout, and avoid traditional forms of engineered traffic calming like humps, cushions and chicanes.

The following pages outline specific design principles for street typologies that currently exist in Burton and Winkton which should be referenced by future developments.

Residential street

- These streets have a strong residential character and provide direct access to residences from the main roads, positive local examples would be Whitehayes Road and Martins Hill Lane;
- The width of the carriageway should reflect the context of the street. For instance, it should be approximately 4.8m if it serves only a cluster of houses, whilst if it connects neighbourhoods or carries public transport traffic it should be approximately 5.5 m;
- Carriageways should be designed to be shared between motor vehicles and cyclists;
- Streets should be tree-lined on both sides and front gardens that front onto the street should be well-vegetated to create an attractive walking environment and reinforce rurality and biodiversity.



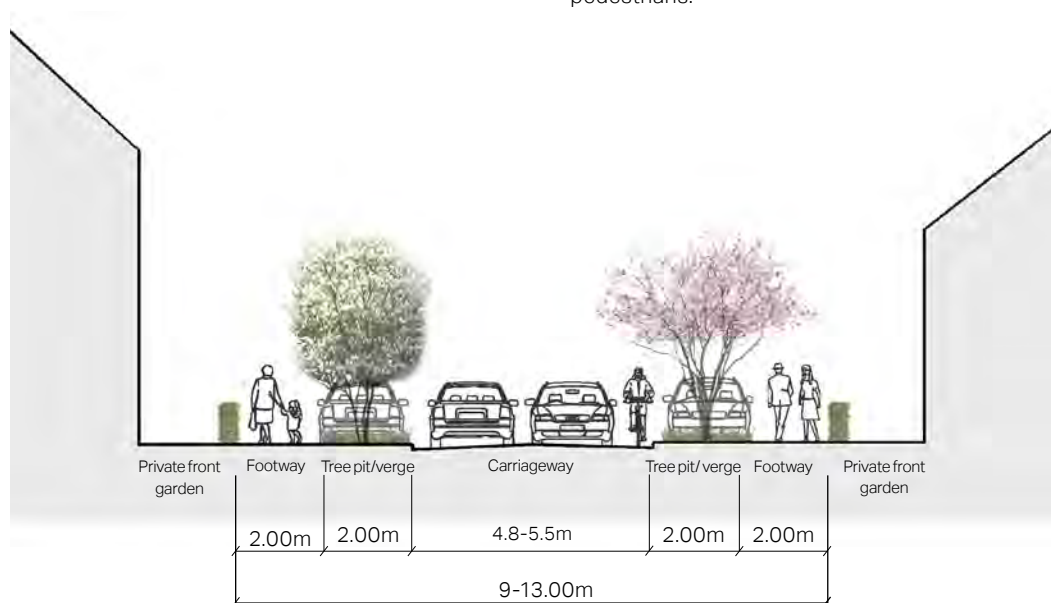
F.80

Figure 80: Alder Close - a positive local example of a residential street with wide carriageway and footpaths on both sides.



F.81

Figure 81: Martins Hill Lane - another positive local example of a tree-lined residential street with well-vegetated front gardens facing the street to create a pleasant walking environment for pedestrians.



F.82

Figure 82: Cross-section to illustrate some guidelines for residential streets.

Cul-de-sac street

- Where cul-de-sacs are proposed they should have pedestrian paths that connect them to surrounding neighbourhoods and increase their connectivity, with careful consideration given to the landscape and lighting; and
- It is generally advisable to back onto gardens of other properties to improve

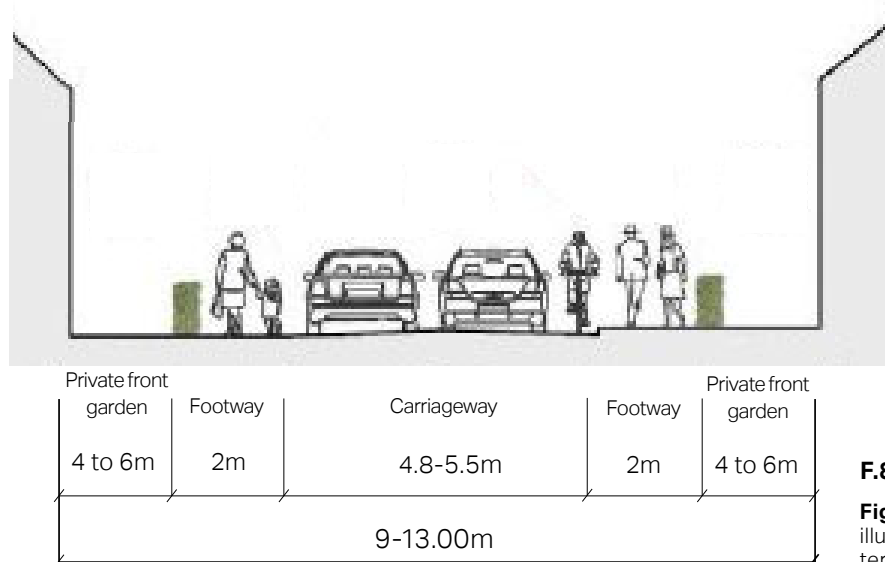
biodiversity and movement of species as well as to avoid a street dominated environment. Alternatively, a side dwelling typology is suggested when properties back onto the open countryside in order to provide distant views to the open land from the street.



Figure 83: Positive local example of a cul-de-sac, with pavements along both sides of the street and houses fronting onto the cul-de-sac, Medlar Close.



Figure 84: Willow Hamlet, another positive local example of a cul-de-sac with well-vegetated front gardens and properties that back onto gardens of existing properties on Footners Lane.



F.85

Figure 85: Cross-section to illustrate some guidelines for tertiary streets.

Edge lanes

- Edge lanes are low-speed streets that front houses with gardens on one side and a green space on the other. Carriageways (3.7 - 6.5m) typically consist of a single lane of traffic in either direction, and are shared with cyclists;
- All the edges of new development areas should be served by continuous edge lanes to provide high levels of connectivity; and
- Variations in paving materials and textures can be used instead of kerbs or road markings.

Green links

- Green links should be located within minimum 7.5m wide corridor adjacent to retained green assets;
- Shared or segregated footpath and cycleway to be provided within corridor;
- Footpath and cycleway to be hard surfaced and constructed of bound material which may also combine with vehicle access;
- Combined width of unsegregated footpath and cycleway to be a minimum of 3.0m; and
- Where required, SuDS features to be incorporated into corridor beside the surface of shared footpath and cycleway.



Figure 86: Cross-section to illustrate some dimensions for edge lanes.

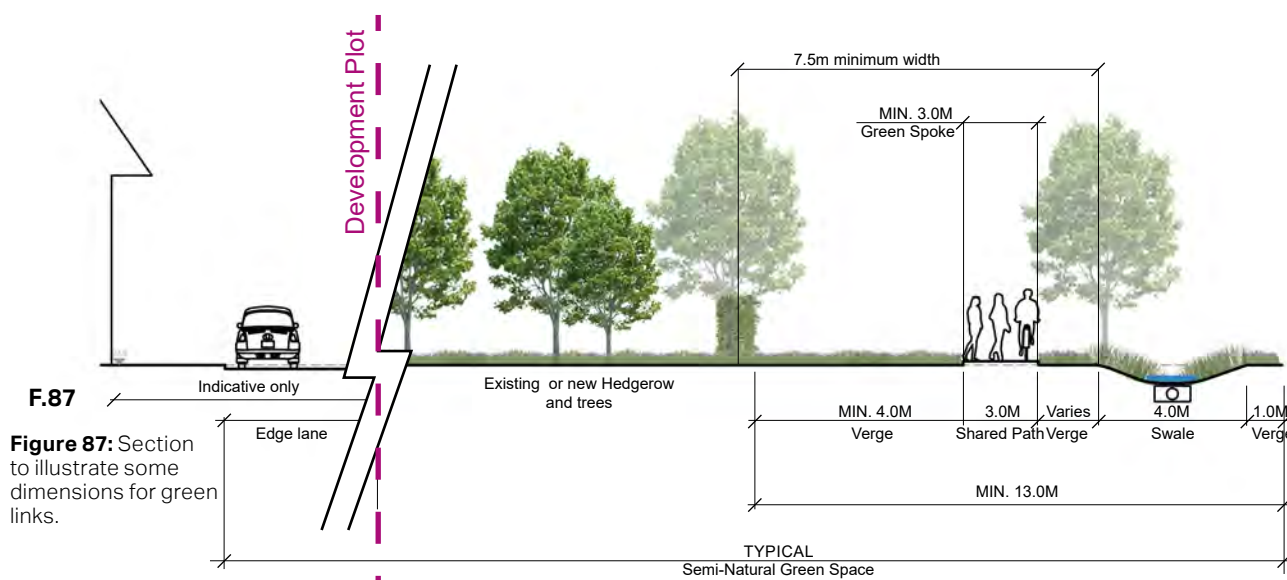


Figure 87: Section to illustrate some dimensions for green links.

SS 02. PARKING AND SERVICING

Although the aim to create a good network of walking and cycling routes within Burton and Winkton Parish is a priority, the need to cater for private car parking as a main mode of transport is also important. Therefore car parking has to be carefully integrated into the design of developments. In addition, energy efficiency is also an important consideration and the need for more electric cars is rising.

The dominant car parking typology found across the parish is on-plot parking; however, there are also cases of on-plot garage parking and on-street parking. Therefore, the design guidelines on the next pages will focus on the typologies mentioned above.

Guidelines for on-plot or on front car parking

- Parking should be well integrated into design so as not to dominate the public realm and remain in harmony with existing streetscapes¹;
- High-quality and well-designed soft landscaping should be used to increase the visual attractiveness of the parking and enhance the rural character of the parish, driveways must be constructed with porous materials, to minimise surface water run-off to help mitigate potential flooding; and
- Electric vehicles charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking and pre-installed

¹ [BCP Parking Standards SPD \(2020\)](#), p.14

charging points. This avoids cluttering elevations, especially main façades and front elevations².

² [BCP Parking Standards SPD \(2020\)](#), p.23



Figure 88: Illustrative diagram showing an indicative layout of on-street inset parking.



Figure 89: Example of on-street parking with parking bays and street trees to mitigate the impact of the cars on the streetscape, Poundbury, Dorset.



Figure 90: Example of on-street electric vehicle charging points.

Guidelines for garages

- Garages must be set back behind the building line, must not dominate the appearance of dwellings and must not reduce the amount of active frontage to the street; and
- Garages should comply with the minimum size requirements set out in the BCP Parking Standards SPD¹.

¹ [BCP Parking Standards SPD \(2020\)](#), p.12



Figure 91: Example of an on-plot garage parking within a rural environment which is 'hidden' behind the rich vegetation along the building frontage mitigating any visual impact, UK.

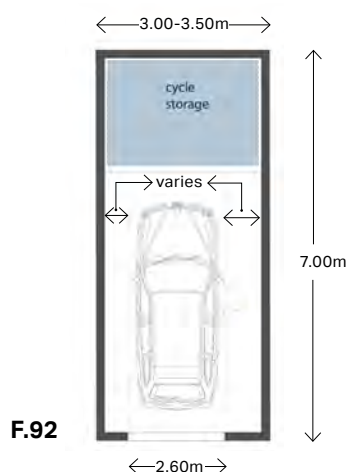


Figure 92: Indicative layout of a garage with a cycle storage area

Cycle parking

- Covered and secured cycle parking should be provided within the domestic curtilage with easy access (e.g. garage sheds, secure bike storage boxes on front gardens - to avoid cluttering the streetscape)²; and
- The use of planting and smaller trees alongside cycle parking can be used, 'green living roofs' are encouraged.

² [BCP Parking Standards SPD \(2020\)](#), p.21



Figure 93: Example of cycle parking storage that fits sensitively within a rural environment.

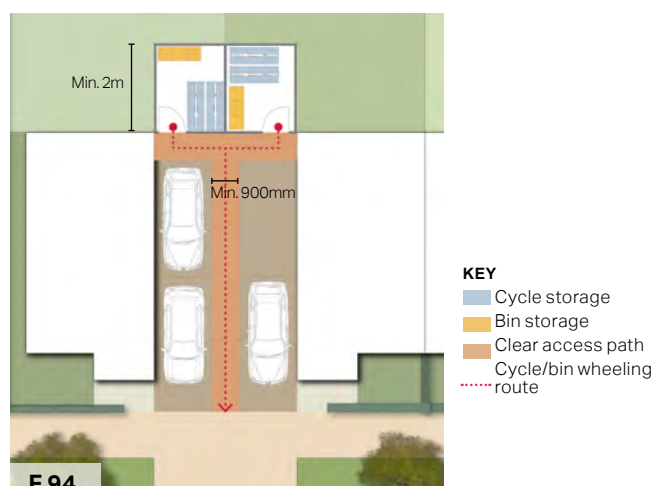


Figure 94: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties.

Servicing and Utilities

With modern requirements for waste separation and recycling, the number and size of household bins has increased, posing a problem with the aesthetics of the property and the management of the bins. Therefore, new development should cater for integrating waste storage whilst, retaining the rural context of the village. Similarly, utilities is a necessary part in the operation of public and domestic environments. Poor planning of utilities could hinder the overall quality of the urban environment and create unattractive new development schemes. Some guidelines for new development are:

- Waste and recycling bins should be accommodated in ways that allow convenient access, and without increasing street clutter or harming the appearance of new buildings. The most appropriate location is in rear gardens. They must be easily accessible for the collection of waste & recyclables;
- Planting and suitable boundary treatment are recommended to minimise their visual impact on the overall streetscape; and
- Servicing, waste storage and utilities spaces must be clearly shown on plans when applications are submitted for any new developments.



F.95

Figure 95: Example of a 'chameleon' bin which, due to the chosen pattern successfully hides itself within the surrounding vegetation.



F.96

Figure 96: Example of bin storage surrounded by flowers and plants improving the surroundings and enhancing biodiversity.



F.97

Figure 97: Local example where the bins are stowed away inside a wooden shed. This arrangement minimises visual impact of the bins on the streetscape by keeping driveways uncluttered, Whitehayes Road.

SS 03. STREET LIGHTING AND DARK SKIES

Burton and Winkton Parish has a strong rural character and thus, dark skies is another key characteristics that should be protected and maintained, especially along settlement edges that meet with the open countryside. Winkton has no street lighting on Salisbury Road or Burley Road. Whilst there is some in Burton most local residents do not want to see more street lights. To protect the parish's dark skies, new developments should minimise unnecessary street lighting. The following guidelines aim to ensure there is enough consideration given at the design stage of new developments:

- New development should choose lighting that is energy-efficient and sustainable. For instance, the installation of motion sensors on the lights should be encouraged; these should be directed downward to avoid reducing dark skies or disturb neighbours or passers-by;
- Alternative lighting techniques, such as up-lighting, down-lighting, path-lighting and backlighting, should be considered aside from conventional street lights.

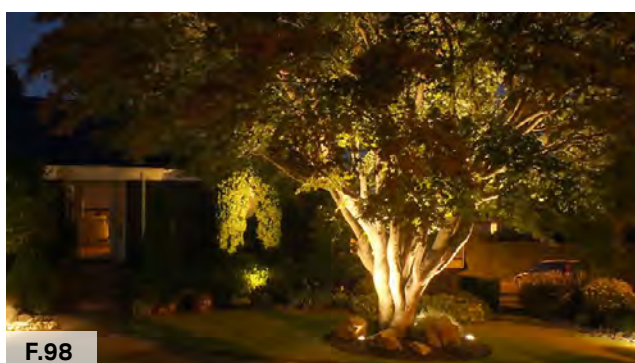


Figure 98: Example of up-lighting, light is focused on an object or tree from a low fixed location.



Figure 99: Example of path lighting, use of flow fixtures which direct illumination downwards and outward.



Figure 100: Example of backlighting used behind a bush to create a glowing effect.

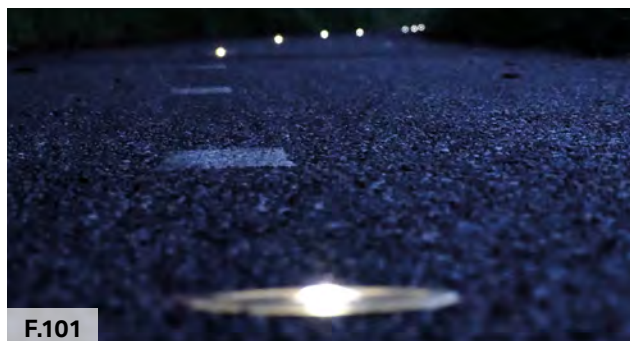


Figure 101: Example of a foot/cycle path which is lit by solar cat's-eye for pedestrian and cyclists, minimising disturbance to nearby properties and natural habitats.

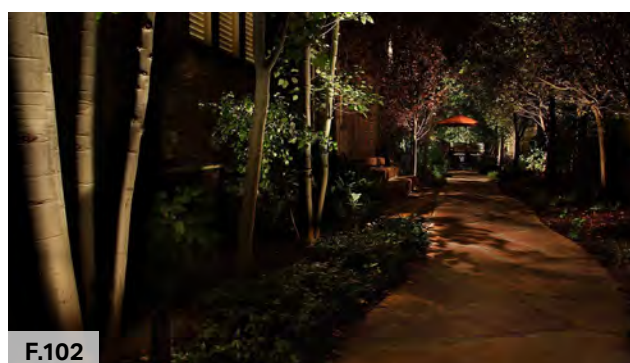


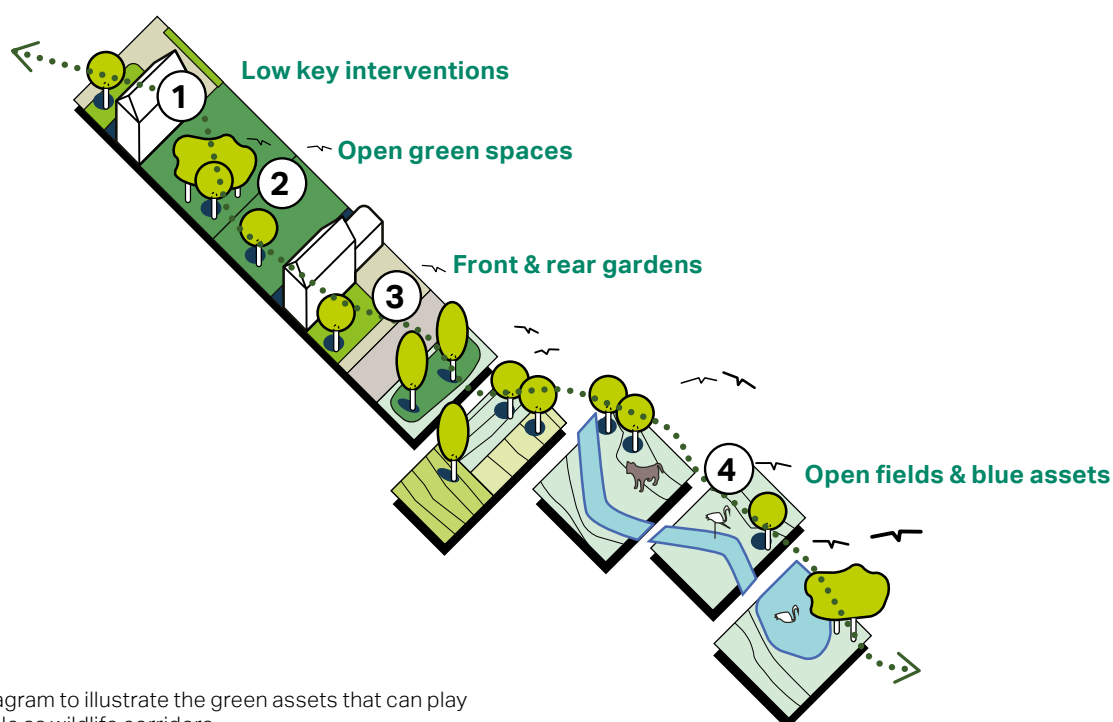
Figure 102: Example of down lighting with bullet-type fixture placed above eyelevel above trees to illuminate pathways.

Landscape Setting and Sustainability

Burton and Winkton Parish is characterised by rich vegetation and mature trees across the built environment, with most of the parish falling within the South East Dorset Green Belt. Settlement areas also have easy access and impressive long distance views towards the surrounding countryside and open fields. Although not directly visible from main roads due to heavy vegetation, views towards the Avon Valley SSSI are visible off-road where PRoWs of the parish connect with the Avon Valley Path.

The Avon Valley contains a rich variety of natural habitats of local, national and international importance, whilst the parish landscape includes many smaller areas that support rich biodiversity. The abundance of street trees and richly vegetated front and rear gardens, contribute towards the green network of the village and enhance the rural character of the area. These are

accompanied by the various open spaces and watercourses, such as Clockhouse Stream, River Avon and River Stour, that serve as important natural amenities for local residents. The parish's close proximity to these watercourses meant that there is a high risk of flooding across Burton and Winkton. Such risks can be mitigated through implementation of water management technique to improve surface water drainage during storm events.



F.103

Figure 103: Diagram to illustrate the green assets that can play an important role as wildlife corridors.

LS 01. SET IN RURAL LANDSCAPE/ DEVELOPMENT EDGES

Burton and Winkton Parish is set within an open rural landscape. Vegetation that forms boundaries between settlements and the landscape should not be undermined by any new development. In particular, any new development set on the edges of the village needs to respect the existing nature and aim to enhance it. Thus, some design guidelines on how new development should treat rural development edges are:

- New development should conserve existing native trees and shrubs along the lanes and within the developable site and incorporate any green asset within design, whilst any unnecessary loss of flora should be avoided. Locally important green gaps, such as that between Burton village and Winkton village should be preserved;
- Abrupt edges with little vegetation should be avoided and should be softened by rich vegetation to provide a smooth transition from the built-up areas to the rural landscape. This is particularly important for Winkton and smaller hamlets in the parish, where back gardens often form the interface with the countryside. Medlar Close and Alder Close (F.107-108) are positive local examples set along the southern edge of Burton Village, characterised by soft edges with retained hedgerows around the site to smoothen transition into the surrounding landscape;
- Edges must be designed to link rather than segregate existing and new neighbourhoods. This is especially applicable to Burton Village where many of its well-used routes form edges for the village. Green corridors should be proposed to provide additional pedestrian and cycle links to improve connectivity with surrounding neighbourhoods. Reference [SS 01. People Friendly Streets](#) for design guidance on edge lanes and green links.



Figure 104: Diagram to illustrate a positive treatment of the edges that respects the surrounding open countryside and offers a smooth transition into surrounding open fields and existing properties, Medlar Close and Alder Close.



Figure 105: Diagram to illustrate an example of a development edge with limited natural buffer that results in a rather abrupt transition to the surrounding countryside, Homefield Close.

LS 02. CREATING A GREEN NETWORK

New developments should aim to strengthen the existing green network and avoid proposing design that limits vegetation and impedes the movement of species. Opportunities should be sought to introduce green assets into design and contribute to biodiversity. Some design guidelines on green networks are:

- New design proposals should avoid harming existing green and ecological assets, e.g. habitats, and dependent local biodiversity. These assets should be identified and integrated into the design and any new developments must demonstrate a 10% net gain in biodiversity on or near development sites in alignment with national legislation on Biodiversity Net Gain¹;
- New design proposals should link existing and newly proposed street trees, green verges, front and rear gardens, locally designated open spaces, habitat sites and the countryside together;
- New development should seek to front onto any existing green and blue assets and access should be granted for all groups of people;
- Formal provisions, such as a Neighbourhood Equipped Area of Play (NEAP), playing fields and areas for active recreation should be considered by larger new developments; and
- New development should aim to preserve existing mature trees and hedges

(especially those designated with Tree Preservation Orders, such as those outlined in [Figure 5](#)) by incorporating them into new landscape design;

- Open spaces should be equipped with good quality street furniture to create pleasant seating areas, shaded spaces avoiding hidden spots. The materials and style of any street furniture in the open spaces should be consistent throughout the parish and aim to proudly represent the local character; and
- Surrounding buildings should overlook play areas and public spaces to encourage movement and natural surveillance.



F.106

Figure 106: Burton Green serves as a positive local example of a locally important open space with a grass area and street furniture that is overlooked by surrounding buildings and houses, Salisbury Road.



F.107

Figure 107: A play area at the end of Fern Close surrounded by vegetation. However, properties with fencing back onto the play area, offering it with little passive surveillance.

¹ Environment Act 2021, Schedule 7A Part 1: <https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>

LS. 03 WATER MANAGEMENT AND SUDS

Sustainable drainage solutions (SuDS)

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied in new development are:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and
- SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.



F.108

Figure 108: Example of swales check dam integrated with a crossing point in Upton, Northampton.



F.109

Figure 109: Example of SuDS designed as a public amenity and fully integrated into the design of the public realm, Stockholm.

Permeable paving

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding.

Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving. Therefore, some design guidelines for new development are:

- The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts; and
- Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

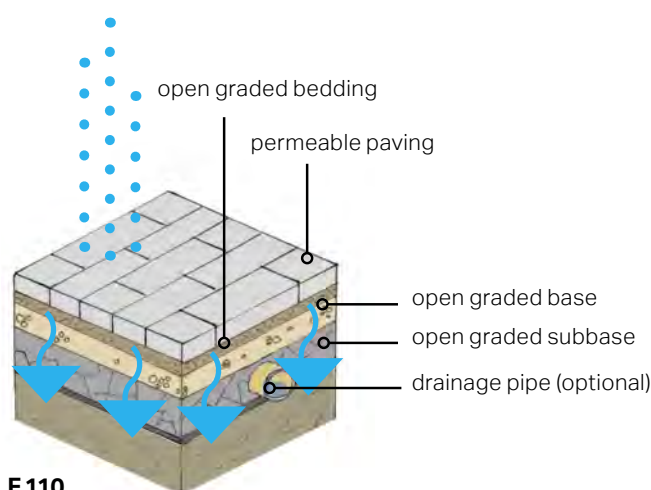
- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems¹.
- The SuDS Manual (C753)².

1. Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

2. CIRIA (2015). The SuDS Manual (C753).

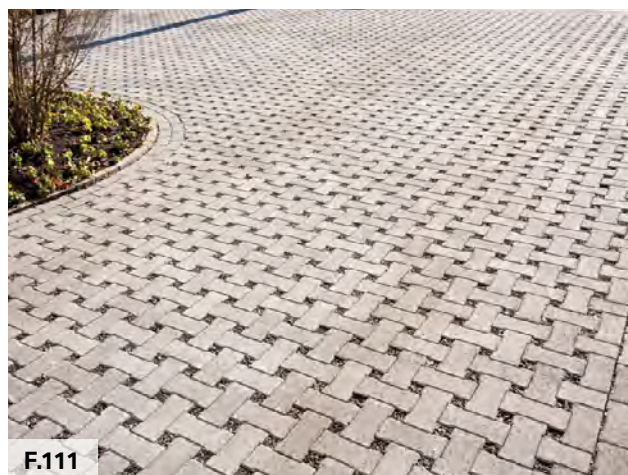
- Guidance on the Permeable Surfacing of Front Gardens³.

3. Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf



F.110

Figure 110: Diagram illustrating the function of a soak away.



F.111

Figure 111: Example of a permeable paving that could be used for driveways.

Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation. In general, some design guidelines to well integrate water storage systems are:

- Consider any solution prior to design to appropriately integrate them into the vision;
- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes; and
- Combine landscape/planters with water capture systems.



F.112

Figure 112: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation.



F.113

Figure 113: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.

A large, three-story red brick house with a central entrance, surrounded by trees and a gravel driveway. The house features multiple windows and a prominent chimney. A large green circular graphic is overlaid on the center of the image, containing the text 'Appendix' and a large white letter 'A'.

Appendix

A

Policy and evidence-based review

Introduction

As the National Planning Policy Framework (paragraph 126) notes, “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

National and local policy documents can provide valuable guidance on bringing about good design by ensuring development is both fit for purpose and able to build

sustainable, thriving communities, as well as by providing specific design guidance to inform design codes activities. Developers should refer to these key documents when planning future developments in Burton and Winkton.

The following national and local policy documents and best practice guidance have informed the design guidance within this report.

2021 - National Planning Policy Framework

DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, Chapter 12: Achieving well-designed places of the NPPF stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of design principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2021 - National Design Guide

DLUHC

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 - National Model Design Code

DLUHC

The National Model Design Code provides guidance on the production of design codes, guides and policies to promote successful and good quality design. It expands on the ten characteristics of good design set out in the National Design Guide and should be referred to in the development of design codes at the local and site masterplan level.

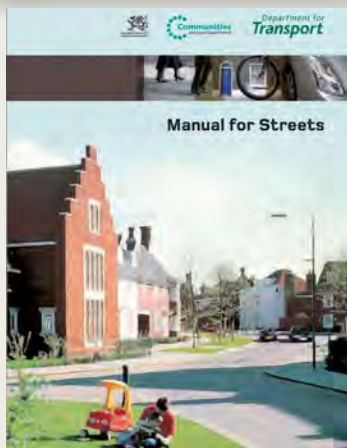


2020 - Building for a Healthy Life Homes England

Building for a Healthy Life is the government-endorsed industry standard, focused on twelve design considerations for creating a successful built environment that promotes wellbeing.

2007 - Manual for Streets and 2010- Manual For Streets 2 Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and encourage active travel.



2014 - Christchurch and East Dorset Local Plan (Core Strategy)

East Dorset District Council &
Christchurch Borough Council

This document provides the planning strategy for the area covered by the former Christchurch Borough and East Dorset District between 2014 and 2028. The type of development and quantity of it, as well as how it should take place is set out within the Core Strategy alongside a vision and a set of objectives in doing so. Some of the key themes covered include favouring sustainable development, settlement hierarchy, green belt policy, location and scale of housing and employment area, as well as the need to meet transport demands across Christchurch and East Dorset.

2001- Christchurch Local Plan (Saved Policy)

Christchurch Borough Council's Local Plan (2001) sets out detailed policies and specific proposals for the development and use of land in Christchurch to 2011.

There are a number of saved policies that are still in effect. These are set out in a schedule of schedule of saved policies.



2018 - Housing and Affordable Housing SPD

Christchurch Borough Council & East Dorset District Council

This SPD sets out to expand on housing and affordable housing policies set out in the Core Strategy. It addresses principles and processes to ensure the contribution of new residential development towards mixed sustainable communities as well as a balanced housing market.

The SPD covers a wide range of considerations including achieving good tenure mix through design, integrating affordable housing into new developments, as well as housing that meets local demands and changing socio-economic contexts.



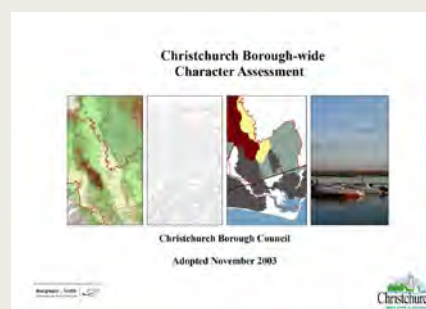
2003 - Christchurch Borough-wide Character Assessment

Christchurch Borough Council

The Borough-wide Character Assessment aimed to identify and protect the identity of the Borough, setting out a comprehensive knowledge-base on the environmental character of the borough, as well as all important characteristics that define the borough's distinctive identity and sense of place.

The assessment then lay down useful guidance in relation to the capacity of different parts of the borough to accommodate for new development, as well as any potential environmental impact anticipated as a result of development. Advice on characteristics of new development are also given to guide their successful integration into different areas of the borough.

Chapter 5.46 of the character assessment provide specific guidance that are applicable to Burton and Winkton.



2003 - Design Advice Note (Extending or otherwise altering your home)

Christchurch Borough Council

The Design Advice Note sets out different design considerations concerning the alterations and extensions of existing residential properties. It seeks to provide a better understanding on sensitive approaches to alter and extend homes that would add character to the property and surrounding neighbourhood.

Design principles related to roofs, windows, façades, boundary treatment, orientation of extensions, access points and sustainability considerations are set out throughout the document.



2021 - Parking Standards SPD

Bournemouth, Christchurch and Poole Council

The Parking Standards SPD provide detailed requirements on the sustainable provision of parking for new developments through good design.

Design principles to inform layout and typologies of parking, variation in standards for different forms of vehicle parking, street designs and access to parking, are set out in the SPD.



2005 - Shopfronts and advertisement design guide SPG

Christchurch Borough Council

This SPG sets out basic principles for good shopfront and advertisement design. The guidelines take into considerations the use of material, layout and proportions of new shopfronts and signage. Key elements of good shopfront composition are covered in detail, together with good and bad illustrative examples of shopfront designs are provided.



2007 - Burton Conservation Area Appraisal and Management Plan & Winkton Conservation Area Appraisal and Management Plan

Christchurch Borough Council

The Burton CAA and Winkton CAA provide detailed analysis and management guidelines for the designated Conservation Areas of Burton and Winkton.

The CAAs outline key characteristics that make up the historical character of the two conservation areas, highlighting the landscape context of the conservation areas, historical background and development, as well as key listed buildings and structures that should be protected from the impact of any new development. Some specific recommendations are provided particularly for the management of vulnerable listed buildings that are potentially at risk.



Checklist

As the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidance for new development'. Following these ideas and principles, questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

- New development will integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise with and enhance the existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent vegetation and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?

3

Local green spaces, views & character:

- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?
- Is the roof form of the extension appropriate to the original dwelling?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?
- Has adequate off road parking been provided for each dwelling?
- Does the proposed parking arrangement provide sufficient security and deter anti-social behaviour/crime?

11

Architectural details and design:

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local Architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the Architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

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