

Burton and Winkton

Neighbourhood Plan Design Guidance and Codes

Final report
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Quality information

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A photograph of a traditional white-washed thatched-roof house. The house has a steeply pitched roof made of dark, textured thatch. The walls are white with black window frames and a black baseboard. A small porch with a thatched roof is visible on the left. A large, rounded green bush is in the foreground. The scene is set outdoors with trees and a blue sky in the background.

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.

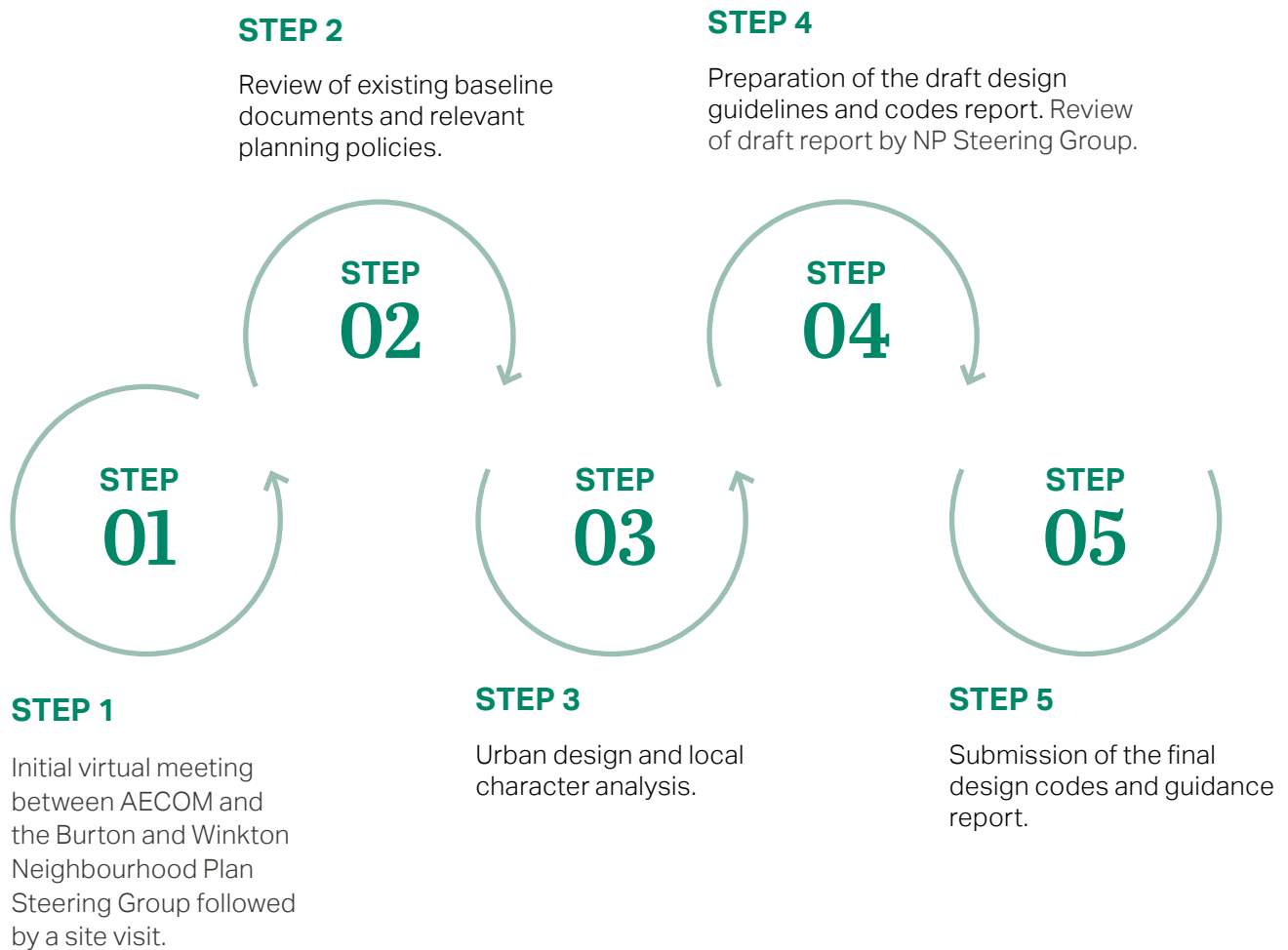
1.2 Aims and objectives

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.





KEY

- Burton and Winton Parish boundary
- Water bodies
- New Forest National Park
- A roads (in white)
- B roads (in white)
- Railway
- Station

F.1 **Figure 01:** Map showing the area of study within its context, depicting built-up areas around the village along with major roads, water features and railway. (Source: Google Earth)





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.



















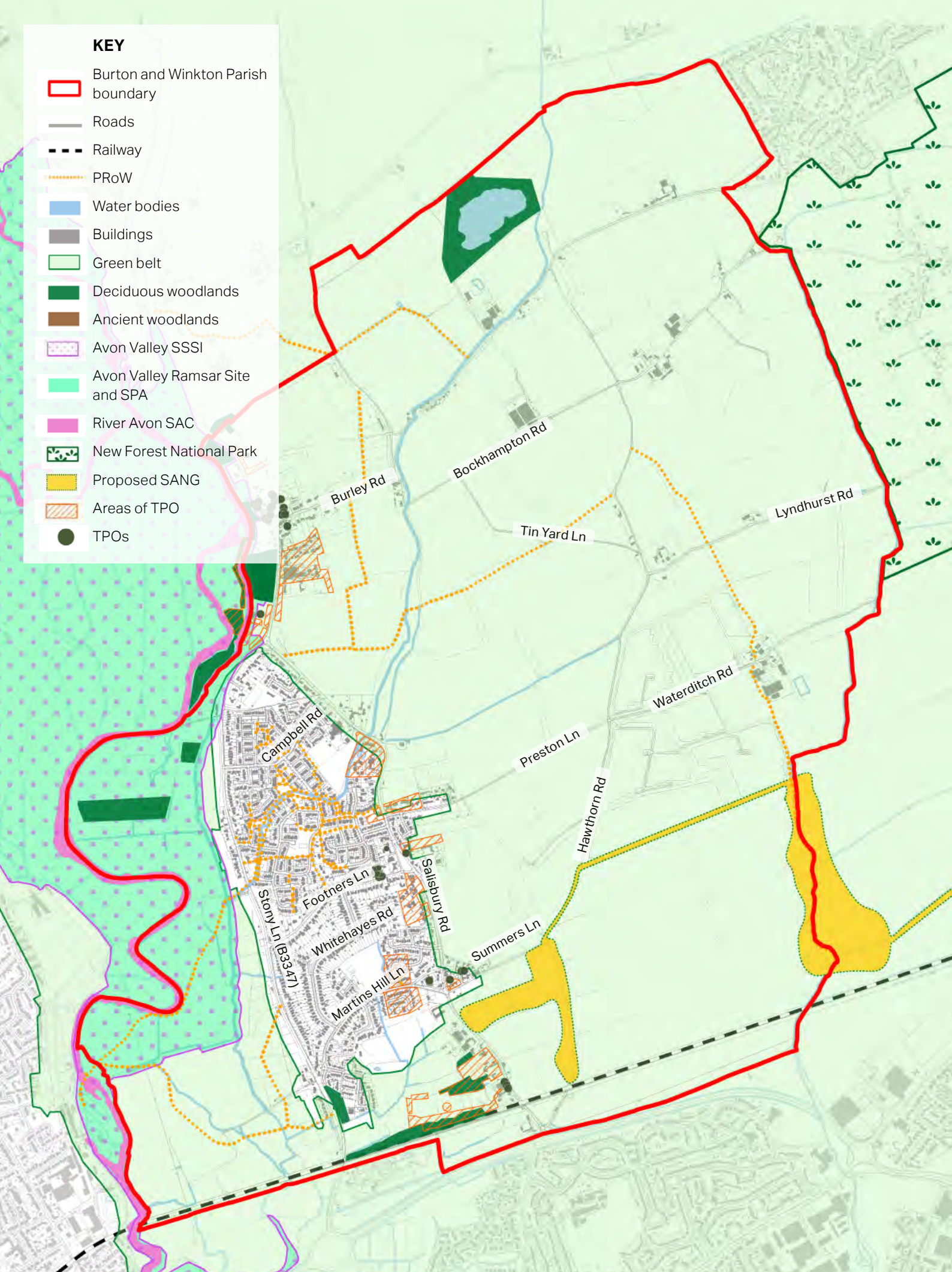
Figure 03: Some woodland areas can be found in the outlying areas of the parish, such as Bockhampton.



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.



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.

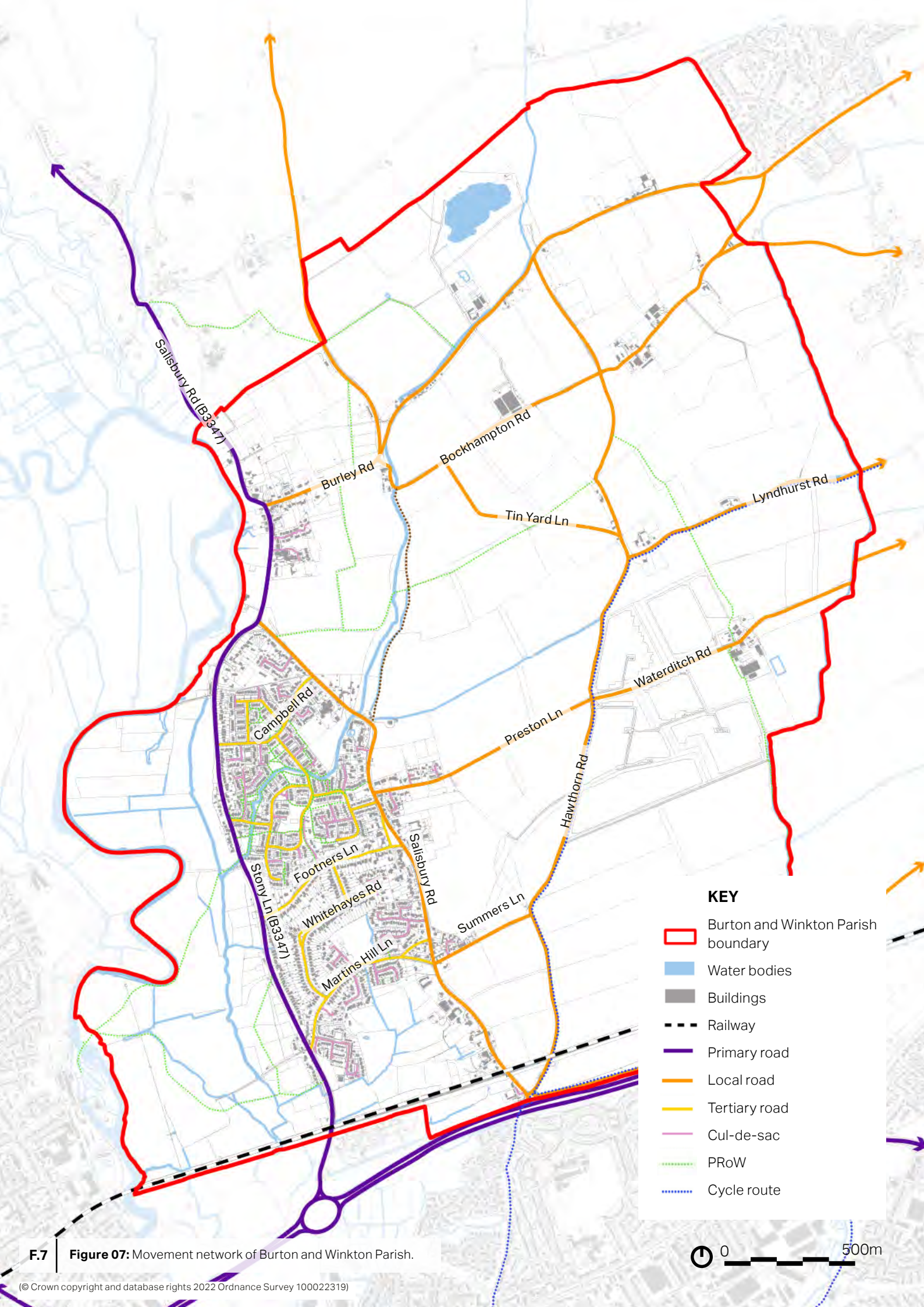
The South Western railway line crosses the south of Burton and Winkton but there is no station within the parish. The railway creates a strong physical and visual barrier through the area. The nearest station is Christchurch, about a 2.3km (5 minute) drive and 24 minute walk from the southern entrance 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.



KEY

- ▭ Burton and Winkton Parish boundary
- ▭ Water bodies
- ▭ Buildings
- - - Railway
- ▬ Primary road
- ▬ Local road
- ▬ Tertiary road
- ▬ Cul-de-sac
- ⋯ PRoW
- ⋯ Cycle route

F.7 Figure 07: Movement network of Burton and Winkton Parish.

0 500m

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.



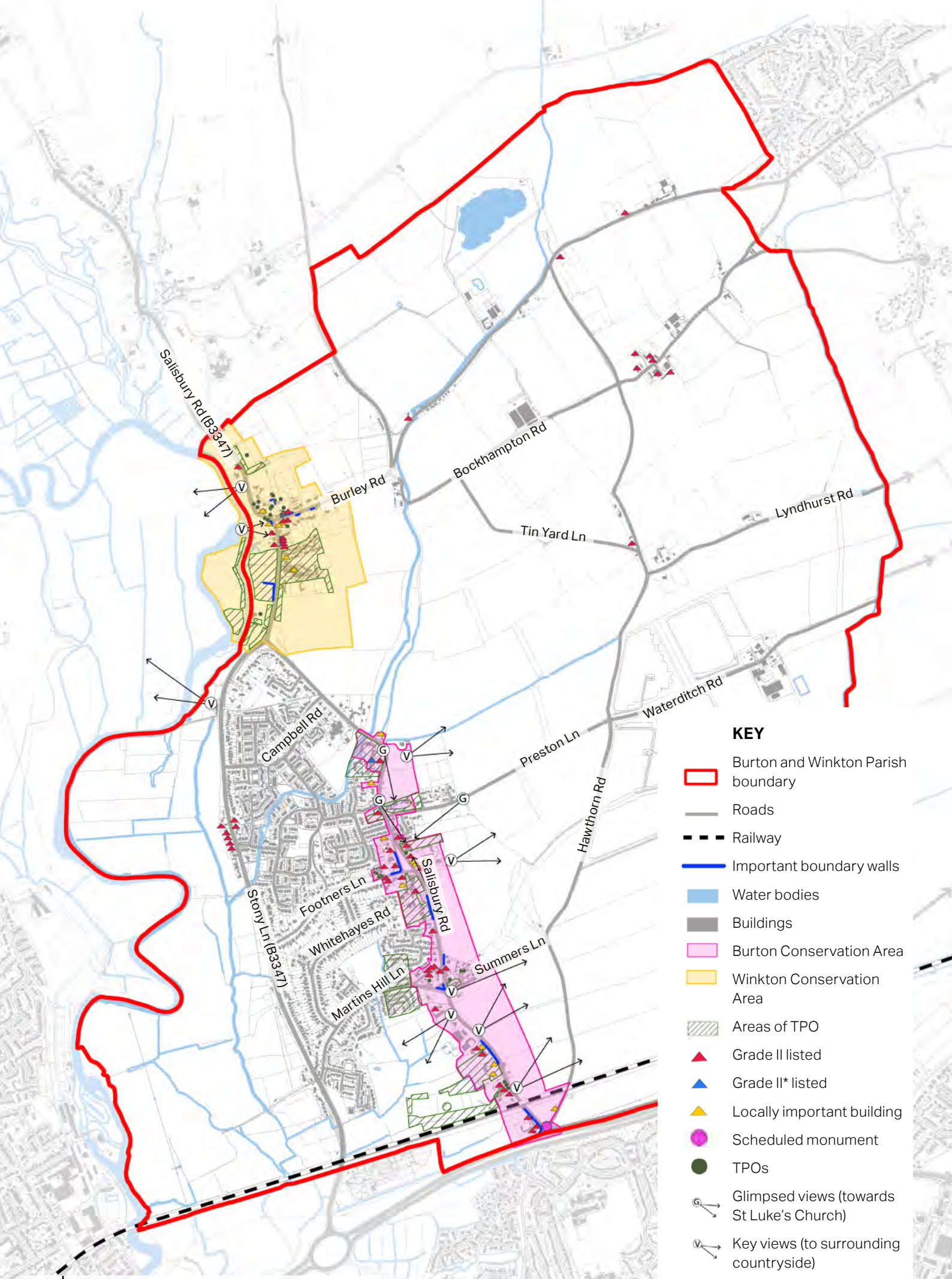
Figure 08: St Luke’s Church, a Grade II listed church fronting onto Burton Green, serves as a key landmark within Burton’s Conservation Area. (Source: Burton and Winkton NPSG)

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.



KEY

- ▭ Burton and Winkton Parish boundary
- Roads
- - - Railway
- Important boundary walls
- ▭ Water bodies
- ▭ Buildings
- ▭ Burton Conservation Area
- ▭ Winkton Conservation Area
- ▨ Areas of TPO
- ▲ Grade II listed
- ▲ Grade II* listed
- ▲ Locally important building
- Scheduled monument
- TPOs
- G Glimpsed views (towards St Luke's Church)
- V Key views (to surrounding countryside)



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.



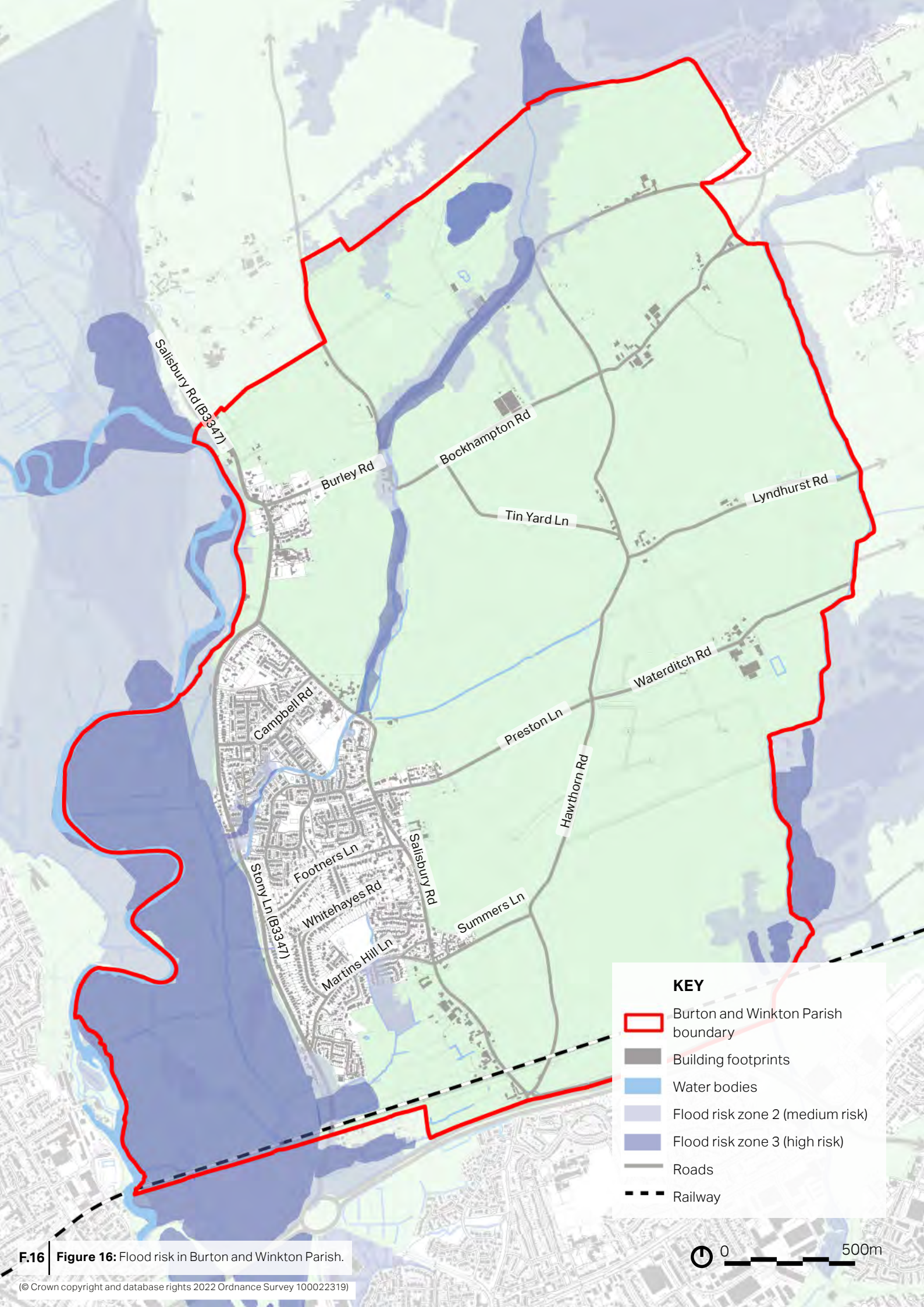
F.14



F.15

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)



Salisbury Rd (B3347)

Burley Rd

Bockhampton Rd

Tin Yard Ln

Lyndhurst Rd

Campbell Rd

Waterditch Rd

Preston Ln

Hawthorn Rd

Stony Ln (B3347)

Footners Ln








Salisbury Rd

Whitehaves Rd

Summers Ln

Martins Hill Ln

KEY

-  Burton and Winkton Parish boundary
-  Building footprints
-  Water bodies
-  Flood risk zone 2 (medium risk)
-  Flood risk zone 3 (high risk)
-  Roads
-  Railway

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

0 500m

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.

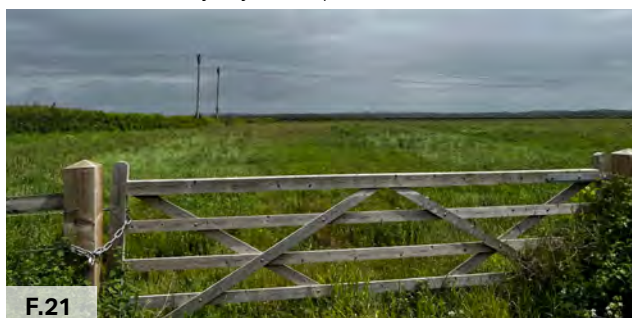
¹ <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Urban-design-trees-and-conservation/urban-design/Urban-design.aspx>

- 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.



F.20

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.



F.21

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



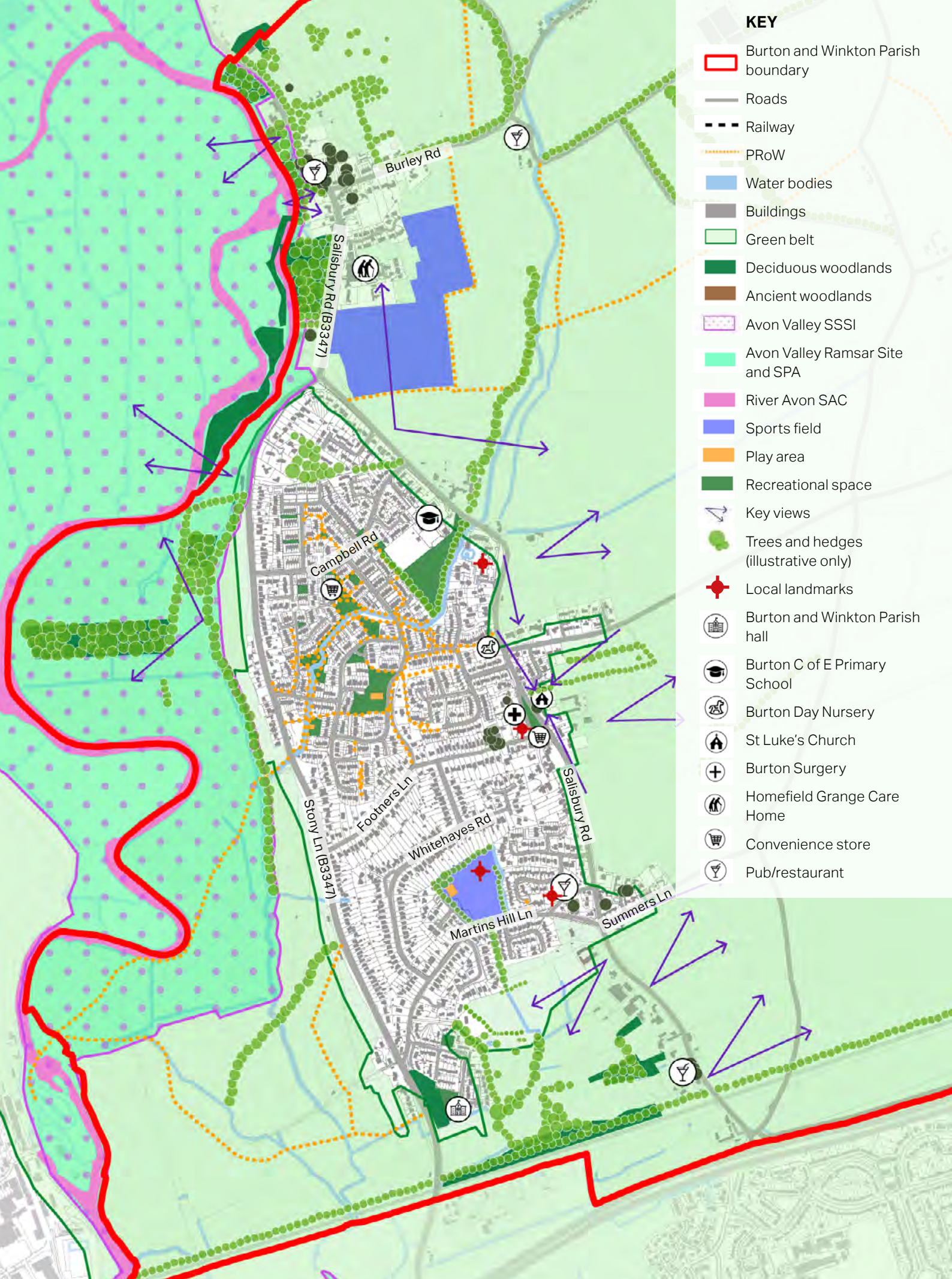
F.22

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



F.23

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.

0 500m