



BROAD HINTON CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSAL

September 2007

Planning Services



Development Control & Conservation



Forward Planning & Transportation



Building Control & Property Management

SUMMARY

A recent review of all the Conservation Areas within the Kennet District highlighted Broad Hinton as a village of significant architectural and historic interest. The village has not previously had any form of protection through Conservation Area status however following a period of consultation, it has been concluded that the southern part of the village is worthy of Conservation Area status. In recognition of its architectural and historic character this document forms the formal character appraisal and management plan for the village.

A summary of Broad Hinton's basic character features is outlined below.

Broad Hinton is a linear village formed from two earlier hamlets now merged. It lies at the head of the Kennet valley, some 12km south-west of Swindon, 17km west of the Marlborough downs and 7.5km north of Avebury World Heritage Site. There is a population of about 600 which occupy approximately 220 properties in the entire village.

The south end of the village is particularly noteworthy due to its well maintained rural character, tightly knit nucleus of historic buildings around the central green and generous open spaces between the larger detached properties on the periphery of the village. A good range of architectural styles set between mature trees, hedgerows and pasture (currently unprotected) also helps create a soft and distinctive character which reinforces the special, rural quality of the village.

It should be noted that the District Council has drafted this document in response to Broad Hinton Parish Council and the local community, who have specifically put forward the village for Conservation Area designation.

Front Cover: View of the Church of St Peter ad Vincula and Lych gate from the north.

BROAD HINTON CONSERVATION AREA

1. INTRODUCTION

Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established.

The government requires local planning authorities to determine which parts of its area are areas of special architectural or historic interest worthy of designation as Conservation Areas.

Broad Hinton is a newly proposed Conservation Area; this document forms the committee draft appraisal for this site, highlighting the new Conservation Area boundary and special features which have been noted as being of architectural and historic interest.

Government policy stresses the need for authorities to define and record the special interest, character and appearance of all designated areas in their districts, and the Kennet Local Plan refers to the Council's intention to prepare up-to-date Designation Statements for each of 70 Conservation Areas within the District.

Change is inevitable in most Conservation Areas; the challenge is to manage change in ways that maintain and, if possible, reinforce an area's special qualities. The character of a Conservation Area is rarely static and is susceptible to incremental, as well as dramatic, change. Some areas are in a state of relative economic decline, and suffer from lack of investment. More often, the qualities that make Conservation Areas appealing also help to encourage over-investment and pressure for new development. English Heritage recommends that positive management is essential if such pressure for change, which tends to alter the very character that made the areas attractive in the first place, is to be limited.

The purpose of this document is to identify and record those special qualities of Broad Hinton that make up its architectural and historic character. This is important in providing a sound basis for planning policies and decisions on development, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of the area. Beyond their use as planning tools, appraisals also have a wider application as educational and informative documents for the local community.

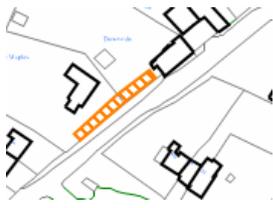
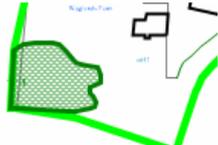
The document is intended for all those with an interest in Broad Hinton, or undertaking work on the buildings, landscape, roads or public spaces. It is also essential reading for anyone contemplating new development within the area. By drawing attention to the distinctive features of Broad Hinton it is intended that its character will be protected and enhanced for the benefit of current and future generations.

The remainder of the document is divided into three further main sections – the character appraisal, future management proposals, and community involvement.

The survey work for the appraisal was carried out during the spring of 2007. The character appraisal commences with a short description of the planning context and is followed by an analysis of Broad Hinton's special architectural and historic interest. This represents the core of the appraisal.

The Conservation Area is complex and, although priority has been given to highlighting significant features, omission of items from the text or from illustrations should not be regarded as an indication that they are unimportant in terms of conserving the character of the area.

Key to Maps:

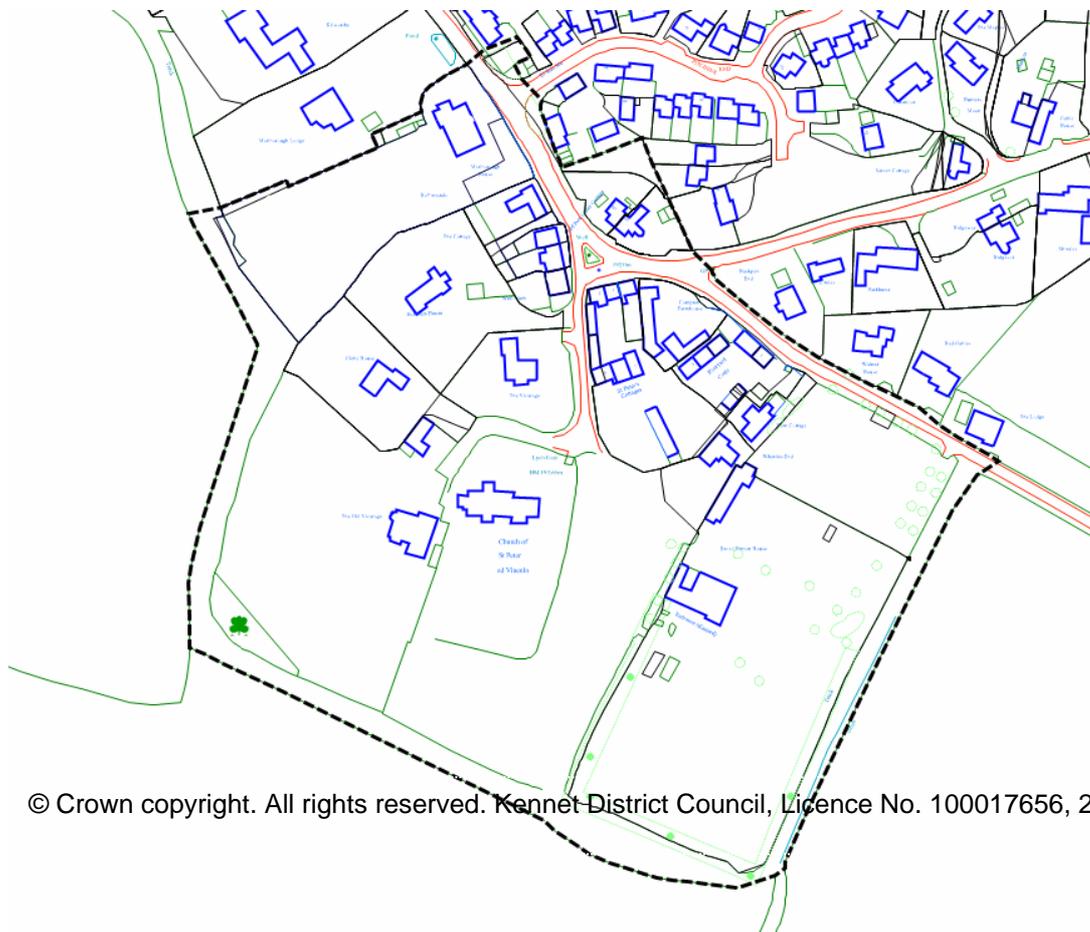
<p>Conservation Area boundary</p>		<p>Groups of trees subject to Tree Preservation Orders</p>	
<p>Public Footpaths</p>		<p>Important trees and hedges</p>	
<p>Listed Buildings</p>		<p>Archaeological Alert Zone</p>	
<p>Unlisted buildings with townscape merit</p>			

North is at the top of all maps

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2. BROAD HINTON CONSERVATION AREA APPRAISAL

Map 1: The Boundary of Broad Hinton Conservation Area



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2.1 DEFINITION OF SPECIAL INTEREST

2.1.1 Location and Context

There are two areas of settlement in the parish, Broad Hinton village itself and Uffcott, which lies east, just outside the perimeter of the former airfield at Wroughton. Broad Hinton lies uppermost of the Upper Kennet Parishes and sits on the lower chalk step which separates the north Wiltshire clay lands from the Marlborough Downs, its south-eastern edge climbing the chalk escarpment of Hackpen to a boundary along the Great Ridgeway. A white horse was cut on this chalk hillside to commemorate Queen Victoria's coronation in 1838 by two loyal Broad Hinton subjects, the parish clerk and the publican, and this remains a familiar landmark for travellers along the B4041 Swindon-Devizes road, which bisects the parish.

The north-west boundary of the village runs along the top of another escarpment, sheer and heavily wooded in places with another horse etched in its side, which cuts through the greensand strata to the clay, offering a panorama across miles of patchwork clay land fields and solitary farmhouses to Swindon, Wootton Bassett and beyond. The poet and critic Geoffrey Grigson, who lived in Broad Town below this escarpment, compared the view to a Ruben's painting of a Dutch landscape near Antwerp.

Hinton (first named in the Domsday Book) means 'high farmstead' – a wholly appropriate name when viewed from the clay vale beneath or from lower down the Kennet. Broad (meaning 'large'

declined under the more favoured route create by the A4361 has given the village its northern focus, where it forms the cross-piece of a T-junction with the High Street.

The relatively isolated location of the village gives it the feeling of a rural backwater. This is reinforced by the lack of heavy traffic or parked vehicles on the roads - so commonly found elsewhere. The existence of modern buildings and estate style developments does however make one realise that this village has not escaped expansion or modern advancements in the form of suburban cul-de-sacs. It is a sorry fact that many of these do little to enhance the historic character of the village or emulate local vernacular.



Above: Examples of modern developments within Broad Hinton

Despite this, the array of mature trees, hedges and pasture southwest of the village helps compliment the setting of both old and new buildings, serving to create a soft buffer between the old and new. The fact that a large number of these mature trees and open spaces are unprotected adds to the justification for Conservation Area designation.



Above: Example of the buffering effect of trees and greenery to a modern residential site

2.1.3 The boundary

As stated, the Conservation Area takes in the southern corner of the village around the well, grade I listed Church of St Peter Ad Vincula, neighbouring pasture and the significant grade II listed Marlborough house (see below). The boundary is tightly knit, excludes many of the more modern properties in the village and instead focuses on the historic assets at its core. The variety of listed and significant unlisted structures and features helps creates a unique character zone well worthy of protection.

Some consideration was given to enlarging the Conservation Area boundary by including the bottom section of Post Office lane, which joins the High Street from the east and the north part of the village around the school. There is however a predominant number of modern dwellings and features which detract from the historic character; There was also no public support for these areas to be included - for these reasons they have been excluded from the boundary.

It should be noted that the attractive avenue of mature lime trees which border the High Street and interlink the north and south of the village are already protected and do not therefore require further protection via Conservation Area status.



Above: Examples of buildings towards the north end of Broad Hinton

2.1.4 The origins and historic development of the area

The parish of Broad Hinton originally included Bincknoll, Uffcott and part of Broad Town; of these settlements only the tithings of Broad Hinton were within the Selkley Hundred. Uffcott, Bincknoll and Broad Town were their own townships in the 11th century but had likely been absorbed into Broad Hinton Parish by the 13th century when the tithes from Uffcott were then paid to the vicar of Broad Hinton; the chapel at Bincknoll was then also dependent on Broad Hinton church.

The watershed between Kennet and the Bristol Avon divided the ancient parish into two contrasting parts running from southwest to northeast. The settlement in the southeast part of the parish was concentrated in the nucleated villages of Broad Hinton and Uffcott.

As stated previously, Broad Hinton as it now stands grew from two hamlets, Hinton Wase (north) and Hinton Columbers (south). The oldest sites within it, those of the church of St Peter to the south and Manor Farm further north, may have been the centres of the two hamlets although there is no architectural or archaeological evidence to substantiate this.

By the 14th century Broad Hinton was treated as a single settlement and one of the wealthiest in the Selkley hundred, this continued until the early 16th century. The modern pattern of the settlement had been established by the late 18th century with most buildings standing inside or around the triangle formed by the main Swindon-Devizes, Wootton Bassett-Rockley and Clyffe Pypard-Uffcott roads.

Broad Hinton appears to have experienced three significant phases of development within both the 14th, 18th and 20th centuries and has benefited from good roads and a healthy agricultural trade which has historically been the main source of its income. Most buildings within the village date to the 18th century and sadly few buildings date prior to this. The more recent 20th century developments have changed the face of the village again, creating a heavier link between the north and south sides of the village and expanding the built form outwards into what used to be open fields and pasture to the east.

2.1.5 Key views and vistas



The principal vistas within the proposed Conservation Area boundary fall within and around the well-head and the Church of St Peter. The open pasture land between grade II listed Broad Hinton House and church offers a taste of the former rural flavour of the village, reinforced by the outlying fields beyond.

Views south, down Summer's Lane and southeast, down Post Office Lane offer equally attractive vantage points which add to the diversity of the proposed Conservation Area's character.



Above: Important Views within the proposed Conservation Area



Above, Map 4: Important Views within the Conservation Area
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2.1.6 Architectural Character

Many of the surviving historic buildings appear to date from the 18th century and comprise brick construction with slate/plain clay tiled roofs; there is no single architectural style that really epitomises the character of the village. The range of buildings does however typify the traditional scope of village residence; the manor house, vicarage, workers cottages, farmhouses and so forth. There are naturally some basic differences in the construction of these individual buildings which display local vernacular tradition. For example housing around the central green is largely provided through cottage-style dwellings which have narrow spans, low eaves, simple casement windows and 4-panel/ledge and braced doors. Some of the materials used are also typical of the downland setting, for example: straw thatch, timber framing and occasionally, chalk stone.

Among the C20 buildings located outside the proposed Conservation Area are an array of 1930's Council houses, 1970's private detached houses and bungalows.



Above: Examples of varied architectural styles within the proposed Conservation Area; the former fire station, Marlborough House and Broad Hinton House.

One of the most impressive houses located south of the proposed Conservation Area is grade II listed Broad Hinton House (see above); its primary features are its historic Ice House and recently restored rainwater collection system. The house itself is a substantial, white painted ashlar building set in its own parkland and it was constructed from stone quarried from the garden. It lies on the southern periphery of the village in a relatively isolated location. The property was built on a virgin site in around 1826 for the lay rector and was known as The Rectory - until it later became The Lodge and then finally, Broad Hinton House.



Both this property, the church and existing Vicarage House are reached by a narrow unassuming lane which unexpectedly opens up to the entrance of St Peters church which stands proudly at the end. This grade I listed church is surrounded by a large enclosed hedge but rises dominantly as the most significant building in the area, surrounded by more subservient dwellings (see left). Sadly the graveyard is home to a number of listed tombs which have been left to deteriorate, they subsequently have been added to the Council's register of Buildings at Risk.

The most distinctive properties around the central green are a row three thatched cottages comprising white painted chalkstone. They all date between the 18-19th century and Well view, located at the southern end of the row, was formerly a fire station. (See above photo). Marlborough House, a grade II listed property altered in the 19th century, lies a little further north and is the most substantial brick house this side of the High Street (see above).

Walls and boundaries form another distinctive feature of the proposed Conservation Area and should not be overlooked. The most important structures have been highlighted on the map of significant unlisted structures below; the most significant of these front Marlborough House and Compton farmhouse/Rickyard Cottages (see photos below).



The area also has a number of significant unlisted buildings which contribute to the character and appearance of the proposed Conservation Area; these are outlined on the map below:



Map 5: Significant unlisted and listed structures within the proposed Conservation Area
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2.1.7 The Contribution made by greenery and green spaces

The Conservation Area, particularly around the Church, is dominated by mature broadleaf trees, to the extent that views of the church and dwelling are often filtered by trees. Mature trees are found throughout the proposed conservation as highly significant features of the large, mature gardens.

Trees and features of particular significance include the following:

- The mature broadleaf tree belt which forms the southern boundary of the village and runs alongside the western boundary of the proposed conservation area. The settlement boundary comprises a byway, ditch and wooded bank, which filters views of the village from the south and west. The part of the tree belt which falls within the grounds of Broad Hinton Manor are covered by a Tree Preservation Order.



Left: The byway and tree belt which form the southern and western boundaries of the proposed Conservation Area

- The north eastern corner of the grounds of Broad Hinton House contains a belt of mature Turner's oak, which is a very rare species introduced over a century ago. These trees are of high visual amenity, as well as of historic and rarity interest and are covered by a Tree preservation Order.

- The pollarded limes surrounding the well are visually important, although they are now past their prime, and in need of more sympathetic management. They are covered by a Tree Preservation Order.
- The limes and sycamore at the entrance to the new Pitches End estate are covered by Tree Preservation Orders, and are complimented by the currently unprotected copper beech and other broadleaf trees on the opposite side of the High Street.
- The Church and Old Rectory are located in a mature wooded setting with an area of undeveloped land (formerly owned by the church) to the south east of the church. This forms an extremely important open space, providing a physical link from the village to open countryside to the south.



Above, Map 6: Significant trees within the proposed conservation area, existing TPO specimens (dark green) and significant open spaces.

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Above: Aerial of the significant noted trees and open spaces within the Conservation Area – note the expanse of area filled with greenery.

2.1.8 General Condition

Due to its attractive rural location and proximity to both Swindon and Marlborough, the settlement of Broad Hinton is relatively prosperous and property prices are above average. There are a few buildings/structures in and around the proposed Conservation Area that could do with some basic repair and maintenance, including the church and as noted, a number of protected tombs within the graveyard of St Peter's are at risk.

Left: weeds growing out of gutters at St Peter's church.



The condition of the street surfaces and furniture are generally in good order though the area around the well head is tatty and could do with clearing and the railings re-painted. Simple steps could easily improve the character of this important focal point.

2.1.9 The extent of intrusion or damage

There are a few negative factors. The overhead wirescape of electricity and telephone wires does in places, detract from the special character of the area, as do certain road signs however these features are part of modern day living and could be far worse.

The large quantity of 20th century dwellings within Broad Hinton bare little relation to local historic architecture (both in terms of material, detail and layout) and instead stand out in stark contrast to their historic counterparts. This harsh conflict between old and new means the character of the village lacks unity and cohesion in some areas.

2.1.10 Future pressures and capacity for change

The Conservation Area is deliberately contained to exclude some of the less attractive in-fill developments that were carried out in the late 20th century. In turn, one of its primary features is its undisturbed open spaces between buildings; this is however vulnerable to change and could easily be regarded as potential development zones (as has been before). The increasing demand for housing – in this case from potential commuters to Swindon could place pressure to fill in every last space and possibly redevelop existing buildings with greater density. In designating this area of Broad Hinton as a Conservation Area tighter controls will be given to ensure the open spaces are preserved.

In connection with this, there is also an underlying threat to develop right up to the boundary of the village which acts as a buffer to open countryside. This has already occurred to the east side of the village and there are some examples to the northwest of the village where this has also started. The setting of the Broad Hinton – specifically around the southern stretch - has already been noted as significant to the character of the village; views within and around it would be irrevocable damaged or removed altogether if such development continued, its character would be lost as would the amenity value of local residence.

The demand for housing brings with it increased number of vehicles, traffic, pollution, road signage and parking issues. Space around the central well is tight enough and the presence of more motor vehicles would severely detriment the character of this feature – not to mention the setting of surrounding listed and significant unlisted structures.

The character of historic villages are inextricably linked with their past in terms of economy, architecture, history and evolution; although the Council realises growth and change is on-going, the character of the proposed Conservation Area at Broad Hinton could be lost altogether if the changes it has already experienced, continue into the future.

The Council would particularly welcome opinions on whether the above appraisal contains any inaccuracies or omissions in respect of the character of the historic environment at Broad Hinton.

2.2 ACKNOWLEDGEMENTS

The main sources of information used in the preparation of the draft appraisal:

Devizes and Central Wiltshire – John Chandler, Hobnob Press, 2001

Images of Wiltshire – David Brewer

The Victoria History of Wiltshire Volume XII – The University of London Institute of Historical Research, Oxford University Press 1986

www.wiltshire.gov.uk/community

www.broadhinton.com

www.thisiswiltshire.co.uk/tiwtourism/townsvillages/broadhinton

www.francisfrith.com

APPENDIX 1 TO ALTON CONSERVATION AREA APPRAISAL

Locally important 'unlisted' buildings/structures in the proposed Conservation Area

Summer Street

Compton Farmhouse
Boundary wall at Compton Farmhouse and Rickyard cottages

High Street

Rectory Cottage
The Well
No's 1 and 2
No's 131 and 132

Others

The Old Vicarage and outbuilding
The Converted stables at Wettles End
The Lych Gate

The Location of these buildings is shown on map 5.

3. BROAD HINTON CONSERVATION AREA MANAGEMENT PROPOSALS

3.1 RELATIONSHIP WITH THE CHARACTER APPRAISAL

For the designation of a Conservation Area to be effective it is important that consistent judgements are made in determining its special qualities and local distinctiveness, as well as its value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through the detailed appraisal of its character.

The above draft appraisal should be regarded as the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area - and to provide a basis for making sustainable decisions about its future through the development of management proposals.

Now that the appraisal has been drafted, proposals for the future management of the area will need to be considered then developed. Logically these will take the form of a mid- to long-term strategy for preserving and enhancing the Conservation Area, addressing any issues arising from the appraisal and identifying any further or detailed work needed for their implementation.

The strategy needs to be realistic, bearing in mind the staff and financial resources likely to be available. At the present time the Council has no dedicated funds for grant aiding building repairs or enhancement work, although minor grants may be available for some tree planting schemes. Only a 'light touch' approach can be justified for most of the rural Conservation Areas within the District.

3.2 GENERAL APPROACH OF THE COUNCIL TOWARDS DEVELOPMENT PROPOSALS

In addition to the usual need to obtain planning permission for most forms of new development there is a requirement for applications to be made for conservation area consent for the demolition of unlisted buildings, and notifications to be submitted for the felling or lopping of trees need to be notified

In exercising its planning powers, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

For most proposals in the Conservation Area the Council will require detailed plans and drawings of new development, including elevations which show the proposed development in its setting, before considering a planning application.

The Council will advertise all applications for planning permission for development that would affect the character or appearance of Conservation Areas.

3.3 GENERAL APPROACH OF THE COUNCIL TOWARDS CONSERVATION AREAS

The Council's general planning policies towards development is set out in Policies HH4 (Historic Landscapes), HH5 (Development in Conservation Areas), and HH6 (Demolition in Conservation Areas).

It is also essential that a flexible approach is taken to the requirements of the Building Regulations and Fire Precautions Act and that rigorous application of general planning and highway policies should be relaxed where they would be in conflict with the preservation or enhancement of the area's character or appearance.

3.4 SPECIAL CONSIDERATIONS AT BROAD HINTON

Applications for planning permission, conservation area consent, and tree works will be assessed with reference to the Conservation Area Appraisal. *There will be a presumption in favour of conserving key unlisted buildings, trees and hedges and views that have been identified.*

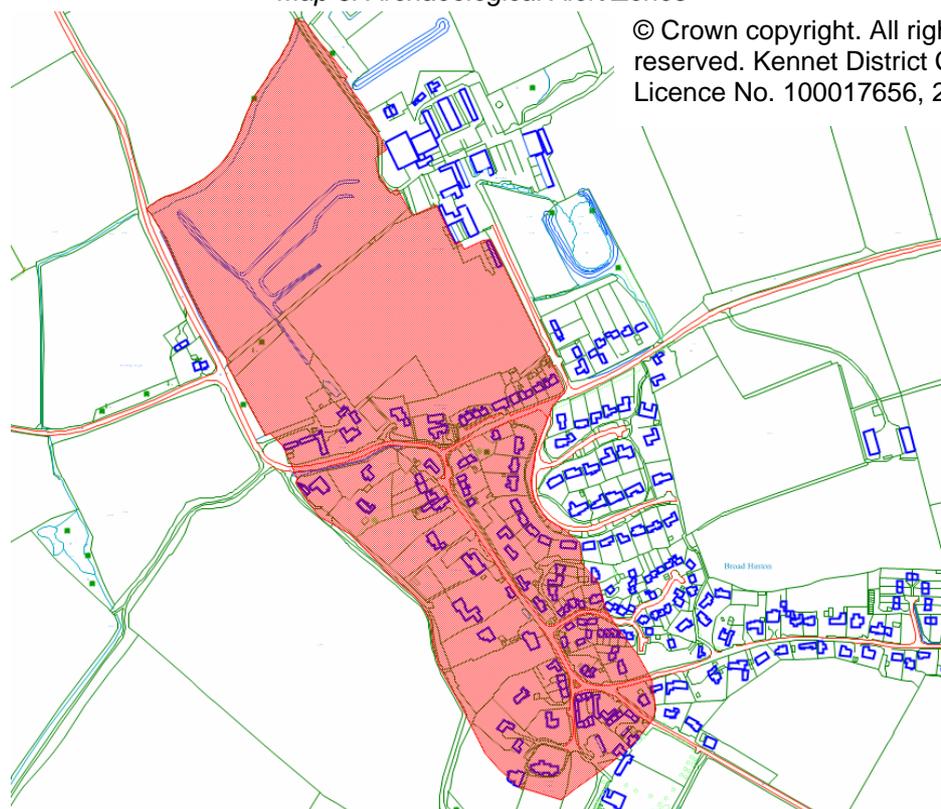
Following on from the above, at Broad Hinton the preferred policy of conservation will lie with the preservation of the established 'status quo' rather than specific proposals for change. Where proposals for change occur the intention is to provide a framework to allow this to be carefully considered and managed in a positive way to reinforce the existing character and appearance of the area.

3.4.1 Archaeology

As noted in the appraisal Broad Hinton has been subject to occupation and alteration over many generations. The County Archaeology Service, in conjunction with the Council, has prepared archaeological zone maps for the district. These zones have been established following an analytical procedure for identifying and scoring archaeological sites and landscapes.

Most of the Conservation Area, apart from small parts to the south and southwest, is identified as containing the remains of Anglo-Saxon settlement. This zone has a high degree of archaeological potential and preliminary consultation with the Archaeology Service is therefore recommended for prospective developers within the area.

Map 6: Archaeological Alert Zones



3.4.2 Infilling and Redevelopment

At Broad Hinton large-scale, comprehensive or 'estate' forms of development are unlikely to be acceptable now. Planning policy anticipates that new building development proposals are only likely to be in the form of individual proposals for infilling, re-use or replacement of existing buildings. Where such proposals are acceptable in terms of general planning policy the Council will require proposals to have regard to the historic and physical context of the Conservation Area.

In considering new buildings it will be particularly important to maintain generous spacing between building blocks, to respect the architectural detail and materials of local vernacular and to avoid destroying the verges, and walls and hedges fronting onto the lanes. There will be a presumption against developing the open spaces between buildings and pasture land beside the church and currently the proposed Conservation Area has no potential development sites.

3.4.3 Design of new buildings in the Conservation Area

New development in the Conservation Area should aspire to a quality of design and execution, related to its context, which may be valued in the future. This in itself does not imply nor preclude working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area. The aim of design guidance therefore is to encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. When considering proposals for new development, the local planning authority's principal concern will be the appropriateness of the overall mass or volume of the building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other identifiable units), and its relationship to its context - whether it sits comfortably on its site. A new building should be in harmony with, or complementary to, its neighbours. The footprint of new buildings should respect the existing building pattern or grain. The use of materials generally matching in appearance or complementary to those that are historically dominant in the area is important, as is ensuring that materials, detailing and finishes are all of high quality. Within these criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style.

Below: A bold new dwelling on the periphery of the proposed Conservation Area



In designing proposals owners and their architects are therefore advised to look carefully how their proposal will fit into its physical and historic context. Where construction work is involved particular care should be taken in the choice of building materials and whenever possible should seek to reinforce local distinctiveness.

The palette of established materials at Broad Hinton includes:

Roof coverings -	Wheat thatch, plain clay tiles, Welsh slates
Walling -	Timber framing, weatherboarding, chalk cob, mellow red or buff stock brickwork,

3.4.4 Extensions

Relatively small proposals can cumulatively alter the character of the Conservation Area. It is important therefore that extensions to buildings do not dominate the host structure. Generic advice on the considerations to be taken into account in designing an extension is set out in a *Residential Extension Design Guide*. This is available free of charge from the Planning Services Unit at Kennet District Council.

Thatched roofs are an important characteristic of the Conservation Area. Although thatch is a comparatively cheap method of roofing and entirely consistent with sustainable building techniques it does give rise to certain issues that are not always fully understood by designers. It is hoped that following advice will assist in the design for extensions involving the use of thatch.

- Extensions to existing buildings in thatch should respect certain principles: Thatch should be pitched at 50 degrees or more and should continue the local tradition of wheat straw laid in the 'Long Straw' or Combed Wheat method.
- The layout plan should be of simple rectangular form without irregularities or acute angles. Round or curved plans are practicable in thatch but any inside radius must be generous.
- The creation of valleys and large or gabled dormer windows should be avoided.
- Single storey extensions added to the rear of a 2-storey building may be covered by a continuation of the main slope or a 'catslide'. The span of the extension must be limited to allow the pitch of the thatch to continue consistently down.
- Rainwater drips from a higher roof should not shed onto a lower thatched roof.
- Thatch should not rest on an existing flat roof surface. Clear ventilation and drip space under eaves is important.
- Mortar weatherings to chimneys are preferred by thatchers to those formed in lead.
- Balanced flue outlets should not be positioned so as to emerge from walls under a thatched eaves or close under a gable verge.

3.4.5 Traditional Farm Buildings and Farmland

The appraisal has noted the important contribution of farmland which lies around the proposed Conservation Area and provides its rural, undisturbed setting. The only farmhouse which lies within the proposed boundary is Compton Farmhouse however this no longer serves as part of a working farm and has been heavily altered and extended. It is noted as a significant unlisted building in map 5 and is therefore considered to contribute to the character of the proposed Conservation Area.

More specifically, the appraisal has noted the unspoiled nature of the central pasture between Broad Hinton House and the church. It will therefore be important to ensure that any future proposals that might detract from the appearance of this area - such as expansion of domestic curtilages, paraphernalia associated with outside storage, horseculture, and external floodlighting - are carefully controlled.

3.4.6 Care with maintenance and minor alterations

Listed buildings are already subject to additional controls, but in order to maintain the character of the Conservation Area the Council will also encourage the owners of unlisted properties to take care with maintenance and minor alterations. In particular the Council encourages the repair rather than replacement of original features. Where replacement of key architectural features such as windows and doors is unavoidable then care should be taken to accurately copy original styles and details.

Conservation of the historic environment lies at the heart of sustainability principles. However, the growing trend towards the generation of domestic-scale energy sources by the use of micro wind turbines and solar panels can conflict with the preservation of historic character. Although the Council will be generally sympathetic to these initiatives care needs to be taken to ensure that only visually unobtrusive locations are considered.

The Council also encourages the long term maintenance of trees, shrubs and hedges identified in the appraisal. The planting of non-indigenous evergreen hedges and trees or close-boarded fencing in prominent positions is however discouraged.

3.4.7 Enhancement of the Public Realm

Where resources are limited, a balance will obviously need to be struck and priority given to key issues. There are thankfully only limited problems at Broad Hinton, the biggest being the general lack of repair and maintenance to some of the buildings and features. The well head, one or two dwellings, the Church of St Peter and monuments have been neglected and could all do with some simple measures to restore their integrity and appearance. Steps to ensure paraphernalia signage is kept to a minimum, boundary walls are repaired and satellite dishes and aerials kept out of public view would also help to safeguard the area's character.

The Council would particularly welcome opinions on whether the above proposals are suitable and appropriate for the conservation of Broad Hinton Conservation Area

4. COMMUNITY INVOLVEMENT AND REVIEW

4.1 COMMUNITY INVOLVEMENT

Involving the community and raising public awareness is an integral part of the appraisal process. Publicity provides an opportunity to test and consolidate public support. However, with limited resources and 70 Conservation Areas (at the time of writing) within its remit, the Council has to strike a balance. Lengthy public participation can be very expensive and create delays in the adoption of appropriate controls, policies and guidance. The Council's priority is the provision of these elements within a short timescale. In view of the magnitude of the overall project, and the relatively short period for completion, the Council is adopting the following model.

Notifications of the Conservation Area review have been sent to community representatives (including the Broad Hinton Parish Council), statutory organisations, and relevant amenity groups.

A copy of the draft document was also been placed on the Council's publicly accessible web site, and a notice placed at village noticeboard. A copy of the Draft document has also been placed on the Council's publicly accessible web site, and a press release issued. The draft document was placed on deposit for a minimum of eight weeks. Opinions were particularly canvassed on whether the designation should be made, the extent of the boundary, whether the appraisal contained any inaccuracies or omissions in respect of the character of the historic environment, and whether the management proposals are suitable and appropriate for the conservation of Broad Hinton. During the period the Council announced its preparedness to contribute to a briefing session or walkabout but no request was

A number of written responses were received. These are summarised in a separate document available upon request from the Council. Although a number adjustments have been made to the Consultative Draft as a result of the responses it was not considered that any amendments were of major or strategic importance and the revisions were not re-advertised.

4.2 ADOPTION

The revised document was finally formally adopted on 20th September 2007 by the Planning Policies Executive Committee on behalf of the District Council as its strategy for the Broad Hinton Conservation Area and for the purposes of development control. Amongst other things the document is intended to provide additional information on the interpretation and implementation of policies and proposals contained in the Development Plan. The character appraisal in particular

will form an important role as part of the evidence base for the Local Development Framework, and for the purposes of Development Control.

The final document has been published and distributed to consultees, and placed permanently on the Council's web site. Hard copies of the document may also be purchased from the address given below.

4.3 Implementation

The need for reference to the character appraisal will be on-going. The adoption of the document is thus not intended to be the end of the story. In addition to its use in exercising its planning functions the Council will also try to influence other agencies in the protection of the Area.

4.4 Review

Now the Appraisal and Management Plan has been adopted there will be a need to keep it up to date and relevant. The Council will therefore aim to ensure that 75% of all Conservation Area Appraisals and Management Plans have been reviewed within the past five years.

This booklet is one in a series of Conservation Area Statements, and Appraisals and Managements Plans, and other general policy, technical and information leaflets produced by the Conservation Team at Kennet District Council. For an up to date list, please contact:

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