



# **CHILD OKEFORD VILLAGE DESIGN STATEMENT**

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**North Dorset District Council**

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Village and Town Design Statements (V/TDS) offer a framework for engaging local people in the debate about how new development can fit into the existing pattern and surroundings of both the local built and natural environments. V/TDSs offer a practical tool in addressing local communities' genuine and legitimate concerns on the potential impact of new development on local character, and if used properly, can help developers understand local people's views and perceptions at the outset of the design and development process.

The document is supplementary to the existing Local Plan and sets out design principles for new development in Child Okeford.

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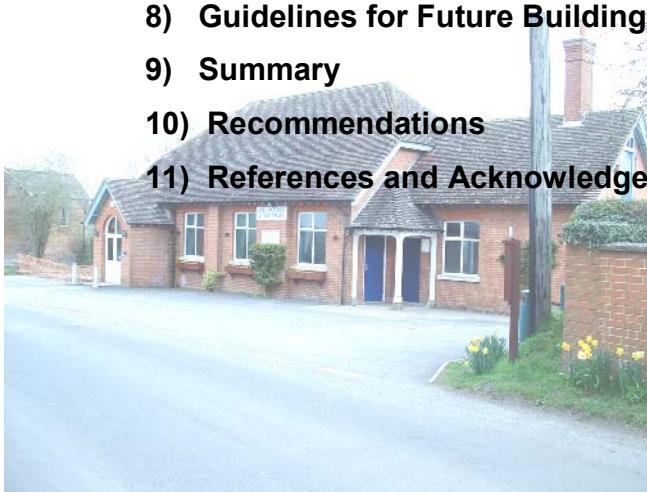
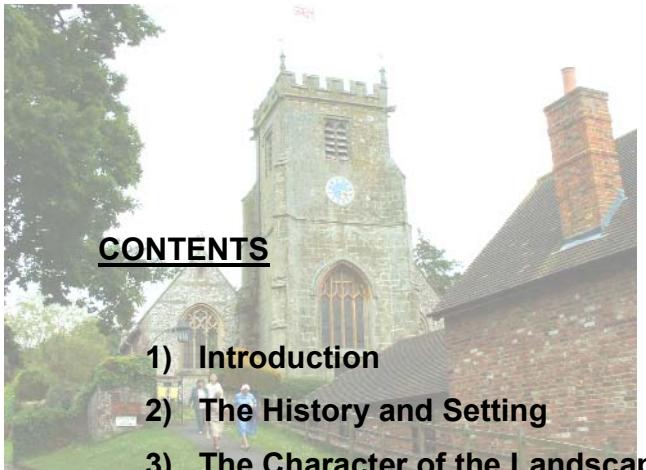
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# **CHILD OKEFORD VILLAGE DESIGN STATEMENT**

## **CONTENTS**

- 1) Introduction**
- 2) The History and Setting**
- 3) The Character of the Landscape Setting**
- 4) The Built Environment**
- 5) The Children's Opinion**
- 6) Mechanism of Production of the Village Design Statement**
- 7) Infrastructure Appraisal**
- 8) Guidelines for Future Building and Development**
- 9) Summary**
- 10) Recommendations**
- 11) References and Acknowledgements**



## **1) Introduction**

- 1.1 “Child Okeford is a rural community and that is how we want it to remain.” This statement captures the sentiment of the whole village. In a comprehensive survey of the residents 45% wanted no further growth and the remaining 55% wanted only very modest growth that involved small affordable homes.
- 1.2 The character of the village is encapsulated within the Conservation Areas with a mix of older terrace houses and smaller detached and semi-detached houses, all in different styles and built using traditional building and roofing materials. However inappropriate development, even in these Areas, has started to undermine this essential character.
- 1.3 Virtually all the houses in the Conservation Areas face in towards the road and originally had a rear outlook to open country. There are no pavements in these Areas and in some parts the roads are grassy banked and the houses hidden behind hedges. Significant trees abound along the approach roads to the centre of the village and are a very important part of the whole landscape. A survey of the villagers shows that there is ‘a strong desire to maintain and enhance the village environment and its surroundings’. There is particular emphasis on hedgerows and trees, with 83% of residents wishing ‘to see native species planted when new planting takes place’.
- 1.4 The problem, identified in the Parish Plan, is how do we maintain the rural character of the village in the face of the current trend for urbanisation, pressure from developers for both infilling and larger ‘executive’ homes, a planning system that goes to the extreme of designating domestic gardens as brownfield sites and the difficulty of getting the local voice to have a meaningful influence on planning decisions?
- 1.5 One of the more important tools in addressing these problems is the production of a Village Design Statement which describes the physical character of the village as it is now through the eyes, opinions and experience of the villagers. It is a document that tries to influence the shape of the settlement and the character, scale and style of development in the village. It should be a blueprint for future building in the village. It is a Strategic Assessment where the physical environmental features and developmental criteria of the village are identified and agreed by the residents. These assessments have been developed in the light of the findings of extensive consultation to establish a baseline of where the village is now and where it should go in the future. The local history provides useful background information on how the physical, economic, social and cultural origins influenced the present character of the village. All of these factors are interrelated and are used to establish a Sustainability Appraisal of the infrastructure of the village, how it relates to the current residential capacity, and how the village should develop for the better.

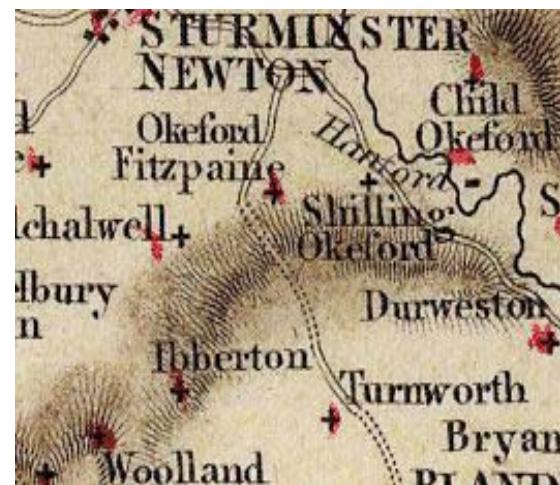
- 1.6 The Village Design Statement sets out design principles based on the distinctive local character and requirements of the village to provide guidelines for Developers, Builders, Architects and Designers and for the use of the Officers and Members of the Local Authority so that they are aware of the assessed character of the village and the requirements of the local community. It will also provide guidelines for residents to ensure that extensions and alterations are in sympathy with the existing buildings and landscape.
- 1.7 The guidelines in this Village Design Statement supplement policies contained within the Bournemouth, Dorset and Poole Structure Plan and the North Dorset District Council Local Plan and should be read in conjunction with the latter.
- 1.8 The Village Design Statement differs from the Parish Plan in that it deals exclusively with character, style and materials of all new buildings or extensions to existing housing to ensure that any permitted development is appropriate to its surroundings and the character of the village. The Parish Plan covers many other aspects of the village and village life and sets out the local community's desires and the agenda for trying to achieve these. It is a blueprint for the future of the village and a guideline for Parish Council policies. The Village Design Statement goes through a formal consultation process carried out by the District Council and eventually becomes an official document in the planning process.
- 1.9 The Village Design Statement and the Parish Plan, which should always be considered together, should influence the policies and implementation of the Local Development Plan.
- 1.10 Adoption of the Village Design Statement by the North Dorset District Council as a Supplementary Planning Document will ensure that, where relevant, it will be an important element in the consideration and determination of planning applications. It will also be of value in the consideration of appeals against planning decisions.

## **2) The History and Setting**

2. Acford, Chyld Akford, Child Acford, Chillockford, Childeokeford, Chylde Hanford, Chillacford, Chyld Okeford, Chele Aukford, Child Okeford, Child Oakford, Child Ockford, Childe Okeford. From 1086 to 1600 the village changed its spelling, but not the sound of its name, nine times. Then it changed again, three times, before it returned to its seventeenth century name of Child Okeford.



Jan Jansson c 1650



R Creighton c 1830

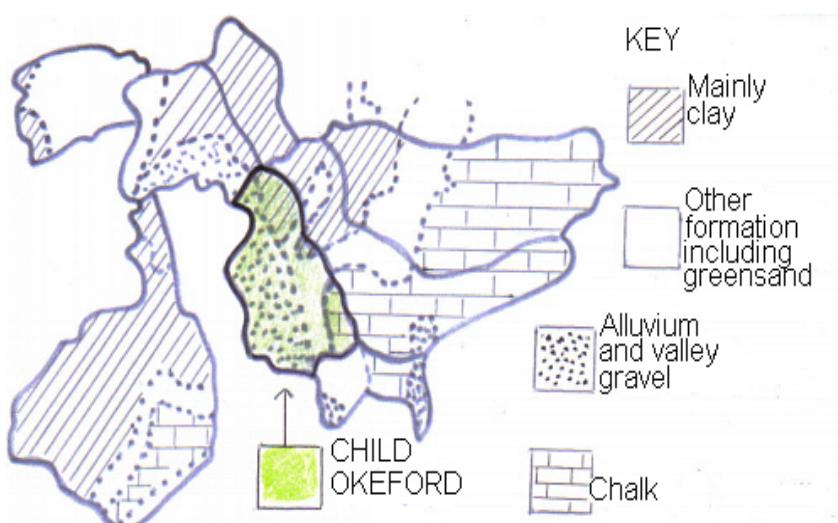
- 2.2 The village nestles in the natural amphitheatre that is formed by the ramparts of Hambledon Hill. Its other natural boundary is the River Stour that wends its way from Sturminster Newton, 4 miles upstream, to Blandford Forum, 6 miles downstream. Both these features influence the village.



*Figs. 1 & 2 Hambledon Hill.*

- 2.3 The Hill, a magnificent chalk outcrop topped by an Iron Age Fort, dominates the village providing a delightful backdrop as well as pasture for cattle and sheep and year round recreational facilities for adults and children (*Figs. 1 & 2*). The river has a more complex effect on the inhabitants. It too has provided food to generations of villagers. For years it flooded the water meadows which were divided by stone markers so that each farmer would have their share of the sweet grass but, as the years have passed the river has been dredged and then constrained, so that the flooding now is not so gentle. When there is heavy rain up river the village can be cut off from the neighbouring villages of Manston and Shillingstone. The village is also

situated above a run of springs, this means that there is often unexplained surface water and gardens have the remains of old wells. The geological map of the village (*Map 1*) shows a large percentage of alluvium and valley gravel. This naturally fertile mixture, the remains of an ancient river, has been added to by generations of farmers and villagers to produce a rich fine soil. Of interest is the distribution of clay as also shown on the geological map at the Manston end of the village. This could account for the mention of a brick works one mile south of Gold Hill.



*Map. 1 The geology of Child Okeford showing distribution of clay and chalk etc.*

- 2.4 There are four roads out of the village to Shaftesbury in the north, Blandford Forum to the east, Shillingstone in the south and Sturminster Newton to the west. It is along these roads that the village began to evolve since it was mentioned in the Doomsday Book. This has been a settlement site since before it was first recorded in 1086. (Notes taken from Dorset Redlane Hundred). One of a group of three parishes which share the name Okeford, 'oaktree ford' from ac and ford; the others being Okeford Fitzpaine and Shillingstone, 'Shilling Okeford.' 'The original site of the ford is lost but may have been where Hayward's Bridge crosses the River Stour; *Hayford Bridge* is first recorded in 1268.' The distinguishing affix *Child* is probably from *cild* in the sense 'son of a royal or noble family'. Although this particular reference is obscure it may refer to Earl Harold, son of Earl Godwin who held one of the two Child Okeford Manors. Equally it could originate from a Saxon topographical term *celde* or *cielde* 'a spring'. Hutchinson writes that there were always two manors at Child Okeford, each assessed at 5 hides, Okeford Superior or Upper and Lower Okeford, Infra.
  
- 2.5 There are many fascinating names mentioned over the years, for example Edith atte Brouke is recorded at Millbrook in 1327. Melway Lane was once Millway's Lane, referring, perhaps, to one of the three mills recorded in the two manors of Ackford. There is mention of a mill on the River Stour in

1372. To this day field names are recalled in the names of estates and houses, Chalwell, for example, and Netmead.

- 2.6 There are now over 500 dwellings in Child Okeford (*Map 5, Page 13*), their positions show that the village developed in ‘ribbon’ fashion along the original roads leading to the centre of the village from the very beginning (*Map 2, Page 7*). The route and pattern of those roads remains the same today.
  - 2.7 The footpath links through the village and round the outskirts recall the days when labourers walked daily to the farm that was their place of work (*Map 3*). They also linked village to village.



### *Map. 3 Child Okeford Footpath Network*

- 2.8 Terraces of houses along, what is now, Shaftesbury Road, reflect the need for the equivalent of social housing in the late 18th century with the quarry tiles being laid straight onto sand to form the ground floor. There were more than ten farms listed in Kelly's in 1865, 9 in 1895 and 10 farms and 6 smallholdings in 1935. The demise of the farms, down to four working farms by 2005 and none in the centre of the village, has caused the loss of the businesses that existed to service them (forge, saddler, butcher, cobbler, laundress, dress maker, tailor, fish dealer, wheelwright, draper and grocer, tallow chandler, blacksmith, hardware shop, two bakeries, carpenters/coffin maker, cider makers/orchards, telephone exchange, and more. There were originally two public houses and two off licences, one of which later became the Saxon Inn. The only clue to the existence of these trades is left in house names.



Map 2



0 165 330 660 Meters

Scale: 1:11,287



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Map 2. 1834 Map of Child Okeford

- 2.9 The 505 dwellings listed in the 2001 census show that at that time 2.2% were second homes, 81.5% owner occupied, 10.1% social/housing association rented and 6.2% other tenure. 1.9% of the population were living in a communal establishment. The age of the parishioners (31.7% above the age of 64 years) is higher than the norm for North Dorset in a District which is in the overall national 'top ten' for age of population, while the number of children living in the village is recorded as 15.6%, 4% lower than the whole of North Dorset.

### **3) The Character of the Landscape Setting**

- 3.1 The Parish Boundary of Child Okeford runs along the eastern slopes of Hambledon Hill, north across the Common through Gallows Corner behind Fontmell Farm to the stream directly north of the farm. It then follows the stream southeast past Manston Bridge to the River Stour. From this point it follows the course of the river south past Haywards Bridge and on to Fox Ditch Coppice where it turns northeast between Little Hanford and Chisel Dairy to Markstone. From here it turns southeast to Terrace Coppice and then northeast and north back to Hambledon Hill. Much of this area is designated an Area of Outstanding Natural Beauty.
- 3.2 The topography of the area dictates much of the Village Settlement Boundary with the natural constraints to development presented by Hambledon Hill, the River Stour and its associated water meadows which can be considered as flood plains. The remainder of the boundary is made up of working farm land.
- 3.3 These natural boundaries form the backdrop of the village and afford the key views that give the village its rural character (*Map 4, Page 9*). These views are important from the roads entering and leaving the Village (*Figs. 3 & 4*) where they set the tone of the essential character of the landscape.



*Figs. 3 & 4 Views of the Setting on leaving the Village*

- 3.4 Also the views within the Village, either from the Conservation Areas or from within the Settlement Boundary reinforce this rural setting. Many of the views to the open countryside from the Conservation Areas have been compromised by later development.

12. Views from Gold Hill Road

10. Views from Rectory Lane to Hinton St Mary and Castle Hill

9. View from RH Side of Jacobs Ladder to Church Tower

8. Views up and down Haywards Lane (traditional country lane)

7. View to Hinton and Castle Hill from top end of Homefield by Post Office pathway

6. View from end of Allen Close

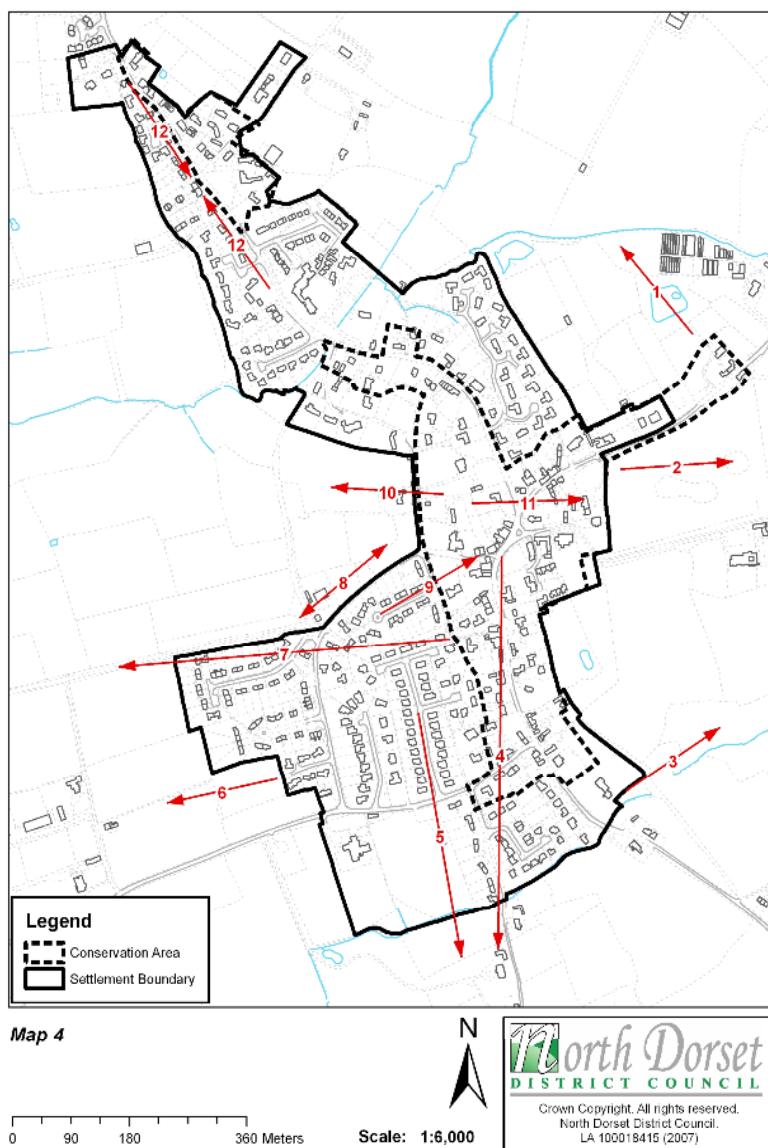
1. Views from Shaston (Shaftesbury) Road across Vale

2. View from Manor Paddock to tip of Hambledon Hill

11. View from The Cross towards Church Yard gate.

3. Views from the Butts and Duck Street to Hambledon fortifications.

4 & 5. Views from the upper part of High Street (by Old School) and Homefield of Shillingstone Hill and Forest



*Map 4. Views within and from the Village*

3.5 However there are still several that allow glimpses of the Hill and surrounding fields. This is also true for many areas in the later developments where despite their more urban nature the setting is still unmistakably rural (*Figs. 5 & 6*).



*Figs. 5 & 6 Views from within the Older and Newer Parts of the Village*

- 3.6 The boundaries also form the village edges and their intimate relationship to the surrounding countryside. This relationship with the trees, hedges, walls and fences, field and road boundaries, both in the village and the immediate countryside, along with the ancient monuments, woodlands and nature reserves make up the rural and special setting of Child Okeford. A setting that should always be maintained.



*Figs. 7 & 8 Village Rural Roads.*

- 3.7 Within the village many of the features hold true to those found at the edges of the village. The primary routes through the village which present the public face and form an important part of its character are, apart from the village centre, essentially rural. They are grassy banked with hedges and many roadside trees (*Figs. 7 & 8*). The majority of the houses have gardens between them and the roads. Even on the secondary roads that either form the edge of the Conservation Areas (*Fig. 9*) or within the Settlement Boundary, where the rear gardens of some of the post-war estates back on to the roads, there are banks and hedges forming the boundaries (*Fig. 10*).



*Fig. 9 Edge of a Conservation Area.*



*Fig. 10 Edge of the Settlement Boundary.*

- 3.8 The roads are narrow, undulating and twisting without pavements, typical of a country lane. Because of the nature of the roads the ancient and long established footpath system (*Map 3, Page 6*) throughout the village is extremely important and forms a vital and safe means of communication for residents, particularly the young and elderly (*Figs. 11 & 12*).



*Figs. 11 & 12 Parts of the Footpath Network.*

- 3.9 Another important component in the make up of the setting and character of the village is the spatial relationship of the dwellings. This is more important because of the lack of open public green spaces within the Village. The only one is the recreation ground which is home to the Community Centre, the children's playground and the football and cricket clubs. Therefore the spaces between the houses and their gardens assume a vital role in creating the rural character. This is more important in the Conservation Areas as in many of the post war developments the houses are built in repetitive straight lines, nevertheless, always with front gardens or green space between them and the road.
- 3.10 It is in the Conservation Areas and the pre-war settlements that the difference in the spatial relationship between the houses is manifest. It

varies from small terrace houses, either very close to or set back from the road, to large detached houses standing in their own extensive grounds. They are at varying angles to and distances from the roads with no set pattern, a reflection of the different times in which they were built (*Map 5, Page 13*). The gardens and frontage to the road of these houses, the green spaces they contain and their differing presentation to the road form a vital ingredient to the Village character (*Figs. 13 & 14*).



*Figs. 13 & 14 Different Presentation and Spatial Relationship of Houses in the Conservation Areas.*

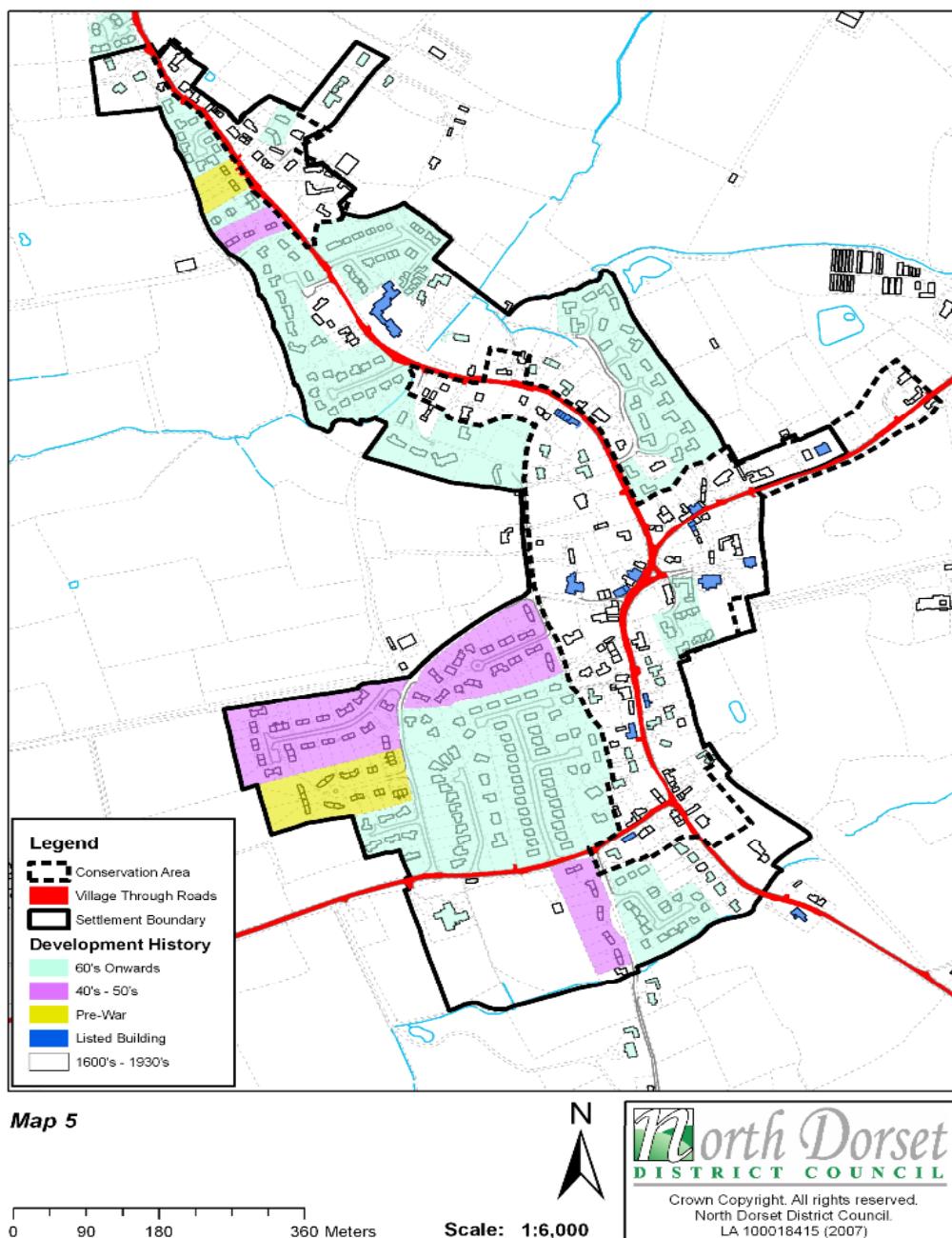
#### **4) The Built Environment.**

- 4.1 Three important boundaries define Child Okeford's built environment: the Parish Boundary, the Village Settlement Boundary and the Conservation Areas. Early development spread out along the 4 roads in and out of the village that meet at The Cross, the physical and spiritual heart of the village (Fig15).



*Fig. 15 The Cross.*

- 4.2 Virtually all of the 70 or so pre-1900 houses were built directly on the first few hundred yards of these roads, particularly on Upper Street leading into Shaftesbury Road, around The Cross, along the High Street and down the Hollow, with a further cluster on the eastern side of Gold Hill. Not surprisingly these areas form the boundaries of the Conservation Areas. This early growth and later development has to a certain extent divided the village into two parts, the larger central Conservation Area and the remainder 'within the Village Settlement Boundary' (*Map 5*).



*Map 5. Showing the Pattern and period of the Development of the Village*

- 4.3 The houses within the Conservation Areas are all different reflecting the rural style of the era they were built in. They use many varied building styles and materials, with walls of brick and flint, natural stone or rendered and colour washed and with traditional roofing materials (*Figs. 16, 17, 18, 19, 20 & 21*).



*Figs. 16, 17, 18, 19, 20 & 21 Differing Styles and Building Materials in the Conservation Areas.*

- 4.4 This difference and the individual character of each house is an essential part of the character of the village. There are also similarities; the houses tend to be smaller and low with small set-back windows. They are not built with regular straight lines and many have outstanding architectural features e.g. brick detailing, hanging tiles, overhanging roofs, prominent gabling, chimney detailing and decorative roof ridging and finials. (*Figs. 22 & 23 & Supplement 2, Pages 36 & 37*)



*Figs. 22 & 23 Examples of Architectural Features in the Conservation Areas.*

- 4.5 There has been some modern development within the Conservation Areas, mostly on the site of pre-existing older houses and within the yard of the Church Farm.
- 4.6 The majority of development before 1960 was mainly on the west side of Gold Hill and to the west either side of Haywards Lane. There was very little pre-war development to the south with only a few new houses in the Common on Shaftesbury Road and some in Melway Lane.
- 4.7 The development between 1900 and 1960 was modest with the village growing from around 70 dwellings to about 230, an average of under 3 houses per year, most of which did not detract from the essential rural character of the village. However it was during this time that the first 'out of character' estates were built. Chalwell a smaller estate of 20 semi-detached 2 story houses and the larger estate of Jacobs Ladder of 18 semi-detached 2 story houses and 13 bungalows built in 1946-47. Also in Melway Lane where 8 semi-detached houses were built in 1950. These started the development of the green countryside behind the original houses in the larger central Conservation Area changing their rearward outlook. None of these estates took account of the essential rural character of the village or the existing buildings. They are largely made up of urban style brick built dwellings with concrete tiled roofs of a repetitive style that can be seen in countless urban estates across the country. However, built as they were mainly as social housing for rent, they did provide valuable and much needed accommodation for local people.

- 4.8 The vast majority of development has been in the period 1960 to 2000, when the village doubled in size (*Map 5, Page 13 & Table 1, Page 19*) with the construction of several estates of varying size that have eaten away at the rural character of the village.
- 4.9 The smaller estates include Allen Close, Knotts Close, The Butts and Olivers Mead made up of 2 storey houses. Aplands Close and Nutmead Close have detached bungalows, Melway Gardens a mixture of detached and semi-detached bungalows and houses and St Nicholas Court built on a former farmyard is a mixture of detached and two storey terraced houses.
- 4.10 Larger estates include Portman Drive of 6 houses and 17 bungalows, Greenway with semi-detached houses and bungalows, Homefield with all detached bungalows and Millbrook Close a mix of terrace, semi-detached and detached houses and bungalows (*Figs. 24 & 25*).



*Figs. 24 & 25 Late 20<sup>th</sup> Century Developments.*

- 4.11 Other development has been piecemeal with single houses or small developments of a few dwellings e.g. Apple Acre. All of this development has been carried out in a haphazard way on what was originally greenfield land. There has been little regard to continuity of design and building materials and maintenance of the village character. It has largely been driven by developers rather than the villager's needs and desires.
- 4.12 Many of the recent estates reflect a repetitive suburban design that does not fit into the rural character of the village, although the housing tends to be of better quality than the earlier ones. Some effort has been made in a few areas to recreate a traditional rural Dorset style. Olivers Mead is an example of this with a mixture of brick and brick and flint individually designed houses. The houses in Portman Drive are an attempt to reflect a more Dorset style with reconstituted stone construction under slate roofs and small paned casement windows (*Figs 26 & 27*).



*Figs. 26 & 27 Olivers Mead & Portman Drive.*

The estate itself is well laid out but unfortunately there is an earlier development at the entrance of Portman Drive where again the developer has paid scant regard to the village character by building 2 brick built houses that back on to The Hollow, which is within the a Conservation Area. This results in incongruous back garden fences facing out on to a road that, above all, reflects the rural nature of the village with hedges, grass banks and trees interspersing many of the historic older houses.

- 4.13 60 % of all dwellings have UPVC windows. It is accepted that UPVC is a modern building material excellent for double glazing, an important sustainability issue, and there is no problem with its use outside the Conservation Areas. However within the Conservation Areas replacement double glazing using hardwood frames of a suitable size and style consistent with the original windows is recommended.
- 4.14 Many of the later modern developments concentrate on large detached suburban styled 4-5 bedroom houses which show no respect for the surrounding environment and only represent maximum profit for the developer. Despite the pleas from the Parish Council for affordable housing this practice is continuing with the granting of planning permission for large detached houses at Little Stream, virtually the last substantial plot of land available for infill development. The entrance to this development has resulted in the destruction of an ancient wall replacing it with an ugly urban kerb and again a high and prominent fence facing out on to the road opposite the Conservation Area.

- 4.15 Most of this development has been within the present Village Settlement Boundary. The number of houses in the Parish outside the village boundary is small and the majority of these were support properties associated with the historic farms and the manor.
- 4.16 The figures in the House Survey (*Table ,1 Page 19*) are largely of those properties within the Village Settlement Boundary which is not only a statutory boundary but also a physical and environmental one. In order to maintain the prerequisite rural character of the community the integrity of the Village Settlement Boundary should be sacrosanct. The geographical constraints that naturally limit growth enforce this tenet.
- 4.17 To the west the River Stour provides a natural barrier and to the east Hambledon Hill similarly limits further growth. Low lying areas to the north, alongside the Manston Road, flood easily and again make further development expensive and undesirable. The few areas around the Village Settlement Boundary that may not be severely affected by the natural constraints are working farm land, one of the few employment opportunities within the village. As a consequence any growth must occur through redevelopment of existing dwellings within the constraints of the Village Settlement Boundary.
- 4.18 The saving grace of most of this later development is that it is outside the Conservation Areas and does not impinge directly on the public face and character of the village presented to the visitor as they drive along the primary through routes past the Conservation Areas. The main problem is where these new estates front onto the main road as at Homefield and Knotts Close or butt directly onto a Conservation Area as at Portman Drive and Little Stream.
- 4.19 Another problem is where in filling or replacement has taken place in the Conservation Areas where modern housing, that is not consistent with surrounding properties, is mixed in with the historic houses as in some areas of the High Street.
- 4.20 It is essential that any development fronting onto the primary through routes, both within or outside the Conservation Areas should reflect the character of the other houses in the Conservation Areas or the neighbouring properties. This is also true for the other areas within the Settlement Boundary.
- 4.21 Each of the later estates has its own character albeit a variation on the urban/suburban theme. The houses and bungalows are smaller in size and more compact. Just as modern houses are out of place in the Conservation Areas so would a large 'old style' house be as equally incongruous built in the midst of one of these estates.

**TABLE 1 - CHILD OKEFORD HOUSE SURVEY**

Total Number **513**

		Count	%			Count	%
<u>House Type</u>				<u>Building Materials</u>			
	Detached	269	52.4				
	Semi-detached	172	33.5				
	Terrace	69	13.5				
	Flat	3	0.6				
<u>Boundary</u>				<u>Walls</u>			
	Hedge	222	43.3		Brick	253	49.3
	Wall	118	23		Brick and Flint	29	5.7
	Fence	89	17.3		Painted Brick	23	4.5
	Open	155	30.2		Stone	44	8.5
	Combined*	71	13.8		Reconstituted Stone	29	5.6
<u>Garage</u>					Rendered and Colour Washed	125	24.3
	Yes	345	67.3		Weatherboard	24	4.7
	Detached	223	66.5		Pebbledash	22	4.3
<u>Off-road Parking</u>	Attached	122	35.5		Combination*	36	7
	Yes	83	16.2	<u>Roof</u>			
	No	85	16.6		Slate	78	15.2
<u>Front Garden</u>					Clay Tile	187	36.5
	Yes	460	89.7		Concrete Tile	222	43.3
<u>Number of Stories</u>					Thatch	14	2.7
	1	171	33.3		Artificial	24	4.7
	2	324	63.2		Tin		
	3	18	3.5		Combination*	12	2.3
<u>Extensions</u>				<u>Windows</u>			
	Yes	138	26.9		Wood Frame	208	40.5
	Single Story	58	42		Stone Frame	14	2.7
	Double Height	33	23.9		UPVC Frame	309	60.2
	Conservatory	47	34.1		Metal Frame	8	1.6
	No	375	73.1		Combination*	26	5.1
<u>Age</u>				<u>Window Panes</u>			
	Post 2000	24	4.7		Small	196	38.2
	1960-1999	258	50.3		Large	329	64.1
	1945-1959	87	17		Not reported	10	1.9
	1900-1939	75	14.6		Combination*	12	1.3
	1800-1899	48	9.4				
	Pre 1800	21	4.1				

\* included in figures above

4.22 The surveys highlighted the paucity of social, affordable and sheltered housing in the village. Of those that do exist they are generally of poor standard and inappropriate design. Only Bower (*Fig. 28*) has been designed with regard to the character of local and Dorset wide housing in mind.



*Fig. 28 Bower.*

## **5) The Children's Opinion**

- 5.1 2 sets of children took part in the survey, year 6 at St Nicholas Primary School and members of the Youth Club. Several common themes appeared from their answers not just within their group, but across the different ages.
- 5.2 Most of the children regularly used the footpaths, not just to get to school, but to get around the village 'to avoid the main roads'.
- 5.3 Walking and cycling are the favourite means of getting around locally with lifts by car being used to get to the towns usually for entertainment, e.g. cinema, leisure centre, swimming etc. The cross country cycle circuit at Okeford Hill seems a popular destination.
- 5.4 The recreation ground is the most popular place to play with the younger group, while the older group go further a-field with Hambledon Hill featured.
- 5.5 Most enlightening was what they liked about the village. A very large majority, particularly among the older children, said that it is a quiet place. - 'It's a quiet and peaceful village that's not too busy. - Isn't too busy. Lots of places to play. - Not busy, quiet. -Peaceful and pretty landscapes. - Small and friendly. Lots of lanes'. Other quotes were 'It's historical. - Its views. - The views from Hambledon Hill (*Fig. 29*)'.
- 5.6 Another popular feature of the village is the shop which is regularly used to purchase sweets, drinks, toys and magazines.
- 5.7 'Hambledon Hill' (*Figs. 1 & 2*) was virtually the exclusive answer to your favourite view, the only exception being 'the fields'.



*Fig. 29 View from Hambledon Hill.*



*Fig. 30 The Surgery.*

- 5.8 There were differing and varied answers to least favourite view although the Doctor's Surgery (*Fig 30*) featured in a number of replies. Whether this is due to it being a modern building in a Conservation Area or the connotations of what it represents is unclear.
- 5.9 In the younger the church featured prominently as the favourite building but not at all in the older group.
- 5.10 It is not surprising that the provision of more play and sport facilities, particularly a skate park, was in a large majority when the groups were asked what would make the village better for younger people. This request for extra amenities is also to be found in the Parish Plan and is being followed up by the Parish Council in consultation with the Youth Club.
- 5.11 What came most clearly from the survey is that the younger generation really appreciated the village and village life and there was no desire for greater urbanisation and the so-called advantages that it is presumed to bring for children. Their answers closely mirrored those of the adult population particularly on the environment.

## **6) Mechanism of Production of the Village Design Statement**

- 6.1 One of the major recommendations voiced in the Child Okeford Parish Plan is that 'there is no reason why the community's view shouldn't be of paramount importance when North Dorset District Council and Dorset County Council are making planning decisions'.
- 6.2 Since the Parish Plan cannot be adopted as a Supplementary Planning Document it was decided at a special Open Parish Meeting, held on 30 September 2005 to discuss the Parish Plan, that the Parish Council should undertake a Village Design Statement. Accordingly a Village Design Statement Team was elected to carry out this task.
- 6.3 The Village Design Statement Team met formally 6 times in addition to many informal discussions and working sessions. It also consulted the North Dorset District Council Conservation and Design Department and Mr Jeff Bishop of BDOR, the originator of the format of Village Design Statements.
- 6.4 The Team studied the Countryside Commission Village Design Advisory Booklet and looked at many completed Village Design Statements from other villages.
- 6.5 As part of the Parish Plan preparation a questionnaire was circulated to every household to ascertain, among other topics, their opinion on the future size of the village, its growth and the type and style of any future houses. 70% of those questionnaires were returned. The results of this survey, where appropriate to the Village Design Statement, were used in the preparation of this document. These results closely mirror those found

in Child Okeford Local Housing Needs Survey Summary of Findings October 2000 carried out by the North Dorset Rural Housing Enabler.

- 6.6 A survey of the youth and younger children was also carried out to ascertain their views of the village.
- 6.7 The final draft of the Village Design Statement was first submitted to North Dorset District Council in January 2007. It was reviewed by the Planning Policy Committee on 17 April 2007. It was submitted to Cabinet on 24 May 2007 and put out for formal consultation on 1 June 2007. At this time it was posted on the Child Okeford Village web site. Hard copies were also put in the village shops and public houses. Announcements in the Parish Magazine and on the village notice boards were used to bring attention to the draft and comments were invited.
- 6.8 After consultation a final draft addressing the responses was prepared and the completed document was adopted as a Supplementary Planning Document by North Dorset District Council on 30 November 2007.
- 6.9 The timescale and event details are contained in Supplement 1.

## **7) Infrastructure Appraisal.**

- 7.1 Child Okeford has grown and been developed since the end of the Second World War to double its pre-war size reaching 520 dwellings to date. It has changed from a largely self-supporting community with the major part of employment being local to a mainly dormitory and retirement village. 42% of the population are retired and 44% are in employment of which a third work in the village, half of those are self employed. Despite this it is a fairly thriving village. There is a worry that the number of children has dropped to 15% and that many incomers are retired people. Nevertheless the primary school is oversubscribed and the recently completed Care and Learning Centre providing year round childcare was close to being fully booked before it opened.
- 7.2 The vast majority of building ground within the Village Settlement Boundary has been developed and the population is close to the maximum size that the infrastructure can sustain.
- 7.3 The education facilities are at capacity, as is the Surgery. Despite the Care and Learning Centre meeting the need for small adult education and cultural groups both the Village Hall and the Community Centre are not large enough and the facilities need extending. The Village Hall is fully booked most days of the week and there is enough local custom to support both the village store and the post office with nearly half the population using them on a weekly basis.

- 7.4 Even the Parish Council was unable to identify a plot of land for a new cemetery in response to a request from the church as there is no remaining space in the church yard.
- 7.5 The two public houses are well supported by local and visiting trade, although a lack of parking causes some problem.
- 7.6 From these facts and figures it seems clear that any major expansion in the village would need a concomitant increase in infrastructure. This would result in much greater urbanisation and loss of the essential rural character, which is the main reason why the majority of the residents live in the village.
- 7.7 There is no likelihood of a major employer setting up in the village and the most likely growth in employment will be in people working from home. It therefore follows that to sustain the village in its present and viable form any infill or replacement development or extension to existing dwellings should take account of not only the important character of the village but should be contained to affordable housing and the possibility of self-employment opportunities.
- 7.8 All new housing, limited as it may be, should be energy saving and eco-friendly, something that can be achieved while adhering to a style that reflects the character of the village within the guidelines described below.

## **8) Guidelines on Setting and Structure for Future Building and Development**

- 8.1 This Village Design Statement is supplementary to the adopted North Dorset District-Wide Local Plan and, as such, all of the policies contained within the Local Plan, where relevant, will be used to determine all applications in Child Okeford which require planning permission.
- 8.2 One of the main objectives of the Local Plan is to concentrate development within Settlement Boundaries as identified in the Local Plan's Proposals Maps. Policy 1.6 of the Local Plan states that in areas defined outside of the Settlement Boundaries most forms of residential and commercial development for general needs will not be permitted. In doing so, this policy aims to control development in the countryside in order to protect the countryside itself as well as to promote more sustainable forms of development and remains relevant in the determination of all planning applications, including those in Child Okeford.
- 8.3 Additionally other Local Plan policies will also be relevant in the determination of planning applications. For example, Policy 1.37 of the Local Plan 'Other Landscape Features of Nature Conservation Importance' identifies that regard will be had to protect and enhance the continuity and integrity of landscape features including existing wetlands and ponds, woodlands, trees and other major natural features. Therefore, when

reading the supplementary policies below, it should be noted that there are other policies which will also be taken into account in the determination of planning applications in Child Okeford.

- 8.4 The Child Okeford Village Design Statement policies below will be material considerations in the determination of proposals requiring planning permission being supplementary to the adopted North Dorset District-Wide Local Plan 2003. For Permitted Development proposals these policies will act as guidelines.

### **Landscape and Open Spaces**

**CO1: The visual character of the surrounding countryside and the relationship between it and the village is a vital and integral part of the settlement's character. Any new development should reflect the value of the rural setting and buildings. Landscaping should be designed to reduce the visual impact of development when viewed from the surrounding area as well as from within the village. Development should be confined within the Settlement Boundaries as defined on the Proposals Maps and Policy 1.6 of the adopted Local Plan.**

Specifically supplementary to Local Plan Policies: 1.1, 1.6, and 1.8

**CO2: The footpath network, including those paths shown in Map 3, forms a vital and safe means of communication for residents and provides evidence of the historic layout of the village and its former activities. They should be retained and managed to maintain their historic importance and ensure continued access through the village and surrounding countryside.**

Specifically supplementary to Local Plan Policies: 5.4 and 5.8

**CO3: Significant trees abound along the approach roads to the centre of the village and are a very important part of the visual amenity of the village and wider landscape. Works which are likely to have a detrimental impact on important trees will be resisted. All development proposals should consider the contribution that trees can make to the landscape setting of a development. The likely impact on trees resulting from a proposed development should be considered at the very start of the development process.**

Specifically supplementary to Local Plan Policies: 1.40 and 1.41

**CO4: A village survey identified a particular emphasis on protecting traditional hedgerows and trees, with 83% of residents wishing "to see native species planted when new planting takes place". Wherever possible native hedgerows and trees should be retained and the opportunity taken to plant additional hedges and trees as part of a development proposal where they form a characteristic feature of the locality.**

Specifically supplementary to Local Plan Policies: 1.40 and 1.41

**CO5:** New hedgerows should consist of native species such as holly, hawthorn, dogwood and hazel and new trees should be of species such as oak, yew, ash and lime in order to respect and maintain the traditional rural character of the village whilst having regard to future crown and root spread and the relationship with existing and proposed buildings.

Specifically supplementary to Local Plan Policies: 1.40 and 1.41

**CO6:** Due regard should be had to the retention and management as well as the creation of new habitats for wildlife in line with the Dorset Biodiversity Strategy (2003), Dorset's Biodiversity Action Plan. Further guidance can be obtained from Dorset Wildlife Trust's guidance, or the North Dorset Ranger Service.

Specifically supplementary to Local Plan Policy 1.38

**CO7:** Important public views, for example those out of the village to Hambledon Hill and the open countryside as illustrated in Map 4 should be protected.

Specifically supplementary to Local Plan Policy 1.8(v)

### **Settlement Pattern**

**CO8:** The different development periods of the village are shown on Map 5. Periods of construction have created specific character areas and new development within those areas should have regard to the underlying characteristics of the area.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO9:** Other than where there is an open plan character, hedges, fences and walls form the characteristic boundaries between private and public spaces. New boundaries and changes to existing boundaries should be in keeping with the locality and be of high quality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

### **Development – Design and Materials**

**CO10:** The underlying characteristics, as revealed by the house survey, indicate the use of brick (some painted), brick and flint, natural stone, painted render and weatherboarding for buildings prior to the expansion of the village during the second half of the 20<sup>th</sup> century. Any new development should be in keeping with and be of sufficient design quality to preserve and enhance the character and appearance of its locality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO11:** The choice of appropriate materials used in new developments is key to maintaining the character of the village. Choice of materials should be in keeping with the locality and be of high quality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO12:**New dwellings should safeguard the spatial characteristics of the locality, be of a size appropriate to their plot and the character of the surrounding area. Following the findings of the Housing Survey, smaller properties will be encouraged in appropriate locations, in order to achieve a more balanced mix of housing types within the village.

Specifically supplementary to Local Plan Policies: 1.8 (ii) and (iv) and 2.10

**CO13:**Garages and other ancillary buildings should be visually subservient and reflect the characteristics, including materials of the host dwelling. Wherever possible, ancillary buildings and structures should be located so as to safeguard the spatial characteristics of the locality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO14:**Where off-street parking is required, the parking area should be located to minimise its visual impact. Where off-street parking is necessary, landscaping (both hard and soft) should be incorporated to lessen the visual impact of the proposal when viewed from the public realm. Due diligence should always be given to the impact on the road system within the village and to the issues of road and pedestrian safety in all planning applications.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO15:**Private paths and driveways should be finished in traditional materials such as shingle, setts, and hoggin. Impermeable black or coloured tarmacadam concrete should be avoided except in those parts of the village where this treatment is an original part of the design.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO16:**Flat roofs are not an underlying design characteristic of the village and therefore should not be considered in any new development unless they form part of an informed and integrated design solution. Where this is proposed, it should be of a high design quality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO17:**Power, telephone and other services should be below ground wherever possible. External security lighting should be placed in such a manner not to inconvenience neighbours. Aerial, satellite dishes and any other structure or alterations e.g. photovoltaics/wind turbines should be placed out of sight or as unobtrusively as possible.

Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO18:**Windows and doors should be of a type and appearance commensurate with the period of construction. The House Survey identified the use of traditional materials for window frames and

**doors and small window panes in a large proportion of buildings.  
Original doors and windows should be retained where possible.**  
Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO19:**The village contains buildings with a wide variety of architectural detailing reflecting the various periods of construction and the 'status' of the building. This evidence of architectural history contributes to the character and appearance of the village. Proposals for new development should use appropriate detailing to reinforce the character of the area as identified in the house survey.  
Specifically supplementary to Local Plan Policy: 1.8(iv)



*Figs. 31 & 32 Differing Styles Finishes and Materials in the Conservation Area*



*Fig. 33 Differing Styles in the  
in the Conservation Area*



*Fig. 34 Sympathetic Extension  
in the Conservation Area*



*Figs. 35 & 36 In Character New Developments at Shephards Close and St Nicholas Court*

**CO20:A ‘mix-and-match’ approach to design should be avoided in new proposals, in order to maintain traditional styles of the built environment.**  
Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO21:Roofs should be appropriate to the surrounding area. Clay tiles, natural slate or traditional Dorset thatch should be part of development proposals where this would be in keeping with the surrounding locality.**  
Specifically supplementary to Local Plan Policy: 1.8(iv)

**CO22: Design, type and colour of guttering and down pipes should be appropriate to the character of the locality.**  
Specifically supplementary to Local Plan Policy: 1.8(iv)

## **9) Summary**

- 9.1 It has been illustrated that Child Okeford is a rural parish with a strong history in agriculture. The essential nature and character of the village is to be found in the Conservation Areas that front on to the four through routes in the village. This is where the village sprung up and gradually developed for nearly nine hundred years. Only that length of time can truly establish the heart, soul and character of a community. Although the ravages and demands of modern times are trying to destroy that character, with a little forethought, restraint and proper planning these two opposites can live together in harmony.
- 9.2 No one wants to stop progress, but respect for the past is an essential ingredient of successful progress, as is the recognition of other people’s views and desires. There is no ‘one size fits all’ solution to advancement, aspirations and problems. People choose to live in a community such as

Child Okeford for what it represents. They contribute to society, pay their taxes and their views deserve respect. If they wanted to live in an urban or suburban environment they would move to one or not come to Child Okeford. Therefore there cannot be any moral or ethical justification to allow the desecration of an Area of Outstanding Natural Beauty by unrestricted and uncontrolled development for the benefit of the developers against the wellbeing and wishes of the residents.

- 9.3 Fortunately most of the older buildings that represent the character of the village have been retained in the Conservation Areas and beyond along the four roads entering the village. Even in these areas incongruous modern urban style houses have been built that are at odds with the surrounding dwellings.
- 9.4 In the last seventy years development behind the original village to the natural boundaries has swallowed up agricultural land. This development has not been well managed, in the main badly designed and has added nothing to the original character of the village. The development has been uncontrolled and has resulted in the infrastructure of the village being stretched to the limit. There are only small pockets of infill or replacement of existing buildings left for any potential development. These must be handled extremely carefully. The need for sheltered and affordable housing and the glut of unwanted and unnecessary large detached suburban boxes needs to be recognised by the planners. Anything further buildings in the village must be designed to match their surroundings and the vital village character.
- 9.5 This Village Design Statement takes forward the sentiments contained within the Child Okeford and Hanford Parish Plan and aims to influence the way in which change, as a result of planning permissions, can be managed in order to maintain the distinctive and intrinsic qualities of the Parish. Its whole purpose is **to create and maintain a community that can sustain modern life while preserving the historic and rural character of the village.**

## **10) Recommendations**

- 10.1 The Village Settlement Boundary as it is presently defined should not be altered to include any more Greenfield sites and valuable agricultural land.
- 10.2 Planning Officers, Architects, Designers and Developers need to gain a full understanding of the context of any development proposal, should visit the site to study the character of the immediate surroundings and of the village as a whole and produce a design that draws on this character. The design should reflect this character in the house being proposed. The height, depth, bulk, roofline and site should be in scale and should not stand out or overwhelm its neighbours. This is particularly important in the Conservation Areas.

- 10.3 Starter homes, sheltered housing and small housing should be given priority in the few opportunities remaining for further development in the village.
- 10.4 All proposed developments should take account of the Recommendations and the Guidelines CO1-CO22 in this Village Design Statement and the opinions expressed by the Parish Council.
- 10.5 All planning applications should contain details of construction; proposed materials to be used; the relationship of size and ridge heights with neighbouring properties: architectural details; boundaries and landscaping design.
- 10.6 Sightlines, skylines and important village views must be respected. Materials for new building or extension to existing buildings in the Conservation Areas must be in keeping with existing or surrounding materials e.g. brick; brick and flint; natural stone or rendered and colour-washed with clay tile; natural slate or thatched roofs and must reflect the essential rural character of the village. The use of UPVC replacement windows and doors should be avoided.
- 10.7 Materials for new buildings and extensions ‘within the Village Settlement Boundary’ should be in keeping with the area and add to the surroundings and character of the village. Concrete buildings, flat roofs, metal doors and temporary structures are unacceptable.
- 10.8 The rural nature of the roads with grass verges, hedges and trees must be respected. Street lighting, urbanisation of roads with inappropriate traffic control measures and signage should be avoided without compromising pedestrian safety.
- 10.9 The footpath network must not be compromised.
- 10.10 The boundaries of the Conservation Areas should be reviewed to ensure that all areas important to the character of the village are included. The listing of older properties should be reviewed. Significant trees should be protected with Tree Preservation Orders.
- 10.11 The development of existing properties for self-employment opportunities should be encouraged. New housing development that could provide self-employment should receive more sympathetic consideration.

## **11) References and Acknowledgements**

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Village Design Advisory Booklet issued by the Country Commission.

Child Okeford Local Housing Needs Survey Summary of Findings October 2000

Rachel Kalis North Dorset Rural Housing Enabler.

The Child Okeford and Hanford Parish Plan 2004.

CHILD OKEFORD A Dorset Village, edited by Kate St. George 1999.

Kelly's Dorsetshire Listings for Child Okeford 1865, 1895 and 1935.

North Dorset District Council.

Mr J Bishop of BDOR.

Photographs by John Salwey.

Cartography by Steffan Dutch, North Dorset District Council

Thanks to:

The residents of Child Okeford.

The pupils of St Nicholas Primary School.

The members of the Child Okeford Youth Club.

The members of the Child Okeford Women's Institute.

Child Okeford Parish Council.

Planning Policy Department North Dorset District Council

The Child Okeford Village Design Statement Team:

Ronnie Daniels, Derek Duke, Carrie Lewis, John Salwey,

Angie Schwier, Frank Spencer, John Wootton

## Supplement 1

### Record of Consultation

18.05.03-31.05.03	Comprehensive survey forms distributed to all dwellings in the Parishes of Child Okeford and Hanford, including land owners and businesses. The survey forms contained questions on the future size of the village, the amount of development and the type and style of housing.
14.06.03-27.06.03	Survey forms were collected. 73% of households completed the questionnaires.
20.07.04-14.07.04	Parish Plan distributed to all dwellings in the village.
07.01.05	Child Okeford Parish Council discusses the Draft Action Plan for the implementation of the Parish Plan.
31.01.05	Child Okeford Parish Council meets with Mr. W Batty-Smith Chair of North Dorset District Council's Development Control Committee and Mr. N Fagan North Dorset Council's Development Control Officer to discuss planning control policies. The Parish Council are advised that Parish Plans are not acceptable as Supplementary Planning Documents and that the village should undertake a Village Design Statement.
14.02.05	Action Plan adopted by the Child Okeford Parish Council and published. .
20.05.05	Kevin Morris North Dorset District Council Planning Policy Manager, Conservation and Design, gave a talk at the Annual Meeting of the Child Okeford Parish Council on the 'Requirements for Preparing a Village Design Statement'.
06.06.05	The Child Okeford Parish Council resolves to undertake the production of a Village Design Statement to be co-ordinated by Councillor Derek Duke. .
04.07.05-25.09.05	Collection of guidance documentation e.g. Countryside Commission Village Design Statement Advisory Booklet, 6 completed Village Design Statements and advice from the Central Government website.

30.09.05	Open Village Meeting to discuss the implementation of the Parish Plan and the desirability and format of a Village Design Statement. It was agreed by unanimous vote to do a Village Design Statement and a team, with powers to co-opt, was elected.
02.11.05	Members of the Village Design Statement Team meet with Kevin Morris at North Dorset District Council to discuss the format of the Village Design Statement and what to include.
24.11.05	Village Design Statement Team meets to discuss the draft structure of the Village Design Statement, budget, financing and distribution of tasks.
03.01.06	1 <sup>st</sup> Draft Structure published and circulated for comment.
18.01.06	Village Design Statement Team meets to discuss the Draft Structure and Plan of Action to gather information and give talks to village groups to get help.
30.01.06	2 <sup>nd</sup> Draft Structure produced and circulated for comment.
02.02.06	Draft Structure of the Village Design Statement sent to Kevin Morris at North Dorset District Council for comment.
12.02.06	Final Draft Structure produced.
15.02.06	Village Design Statement Team meets to review the Draft Structure and to ascertain what surveys, questionnaires, maps, photographs and documents will be required.
20.02.06-20.03.06	Members of the Village Design Statement Team talk to various groups in the village to explain the Village Design Statement and to get help. The Women's Institute agree to help with the Building Survey.
01.04.06-01.05.06	A comprehensive survey of 513 dwellings in the village was carried out to ascertain the type of house, style, boundary, age, building materials and architectural features.
05.04.06	Consultation with Mr. J Bishop of BDOR, the originator of the format of Village Design Statements for the Office of the Deputy Prime Minister, on the structure and content of the Village Design Statement.
19.04.06	Village Design Statement Team meets to discuss the progress of the various sections and the status of the surveys.
04.06.06	2 <sup>nd</sup> Draft Village Design Statement produced.

06.06.06	Village Design Statement Team meets to review 2 <sup>nd</sup> Draft and what further documentation is needed. It was decided to survey the opinions of the younger generation.
07.06.06-01.07.06	Survey of the views of the younger generation undertaken.
02.07.06-01.10.06	Surveys completed and analysed, photographs taken, sections completed, consultations with the village elders on history and factual content. Informal discussions and meetings between Team members.
20.11.06	1 <sup>st</sup> Final Draft of the words of the Village Design Statement published and circulated for comment.
23.11.06	Village Design Statement Team meets to review 1 <sup>st</sup> Final Draft and discuss the timetable proposed by North Dorset District Council for completion and submission.
25.11.06-15.12.06	Sub group of the Team meet to choose and insert photographs.
22.12.06-12.01.07	Several versions of the 1 <sup>st</sup> Final Draft produced and circulated for comment.
08.01.07	1 <sup>st</sup> Final Draft of the Village Design Statement adopted by the Child Okeford Parish Council subject to minor amendments and North Dorset District Council's comments.
10.01.07	1 <sup>st</sup> Final draft sent to North Dorset District Council for comment.
18.01.07	Meeting with Kevin Morris and Adam Neil at North Dorset District Council to discuss 1 <sup>st</sup> Final Draft and comments and amendments.
01.02.07	Meeting at North Dorset District Council to complete the cartography. 2 <sup>nd</sup> Final Draft of the Village Design Statement Incorporating North Dorset District Council's comments and amendments submitted.
22.03.07	Amended Guidelines received from Planning Policy team North Dorset District Council and included in 2 <sup>nd</sup> Final Draft. Draft Sustainability Appraisal and Draft Consultation Statement completed by North District Council.
23.04.07	2 <sup>nd</sup> Final Draft of the Village Design Statement, draft Sustainability Statement and draft Consultation Statement reviewed by North Dorset District Council Policy Panel.

08.06.07-20.07.07	2 <sup>nd</sup> Final Draft of the Village Design Statement, Draft Sustainability Statement and Draft Consultation Statement published for consultation by North Dorset District Council. A letter informing recipients of the consultation period and where a copy of the documents could be accessed was sent to all Parish and Town Councils in North Dorset, those Councils adjoining North Dorset's boundary and specific consultees on the North Dorset District Council's database including agents and developers, housing associations and 'other' interest groupies. Copies of the documents were sent to the Government Office for the South West and the County Council. An advertisement was placed in the Blackmore Vale magazine. The Consultation Draft of the Village Design Statement with a response form was placed on the North Dorset District Council's website and the Consultation Draft on the Child Okeford Parish Council's website. Copies were placed in the District libraries and in the shops and public houses in Child Okeford for public scrutiny.
21.07.07-19.09.07	Responses to the consultation (20) were considered by the North Dorset District Council Planning Policy team and the Village Design Statement Team and an agreed. A Post Consultation Draft of the Village Design Statement with the changes incorporated was produced.
29.10.07	Post Consultation Draft of the Village Design Statement and supporting documents were agreed by the North Dorset District Council Cabinet.
30.11.07	The Post Consultation Draft of the Village Design Statement and supporting documents were adopted as a Supplementary Planning Document by the North Dorset District Council.

## Supplement 2

### Architectural Features

Street	House Name	Architectural Feature noted in Survey
Coach Road	Elm House	Patterned tiles on roof
The Common	Spring Cottage	Overhanging upper story, column supported
The Common	Holdway House	Converted hipped roof barn and three cottages. Stone and brickwork
The Cross	Cross Cottage	Canopy
The Cross	Cross House	Flat roof wooden pillar
The Cross	Midsummer House	Timber tiled roof open
The Cross	Wulfruna Cottage	Open tiled roof wooden pillars
Duck Street	Hambledon Lodge	Semi-circular enclosed porch
Duck Street	The Coach House	Prominent gabling weather boarded
Duck Street	Beckhams	Brick detailing front elevation
Duck Street	Hamdon House	Brick and flint banding front elevation
Duck Street	The Corner House	Wooden window shutters to road facing windows
Gold Hill	Hensley House	Hanging tiles to extension
Gold Hill	Little Meadow	Wood faced gabling
Gold Hill	1-9 The Bower	Brick and flint banding
Gold Hill	Hawthorn Cottage	Hanging tiles to extension
Gold Hill	Viking House	Roof ridging and finials pillar, enclosed front entrance
Gold Hill	1-2 Ridgeway Cottages	Cross hatch diamond roof tiles
Haywards Lane	Monks Yard	Mixture of wall materials and thatched cottages
Haywards Lane	Marycourt	Fine stone porch
Haywards Lane	Child Okeford House	Imposing frontage, fine porch, hexagonal part with mouldings, decorated chimney pots
Haywards Lane	1-3 Shephards Close	Brick detailing on corners
High Street	Kalbarri	Exposed beams, roof ridging and finials
High Street	Old Orchard	Exposed beams, roof ridging and finials
High Street	The Olde House	Overhanging roof, exposed beams, leaded windows
High Street	Monks Cottage	Exposed beams
High Street	Little Thatch	Overhanging roof, brick and flint banding
High Street	Yew Tree Cottage	Roof ridging and finials
High Street	The Old School	Brick detailing
High Street	The Old School House	Roof ridging and finials
High Street	Rossiters	Leaded windows
High Street	Rosemary House	Hanging tiles over dormer

The Hollow	Ibbispen House	Dovecot on side wall
The Hollow	Malabar House	High brick built Tudor style windows
The Hollow	Chapel House	Support brick pillars, moulded gabling under roof arch
The Hollow	Long Close	Pseudo gothic columns on porch, old wooden barn
The Hollow	Crate	Feature semi -circular porch
The Hollow	Brookside	Prominent gabling
The Hollow	Damsel Pit	Set back windows, porch with painted brick round columns, open slate roof
The Hollow	Cottage Old Garage	Ironwork window shutters
Jacobs Ladder	Brock House	Dormer windows, prominent gabling
Jacobs Ladder		Prominent gables, stained weatherboard upper elevations
Millbrook Close	17 Houses	Hanging tiles to front elevation (3-5,7-13,15,17,18,21-24)
Millbrook Close	No. 19	Brick detailing
Ridgeway Lane	Gold Hill Farm	Opened tiled roof, low brick sides
Ridgeway Lane	1-3 Stansway Court	Canopy
Ridgeway Lane	Ash Grove	Open tiled roof, wood pillars
Shaftesbury Road	Yew Hedge House	Hanging tiles
Shaftesbury Road	Seville House	Hanging tiles
Shaftesbury Road	Hambledon Cottage	Hanging tiles
Shaftesbury Road	Hambledon Barn	Hipped roof
Shaftesbury Road	Monks	Leaded front porch, classical style curved house corner to accommodate cart wheels
Station Road	Maplecroft	Decorative roof ridging
Station Road	The Old Union Arms	Pub sign remains
Upper Street	Bartley House	Trapezoid roof finials
Upper Street	Green Cottage	Slated porch with wood trellis sides
Upper Street	No 1	Very small bricks

