



OGBOURNE

ST ANDREW
MAIZEY
& ROCKLEY



VILLAGE DESIGN
STATEMENT

2004

I N D E X

1	Introduction	2
2	Historical Context of the Parish	4
3	Open Spaces and Selected Features	6
4	The Villages Today	8
	4.1 Environmental and Landscape Setting	8
	4.2 Geology	10
	4.3 Flora and Fauna	10
	4.4 Special Features	12
	4.5 Employment & Equestrianism	16
5	Access	18
	5.1 The Road system	18
	5.2 Public Transport and Connections	20
	5.3 Footpaths and Byways	20
6	Character Assessment of the Villages	22
	6.1 Rockley	22
	6.2 Ogbourne Maizey	26
	6.3 Ogbourne St Andrew	28
7	A Living Community in the 21st Century	32
8	Design Guidance	34
9	Community facilities	38
10	Summary	38

APPENDICES:

1 & 2	The Community Aspirations and Agenda for Change	40
3	The Planning Policy Framework	42
4	The Community Consultation	43
5	Map of the Parish	44
6	Listed Buildings	45
7	Acknowledgements	46
8	Adoption	47
9	References	48



fig 1. Contour map showing Parish of Ogbourne St Andrew

fig 1. - Contour map of the Parish, with the vertical scale enhanced. Memory-Map 3D-View™
Reproduced by permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office® Crown Copyright 100042894

Cover Picture - Riders follow the Ridgeway towards Barbury Castle, alongside one of the many Gallops

1 INTRODUCTION THE VILLAGE DESIGN STATEMENT

What is it?

This is a document produced by the community, free of vested interests, which describes the unique nature of the parish and its aspirations.

Why do we need it?

As Supplementary Planning Guidance, the Village Design Statement (VDS) is a material consideration that Kennet District Council and the Planning Inspectorate shall take into account and give due weight to in determining planning applications and appeals. Homeowners, developers and businesses are encouraged to take the design guidance into account when considering development to help maintain and enhance the attractiveness of the villages to the benefit of all.

The planning policy framework provided by the Development Plan is summarised in Appendix 3. The overarching policy stemming from the Area of Outstanding Natural Beauty (AONB) designation is the conservation of the natural beauty of the landscape. Where the Development Plan indicates some development is acceptable in principle, the VDS provides Supplementary Planning Guidance to encourage a detailed form that is appropriate, sympathetic and of good quality.

As explained later, good quality can be discerned through a range of factors such as precise siting, context, design, bulk and scale, materials, boundary treatment and the effective use of hard and soft landscaping.

The VDS along with other Supplementary Planning Guidance, such as the Kennet Landscape Conservation Strategy and the North Wessex Downs Plan, therefore provides guidance complementary to, and more detailed than, that found in the Development Plan.

What does it cover?

The Parish of Ogbourne St Andrew which lies within Kennet District, comprises the villages of Ogbourne St Andrew, Ogbourne Maizey and Rockley together with some isolated units such as Barbury Castle Farm. The villages are small settlements within the Marlborough Downs that form part of the North Wessex Downs Area of Outstanding Natural Beauty. The villages are therefore set within a scenic and attractive environment. They are predominantly residential but heavily influenced by agricultural and equestrian development and activity.

What does it include?

Various sections provide information on history, the parish today (landscape setting, character, etc.), design guidance and community aspirations.



fig 2. Ogbourne St Andrew - 1866 (Charles Leaver - by kind permission of the Medici Society Limited)

How was it produced?

The preparation of this VDS has included extensive consultation and involvement of the local community. This is set out in more detail in Appendix 4. A key part of the process was a village exhibition in August 2003 which was attended by 55% of all households. At this exhibition, villagers expressed a number of views, preferences and aspirations that are reflected in this document.

A final draft was then submitted to Kennet District Council for formal approval and adoption, following which, copies of this document were sent to all householders, landowners and the Planning Authorities.

From Barbury Castle in the North West the parish of Ogbourne St. Andrew stretches for four miles to the crest of the valley side east of the A346. The villages of Ogbourne St. Andrew, Ogbourne Maizey and Rockley lie in valleys very near the southern edge of the parish. Away to the north and west stretch the almost deserted Downs, one of the most sparsely populated parts of Southern England (Refer to figure 1).

2 HISTORICAL CONTEXT OF THE PARISH

Four thousand years ago man transformed the primeval landscape, leaving behind faint traces of New Stone Age and Bronze Age habitation. The Iron Age is represented by the ramparts of Barbury Castle hill fort, through which passes what has been dubbed "the oldest road in England", the Ridgeway, forming the parish boundary along the northern limit.

In the sixth century AD, Saxon invaders founded (or took over) the present villages naming them, "Oceburna" meaning "Occa's stream". From the middle of the tenth century written records become more plentiful and both St Andrew and Rockley are mentioned in Domesday.

Around each of the settlements the traditional three field system of agriculture continued. Alongside these, however, large areas of land were farmed as single units - the demesnes⁽¹⁾ of the three manors in the parish. In 1780 the small area still remaining in open-field cultivation was enclosed and large farms emerged. Arable land occupied the more fertile valleys, but vast tracts of the Downs were suitable only for sheep pastures.

Until the Nineteenth Century the three villages seem to have been more equal in size, experiencing slow growth with very little dramatic change. The core of St. Andrew remained along the road, to the east of the church, which was part of the route from Marlborough to Ogbourne St. George and beyond. Southwards the same road went through Ogbourne Maizey and there were, until early in the Nineteenth Century, buildings in the fields between them.

From 1762 the main route from Marlborough to Swindon was the road via Rockley and Four Mile Clump which remained important until the coming of the railway in 1881, which was closed in 1961. The present A346 was turnpiked⁽²⁾ in 1819 and then began to replace the downland route. Its existence also led to the building of houses by it and along the road linking it to the ancient core of St. Andrew.

Towards the end of the Nineteenth Century a new element entered the landscape - the stables and gallops which now occupy several hundred acres

In all three villages, the declining population has led to the demolition of some of the older cottages and the closure of the school and church in Rockley. The school in St Andrew has been in private hands for many years and is currently closed for reorganisation. Of the cottages remaining, most have either been extended or merged, so reducing the number of dwellings



fig 3. Harvesting at Rockley c1900



fig 4. Ogbourne St Andrew circa 1900

still further. There was some building in the 1920's and 30's, and six new houses in Maizey in the 1980's, but there have been large additions in the last ten years in both Maizey and St Andrew.

The new houses have begun to reverse the long decline in the population of the parish (see census figures opposite), but the number of people living in each is far fewer than it was in the past. The houses themselves are much larger than the traditional cottages and their inhabitants, of necessity, either work elsewhere in well paid employment or are retired. There are now comparatively few people who have lived all their lives in the parish and very few who have worked here all their days or, indeed, are employed in the parish.

Parish Census Data

year	pop ^a .	%male	% age distribution		
			0-44	45-59	60+
1931	422	51	na	na	na
1961	339	52	61	21	18
1971	275	44	59	21	20
1981	276	47	61	16	23
1991	256	50	57	24	19
2001	352	49	60	23	17

⁽¹⁾ demesne - a manor house with lands adjacent to it not let out to tenants.

⁽²⁾ turnpike - a road on which there are, or were, toll-gates; a main road.

3 OPEN SPACES AND SELECTED FEATURES

A salient feature of the Parish as a whole is the backdrop provided by the Downs. Their broad sweep gives a sense of space and broad vistas which, in this document, we take as "open spaces", in lieu of the village green and leisure areas which other, better endowed, villages possess. The downland provides a picturesque and special setting, which requires careful and thoughtful guardianship.



fig 5. View towards Rockley from Rough Down/Rockley Manor



fig 6. Rockley Beech Drive



fig 7. Two Acre Coppice



fig 8. Temple Bottom



fig 9. Ogbourne Maizey



fig 10. River Og



fig 11. Green Lane



fig 12. Ogbourne St Andrew

4. 1 Environmental and Landscape Setting

The parish of Ogbourne St. Andrew lies two miles north of Marlborough. Each of the three villages in the parish nestles in valleys below the surrounding chalk downland. Approaching the Parish from the North or South along the A346, one is presented with a broad riverine valley with fields bordered by trees and bushes set against a backdrop of sweeping downland.

The villages of Ogbourne Maizey and St Andrew appear quite suddenly, being hidden by folds in the ground (*see fig 1*). The approaches to Rockley are even more attractive, the road from Marlborough to Broad Hinton taking an elevated route above the deep valley leading to Bay Bridges, with Rockley nestling behind a thick screen of trees. Approached from the North, the wide sweeping vistas presented from the Downland heights are probably amongst the best in Wiltshire. The distinctive nature of this area has been recognised by Central Government and designated as an AONB.

Viewed from the top of the Downs, undulating downland, large arable fields and gallops create an attractive and varied tapestry. The Parish (5,387 acres) can be conveniently divided into two areas by the old coach road running northwards from Rockley to Barbury Castle. The land to the east of this line is almost exclusively arable with few mature trees; although in the last two years several small areas of woodland have been planted. To the west, around Rockley, there are mature woodland strips consisting mainly of beech trees bordering the fields, in addition to several small woods. Around the perimeters of some of the fields training gallops can be seen.



fig 13. Winter evening on the Gallops

4 THE VILLAGES TODAY



fig 14. Meadows between Bay Bridges and Maizey



fig 15. Foxglove watercolour



fig 16. Scabius

4.2 Geology

The greater part of the parish is downland formed on Upper and Middle Chalk. Both layers are soft and permeable, so there is no surface water apart from the two winterbournes mentioned below. Upper Chalk is the source of the flints that occur profusely in the fields on the higher ground. At one time there would have been numbers of sarsen stones, but most have been cleared to allow cultivation and as a source of building material. At the highest point, Barbury Castle (268m) in the north east, the chalk is capped by clay with flints, forming a narrow strip extending in a south easterly direction as far south as Four Mile clump.

Winterbournes are a notable feature of a chalk landscape, being rivers which rise only in winter time. There are two such bournes in the parish, the Hungerbourne, which rises below Barbury castle and only makes an appearance after a very prolonged wet spell, often not being seen for several years, and the Og (or Okebourne) which flows most winters.

The Og rises just north of Ogbourne St George and wends its way down the valley on the east of the parish, through St Andrew and Ogbourne Maizey to Bay Bridges and eventually joins the Kennet outside Marlborough.

The houses lying between the Og and the A346 lie within the designated flood plain of the river, and although no flooding has occurred within living memory, (the course of the Og at Ogbourne Maizey was straightened some thirty years ago, since which time there has been no flooding of houses), proper maintenance and cleaning of the riverbed are still essential to avoid problems in the future.

Rockley lies in the valley of the Hungerbourne, which, like the Og, runs through the alluvium⁹ and flint gravels which line the valley down to Bay Bridges, where the two bournes merge. The parish boundary follows this valley. The name "Bay Bridges" has come down to us from medieval times when the area was dammed to form a royal fish pond to supply Marlborough Castle.

Springs rise in all three villages but only in Rockley are they the sole supply of water, with the spring water being pumped to the reservoir in North Wood for treatment before it is piped back to the Manor and all the cottages.

From mid-winter onwards it is not unusual to see spring water bubbling through the tarmac of the roads in St Andrew and from the foundations of some of the older houses.

4.3 Flora and Fauna

The varied environment found in the Parish, allied with sparse human habitation and less intensive agricultural methods, has resulted in a wide range of flora and fauna. This rich diversity of plant and animal life is much valued and provides an added interest to the many walkers and riders who visit the Parish. The Railway Path, in particular, has a wide variety of indigenous plants and animals along its verges, including increasing swathes of cowslips in the Spring, with wild roses and blackberries later in the Summer. In Autumn the Path presents a glorious riot of colour from the wide mixture of leaves and berries along each side.

Elsewhere, cow and hedge parsley, hogweed, rough chervil, vetch, scabius, buttercup, daisies, lords and ladies are amongst the many plants bringing a colourful patchwork to the hedgerows and fields.

Copses and small woods are dotted around the Parish and provide not only a range of trees (beech, oak, poplar, ash, etc.) but also a haven for wildlife, with many larger animals such as deer, badgers, rabbits, hares, stoats, weasels,



fig 17. Page from St Andrew's Women's Institute Commemorative book, 1965 Painted by Pam Lawton

the occasional pole cat and escaped ferret. Hare coursing was a favourite sport at Rockley in earlier centuries and hares are still a common sight on the downs. Of special note is the presence of glow worms (*lampyris noctiluca*) which can be found on warm summer nights.

The bournes (the Og especially) encourage water birds, including herons and, occasionally, kingfishers. The Willow trees are a particular feature along the Og at St Andrew.

The open upland downs provide a good hunting ground for buzzards and in recent years the red kite has been sighted. A few pairs of lapwings, once a very common Wiltshire bird, still breed in the parish. There is also a thriving colony of corn buntings with their distinctive jingling song. On warm summer evenings Bats are a common sight. Owls also abound in the Parish, mainly Tawnyies, but with the occasional Barn Owl and even Little Owl, darting along the hedgerows with its seemingly erratic flight.

fig 17. - Courtesy WI. & Pam Lawton

⁹ alluvium - matter transported in suspension and deposited by rivers or floods

4.4 Some Special Features Within the Parish

These are a selection of features in the Parish, identified at the Village Exhibition, which are considered to be of special note and which need protection.

St Andrew's Church

Dating from the 12th century with additions over the succeeding centuries (including the bell tower in the 15th and the clerestory in the 16th), this building serves as a magnificent centrepiece to St Andrew. There are a number of interesting monuments inside the Church, with two fine examples dating from the 17th century of the Goddard family (fig 19). The sarsen churchyard walls and Victorian iron railings are noted in the Conservation Statement (fig 18). Next to the Church is a bowl barrow dating from 1000BC, which shows evidence of later Saxon and mediaeval burials.

The Railway Path

The Midland and South Western Railway, which was opened on 27th July 1881 and closed on 10th September 1961, ran parallel to the river and road (A346). The closure of the railway has left the parish with a much cherished amenity and landmark, the Marlborough to Chiseldon railway path (fig 20), open to walkers, cyclists and horse riders. It is like a nature reserve with many different species of wild flowers to be found along its length.

Ridgeway and Barbury Castle

The Iron Age hill fort lies on the Ridgeway and consists of an area of twelve acres enclosed by an impressive and well-preserved set of defensive banks and ditches. The Parish boundary runs through the ancient fort, the other half of which lies in the Parish of Wroughton.

Schools

St Andrew's school was built in the late 19th century with a donation from John Bannerman to the church. Closed by the Local Council following the Plowden report, it operated as a private school from 1972. It is currently closed for reorganisation (fig 22).

Rockley school was built at the same time as the chapel, by the Tanner family. It is now used as an antiques restoration workshop (fig 23).

Ogbourne Maizey Manor

Allegedly used by King John as a hunting lodge, the current Jacobean building is built from bands of stone and flint. The original ground floor mullioned windows have been replaced with arched Georgian frames. The dormers may be more recent (Pevsner). It is listed Grade II* (fig 24).



fig 19. Goddard family monument



fig 20. The Railway Path



fig 21. The Ridgeway & Barbury Castle



fig 22. St Andrew's School



fig 18. St Andrew's Church



fig 23. Rockley School



fig 24. Maizey Manor

Rockley Manor

This Grade II* listed building dates from the eighteenth century and was built from stucco on stone and brick with a slate roof. In 1820, 1938 and now 2003 / 2004 it has been reconstructed. Set in parkland, the house presents a fine country house aspect, and is a valued and cherished landmark (fig 25).

Rockley Village Pond

Rockley is the only village in the parish with a village pond, recently relined and now re-establishing itself. Until the tractor took over as the principal source of power, the pond was vital for drinking water for livestock and to keep the cart wheels in working order, by swelling the wood to keep the iron bands in place (fig 26).

Rockley Chapel of All Saints

Built in 1872 by the Tanner family, at the same time as Rockley School, it is no longer used for worship and has been a cookery school, restaurant and lately a nursery school, now closed.

The Parish War Memorial

Erected in 1922, it now records the sad loss and suffering experienced in two World Wars.

The Gallops Cemetery

A unique landmark has been created on the downs, a small private cemetery at the top of Green Lane. In it are buried members of the Hartigan, Laye and Loudon families, one of whom (Mike Hartigan) gave his life overseas while serving his country in World War II. The cemetery is well cared for and surrounded by a mature beech hedge.

Other Special Features, which were identified at the Village Exhibition and which are considered worthy of conserving are:

Four Mile Clump	Maizey Manor Gates (fig 52)
The Gallops (cover & fig 31)	Churchill Commemorative Tree (on triangle by St Andrews Church)
The River Og (fig 36)	Coronation Memorial at St Andrews School
The "Lone Beech Tree" (grid ref SU178729) (fig 96)	Godfrey's Barn (grid ref SU171729)
Kissing Gate at Maizey	Milestones at Rockley (fig 34)



fig 25. Rockley Manor



fig 26. Rockley Pond



fig 27. Rockley Cahapel of All Saints



fig 28. The Parish War Memorial



fig 29. The Gallops Cemetary

*B*eneath the dean and spacious sky
*H*ere let the sleeping horseman lie
*N*or from his darlings sunder
*A*nd as the thoroughbreds flash by
*T*his turf shall quicken suddenly
*T*o hear the hoof beats thunder

4.5 Employment & Equestrianism

Although there are various farms in the Parish, modern farming methods have reduced the number of agricultural employes to very small numbers. Other sources of employment are provided by a small office development, an educational venture and a restaurant in St Andrew; a riding tack shop, saddler and antique restorer in Rockley; supplemented by several people throughout the Parish running businesses from their homes. However the major employer is the 'equine industry'.

The location of the Parish, set in 5,387 acres of downland, criss-crossed with footpaths, bridleways and byways (possibly more miles of 'rights of way' than any other county) is a fabulous setting for the horse owner. It is not surprising therefore that the horse has played such a significant role in the area over the last couple of hundred years.

Ogbourne Maizey sprang to racing prominence in the late 1890s when theatrical impresario George Edwardes bought the 1000 acre estate and Manor and installed his younger brother "The Major" as trainer. He was succeeded by Paddy Hartigan, Sir Gordan Richards, Bill Marshall and Bob Turnell amongst others. Famous winners were Pas Seul who won the Cheltenham Gold Cup in 1960 and Salmon Spray, winner of The Champion Hurdle in 1966.

Barbury Castle Estate (1200 acres) has an equally impressive history. Horse racing and training have been a feature of this part of the downs since the 1800s and some of the gallops are over 100 years old. Ascot's most popular horse, Brown Jack, was trained on the Barbury Castle gallops to win the Champion Hurdle in March 1928 and became a legend by winning at Royal Ascot every year from 1928 to 1934. In the early 1990s the point-to-point course was recreated and the Mariborough Cup timber race inaugurated. In 2005 Barbury Castle will host an international CIC*** horse trials.

Equine interest has grown significantly in the area over the last fifteen years or so and its importance is best demonstrated by the following figures (Note these are estimates as numbers constantly change).

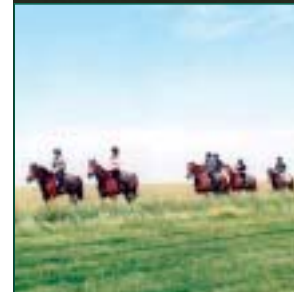
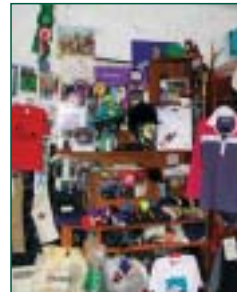


fig 37. Feeding horses near the "Lone Beech Tree"

fig 35. Race horses exercising on gallops

fig 36. Tractor with Coombe Down in distance

	Horses	Employees
National Hunt	150	46
Flat racing	70	17
Point to Point	8	1
Breeding	35	3
Eventing	34	13
Leisure	66	2
Totals	363	82

Comparison of these figures to the latest census population figures for the Parish (page 4) shows that horses slightly outnumber people!

fig 31. Antique restoration in progress

fig 32. Running repairs on a bridle

fig 33. Supplying riders' needs

fig 34. Bonita racing stables

5.1 The Road System

The Parish is situated close to Marlborough, with Swindon (the largest local town) within easy reach. The A346, which runs through St Andrew and Maizey, provides a fast route to Marlborough, Swindon and the M4 corridor, placing London and Bristol with their airports within a 70 mile drive. From Marlborough, the A4 provides good access East or West to towns such as Newbury, Reading, and Bath.

The A346 trunk road forms part of a main North-South route from Gloucester and the M5, by fast modern dual carriageway (A 417), past Swindon to Junction 15 of the M4. The route then narrows into a bottleneck for its whole length through the villages, Marlborough and further south where it joins major dual carriageways feeding Southampton, Portsmouth, Bournemouth and Poole. The route carries a large number of heavy goods vehicles and about 15,000 vehicles in total pass through St Andrew each day. During the process of consultation with villagers, the problems experienced with moving in and out of the villages by vehicle, horse or on foot, were major concerns.

This road is always busy, but at rush hours and at holiday times it is very difficult to get out of the village onto the main road or to cross on foot. Cycling on the A346 is an option that only the most brave or foolhardy would contemplate.

With traffic often exceeding the 40 mph speed limit, and the road only just wide enough for large trucks to pass each other, pedestrians are seriously at risk on the narrow pavement between St Andrew and Maizey, particularly when walking in the direction of the traffic. Parents with small children and pushchairs have to use the path to reach their houses sited along the main road. Children use it to reach the school bus and to visit friends; those taking the bus have to cross the road either morning or evening (depending on which side of the road they live), a hazardous undertaking. A particular problem is faced by wheelchair users - the footpath is impossible to use, effectively trapping such people in their homes.

Noise is also a problem, especially at rush hour and holidays, when a continuous roar precludes enjoyment of the gardens of properties bordering the road, and indeed for some way into the villages of Maizey and St Andrew. Some noise relief would be obtained by laying a low noise surface through the length of the village.

Predictions of the likely increase in traffic density present a sombre picture with respect to the problems stated above. Access and pedestrian safety will deteriorate and noise levels increase. Urgent action is required in the near future to alleviate the existing problems and negate the effect of the inevitable increase in traffic. The recommendations of the A338/A346 Working Group could lead to some alleviation of the problems, if fully implemented.

Rockley lies just off the Marlborough to Broad Hinton road. The village road exits on a curve masked by a hedge and a poor sight line. Concern is expressed by villagers that the junction is very dangerous and that traffic calming is required to slow the speeding vehicles.

The road from Maizey to Rockley is a steep single track with passing places formed over the years by vehicles climbing the banks and is frequented by strings of racehorses and heavy farm vehicles. However, any improvement in width would almost certainly result in it being used as a short cut by many more vehicles, and it is felt that the best solution would be some form of restriction signs at both ends of the road.

A C C E S S

5



fig 39. Lorry at Ogbourne Maizey on the A346 showing the narrow and dangerous footpath



fig 38. Rockley's "Godcake" with milestone at the dangerous junction with very poor sightlines

5.2 Public Transport and Connections

There is an hourly bus service along the A346 to both Marlborough and Swindon, from where wide ranging coach services are available. Rockley has a limited shoppers' bus service, used at present by only one Rockley couple, and they now need to telephone to call for the bus. Obviously this route is in danger of closure from lack of use. Good rail connections exist from Swindon, Pewsey and Great Bedwyn.

A charity volunteer local taxi service (Link) exists for elderly or handicapped people, which can be called upon if necessary. There is no charge for the service but users are asked to make a donation towards expenses. This service is greatly valued by those who use it.

5.3 Footpaths and by-ways

There is a wealth of well-used footpaths and bridleways across the parish, the Marlborough Downs offering a wonderful open landscape for walking and riding, away from roads (see appendix 5).

Of particular note are:

- A footpath from Maizey to St Andrew following a right of way with stiles and a kissing gate across the fields.
- A cycle and foot path following the track of the old Swindon-Marlborough railway from Chiseldon to Marlborough. The path is used by many villagers and visitors to the area; it has a wide variety of wildflowers and is a great asset to the area.

However, to the many riders in the area the A346 presents a hazard to crossing, as it does to pedestrians, and there is no bridleway from Maizey to St. Andrew to reach a safer crossing point.

The parish is also crossed by some byways, with a part of The Ridgeway forming the northern limit to the Parish boundary. There is some misuse of, and damage to, the byways by a few inconsiderate vehicle users. There is support in the Parish for the proposed closure of these byways to leisure vehicle traffic in wintertime. The Conservation Statement suggests that the use of leisure vehicles on the byway from Werpits to St George is undesirable.



fig 41. Ice at Old Eagle due to the Hungerbourne overflowing



fig 42. Copse at Man's Head on Broad Hinton Road

fig 40. The River Og at St Andrew

The History and Landscape Setting sections (pp 4 & 8) described how the three settlements became established in the Parish many years ago. The buildings set around the manors and built substantially from local materials cleared from the fields, were designed to house the estates' workers. Some of the special features illustrated (pp 12 & 14) give an evocative glimpse of the Parish's past and present character. These small, old settlements set

6 CHARACTER ASSESSMENT OF THE VILLAGES

against the expansive Downland sweep (as outlined on pp 6 & 7), define the very essence of the Parish.

The next three sections look more closely at the detail within each of the villages.

6.1 Rockley (20 houses)

This village is currently undergoing considerable refurbishment, as most of the buildings are owned by the Manor, which is itself under extensive but sympathetic re-development. The housing stock has remained unchanged for many years and is mostly clustered around the manor. Beyond Rockley lies Temple Estate, an arable farm with some livestock and equestrian interests. Only part of this estate lies within the Parish.

The predominant features of the houses (which is reflected in all three villages) is the use of local materials for their construction. Sarsen stone and flint are extensively used, often banded by mellow red brick. Where brick walls exist, Flemish Bond⁽⁴⁾ is often used with glazed or darker headers⁽⁵⁾ (see photos). Some excellent geometric patterned brickwork exists (fig 87) and there is also some decorative tile hung construction in place (fig 46). Timber framing is evident in some of the older properties.

- ⁽⁴⁾ Flemish Bond - alternate headers⁽⁵⁾ & stretchers⁽⁶⁾ in each course of bricks
⁽⁵⁾ Header - short side of brick showing on wall surface
⁽⁶⁾ Stretcher - long side of brick showing on wall surface
⁽⁷⁾ Hipped roof - sloping roof at the end as well as the sides



fig 43. Windows are small paned, with glazing bars painted white, typically with arched brick lintels over, although some straight lintels are also seen.



fig 44. Sarsen, flint and brick walls
Low Sarsen boundary walls
Semi-hipped roof⁽⁷⁾



fig 45. Only three thatched properties exist today although there were certainly more in earlier times. These are all hipped roof constructions.



fig 46. Decorative hung tiles
Slate roof

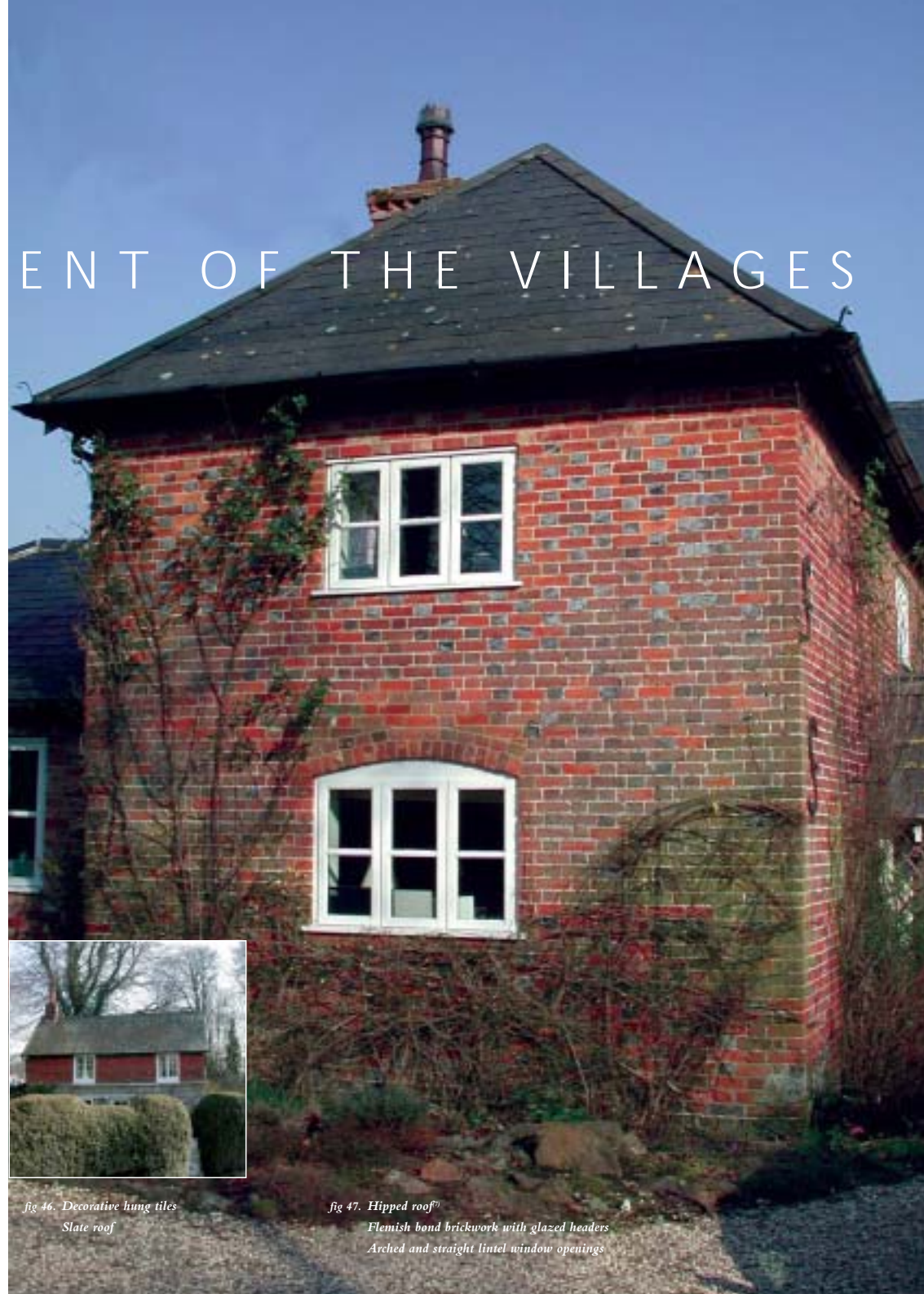


fig 47. Hipped roof⁽⁷⁾
Flemish bond brickwork with glazed headers
Arched and straight lintel window openings

Most doors are painted white and have simple porches or hoods of various designs (fig 48 & 49).

Square brick chimneys have survived in all of the buildings with some element of design in their construction and are often a central feature of the house structure (fig 50 & 51).

Roofs are mostly slate tiles (fig 52), often hipped (or semi hipped) with vertical ventilation features in end walls (fig 53). There are also several examples of dormer windows⁽⁸⁾ (see page 27 examples) (fig 52).

The roofs overhang walls at the eaves⁽⁹⁾ with barge boards⁽¹⁰⁾ and exposed purlins⁽¹¹⁾ (fig 53).

Local sarsen stone has been used widely to create low boundary walls to each property, along with hedging (fig 54).

Also of note are the uses put to some of the existing buildings; the old school as an antiques restoration centre; the church (recently re-roofed) as a nursery; a riding centre and saddler (mid way between the village and Maizey) and an equestrian supplies store.

The whole area can be described as a peaceful rural setting in which the use of local materials and existing buildings has created a residential area intermingled with small businesses in a harmonious and secluded environment. The houses are in proportion to their plot sizes, gardens are generally large compared to their modern counterparts and the mature trees and hedgerows provide a soft and rural backdrop.

Street Furniture

There are no street lights in Rockley, and it is considered by the village that none should be provided as they would destroy the essentially rural nature of the area. Signage is also fairly limited at present and should be kept that way, excepting that traffic calming is needed on the Marlborough - Broad Hinton road at the entrance to the village.

- ⁽⁸⁾ Dormer window - a small gabled window projecting from a sloping roof.
⁽⁹⁾ Eaves - the projecting edge of a roof beyond the supporting walls.
⁽¹⁰⁾ Barge boards - board along the edge of a gable to cover the rafters.
⁽¹¹⁾ Purlins - the supporting timbers running along the length of a roof to support the rafters



fig 48 & 49.



fig 50 & 51.



fig 52.



fig 53.



fig 54.



fig 55. With the completion of the refurbishment of Rockley Manor, it is once again a significant landmark in the village

6.2 Ogbourne Maizey (46 houses)

Ogbourne Maizey provides an interesting comparison with Rockley. The Manor, as with Rockley, owned most of the houses in the village in the 1950's, but subsequently sold off parts of the estate. This resulted in considerable new building activity. Three quarters of the existing houses have been built (or converted) since 1950, with the greatest change occurring from the late 1980's. In this period there has been minimal development of the infrastructure. The village, despite its proximity to the A346, still retains an air of ancient charm in a peaceful and essentially secluded setting.

The original buildings are again built of local materials: sarsen, flint and mellow red brick, often panelled. Roofs were thatch (four remaining), slate or red clay tiles. Hipped (or semi hipped) roofs were evident but are now mostly gabled⁽¹²⁾ after re-roofing over the years. Roofs again overhang walls at the eaves with barge boards and some with exposed purlins. Windows are small paned with white glazing bars. Boundaries of the older properties tend to be a mixture of hedging and trees surrounding large gardens (fig 57).

The newer houses are a mixture of designs, usually detached, built using modern materials which mostly blend in with their surroundings and have tried to reflect local architectural detail (fig 58 & 59).

The latest developments around the Manor have used local sarsen stone for boundary walls and in some of the house walls with flint, but mostly the houses are half clad in black timber with dark slate gabled roofs with many dormer windows and roof lights⁽¹³⁾. Walls are Stretcher Bond⁽¹⁴⁾ in red brick (fig 60 & 61).

Overall, this results in starker buildings accentuated by white windows. With smaller plots within high sarsen walling, this results in an enclosed settlement at odds with its more open neighbours and not lightened, as yet, by any significant landscaping although this will mellow with time.

The Manor is a fine flint and sarsen stone building with some mullioned windows⁽¹⁵⁾ and has seen many changes to its façade over the years but remains a very attractive Grade II* listed building (fig 62).

Maizey also contains Bonita Racing Stables with a fine Edwardian (c 1903) house and racing yards providing local employment.

Street furniture

There are only three streetlamps throughout the settlement, and yet several within the Manor Stables development. As with Rockley, there is a consensus that extra lighting would be detrimental to the character of the area. Signage is more detailed than in Rockley, and is clearly necessary along, and leading to, the A346.

- ⁽¹²⁾ Gable - the triangular part of side walls supporting the roof
- ⁽¹³⁾ Roof lights - windows inset into the slope of the roof
- ⁽¹⁴⁾ Stretcher Bond - courses of bricks with just the long section of brick exposed.
- ⁽¹⁵⁾ Mullioned windows - the upright divisions of stone or iron between panes or casements



fig 56.



fig 57.



fig 58. Mid - 1980's house



fig 59. House built c1950, extension on right



fig 60.



fig 61.

fig 62. Ogbourne Maizey Manor



6.3 Ogbourne St Andrew (77 houses)

The village consists of two parts: the original "core" to the west of the A346, and the houses along the Main road. The latter were built mainly in the 19th and 20th century. In the "core" of the village, the majority of the building stock is long established and matches the character of Rockley. The Conservation Statement strongly recommends that the character and appearance of this "core" should be preserved. There are more houses than the other two villages combined but new buildings are mostly restricted to two small developments (Olympia and Sheepridge) of just 13 detached houses in total; the conversion of Poughcombe Farm's farmyard into a house and offices and one further house, just completed, next to the School. Other new buildings are farm or equestrian related, at Poulton Down and Maizey Manor Farms.

Generally, the design of the new houses reflects some of the local architectural characteristics in their design, incorporating for example:

- Semi hipped roofs and red clay tiles
- White windows, dormers and some arched brick lintels
- Some dentillation⁽¹⁰⁾ of brickwork around eaves and vertical roof ventilation features in end walls
- Inclusion of square brick chimneys
- Red brick walls some with flint facades (it should be noted that some of the pre-formed flint inserts used in recent buildings do not look natural).

Street furniture

The street lighting is limited throughout the older part of the village and this is considered adequate by the inhabitants, although a less urban and more rural style of lamp would be welcomed. In Sheepridge, however, there are five modern lamp posts in a very short cul de sac, and this is considered excessive by the residents. Along the A346 are five lamp posts. Signage is mixed, with several essential signs, but that indicating the Village Centre is both unnecessary and misleading.

⁽¹⁰⁾ dentillation – bricks, often at an angle, projecting from the wall, forming a pattern or frieze.



fig 63. The Old Forge



fig 64. Bridge Cottage



fig 66. Sheepridge



fig 65. View from church tower, showing Olympia development and Ogbourne Maizey in the distance

Five thatched properties remain, including a fine example of a raised grain store on saddle stones at The Old Manor (fig 69). Another significant building is "The Old Cottage", elements of which are mediaeval, and are said to be amongst the oldest building structures in Wiltshire (fig 67).

A variety of other buildings add to the character of the village:

Ogbourne St Andrew has a local pub, The Wheatsheaf, which is now a popular restaurant. St Andrew's beautiful Church has twelfth century origins. There is a private education establishment using the old village school premises. Two equestrian establishments for eventing are to be found at Maizey Manor Farm, and there are two farms at Poulton Down and New Barn which are mainly arable, but with some livestock. These all provide some local employment. Finally, on the North Western edge of the Parish at Barbury Castle is the Barbury Castle Estate comprising farm, racing stables, and a point-to-point course again providing some local employment to the Parish.

The open gardens of Poughcombe Farmhouse (fig 70) and The Old Manor (fig 71), together with the churchyard and paddock, form part of the open area at the "core" of the village, as defined in the Conservation Statement. The unique nature of this setting requires conservation.

The village of St Andrew has retained its rural nature and its core, protected by the designated Conservation Area, remains mostly undeveloped. It contains a high proportion of listed buildings and enjoys a peaceful setting undisturbed by any through traffic. Surrounded by open fields and meadows, it benefits from many beautiful views with a superb backdrop of rising downlands.



fig 68. Little Thatch and Snail Cottage



fig 69. Granary at the Old Manor



fig 70. Poughcombe Farmhouse



fig 71. The Old Manor

fig 67. The Old Cottage

Before considering the Design Guidance that this VDS sets out for the future, it is worth reflecting on how well equipped the Parish is to support itself and to encourage its inhabitants. The sparsely populated area, with its three small settlements at the southern boundary lacks the basic amenities of shops, state schools, meeting places and leisure facilities, and consequently faces considerable challenges for the 21st century. There is clearly a spirit of community, but this is

7 A LIVING COMMUNITY IN THE 21ST CENTURY

in spite of the obvious constraints detailed elsewhere in this document. A major challenge is to nurture and expand this spirit and the VDS project has offered the means to begin the process and demonstrate that self-help is a way forward.

There is a need to encourage the obvious pride and interest in the Parish which has been exhibited during this VDS exercise and to nurture the feelings of shared purpose and common aspirations. As with any community, collective and personal responsibilities are to be encouraged, in a spirit of inclusivity and openness. To aid these ambitions, there is a need for effective communication, which can be achieved in a variety of ways: village events, clubs, societies, newsletters, web page, etc. However, the lack of a Parish meeting place, with no shop, no school, no village centre, no sports area poses a challenge in bringing people together. At present there are active: the Church, a Parish Council, the Women's Institute and the VDS committee.

As a result of the VDS Village Exhibition, however, a parish History Group has been formed; a theatre group and an arts group are being discussed and regular concerts have started in the Church. Other ideas are also actively being considered.

There are two possible routes forward to provide a meeting place: (1) modification of the Church interior to create a usable space for meetings and concerts, or: (2) fund raising to provide a village hall (provided a suitable plot of land can be found and running costs can be afforded).

Provision of a shop and school does not seem a viable option, given the small population and demographics of the villages, but this inevitably increases the pressure to own and use a car, with the consequential impact on parking and congestion.

Acquisition of a village green with a sports or play area might be possible if a suitable site(s) and funding can be found. This is an important project, given that 22% of the population are aged 14 or under; and a further 11% are aged 15 - 24 (Census 2001).

Economic pressures also serve to define the villages, with little work being currently available and even that is under threat from a continuing loss of local agricultural jobs and their attendant tied cottages. The growth of leisure activities to some little extent counterbalances this trend, but lack of affordable housing and the relatively high cost of country living presents a barrier for younger families and the lower paid. Also there are few Housing Association properties within the Parish.



fig 72. Fund raising concert in St Andrew's church



fig 73. St Andrew's church from byway to St George

The net result is a population growing in affluence, some of whom work from home. The provision of better internet access and more flexible working practices will accelerate this trend. This is generally beneficial as such workers do not have to commute by car, especially during peak hours. Their presence during the day can also contribute to the liveliness of the community and the use of local facilities. Such workers are also more likely to have time to participate in community events and to achieve a good balance between family and working life, which is also good for the overall well being of the area.

This VDS project has produced much thought and debate amongst the villagers about how they would like to see their communities develop. The aspirations which emerged from these discussions are detailed in appendices 1 & 2.

At the Village Exhibition, the community was asked to express their likes and dislikes on a range of issues, and encouraged to comment on all aspects of life in the Parish. In this section of the Design Statement, just those comments relating to housing design are described. As with all good design, any change needs to take into account the wider issues and context to be successful. Therefore, any development within the Parish needs to encompass these guidelines in the context of the overall Village Design Statement in order to preserve the unique character of the Parish.

8

DESIGN GUIDANCE

These are the preferred designs of the Parish community but **do not** mean that future designs must include every feature. Indeed one of the fundamental conclusions from the consultation process was that any new build or alteration needs to be in proportion and be appropriate to its function with its various design elements in harmony with one another and their surroundings. Since there is a mixture of village and rural environments, the constraints detailed in the Kennet Local Plan (replacement) – Supplementary Guidance should be upheld, i.e.:

- Firm emphasis on the protection of the countryside for its own sake.
- Management or enhancement should aim to reinforce or restore the local landscape vernacular
- Particular priority should be given to the mitigation of intrusive features or influences which detract from the rural character of the landscape (e.g. hard edges, unsightly buildings, etc.)

Given these guidelines and the opinions expressed by the three villages, the following preferences can be detailed:

Walls of sarsen stone, flint and mellow red brick (matching existing colours) either banded or in some combination is preferred (*fig 74*). Plain red brick softened with dark header patterning and decorative tile hung finishing is also welcome (*fig 75 & 76*). Unrelieved plain red brick finishes should be avoided. Lime mortar and not cement should be used wherever appropriate, especially when repairing or renovating old walls.

Where sarsen is used, it should be from re-cycled sources only.

Dentillated brickwork below eaves and vertical ventilation detail in end walls adds interest (*fig 77 & 78*), as do exposed purlins with barge boards (*fig 79*).



fig 75 & 76.

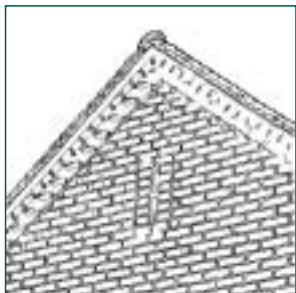


fig 77.



fig 78.



fig 79.

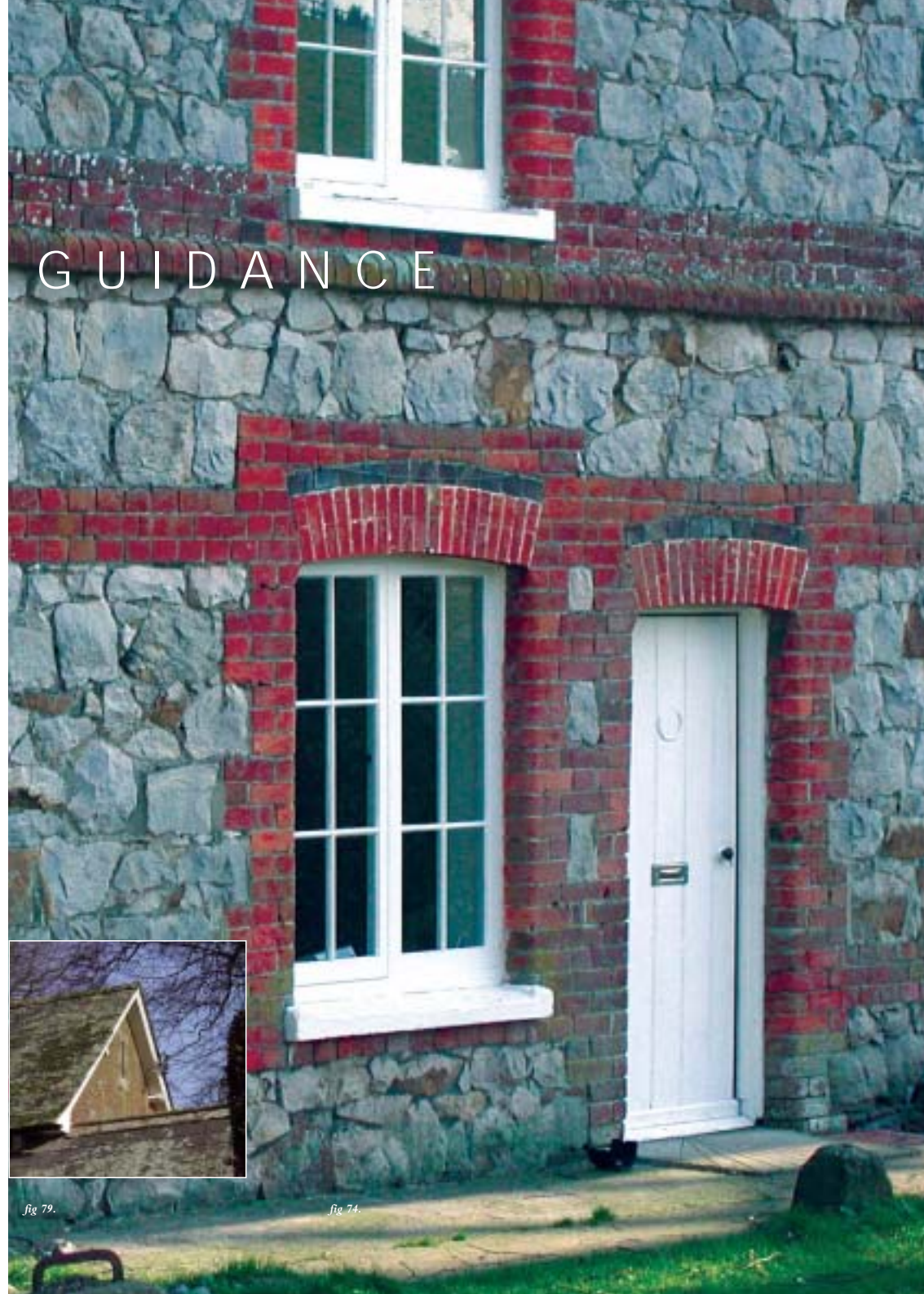


fig 74.

Roofs should be thatch (using long straw in preference to reed), slate or red clay tiles, hipped (or semi-hipped) with overhung eaves and, preferably, exposed purlins (where building regulations allow). Concrete tile and flat roofs are to be discouraged. Dormer windows, where appropriate, should conform to the style shown in *figure 80*.

Roof lines and building heights should complement existing structures and be in harmony with their surroundings.

Windows should be small paned with glazing bars, light coloured preferably with arched brick lintels over, although flat finishes are acceptable. Wherever possible, wooden frames are preferred (*fig 81 & 82*).

Doors with porches or hoods are preferred (*fig 83 & 84*).

Chimneys add interest and balance to a house design and should be square with corbelled⁽⁷⁾ courses and decorative pots rather than plain cylinders (*fig 85 & 86*).

Rainwater Fittings should be unobtrusive, both in design and colour (preferably black).

Boundaries need to reflect their rural surroundings with appropriate hedging, post and rail fencing or low walls in sarsen stone, flint, red brick or a suitable combination.

Services need to be underground with unobtrusive meter boxes.

Restoration, Conversion and Extensions

Sympathetic restoration, conversions or extensions to existing properties will take account of the current:

- Roofing materials, size shape and pitch
- Wall material and pointing - use of lime mortar.
- Style, shape and size of existing windows and doors

Repair or renovation rather than replacement should be a guiding principle.

Changes must be in sympathy with the existing structure and its surroundings, retaining, where possible, traditional styles and materials. Flat roofs should be avoided.

Extensions shall be in proportion and balanced with the original building. A good example of a sympathetic extension is shown (*fig 87*):

⁽⁷⁾ Corbelled - successive brick courses projecting above the previous one, giving a cantilevered effect.



fig 82. Arched brick lintel, small panes



fig 83. Typical hood



fig 84. Typical porch



fig 85. Chimney with corbelled brickwork



fig 86. Chimney with decorative pot



fig 87. Sympathetic house extension



fig 80. Dormer window - preferred style



fig 81. Small paned windows & dormers

Design Guidance - General comments

New developments need to have regard to the rural context to ensure that its form and size is not detrimental to the landscape. Formal landscaping of the site needs to ensure that it blends into its surroundings with suitable (native) trees and shrubs, given the chalky soils in the area. The long term maintenance and replacement requirement of trees, shrubs and hedges should be born in mind. The use of evergreen hedges or trees, or modern fencing, in prominent positions should be avoided. Care must also be taken to avoid interfering with the many open spaces and vistas surrounding the settlements

Accommodation in new housing or in extensions should, where possible, or appropriate, include space to facilitate home working, subject to the proviso that the size and characteristics should be in keeping with village housing style.

The rural environment of the Parish with its narrow lanes and the regular passage of wide agricultural vehicles needs to be considered in future changes. Lanes are already clogged with parked cars and public parking spaces need to be provided in the future as well as sufficient space, off road, in any new development. Given the relatively isolated nature of the villages and difficulties with regular public transport, the necessity of adequate off road parking cannot be overstated.

Street lighting should reflect the findings of the Village Survey and, if installed, be discreet and in keeping with a rural setting and be non light polluting. The density should be in keeping with the character of the village and in any new "suburban" style development be restricted or avoided.

9

COMMUNITY FACILITIES

Where development is of a scale or kind that could appropriately be the subject of a planning agreement under Section 106 of the Town and Country Planning Act 1990, as amended, either volunteered or as a requirement of planning policy, the provision or contribution towards community facilities will be encouraged. By way of example, this could be the provision of land for a community hall, open space or play areas, or parking and/or funds for their development. The provision or contribution towards such facilities will generally be a material consideration in favour of a development scheme in principle. However, the willingness of a developer to include such an offer should not be regarded on its own as an inducement to allow development that would otherwise be wholly unacceptable, when assessed against the Development Plan and this VDS.

10

SUMMARY

It can be seen in the previous sections of this Design Statement how the past involvement of the Parish in farming and equestrianism, sited in excess of 5,000 acres of downland within a designated Area of Outstanding Natural Beauty, has created a special and unique environment. This is reflected in the distinctive character of the villages and their special features, which have been highlighted in this document.

The changes that would be needed to support and encourage the Parish in the 21st century, and how they might be achieved, have been set out.

There are clear guidelines to aid future property changes, large or small.

Detailed in the annexes are the planning policies which govern the development of the Parish and the course of the consultation process used for the preparation of this Village Design Statement, which will, in due course, be accepted as supplementary planning guidance.

Finally and most importantly, annexes 1 and 2 list the aspirations of the Parish and the specific changes that should be pursued.

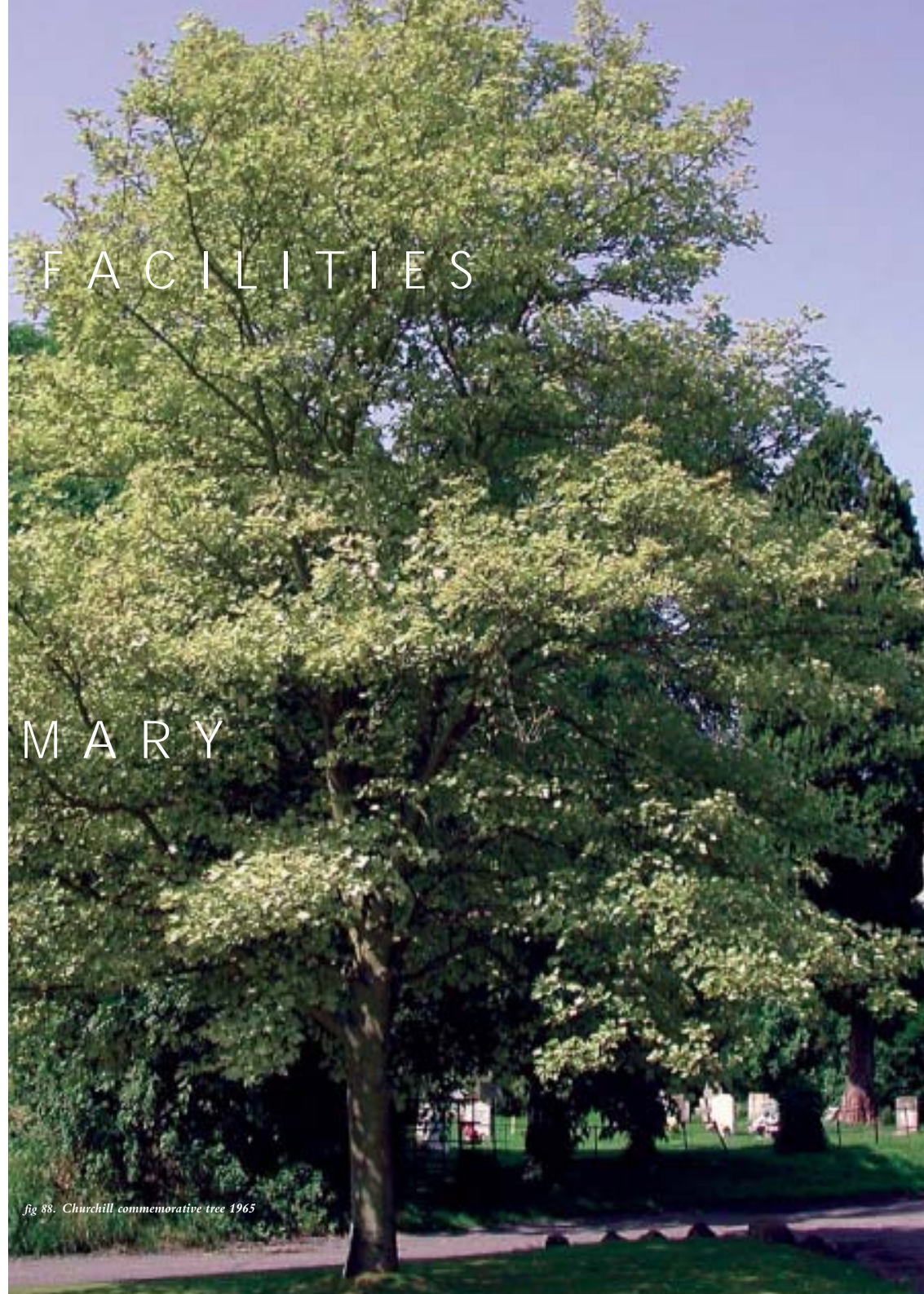


fig 88: Churchill commemorative tree 1965

APPENDIX 1 THE COMMUNITY ASPIRATIONS

AGENDA FOR CHANGE

APPENDIX 2

THE COMMUNITY ASPIRATIONS	AGENDA FOR CHANGE
Integrated Community:	
The Parish aspires to become a more integrated community with its own identity, reflecting the rural context, independent of, but related to, its neighbouring townships, notably Marlborough.	<ul style="list-style-type: none"> ■ Provision of a Village Hall / meeting venue to be investigated (L) ■ Acquisition of a play area/leisure facilities (L) ■ Increased social interaction (societies, etc) (S)
Communication:	
A modern community requires communication both face to face and through other media. Easier access between Andrew and Maizey/Rockley is desirable. This could be achieved by enhancing the existing footpaths and cycle track connections between the villages to provide an all-weather, accessible, safe, and (possibly) discreetly lit pedestrian route.	<ul style="list-style-type: none"> ■ Improve foot paths / access (M) ■ Parish Newsletter (S) ■ Web Page (S) ■ Broad Band access (S) ■ Improved TV/radio & mobile reception (M)
Development:	
Many inhabitants have deliberately opted for a village life. This implies a sense of community, rural character and peace. Any development of the villages should recognise these overriding characteristics.	<ul style="list-style-type: none"> ■ Controlled, thoughtful development in line with the unique nature of the Parish. (S) ■ The guidelines detailed in this VDS to be applied (S)
Affordable Housing:	
We aspire to keep our families close to us. At present all of the housing in the village is too expensive for first time buyers so there is no hope of generations living together in the same village. When new developments are planned some inexpensive housing, at an appropriate density and style to match local characteristics should be included.	<ul style="list-style-type: none"> ■ The possibility of encouraging such an initiative should be investigated. (M)
Employment:	
We would like to encourage small businesses within the community, either by expansion of existing enterprises or by the creation of new ones. Suitable conversion of existing buildings for such purposes should be encouraged. Any expansion should take into account the Design Guidance principles and the example of successful integration of business in the rural environment as exemplified in Rockley.	<ul style="list-style-type: none"> ■ Support expansion of existing businesses (S) ■ Support new employers into the Parish (S) ■ Encourage people to work from home, with the provision of offices within extensions / new builds. (S)
(L)= > 10 years (M)= 5 - 10 years (S)= < 5 years	

THE COMMUNITY ASPIRATIONS	AGENDA FOR CHANGE
Safety - The Roads	
The greatest obstacle to the villages achieving a degree of integration, peace and identity, is the A346. The density and speed of the traffic prevents villagers from walking along this route. It prevents any social interaction along the route and is a hazard to safety. The aspiration of the villages is to have a by-pass which would remove the hazard, pollution and social blight which result from the main road. Traffic calming is essential.	<ul style="list-style-type: none"> ■ Provision of a by-pass (L) ■ Low noise road surface to be laid (S) ■ Stricter imposition of existing speed limit (S) ■ Reduce limit to 30mph (S) ■ Improve wheelchair access (S) ■ Improved safety for pedestrians on footpath (L) ■ Pedestrian Crossing on A346 (S) (alternative solutions - bridge / subway to be considered)
The Rockley turning on the Marlborough to Broad Hinton road is dangerous, with poor sight lines. At Old Eagle the road is prone to flooding and icing.	<ul style="list-style-type: none"> ■ Effective traffic calming required (S) ■ Improved drainage required (S)
The road from Rockley to Maizey is too narrow for large or heavy vehicles.	<ul style="list-style-type: none"> ■ Improved signage required (S)
Village Green:	
There is no formal recreational area for the children of the villages. The villages aspire to having safe and attractive public recreational areas in the village complex.	<ul style="list-style-type: none"> ■ The practicality of finding a suitable site and funding should be pursued. (L)
Leisure activities:	
These should be supported and encouraged by our villages. Equestrian activity is an important leisure and business activity in the villages and this should be recognised and supported. But there are many young children for whom there is nothing. A vibrant mix of activities could be supported by good outdoor and indoor facilities.	<ul style="list-style-type: none"> ■ Acquisition of a play area / leisure facilities (L)
Off-road parking	
This is unsightly and hazardous to pedestrians. It is desirable that adequate off-road parking is provided where possible for existing residents and new houses should have sufficient parking space for the vehicles of occupants, teenage children and visitors.	<ul style="list-style-type: none"> ■ Require adequate parking provision in all developments, new buildings or extensions. (S)
Environment:	
Any development or change of use which threatens any aspect of the environment should be actively discouraged, whilst encouragement should be given to those proposals which augment, safeguard wildlife and the natural habitat, or improve the visual impact of the Parish.	<ul style="list-style-type: none"> ■ Adherence to Kennet Local Plan guidance (S) ■ Ensure River Og is properly maintained (S) ■ Create Nature Reserve along old rlyw track (M) ■ Re-instate water meadow by A346 (L) ■ Stop 4x4 & motor cycles using By-Ways & Bridleways (S) ■ Remove unnecessary & unsightly signs (S) ■ Replace dilapidated bus shelters (S)

APPENDIX 3 THE PLANNING POLICY FRAMEWORK

- For the purposes of Section 54a of the Town and Country Planning Act 1990, as amended, the Development Plan comprises the adopted Wiltshire Structure Plan and the Kennet District Local Plan, as adopted 2004.
- The Structure Plan deals with strategic issues, including the overall provision for housing. The Local Plan translates the strategic framework to district level and sets out the planning framework for the towns and villages to regulate the use and development of land.
- The three villages of Rockley, Ogbourne Maizey and Ogbourne St. Andrew are all within the Marlborough Downs and included in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). This statutory landscape designation is of national importance being second only to a National Park.
- The overarching policy framework that applies to all the villages is the conservation of the natural beauty of the landscape and this is reflected in Local Plan Policy NR7. Supplementary Planning Guidance in the form of the Kennet Landscape Conservation Strategy has been prepared to provide more detailed guidance on enhancing the landscape and the management of the countryside.
- Ogbourne St Andrew is included in Local Plan Table H5 and so Policy HC24 applies. This indicates all future housing development should be restricted to infilling, the replacement of existing dwellings or the re-use or redevelopment of existing buildings, within the existing built up area. The existing built up area is not defined. Infilling would not normally include land on the edge of the village, even when between isolated development just beyond the main built up area.

- The core of Ogbourne St Andrew is a designated Conservation Area, in which Local Plan Policies HH5 and HH6 specifically apply. These policies seek to ensure that any new development helps to preserve or enhance the special character and appearance of the conservation area and to control the demolition of unlisted buildings. Kennet District Council has produced a Conservation Area Statement that provides a detailed description which highlights both the strengths and opportunities for improvement. The Conservation Statement should be read in conjunction with this VDS for proposals may directly, or indirectly, affect the conservation area.
 - Opportunities for new development are even more limited in Rockley and Ogbourne Maizey where Local Plan Policies HC26 and HC27 apply. Apart from sympathetic alterations or extensions to existing buildings, new development is confined under these policies to the requirements of agriculture, forestry or employment essential to the countryside, holiday accommodation converted from existing buildings and the conversion of listed buildings where that is the only economic means of retention.
 - The statutory planning framework that applies to all three villages is therefore restrictive in its nature and significance. New development other than infilling, replacement or extension is, therefore, unlikely to take place in the foreseeable future.
- Insofar as limited development is acceptable in principle under this framework, the Village Design Statement shall form Supplementary Planning Guidance to provide design guidance to encourage appropriate, sympathetic and good quality design.

THE COMMUNITY CONSULTATION APPENDIX 4

Our approach to this exercise has been driven constantly by a desire to consult widely and communicate regularly with the whole Parish and interested parties.

A committee of 11 Parishioners representing the three villages in proportion to the number of households in each village was convened in January 2003 and has met

fifteen times, producing six Newsletters (delivered to every home) detailing both VDS progress and results amongst many other items of interest. A Village Exhibition was held in August 2003 to gather Parishioners views and feedback to ideas (126 villagers attended, from 55% of households).

Attendees by village				
	# people	% (all)	% (Villagers only)	% by # of houses
OSA	84	58%	67%	68%
OM	31	21%	24%	22%
Rockley	11	8%	9%	10%
Visitors	20	13%		

Attendees by age		
	#	%
<15	25	17%
16-30	9	6%
31-45	28	19%
46-60	41	28%
61-75	26	18%
>75	17	12%

Attendees by gender		
	#	%
Male	60	41%
Female	86	59%

We have worked closely with Kennet District Council and Community First to ensure we maximised our results via a valid, thorough, consultation processes. Both

organisations received all of our Newsletters and we would like to take this opportunity to thank them for their time, help and advice throughout the project.

DATE	ACTIVITY	RESULT
13-Jun-02	Survey of Parishioners	91% Yes vote
12-Nov-02	Invitation to Public Meeting	27 people attend meeting
02-Dec-02	Public Meeting	78% Yes Vote
29-Jan-03	Meeting with KDC	Processes & procedures agreed
29-May-03	Meeting with Community First	Planning detail for Village Exhibition
04-Jun-03	Meeting with KDC	Parish Maps & Reference Material identified
9/10-Aug-03	Exhibition & Fund Raising Events	55% of households attend Exhibition
11-Sep-03	Meeting with KDC	Exhibition & results discussed & next steps discussed
October 04	First Village concert	money raised for VDS
Feb-04	First draft submitted to Kennet	General approval - minor detail to be changed
March 04	Second Village concert	money raised for VDS
22-April-04	Presentation of Draft VDS to major landowners	
28-April-04	Public Meeting to launch draft VDS	34 people attend
	Draft VDS circulated to all households	
May-04	Feedback and amendments incorporated	20% response to questionnaire
	Graphic Design process started	
Aug-04	Final draft submitted to KDC	
Sept-04	VDS accepted by KDC	



fig 89. Poulton Down from the Railway Path

fig 90. Orchis ustulata (Burnt Orchid)

Recently voted the County flower emblem Wiltshire. Commonly found in the local area.

fig 91. Village Exhibition - Aug 2003



fig. 92

fig 88. - Created using Memory-Map.
Reproduced by permission of
the Ordnance Survey on behalf
of the Controller of Her
Majesty's Stationery Office
Crown Copyright 100042894

The Definitive Map (Kennet District Council) lists:

17 footpaths (- - - - -)

10 byways (+ + + + +)

11 bridleways (- - - - -)

The railway path is denoted by: (-●-●-)

Approximate parish boundary only

HBR REF	BUILDING NAME	L B REF	GRADE
Ogbourne Maizey			
049/001	The Manor	007/045	II*
049/002	Gatepiers, Ogbourne Maizey Manor	007/046	II
049/003	The Thatch	007/047	II
049/004	The Haven	007/048	II
049/005	Well Cottage	007/049	II
Ogbourne St Andrew			
049/006	Tresco House, Main Road	007/044	II
049/007	Poughcombe Farmhouse	007/067	II
049/008	The Old Manor	007/068	II
049/009	Granary at The Old Manor	007/069	II
049/011	Little Thatch	007/071	II
049/012	Snail Cottage	007/071	II
049/013	The Old Cottage	007/072	II
049/014	Sunrise	007/073	II
049/015	Garden View	007/073	II
049/016	The Forge	007/074	II
049/017	Church of St Andrew	007/062	I
049/018	Group of 4 Goddard and assoc monuments in Church of St Andrew	007/063	II
049/019	Pair of Large monuments in churchyard 9m south of chancel	007/064	II
049/020	Unidentified monument in churchyard 14m northeast of chancel	007/065	II
049/021	Churchyard Wall	007/066	II
049/035	Milestone east of village centre, A346	007/043	II
Rockley			
049/022	Southview	007/059	II
049/023	Downsview	007/060	II
049/024	Rockley Manor	007/052	II*
049/025	Outbuilding, North Rockley Manor	007/053	II
049/026	Stables at Rockley Manor	007/054	II
049/027	Barn at Rockley Manor	007/055	II
049/028	Gatepiers, Rockley Manor	007/056	II
049/029	Farleys Cottage	007/057	II
049/030	Old Chapel Rockley	007/058	II
049/031	Wick Bottom Barn	006/040	II
049/032	Milestone on Rockley Godcake	007/061	II
Other			
049/033	Milestone west of Dean Bottom	007/050	II
049/034	Milestone in Rockley Plantation	007/051	II
049/036	Milestone at Four Mile Clump	007/041	II
049/037	Milestone Down -1 mile N of Old Eagle	007/042	II
049/038	Two waymarking and boundary stones 12m & 52m W of Esso oil pipeline The Ridgeway	002/075	II

16 March 2004

A considerable number of people have been involved in this project and without their enthusiasm, commitment and unswerving support, this Village Design statement would not have been produced. The VDS team would like to take this opportunity to thank all those who have contributed and made the exercise not only possible, but enjoyable.

Individuals

- Bob Berry
- Nigel Bunter
- Kerry Fleming & Cheryl Swan
- Jane & Bruce Fox
- David Green, Catherine Burrell & their teams
- Kathryn Lang
- John Leathart
- Alex & Margaret Matthews
- Ivan & Sally Page Ratcliff
- Bill Turner
- Raffle Prize donors

Organisations

- Community First
- Kennet District Council
- Marlborough Photographic
- Memory-Map UK Ltd
- Ordnance Survey
- The Marketing Machine
- The Medici Society Limited
- The Parish Council
- The Parochial Church Council
- The Women's Institute
- Voluntary Action Kennet

VDS Team

- Carol Davis
- Bruce Fox
- Steve Heaven
- John Hetherington
- Margaret Matthews
- Ivan Page Ratcliff
- Mary Roberts
- Saleem Shamash
- Roger Swan
- Liz Turner
- Liz Wright

The villagers of: Ogbourne St Andrew, Ogbourne Maizey and Rockley.

Logo Design

Our Logo emerged from a childrens competition won by Alice Scoble Rees (aged 13), whose submission captured the backdrop of the Downs to the three villages in a colourful and innovative design.



fig 94. Logo



fig 93. Marphet



fig 95. Cottages on Main Road, Maizey



fig 96. Field Cottage



fig 97. Coombe Down from Poulton Down



fig 98. Cottages on the Main Road



fig 99. Coombe Down from the Railway Path

1. This Village Design Statement was adopted by Kennet District Council as Supplementary Planning Guidance on *** ***** 2004. Supplementary Planning Guidance (SPG) provides guidance on the interpretation and implementation of policies and proposals contained in a Local Plan.

Although it does not form a part of the Local Plan and, therefore, does not have the status that Section 54A of the 1990 Act provides in deciding planning applications, SPG may be taken into account as a material consideration. The Secretary of State will give substantial weight to SPG when making decisions on matters that come before him, providing that it is consistent with the Local Plan, and has been prepared in the proper manner.

2. Paragraph 3.16 of PPG12 - Development Plans states that adequate consultation is a requirement for adoption of SPG. Kennet District Council considers that the consultation undertaken in the preparation of the Ogbourne St Andrew Village Design Statement, as outlined in this publication, is consistent with Government advice and meets the obligations set out in PPG12.

3. The Replacement Kennet Local Plan (March 2001) applies to this document. This SPG provides detailed background information for the interpretation of policies contained in the Replacement Local Plan, particularly Policies HC24, HC26, NR5 and NR6.



fig 100. The "Lone Beech Tree"



fig 101. View from the Gallops over Rockley towards Temple

- A338 / A346 Working Group (reports - various)
- Area Community Plan
- Census (2001)
- Kennet District Council:
 - Replacement Local Plan (March 2001)
 - Conservation Statement for Ogbourne St Andrew (June 2004)
 - Landscape Conservation Strategy (Final Consultation Draft June 2001)
- Millenium History of St Andrew's Church (M.S. Smith 2000)
- North Wessex Downs Management Plan (January 2004)
- Ogbourne St Andrew Women's Institute Commemorative Book 1965
- Wiltshire & Swindon Structure Plan 2016

