Foreword

For thousands of years, generations of countrymen - sometimes for better, sometimes for worse - have left their imprint on the fields, farms and villages of rural England. At no time in their history have these places been under greater pressure than in the second half of the 20th century and the early years of the 21st. The growth of traffic, demand for development land, standardisation of house types and mechanisation of agriculture have all stripped away layers of their historic identity. Upton's village design statement wisely does not seek to obstruct the process of change - indeed, in looking to the future it specifically acknowledges the need for new affordable housing. But it does insist that change should be driven by respect for the village's material inheritance, love of the landscape and sensitivity to the needs of its present and future people. The outcome should be a model of local distinctiveness in which the best of the past merges seamlessly with the very best of the future, and its sense of place remains indelible.

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INTRODUCTION

WHAT IS A VILLAGE DESIGN STATEMENT?

A Village Design Statement is a description of a village (which is not necessarily the same area as a parish) at a point in time, highlighting the qualities its residents value, and setting out the residents' wishes for the design of development in the village. It is intended to help to manage the process of change, whether that change stems from large developments or small-scale additions and alterations. It is not to be used to determine whether development should take place; that is the purpose of the Local Development Framework (LDF) produced by the District Council. It sets out guidelines as to how planned development should be carried out and is designed to be complementary to the Local Development Documents.

WHO IS IT FOR?
The Statement is for everyone concerned with the physical form within which the daily activity of the village takes place. In particular:

- for residents, it provides guidance for keeping any alterations and extensions in sympathy with the character of the village;
- for developers, their architects and designers, it explains what the village community would like to see in new and altered buildings, and in changes to the village's landscape setting;
- for local authorities, it sets out material considerations to be taken into account in arriving at judgements on planning.

HOW WILL UPAVON'S DESIGN STATEMENT WORK?

If a village design statement (VDS) is adopted by a local authority, it becomes a "Supplementary Planning Document" (SPD). Under the Planning and Compulsory Purchase Act 2004 the local development framework will be comprised of local development documents, which include development plan documents, that are part of the statutory development plan and supplementary planning documents which expand policies set out in a development plan document or provide additional detail. Therefore, although not a statutory document, the VDS if adopted will form part of the LDF and as such carry considerable weight [1].

ANCIENT AND MODERN UPAVON

The village is situated in the Vale of Pewsey which forms a broad, low-lying landscape unit separating the two main chalk upland blocks of the Marlborough Downs and Salisbury Plain to the north and south. It is dominated by intensive agriculture and characterised by a mixed pattern of farmland, woodland and hedgerows. The Vale has for hundreds of years been the economic heart of the Kennet District area, and encompasses the great majority of the settlements in the District. These have developed in the rich and sheltered agricultural land present.[2] Upavon lies in the valley of the Christchurch River Avon which rises in the Vale of Pewsey.
Pewsey and flows south to the sea, passing through Salisbury in Wiltshire. The river has carved the easily eroded chalk of Salisbury Plain. The fertile alluvial soils, mixed with the chalk, create a fertile flood plain good for grazing and arable crops. In the words of the Kennet Landscape assessment: “The whole area [Pewsey Vale] has an essentially rural, agricultural character within which only smallscale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse impacts”[3]

**Figure 4 River Avon**

Two of the “principal threats” and issues important to landscape quality in (the Pewsey Vale) character area are: agricultural intensification, particularly drainage and cultivation of vale floor pasture, and the widespread loss of hedgerows and trees....and the localised intrusion of roads and overhead power lines and the influence of built development on other settlements within the Vale [5].

The village is sited where the river could be forded, allowing access from Winchester and Andover in the East towards Devizes and Bath and Bristol in the West. The valley is the main north/south route from Salisbury to Marlborough and Swindon. In early times, as the lower ground nearer the river used to be frequently waterlogged, the area around Upavon used to be crossed by upland roads, notably the Ridgeway which passed through Casterley Camp and an Avebury/Ludgershall road.

These ancient ways across the land have been used in or near their present positions for many thousands of years.

The parish has a boomerang type shape with down land, pasture and arable land on either end with the river flowing across the middle, alongside which there used to be water meadows.

On the West side are Old Nursery Ditch and Water Dean bottom with Widdington Farm and Casterley Camp.

To the East are Chisman’s (formerly Rich) Cleeve and Rowden’s (formerly Tenantry) Cleeve. Size is 3,352 acres.

This site was ideal for the early Priory and the development of the village. It is still a lovely place for a community, small enough to retain several "village" values, but with easy access to rail as well as road communications. Later development on the outer edges towards Andover was determined by the building of Trenchard Lines (formerly RAF Upavon) in the early days of the RAF.

Whilst the roads into and out of Upavon still ensure links to larger settlements, they are also temptation to modern vehicles to speed. Long, straight and downward stretches are inviting! A 21st Century problem.

**GUIDELINES FOR THE FUTURE**

1. All proposals for development should take into account the official Kennet Landscape Conservation Strategy. [4].

2. The significant trees outlined in the conservation area statement must be preserved and pollarded. Tree-planting and preservation in other areas of the village should be encouraged in line with active nature conservation values.

3. The existing access to the River Avon which is central to the village should be maintained and improved.

4. New developments should retain hedgerows on site, and boundaries should be marked with broadleaf hedges rather than fences.

5. Where planning conditions require plantings, use of native species appropriate to the landscape character and ecology of the location should be encouraged.

6. The open character of The Village Centre should be retained at all costs [6].

7. St Mary’s Church including the churchyard and other landmarks need to be retained and conserved.

8. Subdivision of existing sites and gardens should be avoided particularly in the ‘green centre’ of the village. Within the conservation area there are many mature trees that have been previously recorded as important within the Conservation Area Statement. [13]. The general principle for development should be that “every new general market house should be matched with an affordable home” [8].
GUIDELINES FOR THE FUTURE

9. No extension of the limits of development should be permitted in the Local Plan period to 2011.

10. Suburban "pattern-book" layout should be avoided. New developments should be diverse with varieties of style, house types and siting, using materials appropriate to a rural environment and avoiding an excess of roadway. New development should respect the local distinctiveness of the rural and urban character of the District [9].

11. Developers should protect existing views within the village and into the countryside, and should create vistas for newly developed areas. Any new development or large building extension proposed for a significant gap or space between buildings should be resisted.

12. “The needs of people should be put before ease of traffic movement in designing the layout of residential developments” [10]. New development should help to create places that connect with each other sustainably. Providing the right conditions to encourage walking, cycling and the use of public transport. People should come before traffic [11].

13. Direction signs within the village should be replaced as necessary with signs more in keeping with the rural environment.

14. In future developments boundaries should be walls of brick, or brick and flint, or cob, or broadleaf hedges.

15. All proposals for development in the Conservation Area should be designed to fit sensitively into the context[12].

The most positive effects of the surrounding geography are the wonderful views and walks. Upavon is seen to nestle into its valley as it always has done, still hugging the swift, clean river full of lively trout and surrounded by fields and meadows. The geography of the place, having shaped it in the past, is still a strong defining factor into its future.

UPAVON: THE NAME AND THE PLACE

| Name          | Variously Upavon, Uphaven, Uphavene, Uphavon, Oppravene, Huphaven |

**Development of the parish of Upavon**

**Pre-historic**

There is evidence of ploughing on the downs above Upavon in pre-historic times.

900 - 1200

King Edmund granted Upavon to Alfswith between 939 and 946.

Legend has it that a gold chair was buried in the ramparts of Casterley Camp.

Another says that Upavon village was originally sited at Casterley Camp.

There have been Neolithic and bronze age archaeological discoveries on the downs above Upavon. There is a Bronze Age pit near Jenner's Firs. An Iron Age fortified enclosure Casterley Camp is on the downs close by, occupied from about 50 BC through Roman times to about 450 AD.

The Abbey of St Wandrille de Fontenelle was granted to Upavon Church between 1078 and 1086 by William the Conqueror.

It is likely that in 1086 the principal estate in Upavon was held by the King because it was not mentioned in the Domesday Book but in the Geld Rolls.

The early Middle Ages saw a period of expansion and prosperity making Church and Manor rich.

The 1100s saw the development of a very substantial church and a Norman Abbey established a Priory between the church and the Avon.

Towards the end of that century, Upavon was granted to the de Tancarville family.

1200 - 1300

In 1204 the Manor passed to one of King John’s Barons, Peter de Mauley, to whom a Tuesday market was granted in 1220.

The Manor then passed from Peter de Mauley to Gilbert Basset in 1234.

By 1261, the Manor had passed to Gilbert’s brother, Philip. In 1262 Philip was granted a Monday market and a fair for three days at the Exaltation of the Cross. (14 September).

From 1235 it appears that misdemeanours were punished by courts held by the Lord of Upavon Manor.
In 1298, the Manor passed to Hugh le Despenser.

**1300 - 1600**

The Church of St Mary was dedicated in 1308.

Two annual fairs were granted on 29 June 1324, by Edward II to Hugh le Despenser, Earl of Winchester. It is presumed this led to the development of the market place.

In 1352 there were records of various traders at the fairs including brewers, tapsters, taverners, tailors, fishermen, peltmongers, and merchants. In the 14th and 15th centuries there are references to stallage, street gavel, shops in the market and shambles.

According to tax records, early 1300s taxation assessments were high. In 1377 there were 127 poll tax payers and in 1397, 75 farms and cottages and a few freeholds were recorded on the manor. From then the population started to decline.

**1600 - 1800**

There are records of the Alexander family in Upavon from 1622-1929.

The markets and fairs fostered many trades particularly brewing. In 1648 the vicar complained about the three licensed houses and some 20-30 alehouses brewing and selling ale.

The Antelope Inn is first mentioned in 1609 and was subsequently rebuilt in the early 1700s.

GUIDELINES FOR THE FUTURE

16. High-quality, contemporary architecture, harmonising in proportion, materials and detail with the village environment, should be permitted. The existing varieties of building materials in the village should be protected, and varieties should be encouraged in new buildings.

17. Walking in the village should be facilitated by the provision of safe crossing points and the provision of a safe pathway from Riverside Park.

18. Unmade tracks, byways and paths are important parts of the village character and should be retained and remain unsurfaced.

19. Developments on the village edge should give high priority to landscape design to protect and improve the external view of the village.

20. Developments, including changes in boundary hedges, fences and gates to fields and dwellings, should be designed to allow views of the river, the Plain and water meadows.

21. Provision of recreational facilities for younger children in both the centre and in the other main residential area of the village must be retained at all costs.

22. The long-standing practice of voluntary planting of bulbs in public areas throughout the Village should be maintained.

23. The principal housing need is for affordable homes. It is important to help create “mixed and inclusive communities, which offer a choice of housing and lifestyle” [7].
GUIDELINES FOR THE FUTURE

24. Features to be resisted: wide-frame double-glazing (except in modern buildings); flat glass-panel doors, concrete pantiles (traditional clay are acceptable); modern 'rustic style' buildings with complex, fussy roofs; pebble dash; raised or coloured pointing, stone cladding.

25. Frontages, including upper storeys, should be kept in sympathy with neighbouring facades. Rooflines should be maintained, and slight variation permitted. Dormer windows should have pitched roofs. Roof materials, pitches, dormers, gable ends, porches, chimneys and brick colours should be designed to blend with existing buildings.

26. Owners of listed thatch roofed houses should ensure that their re-roofing complies with the requirements of Planning Policy Guidance Note 15 [14], the English Heritage booklet "Thatch and Thatching" [15], and Kennet District Council's leaflet "Re-thatching" [16].

27. Utility services to all new developments should be provided underground when possible. Existing overground wires and cables should be replaced as opportunities arise.

28. Whenever possible, developments which provide street lighting should do so on buildings or on well-chosen poles. The lighting should have a low light-pollution level.


The surnames of Oram and Jarvis occur in registers from the 1700s and early 1800s.

1800 - 1900

In the 1801 census the population was 430 and in 1802 there were 25 farmhouses and 60 smaller houses and cottages.

Upavon was inclosed under Act of Parliament in 1804.

The market seems to have discontinued by the early 1800s.

There were two day schools in 1808 but a single day school for about 30 children in 1818. In 1833 there are records of two schools for a total of 37 children.

A strict Baptist congregation was established by 1829 and a new chapel, the Cave of Adullam, was built for the congregation in 1838.

Upavon became part of the Pewsey poor-law union in 1835. In 1841 the population had risen to 512, but had dropped back again to 430 by 1911.

A new school was built by the north churchyard gate in 1854 attended by 40-50 children. Boys left at nine and girls at 12. The other two schools continued until 1894 when the new school was enlarged.

The Fair was abolished in 1874.

A primitive Methodist chapel was erected in Jarvis Street between 1890 and 1899.

The Alexander family who owned the Manor and lands (2500 acres) in Upavon from 1830 – 1898 sold Widdington Farm (600 acres) to the War Department in 1898. In total, some 800 acres south of Casterley Camp were acquired by the army for a firing range.

1900 - 2000

In 1911 the population of Upavon was recorded as 430.

In 1912 the War Department bought 425 acres of Upavon Down for an airfield and the rest of the Manor lands in 1919. The Central Flying School (CFS) was founded to train professional war pilots. In 1918 the Royal Flying Corps and the Royal Naval Air Service were amalgamated to form the Royal Air Force and CFS became the Flying Instructors School. In 1926 CFS moved from Upavon to Wittering. CFS is the longest serving flying school in the world.

The impact of a base in the parish of Upavon has been considerable, including leading to an increase in population as can been seen:
The base continued to be used for various activities until in 1946 it became no 38 RAF Group Transport Command. In 1992, the base on Upavon Down, then known as RAF Upavon, was transferred from the RAF to the Army and became Trenchard Lines.

Compare this with school attendance records. Attendance in 1906 was 67, in 1914 it was 55, in 1922 it was 70 and in 1925 it fell to 38 when children over 11 were transferred to Rushall. The numbers increased to 70 in 1956 (excluding RAF children who attended Rushall.) In 1973 the figure was 193 children.

Further housing developments in the 1990s have taken place in Alexander Field and Farrier’s Field.

The old Market Square is still well defined. Buildings that were standing in the square in the 1700s have been removed, but replaced by a garage at the south end. There are various 1600s cottages and houses in the square. There are also two Inns, the Antelope and the Ship.

Upavon remains an attractive and well located village with a good variety of housing types. In recent years ‘commuter sprawl’ has caused house prices to soar, so that the village is short of “low cost general market housing” (defined as being priced at or below the lowest quartile of prevailing market values) [21], and lacks sufficient subsidised housing to meet a small local demand.

**BUILDING MATERIALS AND DETAILS**

Various building materials traditional in the village have been produced, excavated or quarried from the ground in the locality.

**WALLS**

**Cob** is a combination of pebbles and fragments from the upper and middle strata of chalks with straw, dung and hair bound together in a lime slurry. It is laid in compacted layers, sometimes another 12 on the Andover Road by 1939, with another 12 after 1945, and 75 houses were built in Watson Close after 1945.

Upavon County Primary School was opened in 1957 built alongside the then RAF married quarters in Avon Square/Watson Close and took in the RAF children who had attended Rushall.

Ten private houses were built in Devizes Road in the 1950s, 42 bungalows on Fairfield in the 1960s.

In 1966 a new Methodist church was erected in Avon Square, now no longer used.

By 1972, the Ministry of Defence (MoD) owned much of the parish.

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The village contains a number of listed buildings and monuments.

The Anglican Parish Church has a grade I listing, and the Baptist Chapel in Chapel Lane a Grade II listing.

There are some 22 other buildings in Upavon village with a grade II listing including the Ship and the Antelope Inn.

There are also Grade II* listed buildings at Trenchard Lines on Upavon Down, formerly RAF Upavon.

There are in addition several listed milestones and listed monuments in the Churchyard.
GUIDELINES FOR THE FUTURE

29. Private security lights should be shielded and carefully sited to illuminate the required area without creating a traffic hazard.

30. Utility meters and service units should be sited on side elevations where possible or coloured to blend in on front elevations.

31. During the maintenance of roads and pavements, consideration should be given to raising the kerb height or reducing the accumulation of tarmac to restore levels for efficient run-off of storm water and to ensure that the width, level and surfaces are adequate for the safety of all pedestrians. This would help to discourage the parking of vehicles on the pavements. Natural stone kerbs should be retained where possible.

32. Extensions to existing buildings should generally be subordinate in scale and appearance to the existing building, and existing features of period buildings, including outhouses, utility buildings and walls, should not be destroyed. Garages attached to new developments should be recessive, not dominant.

33. Any new dwelling on the main ‘A’ roads should be designed with two off-street parking spaces on the site. On street parking is a traffic hazard on these roads.

34. A matching colour of brick for extensions is vital. Modernisation of windows and doors should be done sensitively. Use of plastic should be resisted and should be in proportion with original building. Where possible, existing chimneys should be retained, or chimneys should be incorporated in new building work.

contained within a shuttering for low walls as in agricultural buildings and boundary walls. It is very vulnerable to softening and weakening through damp and frost action. It must be well founded on an impervious layer or base wall clear above the ground and sheltered by a roof with wide eaves. Once common around the village few examples now remain. Of those one encloses the cemetery and another part of the Manor grounds. Most have been rebuilt in brick or concrete block, cement rendered and painted white.

Malm stone is a soft grey-green rock from the lowest stratum of chalk above the Upper Greensand layer. It is a poor building stone, fissured and porous it is used only for the sheltered parts of walls and in cottages and farm buildings. Much of what remains is likely to be internal and covered by render or brickwork to exclude penetrating damp.

Greensand stone is a hard stone of low porosity and is found in boulders of both the upper and lower Greensand strata. It is used for the plinth walls for cob, timber framed and brick buildings. Several examples survive but most have been painted.

Sarsen stone is a hard sandstone quartz in boulders, often stained brown by ferrous oxides, usually found on the chalk north of the vale. Traditionally laid dry without mortar it is non-porous and difficult to bond with mortar into a high wall unless previously dressed into cubes. Examples are to be found in Gisburne House where sarsen stones are set out as corner stones in a greensand stone plinth wall.

Figure 9 Gisburne House
They have in the 19th century been dressed into cubes and used as paving. A large area is laid as a forecourt surface to College Farmhouse.

Limestone is an easily worked freestone, usually Bath stone for plain walling, ashlar, and for dressings and mouldings. It is used for prestigious facades; for example at the church combined with knapped flint. Also used built into brickwork for particular architectural details such as those at the Antelope Inn.

Figure 10 Antelope Inn
Used for staddlestones, the bases for timber posts in traditional cowbyres and implement sheds.

Flint is found in chalk and sometimes in clay. It is very hard and non-porous. Traditionally used as a base wall under cob and in wall panels in combination with a squared stone or brick for quoins and dressings. Architecturally it is used knapped at the Church in a chequer with limestone so that the flat broken surfaces are built up to face outwards to form a smooth wall of quality. It can also be found in the chequered walls with brick and limestone at the Manor.
Brick is a universal building material manufactured in the vale from the 17th century. Initially used sparingly for chimney stacks and impervious base walls for timber frame, malmstone and cob walls. It became more readily available in the late 17th century for dressings in combination with local traditional materials and then in the 18th century for complete walls. Early handmade examples from the 18th and early 19th century have mellowed with lichens growing on the surface. In parts of the village, Chapel Lane in particular there are several small houses with symmetrical facades that exemplify the architectural use of mass produced red brick for small village houses in the early 19th century. These have symmetrical facades, low pitched hipped slate roofs and sash windows.

**ROOFS**

*Thatch* was the roof covering for nearly every building in the village until the 19th century. Wheat was and continues to be grown over large areas of the parish and produced vast quantities of straw.

![Thatching straw grown locally](image)

Roofs could be regularly re-thatched at low cost. Any alternatives would have to be brought in by cart. Historically all the farm houses, farm buildings and cottages were thatched in ‘long straw’ together with the copings for the cob walls about the village. The disadvantage of straw is that it is inflammable. Many roofs have burned and entire rows of cottages have failed to survive. In the High Street a fire consumed two of a terrace of four. Few examples remain in the traditional ‘long straw’ as most are now of ‘combed wheat reed’.

**Welsh Slates** were brought into the Vale by canal barge via Bristol and coastal shipping from North Wales. Exported in vast quantities from the end of the 18th century, slate, at a reasonable cost, offered an alternative to thatch. It is a durable roof material requiring low maintenance, easy to lay, light in weight and incombustible. Numerous examples of buildings in the village with roofs of slate include: The Old Vicarage, the Baptist Chapel and the White House. Plain clay tiles. Use of plain clay tiles in the village is comparatively recent and contemporary with wide use of bricks in the 18th century. Examples in the village include The Antelope Inn and several houses built since the 1950s. Some houses are roofed in cedar shingles while others are covered in concrete tiles but these are not recommended.

**DESIGN FEATURES**

**DOS AND DON'TS**

The purpose of a Village Design Statement is to draw up design principles based on the distinctive local character and to help guide small-scale changes to individual properties. The 2003 Conservation area statement said “A characteristic of Upavon is the predominance of thatched roofs that are a strong link with the village’s agricultural past [4]. All remaining wheat straw thatched roofs should be preserved and not recovered or coated in any other material. …..The use of local greensand, malm stone or cob in buildings is also becoming rarer through gradual replacement with brick or block rendered. …..These materials should be maintained to preserve local character[12]. The recommendations outlined below will enhance the character of the building. Examples of the local characteristics are shown in the many illustrations throughout the VDS.

**THATCHED ROOFS**

A characteristic of Upavon is the predominance of thatched roofs that are a strong link with the village’s agricultural past. All remaining wheat straw thatched roofs should be preserved and not recovered or coated in any other material. Where covered in ‘long straw’ this technique should be adopted in any rethatch.

**DORMER WINDOWS**

Low eyebrow dormer windows are a feature of the village and these should be maintained to
keep the character of the village.

Figure 14 Eyebrow Dormer window

Figure 15 Window cut into Thatch
Dormer windows with pitched roofs to light roof spaces, rather than inserted roof-lights.

SASH and CASEMENT WINDOWS

The use of traditional sash or casement windows should be used where appropriate and increasing window size by extending frame size by cutting original structural timbers as has happened in the past should be resisted at all cost.

RAINWATER FITTINGS
Downpipes on side or end walls, or single pipe on front wall, preferably cast iron.

Figure 16 Good Example of Rainwater Fittings

Figure 17 Typical Casement window in Conservation Area

Figure 18 Windows out of keeping with local character

Figure 19 Brick Chimney – Good Example

CHIMNEYS

New buildings should have chimneys with brick courses and plain pots.

Figure 20 Artificial Chimney – Not Recommended

FRONT DOORS
Plain paneled, with glass only in upper panels, simple hood with styled brackets.

WALLS
Light red brick matched to the traditional brick in the village. Pointing in accordance with traditional brickwork in the village. Painting or rendering should be in keeping with the local character.

The use of local greensand, malm stone or cob in buildings is also becoming rarer through gradual replacement with brick or block rendered. These materials should be maintained to preserve local character. The outline of walls especially at corners is softer and less angular in cob than a rebuild in brick and render.

SERVICES
To be underground. Meter boxes on side or end walls and not visible from the street. Satellite dishes should be sited to the rear of the property and where possible out of line of sight from the street where practical.

ROOFS
Straight pitches with red flat clay tiles, 45° pitch or slate 30° pitch, eaves with only a small overhang.
EXTERIOR PAINTWORK
Within the Conservation Area, exterior paintwork predominantly white. Avoid varnished natural wood finish. Coloured front doors with discretion.

*Photographs in this section have been taken within 15 miles of Upavon.

EXTENSIONS TO PROPERTIES
Extensions should be in keeping with the local character and should be matched to the existing building. The photograph below is an ideal example of how to match the old with the new. Specifically, brickwork, windows, chimneys, roof shape and style.

Figure 21 New Roof Blends well with the Old Roof

Figure 22 Well Designed Extension
The photograph below shows a well designed house but unmatched to the local character &

Figure 23 House out of Character with Local Design

SPECIFIC AREAS SUITABLE FOR DEVELOPMENT
A high standard of design will be expected in new developments, extensions or alterations to existing buildings, changes of use and in proposals affecting the landscape and environment, to ensure that the character, appearance and environmental quality of the Kennet area is maintained or enhanced, and to promote safety and compatibility between adjoining land uses.

Considerations
In order to achieve high standards of design, all development proposals should adequately address the factors listed below, where they are relevant to the development under consideration:-
1) Sustainable design principles;
2) Scale, height, massing and density of development;
3) Relationship to townscape and landscape context and related ecology;
4) Layout, servicing and access arrangements, and road safety;
5) How the development contributes to the creation of a well used, attractive and safe public realm;
6) Landscape proposals;
7) Relationship to historic features;
8) Elevational treatment;
9) Building materials, colour and detailing; and
10) The impact on residential amenity, including that caused by reason of noise and disturbance. [17]

Figure 24 below shows the limits of development.[18]

Figure 24 Upavon Limits of Development (Yellow Line)
Particular concern is that the area known as the Old Forge in Jarvis St was a location that employed a significant number of the village. The preference would be for this to be retained and developed as a light industrial site and change of status should not be granted for this.
Within the limits of development it is clear that there is significant building currently. Further infill should be discouraged. This is especially true for Jarvis Street and Chapel lane. The Upavon Conservation Area statement states that infilling should be avoided at all costs to maintain the rural feel of the village [6]. This open area whilst bounded by houses is important to preserve the existing character and tranquillity of the village. However it is important that new housing for future generations is considered. To this end thought should be given to the possible development of the existing buildings of the chicken farm located in the North West corner of the village. This is outside of the limits of development at this time. Development here should show empathy with neighbouring developments. There are several views in Upavon (numbered on the above map) which must be protected to maintain the character of the village.

1. The market place is relatively open and whilst the garage design and materials may not be in
keeping at least it is low and open.
2. The meadows both sides of the river and especially the downs behind.
3. The views from the Devizes Road across to the Church Tower and the Ship.
4. The ancient feel of Jarvis Street and the spur to the right at the top has particular charm and character.
5. The view up towards Rushall Drove from the Pewsey Road or from the cemetery
6. The view towards Widdington across Down View.

Upavon is amazing because you do not see it until you are on it; the best way to prove this is to come down from Widdington – the whole village disappears for a short period as you drive down the road. Because of this aspect we have to protect the village from getting too large or too high as it would be damaging to the rural feel of the village.

UPAVON'S STREET FURNITURE
Typically, for a village grown over so many centuries, Upavon’s street furniture and signage is the eccentric product of many an intervention rather than of any one coherent plan. Thus the bust of George Carter over the village shop he founded a century or more ago is today topped by the plastic logo for Londis stores.

For the visitor arriving or passing through from any of four main directions, the village entrance is marked by name boards and by bands of contrasting colour across the highway tarmac. Should the visitor approach at night, they would find street lighting mounted at just above first floor level.

Thereafter road directions from Upavon to Andover, Salisbury, Devizes, Pewsey and Marlborough, etc. are all clearly indicated on appropriately placed and illuminated Highways Agency signs [though one opposite the bus shelter in the village centre may be felt surplus to requirement].

Within the village, street, road, lane and, in the main, house names are also well marked. While paths to both Church and the Cave of Adullam are clearly pointed out by finger posts [some hand carved and/or painted].

There is the austere, brick bus shelter on the remnants of the village green beside the Sarsen Millennium Stone.

The two historic Gilbert Scott telephone boxes one next to the bus shelter in the village centre and one adjacent to Down View are still used today.

Figure 25 Sarsen Stone
Figure 26 Listed Phone Box

FUTURE IDEAS
To better ‘introduce’ the village a virtual chicane at each of the four points of entry and to be formed by brick or wood ‘gate posts’ bearing the village name [and possibly speed limit] on each side of the road. This may have the added benefit of calming speeding traffic.

To remove, wherever possible, street furniture and built structures that serve no further purpose. To free the village’s heart and its Conservation area of ‘clutter’ in order that its true character may be better seen and appreciated.

UPAVON PRIMARY SCHOOL
The original school building can still be seen next to the church, however today’s pupils are in a purpose built school at the top end of the village. Set within large playgrounds and playing fields it has beautiful views over the surrounding countryside. The Little Flyers pre-school meets on the same site and has its own play area for children of 3 years+, and the school itself has 3 classes with children from 4 - 11 years in spacious classrooms.
There is a computer suite, an art/music room, library area, large hall and children's kitchen. Children have sports coaching and are well provided for with after school clubs. Over one third come from forces families living at Trenchard Lines and others come from Upavon itself as well as Everleigh and other local villages.

A group of children performed a survey from 10.00 - 11.00a.m. on a Thursday morning outside the Londis shop and the Garage in June 2005. A traffic survey was done at the same time revealing the following:

### GENERAL

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Post Box Users</td>
<td>8</td>
</tr>
<tr>
<td>Londis Shop Users</td>
<td>36</td>
</tr>
<tr>
<td>Public Toilet Users</td>
<td>10</td>
</tr>
<tr>
<td>Petrol Purchase</td>
<td>4</td>
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<tr>
<td>Diesel Purchase</td>
<td>2</td>
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</tbody>
</table>

### POST OFFICE

Most users were over 50
Users had no particular day of usage
Main use was postage then savings

### TRAFFIC SURVEY

Performed at the corner of High Street and Andover Road for one hour.

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Cars</td>
<td>175</td>
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<td>Lorries</td>
<td>23</td>
</tr>
<tr>
<td>Buses</td>
<td>10</td>
</tr>
<tr>
<td>Other vehicles</td>
<td>9</td>
</tr>
<tr>
<td>Bicycles</td>
<td>2</td>
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</tbody>
</table>

Worrying fact... if this was repeated for only 12 hours a day for a year this would mean almost 1 million vehicles would pass through Upavon!!

### THE VILLAGE HALL

The Village Hall committee have the responsibility for organising Parish events in the Hall, lettings for functions and events. They are also responsible for the upkeep and maintenance of the Hall.

There are a wide variety of activities, for example short mat bowls takes place every Thursday evening. The Parish Council meet in the Village Hall on the third Wednesday of every month.

A high proportion used it to buy papers, also cards and magazines

60% used it for daily provisions - milk, bread etc.

50% used it for general groceries

50% used it sometimes for fresh produce

75% used it at least twice a week

There were a few "one off" visitors passing through the village.

There was a very positive response to the shop.

### ST MARY’S CHURCH

…is included in the benefice of Upavon, Rushall and Charlton St. Peter. It is within the Deanery of Pewsey which comes under the Salisbury Diocese.

The original Saxon church was replaced by a Norman church built by the Abbot of the Abbey of St. Wandrille, (the Abbey still exists in France). In theory St. Mary’s is still a priory church. It has been rebuilt twice since, in the 15th century when the internal arches and aisles replaced the Norman chancel, and the 19th century when the pews and most of the medieval windows were replaced. The exterior stone and knapped flint banding is Victorian.
Figure 31 Inside St Mary’s Church

The burial ground in the churchyard was declared full at the turn of the 19th century, but was not officially closed until the 1950s. St. Mary’s churchyard extension, ‘The Cemetery’, was donated by a parishioner in 1913. This is a dynamic church whose congregation membership is growing and reducing in age.

Services:
- 8.00am Eucharist, once a month
- 9.45am Family Service, first Sunday in the month
- 9.45am Eucharist, all other Sundays

Figure 315 Entrance to Cemetery

Activities and Support Functions:
Together
Monthly parish/community magazine, which carries items of news and community events. The satisfactory amount of advertising pays for the printing and administrative costs, allowing it to be delivered free to every house in the benefice. P.C.C.

Twelve council members with responsibility for the maintenance and upkeep of the church, meet six times a year.

Village Fetes
Summer Fete in the Churchyard, Christmas Fair in the Village Hall, both in aid of church funds.

Mothers’ Union
Actively involved in supporting church and village functions.

Prayer Group
Is held once a month – the group meets at a parishioner’s home.

Women’s Fellowship Group
Is held during school time.

Bible Study Group
Meets monthly, and is for 12 – 15 year olds.

Lent lunches
Five lunches during Lent, hosted by parishioners in aid of charity.

500 Club
The 500 club donates about £1000 a year to good causes throughout the village.

URC Link
This is a voluntary charitable organisation run from the church and communities of Upavon, Rushall and Charlton St Peter to offer practical help to those in need. This includes providing transport to hospitals, doctors’, or dentists’ surgeries, opticians, chiropodists, the Post Office or local shops. The service is available to those who cannot drive or where public transport is not available or suitable.

URC Link maintain a dedicated phone line and answerphone on which residents can book appointments, of which there are between 250 -300 a year.

WILDLIFE AND THE NATURAL ENVIRONMENT

Birds

Wildlife found in Upavon and surrounding countryside is both abundant and varied, containing species of birds, plants and mammals that are becoming rare in other areas.

Our gardens and outbuildings are home to summer visitors such as house martins, swallows and swifts. We have swifts nesting in the Church and under the eaves of Gisburne House in Jarvis Street. Many villagers welcome the returning birds to their houses and outbuildings, excited to see them back after the staggering distances the birds have flown in order to nest in Wiltshire.

Garden birds are plentiful, and include the song thrush, mistle thrush, plus Britain’s smallest bird, the gold crest, that lives in the conifers around the churchyard, as well as woodpeckers and jackdaws. Jackdaws are linked with Upavon as legend has it that villagers born within sight of the church tower are known as ‘Upavon Jacks’. Anyone living in Upavon for many years can claim the title Tree Jack. Above the historical stepped Roman farming area known as strip lynchets, buzzards soar above the trees and pastureland.

Along the river, the Avon supports a good breeding population of kingfisher as well as the more common coot, moorhen, mute swan and mallard duck. Fringing vegetation is used by reed
GUIDELINES FOR THE FUTURE

35. Designers, including those modifying existing buildings, should avoid:
- large areas of hard surfacing
- monotonous repetition of one house type—though uniformity of design in small developments can be acceptable, such as in terraced housing
- mixing styles or historical references in the same building
- use of rendering or masonry paint as an alternative to replacement of worn bricks, particularly on terrace properties
- introducing flat roofs

36. Traffic-calming measures, compatible with the character of the area should be introduced at all entrances to the village, and at strategic points within the village (for example, by the primary school).

37. To keep a diverse population, any future developments in the village should consist of a mixture of open-market housing suitable for all income levels, and some subsidised housing, with proper parking facilities for all, and shared recreational areas [14].

38. New developments should be designed to include premises attractive to people looking for opportunities to work from home, and/or to young people wishing to start small businesses. Provision of low-cost, basic premises for small B1(a) or (b) enterprises, adjacent to new residential developments, should be encouraged.

The surrounding area of Salisbury Plain is a vast area of chalk grassland which provides ideal sites for ground nesting birds such as the stone curlew, lapwing and skylark. Salisbury Plain is a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA) and a Special Area for Conservation (SAC). The summer visiting whinchat and stonechat can also be seen, and several species of warblers. Quail can also be heard, though rarely seen. Numbers of successfully breeding stone curlews have increased in the last few years as farmers have provided sites especially husbanded to provide for their every need. The lack of intensive farming on Salisbury Plain has maintained healthy populations of all these birds, plus corn buntings, yellowhammers and linnets, which have suffered a serious decline on most other farmland.

The agricultural land of Rushall Farms, which comprises land lying immediately outside the villages of Upavon and Rushall, is farmed organically, with minimum 6 metre wildflower margins around every field. Beetle banks have been provided and areas of grassland left untreated to encourage butterflies, insects and small mammals to live and breed, which in their turn provide food for birds. No chemicals are sprayed on this land which provides a healthy environment for all inhabitants, including the villagers.

The River Avon
Rising in the Pewsey Vale as a network of clay streams fed by chalk springs, the River Avon provides a central focus to the village in the beautiful water meadows. Not only are these water meadows organic, but grazing restrictions mean that horses are not allowed to graze there and sheep are strictly limited in number. This agriculturally unimproved flood pasture is dominated by three rare grassland types: meadow foxtail, crested dog’s tail and marsh marigold. The Christchurch Avon headwaters rise at Woodborough.

Figure 33 The River Avon
Since 1996, the river itself has become a Site of Special Scientific Interest (SSSI) under the Wildlife and Countryside Act of 1981[20]. Our part of the Avon, also a S.A.C., is significant for the presence of the internationally rare floating vegetation ranunculus, plus sea and brook lamprey, and the rare Demoulin’s whorl snail. The

There have been barn owls breeding in Vicarage Lane and other sites in and around the village for many years, and they can frequently be seen making passes along the river meadows in the early evening and, in the summer months, early mornings. Nesting sites are also provided by Defence Estates on Salisbury Plain, which has 2% of the country’s population of barn owls.
The river system has an extremely diverse fish fauna with more species of fish recorded in the Avon than in any other British river. Sea trout and brown trout are commonly caught by anglers, and a wide range of coarse fish such as minnow, stickleback, dace, pike, grayling and eel can be found. Several varieties of damselfly and dragonfly live along the river and find their way into nearby gardens. Water voles, though once a common sight, are not often seen but are present. With the numbers of mink now declining, it is hoped that voles will become increasingly common.

GUIDELINES FOR THE FUTURE
39. Re-use of redundant agricultural buildings within the village and the outlying settlements should be considered favourably, provided the changed use is compatible with the amenity of surrounding properties.
40. The continued voluntary care of the Old Chapel should be encouraged.
41. Extensions to new or existing buildings proposed for roofing in thatch throughout Upavon should respect the principals outlined in the Upavon Conservation Area Statement.
42. When considering conversions and extensions to their properties, owners should be conscious of possibly disturbing protected species, especially bats, which are common in Upavon. They should seek advice from English Nature, and Kennet District Council, taking note of the Council’s supplementary planning guidance “Protected species: a guidance leaflet for developers and planners: [18]
43. Whenever possible satellite dishes should not be mounted on street frontages.
44. Proposals for development in the countryside around Upavon should be scrutinized carefully to ensure that it would not harm the tranquility of the country lanes, be contrary to AONB policy, or lead gradually to coalescence of settlements.

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There are two county wildlife sites within the parish. These are designated by the Wildlife Trust and are noted in the instance of any planning applications relating to these areas. The first of these is Upavon Swamp (Ordnance Survey grid reference SU1522 – on the western side of the river along the Salisbury Road) which are former water meadows overgrown with scrub. This area is designated because of its tall herb and fen plant communities in the wetter areas and along the ditches. It also has old pollarded willows. The second site is Upavon Golf Course Extension (SU1526) which is designated because of its chalk grassland.

Chalk Grassland
Our flower rich grasslands are relics of traditional grazing systems once common throughout Wiltshire’s river valleys. Their swards are more productive without fertilizers. With a complete lack of grazing, the coarser grasses would soon become dominant and so cattle and sheep are a vital part of the ecology of the area. The common pyramid orchid can be seen growing along the Cleeve together with banks of cowslips in the spring.

Figure 34 Upavon Cleeve
Associated with these flowers is a marvellous array of insects: bees in abundance (89 species were recorded on the Plain in 2002), flies, beetles, and a spectacular selection of butterflies. The most abundant butterflies in the summer are Small Skipper, Meadow Brown, Dark Fritillary, Common Blue, Chalkhill Blue and Marbled White. Marsh Fritillaries need their own special food in the form of devil’s bit scabious, the pretty pale blue daisy-like flower seen all around the village.

House and Garden
All bats and their roosts are protected by law, and several houses in Upavon have pipistrelle bats in their attics or outbuildings. They are also to be found roosting in the church tower and under the bridge.

The Great Bustard Project
The Great Bustard, the symbol of Wiltshire featured on the County’s coat of arms, is being reintroduced to the Salisbury Plain after an absence of 170 years. The heaviest flying bird in the world was condemned to extinction in this country by changes in agriculture and by hunting, but a project is now in place to reintroduce batches of birds.
to attempt to create a resident population.

In 2004 the first group of chicks was imported, hatched from eggs abandoned by Bustard females in Russia. In 2005 a further 40 chicks arrived and after quarantine will be reared to a suitable age and then released in early autumn. The project’s location is secret but is close to Upavon and it is hoped that up to 10 batches of young Great Bustards will eventually mean that this magnificent bird will soon become a familiar resident again.

LOCAL BUSINESS

Rushall Farm
The Rushall Farm tenancy was taken on in 1928 by Charles Wookey, the Great Grandfather of Nigel Wookey, who currently runs what is now a mixed farm totalling 5,000 acres, 2,000 acres of which is MOD land. The Farm is a mix of arable and livestock and is now totally organic. The bulk of the farm became organic in the early 1970s, and over the last few years the remainder has also been turned over to this method.

The farm extends to Manningford Drove in the north and to Enford in the south, with Upavon in the middle, and covers land on both sides of the River Avon.

The arable side of the farm grows wheat, barley, oats and beans (for animal fodder) and occasionally specialist crops such as borage, the oil of which is used in health products.

There are currently around 350 sows on the farm producing two litters a year, each litter producing about 10-12 piglets.

France Farm currently employs three people full-time and one part-time.

Widdington Farm
Widdington Farm comprises approximately 2,000 acres of MOD land on the west side of the River Avon. The farm is a mix of arable and grassland which is used for grazing cattle.

The farm has also diversified, allowing game shooting in the winter. Between the months of March and September Widdington Farm runs a gun club for English Sporting Clays. The Club has over 100 members but is open to non-members also.

Upavon Chicken Farm
The origins of the chicken farm in Upavon date back to WWII, the original owner Hubert Edgar Andrews was a landowner in the village owning some of the cottages and at one point Landlord of both the Ship and the Antelope (for about six months). At the time of running the Antelope, 1920, he also bought Triangle House which at that time had an allotment garden and orchard on the site of the current chicken farm. Before and after WWII Hubert ran a successful rabbit trapping business on the plain which was curtailed in the early 1950s by the onset of myxymatosis.

It was at this point his sons Charlie and Jim Andrews set up the chicken farm with around 2,000 chickens first providing eggs and then broiler meat. At this time chicken meat was a luxury selling at 2s6d/lb (12.5p) a new car only cost £250! In 1957 the farm expanded from its first 5000 sq. foot shed and added a further three 11,000 sq. foot sheds, in 1957, 1959 and 1963 respectively. This was mainly due to the plummeting cost of chicken meat as it became a common staple of the diet. This is still the footprint of the chicken business as it is today run by the grandsons Graham and Barry Andrews. Although when the sheds were erected Upavon was very different, the only building in what is now Fairfield was the surgery. Graham Andrews remembers when they used to use the church clock to know what the time was and the only other houses were Overbrow and the original ones on Devizes Road.

Figure 35 The Chicken Farm
Currently the chicken farm provides meat only and has around 100 acres of arable land which is used mainly for wheat, in a truly ‘organic’ way the chicken muck is spread on the field, the wheat is grown and fed to the chickens, the straw is used for bedding and the cycle begins again. At this time the farm, which in the 60s and 70s supported five families, now provides for the two brothers Graham and Barry whose families have grown up and are working in other professions. It would seem that in all likelihood the farm will probably be sold for development, closing another chapter in the story of Upavon.

UPAVON GOLF CLUB

Upavon Golf Club lies 1 ½ miles outside Upavon up on the downs, adjacent to Trenchard Lines. It is an 18 hole course with far-reaching views over the Pewsey Vale.
and Salisbury Plain. The course was founded by the RAF just after the First World War. It is not known how many holes there were then, but the course expanded from 9 to 18 holes in 1997 when the club was able to rent adjoining grassland that had never been ploughed. It is a members’ course; there are about 600 members of all categories, of which 45 have addresses in Upavon. The club has 11 staff of whom three presently live in Upavon.

**AVON VALLEY PRACTICE**

In 1957 Dr Wallis who lived in Fairfield House held his surgery in Jarvis St. He then had a purpose built surgery in the High St now a private bungalow. After he moved to Salisbury Dr Davis took over the practice and ran it from Fairfield House. In 1975 on his retirement Dr Jenkins who held surgeries in Pinckney’s Farmhouse, in the converted stables, in the end of Old Brewery Cottage and in Mrs. Morris’ front room at Upavon (The Bushes)! He amalgamated the practice within the bungalow which the current surgery has evolved from. Thirty years on, the Practice has grown onto three full time sites with a significant extension to Upavon surgery.

Dr Jenkins is the Senior Partner and has been with the surgery for over 30 years. Dr. Ross Russell came to the Practice as a trainee in 1984 and liked it so much that she decided to stay, and joined as a Partner in 1987. Dr. Green joined in 1999 and Dr. Smith joined the team in 2005. Numerous trainees or registrars have been through the doors in the 30 years since 1975 and many keep in touch with the GPs. The training of future GPs is an important part of practice life.

In 2005, the site at Upavon will be developed to add much needed space in both clinical and administrative areas. The site will almost double in size and will then provide four consulting rooms and a new treatment room, as well as an extended Office and a much needed staff/meeting room. The new areas opened in March 2006.

The Practice offers a wide range of services to its population and its dispensing facility is an important part of these. It does save patients a considerable journey to either Amesbury or Pewsey.

Dr. Jenkins has undergone training to provide acupuncture as a service, and many patients, even the sceptical, have found this very beneficial. He also undertakes work with South Wiltshire Primary Care Trust (PCT) working on the development of services and clinical staff in South Wiltshire and this does mean that his time commitment on the Practice is sometimes less than patients would wish! Dr. Ross Russell works for one morning a week in the Neurology department at Salisbury District Hospital and has a particular interest in this and also in pediatrics. Dr. Green works entirely in the Practice.

Over the years the Practice Nurse team has developed and grown to the point where there are now three nurses working 49 hours a week. As well as a Nursing Assistant, who helps the Nurses with phlebotomy (taking bloods), Smoke Stop advice, blood pressure checks and many more essential tasks.

**POLICING**

Wiltshire Constabulary has three divisions and the village of Upavon is policed from the section station of Pewsey which is part of “A” (Salisbury) division. Upavon forms part of the rural beat AP13. This is an area made up of the Parishes of Upavon, North Newton, Manningford and Rushall and since December 2002 PC Gary Sears 784 has been responsible for it. Pewsey has an authorised strength of seven Police Constables and one Police Sergeant but actual strength varies with other force commitments. Besides dealing with immediate emergencies the beat officers try and maintain a close link with their beat, liaising with Parish Councils, schools, Public Houses, shops, businesses and the community in general. There is a good Neighbourhood Watch infrastructure present throughout the whole of the Pewsey section and this is encouraged and nurtured with a monthly bulletin and regular contact with Pewsey officers. Assisting with Policing in more specific areas are traffic officers and CID (from Devizes). Pewsey also has the benefit of a healthy contingent of Special Police Officers who regularly perform duty assisting the regular strength and boosting patrols.

**TRENCHARD LINES**

The Trenchard Lines is the headquarters of the Army’s Chief Personnel Officer known as the Adjutant General. The Camp was formerly known as RAF Upavon until 1995 is an important military installation both for its strategic location on the North of Salisbury Plain and for its historical importance with its association with the formation of the Royal Flying Corps. The Trenchard Museum, in memory of Lord Trenchard, (‘Father’ of the
Royal Air Force), can be visited by prior appointment with the Commandant having been contacted through the Guard Room. The Chaplain General of the British Army is based at Upavon although spiritual, moral and pastoral support is provided by a retired Army Chaplain, Padre Colin Fox, who lives in Figheldean. He is now the local vicar in charge of the Avon Valley Benefice. At this time there are around 25 villagers working at the Camp and, with around 300 households, this means that one in 12 houses in the village has a direct relationship with the Camp. The ratio is likely to be greater if one considers the number of local retired people who have worked there.

The Army still operate the airfield which is home to both the Army and Wyvern Gliding Schools which are a feature of Upavon especially during the Summer months. Although the Airfield has no tarmac runways the surface is so good that it is capable of withstanding multiple landings from Hercules transport aircraft operating from nearby RAF Lyneham. There is some possibility that the De Havilland Moth Club will be moving to Upavon for their annual Rally which would be spectacular.

The village and the Camp are tied together in many ways; the original RAF married quarters were situated in Watson Close. Upavon Golf Club is let by the Army and has its own Upavon Golf Society with 90 military members. There are 161 married quarters in Trenchard Lines with a small Spar shop which means that the village outlets are supported by those living in the Camp, which is probably one reason why we still have two shops and two Public Houses and a Post Office.

In addition the Camp hosts an annual bonfire and fireworks display to which every villager is invited and the Hope and Homes Charity Ball was held in the Mess last year raising substantial funds for local charities. Enford FC is currently leasing the Football Pitch and have a number of Upavon residents playing in their teams. A number of local organisations use the gym facilities at the camp and there is scope for this to be increased to provide youth facilities for the village.
APPENDIX 1
Notes about Thatch Coats on Houses and Cottages¹

Thatching materials
There are three main thatching materials in common use and available in England:
- Long Straw;
- Combed Wheat Reed (sometimes called Devon Reed), which is actually wheat straw;
- Water Reed (grown mainly in the Norfolk Broads and hence traditionally called Norfolk Reed in England).

English Heritage distinguishes Long Straw from the other materials in these terms: "Long Straw is a more pliable material than either water reed or combed wheat reed, and its tendency to swell slightly above its fixings gives it a somewhat more rounded and 'poured on' appearance than combed wheat reed". One of English Heritage's aims is to sustain the use of all three materials in thatching in England, specifically targeted at retaining local traditions and techniques. It urges local authorities to limit the loss of thatch and to conserve the local thatch characteristics in their area. There is great regional diversity in numbers and styles of thatched premises in the counties of England. The Kennet District Council states that its experience over 25 years has been that, in the Kennet district, there has usually been little to choose between the merits of well laid, good quality Long Straw or Combed Wheat Reed. Master thatchers are cautious in their claims: for example, in notes on their website, the Rutland and Leicestershire Master Thatchers Association emphasises that "many variables can affect the life". Significant variables are the quality of the straw harvest, the ability of the thatcher, the aspect and location of the roof, the pitch of the roof and over-all roof geometry, acid rain, the amount of rain, the quality of ancillary materials, and the rigour with which the roof is maintained and patched. Length of life also depends on the general climate of the area and the micro-climate around the thatched dwelling, including proximity of trees and shrubs, and whether any damage is caused by rodents (mainly squirrels and rats). However, in the words of English Heritage: "Each method or style of thatching has its qualities and may be regarded as a tradition to be cherished. Broad generalisations on longevity are unhelpful or even wrong and should not obscure this objective. In any case, conservation policy suggests that thatch should be considered more often for repair than for replacement: this was the normal practice in the past".

Ridges
All thatched "coats" have a separate ridge-covering along the apex of the roof, covering "ridge rolls"—tightly tied bundles of thatching material, laid along the ridge, to give an edge to the final course of thatch and to provide a base for the ridge covering. The ridge itself can be one of many types, all being variations of the following two forms:
- Wrap-over ridge (whether flush or block-cut)
- Butts-up ridge

A wrap-over ridge is formed by taking the ridge material over the ridge and fixing it on each side. A butts-up ridge is formed by butting up the thatch material from each of the completed slopes of the roof. A flush ridge is formed flush with the surface of the main thatch; a block ridge is formed with an additional course of material—the 'block'.

As with the thatched coat itself, the detail of the ridge should relate to the traditional form in the locality and to the style and quality of the building. Life expectancy of a ridge again depends on the quality of work and materials, and on the micro-climate of its location, including proximity of
trees and shrubs, and whether any damage is caused by birds or rodents. The usual life of a wrap-over ridge is between 10 and 15 years, but some last longer. Renewal of fixing-spars can often be required between total renewals of ridges, but such work does not usually extend the life of the ridge.

Re-thatching procedure
Normally, re-thatching in Long Straw and Combed Wheat Reed involves stripping the spar-coat (top-layer) of thatch until a suitable base is found in the under-coat on which to build up the spar-coat. It would be unusual to find that the existing thatch must be stripped to bare rafters because the under-coat has been decayed by water-penetration, rodents, or other cause, but where poor maintenance has compounded the normal effects of weathering, it is sometimes necessary to strip more of the under-coat to get a good fixing. In early cottages, the base coat of thatch can be several hundred years old, and is an important historic component of the building. Retention is therefore a major conservation objective.

A thatched coat about 12 inches (300mm) thick usually provides good protection against the elements, and good insulation against heat-loss.

Alterations
The design of alterations affecting thatched properties requires a careful analysis of the characteristics of the original roof. The position and size of dormer windows can have an adverse effect on thatch geometry. The introduction of a lower pitch over a new dormer, or the incorrect positioning relative to other parts of the roof, such as valleys, will adversely affect the wearing qualities of the thatch.

References
APPENDIX II
What sets Upavon apart?
Seven questions were posed to a number of residents of Upavon. This section is a composite representation of their personal views.

Introduction
Upavon is a charming and attractive village set in the beautiful Wiltshire countryside on the side of the River Avon. The village boasts a variety of old and attractive buildings, including the Church, a chapel, the Manor and several other substantial dwellings and a number of cottages, many of which are thatched. Set in an area rich in history, within the parish is the Iron Age settlement of Casterley Camp. Near the village centre can be found the remains of a priory, and on a hillside, to be seen from the village, strip lynchets. These are little steps that form between fields. They are most likely due to strips of the medieval common field system developed on steep slopes. As a result they can be seen as parts of the open fields surrounding many medieval settlements. The strip lynchets in Upavon are believed to date back to Roman settlement. Whether these lynchets were constructed deliberately or came about as a result of ploughing is still not certain.

While many villages in the surrounding area have been losing communal facilities, Upavon still hosts two inns, a garage, a shop, a school, a village hall, two playgrounds, a football pitch, a bus service, and a number of businesses which operate from the village. An underlying reason may be that whereas many surrounding villages have their high streets set to the sides of what are now the main roads, Upavon is positioned on a natural, and in times past, important cross roads.

Upavon not only marks the juncture of the Salisbury Plain and the Pewsey Vale, each quite different from the other, it is also at the head of the Avon valley. Upavon is located near the source of the Christchurch Avon, and an early version of its name, Oppravene, probably means settlement on the upper reaches of the river (Avon = river in Old English). Upavon was first recorded in the 10th Century, and its rise as an important local commercial centre can possibly be traced back to the time in 1233 when the ownership of the Manor was in dispute. A full scale revolt by barons against Henry III’s government was eventually settled in favour of the Bassett family. They successfully petitioned for a fair to be established after which in the 13th and 14th centuries, Upavon became a thriving and relatively wealthy community supporting many traders, markets, shambles, fairs and ale houses in and around the market place. After that it gradually gave way in prominence to Pewsey. The Church of St Mary was dedicated in 1308, and was possibly established as a minster church taking in several surrounding parishes. The structure dates mostly from Norman and Early English periods. Of note is the larger than normal tower and the Norman font that has fine sculptures depicting the annunciation, a lion and a leopard. A chapel, the Cave of Adullam, was built for the Strict and Particular Baptist Congregation in 1838. After falling on hard times in recent years the chapel is undergoing restoration.

Upavon’s most famous son is possibly Henry (Orator) Hunt, born at Widdington Farm, Upavon, Wiltshire in 1773 to Thomas Hunt, a gentleman farmer. He became a Member of Parliament and was to speak at a meeting on parliamentary reform in Manchester on the 16th of August 1819, an occasion that was to become known as the Peterloo Massacre. In 1912, Upavon became the home of the first Central Flying School set up by the Army to train professional war pilots. (This was before the establishment of the Royal Air Force). Over the succeeding years the presence of a military base in the parish has lead to opportunities for local employment both within the base and for local traders along with an increase in population and housing.

Points of interest around Upavon include:

- Beautiful views of the Wiltshire downland countryside including strip lynchetts
- The River Avon with its many graceful swans
- Remains of the Iron Age Casterley Camp
- Remains, near the river, of the old Priory
- St Mary’s Church with its striking tower, triple chancel arches and unusual Norman font
- The Baptist Chapel under restoration
- The variety of old and interesting houses and cottages, many thatched
- The Millennium Stone
- The face of George Carter, grocer, over the door of the corner shop that he ran a century ago
- The Cemetery which has the graves of servicemen killed in early flying accidents and a memorial to the contribution of servicewomen.
1. What buildings/building design and/or materials are liked
The brick and flint cottages and thatched houses are particularly pretty and the fact that they differ in design and age makes the whole village visually interesting; there is something to see around every corner. It is always good to come home to Upavon. The centre of the village has great character with some thatched buildings and the Ship really standing out as an idyllic country pub.

![Figure 37 The Ship Inn](image)
There is a balanced chaos about the centre with many different types of building and nothing appearing to be laid out by planners or parabolic architects …pure charm. “Personally it was the cottage and garden, of course, that first drew us…Fifteenth Century, in the heart of the village; lofty beamed rooms, oozing character…We had been looking for over three years.” When one goes into the new developments even the largest one at Fairfield, the bungalows all have a different design and different sized gardens and there are different trees and shrubs. It does not feel faceless or a group of people hutches for families with 2.4 children.

2. What sites in the village are particularly valued
The river is important although the village may not make enough of it as a focal point. However many people stop and spend a moment on the bridge, looking at the fish, feeding the ducks and swans, watching a heron drift up into the trees. It is a place of tranquillity, even when the lorries are thundering past, if only for a moment. It is also a place of meeting, for children and illegal poachers, mothers with children and dog walkers. The two Public Houses allow a resonance and sounding board for the village, it is where the young and the old, the different ‘factions’ e.g. the ‘Fairfieldites’ meet up with the ‘Down Viewites’ to share a story, have a moan, or just to pass the time. The church is a focal point especially the clock that chimes the hours, the halves and the occasional peal [actual and not recorded] of bells! It is important to emphasise how important the church and churchyard are to the village. Historically important, it is always a beautiful, peaceful and pleasant place to walk through and should remain that way.

The village – a working one, thank God and a place with a purpose. With the daily rumble of tractors and genuine community pubs. With Stonehenge, Woodhenge and Avebury on our doorstep, Upavon has something for everyone.

3. What views are important
The main reason why any move away from Upavon would be a hard decision is the countryside view from the bridge upriver towards Pewsey. The view along the meadows both sides of the river and especially the downs behind, must be protected, not just for those of us who live here but for the many visitors who stop their cars and rest their elbows on the bridge looking along the river towards Pewsey. Up on the hills, there is the emptiness, big views, lack of buildings, roads and noise, lack of anything in fact except nature. And seeing Upavon nestling in the valley as one comes down from the strip Lynchets is a fantastic view that should never be lost. Buzzards circle above, hares sit up nearby, whilst below us the village calmly awaits our return. We can pick out our house, our friends’ houses, hear the church clock strike, and see the open farmland beyond.

Upavon is amazing because you do not see it until you are on it; the best way to prove this is to come down from Widdington – the whole village disappears for a short period as you drive down the road. Because of this aspect we have to protect the village from getting too large or too high as it would damage the whole aspect of living in the country. When the village starts to sprawl we should start looking to call it a town.

4. What facilities are important
We live in the centre and can walk to the lovely corner shop and the pubs, saying hello to neighbours all the way. It is comforting to know that there
is somewhere that can provide food, shelter and entertainment at practically every hour of the waking day, to all members of the family.

The doctor’s surgery is efficient and clean and provides an essential service to the village, particularly because of its dispensary. The shops, the garage, the pubs, the Village Hall, the Church, the Gun Club, the Camp are all important because they allow the village to thrive and prosper ensuring that we continue to have facilities.

The playground in the centre of the village and the play facilities at the top of the village are important to ensure that the village offers a place for youngsters and young families in order to regenerate and in essence recycle.

Easily accessible rail, air and road links allow residents to live in idyllic circumstances but the opportunity to work and travel freely both in and out of the country.

5. What makes living in the countryside so valuable
Living in the countryside means having a garden and being able to grow vegetables and flowers. Neat fields can be seen all around, well cared for and, fortunately, organic.

6. What one feels is especially attractive
- The church and churchyard
- The High Street
- The fields all around
- The river
- The views from the cemetery
- Jarvis Street

7. What walks or areas of the village are uplifting.
“We can walk our dogs either directly from the house across farmland and on footpaths, or take them by car for walks on the plain. Both walks give us a wonderful sense of relaxation, and we have learnt to appreciate every aspect of the landscape; the wildflowers, beautiful sweeps of grassland, rare birds singing away, butterflies, hares, deer. Even seeing Rushall Farm tractors busying away on the fields is exciting, or spending a moment in conversation with a sheep! Watching the gliders just adds to the feeling of freedom from everyday work.”

“Walking down Fairfield is superb being able to look along Avon Valley and up to the Airfield and fields beyond just gives a ‘joie de vivre’ – perhaps I am a simple soul!! Then there is for me personally a sort of serendipity in settling here. For well over fifteen years I have been tendering for video commissions at Trenchard Lines, pausing for a quick beer and a debrief in The Antelope before returning home to either London or Newbury. Never thinking Upavon itself might one day be that home – thanks largely to a singular house and garden – and The Antelope our local. “It’s a funny old world”.

Figure 38 Upavon Countryside
Sheep can be heard along the river, owls flying at dusk and bats in the garden at night. The traffic has increased over the years, but that is a problem not confined to Upavon. At least it is quiet at night. Above all it is important to live in a small community where so many people know each other.

Seeing the church when the setting sun hits the tower is really uplifting. The stained glass windows are lit up and the stones look warm and wonderfully aged.

The ability to be able to switch off from the stress and ‘rush’ of business life and to know that you have the option of shutting yourself away in a peaceful, crime free environment or being able to go out to the local and know you will always know somebody. There is a straightforwardness here that is deeply attractive – the rhythm of the agricultural cycle – reminding me of my own childhood. Long may it remain so. The welcoming attitudes of the people; the wonderful surrounding countryside; the super walks for both us and the dog; the easy access to larger towns such as Devizes, Salisbury and Marlborough; the wealth of history to be found; the easy access to London, above all the peaceful ambience.

Suffice it to say that we see all our needs met here. First class shopping of all kinds, cinema and theatre is available in almost any direction within ten miles or less. It is salutary to think that it can take less time to get from Upavon to Central London than driving from North London to the West End!
Figure 39 The River Avon

“The land around is glorious for walking and ‘nature study’ [aided immeasurably by the presence of the Army]; the community welcoming in the extreme. And something I still find refreshing [being increasingly rare] – people who have lived here all their lives and their parents before them. It feels a fundamentally stable community which makes us doubly happy for our toddlers, both under three, whom we firmly intend shall grow up here!”
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STATUS OF THE STATEMENT
This Village Design Statement was adopted by Kennet District Council as an emerging Supplementary Planning Document on xxxxxxxxxx 2006. Supplementary Planning Documents (SPD) provide guidance on the interpretation and implementation of policies and proposals contained in a Local Development Document (LDD). The adopted Kennet Local Plan 2011 has been granted the status of a “saved local plan” under the new planning arrangements introduced by the 2004 Act. As such it is considered to be a LDD and this village design statement provides detail on the interpretation of Policies HC6, HC22 and NR6. In addition, the guidance will be relevant to the application of Policies PD1, HC32, HC33, ED10, ED12, ED13, ED28, HH5, HH6 and HH12 of the saved local plan.

A Supplementary Planning Document needs to be produced with adequate public consultation and should be subject to a Sustainability Appraisal (SA). The Council is satisfied that the level of consultation has been appropriate. The Council is preparing the processes for undertaking SA and intends to appraise a number of emerging SPDs during 2007. Therefore, until that part of the procedure has been completed, this document has been adopted by the Council for the purpose of development control as emerging SPD.

How our VDS was produced
At a public meeting and exhibition on 15th March 2005, more than 40 villagers agreed that a village design statement should be prepared for Upavon. From the people who volunteered to help with preparation, a Project Committee of 13 was formed, with permission to co-opt others when special expertise was needed. In September, a questionnaire was delivered to every household and business in the village, inviting everyone to contribute ideas and information for inclusion in the statement. In July and August a flight over the village and a walking tour was made photographing and making notes on the features and characteristics of Upavon. From the assembled material (19 written submissions, and many oral comments), the Committee produced a rough structure, which was turned into a first draft.

The draft was made available for scrutiny and comment by all villagers for six weeks in April-May 2006. Many changes suggested during that period were incorporated in the draft, and amended copies were sent for preliminary review to Kennet District Council, Wiltshire County Council, the Environment Agency, English Nature, English Heritage, and Thames Water. The draft was amended further in the light of comments from those organisations, and the final draft presented to Kennet District Council on ??th ?????? 2006.

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