



Hannington Parish Neighbourhood Plan 2018-2026

December 2017 (Final Version July 2018)

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Any Photographs used in this document were taken by a resident of the Parish or member of the Parish Council for the purposes of this document unless otherwise stated

2. The Neighbourhood Plan – Introduction and Purpose

The Localism Act, which received Royal Assent on November 15th 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood plans.

Parish Councils can use new Neighbourhood planning powers to establish general planning policies for the development and use of land in a Neighbourhood. These are described legally as '**Neighbourhood Development Plans.**'

Local councils will continue to produce development plans that will set the strategic context within which Neighbourhood development plans will sit.

Neighbourhood development plans do not take effect unless there is a majority of support in a referendum of the Neighbourhood.

A Neighbourhood plan, in order to be put to referendum, must meet each of a set of basic conditions. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State.
2. The making of the neighbourhood plan contributes to the achievement of sustainable development.
3. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
4. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
5. The making of the neighbourhood development plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects.

An independent qualified examiner, appointed by the local authority with the agreement of the Parish Council, then checks that a Neighbourhood development plan or order appropriately meets the conditions before it can be voted on in a local referendum. This is to make sure that referendums only take place when proposals are workable and of a decent quality.

Proposed Neighbourhood development plans need to gain the approval of a majority of voters of the Neighbourhood to come into force. If proposals pass the referendum, the local planning authority is under a legal duty to bring them into force.

Planning decisions in our area are made by the local planning authority. Individual planning decisions have to be made in line with the policies laid out in a tiered series of planning documents. These go from local plans that cover a whole county or city, to individual neighbourhood plans. Each of these documents must reflect the needs of the communities they cover.

3. Hannington Parish – A brief history and overview

Hannington was first recorded in the Domesday Book as "Hani done". A more recognisable form, Hannington, appears in 1576. The name is formed from a Saxon personal name and the word "dun" meaning a rounded hill.

The village of Hannington lies about six kilometres north of Swindon and two kilometres west of Highworth astride a narrow lane that branches from the B4019 at The Freke Arms between Blunsdon and Highworth. The lane, known as Queens Road as it passes through the village, proceeds through Hannington to Castle Eaton beside the Thames. An un-named road branches from Queens Road, traverses Nell Hill, and passes into Gloucestershire via the bridge known as Hannington Bridge.

Hannington Hall, the most prestigious building in the village and the locality, dates from the mid-17th century and there are several houses from the 18th century. For centuries Hannington was a small agricultural community typical of the locality. In common with many English villages, Hannington has seen a decline in agricultural and communal activity and although at one-time Hannington had a school, three pubs, a post office and store, a smithy and a cycle shop, it is now predominantly a residential 'dormitory' village whose residents work and shop elsewhere.

In 1883 a branch railway from Swindon to Highworth was opened (closed in 1953) but as Hannington's station was located a mile to the south of the village close to The Freke Arms, the railway's impact on the village was insignificant.

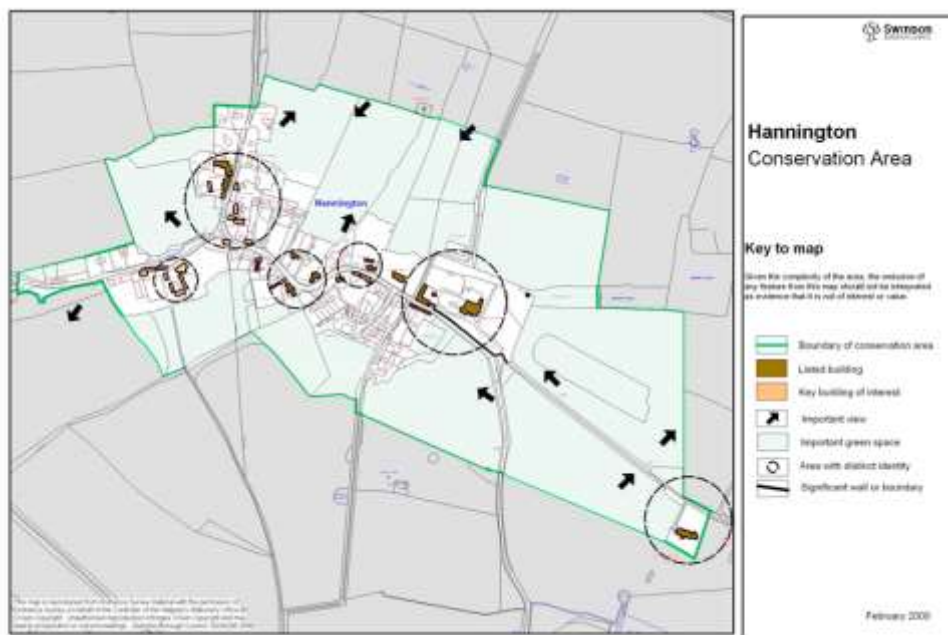
Overall, the village changed little in appearance until the second half of the 20th century during which a cul-de-sac development of council houses (Skinners Close) was constructed on former open space and a number of dwellings were built in the vicinity of what was Pound Farm, just below the brow of Nell Hill. Ambrose Walk, a new recreational area, was created in 2003.

There are 17 Grade 2 Listed Buildings across Hannington Parish. Hannington Village and its setting was designated a Conservation Area in 1979, re-designated in 1990 and an 'Appraisal and Management Plan' was adopted by Swindon Borough Council in February 2009 (see Map 1).

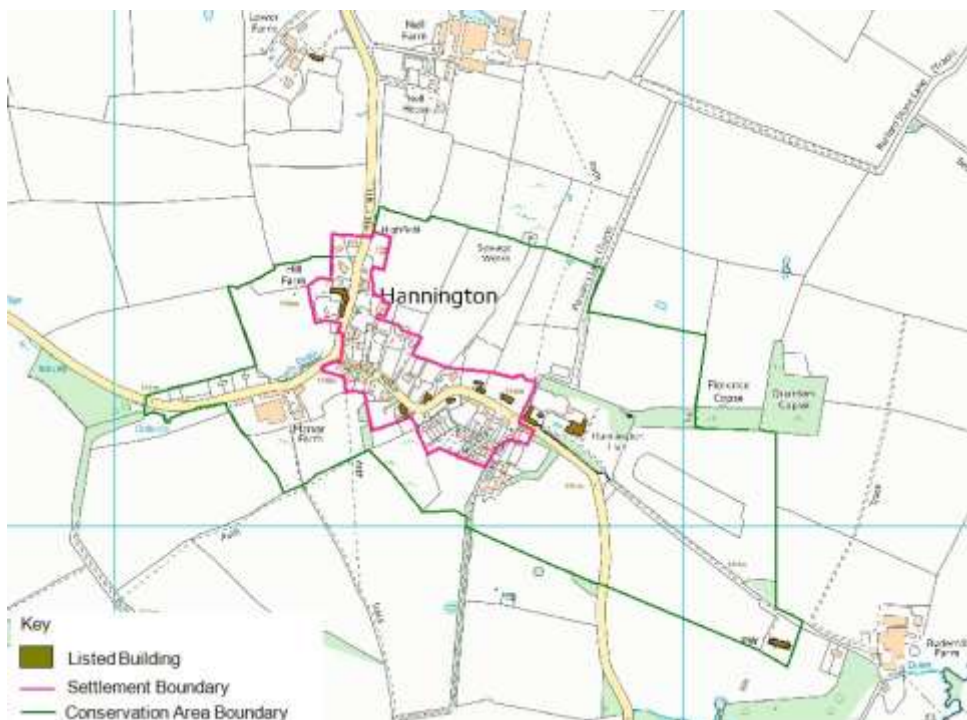
Hannington remains a quiet and small village, but a jewel in the countryside offering many fantastic walks and cycle routes, as well as picturesque listed buildings.

The Swindon Borough Local Plan 2026 identifies a 'Rural Settlement Boundary' for Hannington Village (see Map 2) within which development will be concentrated in accordance with Local Plan Policy SD2.'

3.1 Map 1 – Hannington Conservation Area



3.2 Map 2 – Hannington Rural Settlement Boundary



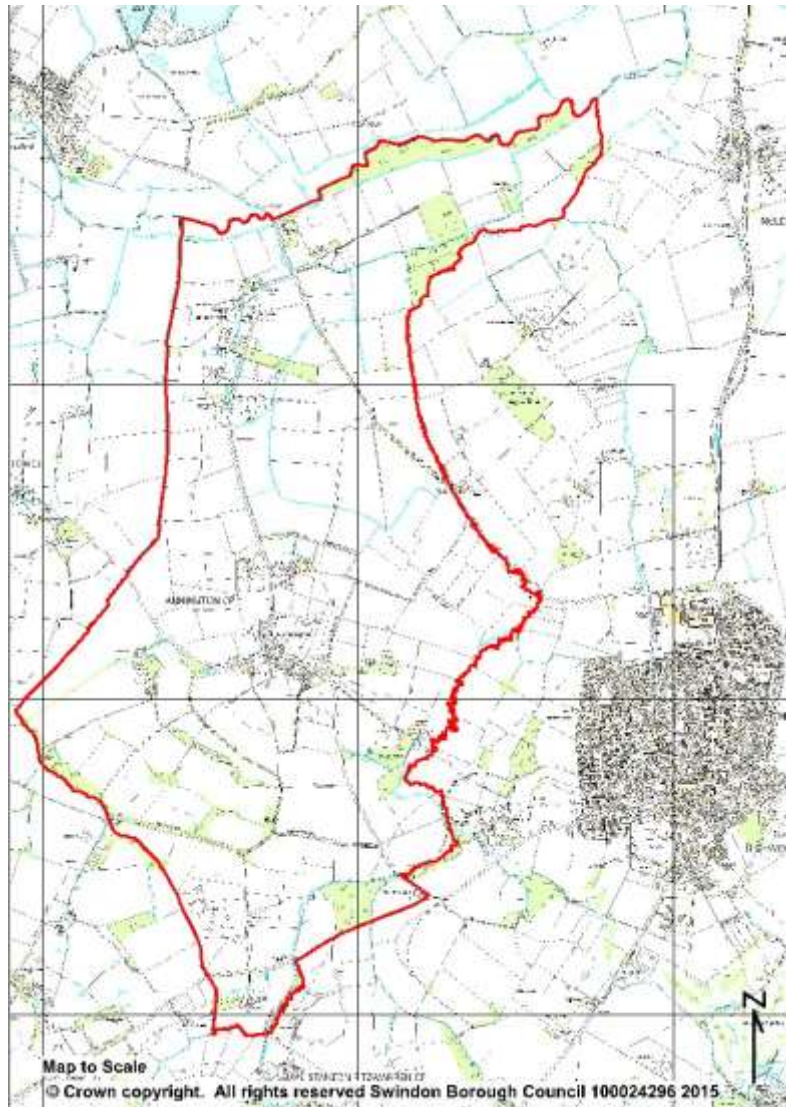
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2017

4. Hannington Neighbourhood Area

On Thursday 16th March 2015, Hannington Parish was designated a Neighbourhood Area.

4.1 Map 3 – Hannington Parish Neighbourhood Plan Area



5. Hannington Parish Neighbourhood Plan – Vision Statement

The plan aims to set out how Hannington Parish can develop in a sustainable way, whilst meeting the desires and aspirations of local Parish residents. The policies and objectives within the plan have come from the ideas, views and opinions of Hannington Parish residents who have engaged in the consultation events, primarily the Questionnaire, the answers to which formed the basis of the Neighbourhood plan.

As demonstrated in other sections of this document, as well as in the results of the community involvement questionnaire, there is a clear mandate to protect the Conservation Area and the green spaces around the Parish.

Further development in Hannington Parish, as identified in the questionnaire, will be considered in line with the following policies set out in the remainder of the document.

The objectives and policies will be grouped by section as follows

Residential Development and Non-Residential Development

Policy set HPRD

Flooding

Policy set HPF

Historic Assets and Conservation Area

Policy set HPCA

Open Countryside

Policy set HPOC

6. Hannington Parish Neighbourhood Plan Origins and Justification

The Neighbourhood Plan objectives that are the bases for the Plan Policies derive from the original Parish questionnaire (the process is set out in fuller detail in the 'Statement of Community Involvement' that accompanies the Plan).'

Statement of Community Involvement v8.0 LIVE

The Questionnaire was delivered to, and collected from when not returned, each residence during November/December 2013. As a result of these efforts 38% of the questionnaires were returned for analysis.

The results were first collated and reviewed by the Parish Council and Steering Group during late January/early February 2014.

After much drafting and redrafting the draft Plan document was the subject of a Regulation 14 public consultation between October and November 2017 (fuller details are provided within the Consultation Statement companion document '**Public Consultation Review 24th October 2017 and 14th November 2017**').

7. Residential Development and Non-Residential Development Objectives and Policies

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • Further development should be brought forward in the existing Settlement area boundary only before land outside of the Settlement area • Promote sustainable and sympathetic development 	<p>HPRD1 <i>Development Principles</i></p> <p>Hannington, as a rural village that lacks accessibility and a suitable range of facilities, is not a priority for growth as identified in the Swindon Borough Local Plan 2026 Policy SD2</p> <ul style="list-style-type: none"> a) However, the Plan identifies that within its Rural Settlement Boundary the village should accommodate a share of the development expected across all the rural villages that is “proportional to [its] size and function” and primarily that is a share of (at least) the 100 dwellings for “Other Villages” as stipulated in Local Plan Policy LN1. b) The Hannington Conservation Area extends outside of the Rural Settlement Boundary to include the immediate, countryside setting of the village recognising that the village has “a tranquil atmosphere and a high environmental quality” to be conserved (Hannington Conservation Area Appraisal and Management Plan, 2009). c) The Local Plan Policy SD2 further indicates that development outside of the Rural Settlement Boundary in rural and countryside locations will be permitted where: <ul style="list-style-type: none"> • local needs have been identified and allocated through a Neighbourhood Plan; and/or • it supports the expansion of tourist and visitor facilities in appropriate locations; or • it is in accordance with other Policies within the Local Plan permitting specific development in the countryside. d) This Neighbourhood Plan does not identify or allocate for local needs beyond those already addressed since 2011 through completed dwellings or development with a planning consent; these are assessed as fulfilling the proportional growth set out in the Swindon Borough Local Plan 2026. e) In the event that Swindon Borough Local Plan growth requirement for rural villages is varied or the consented developments are not implemented then further

Development proposals should be in accordance with Local Plan (in particular Policy SD2 as identified above) and have appropriate regard for the Hannington Conservation Area and for the other related Policies in this Plan.'

Supporting Information

The Swindon Borough Local Plan 2026 identifies Hannington as a rural village for which it defines a Rural Settlement Boundary. Local Plan Policy SD2 sets down the strategic bases upon which growth to 2026 will be accommodated; growth in rural villages will be concentrated within the Rural Settlement Boundary.

Local Plan Policy SD2 says that developments proposed to be sited outside the rural settlement boundary will be permitted only if they fulfil specific, limited functions and therefore any such proposals will be the subject of appropriately rigorous scrutiny.

The Conservation Area section later in this document contains more specific details. **HPCA1** and **HPCA2**.

Clarification was sought from the LPA, Swindon Borough Council, regarding the housing allocation expected from the un-named 'Other Villages', mentioned in the Swindon Borough Local Plan 2026. The Swindon Borough Local Plan 2026 SD2 allocates 100 dwellings to the 'other villages' in total. These 'other villages' are below (populations from the 2011 census):

List of other villages	Population as at 2011 Census	As % of population
Bishopstone	693	8%
Blunsdon	2201 (estimate)	25%
Chiseldon	2667	30%
Castle Eaton	231	3%
Inglesham	108	1%
Hannington	240	3%
Liddington	376	4%
Stanton Fitzwarren	226	3%
Wanborough	2069	23%
Total	8811	

Taking the above percentage of population for Hannington Parish, Swindon Borough Council state the appropriate number of new dwellings for Hannington Parish over the plan period is 3. At the time of submission of this Plan, since the commencement of the

Local Plan period in 2011 one additional dwelling had been completed, two dwellings had a planning consent and an application had been submitted for 8 dwellings; the latter application was approved in January 2018 (subject to conditions). Therefore, subject to build-out of the consented developments, the “proportional” growth expected of Hannington will have been achieved and exceeded; consultation for the Plan acknowledged that this modest additional growth should assist in meeting the housing needs of the Parish in terms of a greater mix of housing, particularly for the older and younger generations.

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • Further development should be brought forward in the existing Settlement area boundary before land outside of the Settlement area • Promote sustainable and sympathetic development 	<p>HPRD2 <i>Design and Amenity</i></p> <p>Development proposals, both residential and non-residential, will adhere to the guidance in the Hannington Character Assessment and Design Statement and the Hannington Conservation Area Appraisal and Management Plan:</p> <ul style="list-style-type: none"> a) In order that development proposals should not harm the unique local character of the area, and b) By virtue of their siting, mass, design, quantity and use development proposals should not harm the amenity of adjacent properties, including adverse effects of noise, pollution, loss of privacy, and overbearing in accordance with the Swindon Residential Design Guide June 2016 and the Swindon Design Guide 2009 c) Whilst preserving the character of the area, development proposals should demonstrate the application of the principles of sustainable design.

Supporting Information

The **Hannington Character Assessment and Design Statement** document contains guidelines and detailed character area backgrounds for Policy HPRD2.

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • Further development should be brought forward in the existing Settlement area boundary before land outside of the Settlement area • Promote sustainable and sympathetic development 	<p>HPRD3 <i>Residential Garden Development</i></p> <p>Proposals for the building of new dwellings in the gardens of existing inhabited dwellings will be supported where:</p> <ul style="list-style-type: none"> a) The new dwellings are not ‘backland’ or ‘tandem’ development, as defined in the Swindon Borough Residential Design Guide SPD, unless they fall within the ambit of Policy HPRD5; and b) The siting and design of the dwellings are in keeping with the street scene and, where appropriate, the character of the Conservation Area; and c) Safe access and egress to the existing (if altered) and proposed dwelling is achieved in accordance with Swindon Borough Local Plan 2026 Policy TR2 (Transport and Development)

Supporting Information

Resistance to the building of new dwellings in the gardens of existing dwellings was clearly reflected in the community involvement questionnaire. This was based on the Parish’s unique character as detailed in the **Hannington Design Statement and Character Assessment**.

For Hannington village the Conservation Area Appraisal and Management Plan notes as a feature that “The settlement’s haphazard layout results in a high proportion of open space and there are generally wide spaces between buildings and, unusually, roadside open space”.

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • Further development should be brought forward in the existing Settlement area boundary before land outside of the Settlement area • Promote sustainable and sympathetic development 	<p>HPRD4 <i>Sub-division of Dwellings</i></p> <p>Proposals for the sub-division of existing dwellings must consider, assess and address, within the terms of the Swindon Borough Local Plan Policy HA4 and the Residential Design Guide SPD, their impact on:</p> <ul style="list-style-type: none"> a) the character and street scene of their setting including, where appropriate, the Conservation Area; and b) the amenity of the adjacent properties; and c) the adequacy of the access, parking and garden space for the dwellings as proposed.

Supporting Information

Although the sub-division of dwellings will not of itself reduce the surrounding amenity space, the related provision for access, parking and plot sub-division may reduce the valued open, green space about the buildings which, particularly within the Hannington Conservation Area, will be a vital consideration.

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • Further development should be brought forward in the existing Settlement area boundary before land outside of the Settlement area • Promote sustainable and sympathetic development 	<p>HPRD5 <i>Redevelopment of Land</i></p> <p>The sympathetic redevelopment of buildings (with their curtilages) and previously developed land will be supported, where a planning consent is required, provided that in so doing:</p> <ul style="list-style-type: none"> a) the objectives of the Neighbourhood Plan are being addressed; and b) integration of the redevelopment within its setting, whether village or countryside, is achieved; and c) no significant harm is effected to the local infrastructure (including but not exclusively power, water, sewerage, telecoms and roads).'

Supporting Information

The NPPF (Annex 2: Glossary) defines 'previously developed land' as follows:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time."

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • Further development should be brought forward in the existing Settlement area boundary before land outside of the Settlement area • Promote sustainable and sympathetic development 	<p>HPRD6 <i>Housing Supply</i></p> <p>The housing requirement up to 2026 for Hannington village having already been met (through new construction and new planning consents), no requirement for further sites is identified in this Plan. Should the need arise for additional housing to meet identified needs then:</p> <ul style="list-style-type: none"> a) in accordance with Swindon Borough Local Plan 2026 sites should be located within the Rural Settlement Boundary and be proportional to the size and form of the village; and b) proposed developments should, wherever possible, respond to the latest assessment of housing needs in the Hannington Parish; current needs identified through the Plan preparation are for smaller dwellings for first time buyers, for those wishing to downsize and for older persons; and c) in order to effect sympathetic integration within the existing village and retain the character of the Conservation Area, sites will normally be of a size to accommodate between one and three dwellings.

Supporting Information

If additional sites for housing are required then these must respect the character of the village and its Conservation Area and should assist in meeting the housing needs of Hannington Parish which were identified through consultation as a greater mix of housing, including in particular for the older and younger generations.

8. Flooding Objectives and Policies

OBJECTIVES	POLICY
<ul style="list-style-type: none"> To protect the Parish residents who occupy the Flood zone areas of the parish 	<p>HPF1 <i>Flood Prevention</i></p> <p>New development must not have an exacerbating and/or detrimental effect on the Thames flood Plain at Hannington Wick with reference to NPPF Paragraph 103 and Swindon Borough Local Plan 2026 Policy EN6 (Flood Risk).</p> <p>Supporting Information</p> <p>Flood prevention is detailed at both a National and Local policy level, and as such is not part of this Neighbourhood Plan.</p> <p>However, the effects on residents in the Flood Plain are paramount in any development consideration or proposal.</p> <p>Thames Water advise that it is the responsibility of the developer to make proper provision for surface water drainage and surface water must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding</p>

9. Historic Assets and the Conservation Area Objectives and Policies

OBJECTIVES	POLICY
<ul style="list-style-type: none">• To conserve and protect all designated Heritage assets and the conservation area in the Parish• To conserve and protect the conservation area	HPCA1 <i>Protection of Heritage Assets</i> a) In line with Swindon Borough Local Plan 2026 Policy EN10 development proposals that will affect designated or non-designated heritage assets shall conserve and, where appropriate, enhance their significance and setting.

Supporting Information

Any heritage assets in the Parish, and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled, will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To conserve and protect all designated Heritage assets and the conservation area in the Parish • To conserve and protect the conservation area 	<p data-bbox="531 309 1257 347">HPCA2 <i>Protection of the Conservation Area</i></p> <p data-bbox="719 387 1469 689">Development proposals within or that would affect the setting of the Hannington Conservation Area shall demonstrate regard for the Hannington Conservation Area Appraisal and Management Plan (2009) and, in line with Swindon Borough Local Plan 2026 Policy EN10, will conserve those elements which contribute to its special character and appearance</p> <p data-bbox="719 730 1083 768">Supporting Information</p> <p data-bbox="719 835 1465 1043">The community supports protection of the Conservation Area and considers it to be one of the most important features of the Parish as evidenced by 90% of the residents who responded to the community involvement questionnaire.</p>

10. Open Countryside Objectives and Policies

These are areas of open green space, outside of the settlement and conservation areas

OBJECTIVES	POLICY
<ul style="list-style-type: none">• To maintain the rural character of the Parish and Village• To protect the open countryside in the Parish	HPOC1 <i>Bridleways and Footpaths</i> Development proposals that adversely affect the existing footpaths and bridleways around the Parish will be resisted in line with Swindon Borough Local Plan 2026 Policy TR2d.

Supporting Information

Footpaths and bridleways are protected by Swindon Borough Local Plan 2026 Policy TR2d) which states 'Development that results in the loss of existing rights of way or their disruption shall only be permitted when adequate, acceptable alternative provision or diversions are arranged'. However, this was a high importance item to the residents and therefore a policy has been created.

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • To protect the open countryside in the Parish 	<p>HPOC2 <i>Countryside and Rural Character</i></p> <p>a) Development in the open countryside, will be refused if the proposal represents an inappropriate form of development within the Open Countryside and in the absence of any special circumstances would by its inappropriateness have a harmful impact on the open, rural and undeveloped character of the Open Countryside with reference to Swindon Borough Local Plan 2026 Policy SD2 which seeks to prevent development outside of the settlement boundary unless it is in accordance with other policies regarding development in the open countryside (such as EC4, EC5, HA5, HA6 and HA7).</p> <p>b) In line with Swindon Borough Local Plan 2026 Policy SD2 development proposals in the countryside will be restricted to appropriate uses that require a countryside location. In line with Swindon Borough Local Plan 2026 Policy EN5 development proposals for appropriate uses must conserve and enhance the intrinsic rural character, diversity and local agricultural distinctiveness of Hannington’s landscape. In particular, any such proposals should use poorer quality land in preference to that of high grade agricultural land (grades 1, 2 and 3a).’</p>

Supporting Information

Swindon Borough Local Plan 2026 Policy EN5 (Landscape Character and Historical Landscape) provides policy protection for landscape character, requiring proposals to conserve and enhance the intrinsic character, diversity and local distinctiveness of landscape in the Borough, and to demonstrate how they have taken into account the findings and recommendations in Swindon Borough Council’s Landscape Character Assessments.

Hannington village is within the Midvale Ridge character area and the rest of the parish is within the Thames Vale area, to which the Landscape Character Areas Supplementary Planning Guidance applies. This provides a level of existing policy protection and guidance but the strength of feeling of the

Parish residents, in regards, the protection of green space provides justification to an extra policy element.

The Parish of Hannington considers that it is vital to protect the agricultural land in the Parish, which is supported by the National Planning Policy Framework (NPPF) paragraph 112.

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • To protect the open countryside in the Parish 	<p>HPOC3 <i>Protection of Bird Habitats</i></p> <p>Development proposals should not cause the destruction of any green spaces which are the habitat of wild birds (including hunting grounds of birds of prey)</p>

Supporting Information

Wild bird in this policy has the same meaning as in the Wildlife and Countryside Act 1981 as amended, namely “any bird of a species which is ordinarily resident in or is a visitor to any member State or the European territory of any member State in a wild state but does not include poultry. Protection is provided by the EU Birds Directive (Directive 2009/147/EC), the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 (as amended) and Swindon Borough Local Plan 2026 Policy EN4. Specifically, but not exclusively, the local birds of prey are the red kites and buzzards that are in the area.

- The red kite is afforded the highest degree of legal protection under the Schedule 1 of the Wildlife and Countryside Act 1981.
- In UK, the red kite is listed in the Amber List of birds of medium conservation concern due to its stage of recovery from an extreme historic decline in numbers.

OBJECTIVES	POLICY
<ul style="list-style-type: none"> • To maintain the rural character of the Parish and Village • To protect the open countryside in the Parish 	<p>HPOC4 <i>Solar & Wind Farms and Telecommunication Masts</i></p> <p>In line with Swindon Borough Local Plan 2026 Policies IN3 & IN4, the siting and design of proposals for low carbon and renewable energy and telecommunications installations should address, inter alia, their impacts on, and benefits to, the local community and their environmental impact, including cumulative landscape and visual impacts, which for Hannington must include their impact on the Conservation Area.</p> <p>Supporting Information</p> <p>Resistance to the building of solar farms, wind turbines and mobile phone masts is clearly reflected in the community involvement questionnaire results.</p>

11. Monitoring and Review

The Parish Council will monitor the impact of the Neighbourhood Plan and formally review it no later than 2022 and then on a 5-year cycle which may be brought into line with the review cycle of the Swindon Borough Local Plan 2026.

12. Appendix A. Hannington Character Assessment and Design Statement

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Hannington Character Assessment and Design Statement

December 2017 (Final Version July 2018)

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Hannington Character Assessment and Design Statement

Introduction

A Character Assessment describes the distinct appearance and feel of a settlement or an area.

It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.

A Character Assessment supports the Neighbourhood Plan and the Village Design Statement to help developers and their architects understand the local character, and enable them to progress sensitively designed proposals in keeping with the feel and appearance of our local area.

Well-designed development proposals, that are both visually attractive and functional, will stem from an understanding of a development's context and the character of the local area.

A Character Assessment is cross referenced by the Village Design Statement and requires consideration of the important characteristics outlined in this document.

The Village Design Statement will guide new development proposals to consider, respect and respond positively to the existing character of the village.

The omission of any feature from the text or accompanying maps in this character assessment does not mean that it must not be of interest or value.

Methodology

Close reference and adherence to a national standard approach promoted by Planning Aid, England was the keystone to the methodology adopted to produce this Character Assessment.

A working group was formed to undertake the following four basic steps

- Identifying sources of guidance and information
- Identifying the scope of the assessment, and Character Areas within that scope
- Recording the key characteristics of each Character Area
- Writing the Character Assessment document.

The following sections detail the output from these basic steps.

Sources of guidance and information

To assist in the production of this Character Assessment, extensive reference was made to documents published by Planning Aid, England.

Namely:-

- “How to prepare a character assessment to support design policy within a neighbourhood plan”
- “Character Assessment Proforma and guidelines”
- “Character Assessment Template”

Other reference documents used included:-

- “Hannington Conservation Area Appraisal and Management Plan”
- Swindon Borough Council - 2009
- “A Potted History of Hannington “- A locally produced booklet edited in 2000 by Susan Langford (Hannington)
- “The villages and Highworth” – book by P.J.Racher
- “Hannington” – book by Claude B. Fry
- Other Character Assessments found on the Internet

Swindon Borough Council provided maps and photographs, through Karen Phimister, the liaison point of contact between Swindon Borough Council and parish councils

Information on Hannington’s listed buildings was obtained from:

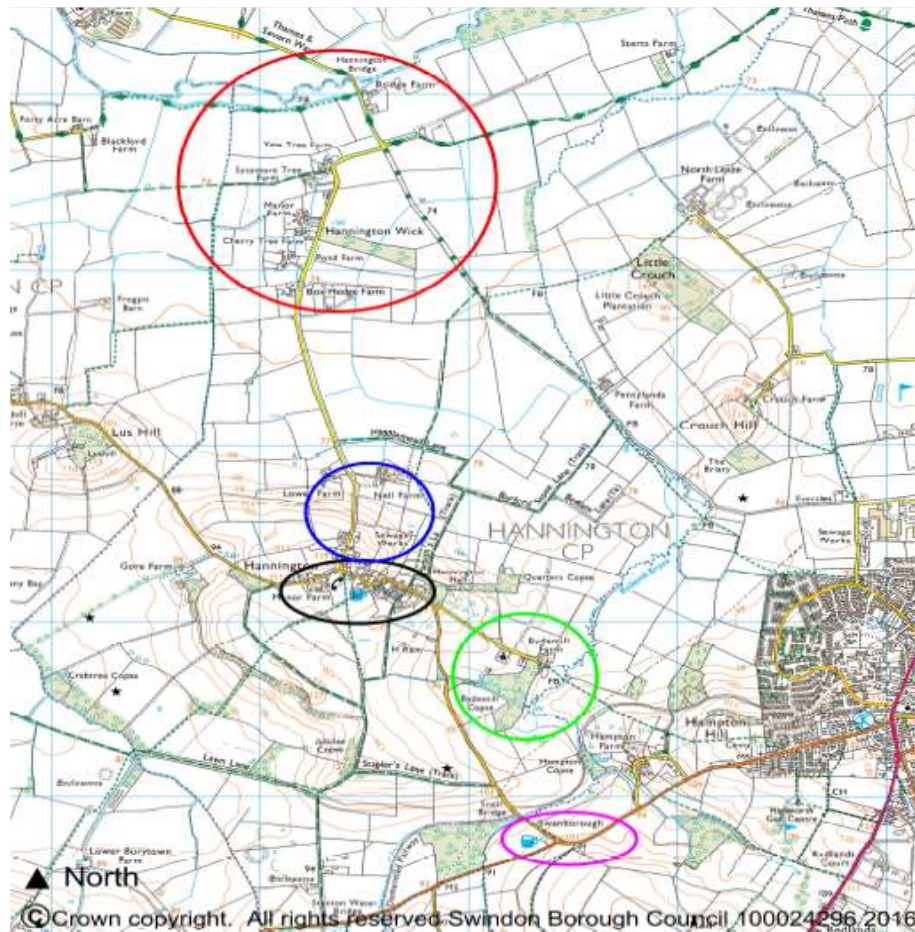
www.swindon.gov.uk/info/20059/land_premises/374/find_out_about_listed_buildings

Scope of the Character Assessment and identification of specific Character Areas

Given that the Neighbourhood Plan covers the entire Hannington Parish, the scope of this Character Assessment has been set to cover the same area

Within the Parish there is a designated Conservation Area and within that lies the Hannington Village Settlement Area

The Map shows the Character Areas identified within the Parish



CA01 - Queens Road,

CA02 - Nell Hill,

CA03 - Church of St John the Baptist and Bydemill Farm,

CA04 - Swanborough

CA05 - Hannington Wick

Recording the key characteristics of each Character Area

The working group used copies of the character pro forma provided by Planning Aid, England to categorise and record different elements of the local character in each character area.

This pro forma included section where the group could note details on the following:

Layout - how buildings are generally arranged in relation to the local road network, gardens, and other spaces in between.

Topography - flat, valley, plateau, hill, steep etc

Spaces - playing fields, market squares, allotments, graveyards etc

Roads, streets and routes - vehicular routes, pedestrian footpaths, cyclist lanes, shared-surfaces etc

Green and natural features - trees, hedgerows, rivers, streams, ponds etc

Landmarks - distinct buildings, monuments, statues, mature and prominent trees etc

Buildings and details - building heights, materials, key architectural features, roof types, construction-area etc

Streetscape features - bus shelters, benches, boundary treatments, signage etc

Land Uses - residential, retail, commercial, industrial, leisure, mixed-use etc

Views - from places that are publicly accessible, well-used and regularly frequented by the local community and should contain significant buildings or landscapes that help to define and enhance the character of the parish.

The working group walked around each identified character area and, using the pro forma, recorded the key features and elements that make that particular part of Hannington Parish special and distinctive. During this exercise they also took numerous photographs of these areas for inclusion in the Character Assessment document.

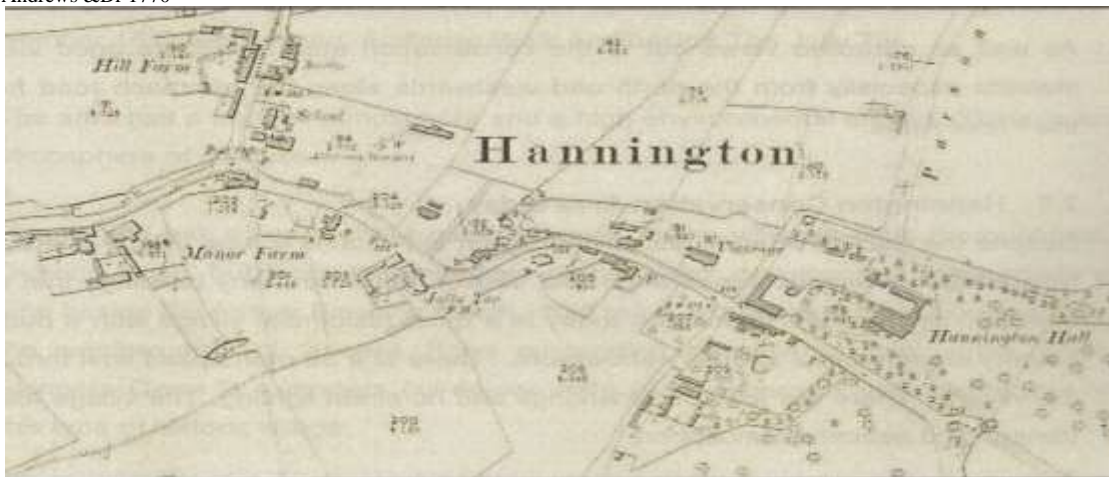
Using the information contained within the completed forms, along with photographs and relevant information sourced via desktop research (local history publications, listed building information and council evidence documents), the working group set about producing the formalised Character Assessment.

General Village Character Assessment and Historical Perspective

Hannington was first recorded in the Domesday book as “Hanindone”, a more recognisable form Hannyngton appears in 1576. The name is formed from a Saxon personal name and the word “dun” meaning a rounded hill. As can be seen from the maps below Hannington has not changed much since the 1770’s.



Andrews & Dr 1770



circ.1860



Hannington Hall, the most prestigious building in the village and the locality, dates from the mid-17th century and there are several houses from the 18th century. For centuries Hannington was a small agricultural community typical of the locality. In common with many English villages, Hannington has seen a decline in agricultural and communal activity and although at one-time Hannington had a school, three pubs, a post office and store, a smithy and a cycle shop.

Overall, the village changed little in appearance until the second half of the 20th century during which a cul-de-sac development of council houses (Skinners Close) was constructed on former open space and a number of buildings were built in the vicinity of what was Pound Farm, just below the brow of Nell Hill.

The village is approximately 120 metres above sea level and lies about six kilometres north of Swindon and two kilometres west of Highworth and is sited astride a narrow lane that branches from the B4019 at The Freke Arms between Blunsdon and Highworth.

The lane, known as Queens Road as it passes through the village epitomises the linear development of the village.

Queens Road was originally called “The Street” but renamed to commemorate the coronation of Queen Elizabeth II in 1953.

Queens Road proceeds through Hannington to Castle Eaton beside the Thames. An unnamed road branches from Queens Road, traverses Nell Hill, and passes via the bridge known as Hannington Bridge over the Thames through to Kempsford and into Gloucestershire.

The village has a very distinctive character, one that is important historically and one that the resident’s value and wish to see understood and enhanced as any future development takes place.

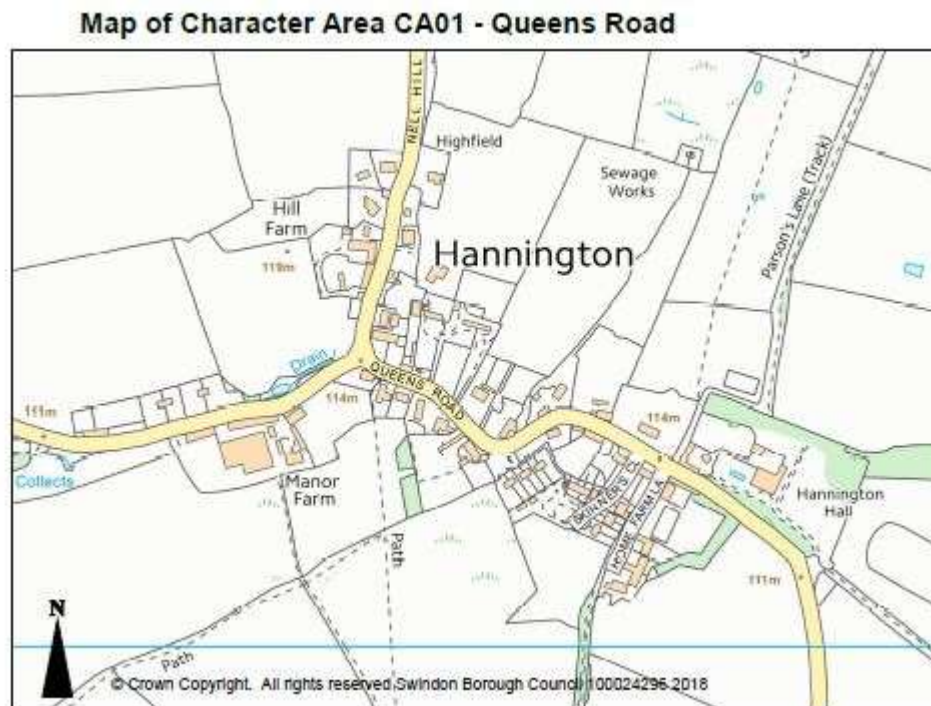
Hannington remains a quiet and small village, but a jewel in the countryside offering many fantastic routes for walking, cycling, and horse riding, as well as picturesque listed buildings.

Summary of the key characteristics of the Hannington Parish

- A tranquil and peaceful village atmosphere with a high environmental quality.
- The predominantly linear street pattern of the area.
- The notable historic appearance that derives from the many buildings that are over 100 years old.
- The prevalent use of local building materials, notably local stone and red brick.
- An abundance of trees, hedges and other vegetation.
- Local features and details, especially stone walls that give the area its distinctive identity.
- Existing development is very low density, with several significant open spaces.
- The architectural and historic interest of the area's buildings and other structures - in particular Hannington Hall and the eleven other listed buildings in the area.
- Several public footpaths and bridleways leading off Queens Road to views over open countryside.

Character Assessment for CA01 - Queens Road

CA01 Detailed Area Map



General Description and Observations

Hannington village is positioned on an elevated escarpment overlooking the Midvale Ridge Valley to the north.

Hannington has a linear street pattern based on Queens Road and is characterised by a collection of buildings scattered beside a winding thoroughfare, which falls and rises to create an interesting series of attractive “street scenes” as one travels through the village.



Queens Road is an unclassified narrow road, a broad S- bend leads to The Jolly Tar pub and then proceeds on to a Y-junction branching northwest towards Castle Eaton and north down Nell Hill towards Hannington Wick.

Leading off Queens Road are several bridleways, public footpaths, and “lanes” which are very popular with walkers and horse riders alike. These pathways also provide access to some magnificent views from Hannington over the surrounding landscape.



Local stone is prevalent and, proceeding westwards, the historic appearance and character of the village is clear.

Mature trees, a dozen historic buildings and old roadside stone walls predominate until the junction with Nell Hill.



There is pavement to one side only which extends from the entrance gates of Hannington Hall to the brow of Nell Hill, and then across the road alongside Manor Farm.

There is a mixture of old buildings, from the 17th century onward with limited and sympathetic 20th-century infill. There are instances of modern ‘backland’ and side-road developments which are uncharacteristic of this type of historic village.

Queens Road has a wide variety of building types, sizes, materials, frontages and boundary treatments, but the overwhelming impression for anyone traveling through the village along the road would be that of picturesque old houses and cottages built from local stone with slate roofs, and of stone boundary walls.



The settlement's haphazard layout results in a high proportion of open space and there are generally wide spaces between buildings, and a grass bank beside The Jolly Tar.

Along Queens Road there is a wide variation in the size and nature of the front space between properties and the roadside.

Some of the properties have small front spaces or none at all. For example, Rose Cottage and Yorke House.





Some of the properties along Queens Road are set well back from the road but in full view. For example, a terrace of three cottages (numbers 16, 18 and 20) are set back some 100 metres from the road, behind Ambrose Walk.



Other properties are screened by high walls or hedging, but have attractive frontages and front spaces visible through gateways.

The majority of the buildings in Queens Road are detached residential properties of heights varying between one, two, and two-and-a-half storeys.

There are a smaller number of detached bungalows, a number of semi-detached and terraced buildings.

A large number of the buildings are constructed with natural stone external walls incorporating red brick window surrounds.



There are a number of buildings, notably the bungalows, constructed in modern building materials.



There are very few buildings with external walls completely of red brick but there are a small number with rendered or painted brick exteriors.

The majority of the buildings have slate or clay tile roofs with stone or brick chimneys.



Red brick and/or stone chimneys are common - some are surprisingly tall (e.g. Gardener's Cottage and Butler's Cottage).



The village has a distinctive and lively roofscape which, due to the topography of the area, is highly visible.

Most of the buildings have painted timber windows, gates, and doors, some with porches over, in various styles. There is very little use of uPVC.



A major element in the character and appearance of Queens Road is the well-tended gardens, however small, often stocked with traditional English 'cottage garden' plants. Roadside hedges and garden boundary hedges, for example the high privet hedge around The Knoll House, are also a local feature.

The vast majority of the properties in Queens Road have sufficient off-road parking, and generally the road is clear of any vehicles parked on the roadside.

There is a 30-mph speed limit through Queens Road and the rest of the village.

There are few road markings and no street lighting, the latter being a feature appreciated by the majority of residents.

Detailed Description and Assessment



Proceeding into the village from the south, the entrance gates to the grounds of Hannington Hall provide a good first impression of the village. Immediately in front of the 19th century stone gate piers, on a triangular grassed area, stands a fine tree which has been identified as a Norway maple. Many residents declare this tree to be their favourite among the many trees in Hannington.

Turning east into Queens Road, a high stone wall prevents a full view of Hannington Hall's facade, but in compensation, large overhanging trees on either side of the road, and roadside buildings set close to the road, provide an enclosed and shady gateway.

Next property of note is Glebe House, once a rectory, which faces south onto the road from behind a high stone wall and a screen of trees. However, its frontage and a gravel drive can be viewed through a wooden-barred gateway. To the right of the gateway, a low garden wall allows a magnificent view of open countryside to the north, a view which is appreciated by many passers-by.



Opposite Glebe House are the entrances to Queens Road's two cul-de-sac side roads, Home Farm Lane and Skinners Close.

Home Farm Lane once led to a farm yard with derelict buildings, but a new development of four “Barn” type buildings were built earlier this century. Each has an open courtyard front garden and a medium sized rear garden backing onto open fields.



Skinner's Close is a development of mainly two storey semi-detached houses with small front and rear gardens. The houses are a mix of council, housing association, and privately-owned properties. There is also a terrace of single storey homes for the elderly.



Two significant open spaces are located at the southern end of Skinner's Close which comprise a well-equipped children's play area and the Community Orchard. The Community Orchard was planted in a field owned by the Thomas Freke and Lady Norton Charity and is a popular amenity for the village residents.



Proceeding westwards, Queens Road narrows dramatically and is bounded closely by Yorke House on the north, with Rose Cottage and Step Cottage on the south.



Heading towards the centre of the village, Queens Road drops to a hollow, in which stands The Jolly Tar pub, and then on to a gentle upward slope on the other side.

The local building stone and typical walling material is Coral Rag sometimes used with locally produced red brick around windows and doors. There are many examples in this part of the village, including numbers 8 and 10 Queens Road.

This particular mix of stone and red brick, along with the use of Cotswold stone roof tiles and natural Welsh slate establishes the special character of the architecture of the village.



Roadside kerbs of Sarsen stone, a local stone noted for its durability, are present on the kerbs opposite The Jolly Tar. These have a texture and colour not found in pre-cast concrete kerb stones and contribute subtly to the village's rural character. On the roadside near The Jolly Tar, and located outside a property named The Hidden Well, is an old cast iron water pump.



One of the largest open spaces along Queens Road is sited opposite the water pump. This open space is a former paddock which was purchased by the local Thomas Freke and Lady Norton Charity in 2003. The land has been landscaped and developed into a public recreation area called Ambrose Walk, in memory of Ambrose Hussey-Freke who died in 1986 and who, with his wife Mary, were owners of Hannington Hall and prominent members of the village community.

The design of the site of Ambrose Walk incorporates stone sculptures that represent the village itself, with paths representing roads and shaped seats representing notable buildings.



Nearby, and west of Ambrose Walk, is a building named The Reading Room. This was originally a carpenter's shop built from materials recovered from some adjacent cottages that had burned down. In 1923 the building was adapted for use as a reading room for the use of the village residents. Now it is a private building.



Further westward, Queens Road has a significant junction with Nell Hill which heads northward towards Hannington Wick. The road layout at this junction has led to it being referred to locally as The Triangle. It is believed that the parish stocks stood here during the 18th century.



Opposite the junction, and against the wall of The Old Post Office, Queens Road hosts a defunct red 'K6' telephone kiosk. When the telephone kiosk was decommissioned by BT it was purchased by Hannington Parish Council and has been repainted, fitted with a bookcase and now acts as a "book-swap library" for the village residents.



Innovative use has also been made of a nearby redundant bus shelter which was adopted by the Parish Council, repainted, and adapted as an Information Point complete with a detailed map of the local area's attractions, bridleways, and public footpaths.



Beyond the Nell Hill junction, Queens Road has the atmosphere of a country lane.

On the north side of the road, extending some 100 metres past the Information Point, there is a wide, well-tended, and densely planted area of trees and bushes which also incorporates a small pond.



On the south side of the road is a notable old farmhouse belonging to Manor Farm.



In the grounds of Manor Farm itself, is a complex of farm buildings of mixed age. Some are constructed in the traditional vernacular of stone and brick, with clay pantile and stone tiles, while others are large new steel-framed sheds. Some of the buildings have become commercial workshops.



Queens Road ends at the western extreme of the village where, on the north side, there are a series of semi-detached buildings.



Listed Buildings in Queens Road

In Queens Road there are twelve listed buildings which make a strong contribution to the character, and the architectural and historical interest, of the area

Hannington Hall (Grade II*)

Located at the eastern end of Queens Road, Hannington Hall is the village's most prestigious building.

The listed status accredited to the Hall is shared by some of its outbuildings, namely:

- Ice-house
- Stable block
- Roadside wall and gate piers
- Well-house in the stable yard

Hannington Hall dates from the 17th century with 19th century alteration and additions, and is the ancestral home of the Freke family. This Grade II*(starred) Listed Building was built for Sir Thomas Freke in 1653 and possibly incorporates an earlier parsonage. The ice house is one of only three such listed buildings in Swindon Borough.

Yorke House (Grade II)

Probably built circa 1710, but its site is considerably older. It has two and a half storeys and a late 19th century glazed and gabled porch

Glebe House

A former rectory built circa 1720 but in earlier style. It has two and a half storeys and one of the many stone tiled roofs in the area

The Jolly Tar (Grade II)

Originally a farmhouse built in the 18th century, it was first licenced as a public house in 1861.

The Jolly Tar was owned by the Freke family and was so named after Captain John Willes-Johnson RN who married into the family.

Knoll House (Grade II)

Built in the 18th century, it has two and a half storeys.

Nos 8 and 10 (Grade II)

Built in the 17th century with 18th and 19th century modifications. Each cottage has two and a half storeys.

Character Assessment for CA02

CA02 Detailed Area Map

Character Area 02 - Nell Hill



Nell Hill



Turning north off Queens Road and heading towards Hannington Wick and Kempsford, Nell Hill is a narrow minor road which descends the escarpment steeply to the village's northern boundary point.

At this point Nell Hill becomes the road known locally as Wick Road, which continues to Hannington Wick.

Starting from Nell Hill's junction with Queens Road, an open field immediately on the left suggests that this is the end of the village, but development, old and new, continues on either side.



The Village Hall on the right was once the village school but is now used for many village community functions as well as being available for private hire.

The village's only thatched buildings, Hill House and The Barns, stand on the left at the brow of Nell Hill beside Hill Farm. Hill House is a stone farmhouse with 17th century origins.



Hill House and The Barns are Grade 2 listed buildings which, together with other nearby old buildings and walls, comprise a fine collection of building types and materials (stone, tile, thatch, slate, stone, brick, and timber) that typify the village and make a significant contribution to the village's overall historic character.



Next to the Village Hall and opposite Hill House, stands Century House built in 1858. This is a notable property in a prominent position with an impressive frontage.

Adjacent to Century House is a modern property called the "The Old Smithy" built on a site historically occupied by the village blacksmith.

The Old Smithy represents a good example of an in-fill development that was designed to sympathetically blend with existing surrounding properties.



This part of the village displays a wide variety of boundary treatments typical of the village as a whole.

Here there are good examples of relatively modern walls and fences that have been built to complement the older and well-established boundaries.



As Nell Hill begins its descent there are a number of modern detached properties with spectacular private views across the Thames Vale in a north and easterly direction, and towards Lush Hill and Castle Eaton to the west.

Within the boundary of one of these properties stands The Pound. This remnant of the area's farming background was used to hold stray farm animals until they could be retrieved, for a nominal fee, by their rightful owners.



Proceeding downhill, Nell Hill drops between high banking hedgerows until, on the right-hand side, a wide verge incorporates the first section of a bridleway known locally as Bailey's Lane.



Recently re-established, this section of Bailey's Lane provides an off-road pathway that is separated from the roadside by a well-developed tree-line and is popular with walkers and horse riders.

There are some fine views from Bailey's Lane across the Vale countryside in an eastward direction.



As Nell Hill levels out this section of Bailey's Lane ends and marks the location of the last few properties within the Nell Hill character area. These are notable properties set well back from the road and associated with the farms that were or still are, operational in this area.



Nell House on the right is set in impressive gardens at the end of a long drive accessed through a gated entrance.

Nell Farm House and Cottage are similarly set back from the road at the end of a long drive. These properties are associated with one of the few farms still operational in the Hannington area.

Lower Farm House is a Grade 2 listed building set in large open gardens with an impressive array of trees.



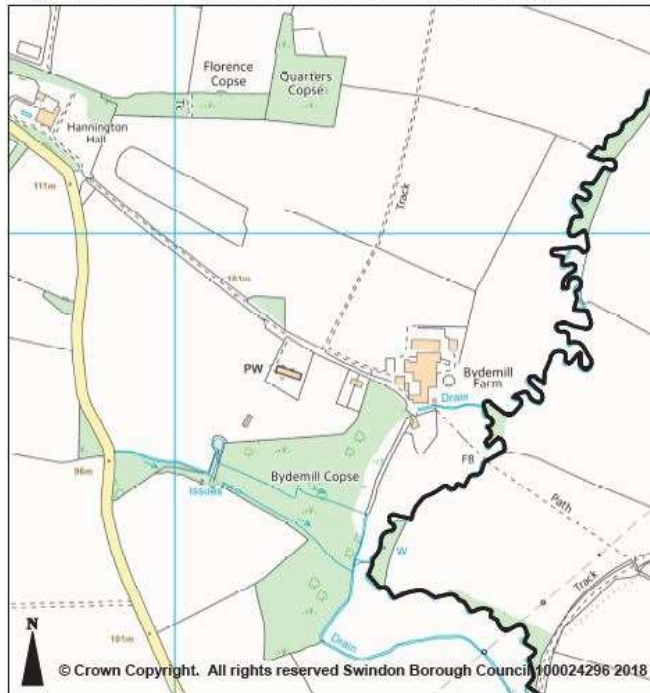
Nell Hill, as defined as a character area in this assessment, ends at the Hannington village sign.

At this point the road continues into an area of open countryside within the Thames Vale which is part of a flood plain associated with the River Thames.

Character Assessment for CA03

CA03 Detailed Area Map

Character Area 03 - Church of St John the Baptist and Bydemill Farm



Church of St John the Baptist and Bydemill Farm



Immediately in front of the 19th century stone gate piers to the grounds of Hannington Hall is a junction from where a narrow tree lined lane leads to the Church of St John the Baptist and Bydemill Farm and Mill

Within a few footsteps of entering the lane to the church, walkers will find themselves passing through open fields to the left and right and able to enjoy extensive views of the landscape eastward towards Highworth and north eastward towards Lechlade.

The walk along the lane to the church and beyond to Highworth by public footpath is one enjoyed by local residents as well as visitors.



Travelling down the lane and looking back, there are fine views of Hannington Hall.

On the South-East side of the lane is The Church of St John the Baptist, a grade 2 listed building standing in a well-tended graveyard with mature Yew trees and a row of established Lime trees. On the opposite side of the lane are excellent views towards Highworth and Lechlade.



Beyond the church the lane passes two semi-detached houses for farm workers, before terminating at Bydemill Farm.

Some of the buildings at Bydemill Farm are now used by small businesses, one of which is being used by a company building shepherd's huts.

The Mill building part of the farm house still exists although no wheel is present and only a very small amount of water feeds the stream.



The area is surrounded by open farmland with a small copse and a wood with various types of trees and a stream.

Passing through the farm yard, opposite the farm house, is a public right of way, which leads across a field and up a small hill towards Highworth with fine views back towards Hannington.



Church of St John the Baptist

Grade II* listed Hannington Church is dedicated to St John the Baptist, but records of 1317 suggest that it was previously dedicated to St David. This was not the first church on this site. The south doorway and the porch doorway are the remains of an earlier building of around 1160. The porch itself appears to be 14th century with a curious niche in the east wall. There is a theory that the now isolated church was once surrounded by the village, but that in 1348 its people, like many others at the time, moved to a safe distance and burnt the village in an attempt to stop the Black Death.

The nave was built not later than 1230. The north and south walls throughout, and the buttresses at the eastern end were built in the 15th century, as were the adjoining windows and the staircase to the rood-loft. On the north wall one window was filled in, and a door placed there is still visible on the outside. There is a 13th century coffin slab on one of the south buttresses.

The buttressed tower is about 1430, and rises in three stages to the battlemented parapet with carved gargoyles at the corners.

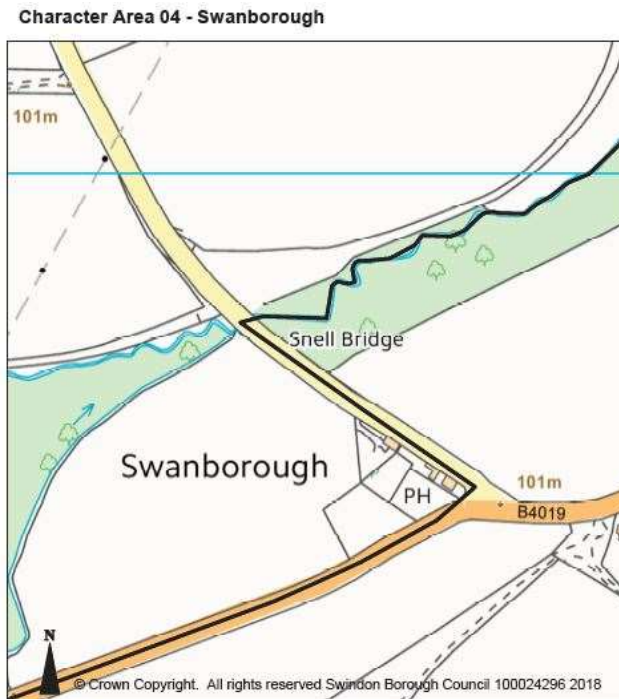
Like many others, our church was 'restored' in Victorian times. In 1871 the vestry was built.

There is a peal of six bells; five dating from 1639. One of them was recast in 1919, and they were all rehung on a new cast iron framework in 1958. The sixth bell was added in 1967.

Source - <http://www.stmichaelshighworth.co.uk/hannington.htm>

Character Assessment for CA04 – Swanborough

CA04 Detailed Area Map



Hannington parish includes the hamlet of Swanborough, a mile south-east of Hannington village, on the border with Highworth parish.

Swanborough lies outside the Hannington Conservation Area.

A point of interest is the area once being the site of Hannington Railway Station.



Remains of the platform of Hannington Station can still be seen in a patch of waste land near Swanborough. This was one of the stations on the Great Western Railway, Highworth branch line, between Swindon and Highworth. The first train ran in 1883 and the line was closed as part of the Beeching cuts in 1964.



Today, the principal feature of this area is obviously The Freke Arms public house.

Named after a family of local landowners, The Freke Arms was built in the early 1800's on the instructions of Henry Freke to entice the farm workers over from the nearby Quaker village of Stanton Fitzwarren.

The pub was bought by the Arkells brewery in 1892 and altered to its present state in 1966 it still retains much of its character of pubs of that era.

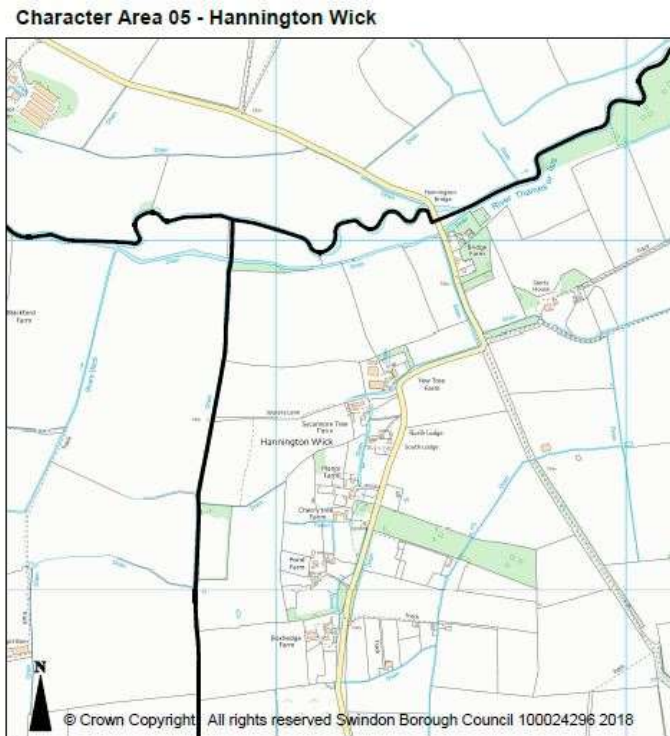


Adjacent to the Freke Arms stand Swanborough Cottages alongside Swanborough Lane at the start of the minor road leading to Hannington village. These two semi-detached cottages were originally built for local farm workers.

The Swanborough area does not contribute significantly to the present-day character of Hannington parish, although it does provide a landmark junction for people travelling to Hannington village.

Character Assessment for CA05 - Hannington Wick

CA05 Detailed Area Map



Hannington Parish includes the hamlet of Hannington Wick which lies one and a half miles to the north of Hannington.

Hannington Wick lies outside the Hannington Conservation Area

Hannington Wick is a loose settlement of impressive properties strung along the Hannington to Kempsford road. This former drove road probably provided a year-round ford of the River Thames into Gloucestershire, giving a direct route connecting Highworth with the large and affluent wool market town of Cirencester.

The suffix “Wick” means “the dairy farm of the manor”.

Hannington Wick's northern boundary is defined by the River Thames which also forms both the northern boundary of the parish and the county boundary with Gloucestershire.

The minor road north from Hannington Wick is carried over the River Thames by Hannington Bridge.



The existing Hannington Bridge was built of stone in 1841, replacing an earlier wooden bridge on the line of a Roman crossing.

The bridge comprises three small skew arches, with a causeway either side with flood arches.



Close to the bridge are two Grade II listed properties, namely, Yewtree Cottage, and No.2 Bridge Cottage.

The Thames Path is well defined and sign posted near here and provides a popular walking route through the surrounding countryside.

There was a "Chapel of Ease" built at Hannington Wick in 1714 by Thomas Freke.

It provided an alternative and more convenient place of worship, particularly in adverse weather or flooding, for the parishioners of Hannington Wick who would otherwise have to travel to the church in Hannington.

It was demolished in 1875 and the stone and interior oak panelling was used to build a school in Hannington.



Hannington Wick is sited within a designated flood plain of the River Thames and extensive flood defences are evident in the area, particularly the well maintained roadside ditches.

Indeed, along both sides of the road there are areas of water surrounded by marshy ground and attendant willow trees.



If further evidence was needed, look no further than the aptly named Watery Lane bridleway that leads off the road near Yewtree Farmhouse.



The present-day character of Hannington Wick is reflected essentially in the many fine farmhouses and the abundance of trees. The farmhouses are mainly set well back from the road but easily viewed across their well-tended frontages.

Yewtree Farmhouse is one such property and is a Grade II listed building.

In addition to those already mentioned, there are two other listed buildings in Hannington Wick, namely Cherry Tree Farmhouse (Grade II) and Manor Farmhouse (Grade II *)



Historically, when all the farms in the parish were fully operational, there must have been a tangible link between the communities of Hannington Wick and Hannington Village, which to a lesser extent still exists today.

Hannington Wick epitomises the agricultural character of the parish, both past and present. The River Thames, the extensive woodland in the hamlet, and the surrounding open countryside, represents rural England at its best.

Landscape Setting, Pathways and Views

Within the Hannington Parish boundary, the area covered by this Character Assessment, there are large expanses of open countryside, reflecting the widespread rural character and farming use of the land.

Hannington village is located on the north-eastern slope of a spur of a Corallian outcrop which is part of the Mid-Vale Ridge Landscape Character Area, as defined in the Swindon Borough Local Plan 2011.

The village has a beautiful hilltop setting, an abundance of trees, and is surrounded by unspoiled open countryside.



The north side of Hannington village affords splendid panoramic views across the Thames Vale. Some of these views can only be gained from the private back gardens of properties on the north side of Queens Road and at the top of Nell Hill.



However, views out of the village can be accessed via the footpaths, bridleways and lanes that lead off from Queens Road and may take in local landmarks as far afield as the tower of St Michael's Church in Highworth, and the spire of St Lawrence's Church in Lechlade.



There are also splendid views of the countryside to the east of Hannington from the lane to the Church, Bydemill Farm, and beyond on the footpath leading over the fields towards Highworth.



A minor road, known locally as Wick Road, connects Hannington with the hamlet of Hannington Wick. The area traversed by Wick Road lies in a flood plain of the River Thames and offers uninterrupted low-level views of open countryside in the Thames Vale to the east and west.



Such views can also be accessed from Middlemead Lane, an ancient lane off Wick Road, just outside the village boundary.



Aerial photographs of the land north of the village show settlement features, possibly early Roman field systems that adopted more rectangular shapes to fields that were laid out on a grid system with lanes for access.

The landscape to the south and west of Hannington village, though not so dramatic as that to the north, is truly representative of Hannington's rural character.

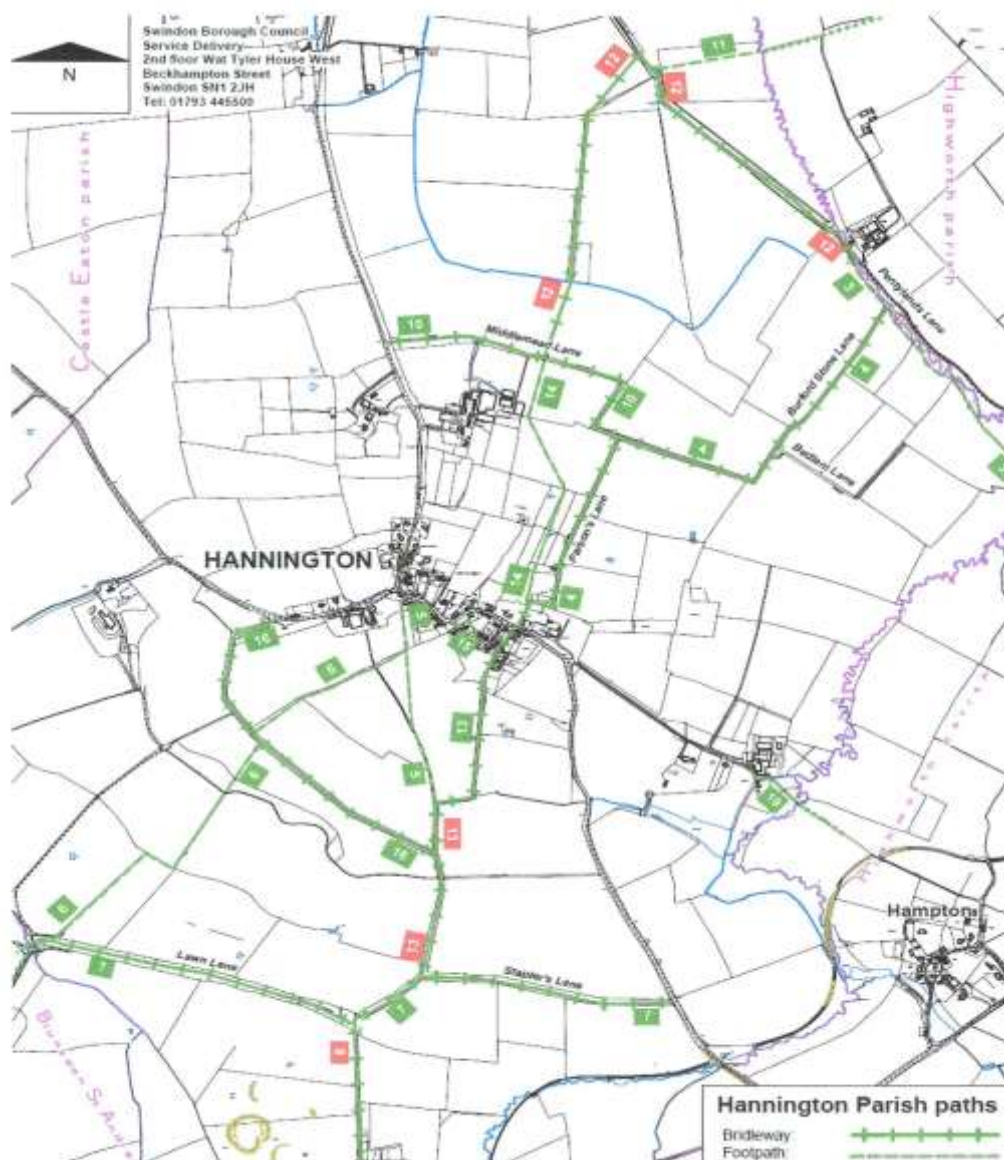
The level, open farmland with its hedgerows and copses, offers attractive views towards Castle Eaton and Blunsdon.



Such views are easily accessible from the extensive lanes and footpaths in this area, which is probably the favourite for walkers and especially for horse riders who can enjoy long rides without having to cross public roads.



The map shows the extensive network of Bridleways and footpaths around Hannington.



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Hannington Parish and Village Design Statement

Background and Purpose

Village Design Statements, in general, emerged from work by the Countryside Commission, now Natural England, in 1996. They are a form of planning guidance to inform the design of new development, and as such tend to dovetail into other more formal documents such as Neighbourhood Plans. Their aim is to encourage developers and householders to design new buildings or extensions (and other elements such as fences and outbuildings) so that they are in keeping with existing local character.

This document forms part of the Hannington Parish Neighbourhood planning document set and is referred to specifically in the Hannington Parish Neighbourhood Plan. In turn, design statements and considerations in that document are influenced by the Hannington Character Assessment.

Objectives

This Village Design Statement is aimed at preserving the unique visual character of Hannington village and the surrounding area within the Hannington Parish.

It provides clear and simple guidance to encourage developers and other individuals to adopt good designs that will not be detrimental to the individual character of the locality.

It will support commitment to preserving the character and appearance of Hannington village whose historical ambience and environmental quality make an important contribution to the Conservation Area in which it is located.

It is intended that this Village Design Statement will help planning officers, developers, designers, and the public at large to demonstrate that development:

- would not harm the conservation area but, as per the Hannington Conservation Area Appraisal 2009, would enhance or protect the conservation area.
- would, by virtue of placement, design, size and quantity, conserve and protect the character of the whole parish.

Furthermore, it is intended that this Village Design Statement will help to ensure that development is in accord with Swindon Borough Local Plan Supplementary Planning Guidance: Buildings of Significant Local Interest.

Important Reference Documents and supporting Information

1. Hannington Village Character Assessment

Well designed development proposals, that are both visually attractive and functional, will stem from an understanding of the site's context and the character of the local area.

The Hannington Parish and Village Character Assessment documentation must be used in conjunction with the Village Design Statement in order to recognise and appreciate the important characteristics of the parish.

The Village Design Statement will require new development proposals to consider, respect and respond positively to existing characteristics including:

- building heights, layout, spacing
- boundary treatments
- Open space, trees and natural features important views and landmarks.

2. 'Hannington Conservation Area Appraisal and Management Plan 2009 - Swindon Borough Council

The designation of the Hannington Conservation Area reflects Swindon Borough Council's commitment to preserving the character and appearance of this historic rural village whose historical ambience and environmental quality make an important contribution to the Borough's varied types and ages of conservation areas.

The appraisal document defines and records the area's special architectural or historic interest and identifies elements that contribute to its special character and appearance.

The appraisal provides a sound basis for development management decisions which impact on the conservation area.

3. Neighbourhood Plan - Statement of Community Involvement

The Hannington Planning Steering Group distributed a questionnaire to each residence in the parish covering a wide variety of topics relating to the area's amenities, environment, and future development.

The following table shows those responses from the questionnaire that relate to design constraints.

OBJECTIVES	DECISION	PERCENTAGE
Extensions to buildings should be sympathetic in scale, design and materials?	AGREE	92.98
New housing should be sympathetic in scale, height and materials?	AGREE	85.96
New housing should be allowed to be different with careful design?	AGREE	59.64
Development of all types should complement housing around it?	AGREE	91.22
The village would benefit from the development of new housing?	DISAGREE	47.36
The character of Hannington derives from its current size?	AGREE	80.70
Further development is desirable?	DISAGREE	56.14
Further development is necessary?	DISAGREE	59.64
Brown field sites should be priority for any future development?	AGREE	78.94
Ribbon development should be encouraged?	DISAGREE	47.96
Any development in gardens should be restricted to preserve the open aspects of the village?	AGREE	59.64
Hannington should retain a mix of smaller houses and bungalows as well as larger homes?	AGREE	89.47
House condition provides a valuable contribution to the character of Hannington?	AGREE	87.71

Hannington Conservation Area – Design Considerations

This section is intended to highlight the importance of design constraints specifically within the Hannington Conservation Area.

It is essential that developers, designers, and the public at large, consult the Hannington Neighbourhood Plan and the Hannington Conservation Area Appraisal document when producing development proposals which affect the conservation area. This guidance is intended to apply to all development proposals whether residential or commercial.

Such proposals will be judged by their effect on the area's character and appearance as identified in the appraisal.

The character and appearance of Hannington's conservation area is particularly vulnerable to damage from unsuitable development because of the area's attractiveness and historic ambience

Indeed, it should be noted from Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that, when planning administrators consider applications for development which affect a conservation area, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The Hannington Conservation Area Appraisal document was prepared by Swindon Borough Council in collaboration with Hannington Parish Council. Swindon Borough Council's Planning Committee approved the document on 10th February 2009

Specific Material and Design Guidance

The following sections are intended to detail specific design elements and the associated constraints throughout the entire Neighbourhood Plan Area.

Guidance is provided to encourage developers and other individuals to adopt a good design approach to new developments, and the modification or refurbishment of existing structures.

References are shown, where appropriate, to the relevant Neighbourhood Plan policies.

1. Buildings

General

Developers should be receptive to design influences from the immediate vicinity except where adjacent buildings may in themselves be poor examples.

Maintenance of historic buildings should ensure that original details are retained and repaired where feasible.

As far as possible, traditional techniques and compatible materials should be used.

Particular care should be taken with the design and materials used for extensions and conservatories, and for alterations such as replacement doors and windows.

Attention should be given to sensitive views within the village, for example the Parish Church and the setting of Heritage Assets.

Sizes and Types

The effects of the sloping topography of the village must be considered as this can increase the disparity in heights between adjacent properties.

Development should reflect local Character.

Siting and Density

Care should be taken to maintain generous space around new buildings and between these and existing structures, as per the Plot Ratio. The positioning of new buildings, and the density of these, should take account of the need to maintain village character in the street scene and to preserve Hannington's characteristic openness as far as possible, in accordance with the Swindon Residential Design Guide June 2016.

External Appearance

The outward appearance of new buildings must be sensitive to surrounding properties.

Designs that complement and harmonise with buildings in the immediate vicinity of the proposed development is encouraged.

New housing may be allowed to be different, for example, when a modern interpretation of the traditional rural building is proposed.

Such proposals should be presented at the pre-planning stage.

It is important that such housing is carefully designed to maintain the rural character of the parish and incorporates best practice in its construction.

External Materials

Materials used should reflect or be appropriate to the local vernacular and refer to the Swindon Residential Guide 2016 pp37/38.

The colouring and texture should blend with that of adjacent properties, particularly when adjacent to the older village properties that are constructed with natural stone external walls incorporating red brick window surrounds.

The use of red brick is acceptable.

Rendered facings are acceptable in white or subtle colour shades.

All facings should aim to harmonise with those of adjacent properties

Cladding, using wood such as larch or birch, is acceptable as long as it is used only as accent facing.

Cladding in uPVC should not be used.

Where repairs are made, or extensions built, materials and style should match, as closely possible, the adjacent or existing structures.

Roofs

On new roofs, the colour, style, profile and texture should match traditional clay tiles or slate as closely as possible or as indicated by the Swindon Borough Council.

Tile, slate, stone or thatch is the preferred roofing materials.

Other modern materials may be considered where permitted by the Swindon Borough Council and where their use does not adversely affect the character of the street scene.

Dark grey or dark brown are the preferred roofing colours.

Slate Photo-voltaic cells are acceptable, subject to the preferred roofing colours

Matching tiles or slates should always be used when renewing or repairing existing roofs.

Roofs should not be so steep as to increase the mass effect.

Dormers must be of traditional design, preferably gabled or “cat-slide” as opposed to flat-roofed, and constructed in materials matching the rest of the roof.

Windows

Double or Triple glazing will be encouraged where considered appropriate.

Windows in new buildings should be of a style, scale and proportion appropriate to the building as a whole, and to adjacent properties.

Replacement windows should match the original or other existing windows as closely as possible.

Similarly, new windows in an extension should match those in the main building as closely as possible.

Doors

Subtle or natural colour shades are also preferred.

Doors should be of a style, scale and proportion appropriate to the building as a whole.

Garage Doors

Subtle or natural colour shades are the preferred choice, in the same or similar colour to that used on the rest of the building.

Porches

Where a porch is included in the design, its elevation should be in proportion to the rest of the building, and of the same or similar material, colour, and general style.

Porches, Chimneys and Solar panels may require Planning Permission (PP) or Listed Building Consent (LBC) for any alteration (internal or external) which affects the special architectural or historical interest.

Chimneys

Chimneys should be of brick or stone with traditional stone caps, brick moulding, or pots.

If rendered, they should match any other rendering style on the building.

Replacement chimneys should match original materials as closely as possible.

External Wood Burner flues should be well designed, well fitted, and have no adverse impact on adjacent properties.

Domestic Solar Panels

The visual aspect of solar panels, and their impact on adjacent properties and the surrounding area, is the main constraint.

Alternative photo-voltaic technology should be considered in order to meet the constraints relating to visibility.

Ground mounted solar panels should be located so as to be hidden from any external view of the property.

Boundary Treatments

Boundary treatments must be sympathetic with neighbouring properties and in keeping with the character of the village.

(e.g. stone, hedging or brick, rather than wooden fencing)

Where buildings are set back from the road, it is important that boundary treatments and landscaping make a positive contribution to the street scene.

Retention of the village's existing roadside verges is of paramount importance.

Design layouts should incorporate traditional local treatments of boundaries such as walls, fences, verges and planting, as appropriate to the size and type of building being built.

Boundaries for new 'infill' buildings should be chosen so as to enhance the integration of the new with the old, rather than creating a 'stand-alone' effect.

2. Parking

Where possible and appropriate all new development should include provision for adequate off-road parking with safe access and egress for each building on that development.

3. Highways and Services

Electricity and Telephone services

All future development should incorporate underground cabling where possible.

Lighting

Where needed and appropriate, external lights should be sited so as not to cause nuisance.

It is intended that the village should retain its “dark sky” preference that was reflected in the Community Involvement questionnaire.

Sewerage and drainage

New development should be connected to the main foul-water sewer system where this is practical.

Where this is not practical, a sewage treatment system should be used, unless they affect the amenities of the neighbours.

These systems produce a clean, non-polluting effluent which can be discharged directly to a stream, ditch, or other watercourse, or to a soak-away for dispersal into the soil.

Roads and Paths

New roads and pavements should be compatible with the rural character of the village