6

Cabinet

Report Subject	**Authorisation to consult on Talbot Village Appraisal and Management Plan**
Meeting date	14th October 2015
Cabinet Portfolio	Councillor David Smith – Planning and Environment
Corporate Lead	Bill Cotton, Executive Director - Environment and Economy
Service Director	Mike Holmes, Service Director - Planning, Transport & Regulation
Status	Public
Classification Key Decision Impacts on Key Policy Framework	For decision No Yes
Report author	Caroline Peach ☎ 01202 451358 ✉ caroline.peach@bournemouth.gov.uk
Executive summary	The Talbot Village Conservation Area Appraisal and Management Plan aim to provide understanding and clarity about: the key features that make the area special and the future management of this historic area, including how to address identified issues. The work supports Council priorities for Building a Better Bournemouth - An Improving Environment, A Thriving Economy and An Active Community. Through environmental enhancements, the social/community and economic regeneration of the area is supported and delivered. The draft Appraisal and Management Plan (see Appendix 1 and 2) have been prepared in support of, and to inform, the strategic partnership approach to opportunities in the wider Talbot Village area. This partnership, referred to as the Talbot Project, has prepared an informal masterplan. For the avoidance

	of doubt this Conservation Area Appraisal and associated Management Plan are not documents which seek to allocate development. The allocation of land for development using a Conservation Area Appraisal/ Management Plan is not considered to be appropriate. The only formal allocation comes from the extant policies of the Bournemouth Local Plan. The Talbot Project is a five-way partnership between: Bournemouth University (BU), Arts University Bournemouth (AUB), Borough of Poole, Bournemouth Borough Council and Talbot Village Trust (TVT). The project covers land owned by these different organisations. It seeks a joined up, strategic approach to investment in the area, including to improve the Universities' environment and setting up of a digital village. The Talbot Village Conservation Area lies within this wider Talbot Project area. It is a highly sensitive historical area – unique in Bournemouth. This draft Appraisal and Management Plan covers the Conservation Area's capacity for change and suggests a proactive approach to preserving and enhancing the area. Public engagement is necessary to raise awareness of the importance of the area for Bournemouth and to understand what local stakeholders and the wider public think about the issues, constraints and opportunities in the area. The draft Management Plan will be used to guide future environmental improvements and enhancements. This will include projects of various scales and timetables, with roles to play by: TVT, Bournemouth Council (several departments), and a number of community groups and organisations.
Recommendations	**That Cabinet:** **1) Agrees to publish both the Talbot Village Appraisal and Management Plan for public consultation (Appendix 1 and 2).** **2) Authorise officers to make further editing changes, corrections and updates to the consultation documents prior to the start of consultation;** **3) Delegates authority to the Service Director, Planning, Transport and Regulation, in consultation with the Cabinet Member for**

	Planning and Environment, to agree any significant changes in advance of the consultation, should the need arise.
Reasons for the recommendations	The Talbot Village Appraisal and Management Plan will: 1 Most importantly help to ensure the statutory requirement to consider the preservation or and enhancement of character or appearance that define the area's special interest. 2 Help to deliver the Council's priorities for an Improving Environment, Thriving Economy and an Active Community. 3 Support the Council's aims for playing our part in a thriving conurbation including support for post graduates and job creation. 4 Provide clarity about future enhancements projects and thereby support potential bids for funding for the area. 5 Be used to provide guidance and clarification to property/land owners, community interests and decision makers about the future management of the Conservation Area. 6 Provide a basis for general guidance, pre-planning application advice, planning decisions and appeal statements.

Background detail

1 There are 20 designated Conservation Areas in Bournemouth and these are protected through legislation (Planning (Listed Buildings and Conservation Areas) Act 1990, Part II. They are,

> ..."areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69).

2 There are 3 main stages relating to conservation areas: the Council designates the area, prepares an Appraisal setting out what makes the area special, including identifying positive

features, and then produces a management plan which sets out how the area will be preserved and enhanced in the future.

3 The Talbot Village Conservation Area was designated by the Council on 8th April 1975.

4 Cabinet agreed in 2014 that when Conservation Area Appraisals are prepared, that Management Plans should also be written to accompany them. This is so that each Conservation Area has both a clear description of the elements of value within the area and clarity about how change can be managed into the future.

5 Talbot Village Conservation Area was highlighted as a priority area for an Appraisal and Management Plan because of the establishment of the partnership for the Talbot Project. The work is a necessary component to inform the masterplan as it affects Bournemouth.

6 Therefore, this draft Appraisal and Management Plan have been prepared for public consultation in response to Cabinet, the Talbot Project regeneration agenda and heritage legislation.

7 A copy of the draft Appraisal and Management Plan are available as Appendix 1 and 2.

Consultation

Internal consultation

9 Discussions and consultation have taken place with officers in departments across the Council. These included: Planning, Transport, Property and Parks.

10 Amendments were made to the draft Management Plan in response to the internal views where they were consistent with the rest of the document. Textual alterations were also made to correct, clarify and update points. These included: suggestion to have 2 options for the primary cycle route through the woods so that a preferred route could be determined later when more information is available. The consultation raised awareness of other potential transport work to Wallisdown Road, to the imminent sale of White Farm and to the Supplementary Planning Document being prepared by the Borough of Poole (covering an area to the south of Wallisdown Road in Poole).

Member and other consultation

11 Discussions and consultation have taken place with Local Ward Councillors (Wallisdown and Winton West and Talbot & Branksome Woods) and Portfolio holder for Planning and Environment. Amendments have been made to the draft Management Plan in response to their views. Comments and amendments included: excellent document that sets out the special character of this area effectively; add further clarity about

the importance of the tree canopy and views of it from outside the area; be aware of cross boundary concerns from residents in Poole about transport proposals.

12 The Local Development Framework Steering Group has considered the draft Appraisal and Management Plan (12th October). Its views will be reported to Cabinet through its minutes.

External consultation

13 Early key stakeholder/partnership consultation has taken place with TVT as the primary land owner within the Conservation Area. This draft Appraisal and Management Plan have been amended to take account of their views.

14 Both documents will be subject to a period of public consultation for 6 weeks. The public consultation will accord with Bournemouth Council's Statement of Community Involvement which sets out the Council's consultation process for planning documents.

15 This period of public consultation will include further engagement with TVT and other stakeholders. TVT's support for the positive role that they have to play is key to ensuring successful implementation of significant parts of the Management Plan.

Options

Option 1 - Not to go out to public consultation

15 This would mean that the draft Appraisal and Management Plan would not have local 'buy in' from residents, stakeholders and interested parties that would enable delivery of the projects identified in the Management Plan. It would also not have been prepared in accordance with legislation relating to conservation areas and would not have full material weight in determining planning applications. Therefore, not to go out to public consultation would hinder progress towards regeneration of the Talbot Project area.

Option 2 - To go out to public consultation

16 This would give the document full local 'buy in' to the projects and ideas in the draft Management Plan and full material weight for Planning purposes and decision making. This is the preferred option for this work.

Summary of financial/resource implications

17 The Appraisal and Management Plan will have the potential to be used as the basis for securing external funding.

20 The process of preparing the Appraisal and Management Plan has been through a combination of: initial and primary writing by heritage specialists (consultants) and more recent amendment by in-house expertise. Both have been covered by existing budgets.

Summary of legal implications

21 There are no legal implications for consulting on this document other than to ensure that it complies with current procedures for preparing conservation area management plans.

Summary of human resources implications

22 There are no human resource implications for consulting on this document other than use of staff time.

Summary of environmental impact

23 The Environment Impact Checklist has been completed. This identified a positive re-use of existing materials through refurbishment and re-use of older buildings and improvement to the quality of the built and natural environment through enhancement of buildings, public realm and green space.

Summary of equalities and diversity impact

24 An Equality Impact Needs Assessment screening has been completed. These documents are for public consultation. The content of the documents is broad and primarily focussed on heritage and conservation issues which would have a neutral impact in terms of equality. They do include the potential to improve feelings about personal safety for all. Further EINA screening and or full EINAs are likely to be required for projects that would be taken forward to detailed design and implementation stage.

Summary of risk assessment

25 A risk assessment has been completed which highlights that there could be objection to the documents from stakeholders and their 'buy in' is key to implementing the actions. This has been mitigated through early dialogue with the primary landowner – TVT.

26 A further risk is that the consultation process for the conservation area could be overshadowed by up and coming transport proposals which will be considered separately. This will be mitigated through the wording in consultation documents and web information.

Appendix 1 – Talbot Village Appraisal (Consultation draft document)

Appendix 2 – Talbot Village Management Plan (Consultation draft document)

Background papers

Environment Impact Checklist
Equality Impact Needs Assessment
Risk Assessment
Relevant planning legislation
(Planning (Listed Buildings and Conservation Areas) Act 1990, Part II

Appendix 1

Talbot Village

CONSERVATION AREA APPRAISAL

Draft 11th September 2015

Bournemouth BOROUGH COUNCIL

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1. Introduction

1.1 The Talbot Village Conservation Area was designated on 8 April 1975. It is one of 20 conservation areas designated by Bournemouth Council. Their distribution across the Borough is shown in Figure 1 and a more detailed boundary for Talbot Village is shown in Figure 2.

1.2 The purpose of this character appraisal is to identify the key elements that contribute to the special architectural and historical interest of Talbot Village, justifying its designation as a conservation area. It also identifies those elements that detract from the special interest. Having established a clear understanding of the area, it is then possible to consider the opportunities for its preservation and future enhancement. The Management Plan that accompanies this appraisal identifies these opportunities in more detail.

1.3 It has to be noted that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no significance. It is the quality and interest of the area as a whole, rather than that of individual buildings or features, which should be the prime consideration in identifying a conservation area.

1.4 Surveys of the Talbot Village Conservation Area were carried out in June and October 2014 by specialist consultants: The Conservation Studio. The surveys and the following appraisal have taken full account of national guidance (English Heritage 2011).

1.5 Public consultation with the local community and other interested parties will take place for a six-week period. A record of how consultation responses have been taken into account will be published separately.

1.6 After consultation, the conservation area appraisal will be considered by the Council with a view to its formal adoption for planning purposes.

St Marks Church, Talbot Village

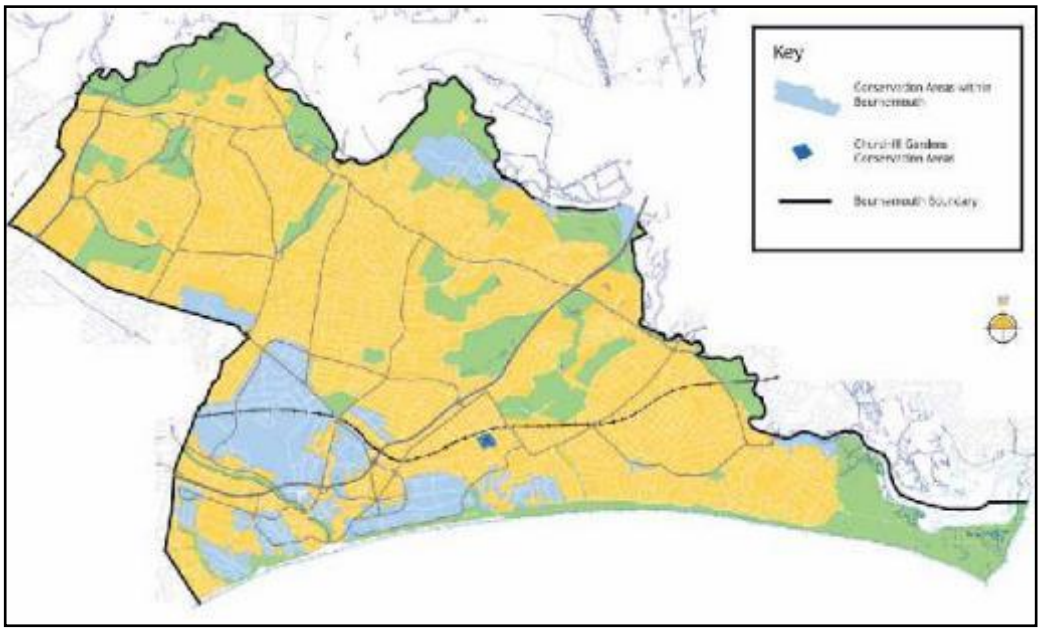


Figure 1 – Conservation areas in Bournemouth (to be updated)

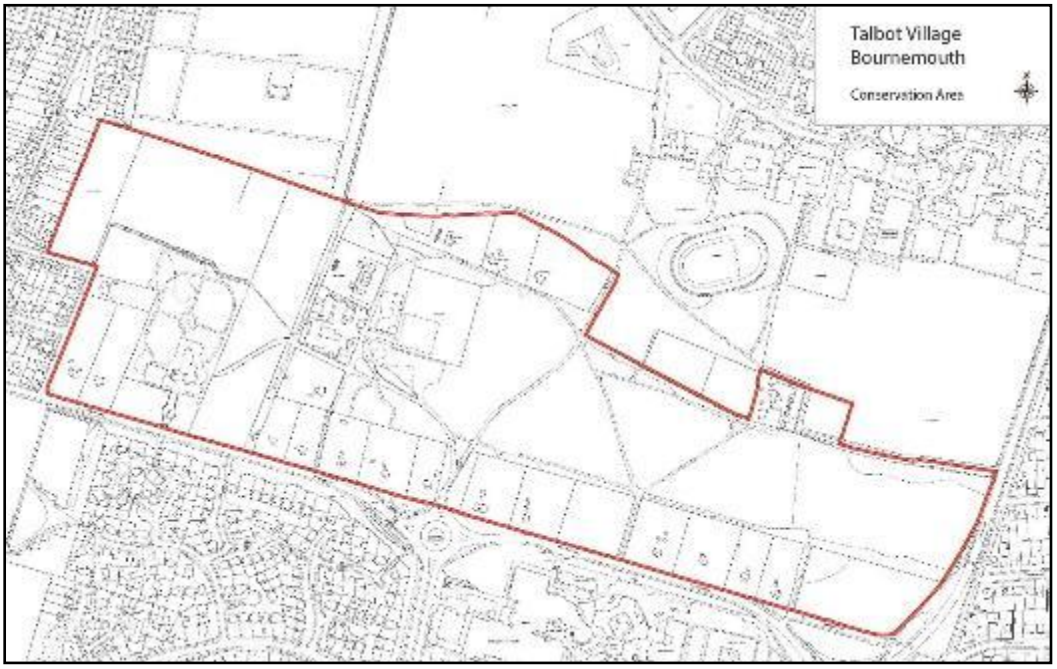


Figure 2 – Boundary of Talbot Village Conservation Area

2. The Planning Policy Context

Primary Legislation

2.1 The concept of Conservation Areas was introduced by the Civic Amenities Act 1967, in recognition of the need to look beyond the listing of individual buildings, and to protect the relationships between significant buildings and spaces.

2.2 Current Government legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines conservation areas as '*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*.' The Act places statutory duties on local planning authorities:

- To identify and designate such areas and to review them from time to time (Section 69)
- To pay special attention to preserving or enhancing the character of conservation areas when exercising planning powers, for instance when considering planning proposals (Section 72)
- To publish proposals for the preservation and enhancement of conservation areas (section 71)

Conservation area appraisals can be the means for meeting some of these requirements.

2.3 The principal consequences of designation are controls over the demolition of buildings and over works to trees. Planning permission is required for the demolition of most unlisted buildings, and the extent to which they make a contribution to the character of the area will be a factor in decision-making. This is less relevant in Talbot Village where most of the buildings are statutorily listed, so listed building consent is already required for works of demolition, alteration or extension.

2.4 Where it is proposed to lop, top or fell any tree within a conservation area, above the minimum size of 75mmdiameter measured at 1.5m above ground level, six weeks' notice must be served on the Council. In this time they will either agree that works can go ahead or they may serve a Tree Preservation Order.

National Policy and guidance

2.5 The National Planning Policy Framework (NPPF) sets out Government planning policies and how they are expected to be applied. It notes that the purpose of the planning system is to contribute to the achievement of sustainable development, expressed as: economic, social and environmental roles. The environmental role includes, '*contributing to protecting and enhancing our natural, built and historic environment*...' (para.7).

2.6 Conserving heritage assets is one of the 12 core land-use planning principles that the NPPF sees as underpinning both plan-making and decision-taking (para.17).

2.7 The NPPF defines '*heritage assets'* as a range of buildings, monuments, sites and places that have '*a degree of significance meriting consideration in planning decisions because of their heritage interest'*. This definition includes '*designated heritage assets*' where they are specifically protected – for instance as ancient monuments, listed buildings or conservation areas – or where they are registered by English Heritage - historic parks and gardens of special historic interest. (Annex 2: Glossary).

2.8 The NPPF defines '*significance*' as: '*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic*.' It adds that, '*Significance derives not only from a heritage asset's physical presence, but also from its setting*.' (Annex 2: Glossary).

2.9 Not all elements of a conservation area will necessarily contribute to its significance (para.138) and when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest (para.127).

2.10 The NPPF must be taken into account in the preparation of local and neighbourhood plans, and it is a material consideration in planning decisions. Any harm to the significance of heritage assets that would be caused by development proposals will require clear and convincing justification and weighed against the public benefits of the proposal.

2.11 Advice on the interpretation and implementation of the NPPF is provided in the National Planning Practice Guidance (NPPG), which has chapters on, for instance, '*Conserving and Enhancing the Historic Environment'* and on '*Design*'. This is an on-line resource, accessed through the Government's Planning Portal, and is subject to periodic updates.

2.12 In addition, extensive guidance is provided by English Heritage through its HELM (Historic Environment: Local Management) initiative.

Bournemouth Local Plan

2.13 The Local Plan for Bournemouth consists of several documents. The primary document is the Core Strategy which provides the spatial strategy for the Borough for the period 2006 to 2026. It was adopted in October 2012.

2.14 The Core Strategy is supplemented by further documents that may be geographically specific, such as the Town Centre Area Action Plan, or cover a particular topic, such as Affordable Housing. In addition, some of the policies from the previous Bournemouth District Wide Local Plan 2002 are 'saved' and are therefore still relevant. They will be superseded in time by policies in new development plan documents (DPD), such as the forthcoming Development Management Policies. The full wording of Local Plan policies relevant to this appraisal is provided at Appendix 3. For a full schedule of all current planning policies, see the Council's web site. The most relevant planning policies that apply to the Talbot Village Conservation Area are shown in Figure 3.

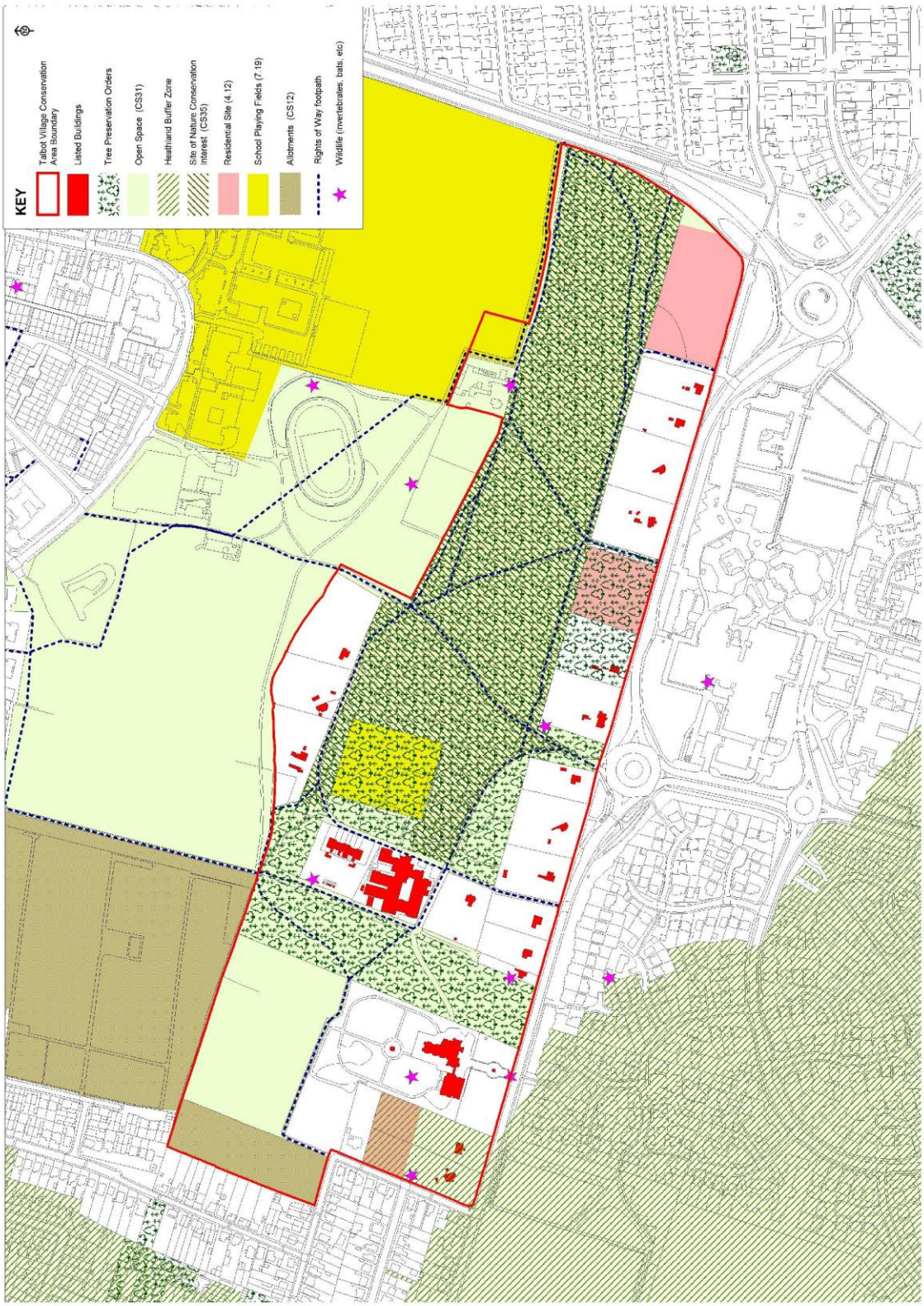
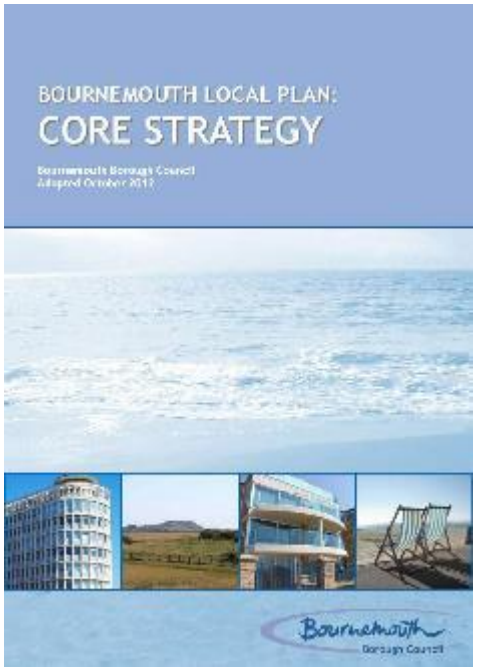


Figure 3 – Local Plan policy designations

Core Strategy (2012)

2.15 The Core Strategy acknowledges the NPPF requirement to have a proactive strategy for the conservation and enjoyment of the historic environment. It confirms that the Council is producing a set of conservation area appraisals that provide information on each conservation area with advice to owners, occupiers and prospective developers on how they should be maintained.



2.16 The Core Strategy states that opportunities for continuing to understand, preserve and enhance Bournemouth's historic assets will be sought through a range of initiatives including conservation area appraisals. Policy CS39 seeks to protect designated assets, which include conservation areas (see appendix 3).

2.17 Other relevant Core Strategy policies include Policy CS1, CS12, CS31, CS33, CS35 and CS41. Policy CS1 states that in making planning decisions the Council will reflect the presumption in favour of sustainable development and will encourage use of the pre-application process to find appropriate solutions. Policy CS12 safeguards allotments, while CS31 protects public and private open spaces from development. Policy CS33 protects heathland. Policy CS35 addresses Sites of Nature Conservation Interest. Policy CS41 promotes a high quality of design in all developments.

District Wide Local Plan (2002)

2.18 Policy 4.4 of the Bournemouth District Wide Local Plan 2002 is still relevant to planning decisions affecting conservation areas. The policy expects development proposals to preserve or enhance the character of conservation areas by having regard to design issues such as scale, density, height, form, massing and layout as well as protecting existing elements, such as street pattern, spaces, trees and views.

2.19 Policy 4.12 is specific to the Talbot Village Conservation Area. It restricts further development to no more than six dwellings on specific sites and improvements to the school. It also resists the introduction of urban detailing, such as kerbs to the roads and lighting.

2.20 Another relevant planning policy in the District Wide Local Plan is Policy 7.19, which seeks to safeguard school playing fields.

2.21 These saved policies will remain as material considerations in the determination of planning applications until they are superseded by polices in the forthcoming Development Management Policies DPD.

Talbot Village Conservation Area

2.22 In 1995 the Council published a leaflet about the conservation area and the effects of designation. This leaflet will be superseded by this Conservation Area Appraisal once it is adopted.

3. Summary of Special Interest

- A visionary model village developed by the sisters, Georgina and Marianne Talbot in the 1850s inspired by the writings of philanthropist Robert Owen who developed New Lanark in Scotland in the early 18th century (now a World Heritage site)
- The village survives intact reflecting the integrity of its original model concept
- Talbot Village was built about the same time as more-famous model villages, such as the Saltaire World Heritage Site in West Yorkshire
- Unlike settlements developed to improve industrial workforces, Talbot Village was a purely philanthropic endeavour to address local poverty
- Cottages were laid out on large plots to encourage self-sufficiency
- They were designed in a rustic and picturesque style with exaggerated historical features
- Designs were derived from Victorian pattern books by writers such as J C Loudon and P F Robinson
- The school and a row of almshouses designed by Christopher Crabbe Creeke, the Surveyor of Bournemouth
- The village was completed in 1870 by the construction of St Marks Church designed by Evans and Fletcher, architects from Wimborne
- The higher status of the church and almshouses is emphasised by the use of stone
- White Farm is the only farm house and outbuildings remaining within a rural setting of the six farms that once served the Estate
- The cottages are characterised by a consistent use of brickwork with tiled or slated roofs and leaded light windows
- The buildings are largely enclosed by mature woodland consisting of both specimen and self-seeded trees
- The woodland generates a tranquil atmosphere within the conservation area contrasting with the business of the adjacent Wallisdown Road
- The informal nature of the roads and paths adds to the rural character of the area
- Almost all the buildings are statutorily listed. This emphasises the high significance of Talbot Village and the importance of the setting of the buildings in the Conservation Area
- Ownership remains with the Talbot Village Trust that was set up by the Talbot sisters

Figure 4. A cottage in the old English style – Design No.2 – P F Robinson 1837

4. Location and Setting

4.1 The Talbot Village Conservation Area lies about 2.5km north west of Bournemouth Town Centre on what is geologically the coastal gravel terrace. The topography is incised by the river valleys of the Bourne to the southwest, and the Stour to the north, so that the village is on a ridge about 45m above sea level.

4.2 In the mid-19th century, Talbot Village was isolated in a setting of open heathland, known as Wallis Down and later Talbot Heath. This setting was gradually urbanised as Bournemouth and Poole developed and expanded.

4.3 The south side of the conservation area is defined by Wallisdown Road (A3049), which is also the Borough boundary. To the south, in the Borough of Poole, are the modern campuses of Bournemouth University and the Arts University Bournemouth, and an area of 1980s housing also called Talbot Village. These developments have all been built on part of tTalbot Heath. The heathland that remains is protected by European law.

4.4 On the north side of the conservation area there is an area of open space, formerly farmland, which is now used for recreation, school buildings and allotment gardens. To the west, an area of housing, known as Highmoor, was laid out in the late 19th century and further to the north and east are the 20th century suburbs of Bournemouth.

4.5 In marked contrast with the neighbouring housing developments, the historical Talbot Village is a very low-density settlement with its own church and school. It is dominated by mature woodland that largely obscures its built form.

4.6 Properties within the Talbot Village Conservation Area are listed at Appendix 1.

Figure 5. Aerial view (2009) showing the importance of trees to the conservation area, in contrast with the modern development on all sides and the playing fields immediately to the north

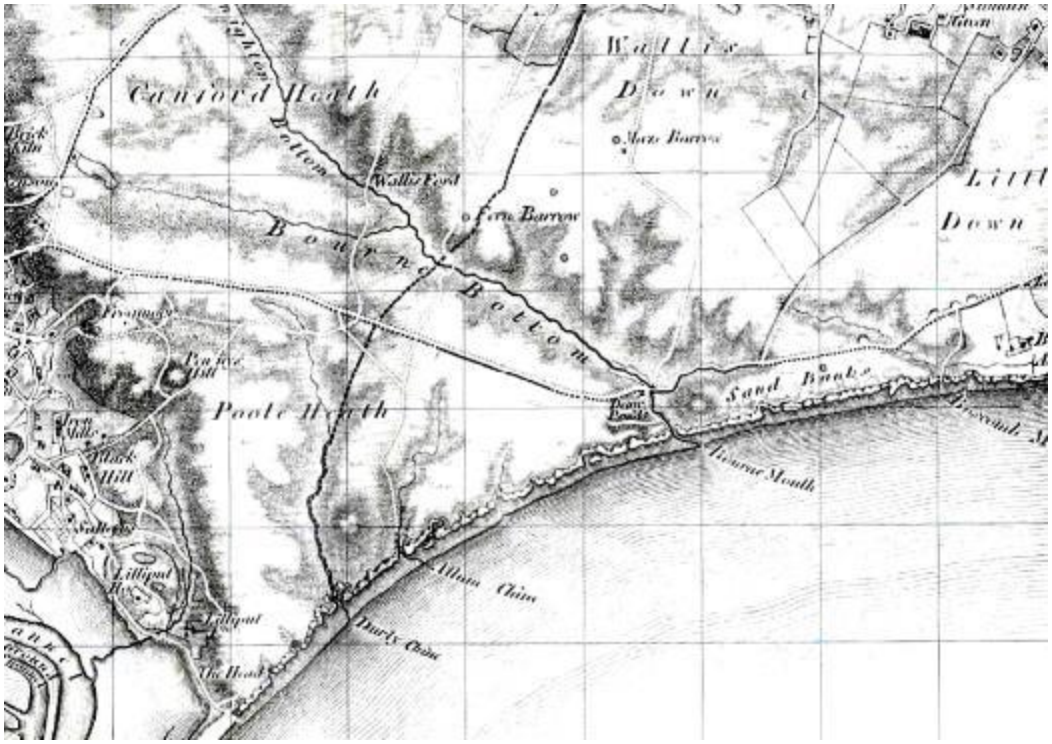


Figure 6. Ordnance Survey of 1810 showing Poole to the west, Canford Heath and Wallis Down, but no development yet at Bourne Mouth (CA BOUNDARY NEEDED)

5. Historical Development

5.1 Archaeological finds have suggested that there was some Iron Age and Romano-British activity in the general area. However, until the 19th century, the only significant settlement was the maritime town of Poole, which was first laid out in 1180. The large swathe of land from Christchurch to Dorchester was no more than low-grade heathland interspersed with occasional farmsteads.

5.2 This landscape began to change with the Enclosure Acts for Christchurch (1802) and Great Canford (1822). As the land was not readily suited to agriculture, some of the new owners started plantations particularly of the Scots pines that have become so characteristic of the area. The effect of enclosure was that poor people could no longer make a living on what had previously been common land.

5.3 Much of the land that later became Talbot Village was acquired by the Lord of the Manor of Christchurch, Sir George Ivison Tapps, and it later passed to a successor, Sir George Tapps-Gervis.

5.4 The seaside resort began when Lewis Tregonwell built a house in 1810 near the mouth of the Bourne - hence Bournemouth (see Figure 6 above). This still survives, much altered, at the core of the Royal Exeter Hotel. However, development did not gather pace until Sir George Tapps-Gervis laid out the Westover Estate in 1836 to designs by Benjamin Ferrey. In 1856, Christopher Crabbe Creeke was appointed as Surveyor to the Town Commissioners for Bournemouth. Creeke designed many hotels, villas and some public buildings that came to define the emerging character of the town.

5.5 The Talbot family descended from the Earls of Shrewsbury. Sir George Talbot (1763-1850) inherited the Baronetcy of Mickleham near Dorking in Surrey. In addition to this country seat, he had a townhouse in Grosvenor Square and he owned the Portobello Estate in north Kensington.

5.6 Sir George had two daughters, Marianne and Georgina, who would escape the rigours of London by visiting the Bournemouth area. In the 1840s they settled permanently at Hinton Wood House on the East Cliff. Georgina, in particular, was much moved by the poverty that had resulted from the enclosures. She was also aware of the writing of philanthropists such as Robert Owen, the developer of New Lanark, and of other model settlements built by land owners and industrialists.

5.7 Georgina began by renting land and providing employment for impoverished people to carry out a programme of clearance and land improvements. She employed David Tuck, a local farmer and builder, to oversee the work.

5.8 In 1850, with the death of their father, the sisters inherited considerable wealth. This was increased by the sale of the Portobello Estate for housing developments to meet the growing needs of London. The money enabled them to further their philanthropic ideals and they set about acquiring several parcels of land that eventually amounted to

some 465 acres in the Parish of Kinson just across the then county border in Dorset.

5.9 An area of 150 acres was retained as common land to provide animal grazing for new tenants while six farms were laid out in varying sizes from Middle Farm (15 acres) to Talbot Village Farm (111 acres). White Farm (formerly Wareham's Farm), the only farm house and outbuildings remaining within a rural setting – the land surrounding the farmhouse is no longer associated with it.

5.10 At the heart of the new holding, about 70 acres was reserved for the model village. In all, 19 houses were built over about ten years from 1850. They had generous plots of about an acre, each with a well and outbuildings. Tenants were expected to develop sustainable lifestyles by keeping animals, such as pigs and chickens, and by growing their own fruit and vegetables.

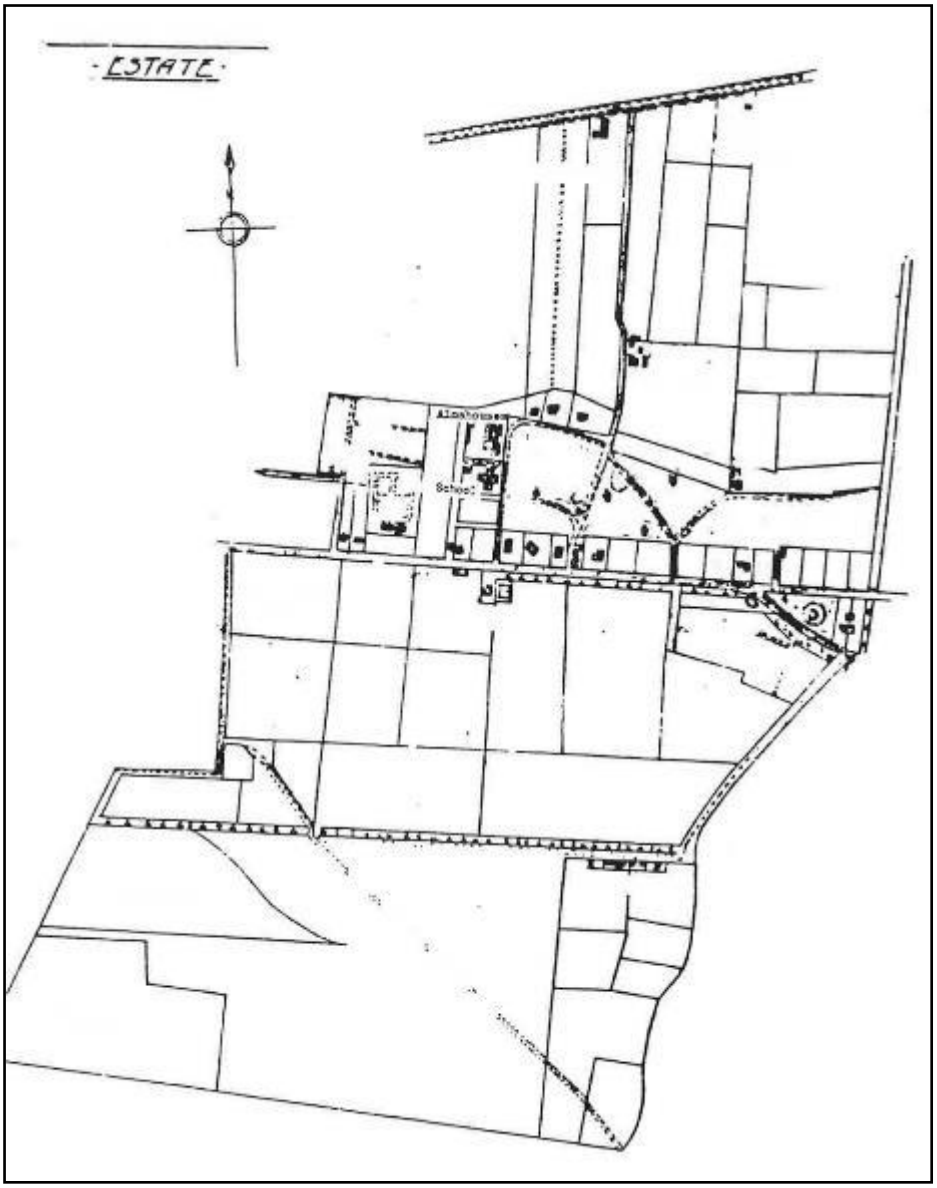


Figure 7. Talbot Village Estate map around1870 (CA BOUNDARY NEEDED)

5.11 The sisters expected their charity to be met with a moral code to be observed by all the tenants. The code banned alcohol and the carrying out of any trade, and it promoted neatness, good repair and healthy recreation.

5.12 The cottages were well-built in a picturesque style that was influenced by John Nash's designs for Blaize Hamlet. This 'Old English style' was made popular in Victorian pattern books by writers such as PF Robinson (See Figure 3) and John Claudius Loudon, whose '*Encyclopaedia of cottages, farm and villa architecture and furniture'* had been published in 1833.

5.13 Most of the cottages lined the north side of Wallisdown Road opposite the common. Towards the west end of the village a school was built in 1862 to the Romanesque design of Christopher Creeke, the Surveyor of Bournemouth. It included a schoolmaster's house and a small chapel that was endowed for the Vicar of Kinson to hold a service every Sunday. The school, with an original capacity for 66 pupils, had almost doubled by the end of the century. It was extended again in 1992 to accommodate 480 pupils.

Talbot Village School

Almshouses

5.14 Also in 1862, and again to designs by Creeke, a row of almshouses with seven sets of rooms was built to the north of the school. Each almshouse had an outhouse and a pig-sty.

5.15 The model village was completed in 1870 by the construction of St Marks Church designed by Evans and Fletcher, architects from Wimborne, and the endowment for holding services was transferred from the school chapel. It is said that the Talbot sisters were distrustful of the morality of bell-ringers, so they had a mechanical carillon of twelve bells installed in the four-stage tower.

5.16 By the mid-20th century, the church had become the centre of its own parish and in 1986 a large extension was built on its north side. This resulted in a liturgical re-orientation of the church on a north-south axis leaving the old chancel as a side chapel. In 1992, a substantial parish hall was added to the west of the church.

5.17 Georgina died in 1870, around the time that the church was completed, and the dedication of the church was brought forward so that she could be buried there. She is commemorated with an imposing stone cross in the churchyard. Her sister Marianne continued the charitable work established with the model village, including the planting of trees, until her death some 20 years later.

5.18 The Talbot sisters provided for the longer-term future of the village by vesting it in a charitable trust. The Talbot Village Trust still owns all the land and buildings of the village with the exception of St Mark's Church, the Vicarage and White Farm. It also still owns or has an interest in land outside the conservation area. The Talbot Village Trust has housing tenants within the Conservation Area, but has also funded sheltered accommodation, for elderly and disabled people, and housing for students in the wider area of South East Dorset. The Trust donates £800,000 to £1 million a year to local causes that meet with its charitable objectives.

5.19 Over time, Talbot Village has lost its rural isolation as the suburbs of Bournemouth and Poole have expanded, and farming activity has become less relevant. In 1925, the first sale of land from the estate saw 27 acres in the south west go for commercial claypits. Then from the 1950s to the 1980s several parcels of land were released for educational purposes and for housing, some under compulsory purchase orders. The housing also known as Talbot Village, on the site of Talbot Village Farm was developed in the 1980s.

5.20 The historical boundary between Hampshire and Dorset followed the north-south line of Boundary Road immediately to the east of the conservation area. With local government re-organisation in 1974, the boundary moved further east as Bournemouth and Christchurch were taken into Dorset. Since then Bournemouth has become an independent unitary authority.

Figure 8. Talbot Village Estate map around 1903

6. Spatial Analysis

Relationship of Spaces

6.1 The conservation area is characterised by a low density of buildings, which provide a marked contrast with the later housing and educational developments that now form its context. The buildings have a thickly wooded setting, although this was not always the case – key planting by the Talbot sisters and natural regeneration processes over time have created the treed character that we see today.

6.2 The area is unusual in that it is a model village and its layout was conceived and built in a short period by a single owner. It is not, therefore, an evolved settlement like most historic villages where successive phases of development can be discerned.

6.3 The original plan is still very clear: individual cottages on plots of about an acre were laid out along the north side of Wallisdown Road with the, then, common/heathland opposite. There is an area of open land to the south east where four plots were never developed. However, early maps show that there was once a building on the, now vacant, plot between Nos.58 and 88. To the rear of these buildings, a focus is provided by the school and the terrace of almshouses, close to which there are another four cottages on large plots along the northern boundary of the area. The result is a very contained and inward-looking settlement that is largely unseen by those passing by on Wallisdown Road.

6.4 The wider area was punctuated by a series of farms, of which White Farm alone remains in the conservation area (The farmhouses of Lollipop Farm and Heath Farm survive outside the area within later

developments). To the east of the school, and behind the frontage cottages, there is an extensive area of woodland initially planted by Marianne Talbot after Georgina's death, but subsequently characterised by natural regeneration (Albion Woods). In 1889, the Ordnance Survey still shows this area largely as gravel pits.

6.5 To the west of the school is a further plantation and then the open burial grounds associated with St Mark's Church. To the north of this is an open paddock with an area of allotment gardens to the west.

6.6 The house plots now have more of an emphasis on use as ornamental or recreational gardens than for subsistence farming and they tend to be surrounded by high mature hedges and trees. There is an open space in front of the school and almshouses that is used for car parking and play areas. Roads and paths are unadopted and informal, particularly where they criss-cross the dense woodland.

6.7 The churchyard is also flanked by trees but has a more open character. The narrow entrance opens out into car parking around the church with the graveyards beyond and the paddock further still to the north.

View along rear access lane

Key Views and Vistas

6.8 Outside the conservation area, views along Wallisdown Road show the contrast between the trees and hedges fronting the cottages on the north side and the modern educational land-uses to the south. From the north, views across the playing fields are met by the impressive wooded edge of the conservation area. To the east, along Boundary Road, the tree canopy maintains a strong green border to the Conservation Area.

6.9 Internally, there are views across the open spaces towards the school, the almshouses and the church. There are also unfolding views along the lanes, notably the straight rear access to the Wallisdown Road cottages, and there are glimpses through gateways to the cottages themselves.

6.10 Views out of the conservation area, across the paddock and allotments to the north of the churchyard, are limited by tree cover which has the effect of screening out modern development so that a rural atmosphere is retained. This is unusual in an urban context.

View across the paddock

Memorial to Georgina Talbot

Landmarks

6.11 While the cottages are largely hidden behind their hedges, the school, the almshouses and the church provide natural focal points viewed across open spaces. In addition, the memorial crosses to the two sisters are landmarks within the churchyard.

7. Character Analysis

Plan form

7.1 Talbot Village was laid out on open heathland when the main features were the roads that defined the awards made under the Enclosure Acts. Wallisdown Road was one such road, while Boundary Road followed the, then, county boundary between Dorset and Hampshire.

7.2 This explains why most of the cottages follow a linear pattern along Wallisdown Road rather than forming a nucleus. This also meant that the cottages faced onto the retained common grazing land on the south side of the road. The farms, however, were necessarily dispersed across the remainder of the estate.

7.3 Land to the rear of the line of cottages was used as gravel pits until part of it was developed with the school and the almshouses. Then the church and its burial ground were added to the west. This layout with interconnecting lanes and paths has changed very little since 1870.

Activity and Uses

7.4 Wallisdown Road is now a busy radial route serving both the town centre and the two universities. It is understandable, therefore, that the cottages on the north side tend to be protected by tall hedges. In complete contrast, however, the hinterland behind the cottage plots is peaceful with a distinct rural and woodland character even though it contains the school. The paddock to the north of the churchyard, used

for horses, adds to this rustic character despite the nearby presence of 20th century housing developments.

View looking west along Wallisdown Road

7.5 The school and the church both generate traffic at the beginning and end of the day. Events at the church hall lead to pressure for car parking, particularly along the road through the Plantation between St Mark's Church and the school.

Definition of character areas

7.6 While the conservation area is not large, it does have nine distinct parts, which are shown on the plan at Figure 8:

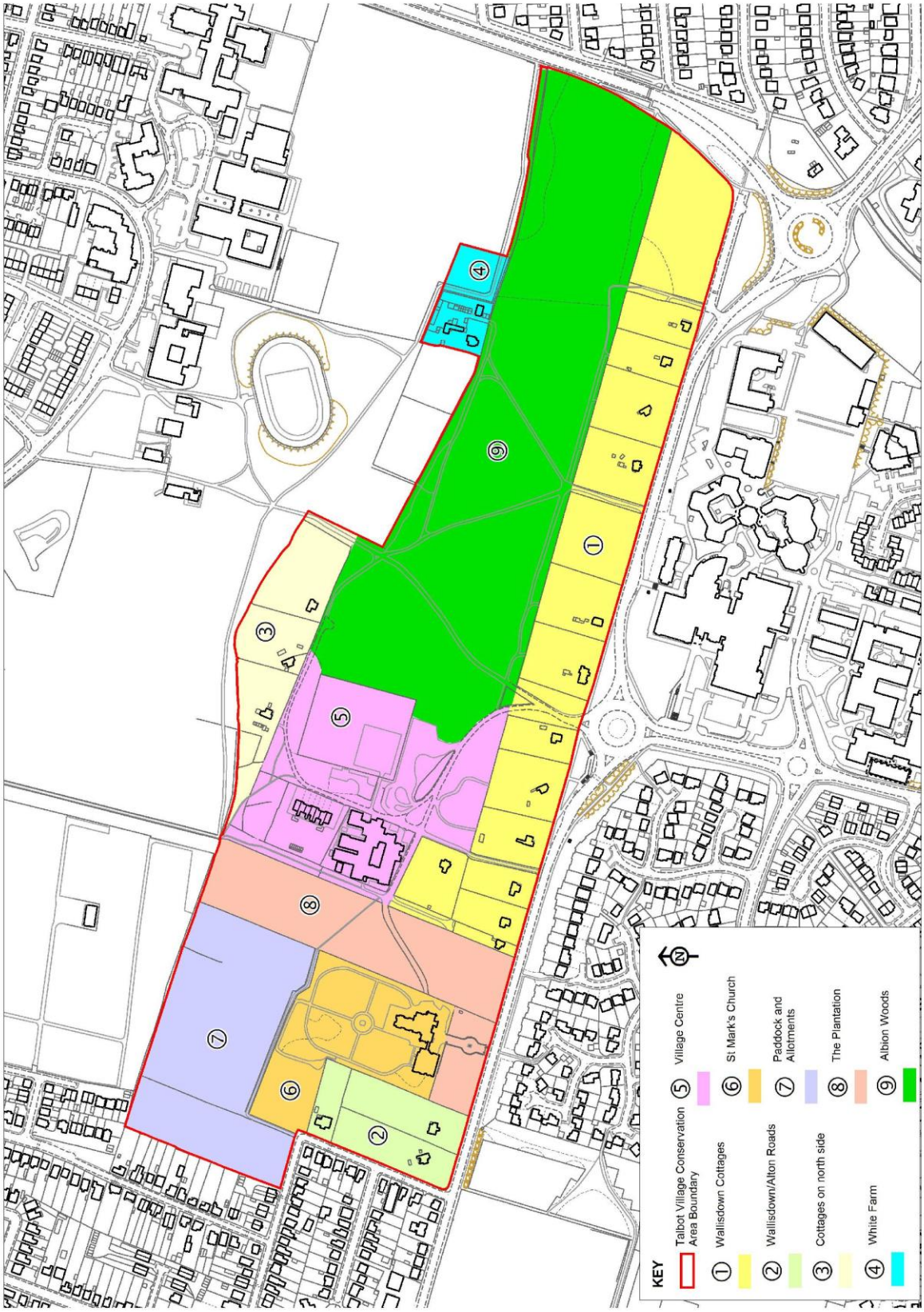


Figure 8. Character areas

(1) Wallisdown Road cottages.

7.7 These 12 buildings to the east of the church, built in the 1850s, are set a little back from the road in the middle of almost regular plots of about an acre. They each have a pedestrian access to the road allowing picturesque glimpses of their ornamental architecture. They also have a vehicle access from Wallisdown Road serving the rear. There is a space at the east end that was intended for four further cottage plots and there is another plot that no longer has a building on it. One of the four plots has been lost to road and junction upgrades at Boundary Lane/Wallisdown Road.

7.8 The near regularity of the size and shape of plots established a rhythm along Wallisdown Road which is now less apparent from viewed from Wallisdown Road as boundary hedges have been allowed to grow up, doubtless to screen the noise of traffic.

7.9 This group also includes Lulworth Cottage, which is set behind Nos.142 and 152 and south of the school.

7.10 In addition to hedges, boundaries also include wooden fences and rustic gates. In front of No.156, there is a cast-iron letter box set in a brick pillar. Unfortunately, it has been damaged and is no longer in use.

(2) Wallisdown/Alton Roads.

7.11 The two cottages at the west end of the conservation area were built after the church in about 1870. They are set further back with much deeper plots and a more wooded character than the main group.

7.12 Behind them is the Vicarage that was added in 1934. Although essentially plain, it does have generous eaves, a brick storey band and a full-height porch with an arched upper window. The D-shaped drive has distinctive brick piers to the entrances.

7.13 At the junction of the two roads there is a marker stone inscribed 'Talbot Village'.

(3) Cottages on the north side.

7.14 While the other cottages line the pre-existing enclosure road, Rose Cottage, Myrtle Cottage and Pleasant Cottage were built later in the 1850s on the north side of the conservation area looking in towards the centre.

7.15 They too are set in the generous plots intended by the Talbot sisters to promote self-sufficiency. Indeed, Pleasant Cottage is on an even more generous plot than it neighbours, relating to the original layout of the field boundaries to the north.

7.16 Access is by means of Talbot Village School Lane, which becomes increasingly informal as it reaches the cottages. The use of chestnut paling to repair boundaries is less satisfactory than the more traditional post and rail fences and has a temporary appearance.

(4) White Farm.

7.17 The picturesque one-and-a-half-storey farmhouse dating from the 1850s is also on the north side of the conservation area. It has a storehouse and barn that is separately listed and several further outbuildings. Together they form a significant farmyard group. However, their attractiveness is currently reduced by disuse, need of repair and undergrowth.

Barn at White Farm

7.18 The farmland once associated with White Farm is now recreation grounds outside the conservation area but providing an appropriately open setting.

(5) The Village centre.

7.19 By the 1860s, there were evidently sufficient inhabitants for a focus to be given to the settlement between the Wallisdown Road cottages and those on the north side. The school, with a chapel and a superintendent's house, was built in 1862 and the row of seven almshouses was added in the same year. Both were designed by Christopher Crabbe Creeke, the Surveyor of Bournemouth.

7.20 The almshouses are set in gardens with the original privies and pigsties. The original playground to the school is bounded by a low brick wall with a semi-circular coping and distinctive recessed panels. Today, the play area and a car park are on the east side across the informal access road – School Lane.

The almshouses

Boundary wall to the school

7.21 This area has a number of distinctive Scots pine trees planted in clusters to the north of the almshouses, to the south east of the school and in the play grounds and car park. These particularly contribute to and reinforce the woodland setting of these listed buildings as well as acting a reminder of the distinctive tree planting carried out by the Talbot sisters.

7.22 (6) St Mark's Church and churchyard.

The church, built 1868-70, is set back from Wallisdown Road from which it is approached by a formal drive through woodland. This effectively separates the church from the busy traffic, but also makes it largely unseen. This enclosed feel opens out into a spacious churchyard that has since been extended westwards to accommodate further burials.

7.23 The church was extended in the 20th century on the north side. The extension, which re-orientates the liturgical axis in a north-south direction, has a sweeping expanse of slate roof and a dramatic stained glass window in the north gable end. A linked church hall has also been added on the west side creating a complex that hosts a lively programme of events as well as church services.

Formal layout of the churchyard

7.24 The formal layout of the graveyard focuses on an ornamental cross that commemorates Georgina Talbot. Her sister is also commemorated with a cross in the approach road.

(7) Paddock and allotments.

7.25 The paddock survives from the original farmland and is still used for horses. It contributes to the openness of the churchyard and to the rural character of the area. It is defined by post and wire fences and views beyond it.

7.26 To the west, an area has been laid out as allotment gardens. These add to the sense of openness and provide a buffer to the built up area – a transition between the houses and the paddocks. The use as allotments is also sympathetic to the self-sufficiency ethos of the village. Close to the entrance of the allotments there is a Victorian cast-iron lamp post now converted from gas to electrical supply.

(8) The Plantation.

7.27 There are two main areas of woodland. The rectangular area between the churchyard and the school, known as the Plantation, would appear to have been established as a deliberate scenic device at least in its

southern part. While the dominant trees are pines, there is also a range of native and non-native species contained by attractive post and rail fences. The Plantation is crossed diagonally by a road linking the church and the school.

(9) Albion Woods.

7.28 The other area is that between White Farm and the Wallisdown Road cottages, known as Albion Woods. Here the distinction between what was intended and what has naturally regenerated is blurred, but it is known that Marianne carried out an extensive programme of tree planting after her sister died in 1870 with a high percentage of native species. The woods are crossed by several tracks linking the university area in the south with the housing estates to the north. Some are gravelled but most are unsurfaced. There are also less formal footpaths through the woods and ditches, banks and hedge boundaries dating back at least to the previous use as gravel workings.

Architectural and historic qualities

7.29 Modest by some current standards, the cottages were considered generous when first constructed. They are built of brick with slate or tiled roofs. They generally have an attic floor above the ground floor – only two have a full first floor (Nos.58 & 100) – and they tend to have single-storey outbuildings to the side or rear.

7.30 The picturesque style comes from pattern book designs, such as those of John Loudon, which used often exaggerated historical motifs. Particularly distinctive are the L-shaped plans with the entrance set diagonally across the angle.

7.31 Windows are timber mullioned casements with diamond leaded lights. They are typically three lights wide with transoms on the ground floor and two lights wide above. Some have hood-mouldings and there are also canted bays with tiled roofs.

Typical casement windows with mullions and transoms dividing leaded lights

L-shaped plan with ornamental chimneys and fish-scale tiles

7.32 The steeply pitched roofs have overhanging eaves with exposed rafter feet and gabled dormers. They often have courses of fish-scale tiles. Chimney stacks are prominent and some are diagonally set to give ornamental qualities.

7.33 Porches add to the rustic character. Some take the form of catslide roofs supported on posts, while another variation infills the angle of an L-shaped plan. The timber doors generally have tall narrow panels.

7.34 For public buildings, such as St Mark's Church and the almshouses, stone is used to emphasise their higher status. The stone is Purbeck or Portland in the form of squared rubble with ashlar dressings. On the almshouses, the Romanesque style is enhanced with semi-circular arches of brick that contrast with the stonework.

7.35 The school is built of buff brickwork with architectural detailing achieved through the extensive use of specially shaped bricks in contrasting colours. The complex has a range of large slate roofs and dramatically tall windows to light the larger spaces. Plaques, now set in a front extension record that the school '*was built by G G Talbot 1862 and endowed by M A Talbot 1903*', presumably when it was first extended.

Romanesque arches on the almshouses

Commemorative plaques on the school

Trees, planting and green spaces

7.36 It is apparent that the area was fairly barren scrubland until the Talbot sisters set about land improvements. Even when development was completed in 1870, the church was said to be highly visible. The woodland character of the conservation area has therefore emerged over time through deliberate planting and natural regeneration.

7.37 Clearly, there was an element of strategic tree-planting, particularly of Scots pines, as is widely prevalent across the Bournemouth area. A notable example is the prominent group of pine trees between the school and the car park. There is also evidence of deliberate planting in the Plantation and in the Albion Woods to the east of the school, and it is known that Marianne was responsible for much of this.

7.38 Recorded species include oak, sycamore, Scots pine, holly, holm oak, hawthorn, rowan, prunus, silver birch, laurel, sweet chestnut, yew and Norway maple. However, it is clear that a good deal of the woodland is self-seeded regeneration of species such as sycamore.

7.39 The churchyard includes specimen trees and box hedges to emphasise the formal plan. Private gardens vary considerably from intensive flower gardens to informal woodland glades. There is little evidence that the original ideals of self-sufficiency are being upheld on any notable scale.

7.40 All of the woodland area at Talbot Village is protected by a 'Woodland' or 'Group' Tree Preservation Order (TPO). Woodland TPOs protect all trees whatever their size on the day the order was made and all the trees that have grown since. Group TPOs protect trees within a defined group that were present on the day the order was made, or they can cover individually identified trees within the group.

A group of Scots pines by the school

Specimen trees in the churchyard

The public realm

7.41 It is significant to the rural character of the conservation area that the lanes and paths are not adopted. Instead, they are owned and maintained by the Talbot Village Trust, which means that smooth tarmac surfaces edged with formal kerbs have been largely avoided to good effect. The gravel tracks identify what the characteristic surfacing is.

7.42 There are a number of footpath entrances to the village, as well 2 main ones for vehicles – to serve the church and the rest of the village including the school. The key gateways are from the roundabout on Wallisdown Road and from the open space at Slades Farm.

7.43 Street furniture is very limited, again in keeping with the informal character. There is the gas lamp-standard on Alton Road, the marker stone at its junction with Wallisdown Road and a cast-iron letter box near No.156 Wallisdown Road. There is also a distinctively designed granite bench in the churchyard inscribed to commemorate the Queen's Diamond Jubilee in 2002.

7.44 Property boundaries follow status and character. The school has a substantial brick wall with recessed panels, while the cottages have picket fences and post-and-rail fences but mostly dense hedges. Less successful are the use of chestnut paling or the chainlink fencing between White Farm and Boundary Road.

Bench in St Mark's Churchyard **Chestnut paling**

General condition of buildings

7.45 The buildings are well maintained. The cottages are all in the ownership of the Talbot Village Trust and they have therefore benefitted from being maintained to a similar standard and in a similar way. This has helped to uphold the visual coherence of the village. The exception is White Farm, which is not in productive use and is occupied on a caretaker basis. This has led to an air of neglect and decay, but solutions for the future are being sought.

Figure 9. Spatial and Character Analysis Summary Map

8. Contribution of Buildings

Listed buildings

8.1 The fact that so many of the buildings in the conservation area are statutorily listed confirms the high quality of the area. There are 25 listed buildings comprising:

- St Mark's Church
- Two churchyard crosses – memorials to the Talbot sisters
- The Talbot Village School
- The Almshouses
- White Farmhouse
- The storehouse/barn at White Farm
- 18 cottages

Full details of these buildings are provided at Appendix 5.

8.2 The listed status means that both the inside and the outside of the buildings is important and needs to be safeguarded. The setting of these buildings should also be protected.

Positive buildings

8.3 Positive buildings are those that make a positive contribution to the character of a conservation area. Listed buildings, by definition, have special architectural or historic interest and are, therefore, considered to be positive. However, there may be other heritage assets that the Council would wish to see retained – this could include boundary walls.

8.4 In this case, most of the buildings in the conservation area are listed. There is only one exception: the vicarage at No.20 Alton Road. This is a testament to the enduring quality of the original concept of Talbot Village and the importance the buildings have nationally.

8.5 The Vicarage was built in 1934 in a sympathetic red brick with classical references particularly in the two-storey porch and the gate piers. It adds to the established qualities of the conservation area.

Positive building - The Vicarage, Alton Road

Neutral buildings

8.6 Neutral buildings neither enhance nor detract from the conservation area. This is usually because they are of a later date and style and do not, therefore, define the prevailing character.

8.7 There are no neutral buildings within Talbot Village as all are either listed or otherwise positive as described above. There are some elements or additions to listed buildings that are neutral in character; for example, the more recent buildings – the church hall and the rear extensions to the school – are well-detailed but functional. They were evidently designed so that they would not compete with the listed buildings to which they are attached. By their discreteness, they do not detract from the character while they certainly add to the vitality of the village.

Negative buildings

8.8 Negative buildings detract from the character or appearance of the conservation area. No buildings by virtue of their design or construction are negative within Talbot Village. There are concerns however, about the condition of the buildings at White Farm which detract from the otherwise well maintained quality of the area (see section 7).

9. Boundary review

9.1 The extent of the conservation area is defined by the core of the Talbot sisters' estate that survives following the disposal of land to the north for recreation grounds and to the south for the universities and for development of the modern Talbot Village housing estate. While the recreation grounds are pleasant, they are not considered to have the special qualities that would warrant inclusion within the designated area.

9.2 The conservation area boundaries have been carefully reconsidered in the course of this appraisal, and there is just one proposed amendment. A small square area on the east side of White Farm was once clearly related to the farmhouse and outbuildings (see map at Figure 8). Today, it clearly relates more properly to the playing fields beyond. It is also designated as school playing fields for planning policy purposes. It is suggested that this small area should be deleted from the conservation area designation. The proposed change is shown on the map at Figure 9.

10. Management Issues and Challenges

10.1 While most of the conservation area benefits from common ownership, and therefore common standards, there are a number of issues arising from the appraisal of the area's character that raise opportunities that can be addressed through future management. These are expressed in the following series of themes. They are then considered in more detail in a companion document, the Talbot Village Conservation Area Management Plan.

Strategic issues

10.2 These issues concern the role of Talbot Village in a modern urban context:

- Retaining a rural character in an urbanised setting
- The current role of the original charitable intentions for the Village
- The interests of other stakeholders, such as the universities and the local authority

Organisational issues

10.3 These are the practical matters affecting management and maintenance, such as:

- The adoption of standards and expectations
- The assignment of responsibilities between owners and occupiers
- The involvement of other agencies, such as the local authority
- Raising wider awareness of the special interest

Planning Policy and control

10.4 The planning regime can be used for the benefit of the area by:

- Controlling heritage assets to maintain their special interest
- Updating specific development plan policies
- Managing the protection of trees
- Addressing buildings-at-risk
- Identifying opportunity sites and both the scope and the constraints for new development

Economic issues and opportunities for development

10.5 The current delivery of charitable purposes has inevitably evolved from the original intentions of the Talbot sisters. Implications for the character of the conservation area include:

- Occupation and use
- Costs of building maintenance
- Costs of environmental management
- Potential for new development to secure the long-term future of the village

Spatial Issues

10.6 These issues address the management of the more public areas. They include:

- Controlling tree cover both in terms of its extent and the need to avoid over-maturity through succession planting
- Maintaining appropriate surfacing for the lanes, footpaths and car park areas
- Deciding whether there should be any lighting of the public realm
- Defining expectations for property boundaries
- Safeguarding the setting of the conservation area through the development process and traffic management and or public realm/road improvements

Site specific issues

10.7 These include:

- Establishing a viable future for White Farm and its associated buildings
- Ensuring that the needs of the school, its playground and the car park are accommodated without detracting from the character of the conservation area
- Maintenance and planting in the churchyard

11. Community Involvement

11.1 Involving local communities and raising public awareness are essential to the review of conservation areas and producing character appraisals. Accordingly, public consultation will be undertaken on the draft Talbot Village Conservation Area Appraisal (and accompanying Management Plan) for a six week period.

11.2 It is intended that publicity and public engagement will include:

- An exhibition and 'drop in surgery'
- Letters, emails or other contact with all properties within the conservation area and major stakeholders
- Press releases prepared for local media to report
- Site notices erected within the conservation area
- Use of the Council website, Facebook and Twitter
- Copies of the appraisal made available for viewing at the Council's offices and local library

11.3 A report of consultation, explaining how responses have been taken into account, will be published separately.

Appendices: [To be added]

1. Properties within the Conservation Area
2. Relevant Legislation and Policy Documents
3. Policy Wording
6. Bibliography and web links
7. Glossary

Appendix 2

Talbot Village

CONSERVATION AREA MANAGEMENT PLAN

Draft 29th September 2015

Bournemouth BOROUGH COUNCIL

DRAFT 29th September 2015

Produced by:

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DRAFT 29th September 2015

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- **Partnership working**
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- **Talbot Village Trust charitable objectives**

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1 List of Actions

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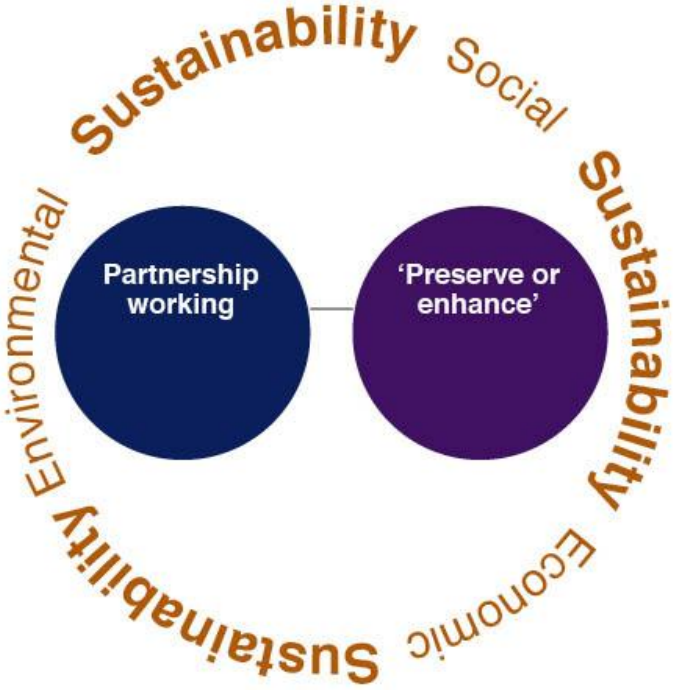
Figure 1 – Management Plan Map

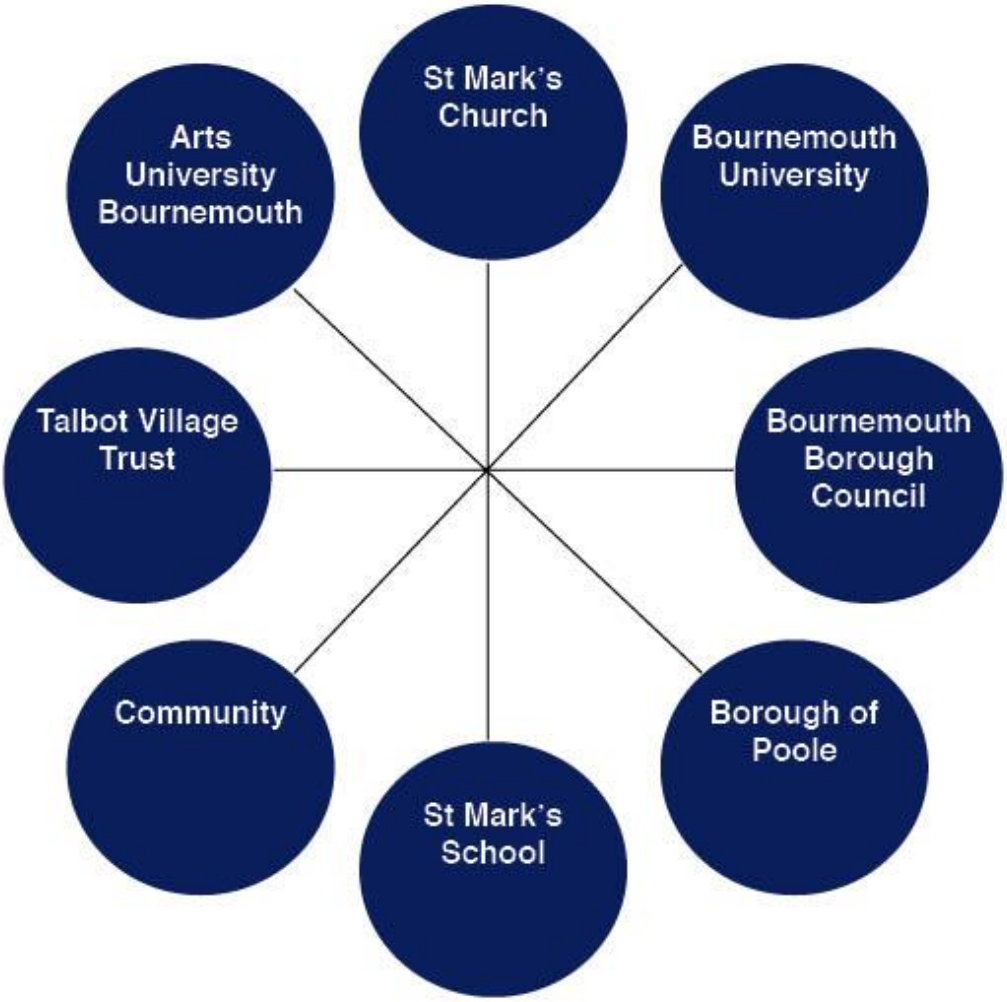
Summary of key themes:

- Sustainability
- Partnership working
- ’Preserve or enhance’

These are explored in the diagrams below and then expanded in the text that follows. (see paragraph 10.3)



Partnership working



[INSERT DIAGRAM SUMMARISING THE ACTIONS TO DEMONSTRATE ‘PRESERVE OR ENHANCE’]

Talbot Village Trust charitable objectives

Talbot Village Trust is the primary land owner for the Conservation Area. They aim:

"To maintain a consistent level of giving in the form of grants, donations and loans. At the Trustees meeting on 23rd May 2013 it was agreed that the level of charitable giving would be increased to £1,000,000 per annum (previously £800,000) disregarding the amount of their lending. This is in addition to its regular charitable support of St. Mark's Church, St. Mark's School, the University Chaplaincy and others."

"Other Charitable bodies, churches, schools and the like for projects which support youth, the elderly and disadvantaged in the Boroughs of Bournemouth, Christchurch and Poole and the Districts of East Dorset and Purbeck."

"GENERALLY THE TRUSTEES' FINANCIAL ASSISTANCE IS FOCUSED ON CAPITAL PROJECTS….."

"FOR ANY CHARITABLE PURPOSE WITHIN THE AREA OF BENEFIT AS THE TRUSTEES FROM TIME TO TIME THINK FIT"

Charity Commission website

1. Introduction

Purpose of the Management Plan

1.1 This Management Plan has been prepared as a companion to the Talbot Village Conservation Area Appraisal and the two documents should be read together. It provides a framework for future actions which are mainly the responsibility of the Talbot Village Trust and Bournemouth Borough Council. However, successful implementation will also depend on the co-operation and enthusiasm of other stakeholders including St Mark's Church and School, local residents and visitors.

1.2 Conservation areas are not necessarily 'preservation' areas. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. This Management Plan provides advice and guidance for town planning management, but it must be emphasised that it is not a substitute for policy-making that is properly associated with the local development plan.

1.3 Local authorities have a legal duty to review their conservation areas from time to time and the preparation of Character Appraisals and Management Plans is a way in which that obligation can be fulfilled. Indeed, in the past, keeping Character Appraisals up to date has been a Key Performance Indicator for local authorities, and as a result, a five year review cycle is now considered to be good practice.

1.4 The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status. For Talbot Village, this is being achieved through public consultation and through the partnership of local authorities, the universities and the Talbot Village Trust. The documents will be the subject of a six week period of public consultation.

1.5 The proactive management of conservation areas provides a rationale for decision making in the planning process so that heritage issues may be more readily taken into account in planning applications and defended in planning appeals. The Conservation Area Appraisal and this Management Plan will therefore be of use to the Borough Council, in determining applications for change within or on the edges of the conservation area, and for property owners and their agents when considering schemes for refurbishment, alteration or new development.

A Vision for Talbot Village

Vision

Talbot Village will be maintained as a model village that continues to nurture the under privileged and disadvantaged within an inspiring, safe and beautiful environment. This will be achieved through 21st century interventions which enable the preservation and enhancement of the village's unique heritage and natural setting. Positive change will be to the benefit of those who live and work within the village as well as those who make use of the social facilities, or pass through to enjoy the tranquility.

1.6 The Vision for Talbot Village should have as its driving force the Conservation Area Management Plan which can help guide the future work and priorities for all those involved in the management of the village and its wider setting.

Key Objectives

1. To continue to promote the original ethos of the Talbot Sisters within a 21 century context
2. To sensitively upgrade and manage the historic model cottages, hedges, gates and boundaries
3. To actively and sensitively manage the woodland and allotments
4. To repair and seek a sustainable future for White Farm and its outbuildings
5. To enhance the setting of St Mark's School and St Mark's Church
6. To seek opportunities to enable the viable maintenance and management of the area
7. To increase awareness of the village's architectural and historic importance at a national and local level and its uniqueness to Bournemouth

Talbot Village Conservation Area Appraisal

1.7 The draft appraisal is being prepared alongside this draft management plan. The Conservation Area Appraisal describes the historic development of the area and identifies the positive, negative and neutral elements of Talbot Village. It provides an outline of the main issues and challenges that may affect its distinctiveness. It is these factors that the Management Plan seeks to address.

Summary of special interest

1.8 The appraisal summarised the special architectural and historic interest of the conservation area as:

- A visionary model village developed by the sisters, Georgina and Marianne Talbot in the 1850s inspired by the writings of philanthropist Robert Owen who developed New Lanark in Scotland in the early 18th century (now a World Heritage site)
- The village survives intact reflecting the integrity of its original model concept
- Talbot Village was built about the same time as more-famous model villages, such as the Saltaire World Heritage Site in West Yorkshire
- Unlike settlements developed to improve industrial workforces, Talbot Village was a purely philanthropic endeavour to address local poverty
- Cottages were laid out on large plots to encourage self-sufficiency
- They were designed in a rustic and picturesque style with exaggerated historical features
- Designs were derived from Victorian pattern books by writers such as J C Loudon and P F Robinson
- The school and a row of almshouses designed by Christopher Crabbe Creeke, the Surveyor of Bournemouth
- The village was completed in 1870 by the construction of St Marks Church designed by Evans and Fletcher, architects from Wimborne
- The higher status of the church and almshouses is emphasised by the use of stone
- White Farm is the only farm house and outbuildings remaining within a rural setting of the six farms that once served the Estate
- The cottages are characterised by a consistent use of brickwork with tiled or slated roofs and leaded light windows
- The buildings are largely enclosed by mature woodland consisting of both specimen and self-seeded trees

- The woodland generates a tranquil atmosphere within the conservation area contrasting with the business of the adjacent Wallisdown Road

- The informal nature of the roads and paths adds to the rural character of the area

- Almost all the buildings are statutorily listed. This emphasises the high significance of Talbot Village and the importance of the setting of the buildings in the Conservation Area

- Ownership remains with the Talbot Village Trust that was set up by the Talbot sisters

Summary of the principal issues

1.9 The appraisal identified a range of issues and challenges for the management of the Talbot Village Conservation Area. They are expressed as a series of themes that are addressed in Sections 3-8 below:

- Strategic issues – These issues concern the role of Talbot Village in a modern urban context

- Organisational issues – These are the practical matters affecting management and maintenance

- Planning policy and control – How the planning regime can be used for the benefit of the area

- Economic issues and opportunities for development – The implications of seeking an economically sustainable future for preserving and enhancing the listed buildings and conservation area

- Spatial Issues – These issues address the management of the more public areas

- Site specific issues

2. The implications of conservation area designation

Legal responsibilities

2.1 Designation as a conservation area brings a number of specific legal provisions aimed at assisting the preservation and enhancement of the area. These are:

- The local authority is under a statutory duty to review designations '*from time to time'* and to ensure the preservation and enhancement of the conservation area. There is also a particular duty to prepare proposals for enhancement and this is often achieved through conservation area appraisals and management plans

- In the exercise of planning powers over buildings or land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area

- Extra publicity must be given to planning applications affecting conservation areas. This is usually achieved through the use of advertising in the local newspaper

- Planning permission is required for the demolition of any unlisted structure in a conservation area, subject to minor exceptions. In the absence of consent, enforcement action or a criminal prosecution may result

- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions

- The display of advertisements may be more restricted than elsewhere

- The Council can take steps to ensure that buildings in a conservation area are kept in good repair through the use of Urgent Works Notices and Amenity Notices e.g 'untidy sites'

- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to historic buildings within a conservation area

- Historic England (formerly English Heritage), now or the Heritage Lottery Fund can provide financial grant schemes to assist with the upkeep of buildings in conservation areas. However, such schemes are generally subject to rigorous testing of financial need.

Requirements for planning permission

2.2 **Alterations to properties** - Certain works to single dwellings within a conservation area, which are elsewhere considered to be 'permitted development,' will require planning approval from the Borough Council. The overall effect of these additional controls is that the amount of building work which

can be carried out to a family house or within its grounds without a planning application is substantially less in a conservation area than elsewhere.

2.3 Property owners are therefore strongly advised to contact the Borough Council's planning officers before starting work to check whether planning permission is required.

2.4 Buildings that are not single dwellings, such as schools and churches, have far fewer permitted development rights and therefore planning permission is already required for most alterations to these buildings.

2.5 Where a building is statutorily listed, different legislation applies and any works of demolition, alteration or extension that affect the special architectural or historic interest of the building require listed building consent. It should be noted that listing applies to the interior as well as the exterior of the building.

2.6 Satellite dishes and aerials - The rules governing satellite dishes in conservation areas are significantly tighter. In a conservation area, planning permission is required for all 'antennas' (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall or roof slope facing onto a highway. In such cases, planning permission is likely to be refused. The rules governing other locations on the building are complex so it is always best to ask the Council whether planning permission is required before carrying out the work.

2.7 Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required.

2.8 For listed buildings, Listed Building Consent is required for the installation of antennas or aerials on any part of the building, in addition to any planning permission. If the Council considers that the installation will have an adverse effect on the significance of the building, consent will usually be refused.

2.9 **Boundaries** - Historic property boundaries make an important contribution to the character of the conservation area. Planning permission is required for new walls or fences that are more than a metre high fronting the highway or two metres high elsewhere. Listed building consent is required for removal of part or all a boundary to a listed building.

2.10 **Article 4 directions -** Permitted development rights may be withdrawn if the Borough Council imposes an Article 4 direction. In the Talbot Village Conservation Area, the scope for such a direction is limited because most of the buildings are listed and are therefore closely controlled already.

2.11 A direction does not mean that development will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

2.12 **Trees -** trees can offer many benefits, including:

- providing visual amenity, softening or complementing the effect of the built environment, and adding maturity to new developments;

- displaying seasonal change and providing opportunities for wildlife in built-up areas;

- making places more comfortable in tangible ways by contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.

2.13 Trees are also important elements of green infrastructure, contributing to urban cooling through evapo-transpiration and providing micro-climatic effects that can reduce energy demands in buildings. They therefore represent a key resource that can significantly contribute to climate change adaptation.

2.14 Within conservation areas, anyone intending to carry out works to a tree greater than 75mm diameter when measured at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. 'Works' are defined as a). Cut down b). Top c). Lop d).Uproot e).Wilfully damage, or f). Wilfully destroy. This provision gives the Council an opportunity to assess whether the tree makes a positive contribution to the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from inappropriate works.

2.15 All of the woodland area at Talbot Village is protected by a 'Woodland', 'Group' or 'Individual' Tree Preservation Order. Woodland designation Tree Preservation Orders protect all trees whatever their size on the day the Order was made and all of the trees that have grown since. Group Tree Preservation Orders protect trees within that group that were present on the day the Order was made or they can be individually named trees within that group. Individual Tree Preservation Orders protect individual named trees.

Planning policy and guidance

2.16 The legislation and planning policy at national and local levels are set out in Section 3 of the Talbot Village Conservation Area Appraisal. The most relevant documents are:

- Planning (Listed Buildings and Conservation Areas) Act 1990

- The National Planning Policy Framework – March 2012

- The National Planning Practice Guidance – March 2014 and subsequent updates

- Bournemouth Local Plan: Core Strategy – 2012

- Bournemouth District-wide Local Plan (saved policies) – 2002

- English Heritage – Understanding Place: Conservation area designation, appraisal and management – 2011

Sustainability

2.17 With rising concerns about climate change, there is an increasing demand for energy efficiency for micro-generation, for instance through wind turbines, solar and photovoltaic panels, and heat pumps. The government encourages sustainable energy generation and has indicated that devices should be permitted development provided they cause no nuisance to others. This includes any adverse effects on the character of conservation areas or harm to listed buildings. Permitted development also does not cover listed buildings. While many residents of Bournemouth will be keen to play their part, it is important that this should not lead to unintended consequences.

2.18 The greatest heat loss in a house is through the roof, and insulating the roof is therefore the most effective way of reducing heat loss. This has the benefit that there is no impact on the appearance of the building. The installation of double glazing can also help, but because most of the buildings in the Talbot Village Conservation Area are controlled as listed buildings, double glazing and uPVC window frames will be unacceptable in planning terms. In any case, regardless of the planning issues, the sustainability of plastics that are not bio-degradable is highly questionable.

2.19 Heat loss and acoustic insulation in single-glazed windows can be greatly improved by the installation of draught-stripping and there are several companies which offer a retro-fit service, the cost of which compares well against the total replacement of the original windows. The use of secondary glazing is a possible alternative that is particularly effective in reducing noise levels on busy roads and can be carried out with a minimal effect on the appearance of some original windows. A clear understanding of the impact on an individual listed building, however, is needed in order to carry out works successfully.

2.20 In the broader context, it is important to recognise that historic buildings are, by definition, inherently sustainable on account of their embodied energy, the low ‘product miles’ of local building materials, their adaptability and their high thermal mass.

2.21 English Heritage (now Historic England) has published a series of documents to provide guidance on climate change and the historic environment based on extensive research.

2.22 Trees are also important elements of green infrastructure, contributing to urban cooling through evapo-transpiration and providing micro-climatic effects that can reduce energy demands in buildings. They therefore represent a key resource that can significantly contribute to climate change adaptation.

Figure 1 – Management Plan Map

3. Strategic issues

Talbot Village Trust

3.1 While the layout of buildings within the conservation area remains much as it was in the 1860s, the rural context has changed completely. This has led to a role reversal: The farmland which gave the village much of its economic purpose has been largely urbanised so that what was once a settlement in open countryside has now become a rural fragment in an urban setting.

3.2 The physical effects of this have been seen in the loss of the outlying farms and the current dis-use of White Farm, now devoid of its agricultural land; the extent of the woodland, now more dense than at any time; and the urban pressures to increase the capacity of the school and the church, with a consequential demand for increased car parking

3.3 The estate cottages were originally intended to promote self-sufficiency as an antidote to poverty. Now, they are let mainly as social and charitable housing and there are concerns that the size of the plots makes them difficult for some residents to manage. There is a question mark therefore about who this housing should serve in the future if the heritage significance of the conservation area is to be preserved.

3.4 The way in which the area is perceived has also changed. It is now:

- An important illustration of a remarkable history
- Significant for the survival of its buildings with minimal change
- Densely wooded resulting in a perceived threatening environment
- A recreational and educational resource - a green 'oasis' with potential
- A contrasting setting for the two universities

3.5 The charitable purposes of the Talbot sisters were vested in the Talbot Village Trust, which still owns most of the land and buildings in the conservation area. It too has had to adapt. Much of the farmland beyond the conservation area has been sold, or compulsorily purchased, for development and the capital derived from these sales is invested to fund charitable works throughout south east Dorset. Accordingly, the village is no longer the focus of the Trust's work.

3.6 The Talbot Village Trust is responsible for the fabric of the majority of the Conservation Area – the trees, woodland, paths and buildings. This fabric is now older and its heritage significance has increased over time. The stewardship and future success of the Conservation Area as a designated heritage asset, along with the individual buildings, woodland, green/open spaces and footpaths should continue to form part of the Talbot Village Trust's commitment to the management of these heritage assets. The Trust's primary objectives, however, remain to provide opportunities for social change in the wider sense.

Action 1 *The Local Authority should continue to work with the Talbot Village Trust to enable viable stewardship of the Conservation Area in order to deliver the Management Plan Vision.*

Bournemouth University and Arts University Bournemouth

3.7 Talbot Village has an important and contrasting relationship with the two adjacent universities, particularly in terms of: scale of buildings, intensity of activity and movement and types of uses. University students use the Conservation Area as a route to campus and for parking, and many also use the woodland areas as part of their creative and other studies. This helps to bring life and activity to the area. However, expansion of the universities and pressure to provide high quality student experience and facilities means that the character of the conservation area is vulnerable to development pressure.

3.8 Increased awareness and understanding of why the area is special and unique within Bournemouth and not just 'some woods', would assist in making best use of the Conservation Area as a teaching resource. Both Universities have courses in a range of subjects which are relevant to Talbot Village. These include: biological science, animal studies, ecology and wildlife, events and leisure, marketing, tourism and arts. The Universities could increase their use of the area as a resource and as an example of a case study on their doorstep which can be and incorporated into their courses. Similarly, students could get involved with promoting, marketing and events in the area as part of their course. This could be a cost effective and creative resource and complement events and activities across the town.

Action 2 *In their forward planning, the universities should be encouraged to acknowledge, use and respect the value of the Talbot Village Conservation Area both as a backdrop to their sites and as a cultural, educational and recreational resource.*

Talbot Project (Masterplan)

3.9 The five major landowners in the wider Talbot area, the Talbot Village Trust (TVT), Bournemouth University (BU), Arts University Bournemouth (AUB), Bournemouth Borough Council and the Borough of Poole have agreed to collaborate to prepare a master plan. This master plan, known as 'The Talbot Project' proposes a long term strategy that will:

1. Assist the universities to florish, develop and attract spin off enterprises and business and drive the local economy
2. Provide opportunity for the universities to deliver their ambitions to create a better student experience
3. Deliver a long term sustainable future for the Talbot Model Village (the Conservation Area)
4. Protect and enhance the area's landscape and architectural assets
5. Deliver added benefits to the wider community

3.10 The master plan process has been through two stakeholder consultation events. The results of this process were a draft document 'The Talbot Project Outline Masterplan' (December 2013). This work has highlighted the pressures, set out a vision, explored ideas for change and how these could be delivered.

3.11 Currently, the masterplan, reflects these early ideas as part of an on-going dialogue and mechanism to think cross boundary and in partnership. It has no formal status within the planning decision making process. The masterplan requires the information and approach from this Conservation Area Appraisal and Management Plan to make it realistic and robust. Therefore, we anticipate that following public consultation on both these documents, the master plan can be updated to reflect the outcome of the work.

3.12 The Borough of Poole are simultaneously taking forward a supplementary planning document (SPD), based on the work in the masterplan setting out opportunities for change including both Universities that fall within their boundary. The SPD does not include land within the original Talbot Village i.e the Conservation Area, which falls within Bournemouth.

3.13 Details for Borough of Poole's SPD are available:

http://www.poole.gov.uk/newsroom/august-2015/a-bold-new-vision-for-talbot-village/

Details for the Talbot Project can be found here:

www.talbotproject.org

4. Organisational issues

Common standards

4.1 The benefit from common ownership of almost all of the buildings in the conservation area provides the opportunity to adopt common standards and expectations. These can cover the proper use of traditional building materials and appropriate upgrading of listed buildings for 21st century use. They can also set out the balance of expectations between owner and occupiers for stewardship and use that best maintains the special interest of the buildings.

4.2 Although primarily the responsibility of the Talbot Village Trust, Bournemouth Council's planning section could assist with the exploration of the content of common standards. There will also need to be a programme of investment and refurbishment to be agreed with the Local Planning Authority.

Action 3 *The Talbot Village Trust in partnership with the Local Planning Authority should consider the potential for the preparation of a Heritage Partnership Agreement dealing with aspects of the repair and use of properties and land within the Conservation Area.*

Use of the woodland

4.3 When the village was first set out, in the second half of the 19th century, it would not have been within a woodland setting, as it was created out of the extensive

open heathland of South East Dorset. Marianne Talbot is known to be responsible for strategic tree planting and the extensive tree cover that we see today is a combination of her work and self-seeded trees.

4.4 The woodland, it's tranquil atmosphere and verdant setting for the listed buildings today is a key part of the special interest of the conservation area as it is today. However, the woodland is also perceived to be underused, overgrown and as a result people can fear for their personal safety. This is partly because of the quick transition from an urban to a rural and wooded area. Some of these perceptions would not arise in a woodland set in a wider rural context, but they are a reality here.

4.5 Woodland areas can be used in a variety of ways to enliven them, to provide an educational or recreational experience and to provide the land owner with income or a secondary source of fuel (through wood pellet recycling for example). Enlivening activities can include use by children and youth groups – natural camping, tree climbing, survival, orienteering and Duke of Edinburgh Award scheme training. Learning experiences for all ages could include: wildlife, trees and woodland and heritage trails, photography, painting and other creative projects and woodland management demonstrations. Action 2 also notes the current and potential use of the woods by students at the nearby Universities.

Action 4 *The Talbot Village Trust should consider how the woods could be put to a more active community and economic use.*

Appreciation and promotion

4.6 The formal involvement of Bournemouth Borough Council is largely through the planning system. However, there is a strong case for publicising conservation areas both to raise awareness of the contribution they make to the cultural value of the Borough and to promote 'ownership' by local communities. Bournemouth's Tourism Strategy, Cultural & Arts Strategy and the sustainable tourism agenda should promote conservation areas and encourage and engage with visitors and the local community and promote understanding through the use of heritage trails.

Action 5 *In combination with other actions, Bournemouth Borough Council, together with the Talbot Village Trust should raise awareness of the special interest of this conservation area in order to promote its wider stewardship and enjoyment.*

Self sufficiency

4.7 As part of enlivening the area and promoting an awareness of some of the original ideas about land use and self sufficiency, the Talbot Village Trust and Bournemouth Council could explore the potential to reignite the self sustaining agenda. The existing allotments already provide a positive and complementary use within the Conservation Area.

4.8 The self sustaining agenda could also be promoted through the work of Bournemouth and Poole Sustainable Food Cities and include the encouragement of further individual and community gardening and self sufficiency. This is a highly popular and fast growing community activity. There could be a link with local restaurants who promote locally grown produce on their menus.

Action 6 *The Talbot Village Trust, with other stakeholders and potential commercial partners should explore opportunities to re-invigorate and provide the opportunities to promote a self sufficiency agenda within Talbot Village Conservation Area.*

5. Planning policy and control

Updates to Planning policy and guidance

5.1 Section 12 of the National Planning Policy Framework expects local authorities to set out a strategy for conservation in their local plans. This can be achieved through:

- general points of principle, such as the need to sustain the significance of heritage assets
- policies specific to particular assets, such as conservation areas
- policy and guidance related to the conservation and enhancement of the more-vulnerable aspects of heritage

5.2 The Local Planning Authority will need to work closely with the Talbot Village Trust and other relevant partners in order to meet its statutory obligations to preserve or enhance the character or appearance of the Conservation Area. This includes working through the justification for enabling development to secure a sustainable future for the Conservation Area. If enabling development is pursued, any significant development should be limited to the opportunities already identified in the Bournemouth Local Plan; this will also include securing the appropriate and sympathetic design of new buildings as well as examining potential alterations to existing ones. Important design details will include: appropriate boundary treatment, size, scale, form, footprint, materials and appearance, with design cues taken from the original cottages. (This does not necessarily mean pastiche). The primary consideration however will be to ensure the promotion of the preservation or enhancement of the special character and appearance of the area.

Action 7 *Planning policy for Talbot Village should be developed with the Appraisal and Management Plan forming part of the evidence base.*

Enforcement

5.3 Maintaining compliance with legal and policy requirements, and enforcement against breaches of control, are important elements of planning management. While public safety must always come first, enforcement in the historic environment is particularly important because the loss of heritage assets is irreplaceable. A protocol for enforcement should also cover the circumstances in which Urgent Works Notices, Repairs Notices or Amenity Notices will be served.

Action 8 *The Borough Council's Enforcement Protocol, giving due weight to the historic environment, should be widely publicised in order to avoid any claims of ignorance about requirements and expectations.*

Protected Trees

5.4 Within the conservation area, trees are protected by the requirement to give six weeks' notice to the Borough Council before undertaking any works. However, much of the woodland in the Talbot Village Conservation Area is anyway protected by Tree Preservation Orders.

5.5 In the area designated as Woodland TPO, a management agreement between the Council, The Forestry Commission and the Talbot Village Trust could reduce the amount of bureaucracy where so many trees are involved. The Forestry Commission provide grants for creating a management plan and for maintenance. See text at Action 12. Outside of the designated Woodland area, existing procedures for TPOs and Conservation Area consent would continue as these appear to work well.

Proactive Planning – White Farm

5.6 The majority of the buildings within the Conservation Area are well maintained, however, the buildings at White Farm require significant attention. A plan for the short term protection and repair and medium term re-use of these buildings needs to be prepared and implemented as a matter of urgency to safeguard these important listed buildings.

Action 9 *The Local Planning Authority should proactively seek the repair and re-use of the buildings and land associated with White Farm to ensure a viable future for this important farm group.*

6. Economic issues and opportunities for development

Talbot Village Trust

6.1 Talbot Village Trust is the primary land owner in the Conservation Area. The Talbot Village Trust was originally established in order to maintain a community as a means for taking people out of poverty through self-sufficiency by providing a healthy communal living and working environment. Over time, the delivery of the Trust's charitable purposes has changed. Income from land sales has enabled the Trust to extend its work to meet needs beyond the confines of the original estate and to donate to causes across SE Dorset. In 2013, 37 different organisations benefitted from a pot of £1,141,000.

6.2 Within the conservation area, the roles of the school and the church have intensified to serve a much-wider area. Meanwhile, the houses continue to meet a local housing need and tenants benefit from not having the expense of carrying out repairs and maintenance to the properties as these fall to the property owner – Talbot Village Trust. However, the plots of up to an acre, which are a major part of the character of the area, are generally used more for leisure than self-sufficiency/food provision. (See the start of this Management Plan for the Trust's charitable objectives).

Action 10 *Bournemouth Council, partners and interested parties will encourage the Talbot Village Trust to proactively plan to enable the future management of the conservation area.*

Potential development

6.3 Talbot Village Conservation Area has areas which have the potential for development. Areas have been and are currently defined by planning policy ('saved' Policy 4.12) and have been precise in their scope and extent (6 houses), justified through clear rationale and link with the historic pattern of development.

6.4 This Management Plan has a number of Actions which in and of themselves are laudable and appropriate for the potential long term sustainability of the Conservation Area. However, there is no designated budget to deliver these actions. Whilst the Talbot Village Trust is committed to maintaining the good repair of buildings in its ownership it cannot justify or budget for Actions which are over and above its charitable objectives.

6.5 In order to deliver these actions which will preserve and enhance the Conservation Area, an enabling works protocol should be developed between the Council and the Talbot Village Trust whereby development parcels are defined (but not in detail) with a view to enabling sustainable development. The nature and extent of this potential enabling development will need to be proportionate to the need to sustain the heritage assets. They will therefore need to be justified and accountable through the planning system (see also Delivering the Actions - para 9.5).

Action 11 *Bournemouth Council, Talbot Village Trust and other relevant parties should work together to pursue the potential to fund projects highlighted in the Management Plan with consideration given to*

appropriate and proportionate enabling development and other funding opportunities. This could take the form of a Development Delivery Plan.

7. Spatial Issues

Trees and woodland

7.1 The extent and density of tree cover has progressively increased since the First World War when the area of Albion Woods was also exploited with gravel workings. As part of a management plan for the natural areas of the Conservation Area, proposals could include for example, cutting back of the shrub layer adjacent to the main lanes in order to improve amenity and security, and the planning of appropriate succession planting where trees are becoming over-mature as well as encouraging increased biodiversity. The Forestry Commission provide grants for creating a management plan and for maintenance.

Action 12 *Talbot Village Trust, Bournemouth Council and other partners should develop a woodland management plan beyond the immediate scope of the planning process to address the future role of woodland and its contribution to the character of the conservation area.*

Routes

7.2 Talbot Village has a proliferation of public rights of way (see Conservation Area Appraisal, map at Figure 3). These are used by those visiting: the school, church, its hall and graveyard, nearby Universities, along with dog walkers and general walkers including residents of the village. The nearby dog training area in Slades Farm complements the dog walking activity.

7.3 Planning policy for Talbot Village (Policy 4.12) currently expressly resists modern detailing for the public realm, such as kerbs and lighting. This maintains the important distinction between the rural character of the conservation area and its urbanised surroundings.

7.4 The use of the existing primary north-south through route, from Slade's Farm (Slades Lane), has intensified over the years as major land uses, such as the universities, have developed. This contributes to enlivening the area, but puts pressure on the unmade surface. Use of this route by young people also brings concerns about personal safety. This route now forms part of Bournemouth's local cycle network, although its present condition is not ideal for cycle use. It would be helpful therefore to see a sensitive upgrade of this route to some form of a hard surface, but one which is sympathetic to its rural woodland setting in colour, texture and design ie it must incorporate soft edges Option 1 – See Management

Plan Map). This could be extended to include the northern entrance from Slades Farm to the woodland, which is currently laid to tarmac.

7.5 The wider Talbot Project (see paragraphs 3.9 - 3.13) suggests reconfiguration of the buildings on the University site to the south of Wallisdown Road (within the Borough of Poole). This may mean that an alternative north – south route will be more appropriate (Option 2 – Management Plan Map). Further work should be undertaken to establish the most appropriate primary north-south route.

7.6 The issue of lighting however, is more complex. Although the introduction of lighting could help to address the issue of perceived personal safety, it may also result in greater contrast between the areas that are lit and those not lit. Therefore, dark areas, still close to the path, would appear to be even darker. Lighting will also be an urban intrusion into the woodland. The appropriate solution therefore needs further investigation.

Action 13 *Talbot Village Trust together with the local planning and highway authorities and other partners should identify the most appropriate primary north-south route and consider a sensitive upgrade to its surface. Further study around the issues and options of potential lighting of this route should also be undertaken.*

7.7 There is also scope for improving the quality and appearance of some of the existing tarmac surfaces to the northern and southern gateway entrances to the Conservation Area, at Slades Farm and Wallisdown Road, or to the setting of or routes between key buildings, particularly public buildings.

Action 14 *Talbot Village Trust together with the local planning authority should consider upgrading and improving the appearance of areas of existing tarmac relating to gateway entrances to the Conservation Area or to the setting of and routes between key buildings (see map)*

Setting of the Conservation Area

7.8 The setting of the Conservation Area has changed significantly during the last 150 years and continues to be put under pressure from adjacent uses and infrastructure (such as transport interventions).

7.9 In views from the north, the belt of trees provides a strong edge to the contrasting openness of the adjacent playing fields.

7.10 To the south, the Arcadian character of the conservation area contrasts with the urban developments south of Wallisdown Road (within the Borough of Poole). Views towards the Conservation Area have changed over time, with the trees now providing a heavy screen, protecting residents from the worst effects of the traffic,

and hiding high quality listed buildings. This road carries a heavy volume of traffic, with traditional transport junction solutions which favour motor vehicles. This detracts from the character and appearance of Talbot Village.

7.11 The partnership working between Bournemouth and Poole Councils, both Universities and the Talbot Village Trust, should include an exploration of public realm/road improvement schemes. This is with a view to improving the appearance and functionality of this part of Wallisdown Road, which includes the gateway entrance to the Conservation Area, for pedestrians and cyclists.

7.12 Appropriate interventions to improve the setting and appearance of the Conservation Area, particularly from Wallisdown Road could be explored as part of the management of the woodland and landscape.

Action 15 *The setting of the conservation area should be safeguarded through the planning system and other processes by preserving the openness of the playing fields to the north and by traffic management and or public realm/road improvement schemes and exploration of sensitive woodland management on Wallisdown Road to the south.*

Signs

7.13 There are a number of different types of signs with the Conservation Area. These range from traditional highway signs identifying a principal walking and cycling route, through to wooden signs near the ground or on trees identifying that the land belongs to the Talbot Village Trust or pointing to the direction of White Farm. There is also an original stone sign at the corner of Wallisdown Road and Alton Road which identifies Talbot Village.

7.14 There is scope to improve the quality of many of these signs and to provide information boards with maps of pathways and details about the history and nature conservation value of the area. The Talbot Village Trust could take a lead in this, working in partnership with the Council, who have responsibility for highway signs, including walking and cycling.

Action 16 *The Talbot Village Trust should consider re-branding the village signage and providing a consistent and uniform design of signs and information boards in discussion with key stakeholders.*

Parking and vehicle movement

7.15 The combination of a successful school and church in close proximity to 2 Universities puts the area under significant pressure – in terms of parking, vehicle movement and access arrangements. These are therefore important issues within the Conservation Area and a key challenge to resolve, particularly at peak times.

7.16 The Management Plan does not necessarily advocate more car parking spaces. However the design, particularly in terms of surface materials and landscaping (much is laid to tarmac) and future needs and management do need to be addressed (see also Actions 18 and 19).

Action 17 *The Talbot Village Trust and Bournemouth Council should produce a parking strategy to look at existing and future capacity, traffic management within the Conservation Area, alternative parking provisions and the detailed design of present and proposed parking provision within the Conservation Area, with a view to promoting solutions which will preserve and enhance the character and appearance of the Conservation Area.*

8. Site specific issues

White Farm

8.1 White Farm, as noted in the Planning policy and control section above requires intervention and Action 10 covers this.

St Mark's School

8.2 The school has expanded significantly over time to fill its plot and now appears to be at capacity. A key issue for the school are the problems caused by pick up and drop off at the start and end of the school day. Changes are likely to be needed to improve the management of this. The appearance of the existing car park is also poor, consisting of a large area of tarmac.

8.3 Any further change to the building, playground or car parking would need to preserve or enhance the character or appearance of the Conservation Area and maintain the integrity of the listed building and it setting (see also Action 17).

Action 18 *Ensure that the needs of the school, its playground and the car park are accommodated without detracting from the character or appearance of the Conservation Area or harm to the listed building or its setting.*

St Mark's Church

8.4 Car parking around the church is hap-hazard and irregular, creating car dominated areas. The character and appearance of the Conservation Area would benefit from a reduction in the amount and organisation of the car parking. The existing tarmac surface could also be improved – see Action 14 and 17.

8.5 The churchyard has many excellent mature trees and succession planting is needed to ensure that the mature green character is maintained. The northern more modern part of the churchyard is rather devoid of planting in comparison. Additional tree and other planting here would help to reinforce the character of this part of the Conservation Area.

8.6 The church is already part of the national Living Churchyard Project run locally by the Dorset Wildlife Trust. This helps to promote planting and other methods for encouraging wildlife into churchyards and cemeteries. This is a positive community minded enterprise, which complements the Conservation Area.

Action 19 *St Mark's Church, Talbot Village Trust, Bournemouth Council and other partners should plan for maintenance, planting and appropriate car parking in and around the church and churchyard.*

Allotments

8.7 The allotments are owned by the Talbot Village Trust and have been identified in the Appraisal accompanying this Management Plan, as part of the significant open space in and around the Conservation Area. Its use and openness complements the self sufficiency origins of the area and provides a soft buffer and edge to the Conservation Area. Therefore, it is important that this use continues.

Action 20 Talbot Village Trust should continue to manage the allotments positively as a complementary activity and as part of the Conservation Area Action Plan.

9. Delivering the Actions

The strategy

9.1 The Conservation Area Appraisal, published as a companion to this Management Plan, has identified the challenges that Talbot Village faces and these are summarised at 1.8 above. These issues can be addressed by the actions listed in Appendix 1.

9.2 The actions range from those that can start immediately to those that can only be seen as aspirations at present pending the development of enabling works, resources and commitment. Spending decisions are constantly being made by the Talbot Village Trust, Bournemouth Council and its partners and the challenge is to ensure that such investments take account of the special interest of the conservation area. To be effective, this will require awareness and understanding of what will have the most positive effect on the Conservation Area in the most cost effective way.

9.3 It follows that priorities are a matter of expediency as well as urgency. The Action Plan at Appendix 2 sets out the required tasks in immediate, medium and longer-term timescales over a five-year period.

9.4 The management plan can only be effective if it is actively implemented and it is, therefore, important that responsibility for the actions is accepted and that tasks are included in the work plans assigned to specific groups or individuals. Success will require the commitment of a range of Council departments and the Talbot Village Trust to ensure sensitivity in the exercise of controls and the deployment of resources.

9.5 **Action 11** introduces the idea of enabling development as a mechanism to ensure the sustainable future of the Conservation Area and provide funding to allow the delivery of the pro-active actions in the Management Plan. It is anticipated that the detail of how this might develop into an effective enabling tool, will take the form of a Development Delivery Plan. In order to have the necessary weight in the Planning system, such a plan would need to give clear justification and be prepared in an accountable and transparent manner. It would need to involve key stakeholders in its preparation and be open to the public through a period of consultation (subject to some potential limitations on the release of sensitive financial information).

Expectations

9.6 **Bournemouth Borough Council** -The designation and review of conservation areas are legal requirements. In support of these statutory duties, the Borough Council can be expected to commit adequate resources by ensuring it maintains access to the necessary conservation skills and that it adopts appropriate planning policies. It should also ensure that communities are sufficiently well informed about the implications of designation so that they too can play their part.

9.7 While the administration of conservation areas is largely a reactive planning function, there are other activities that can have a bearing on character and appearance, for instance management of woodland, school maintenance, social housing, building control and fire regulation. It is important, therefore, that conservation aims are coordinated across local authority departments.

9.8 **Owners and residents -** The majority owner is the Talbot Village Trust which clearly understands the significance of the Talbot sisters' legacy. Nonetheless, it has to be remembered that standards used for modern environments should not be applied unthinkingly to areas and buildings that have stood the test of time.

9.9 Some degree of change is inevitable in conservation areas and in many cases the issue is not so much whether change should happen, but how it can be accommodated sensitively. Owners and residents can minimise the less desirable effects of change by employing specialist advice, by taking a contextual view of proposals rather than acting in isolation, and by avoiding unrealistic aspirations.

9.10 Communities - There are several communities with an interest in Talbot Village: those for whom it is home, the school, the church, those who use it for recreation, and neighbouring residential and educational communities. It is important that all

are well-informed about the qualities of their conservation area and the management opportunities.

Priorities

9.11 The immediate (6-12 months), medium term (1-3 years) and longer term or continuous projects/actions are set out in Appendix 2, along with responsibilities. It is intended that these can be reviewed and updated as a living part of this document.

Commitment and adoption

9.12 It is important that the Borough Council and its partners should commit themselves corporately to the delivery of the Action points in the Management Plan.

9.13 It is also important that the Management plan is formally adopted by the Borough Council for planning purposes. It can then properly inform the Local Plan and it can carry due weight in the consideration of planning proposals.

Monitoring and review

9.14 The efficient delivery of heritage services requires regular monitoring of change and the drivers of change so that management adjustments can be made. For this, the Borough Council expects to undertake:

- Periodic reviews of the effectiveness with which the service addresses pressures for change
- Reviews of the Talbot Village Conservation Area Appraisal aim to follow good practice of a five-year cycle
- Regular monitoring, review and updating of the Talbot Village Conservation Area Management Plan – aiming for annual review.

9.15 The reviews and monitoring can only be achieved if the local authority maintains sufficient resources and skills to be able to carry out the work within the time scales noted here.

10. Conclusion

10.1 The Talbot Village Conservation Area has undergone significant change and intensification over a period of time, in particular to the church and school.

10.2 It is vital that the Conservation Area is preserved and enhanced – that it is not harmed by over intensification and that features, such as woodland, allotments and open space, are appropriately managed.

10.3 It is also vital that the 3 key themes of:

- Sustainability
- Partnership working and
- Appreciation and promotion

are taken forward as a means to ensuring a positive future for the Talbot Village Conservation Area.

Appendix 1 – List of Actions

Strategic issues

Action 1 *The Local Authority should continue to work with the Talbot Village Trust to enable viable stewardship of the Conservation Area in order to deliver the Management Plan Vision.*

Action 2 *In their forward planning, the universities should be encouraged to acknowledge, use and respect the value of the Talbot Village Conservation area both as a backdrop to their sites and as a cultural, educational and recreational resource.*

Organisational issues

Action 3 *The Talbot Village Trust in partnership with the Local Planning Authority should consider the potential for the preparation of a Heritage Partnership Agreement dealing with aspects of the repair and use of properties and land within the Conservation Area.*

Action 4 *The Talbot Village Trust should consider how the woods could be put to a more active community and economic use.*

Action 5 *In combination with other actions, Bournemouth Borough Council, together with the Talbot Village Trust should raise awareness of the special interest of this conservation area in order to promote its wider stewardship and enjoyment*

Planning policy and control

Action 6 *The Talbot Village Trust, with other stakeholders and potential commercial partners should explore opportunities to re-invigorate and provide the opportunities to promote a self sufficiency agenda within Talbot Village Conservation Area.*

Action 7 *Planning policy for Talbot Village should be developed with the Appraisal and Management Plan forming part of the evidence base.*

Action 8 *The Borough Council's Enforcement Protocol, giving due weight to the historic environment, should be widely publicised in order to avoid any claims of ignorance about requirements and expectations.*

Action 9 *The Local Planning Authority should proactively seek the repair and re-use of the buildings and land associated with White Farm to ensure a viable future for this important farm group.*

Action 10 *Bournemouth Council, partners and interested parties will encourage the Talbot Village Trust to proactively plan to enable the future management of the conservation area.*

Economic issues and opportunities for development

Action 11 *Bournemouth Council, Talbot Village Trust and other relevant parties should work together to pursue the potential to fund projects highlighted in the Management Plan with consideration given to appropriate and proportionate enabling development and other funding opportunities. This could take the form of a Development Delivery Plan.*

Spatial issues

Action 12 *Talbot Village Trust, Bournemouth Council and other partners should develop a woodland management plan beyond the immediate scope of the planning process to address the future role of woodland and its contribution to the character of the conservation area.*

Action 13 *Talbot Village Trust together with the local planning and highway authorities and other partners should identify the most appropriate primary north-south route and consider a sensitive upgrade to its*

surface. Further study around the issues and options of potential lighting of this route should also be undertaken.

Action 14 *Talbot Village Trust together with the local planning authority should consider upgrading and improving the appearance of areas of existing tarmac relating to gateway entrances to the Conservation Area or to the setting of and routes between key buildings (see map)*

Action 15 *The setting of the conservation area should be safeguarded through the planning system and other processes by preserving the openness of the playing fields to the north and by traffic management and or public realm/road improvement schemes and exploration of sensitive woodland management on Wallisdown Road to the south.*

Action 16 *The Talbot Village Trust should consider re-branding the village signage and providing a consistent and uniform design of signs and information boards in discussion with key stakeholders.*

Site specific issues

Action 17 *The Talbot Village Trust and Bournemouth Council should produce a parking strategy to look at existing and future capacity, traffic management within the Conservation Area, alternative parking provisions and the detailed design of present and proposed parking provision within the Conservation Area, with a view to promoting solutions which will preserve and enhance the character and appearance of the Conservation Area.*

Action 18 *Ensure that the needs of the school, its playground and the car park are accommodated without detracting from the character or appearance of the Conservation Area or harm to the listed building or its setting.*

Action 19 *St Mark's Church, Talbot Village Trust, Bournemouth Council and other partners should plan for maintenance, planting and appropriate car parking in and around the church and churchyard.*

Action 20 *Talbot Village Trust should continue to manage the allotments positively as a complementary activity and as part of the Conservation Area Action Plan.*

Appendix 2 - Action Plan

Intended as living part of this management plan

KEY
TVT = Talbot Village Trust
BBC = Bournemouth Borough Council

IMMEDIATE PROJECTS/ACTIONS (6-12 MONTHS – YEAR 1)

ACTION	*RESPONSIBILITY*
Formal adoption of the Talbot Village Conservation Area Appraisal as part of the evidence base for the Local Plan	BBC – Planning
Formal adoption of the Talbot Village Conservation Management Plan for planning purposes	BBC – Planning
Designate the small amendment proposed to the conservation area boundary (ie delete the small area east of White Farm)	BBC – Planning
Publicise the Borough Council's Enforcement Protocol with amendment if necessary **(Action 8)**	BBC – Enforcement
Establish a viable future for White Farm **(Action 9)**	BBC – Planning TVT

MEDIUM-TERM PROJECTS/ACTIONS (2-4 YEARS)

ACTION	*RESPONSIBILITY*	*TIMESCALE*
Potential preparation for a Heritage Partnership Agreement **(Action 3)**	BBC – Planning TVT	Year 2
Consider how the woods could be put to a more active community and economic use **(Action 4)**	TVT	Year 3
Explore opportunities to re-invigorate and provide opportunities to promote a self sufficiency agenda **(Action 6)**	TVT	Year 4
Develop Planning policy using the Management Plan as part of the evidence base **(Action 7)**	BBC – Planning	Year 3
Consider appropriate and proportionate enabling development to fund the projects in the Management Plan through a Development Delivery Plan **(Action 11)**	BBC – Planning TVT	Year 2
Develop a woodland management plan **(Action 12)**	TVT	Year 3

Consider a modest upgrade of surfacing to the primary north-south route **(Action 13)**	BBC – Planning and Transport TVT	Year 4
Preserve the openness to the north and traffic management and or public realm improvement schemes and woodland management to the south. **(Action 15)**	BBC – Planning and Transport TVT	Year 4
Provide new, consistent signs and information boards **(Action 16)**	TVT	Year 2
Produce a parking strategy for the Conservation Area **(Action 17)**	BBC – Planning and Transport TVT	Year 4
Regular review of this management plan - aim for annual review	BBC – Planning	Year 2

LONGER-TERM PROJECTS/ACTIONS (5-7 YEARS/ CONTINUOUS)

ACTION	***RESPONSIBILITY***	***TIMESCALE***
Partnership working in order to deliver the Management Plan vision **(Action 1)**	All	Ongoing
Universities encouraged to acknowledge, use and respect the Conservation Area **(Action 2)**	Bournemouth Uni Arts Uni	Ongoing
Raise awareness of the special interest of this Conservation Area **(Action 5)**	BBC – Planning, Tourism, Parks TVT	Ongoing
Proactively plan the future management of the Conservation Area **(Action 10)**	TVT	Ongoing
Upgrade and improve the appearance of existing tarmac areas **(Action 14)**	TVT	Year 5/6
Ensure the needs of the school area accommodated without detracting from the character of appearance of the Conservation Area **(Action 18)**	BBC – Planning St Mark's School	Ongoing
Plan for maintenance, planting and appropriate parking around the church and churchyard **(Action 19)**	BBC – Planning St Mark's Church	Year 5/6
Manage the allotments positively as a complementary activity as part of the Conservation Area **(Action 20)**	TVT	Ongoing
Review of the Talbot Village Conservation Area Appraisal – aim for 5 year review	BBC – Planning	Year 5