

Broad Chalke

Neighbourhood Plan

2019-2026



Made - July 2021

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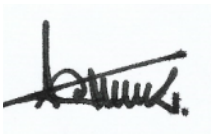
Foreword

Broad Chalke is a beautiful rural village set amongst chalk downs on the Wiltshire/Dorset border. Living in a conservation village within an Area of Outstanding Natural Beauty, we are very conscious that we are guardians of the built and natural environment we have inherited. Although tourism is becoming important, we are still essentially an agricultural working village and retain a very strong community spirit.

We therefore saw the neighbourhood planning process as an ideal way of meeting long-standing local needs and aspirations - and the community has embraced this process wholeheartedly. So much so, that many of the policies and projects proposed in the Plan are already well advanced or successfully delivered. This Plan is therefore both a record of significant community achievement to date *and* an ongoing commitment to maintain all that is good in our community through sustainable development in the future.

Throughout the long process of drafting and delivering this Plan, we have been adamant that it should be developed 'bottom-up' and that as many people as possible should be actively involved – most of whom have given their time and/or expertise without hesitation or charge. Without them we would not be where we are today – nor would our proposals enjoy the degree of credibility and community support they do. At the inevitable risk of missing someone out, those most concerned are listed below - Broad Chalke community owes them a great debt of gratitude:

- **Broad Chalke Parish Council:** the various parishioners, ably led by Tom Hitchings (Chairman) and Stephen Whitmore (Parish Clerk), who have served on the Parish Council during the course of drawing up this Plan.
- **The Neighbourhood Planning Group:** The above plus: Hannah Barbey, Fiona Butcher, Edward Fry, Tim Greathead, Sylvia Gulliver; Martin Holland, Di Jeans, Michael Powis, Dan Richter, Michael Roe, and Michael Scott.
- **The Community Hub Sub-Group:** Several of the above plus: Ray Collins, Ann Ferreira, Jan Fowler, Shosh Hobbs, Nick Lowe, Brian Mascal, Hugh Pelly, Rachel Sykes, Julian Thomas, Nigel Tinkler, Jenny Truluck, Emma Verdin, Rob Wilkins.
- **The Community Housing Sub-Group:** Dan Richter (Chair) plus: Michele Altham, Edward Fry, Catherine Gurling, Caroline Lamb, Luci Philips, Michael & Ail Powis, Matt Rawlinson and Ian Walkden, – all ably advised and assisted by Steve Watson and Alison Ward of Wessex Community Land Trust.
- **Subject Matter Experts:** Henry Flint (Finance), Chris Littlemore (Architect), Andrew Wiltshire (Legal) – all of whom gave their professional advice entirely free of charge.
- **Wiltshire Council:** Our Points-of-Contact in Spatial Planning Department, Julie Watts in Highways Department, and Victoria Bodmin & James Taylor in the Community Housing team – all provided helpful and patient advice throughout.
- **Place Studio, Bristol:** For their invaluable consultancy advice in finalising the Plan.



AEG TRULUCK CB CBE
Chair, Neighbourhood Planning Group

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Introduction

This introductory section addresses the following fundamental questions before launching into the body of the Plan proper:

- What is Neighbourhood Planning?
- What makes Broad Chalke special?
- Why do we need a Plan and what does it cover?
- How does our Plan fit into the wider Policy context?
- How was the Plan prepared?
- Our Vision and Objectives

WHAT IS NEIGHBOURHOOD PLANNING?

0.1 The Localism Act 2011 sought to devolve planning to local level – with less ‘top-down’ prescription and more ‘bottom-up’ involvement by local people.

‘In the future, instead of being told what will happen to the cities, towns and villages they love local communities will have new opportunities to shape local development’
(The Rt Hon Greg Clark MP 2011).

0.2 Neighbourhood Planning empowers communities to determine the future of the places in which they live and work, and to set out their own vision and plans for the future of their ‘neighbourhood’. After an examination and community referendum, the neighbourhood plan is (‘made’), and becomes part of the Wiltshire statutory development plan – which in turn must conform to national planning policies.

0.3 Sustainable Development. To give the Plan practical effect, it must lead to ‘policies’ for the neighbourhood area which are both practical and sustainable i.e. the Plan must demonstrate how it will contribute to, protect and/or improve the local environmental, economic and social conditions - or that consideration has been given to how any potential adverse effects arising from the proposals may be mitigated.

0.4 Opportunity or Challenge? Neighbourhood planning therefore presents local communities with both an *opportunity* to take charge of their own destiny, and the *challenge* of complying with strict higher-level policy requirements. However, neighbourhood planning is not mandatory: it is up to the community to decide whether, in their particular circumstances, the benefits of having a Neighbourhood Plan warrant the amount of work involved.

WHAT MAKES BROAD CHALKE SPECIAL?

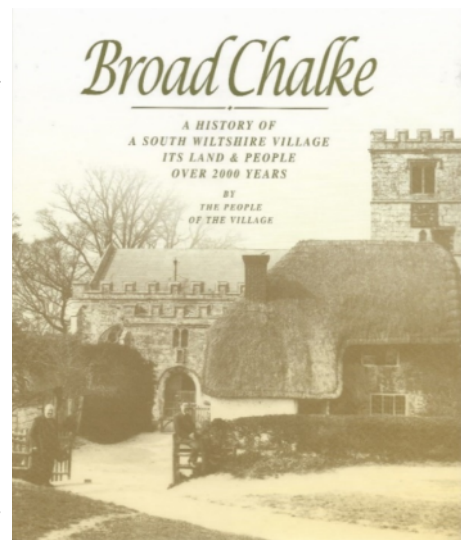
0.5 Location. As its name implies, Broad Chalke is a dispersed settlement centrally located at the widest part of the Chalke Valley¹ where two tributaries of the River Ebbles meet near the Dorset border in South Wiltshire. The Valley is devoid of classified roads, railway, mains drainage and has only limited bus services and mobile phone/broadband coverage. With a population of only 680, it is therefore a relatively isolated rural village which is dependent upon farming and locally-provided services for survival – and as such acts as a hub for the provision of trading, educational, medical, religious and recreational activities in the Chalke Valley. Although the Valley has been allocated to the Wilton Community Area in local government terms, it is separated from Wilton by a chalk ridge, and the River Ebbles (and associated valley traffic) runs towards Salisbury 8 miles ENE - which therefore acts as our local market town and communications centre.

0.6 Our Environment

- **History.** People have farmed in the Chalke Valley since before records began and the Valley was a wine growing centre in Roman times. The collection of Saxon farming settlements which eventually linked up to form the modern village of Broad Chalke were already working together as a rural **neighbourhood** by the time of the

¹ Also known as the *Ebbles Valley* (after the river that forms it) and sometimes as *The Secret Valley* – since the valley lies hidden well away from major transportation routes.

Norman invasion – as subsequently recorded in detail in the Domesday Book in 1086. Generations of local people have since shaped the surrounding environment and built the rich heritage of varied settlement areas and vernacular buildings which define the character of the village. The history of these developments is documented in ‘*Broad Chalke – A History of a South Wiltshire Village, its Land & People over 2000 years*’ (right) - proudly written by the people of the village for the Year 2000 Millennium - and required reading for anyone wishing to understand what makes this remarkable village community work as homogeneously as it does.



- Landscape.** As the following relief-map shows, the village lies astride a chalk stream draining from west to east along the alluvial plain of the Chalke Valley. It is framed by beautiful chalk downland ridges to the north and south which are used almost exclusively for farming purposes – mainly arable farming on the lower slopes, sheep grazing on the upper. Parts of the chalk downland are used for commercial recreational purposes – mainly game shooting in the dry finger valleys running down from the chalk ridges; the famous Gurston Hill Climb (marked ‘Hillclimbing’ on Gurston Down NW of the village); and the Chalke Valley History Festival which takes place annually in Church Bottom (marked, SE of village). The hillsides and valley bottom have a scattering of ancient woodland patches (more than is evident from the map) and there is an extensive network of well-used public footpaths. The whole parish lies within the Cranborne Area of Outstanding Natural Beauty; a designated valued landscape of national significance, designated in 1981. The landscape character of the Parish is described in more detail in the Cranborne Chase and Chalke Valley Landscape Character Assessment (2018). In short, the village and its setting is one of tranquility and outstanding beauty.

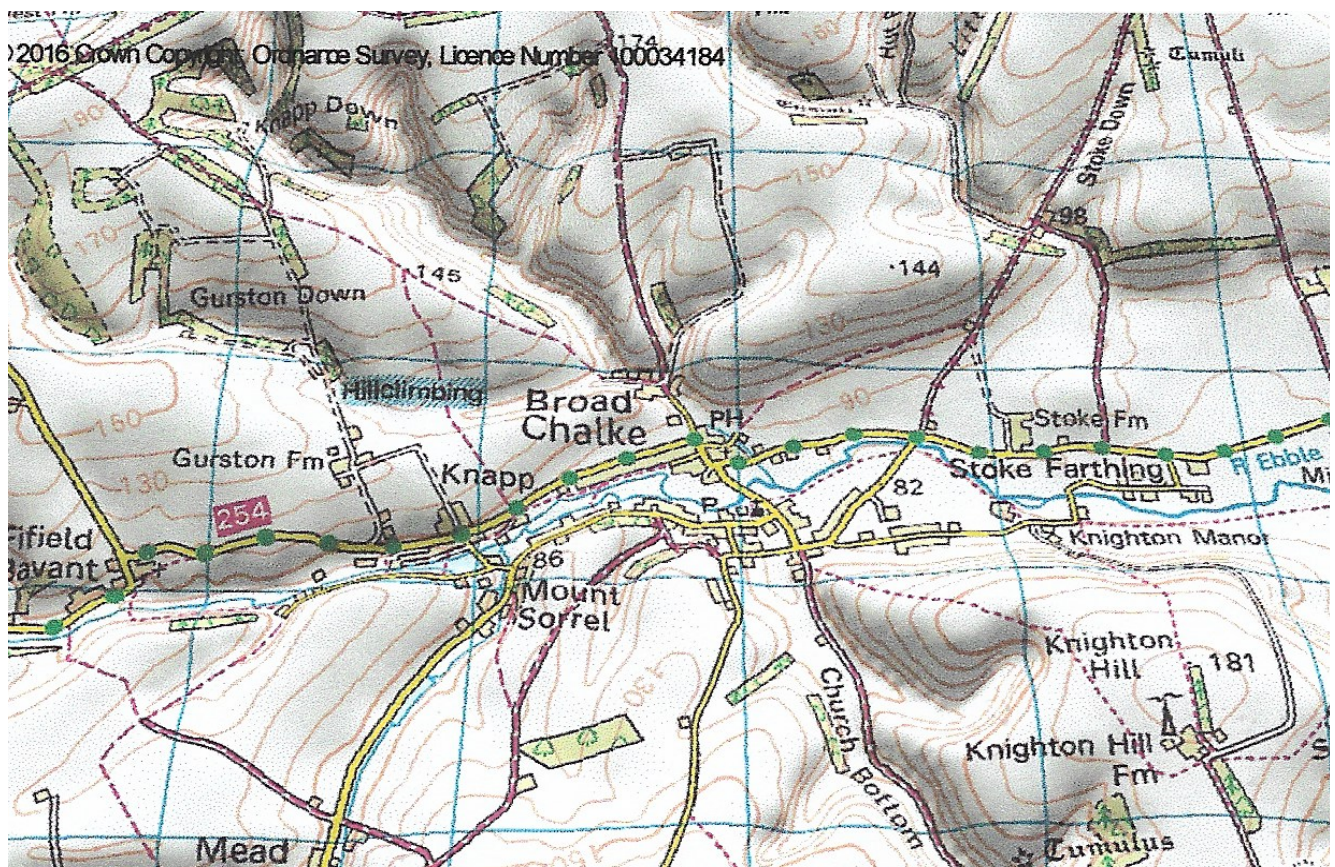


Figure 1: Relief Map of Broad Chalke (Ordnance Survey License Number 100034184)

Image 1 (above, right): ‘*Broad Chalke – A history of a South Wiltshire Village, its Land & People over 2000 years*’

- **Townscape.** Reflecting its historic origins, much of Broad Chalke village is designated as a Conservation Area. The village stretches from the rural farmsteads of Gurston, Knapp and Mount Sorrel in the West to the lovely thatched hamlet of Stoke Farthing in the East (see Figure 1). Between these two extremities, the old village was built around the water meadows with a Causeway linking the northern half of the village (which includes the Medical Centre, public house and URC Chapel. to the southern half of the village (which includes the Parish church and village hall). Between the old village and Stoke Farthing, there is an area of relatively new development known locally as ‘New Town’, this includes the housing along Manor Farm and Knighton Roads enclosing the new village school and sports centre (the area below Spot Height 82 on Figure 1). Taken together, these disparate parts of the village form the eight ‘*settlement areas*’ as identified in the *Broad Chalke Neighbourhood Design Chapter*.

0.7 Broad Chalke Facts and Figures. The figures below are drawn from the 2011 census, the most recent government data set to draw from, except where stated otherwise. Please note that due to the age of the census data, there will have been changes to the figures given below.

- The population of Broad Chalke Parish is around 680, with almost 300 households, i.e. an average household size of around 2.4. The age structure of the Parish broadly reflects that of Wiltshire as a whole, although with less than half of the proportion of people in the age 25-29 age bracket, and around a third more people in both the 65-74 and 75-84 age brackets. The population is overwhelmingly white British (98.8%).
- The census showed that of those of working age in 2011, three quarters (75.2%) were economically active. The most common forms of employment included wholesale and retail trade (repair of motor vehicles and cycles) (13%), professional, scientific and technical activities (12.4%), education (14.1%) and health and social work (13.8%).
- Just over 17% of those in employment worked from home, above the Wiltshire average of 11%. About two thirds of people drove to work, and just 5.3% of people walked to work.
- Of the 300 or so households, c.60% lived in detached houses, around a third lived in semi-detached, and c.10% in terraced dwellings. Only c.1% lived in flats or apartments. The average number of bedrooms per household was 3.4.
- About two thirds of households were owned (either outright or with a mortgage or loan), with the remainder rented (12.8% social rented and 20.2% private rented). The average house price in the parish is £680,333 (Rightmove January 2019); around 3 times that of the national average.

0.8 Protecting Our Environment. These environmental factors define the unique character of Broad Chalke in both time & space. They were the *raison d’etre* for the original settlement of that became Broad Chalke and remains the focal point for the Chalke Valley. These environmental factors are the basis of Broad Chalke’s continuing economic viability in terms of communications, farming and tourism, and provide the basis for a great sense of place, belonging and quality of life for our rural community. Villagers have therefore made it clear that their highest priority is to protect, preserve and perpetuate this unique environment; and ensure that it provides the baseline against which to consider possible future development and ensure it is done in a sustainable manner.

We cover these aspects in more detail in ‘Objective 2: Protecting and Enhancing our Environment’ and ‘Objective 3: Design and Conserving the Character of the Village’.

0.9 Our Housing Needs. Broad Chalke is a relatively isolated rural settlement with limited road and electronic connection to the outside world. It is still a working village with the emphasis for employment steadily switching from agriculture to tourism and home-working. The village’s attractive setting and range of facilities (including shop, post office, medical centre, school, public house, church and sports centre) mean that the population is growing increasingly affluent and house prices are becoming unaffordable for those on lower incomes at either end of the age spectrum. There is therefore a need for both affordable housing for younger families and small market homes for older local residents to ‘down-size’ into – thereby releasing family homes for the next generation. Given the shortage of local employment opportunities and transport links, large-scale development would be unsustainable. However, the number of new homes needed to meet local needs is relatively small – but essential if Broad Chalke is not to become an affluent retirement village which ‘locals’ can no longer afford to live in.

These aspects are covered in more detail in ‘Objective 4: Meeting our Local Housing Needs’.

0.10 Our Community Needs. This beautiful and friendly village has fought hard to keep its church and chapel alive and retain a rural medical centre. In recent years it has pulled together to build a new Village Hall, School, Sports Centre and a thriving Community Hub (which recently won the Countryside Alliance award for ‘Best Rural Shop and Post Office in the UK’) and Sports Centre which provides sporting and recreational facilities and activities for Broad Chalke and the wider Chalke Valley. Frustrated by the shortages of government funding for Highways, it has raised its own funding for a safe pathway alongside the Causeway which connects the two halves of the village, a project now being delivered. Residents of Broad Chalke are thus united by a remarkably strong sense of community and have thus far managed to maintain a healthy age and social mix within its population. The community is collectively conscious of their rich heritage & beautiful environment. They are warmly welcoming to visitors, and the wide range of local ‘self-help’ amenities give ample opportunity for social interaction. Some of these hard-won facilities will face future threats and others will be needed as the population grows.

A survey of current and future community needs is covered in more detail in ‘Objective 5: Sustaining our Community’.

WHY DO WE NEED A NEIGHBOURHOOD PLAN?

0.11 Why we need a Neighbourhood Plan? It was the concern for local heritage, our environment, and the need to protect and maintain local facilities - driven by Broad Chalke’s exceptional community spirit - that led to the initiation of this Neighbourhood Plan. The summary, it was felt that:

- **Duty of Care.** As residents of a Conservation Village located within an Area of Outstanding Natural Beauty, villagers feel a collective duty of care to preserve, protect and perpetuate the local rural and built environment and to ensure that any future development respects, and if possible enhances, this environment.
- **Housing & Employment.** Residents nevertheless recognise the need to adapt and change if Broad Chalke is to continue to thrive as a living and working community. Striking the sensitive balance between environmental protection and sustainable development is something best judged at local level.
- **Community Initiatives.** Broad Chalke has a tremendous community spirit and excellent track record of self-help local initiatives. At a time when resources are constrained, we want to work in partnership with Wiltshire Council to ensure that Broad Chalke continues to enjoy the full range of local services and facilities currently available.
- **Official Endorsement.** The Localism Act gives local communities a voice for the first time. It is important to seize the opportunity to prepare a Neighbourhood Plan which will become part of the development plan for Wiltshire. Once made, the policies contained will hold weight and must be considered in the determination of planning applications in the Broad Chalke area. Conversely, without such a Plan we remain at risk of centralised decision-making.

0.12 Neighbourhood Area Designation. Broad Chalke Parish Council applied to be designated a neighbourhood area for the purpose of preparing a Neighbourhood Plan. This designation was approved by Wiltshire Council on 5 November 2014. The designation covers the entire Broad Chalke Parish, as indicated in Figure 2.

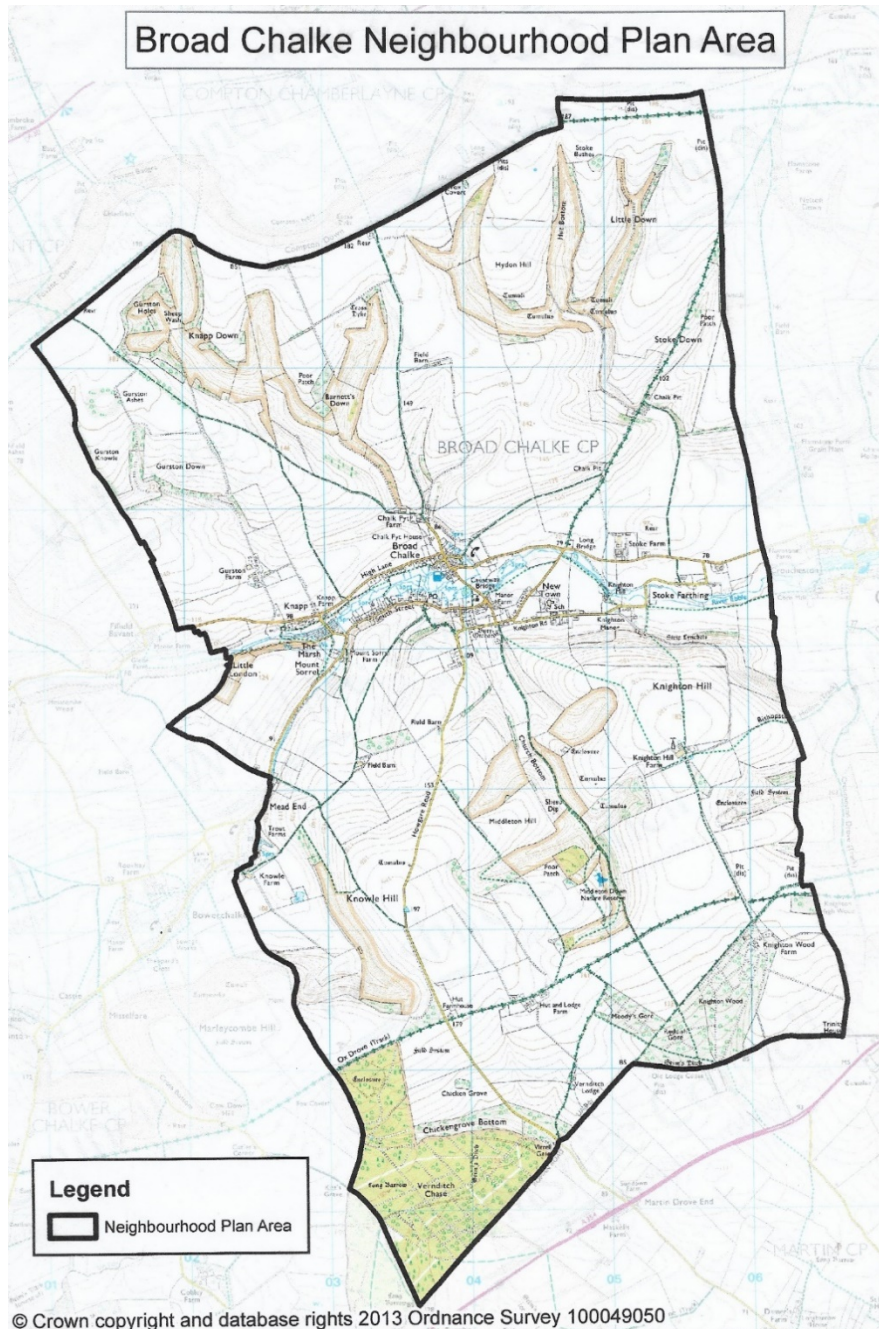


Figure 2: Broad Chalke Designated Neighbourhood Plan Area

0.13 Neighbourhood Plan Period. The Parish has decided to coincide its plan period with the Wiltshire Core Strategy, until 2026. It is anticipated that reviews of the Neighbourhood Plan will take place every 5 years.

HOW THE PLAN FITS INTO THE WIDER POLICY CONTEXT

0.14 Source Documents. The Broad Chalke Neighbourhood Plan (BCNP) has been developed within the following policy context:



0.15 National Policy. We have followed the general principles set out in the National Planning Policy Framework (NPPF) and Planning Policy Guidelines (PPG) in drawing up our Plan – particularly with respect to **Sustainable Development**.

0.16 Wiltshire Development Plan. BCNP has been written to align with the Objectives in the Wiltshire Development Plan (made up of the Wiltshire Core Strategy and other policy documents) and comply with any policies that apply to Broad Chalke. We provide an audit trail showing how BCNP objectives and policies align with Wiltshire Council objectives and policies in *Broad Chalke Basic Conditions Statement* as well as in the relevant sections of the Plan. The Wiltshire Core Strategy defines *Broad Chalke Neighbourhood Area* within the *Wilton Community Area* as shown on the map on the next page. Broad Chalke is ranked as a ‘large village’ within this area, with Wilton listed as its Local Service Centre.

We have done our best to link into the Area Strategy as defined in Wiltshire Core Strategy as follows:

- **The Wilton Community Area Strategy²** sets no specific objectives for Broad Chalke although general objectives are listed, including the need to protect the designated landscape of the Cranborne Chase AONB.
- **Broad Chalke’s status within Wilton Community Area.** WCS defines Broad Chalke as a ‘*Large Village*’. The role and function of large villages is set out in WCS Core Policy 2 (CP 2) which explains that there is a presumption in favour of sustainable development *within* their settlement boundaries – and on sites *outside* the settlement boundary if so identified in subsequent neighbourhood plans or site allocation plans.
- **Lack of Dependency upon Wilton.** Although Broad Chalke is listed within the Wilton Community Area (shown on Figure 3), the Chalke Valley has its own community centre, meeting and conference facilities, stores, post office, medical centre, church, sports centre and playing fields – all situated in Broad Chalke – and there is a mini-market in Coombe Bisset nearby. Wilton is separated from Broad Chalke by a high ridge whereas the direct

² Wiltshire Core Strategy p. 217.

road out of the valley leads via Coombe Bisset to Salisbury. Broad Chalke residents therefore look to Salisbury, not Wilton, for services not available in the village. There are no strong links between Wilton and Broad Chalke Parish Councils on 'Area' issues.

- **Broad Chalke's Contribution to County Housing Targets.** Although no specific housing targets are set for large villages, Wilton Community Area as a whole has yet to reach its area target. WCS policy would support the principle of additional housing in Broad Chalke to help meet its overall targets³ if a local need were demonstrated.
- **Wiltshire Housing Sites Allocations Plan.** As part of this process, sites for strategic (i.e. *large scale*) housing development within Broad Chalke were considered and rejected. Nevertheless, Broad Chalke has identified both a need and sites for *small-scale* development. Wiltshire Council have acknowledged that in the absence of a strategic need, a neighbourhood plan would be the correct vehicle to seek a housing allocation that meet local needs in these circumstances⁴.

We will pick up these themes in Objective 4 of BCNP (Providing Housing to meet Local Needs)

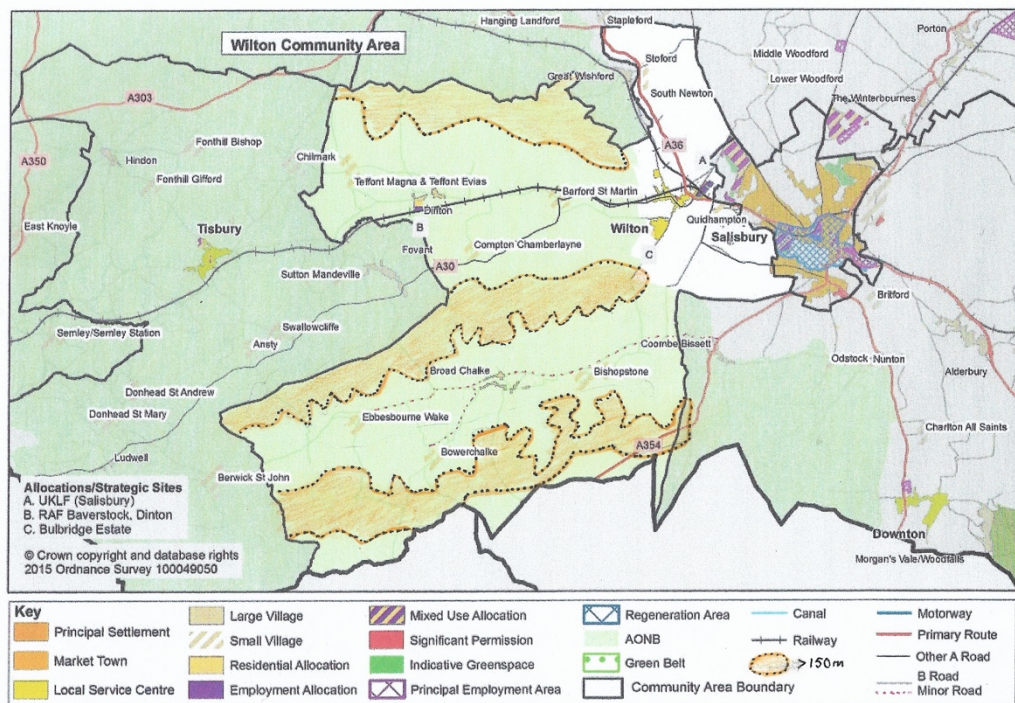


Figure 3: Wiltshire Policy Map showing Broad Chalke within the Wilton Community Area

0.17 The former Salisbury District Council produced an excellent *Broad Chalke Conservation Area Management Plan* (BCMP) in 2009. This document has been invaluable as a baseline for our Neighbourhood Plan. We have updated it and expanded its scope to cover the whole Parish area (as opposed to the Village Conservation Area alone).

We therefore use the updated and expanded BCMP as the basis for Objective 3 of BCNP (*Design and Conserving the Character of our Village*).

³ Wiltshire Council Spatial Planning response to Informal Consultation document, dated 19 Sep 2018

⁴ Ibid.

HOW WE PREPARED OUR PLAN

0.18 Consultation. The preparation of this Neighbourhood Plan has been a community-led process. The full details of the consultation undertaken through the process are included in *Broad Chalke NDP Consultation Statement*. The following section provides a high-level summary of the consultation activities.

- **Formation of Steering Group.** Following announcements of the Localism Act and a groundswell of community opinion, an embryonic Neighbourhood Planning Group formed in 2013.
- **Initiating Meeting.** First Village Meeting. Consultation on the challenges we currently face and our future needs as a community⁵. Proposal supported. A start was made by establishing the baseline information.
- **Neighbourhood Survey.** Over the winter of 2013 a comprehensive questionnaire was circulated to every household in the village seeking their views. A full version of the survey and results is included in the BCNP Consultation Statement. Over 60% of households responded to the questionnaire and over 200 people subsequently attended a series of village meetings to discuss this feedback. A very high degree of agreement was reached regarding the issues that needed addressing.



Above: Neighbourhood Survey which was circulated to every household in Broad Chalke in Winter 2013

- **Process Plan.** It was decided to take a step-by-step approach over several years, holding annual consultation meetings, prioritising work, implementing recommendations, and providing regular progress bulletins. Key milestones were as follows
 - **2013/14: Crisis Management.** Address the most urgent issues identified i.e. to save our Village Shop, Post Office and Chapel by combining them into a single multifunctional community facility. The latter was delivered and a project as is what became the award-winning 'Community Hub'.
 - **2015: Investigate Issues.** Address the remaining community issues raised by the questionnaire. This included contributing to, or co-ordinating, action to build a new car park and bus stop, introducing safety measures for village roads, saving our Medical Centre, and stimulating ideas for the future of the Parish Church.

⁵ Throughout this document, the terms 'village', 'parish', 'community', and 'neighbourhood' are virtually synonymous and interchangeable. We believe 'community' best describes the Broad Chalke spirit, but 'neighbourhood' is the official Government term.

- **2016: Scope New Builds.** Take practical measures to enable the building of a new path across the Causeway linking both halves of the village, establish a Village Green at the geographic centre of the village and conduct a Housing Needs Survey to investigate the requirement and scope for new housing in the village.
- **2017: Form Partnerships.** Liaise with landowners and Wiltshire Council to carry out the required housing and pathway work, form a *Community Land Trust* to oversee the provision of affordable housing, and document all this in a final version of the Neighbourhood Plan.
- **2018: Draft Neighbourhood Plan.** A draft Neighbourhood Plan was issued for informal consultation in Winter 2018 and received strong support from the local community.
- **2019: Formal Regulation 14 Consultation:** A draft Neighbourhood Plan was consulted upon during its first, formal consultation stage. This stage involved seeking further feedback from local people, business owners, community groups and others, including those on a list of statutory consultees agreed with Wiltshire Council.
- **2020-21: Submission of Neighbourhood Plan to Wiltshire Council:** The submission version of the Neighbourhood Plan included amendments in response to comments received during Regulation 14 consultation. The Plan was then examined by an appointed, independent examiner. The Neighbourhood Plan successfully passed examination in April 2021. This is therefore the referendum version of the Neighbourhood Plan which incorporates the examiner's recommendations. If the referendum demonstrates community support, the Plan is then 'made', giving it the force of law and becoming a part of Wiltshire Council's Statutory Development Plan. It will then form a material consideration in the determination of subsequent planning applications in Broad Chalke - the Neighbourhood Plan area.

Note: *All funding for the new Shop, Post Office and Chapel refurbishment, new pathway and the setting up of the Community Land Trust has been raised or arranged by members of the local community.*

0.19 Throughout the process, ongoing communication has taken place through the annual village meetings, at monthly parish council meetings, updates have been included in the monthly parish magazine and on the parish and village websites. Broad Chalke is a small and active community and informal discussions have also formed part of the consultation and engagement process.

0.20 Ownership of the Neighbourhood Plan. Although conducted within a national and county framework, this is our Neighbourhood Plan. We have been actively consulting, meeting and planning as a community since 2013 and have already delivered significant community benefits as a result. A very high level of engagement and agreement has been achieved in this process⁶. We have taken careful account of all feedback from meetings and questionnaires and this feedback is referred to throughout this document. This consultation process confirmed, and our solid track record of funding and delivering local initiatives demonstrates, that Broad Chalke has a shared appreciation of our historical & environmental heritage and a progressive vision for the future. This Neighbourhood Plan brings all this together.

0.21 The 2013 village questionnaire demonstrated over c.90% consensus on the major issues that affect Broad Chalke. This consensus has not changed as a result of subsequent village meetings and consultation drafts. The Neighbourhood Plan reflects this community consensus. The Broad Chalke Village Plan has therefore, in effect, written itself, the Neighbourhood Plan organises the needs and aspirations into a Vision, Objectives and Policies in order to deliver practical solutions for the benefit of the whole community

⁶ Wiltshire Council observed that this response showed '*remarkable community spirit*' and the numbers to be statistically representative.

OUR VISION AND OBJECTIVES

0.22 The Vision is an overarching statement which describes how we would like to see Broad Chalke develop over the Neighbourhood Plan period.

BROAD CHALKE VISION

We wish to conserve and perpetuate the rich heritage of our natural environment, the diversity of our vernacular building styles, and the strong community spirit that make this village special.

We have encapsulated this vision in our five-part Neighbourhood Plan, in a way which carefully balances our Environmental, Design and Character, Housing and Community needs & aspiration so that the village remains a thriving, sustainable and caring community well into the future.

BROAD CHALKE OBJECTIVES AND LINKED POLICIES

0.23 The objectives are more specific and set out how we will achieve what is set out in the Vision. Our planning policies stem from our vision and help to deliver at least one of our plan's objectives. The table below sets out how each policy links to at least one of the objectives.

Broad Chalke Neighbourhood Plan Objective	Related Planning Policy
Objective 1 – Development Strategy	
1.1 Development Strategy: Set out an overall strategy for development in Broad Chalke over the Plan period.	1A Development Strategy for Broad Chalke (p.19)
Objective 2 – Protecting and enhancing our Environment	
2.1 Green Areas: Conserve and enhance our natural environment including important green spaces, the River Ebbles and Ancient Woodland.	2A – Important Green Spaces (p. 24) 2B – Ecology (p. 26)
2.2 Climate Change and Flood Risk: Encourage new development that contributes positively towards Wiltshire Council's commitment to a carbon neutral county by 2030, relating to energy efficiency, green energy and flood risk mitigation.	2C – Addressing and Adapting to Climate Change (p. 29)
Objective 3 – Design and Conserving the Character of our Village	
3.1 Heritage: Conserve and enhance areas of Heritage and Archaeological value	3A – Heritage Assets (p. 40)
3.2 Design and Character: Conserve and enhance Broad Chalke's unique historic and built environment.	3B – Design and Character (p. 54)
3.3 Landscape and Views: Protect and enhance the Area of Outstanding Beauty and landscape character including valued views	3C – Landscape and Views (p. 58)
Objective 4 – Meeting our Local Housing Needs	
4.1 Housing Development: Deliver mixed development of open market and affordable homes to meet evidenced local housing needs.	4A – Site Allocation: Site 4 (p. 76) 4B – Site Allocation: Site 5 (p. 78)
4.2 Housing Design: Ensure that new development is sustainably located and meets the environmental and design criteria set out in Sections 1 and 2 of the Neighbourhood Plan.	4A – Site Allocation: Site 4 (p. 76) 4B – Site Allocation: Site 5 (p. 78)
4.3 Local Affordable Housing: Ensure that local housing is made available for local people.	4A – Site Allocation: Site 4 (p. 76) See also Action Plan (Section 6)

Objective 5 - Sustaining our Community	
5.1 Key Services: Retain and improve key services to sustain the community	5A – Local Facilities (p. 95)
5.2 Local Economy: Support local employment opportunities	5B – Local Employment (p. 98)
5.3 Road Safety: Maintain and improve connections for pedestrians and cyclists around the village	See Action Plan (See Section 6)

0.24 Each policy is set out in a box like this:

Planning Policy Title
Planning policy text

0.25 The policies are the most important part of the plan because, once the plan is fully agreed, it will then be Wiltshire Planning Officers who must take account of it in deciding if future planning applications satisfy (or not) the policies in the plan. The policies must be right for Broad Chalke and strong enough to prevent inappropriate development getting through (hence the formal language).

1. Development Strategy

Summary Overview

1.1 This section of the Broad Chalke Neighbourhood Plan sets out the Development Strategy and planning policy which relates to **Objective 1: Development Strategy**.

<i>Objective</i>	<i>Planning Policy</i>
Objective 1 – Development Strategy	
1.1 Development Strategy: Set out an overall strategy for development in Broad Chalke over the Plan period.	1A Development Strategy for Broad Chalke

Summary of NDP Objectives and corresponding planning policies included within this section of the NDP

1.2 Because of the nature of the Development Strategy, this policy relates to a number of the Neighbourhood Plan objectives, and all of the associated Neighbourhood Plan evidence.

Development Strategy: Policy

References	Background information
Key evidence	All Neighbourhood Plan evidence
Broad Chalke Neighbourhood Plan Objectives	<p>1.1 Development Strategy: Set out an overall strategy for development in Broad Chalke over the Plan period.</p> <p>2.1 Green Areas: Conserve and enhance our natural environment including important green spaces, the River Ebble and Ancient Woodland.</p> <p>3.1 Heritage: Conserve and enhance areas of Heritage and Archaeological value</p> <p>3.2 Design and Character: Conserve and enhance Broad Chalke’s unique historic and built environment.</p> <p>3.3 Landscape and Views: Conserve and enhance the Area of Outstanding Beauty and landscape character including valued views</p> <p>4.1 Housing Development: Deliver mixed development of open market and affordable homes to meet evidenced local housing needs.</p> <p>4.2 Housing Design: Ensure that new development is sustainably located and meets the environmental and design criteria set out in Sections 1 and 2 of the Neighbourhood Plan.</p> <p>5.1 Key Services: Retain and improve key services to sustain the community</p>
National and Wiltshire Policy context	The policy complies with paragraphs 13, 15, 29, 117 and 119 of the NPPF and Wiltshire Core Strategy policies CP1 and CP2.

1.3 Background. Policy 1A sets out the BCNP’s overall Development Strategy. The policy sets the scene for NDP policies that protect and conserve Broad Chalke’s special built and natural environment, safeguard its community facilities and employment and manage small infill developments within the settlement’s development boundaries and allocate two new sites for housing to meet local needs. It is therefore located at the front of the Neighbourhood Plan as its serves to summarise the overall development strategy for Broad Chalke parish, bringing together the range of objectives and policies included in the Neighbourhood Plan to achieve the plan vision.

1.4 Policy Context. Broad Chalke is classified in the Wiltshire Core Strategy as a large village acknowledging its role as a local service centre. Wiltshire Core Strategy does not impose a top-down housing requirement figure upon Broad Chalke. However, Wiltshire Core Strategy policy allows new sustainable infill development within the settlement boundary and supports the NDP making housing allocations beyond the existing village developed area to meet identified local needs. The NDP allocates two sites beyond the existing village settlement boundary for development to meet local housing need – see policies 4A and 4B.

1.5 Within the existing settlement boundary, not much land will be appropriate for development. Policy 1A provides a number of criterion that development within the settlement boundary would need to meet, limiting the

amount of development that would be acceptable under this policy. Development that does come forward within the settlement boundary would be required to have regard to, protect and enhance the sensitive nature and character of the village. A key and valued element of the character of the village is the open spaces within it. Development within the settlement boundary would also be required to have regard to the ambient density and layout of surrounding existing development.

1.6 Core Policies 1 and 2 of the Wiltshire Core Strategy support in principle proposals for sustainable development within existing settlement boundaries. Policy 1A uses the nationally recognised definition of ‘minor’ development as no more than nine units or homes. It’s important to note that considering the points made in paragraph 1.5 and the parameters given in Policy 1A regarding the extremely sensitive nature and highly valued characteristics of Broad Chalke, it is anticipated that any development within the settlement boundary that could come forward under this policy would serve only to continue the small-scale, organic growth that Broad Chalke village has experienced throughout its history.

1.7 Justification. This development strategy policy summarises the overall conservation and development strategy for the neighbourhood area and outlines in more detail the specific policy for sustainable infill development within Broad Chalke’s existing settlement boundaries.

Planning Policy 1A - Development Strategy for Broad Chalke

Development which enhances and conserves Broad Chalke’s special built and natural environment, safeguards its community facilities and employment and which enables the village to meet its local housing needs, either through appropriate development within the settlement boundaries or on the allocated sites, as illustrated in **Figure 4**, will be supported.

Within the defined settlement boundary, proposals for minor development of up to 9 units and infill development comprising the filling of a small gap which is only large enough for not more than a few dwellings will be supported provided that development:

- accords with the provisions of Wiltshire Core Strategy Core Policy 2;
- has regard to the character of Broad Chalke, and where the proposed development reflects the density, form and pattern of existing development with reference to policies in Objective 3 (p. 31-62) of the Broad Chalke Neighbourhood Plan,
- conserves or enhances the landscape of the Cranborne Chase and West Wiltshire Downs AONB,
- conserves and enhances the conservation area, its setting, and any affected designated heritage assets.

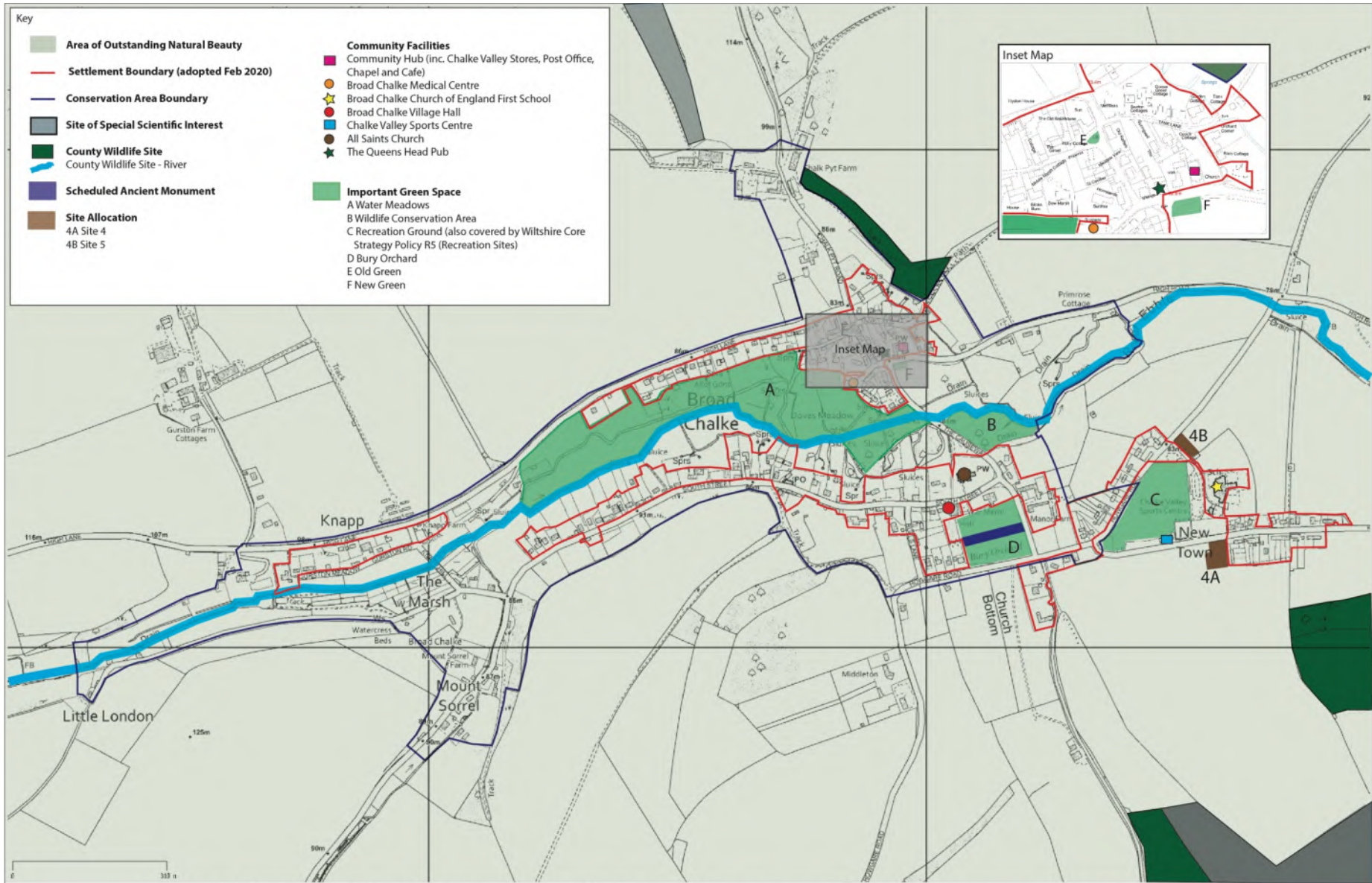


Figure 4: Broad Chalke Development Strategy

2. Protecting and Enhancing our Environment



Summary Overview

1.1 The following section of the Broad Chalke Neighbourhood Plan summarises the special qualities of Broad Chalke's natural environment, drawing on key evidence. It includes policies which relate to **Objective 2: Protecting and Enhancing our Environment**.

1.2 The following key evidence was used to inform this section of the Neighbourhood Plan:

- The **Broad Chalke Conservation Area Appraisal & Management Plan (BCMP)**, produced by Salisbury District Council in 2009. This includes an analysis of the design context, establishes settlement character areas and future building considerations. This has been updated and added to now cover building development outside of the Conservation Area. This updated version of the Management Plan is included in full as Section 3 of the Broad Chalke Neighbourhood Plan.
- The **Cranborne Chase and Chalke Valley Landscape Character Assessment**, produced by Chris Blandford Associates in 2018. This includes a detailed description and assessment of the different character areas within the AONB.
- **Maps** and information held by Wiltshire Council.

<i>Objective</i>	<i>Planning Policy</i>
Objective 2 - Protecting and Enhancing our Environment	
2.1 Green Areas: Conserve and enhance our natural environment including important green spaces, the River Ebble and Ancient Woodland.	2A Important Green Spaces 2B Ecology
2.2 Climate Change and Flood Risk: Encourage new development that contributes positively towards Wiltshire Council's commitment to a carbon neutral county by 2030, relating to energy efficiency, green energy and flood risk mitigation.	2C Addressing and Adapting to Climate Change

Summary of NDP Objectives and corresponding planning policies included within this section of the NDP

Protecting our Environment: Policies

Important Green Spaces

Policy Origin	Reference
Key evidence	Wiltshire Environmental mapping
Broad Chalke Neighbourhood Plan Objective	2.1 Green Areas: Protect and enhance our natural environment including important green spaces, the River Ebble and Ancient Woodland.
National and Wiltshire Policy context	This policy complies with NPPF policies 91, 96-97, and Wiltshire Core Strategy CP52

1.3 Background. As its adjectival place-name indicates, Broad Chalke is a widely dispersed settlement – or group of settlements. The spaces between and within the settlement character areas define their character as much as, if not more than, their vernacular architecture. The key views between these settlement areas and up to the surrounding chalk downland could be obscured by infill development unless designated as such. These green areas include farmland, woodland, water meadows, hedgerows (including the distinctive hedge-lined roads within the village) and communal greens. The latter include the village playing fields in New Town (bounded by the school, sports centre and Manor Farm Road); Bury Orchard (bounded by Manor Farm, the parish church and village hall, and old vicarage); the residual patch of original village green (bounded by High Road, Sun Cottage and Chapel Lane); and the proposed new ‘village green’ (bounded by the community hub, village pub and Causeway Road). This policy seeks to protect important green spaces within the core of the village, a number of which also contribute positively to the character of the wider Chalke Valley.

1.4 Policy Context. Wiltshire Core Strategy emphasises that green infrastructure *‘provides socio-economic and cultural benefits which underpin individual and community health and well-being. These include: conserving and enhancing the natural environment; providing wildlife corridors; reducing noise and air pollution; and helping communities adapt to climate change through water and carbon management....Providing routes (e.g. footpath and cycle ways) which link areas of open space within settlements; providing sustainable drainage and flood storage; and providing a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplation, sport, recreation and children’s play’.*

1.5 Justification. The vast majority of the neighbourhood area consists of open chalk downland, ancient woodland and water meadows. This is reflected within and between the dispersed settlement areas of the village which is built around water-meadows, incorporates working farms, and is shaded by trees and hedge-lined lanes. Open spaces and green areas define the nature of the village as much as its architecture and their loss would fundamentally change the nature of the village. They also play a key role in the village’s green infrastructure network.

Planning Policy 2A Important Green Spaces

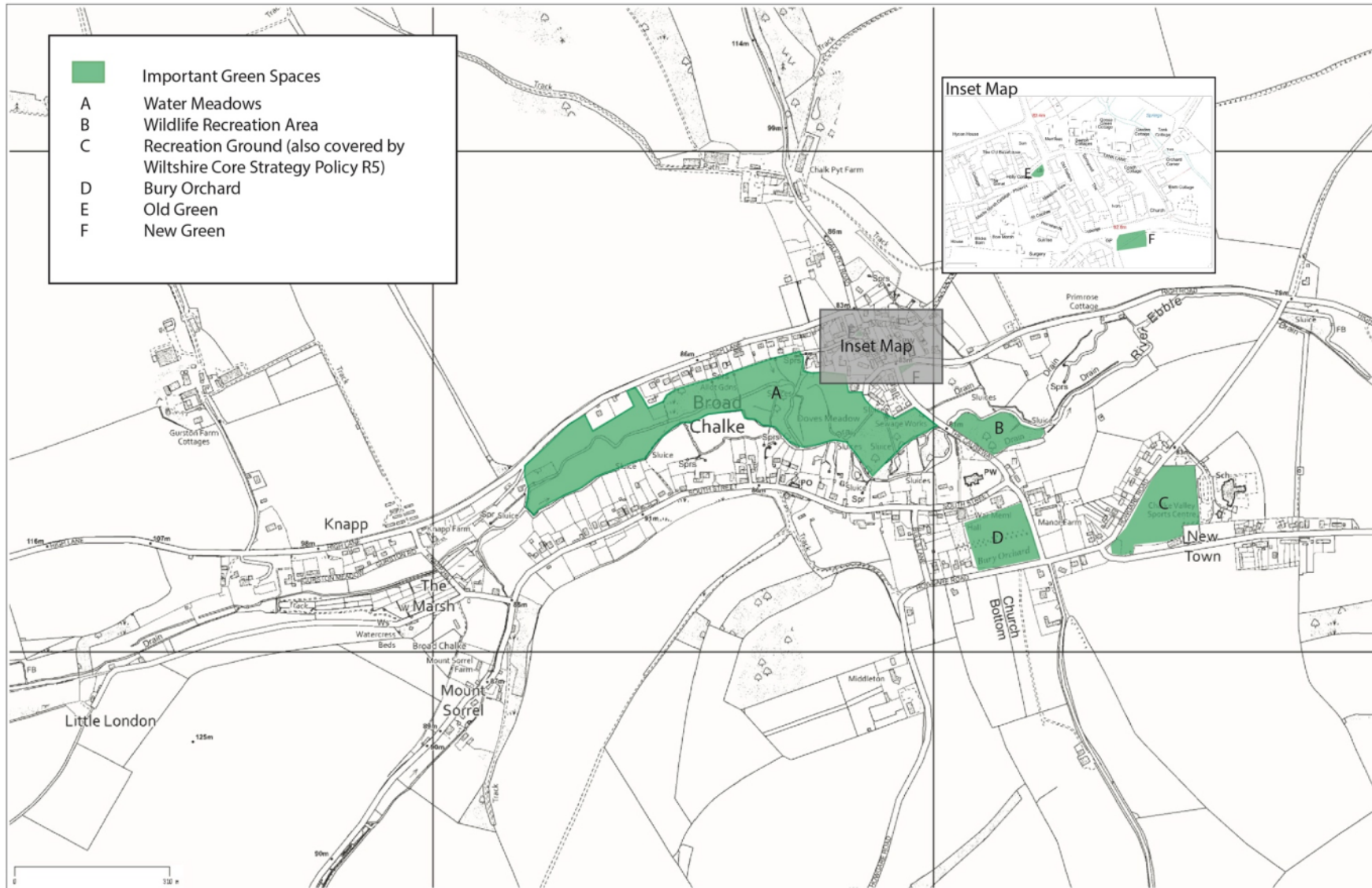
The following green spaces, also identified on **Figure 5**, and listed below, are identified as important green spaces which contribute positively to the character of Broad Chalke and are key components of Broad Chalke's green infrastructure network.

- A Water Meadows
- B Mill Mead Conservation Area
- C Recreation Ground (including Children's Play Area)
- D Bury Orchard
- E Old Green
- F New Green

These green spaces should remain open and development will only be supported where it is ancillary to the function of these as green spaces and where it does not adversely affect their character and openness.

Development that increases accessibility to green space in line with the Accessible Natural Green Space Standards will be supported.

Figure 5: Broad Chalke Important Green Spaces



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Ecology

Policy Origin	Reference
Key evidence	Wiltshire Environmental mapping
Broad Chalke Neighbourhood Plan Objective	2.1 Green Areas: Protect open/green spaces and ancient woodland.
National and Wiltshire Policy context	This policy complies with NPPF paragraphs 170, 171 and 174, and Wiltshire Core Strategy policies CP50 and CP52

1.6 Background. Broad Chalke Parish contains some areas of high biodiversity and ecological value including:

- Sites of Special Scientific Interest (such as Knighton Downs and Wood)
- County Wildlife Sites and Special Areas of Conservation (such as the River Ebble)
- areas of Ancient Woodland (such as Vernditch Chase)
- the River Ebble’s water meadows.

1.7 Policy Context. This policy supplements Wiltshire's ecological policies adding more local detail.

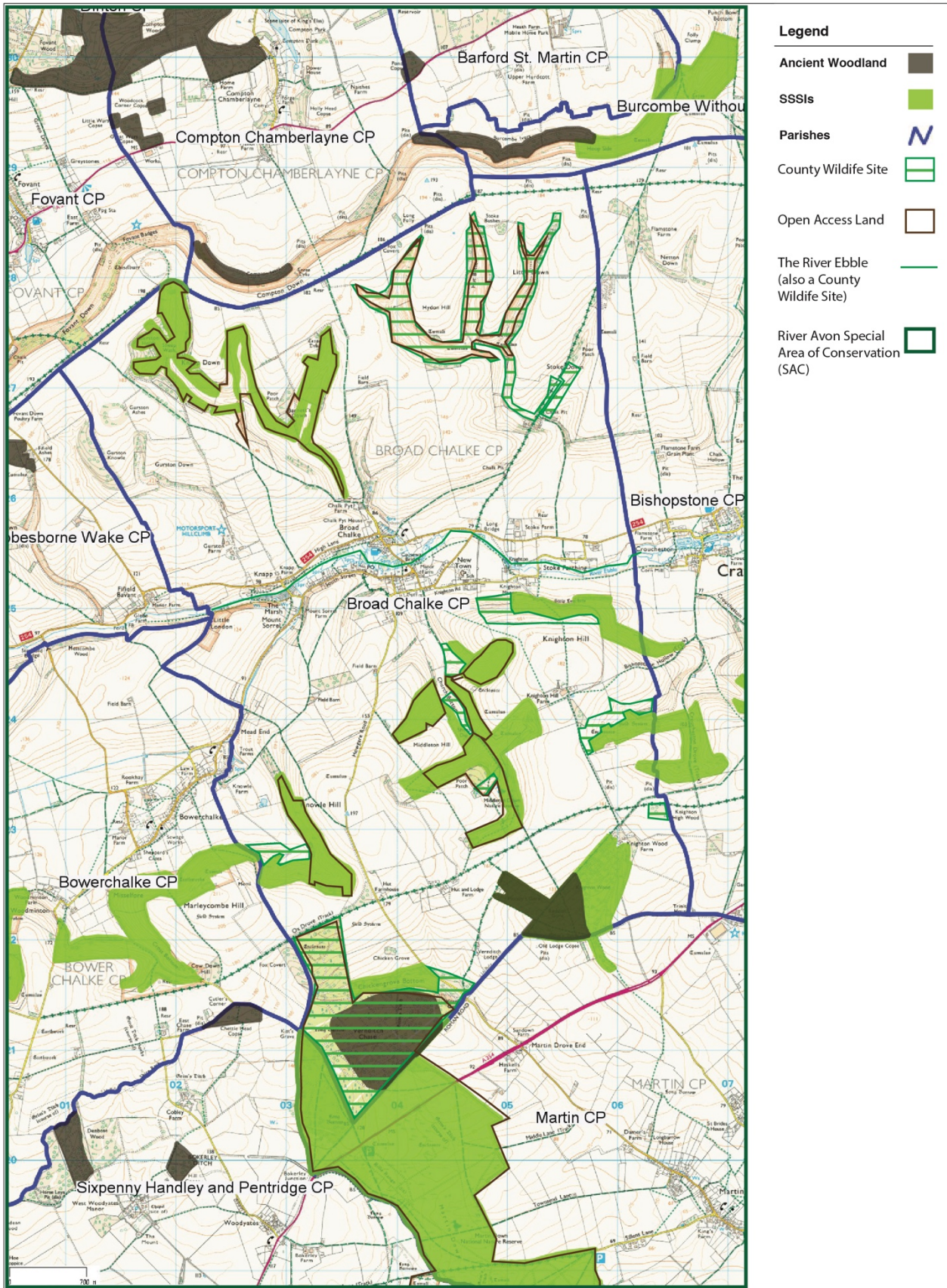
1.8 Justification. This policy acknowledges important areas of biodiversity within the parish which should be protected. It also identifies the areas of ancient woodland, of which there are very few within the UK. This policy also seeks to reflect, at the Neighbourhood Plan level, the NPPF (paragraph 174) and revised legislation in the forthcoming Environment Bill which looks set to include a duty for developers to include 10% net biodiversity gain in new schemes. Net gain is an approach that uses the planning process to leave biodiversity in a better state than it was before the development started, securing wider benefits for people and the environment.

Planning Policy 2B Ecology

Development proposals must ensure there is no risk of the deterioration or loss of sites of biodiversity, identified in **Figure 6**.

Proposals for development that could affect protected species or sites of biodiversity and ecological value, including those identified on **Figure 6**, will only be permitted if the conservation status of their habitat or important physical features are protected.

All development must make a provision for delivering at least a 10% net biodiversity gain as calculated using Natural England’s Biodiversity Matrix.



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Figure 6: Ecology and Ancient Woodlands

Climate Change

Policy Origin	Reference
Key evidence	n/a
Broad Chalke Neighbourhood Plan Objective	2.2 Climate Change and Flood Risk: Encourage new development that contributes positively towards Wiltshire Council’s commitment to a carbon neutral county by 2030, relating to energy efficiency, green energy and flood risk mitigation.
National and Wiltshire Policy context	This policy complies with NPPF paragraphs 148-150, as well as Wiltshire Core Strategy policies CP41, CP57(v) and CP67.

1.9 Background. As a small rural community, Broad Chalke’s carbon emissions are low and our ability to contribute significantly to national climate change measures are limited. Nevertheless, Broad Chalke residents are environmentally aware and Climate Change measures are implicit in many aspects of this Plan e.g. environmental protection measures (especially Green Infrastructure) in Objective 2, building design and site selection criteria in Objectives 3 and 4, and the Community’s drive for self-sufficiency (in terms of retail, travel and services) in Objective 5. Nevertheless, we are already seeing the effects of climate change e.g. in increased incidents of flooding and have steered proposed housing development away from threatened areas. The Parish Council is working on establishing a flood plan with neighbouring parishes as a priority in 2020-21. In July 2019, Wiltshire Council made a commitment to make the county carbon neutral by 2030. Broad Chalke Parish Council supports this commitment and encourages new development which positively contributes towards this target.

1.10 Policy Context. Climate change is very high on the national agenda and is Objective 2 of the Wiltshire Core Strategy. This Objective encourages rural communities to be more self-contained, thereby reducing the need for travel; use renewable resource renewable sources where possible; build energy-saving design into new build development; and encourages sustainable waste development.

1.11 Justification. Climate change is a global issue which is best addressed locally. In this and other related policies we have assembled a range of diverse measures to reduce the need for energy-consuming vehicular travel within and from the village, and to introduce energy-saving measures within it. Anticipating the effects of climate change – which we are already seeing - we have also ensured that the issue of flood risk is realistically addressed.

Planning Policy 2C Addressing and Adapting to Climate Change

Development in Broad Chalke that contributes towards Wiltshire Council's commitment to make the county carbon neutral by 2030 will be encouraged.

Sustainable Design and Construction

Planning applications which deliver development which achieves high standards of energy efficiency and sustainable construction will be encouraged. New development is encouraged to integrate renewable energy technology wherever possible.

All new residential development with on-plot parking spaces and/or garages are strongly encouraged to provide appropriately located charging technology for charging low emission vehicles, such as an electric car charging point.

All proposals should meet Wiltshire adopted Supplementary Design Guidance produced in 2006 'Creating Places', as well as the design parameters set out in Objective 3 (p. 31-62) of the Broad Chalke Neighbourhood Plan.

Flood Risk and Management

Development proposals for surface treatments in residential, commercial and public parking and hard-standing areas must include appropriate measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage).

Where appropriate, development proposals which maximise the use of natural Sustainable Drainage Systems features will be supported.

3. Design and Conserving the Character of our Village



Summary Overview

3.1 The following section of the Broad Chalke Neighbourhood Plan seeks to preserve the unique character of our village and surrounding area. It includes policies which relate to **Objective 3: Design and Conserving the Character of our Village**. This part of the Neighbourhood Plan is based upon the existing *Broad Chalke Conservation Area Appraisal and Management Plan (BCMP⁴)* produced by Salisbury District Council in 2009 and subsequently adopted by the new Wiltshire Council. However, the coverage below is more comprehensive in that it is extended to include the whole Parish (as well as the original village conservation area), local evidence has been added and details have been updated where relevant.

3.2 The following key evidence was used to inform this section of the Neighbourhood Plan:

- The ***Broad Chalke Conservation Area Appraisal & Management Plan (BCMP)***, produced by Salisbury District Council in 2009. This includes an analysis of the design context, establishes settlement character areas and future building considerations. This has been updated and added to now cover building development outside of the Conservation Area – resulting in this part of the Neighbourhood Plan.
- The **Historic Environment Record** for Broad Chalke Parish, which includes records of listed buildings and heritage assets and field finds including areas of archaeological interest.
- The ***Cranborne Chase and Chalke Valley Landscape Character Assessment***, produced by Chris Blandford Associates in 2018. This includes a detailed description and assessment of the different character areas within the AONB.

This section of the Neighbourhood Plan:

- defines the distinctive character of the parish
- identifies those features of the local built and natural environment which need to be protected or enhanced
- helps inform future development for:
 - those members of the community interested in conserving what is special about Broad Chalke
 - home/land owners considering building development within the parish
 - decision makers considering planning applications
- contains the associated planning policies.

<i>Objective</i>	<i>Planning Policy</i>
Objective 3 – Design and Conserving the Character of our Village	
3.1 Heritage: Conserve and enhance areas of Heritage and archaeological value	3A Heritage Assets
3.2 Design and Character: Conserve and enhance Broad Chalke’s unique historic and built environment.	3B Design and Character
3.3 Landscape and Views: Conserve and enhance the Area of Outstanding Beauty and landscape character including valued views	3C Landscape and Views

Summary of NDP Objectives and corresponding planning policies included within this section of the NDP

⁴Produced by the then Salisbury District Council and adopted by Wiltshire Council.

Settlement Summary

3.3 Human / Environmental Balance. Broad Chalke is a perfect example of human activity adapting to the natural environment rather than vice versa - with separate human settlements which have developed within natural woodland and around water-meadows - their size being constrained by these factors. The watercress beds, although man-made, add to the rural atmosphere - as does the continuing practice of grazing cattle within the village boundary. Neighbourhood Plan policy 2A identifies and works to protect important green spaces within the Parish as open.

3.4 Settlement Shape. The original commercial centre of Broad Chalke was along North Street/High Road which includes the nearest things we have to village greens i.e. what is left of the original green in North Street and more recently-created triangular grassed area in High Road. With the development of New Town (which has extended the original village boundary eastwards) High Road has become the geographic centre of the extended village. Recent development is returning it to its former status as the village meeting place i.e. the existing Pub, the building of the Medical Centre, the conversion of the URC Chapel Building into a Community Hub (incorporating, in addition to the chapel, a shop, post office, café and meeting rooms) and the associated development of car park, bus stop and connecting pathways. Any future development plan needs to take account and advantage of this re-alignment of village facilities.

3.5 Infill development needs to take account of the character areas i.e. as far as possible development should take place *within* (or immediately adjacent to) the defined settlement areas and not *between* them. The design of such infill development needs to reflect the local vernacular materials that define each character area. These are discussed in more detail below.

Neighbourhood Plan Consultation Feedback

3.6 Built Environment Community Feedback. In summary, over 90% of questionnaire respondents scored in favour of preserving and perpetuating the local vernacular style where appropriate, reinforced by additional comment, such as:

'Use suitable architectural style to match the area'.

'Historical larger houses and properties should be emphasised'.

'New houses should be made of totally sympathetic materials and styles'

But there were also pleas not to overdo it:

'but we also have to leave a legacy of creativity from this century, not just replicate the best of the past'.

'It would be unfortunate if the Village Design Statement preserved 'vernacular architecture' at the expense of 'new & interesting'. A sensible balance would allow the village to adapt to the future'.

And also a plea to encourage architectural innovation and eco-friendly technology:

'Proposals of particular architectural merit and those that have good 'eco' credentials should be given due consideration'.

3.7 Natural Environment Community Feedback. In summary, there was almost unanimous support for preserving our natural environment. Again, the additional comments added emphasis to this, for example, on water-meadows:

'Water-meadows need protection from further infill - open spaces are the 'lungs' that enable Broad Chalke to breathe'.

'Very important to preserve water meadows and other open vistas (including farmland abutting the village) and prohibit development in these areas. Focus for development should be [re-use of] disused buildings'

on woodland and hedgerows:

'Do we give sufficient consideration to the conservation of woodland rather than protection? (re-planting schemes)

'Must protect hedgerows - they define the village and surrounding fields.'

3.8 Community Feedback Conclusions. The message from the community was crystal clear: protect and perpetuate Broad Chalke's built and natural environment, whilst permitting innovative development – but only where this is of exemplary quality and does not disrupt the otherwise cohesive pattern of the local vernacular architecture and its natural setting.

Broad Chalke's Heritage

3.9 Broad Chalke is uniquely situated:

- Much of the parish lies within the *Broad Chalke Conservation Area*.
- All of Broad Chalke lies within the *Cranborne Chase & West Wilts Area of Outstanding Natural Beauty*.
- The Chalke Valley is also designated an *Area of High Ecological Value*. A 'Conservation Area' is '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'.⁵

3.10 Salisbury District Council / Wiltshire Council have identified the following key characteristics of the Broad Chalke Conservation Area which need to be protected or conserved:

- Green valley landscape setting
- Separate areas of settlement (i.e. former farmsteads separated by woodland and meadows)
- Water meadows and watercress beds
- Mature/ancient woodland framing and forming a backdrop to buildings
- Lanes and spaces clearly enclosed by adjacent buildings and hedges
- Good survival of farm complexes, farm buildings and cottage-type dwellings
- Diverse range of traditional ('vernacular') materials used in buildings
- Good thatch tradition strongly relating to the Wiltshire vernacular
- Historic settlement plan and surrounding ancient lanes and routes (the 'character areas').
- Listed buildings and those buildings which add to the character of the village. *All these aspects are covered in this Objective of the Neighbourhood Plan.*

⁵ Planning (Listed Buildings and Conservation Areas) Act 1990



Image 3: The heart of the village – River Ebble adapted to produce water-meadows and cress-beds – excellent examples of man and environment living together in harmony.

3.11 Broad Chalke has a rich historical legacy - clues to which abound in the settlement layout, road plan and vernacular architecture of the village. Any development within the Parish boundary must take account of this legacy and the sensitivities involved. For further information, read:

- *'Broad Chalke - A History of a South Wiltshire Village, its Land & People'* - on sale in the Community Hub.
- *'Broad Chalke - Conservation Area Management Plan'* (ibid).

3.12 Key periods in Broad Chalke's history include:

- The whole area is of significant historic interest dating back to pre-historic times.
- There is reputedly a pagan Saxon or early Christian cemetery in Bury Orchard, south of the village hall.
- On the west side of the 'core' village, Little London, Mt Sorrel, East Gurston (later Knapp), West Gurston were originally separate farming hamlets separated by woods and water-meadows (and later cress beds). The modern settlement plan reflects this historic development, with the original hamlets now incorporated as distinct *character areas* on the south and west sides of the village.
- To the east, the newer farmsteads of Chalke Pyt and Manor Farm provide further distinctive groupings.
- Knighton and Stoke Farthing lie even further east (outside the Village Conservation Area) whilst the most recent development – New Town - has become an area of infill bounding the flood plain in the geographic centre of the parish.

Listed Buildings

3.13 Overview

- Broad Chalke reflects the rich vernacular of the district in its thirty or so farmhouses, barns and cottages, many of them thatched and dispersed in their original settlement groupings.
- This dispersed pattern has been infilled over the years: first with 'polite' houses of the 18th and early 19th Centuries, followed by community buildings of the Victorian and Edwardian period. This infilling has continued to the present day, with variable results: where the new buildings reflect the vernacular scale & pattern of the older village buildings they fit it harmoniously. All too often later developments and infill have ignored these rules and are of indifferent quality or of inappropriate scale.
- Clearly, if such indifferent development is allowed to continue, the overall character of the village which has been built up over centuries could be undermined in a few decades. The following paragraphs therefore provide further details on the architectural heritage that we wish to protect, or which future development would do well to emulate - and the less impressive infill which we might seek to avoid in future (for more details see BCMP p12).

3.14 All Saints Church

- All Saints is a Grade 1 listed building which provides the richest single source of architectural character in Broad Chalke and provides a focus for many of the key views within the village.
- Future development must preserve the quality of the church building and ensure that views of it are not blocked or detracted by infill buildings or tree planting.

3.15 Medieval Period

- The main medieval domestic building is Kings Old Rectory defined by its dressed limestone walls, mullioned windows, stone & brick stack chimney and impressive Tudor arched gateway. It provides a significant landmark along South Street.



Image 4 (left): King's Old Rectory and (right): Manor Farm.

3.16 Vernacular Farmhouses & Outbuildings

- These are mainly on the fringes of the old village facing out to fields: Knapp Farm and Gurston Manor to the west; Mount Sorrel Farm and recent barn conversions to the south-west; Chalke Pyt farm to the north; Manor Farm (Image 4) to the east⁶. All these buildings are of significant vernacular value and are often surrounded by attractive outbuildings.
- They are the first buildings that most visitors see on entering the village from most directions and they therefore signal the rural nature of the village.
- It is important that these buildings and surroundings, and the views of them from the village approaches, are preserved and that any development or conversion of their outbuildings is done tastefully (as has been achieved with distinction with new developments at Mt Sorrel, Manor Farm and Chalke Pyt farm complexes).

⁶ Also, Gurston Manor to the west and Knighton Manor to the east - though, being outside the Village Conservation Area, these are not mentioned in the BCMP.

3.17 Vernacular Cottages

- These display the greatest variety of vernacular materials (usually stone, brick & flint or cob) and a high proportion of thatched roofs. Good examples are Mount Sorrel Cottage, those along South Street (e.g. Michelham Cottage, Tudor Cottage and Corner Cottage) and on North Street, the thatched cottages overlooking the cressbeds (the Maud's Cottage group and Gurston Farmhouse) and water meadows (Mascalls and Anthony's Ground).
- These picturesque vernacular buildings - and many others like them - punctuate the built landscape of Broad Chalke, and being built of vernacular materials they blend naturally into the landscape - giving Broad Chalke its distinctive character.
- Any moves to replace thatch with tile, build unsympathetic extensions or obscure these vernacular buildings with nearby infill need to be resisted.

3.18 17th-early 19th Century Development



Image 5: Reddish House

- This is notably represented by Reddish House, former home of Cecil Beaton, which - like King's Own Rectory - adds considerable architectural interest to South Street.
- On an altogether more modest scale is Longbourne, a beautifully proportioned Jane Austen-esque cottage also on South Street.
- Both Reddish House and Longbourne are set back from the street with un-interrupted views of their outbuildings and front gardens. Such vistas are rare on South Street (e.g. Kings Old Rectory is enclosed, and most other buildings on South Street front direct onto the road) and are therefore much appreciated by villagers and visitors alike.
- Future development should seek to preserve such vistas and open up new ones.

3.19 The Early Victorian Period

- This period is well represented with buildings that are now coming back into vogue. Good examples are the elegant Sun Cottage (*Image 13*), attractively positioned overlooking the vestige of the village green at the northern end of North Street and The Corner House (*Image 6*), a well- proportioned red brick villa at the eastern end of South Street⁷.
- Other notable examples (there are more) include Ivon House situated between the Queen's Head and URC Chapel, and the more modest but equally well-proportioned Bena Cottage (*Image 6*) on South Street.

⁷ Although quoted as 'early Victorian' in the BCMP, it is thought that Sun Cottage in fact dates from the 18th Century and Corner Cottage the early 20th Century. Similarly, the Bena Cottage could originally have been 18th century. The principles nevertheless apply.

- These buildings are all built at key points in the village affording good vistas which need to be preserved.



Image 6 (left): Classic Victorian villa (Corner House) and (right): Vernacular Victorian cottage (Bena Cottage)

3.20 The Late Victorian and Edwardian Periods.

- The URC Chapel building represents an outstanding example of the Gothic Revival and is one of Broad Chalke's iconic public buildings. It has been given an extended role beyond just worship by also serving as a Community Hub and Shop/Post Office/Café - a fine example of converging interests supporting use and preserving heritage in an innovative way.
- Other examples of Victorian architecture - usually characterised by red brick, sometimes with flint courses and usually with slate roofs - Hill House and Downs House.
- The Edwardian period is represented by the Village Hall building - again innovatively extended as a result of a community initiative, and the old Village School building adjacent to it - gradually being adapted to domestic use.
- Unfashionable for many years, this building style is coming back into vogue and add character to the village.

3.21 Early Post War Period.

- This period was one of austerity and it shows in the indifferent suburban quality of some of the infills that punctuate South Street and which line much of High Lane.
- Many of these infills detract from the general character and quality of the village conservation area and hopefully they can be screened, upgraded or replaced over time - building development of this type should be discouraged whenever applied for.

3.22 Recent Development (i.e. since the designation of the Conservation Area)

- In the absence of a definitive Village Design Statement, many new developments have since been built in a distinctly repetitive and crowded suburban style or out of scale with their surroundings. There is also a rather eclectic collection of buildings along High Lane with no harmonising style or pattern.
- In their various ways – pros and cons – these buildings teach us valuable lessons upon which to base a Village Design Statement.

Protecting our Architectural Heritage

3.23 Iconic Buildings. We have identified the following as 'Iconic Buildings' i.e. substantial and architecturally significant buildings (irrespective of Listed status or whether they are within the Village Conservation Area) which define the character and heritage of Broad Chalke:

- **Iconic Building 1:** All Saints' Church - the main church of the valley
- **Iconic Building 2:** URC Chapel - iconic Victorian building and now the Community Hub
- **Iconic Building 3:** Reddish House – Cecil Beaton's house
- **Iconic Building 4:** King's Old Rectory – 15th Century home of the original Rectors of Kings Collage Cambridge

- **Iconic Building 5:** Knighton Mill - dating back to 1773, the best-preserved surviving watermill in the valley. In 2017, planning permission was granted for the demolition and rebuild of the dwelling onsite.

These buildings should be protected from unsympathetic development at all costs.

3.24 Listed Buildings. All Grade I, II* and II listed buildings are subject to Listed Building Consent (LBC) for most works (e.g. alterations, extensions etc) and we need to protect them from demolition if the character of the village is to be preserved.

3.25 Other Buildings of Local Importance. Using the criteria set out in para 3.23 above, BMCP identified a list of 'Buildings of Local Importance'⁸ within the Conservation Area - to which we have added several more outside the Conservation Area using the same criteria. These are all listed in the Broad Chalke Historic Environment Record. Broad Chalke PC have not yet formally endorsed the proposed Article 4 Directions⁹ for these buildings, but the vernacular character of these buildings clearly need protecting from unsympathetic development (see p.45 below).

3.26 Undesignated Heritage Assets (BCMP p.16) There are a large number of other buildings which, although unlisted, nevertheless add character to the conservation area both individually and in groups. Some have already been mentioned, but for completeness they include:

- the cottages overlooking the Marsh/watercress beds
- Mount Sorrel hamlet
- the eclectic group of buildings around Cosy Cottage at the corner of South Street/Bulls Lane.
- the Vikings Corner / Queens Head / Ivon House / URC Chapel grouping
- North Street around the remains of the greens

The integrity of these groupings needs to be protected and / or enhanced.



Image 7: Key View 2 - Views of water-meadows from various points along High Lane.

⁸ *Buildings of Local Importance:* 'A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list buildings of special architectural or historic interest [e.g. Grade I listing]'

⁹ *Article 4(2) Direction:* 'may be issued by the Council in circumstances where the danger of erosion of the character of the area/building is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a Planning Application to be made. It can include, for example, any proposals to replace windows, doors or the roof and can restrict the construction of a porch or extension, the painting of external surfaces or the removal of chimney stacks' (BMCP Glossary).

Heritage Assets – Planning Policy

References	Background information
Key evidence	Broad Chalke Conservation Area Appraisal and Management Plan (2009) Objective 3 (p. 31-62) of the BCNP Broad Chalke Historic Environment Record
Broad Chalke Neighbourhood Plan Objective	3.1 Heritage: Conserve and enhance areas of Heritage and Archaeological value
National and Wiltshire Policy context	This policy complies with NPPF paragraphs 11, 184, 185, 187, and Wiltshire Core Strategy policy CP58.

3.27 Background. Settlement in Broad Chalke dates back to prehistoric times. The Broad Chalke Conservation Area Appraisal & Management Plan (BCMP) has identified one Scheduled Ancient Monument and five Areas of Archaeological Potential within it - see Appendix 1 of the BCMP, as well as Figure 8 below. Several other sites of interest have been identified in the wider parish area (recorded in the *Broad Chalke Millennium Book*), and others may yet be discovered.

3.28 Policy Context. The National Policy & Planning Framework (NPPF) and Wiltshire Core Strategy (WCS) provide general guidance on protecting and preserving archaeological sites, and this is supplemented by information held by the Wiltshire and Swindon Historic Environment Record (HER). This guidance has been applied to the single scheduled ancient Newent identified within the neighbourhood area and thus remains disturbed and undeveloped. All designated Areas of Archaeological Potential lie within existing settlement areas in Broad Chalke and thus national and county policy on archaeology will apply should there be any infill development in these areas.

3.29 Justification. Broad Chalke is a conservation village and we have a duty of care to protect both our historic and prehistoric heritage. This heritage enhances villages historic status and gives residents a great sense of place. A sensible balance between the needs of conservation and sustainable development must be taken in each case.

Planning Policy 3A Heritage Assets

New development in the parish should conserve and enhance designated local heritage assets, and their settings, including listed buildings, the Broad Chalke Conservation Area and Broad Chalke's Scheduled Ancient Monuments. These heritage assets are indicated in **Figure 7 and Figure 8**.

The impact of development on below ground archaeology within the areas of 'archaeological potential' identified in the *Broad Chalke Conservation Area Appraisal and Management Plan* (2009) and Objective 3 (p. 31-62) of the Broad Chalke Neighbourhood Plan, and illustrated on **Figure 8**, should be taken into account when preparing development proposals and appropriate and proportional archaeological investigation should take place.

The following buildings are designated as non-designated heritage assets, where the consideration of any development proposal will be expected to balance the scale of any harm or loss against the significance of the heritage asset:

Bulls Lane

- Hill Cottage,
- Cosy Cottage
- Hill House
- Downs House
- The Old Coach House

The Causeway

- 1,2, The Causeway
- Corner House

Chalke Pyt Road

- Converted Barns, stables, Chalke Pyt Farm,
- Unconverted cart shed and further stables, Chalke Pyt Farm,
- Chalke Pyt Bungalow

High Lane

- College House,
- Hydon House
- The Manse
- Meadow House
- 1-3 Meadow View
- Sidney Villas
- Anthony's Ground

Knapp Hill

- Maud's College
- Sunny Cottage
- The Willows

Little London

- The Cottage
- Girards
- Rose Bower (and cottage south of it)

Mount Sorrel

- Mount Sorrel (Farmhouse), SP5 5HQ
- Mouse Hill Cottage
- The Plough

- Farm Group south of The Plough

North Street

- Old Rafters
- Phoenix Cottage
- Sun Cottage
- Charella
- Attached house to the north of Charella

New Town

- 1,2,3-6 Manor Farm Cottages,
- Thyme Cottage
- Sunnyside

South Street

- 1,2 The Old School
- Brook House & Old Surgery
- The Barn House
- Cleeve House

- Clock Cottage
- The Cottage
- Hillside
- Longbourne
- Lorenzo
- The Malthouse
- Michelham Cottage
- Outbuilding to r/o Pengelly House
- Pengally House
- Penlan
- Village Hall
- Yew Tree Cottage (south side)

Tank Lane

- Goose Green Cottage
- Tank Cottage

The Marsh

- The Marsh

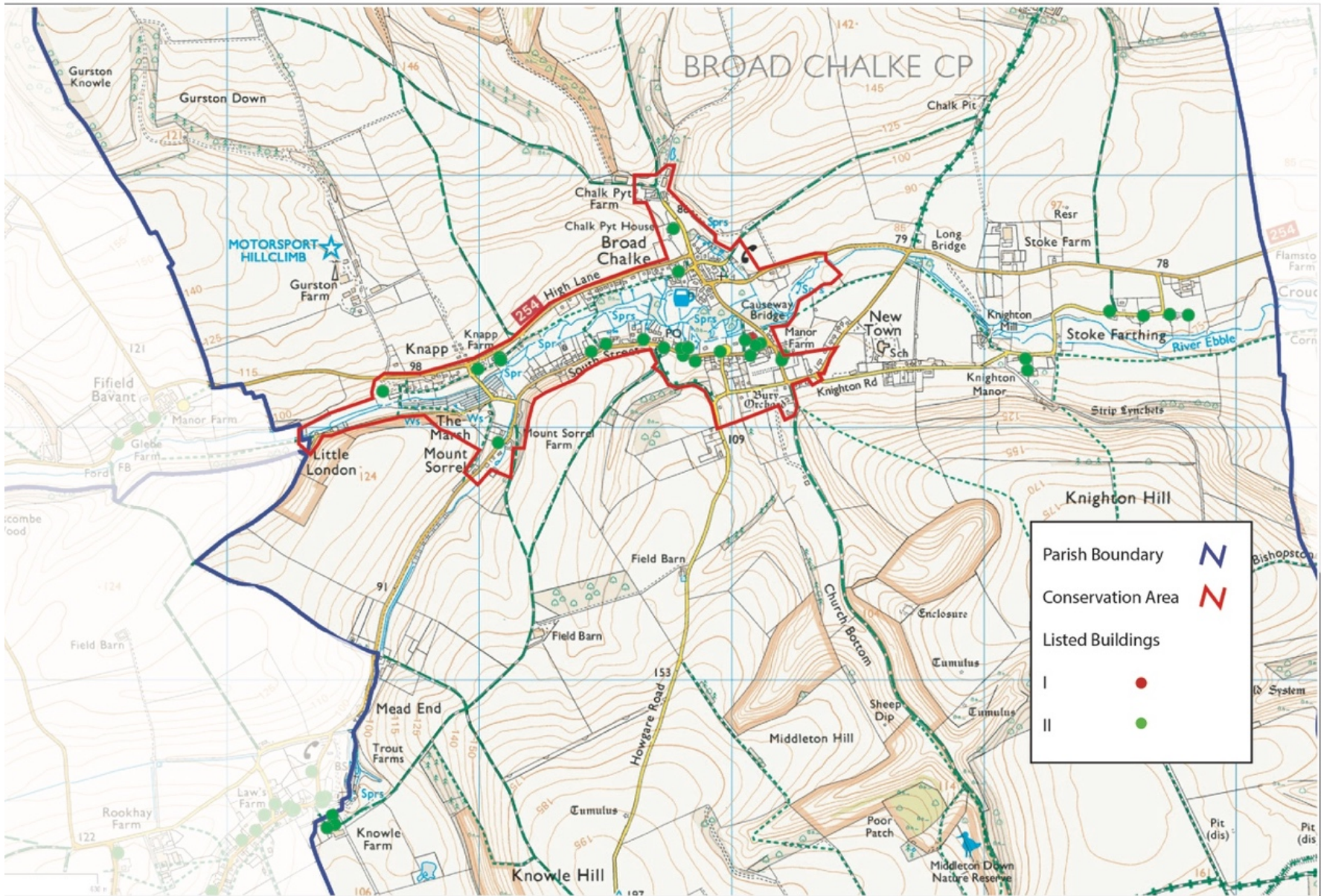
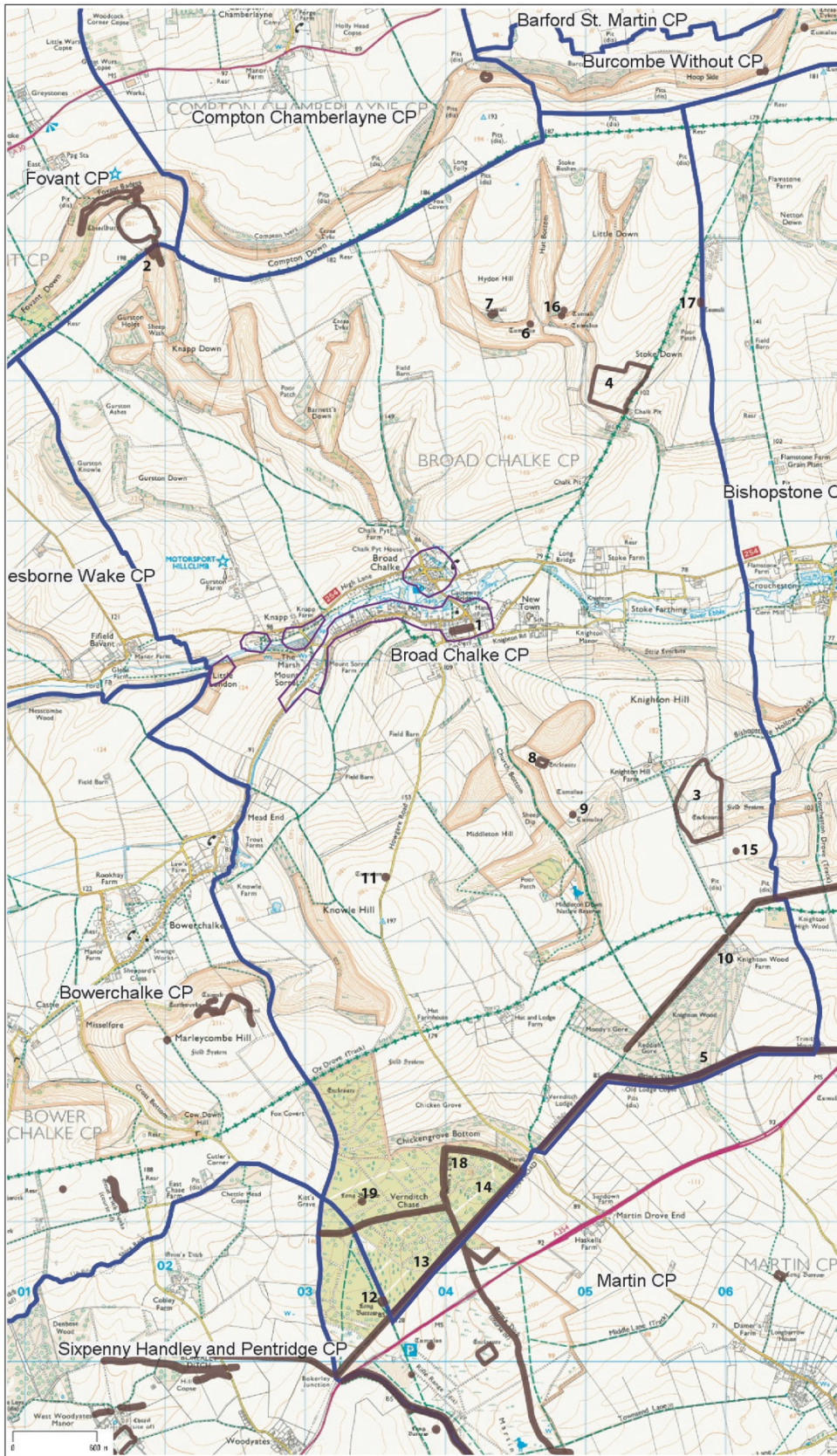


Figure 7: Listed Buildings and Broad Chalke Conservation Area



Legend

- Scheduled Monuments
- Parishes
- Areas of Archaeological Potential (Broad Chalke CA Appraisal 2009)

Scheduled monuments detail (see HER Report)

- (1) Bury Orchard Ditch
- (2) Chiselbury Camp hilfort, cross dykes and site of turnpike toll house
- (3) Earthworks south of Knighton Hill Buildings (part of the Woodborough Enclosure)
- (4) Field system on Stoke Down
- (5) Grim's Ditch: Old Lodge Copse to Toyd Clump
- (6) Hut Bottom and round barrow
- (7) Hydon Hill round barrows
- (8) Knighton Hill earthwork
- (9) Knighton Hill round barrow
- (11) Knowle Hill round barrow (known locally as 'Gawain's Grave')
- (12) Long Barrow at the SW of Vernditch Chase
- (10) Knighton Roman Road (stretching from Reddish Gore to reservoir) (13) Roman Road along the south side of Vernditch Chase, and (14) NE of Vernditch Chase (part of the Roman Road between Sorviodunum and Vindocladia)
- (15) Round barrow 860yds SE of Knighton Hill Buildings
- (16) Two barrows West of Stoke Down
- (17) Two bowl barrows on Stoke Down
- (18) Two Linear earthworks in Vernditch Chase
- (19) Vernditch Chase Long Barrow

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Figure 8: Scheduled Ancient Monuments and Areas of Archaeological Potential in Broad Chalke Parish

Broad Chalke's Built Environment, Character & Design

3.30 Character of Broad Chalke village. The older part of Broad Chalke is a typical Wiltshire river-line village i.e. a dispersed settlement of ancient hamlets and farmsteads (now the village's 'character areas') built around a central water-meadow - linked by roads to north & south (i.e. North Street/High Lane and South Street respectively); crossings between them (i.e. White Bridge, Causeway Road and the watercross beds causeway); and with public footpaths criss-crossing the water-meadows in between.

The natural environment that separates and surrounds each character area - and thus unifies and defines Broad Chalke as a whole - is also a distinctive feature of the village. These include:

- **Within each character area:** narrow, tree/hedge-lined enclosed roads interspersed with green areas often defining former farmyards providing the 'breathing space' and fine vistas which define Broad Chalke as a rural settlement.
- **Between the character areas:** areas of water-meadows (the single most defining natural feature), river, bridges, mill-leats, ponds, with fine stands of Willow and other ancient trees.
- **Outside the character areas:** sweeping open chalk downland and woodland readily accessed by ancient trackways (now public rights of way) providing delightful long-distance views both into and out of the village.

These distinctive characteristics of settlement grouping, scale and materials – and the spaces and vistas between them - give the village its distinctive rural character.

3.31 Broad Chalke Settlement Character Areas. Broad Chalke is defined by the character of its geographically and historically separate settlement areas – each with their quite distinctive rural and architectural heritage. Future development should seek to either preserve (through conservation) or enhance (through sympathetic development) these characteristics in terms of the following criteria:

- Form/Cohesiveness
- Scale and building line
- Materials
- Views
- Local features

The eight settlement areas which define the character of Broad Chalke are shown on **Figure 9**. The first five of these (i.e. those within the village conservation area) are covered in detail in the *Broad Chalke Conservation Area Appraisal and Management Plan*. *An additional three character areas have been added to cover the whole village* (New Town, Knighton Mill, Stoke Farthing).

The Five Character Areas within the Conservation Area

3.32 Character Area 1: Water-meadows to High Lane



Image 8: Watercress beds, vernacular thatched cottages and 'The Cliff' beyond. (Broad Chalke Key View 1)

- **Scale & Building Line:** The majority of buildings are two-storey family houses built around water-meadows. The two thatched cottages overlooking the cress beds (Maud's Cottage & Sunnyside) form a significant group as do the surviving farmhouses on High Lane (Knapp Farmhouse and Anthony's Ground). Two impressive buildings lie within their own grounds (Gurston Manor and Mascalls).
- **Materials:** Stone, red brick, with a mixture of red clay tile, natural slate or thatched roofs.
- **Views:** Attractive, tranquil views across the cress beds from the Gurston end and down into the water-meadows from High Lane.
- **Local Features:** The water-meadows and cress beds with associated sluices, bridges and ponds are all distinctive features of Broad Chalke - as are the green spaces between the dispersed groups of buildings.

3.33 Character Area 2: Mount Sorrel



Image 9: Barn conversions preserve rural buildings and (right): Attractive riverside setting of Mount Sorrel

- **Form:** A former farming hamlet built along a tributary of the River Ebble

- **Scale & Building Line:** A mix of cottages, farmhouses and farm buildings, some tastefully converted and some falling into disrepair. Building line is important with all older buildings lining the stream-side road and retaining a rural agricultural style.
- **Materials:** Agricultural building materials define the area: rubble stone, black-painted horizontal timber boarding, and thatch.
- **Views:** Attractive roadside views up and down stream and back across to the open field to Maud's Cottage and Sunny Cottage.
- **Local Features:** Former farm-buildings built in local vernacular and well-preserved in conversions.

3.34 Character Area 3: South Street (West)



Image 10: Green verges, the Cliff and roadside dwellings give South St (west) its distinctive enclosed character.

- **Form:** Disparate row of houses built along South Street in the lee of the steep slopes of the Cliff.
- **Scale & Building Line:** Some significant thatched dwellings which help define the rural character of the village but otherwise a mixed set of sizeable road-side dwellings with no consistent style or cohesive groupings - except for two 'brick & flint' housing estates (Butler's Yard and Pelham Court).
- **Materials:** Rubble stone, brick and flint, cob (heavily disguised), thatch and natural Welsh slate.
- **Views:** Restricted by Cliffside (south) and buildings and hedgerows (north).
- **Local Features:** Some houses built into the slope (e.g. Clock Cottage), but most below the road with locally distinctive large gardens running down to water-meadows (reflecting the former copy-holder livings¹⁰ that existed prior to the late 18th Century Enclosure Awards).

3.35 Character Area 4: Church & Manor to South Street (East)



¹⁰ Reflected in modern names e.g. 'Puddle's Living' and 'Anthony's Ground'.

Image 11: Buildings & garden walls hard up to the road give South Street (east) its enclosed but rural character - testament to the fact that the road has always been a thoroughfare shared by both wheeled vehicles and pedestrians.

- **Form:** One of the two cores of the village (with North Street).
- **Scale & Building Line:** Pleasing of mix of scale and style ranging from thatched cottages to parish church and larger houses (King's Old Rectory and Reddish House) and farm complexes (Manor Farm) - mostly set hard against the roadside - a distinctive feature which 'frames' the road neatly.
- **Materials:** Red clay bricks, sometimes with flint bands. Roofs of red clay tiles, natural Welsh slate or traditional thatch (the biggest concentration in the village).
- **Views:** Generally confined to the curve of the road and by buildings either side. Two important exceptions are the views across Bury Orchard to the church (and reciprocal view from the War Memorial) and up the open parkland landscape of Church Bottom. These are two of the most iconic views of the rare open spaces in the village and need to be preserved.
- **Local Features:** Although there is a variety of buildings, they are generally well established and use a rich mix of local vernacular materials - all adding to the strong character of this part of the village.

3.36 Character Area 5: North Street & Environs



Image 12: The hub of the village and the valley - a variety of fine vernacular buildings unified by common use of Welsh slate roofs.

- **Form:** The communication and community 'hub' of the village set around the junction where the valley road forks to Ebbesbourne and Bowerchalke respectively. This was the traditional community and commercial centre of the village and this is still evident in the building styles and their current use.
- **Scale & Building Line:** The high proportion of public buildings (pub, chapel, shop/post office, medical centre etc) on High Road and the densely-packed *former* shops and workshops on North Street/Low Lane give the area a more urban feel than the rest of the village. There are two distinct groupings: the 'meeting' group of mainly functional buildings (Vikings Cottage, Queens Head Pub, Ivon House and the URC Church/Community Hub) is striking in its consistent use of natural Welsh slate. On the other hand, the pleasing 'mini village green' group (framed by Sun Cottage and Old Rafters) define the old commercial centre of the village.
- **Materials:** Diverse palette of traditional materials, often mixed together in a single building, giving this area an attractive high-quality townscape.
- **Views:** The enclosed nature of the grouping around Sun Cottage preserves a village centre feel. Whereas, the open views south from the Pub and Chapel give a much-needed rural balance to the otherwise urban townscape in this part of the village.
- **Local Features:** The URC Chapel is an iconic example of its style, while Old Rafters is an excellent example of Wiltshire 'Cob, Brick & Thatch' style.



Image 13: The vestige of the 'village green' in the old commercial area - overlooked by Sun Cottage and Old Rafters

Mainly Outside the Village Conservation Area

3.37 Character Area 6: New Town



Image 14 (left): Open views over sports field to Knighton Hill and (right): Excellent vernacular - Manor Farm Cottages'

- **Form:** The valley widens at this stage to permit the valley bottom to be used for newer buildings surrounding a sport and recreation area - thus providing a valuable open space on the eastern side of the village akin to the water-meadows and cress beds on the western side. The open space is surrounded on two sides by New Town - and on a third side by the new primary school. Only the western extremity (area of Manor Farm Cottages) lies within the village conservation area.
- **Scale & Building Line:** Manor Farm Cottages are a particularly coherent group providing a traditional focus at the entrance to New Town. The new school is an exemplar of modern design which blends with the more traditional and rural aspects of the village by the use of local materials, low profile and the matching of roof slope to that of the surrounding hills. The remainder of New Town (i.e. outside the conservation area) is an area of modern residential development of modest single and two-storey buildings of tied together by uniform size and height - including some former council houses and a small affordable housing estate (Manor Farm Close).
- **Materials:** Consistent brick (gault) and flint with natural Welsh slate tiles.
- **Views:** Good vistas into the valley bottom recreational area and up to Knighton Hill.
- **Local Features:** Much use of local vernacular brick & flint construction - of even size albeit variable quality - gives New Town much-needed unifying identity. The area has steadily become a secondary focus for community activities with a functional Sports Pavilion and children's' play area sited at the west side of the playing fields and a new Village School build on the east side.

3.38 Character Area 7: Knighton Mill.

- **Form:** A pleasing group of three high-quality rural buildings consisting of a manor house (Knighton Manor), Water Mill, and Barn - all now in residential use.

- **Scale & Building Line:** The three main buildings are on a uniformly substantial scale - softened by surrounding outbuildings (stables, workshops and the original Smithy) and trees.
- **Materials:** Stone, brick and wood respectively - reflecting their original purpose.
- **Views:** Pleasant views over river and meadowland towards chalk ridgelines north and south.
- **Local Features:** Knighton Manor and Mill rank as two of the most significant buildings of Broad Chalke, albeit outside the village conservation area. The Manor is the largest traditional building in the village and has great character. Knighton Mill is the only surviving Mill in the parish and one of the remaining few in the Chalke Valley - and being set beside a public footpath its attractive building and water-leats can be enjoyed by all.

3.39 Character Area 8: Stoke Farthing.

- **Form:** Another of Broad Chalke's historic hamlets - and one that has retained its traditional rural character almost intact due to its relative isolation at the eastern end of the Parish. Although outside the Village Conservation Area, it deserves the same protection as the rest of the village
- **Scale & Building Line:** A homogeneous grouping of traditional buildings of even size and shape.
- **Materials:** Most buildings are of Wiltshire rural vernacular, including traditional chalk cob and brick & flint with many thatched roofs.
- **Views:** Pleasant views over river and meadowland towards chalk ridgelines north and south.
- **Local Features:** A very pleasing traditional rural hamlet in its own right, unspoiled by modern development.



Image 15: Views of what is left of the original 'green' in North Street which used to be the focal point of the working part of the village. Another small grassed area exists at the new focal point of the village opposite the Community Hub and Queen's Head.

Maintaining the Local Vernacular Style

3.40 Using Local Building Materials (BCMP p.16). Broad Chalke buildings display a rich and diverse palette of Wiltshire local vernacular building styles and materials. There is ample scope here for new buildings to utilise these materials without feeling constrained. Future developers are therefore encouraged to pick up one or more of the following features in their building design (whether traditional or modern) in order to perpetuate the character of the village (see BCMP for full details):

- **Brick:** Mainly confined to Victorian and early 20th Century buildings. Traditional local brick is hand-made and reddish-brown, moving to orange, in hue¹¹ - usually used in bands to line door and window surrounds or to separate stone or flint courses - or, almost without exception, for the construction of chimneys.
- **Stone:** Used widely as either naturally quarried or formally dressed blocks. Local types are Chilmark limestone's¹² or Hurdcott Green Sandstone¹³ - both widely used in the village.



Image 16: 'Reproduction' Brick & Flint in New Town. Figure 22: Green sandstone in South Street.

- **Flint:** Flint occurs naturally in chalk soils - so is a popular building material in this area. It is almost always alternated with another material, like brick or stone - giving the distinct '*knapped & coursed flint*' style typical of the area¹⁴.
- **Cob:** As befits a farming community, there are many examples of exposed (i.e. unrendered) cob walled cottages¹⁵, boundary walls¹⁶ and outbuildings¹⁷

¹¹ There are also lighter colour bricks used in the construction of the Manor Farm estate cottages (edge of New Town - combined with flint) and Knapp Farmhouse (High Lane)

¹²

E.g. King's Old Rectory (South Street).

¹³ E.g. Michelham House (South Street) and Anthony's Ground (High Lane).

¹⁴ E.g. Excellent examples at Manor Farm estate cottages and the URC Chapel (High Road), and many boundary walls.

¹⁵ E.g. Old Rafters (North Street) and Cosy Cottage (Bulls Lane).

¹⁶ E.g. between Reddish Cottages & Yew Tree Cottage (alongside South Street)

¹⁷ E.g. at Barn Orchard (High Road).



Image 17 (left): Original Brick & Flint at Manor Farm and (right): Cob & Thatch - Cosy Cottage annex, Bulls Lane.

- **Natural Slate:** The 19th Century saw the introduction of Welsh slate for roofing – as evidenced in general roofing¹⁸, in surviving farm outbuildings¹⁹, later infills²⁰ and restorations²¹.
- **Hand Made Clay Tiles:** Although less used than slate, hand-made clay tile roofs are found on the more affluent, and therefore larger and more prominent buildings in the village²². They made a bold statement and are worth emulating in any large new development.



Image 18 (left): Chalk, Flint & Stone - Congregational Church and image on the (right): Victorian roof tiles - The Plough, Mt Sorrel

- **Victorian Clay Tiles:** Several smaller buildings use the patent 'Poole interlocking tiles'²³. With their interlocking texture and castellated ridges, these tiles produce an interesting roofscape which, like hand- made tiles, has a more rustic feel than slate.
- **Thatch:** Thatched roofs very much define the village character - and look particularly good when clustered together²⁴. The local style reflects the Wiltshire rural vernacular and local character -combed wheat reed, dressed in plain uncomplicated lines to soft rounded eaves and window brows, and a welcome absence of fancy adornments (thatched peacocks, pheasants, squirrels etc.).
- Although plenty of thatched houses survive and the thatching profession is alive and well in the Valley, the number of thatched dwellings has declined over time and every effort should be made to look after those that survive and even stage a revival of thatching in new builds (as has happened in other parts of the valley).

¹⁸ E.g. uninterrupted use of Welsh Slate for the Vikings Corner/Queens Head/URC Chapel grouping.

¹⁹ E.g. at Chalk Pyt and Manor Farms and the barn adjacent to No.5 Butler's Yard.

²⁰ E.g. the old school, Brook House, The Old Surgery (all South Street)

²¹ E.g. the 'new' (c.1847) roof of All Saints Church.

²² E.g. Kings Old Rectory, Reddish House and Gurston Manor and their various outbuildings.

²³ E.g. Barns opposite Chapel Cottage (Low Lane) and The Plough (Mt Sorrel).

²⁴ E.g. at the bottom of Bulls Lane, to the west of Reddish House, and overlooking the cress-beds.



Image 19: Wheat and Reed Thatch Reddish Cottages

- **Chalk:** Not surprisingly, chalk is used in several guises: As chalk rubble mixed with flint and brick²⁵, or as crushed chalk as part of cob constructions or mortar mixes - not always obvious, but nevertheless woven into the fabric of the village.



Image 20 (left): Chalk blocks & red brick - Goose Green Cottage and (right): Vernacular chalk build - Cosy Cottage.

Local Details: The BCMP goes onto discuss local features in more detail under the following headings:

- Thatch
- Exposed Cob
- Local Stone
- Cast Iron Railings
- Chimney stacks
- Watercress Beds

²⁵ E.g. Goose Green Cottage (Tank Lane).

Design and Character – Planning Policy

Policy Origin	Reference
Key evidence	Broad Chalke Conservation Area Appraisal and Management Plan (2009) Objective 3 (p. 31-62) of BCNP
Broad Chalke Neighbourhood Plan Objective	3.2 Design and Character: Protect and enhance Broad Chalke’s unique historic and built environment.
National and Wiltshire Policy context	This policy is in general conformity with paragraphs 124-127 of the NPPF, as well as Wiltshire Core Strategy CP52, CP57 and CP58. The policy also draws on Planning Practice Guidance on design, as well as the National Design Guide (MHCLG, 2019)

3.41 Background. The modern parish of Broad Chalke consists of a number of ancient farming hamlets (most of which have coalesced to form the Village Conservation Area) and more modern developments. Reflecting their varied provenance, each has its own character, vernacular architecture and local building material. The older settlements have a particularly rich architectural heritage, including a number of listed buildings and buildings of distinctive character which deserve protection. Taken together, these characteristics define the unique character of Broad Chalke as an ancient but still vibrant chalk downland village. Feedback from the village questionnaire and subsequent formal and informal consultation indicates that villagers place the preservation of the village’s built environment as a very high priority (whilst nevertheless remaining receptive to innovative design where appropriate and the provision of community led housing).

3.42 A distinctive feature of the Broad Chalke community is that whilst it greatly values architectural heritage (and natural environment) it also looks ahead. Thus, in recent years the community has raised considerable funds to rebuild its village hall, build a modern village school and sports centre, and adapt a Victorian chapel into a community hub. Such innovation keeps the village vibrant and ensures its future. These are all public/community buildings which have been built after thorough discussion within the community. Most have adopted local building styles and/or materials. In a few cases they have not, but the quality of the build is such that they stand as exemplars in their own right (e.g. the new village school which although a modern building, reflects the scale and shape of nearby buildings and background hills and is well landscaped into its surroundings) - or are individual dwellings discreetly sited such that they do not break the pattern or profile of surrounding heritage buildings.

3.43 Policy Context. In addition to the overarching design paragraphs within the national planning policy framework, the new National Design Guide (2019, see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf) provides ten good design principles which should inform foundation considerations of all new development within Broad Chalke. Wiltshire Council seeks to deliver sustainable growth ‘*which does not exacerbate commuting, encourages a greater level of self-containment and does not negatively impact on Wiltshire’s exceptional environmental quality*’ (WCS para 4.5). The Wiltshire Core Strategy recognises that the Wilton Community Area (CP33) has important and unique characteristics (para 5.172) and re-emphasises that ‘*protecting the natural environment has been identified as a top priority*’ (para 5.173). CP51 addresses Wiltshire’s built landscape and mandates that ‘*development should protect, conserve and where possible enhance landscape character, while negative impacts are mitigated*’. CP57 seeks to ensure high quality design and place shaping, while CP58 addresses the need to ensure conservation of the historical environment. Feedback from the local community wholeheartedly endorses all these sentiments.

3.45 Justification. Broad Chalke’s discreet and characterful settlement areas and distinctive and vernacular architecture define it as both a conservation village and an attractive place to live and visit. Protecting the character of the village from excessive or unsympathetic development contributes to stimulating the local economy and quality of life.

Planning Policy 3B Design and Character

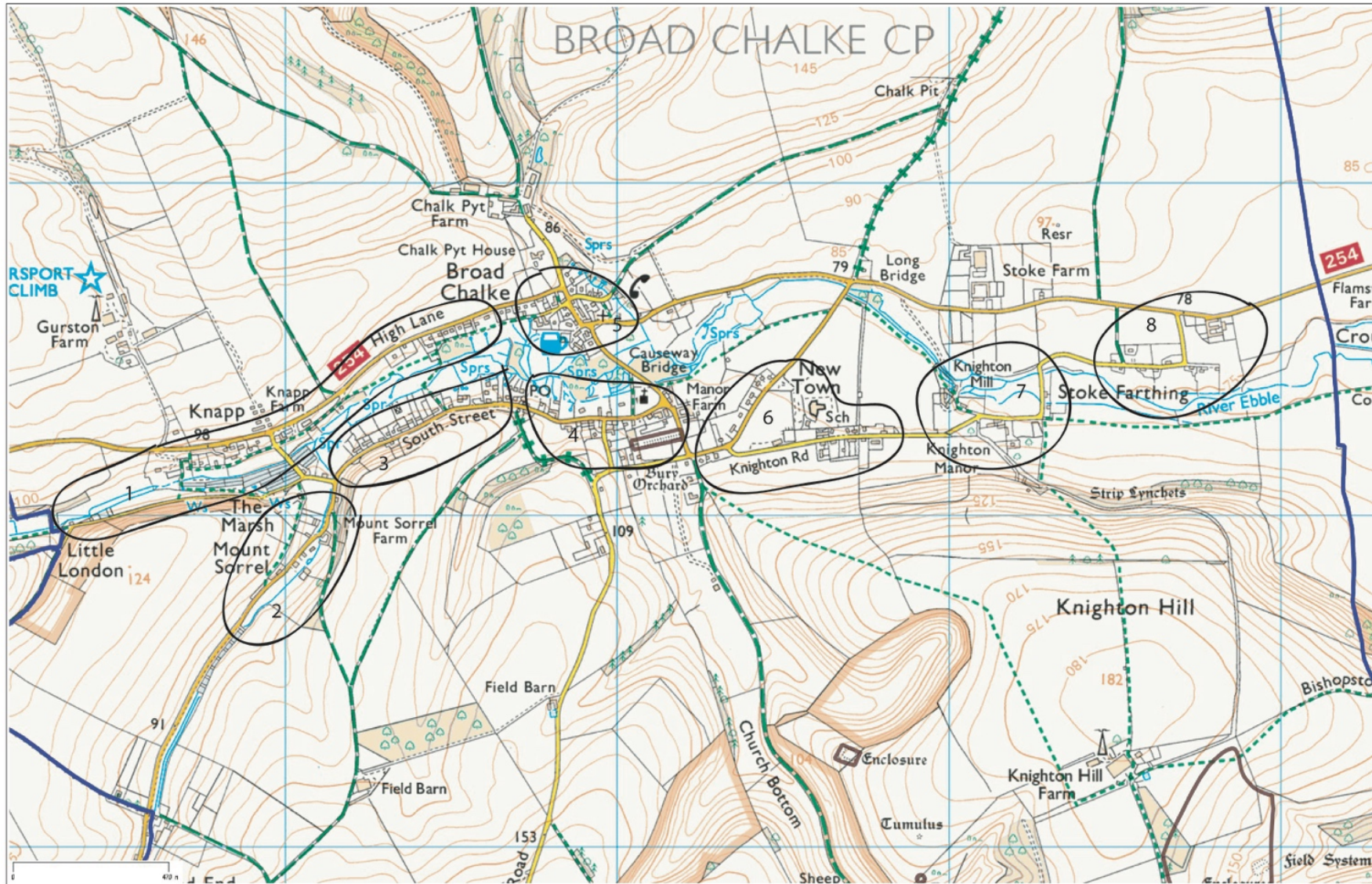
The design of new development in Broad Chalke should demonstrate how its relationship to its site, setting and context in terms of scale, materials, form, details, layout, public space and historic character is suitable, whilst not discounting appropriate innovation or change. This is of particular importance within the Broad Chalke Conservation Area (shown in **Figure 7**).

Planning applications for new developments which are required to submit a Design and Access Statement are expected to include a statement to justify how the proposal contributes positively towards the heritage, design and landscape objectives of the Neighbourhood Plan, as well as how it conserves and enhances the character of Broad Chalke and the host character area. These are identified in the Objective 3 (p. 31-62 (and illustrated in **Figure 9**)) of the Broad Chalke Neighbourhood Plan and supported by the Broad Chalke Conservation Area Appraisal and Management Plan (2009). Other applications are encouraged to submit such a statement.

Proposals will be expected to have addressed the relevant ten objectives of good design contained within the National Design Guide.

New development in Broad Chalke should:

- a. reinforce and strengthen local distinctiveness and relate well to the settlement pattern, and built form of Broad Chalke;
- b. be of a high standard of design which may include integration of appropriate contemporary design innovation or change;
- c. carefully consider and avoid adverse impacts on existing residential amenity;
- d. carefully consider and avoid harmful impacts on the key views identified in **Figure 10**;
- e. retain key landscape and natural features, and
- f. include appropriate measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage).



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Figure 9: Broad Chalke Character Area

3.46 Green Spaces, Trees, Hedges, and Natural Boundaries (BCMP pp.21-22)



Image 21 (left): Natural arch gateway - Howgare Road and (right): Rural gateway to village - High Lane.

To quote the BCMP: '*Broad Chalke sits within the lush valley of the River Ebbles. The complex landscape of natural and man-made features, combined with some magnificent trees on a truly massive scale, forms both the backdrop and foreground to the built-up pockets of development*'. Particular features which need to be protected from unplanned development include:

- Water-meadows and the public rights of way through them - which form the 'lungs' of the old village.
- Wooded areas - which form an integral part of the village's setting and approaches.²⁶
- Mature trees, especially weeping willows defining the river course through water-meadows.
- Hedgerows rather than boundary walls along roads²⁷ and in both gardens and surrounding fields.
- Small triangular 'village greens' in the village.²⁸
- The survival of planned landscape south of the church²⁹

These are key elements of Broad Chalke's charm and can easily be overlooked - then lost forever.

3.47 Key Views (BMCP p.22). In stark contrast to the wide-open chalk downlands that surround it, views within the village conservation area are restricted by buildings, hedgerows, trees and 'The Cliff' giving Broad Chalke old village a very intimate feel³⁰. The few vistas that *are* available are therefore very valuable, as they provide a 'window' to surrounding landscape and define the rural nature of the village. The defining views are shown on Figure 10 and include:

- **Key View 1:** Incidental view across the cress beds and adjoining chicken field towards Maud's Cottage (*Figure 1*)
- **Key View 2:** Open vista of water meadows from High Lane (*Figure 32*)
- **Key View 3:** Terminated view to Old Village Green in front of Sun Cottage (*Figure 11*)
- **Key View 4:** Incidental view from North Street across meadows to Church and beyond
- **Key View 5:** Incidental view across river & meadows from Long Bridge entering the village from Salisbury
- **Key View 6:** Incidental view of All Saints Church tower from various point within the Parish, esp. across Bury Orchard
- **Key View 7:** Open vista over New Town sports field and up to Knighton Hill (*Figure 12*)

Distant views towards the ridgelines that frame the village are also highly valued.

These vistas need to be preserved from obscurity by building or tree planting wherever possible.

²⁶ E.g. the southern approach along Howgare Road through along tree 'tunnel'.

²⁷ E.g. Along High Lane, South Street and Tank Lane

²⁸ E.g. Opposite the old shop on South Street, and Outside Sun Cottage and Queen's Head on North Street.

²⁹ I.e. Bury Orchard and Church Bottom.

³⁰ Compared, for example, to the Wylde Valley where the distant ridgelines are always visible.

Landscape & Views – Planning Policy

Policy Origin	Reference
Key evidence	Broad Chalke Conservation Area Appraisal and Management Plan (2009) Objective 3 (p. 31-62) of the BCNP Cranborne Chase AONB Management Plan (2018)
Broad Chalke Neighbourhood Plan Objective	3.3 Landscape and Views: Protect and enhance the Area of Outstanding Beauty and landscape character including valued views
National and Wiltshire Policy context	This policy complies with NPPF paragraphs 127, 170, 172 and 180, and Wiltshire Core Strategy CP51.

3.48 Background. The Wiltshire Core Strategy makes clear that *‘protecting the natural environment has ... been identified as a top priority’* (para 5.173). The neighbourhood area lies within the Cranborne Chase Area of Outstanding Natural Beauty. Most of the neighbourhood area is rural and consists of chalk downland which is sparsely populated, partially cultivated, and interspersed with ancient woodland which provides a rich habitat for wildlife. Much of the economy of Broad Chalke depends upon farming this valuable resource and making parts of it available for leisure purposes: it includes much open access land and many public bridleways and footpaths. The latter are much enjoyed and respected by the local population, and the Parish Council arranges for public footpaths to be maintained on an annual cycle. Apart from agriculture, local farmers have diversified their activities to include the famous Hill Climb at Gurston Farm (which takes place on summer bank holiday weekends) and the Chalke Valley History Festival at Manor Farm (which takes place annually in June). Both these activities are organised with the AONB’s agreement and regulated by Wiltshire Council. They are popular and well-run events but it is unlikely that Broad Chalke could sustain any further major public meetings without undue effect on the environment or the population.

3.49 Policy Context. Wiltshire Core Strategy policies 50, 51 & 52 cover issues to do with the natural environment and the Cranborne Chase AONB has specific own guidance which we have followed.

3.50 Justification. The open chalk downland, rivers and ancient woodland which characterise both the rural and dispersed settlement areas of Broad Chalke are a source of great enjoyment to the community and their value has been underlined by the consultation process. The Chalke Valley and surrounding area of Cranborne Chase is devoid of urban settlements and therefore has particularly clear skies and dark nights – much valued by astronomers. Furthermore, as a Parish within an AONB (a nationally significant designation), we have a duty of care to protect the local environment, flora and fauna of the landscape surrounding us. However, protection does not preclude public enjoyment or sustainable economic use of this valuable land. AONB Authorities, landowners and the local population have worked well to achieve a sustainable balance in this respect to date – for example through restrictions on the permitted times of use for flood lights at the Sports Centre - and it is the purpose of this Neighbourhood Plan to maintain and perpetuate that balance. The key views, vistas and panoramas identified in policy 3C and the accompanying map are informed by those in the Broad Chalke Conservation Area Appraisal and Management Plan (2009), which forms a key part of the Plan’s evidence base and has been updated to form Objective 3 (p. 31-62) of the BCNP – this section of the Neighbourhood Plan. As part of this update, the key views appropriate for inclusion within policy 3A have been named to give detail on their special qualities.

Planning Policy 3C Landscape and Views

Landscape Character

New development will only be permitted where it is demonstrated that it does not adversely impact on the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

Dark Skies

All new development should aim to minimise light pollution and avoid obtrusive external property lighting and street lighting. Where artificial lighting requires planning permission, planning applications must demonstrate how the dark skies environment will be protected in the scheme, through the submission of appropriate design detail.

Key Views

The seven identified key views indicated on **Figure 10** should be protected and maintained, by any proposed new development.

The seven key views identified within Broad Chalke parish are:

View 1. Incidental view across the cress beds and adjoining field towards Maud's cottage

View 2. Open vista of the water meadows from High Lane

View 3. Terminated view to Old Village Green in front of Sun Cottage

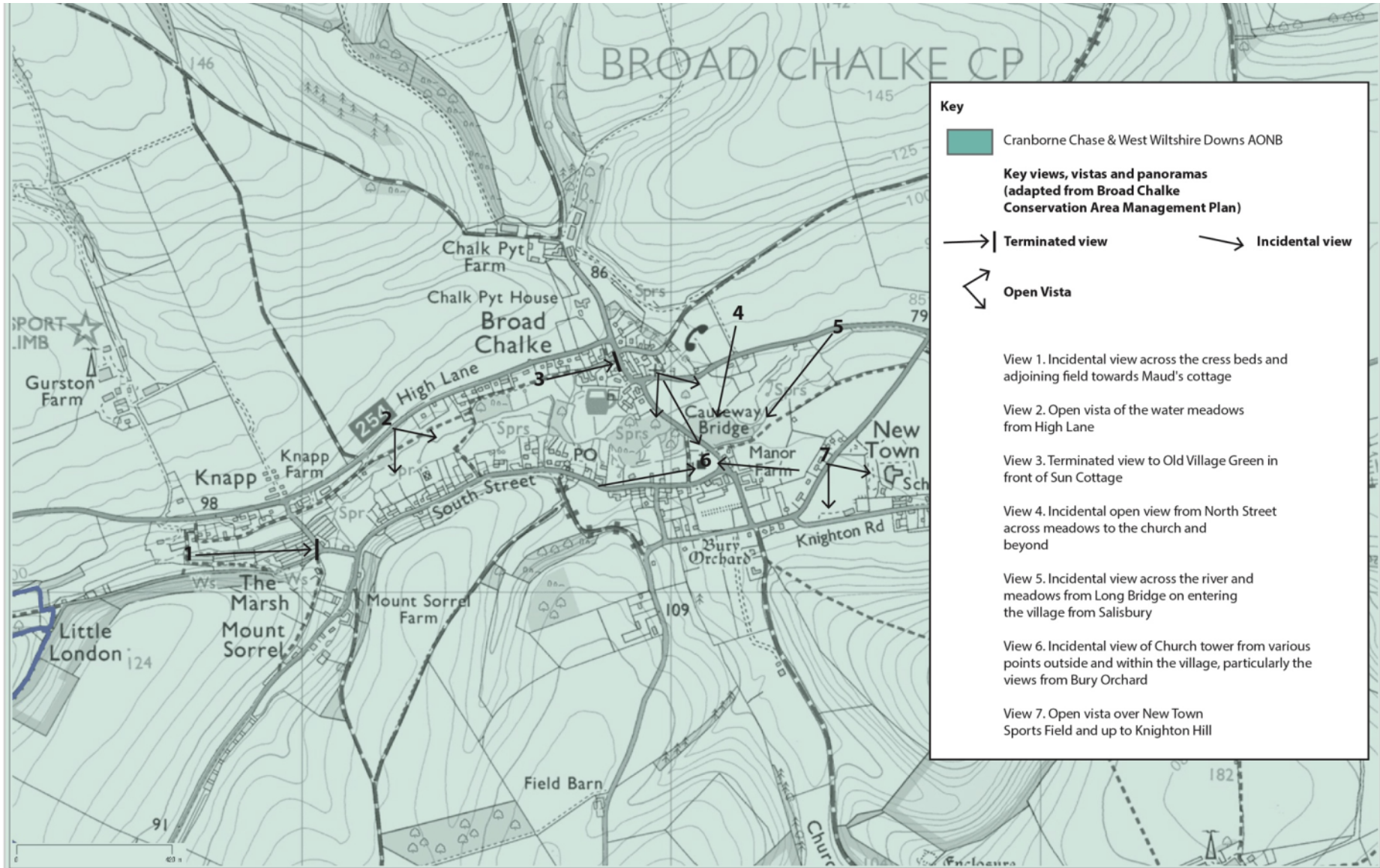
View 4. Incidental open view from North Street across meadows to the church and beyond

View 5. Incidental views across the river and meadows from Long Bridge on entering the village from Salisbury

View 6. Incidental view of Church tower from various points outside and within the village, particularly the views from Bury Orchard

View 7. Open vista over New Town Sports Field and up to Knighton Hill

Any planning application which might impact on these locally valued key views should demonstrate how the development will be seen in relation to that view and what impacts development would have on the view. Where needed the scheme should include mitigation proposals to remove or reduce any negative impacts.



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Figure 10: Broad Chalke Key Views and Landscape Context

Conclusions

3.51 Ancient vs. Modern. Whilst it is important to protect our historic buildings and perpetuate the local vernacular, this does not mean that the village must be 'preserved in aspic'. Environmental considerations will become increasingly important and drive the need for more energy-efficient housing. Heritage and innovation are not mutually exclusive: a small number of innovative buildings will not compromise the character of the village *provided* they are individual buildings rather than *en masse*; they are of high quality; utilise local style and materials where possible; and sit comfortably within the scale and setting of the existing settlement area and surrounding buildings.

3.52 Community Buildings. The following are examples of the sort of new building work which enhance the local community and/or add to the architectural heritage of the village:

- The imaginative redesign of the Village Hall.
- The interior redesign of the URC Chapel to become a Community Hub - including the new landscaped parking area in front of it.
- The new Village Primary School - built in an innovative modern style designed to conform to the local building line with a roof shape which echoes Knighton Hill behind it - all set in a site which has been tastefully landscaped and planted with masking trees - an exemplary example of how an innovative modern building can blend successfully into a traditional rural setting.

3.53 Domestic Buildings. There are also some good examples of new builds which enhance the local style in a qualitative and imaginative way:

- Barn conversions at Chalke Pyt Farm, Manor Farm and Mount Sorrel.
- 'Hillside' in South Street, with its modern eco-friendly low barrel-vaulted roof rear extension to a flint-faced traditional house,
- The new eco-friendly dwelling constructed in the grounds of Barn Orchard and screened from view from the main road by it.

3.54 Innovation Guidelines. These are all good examples of how innovative design can sit alongside and even enhance the traditional vernacular. However, such builds will be the exception to the general rule and will only blend harmoniously into the local vernacular if they:

- are individual buildings
- are of sufficiently high quality to stand on their own merit
- are not sited prominently alongside, or break the line of, an established stand of traditional buildings – and are suitably landscaped / screened to blend in.
- use local/traditional materials within their modern design where appropriate.

Design Considerations for New Development

3.55 Where a Design and Access Statement is required to accompany a planning application the applicant must consult this Objective of the Neighbourhood Plan in producing their designs.

3.56 Key characteristics of Broad Chalke covered in this Objective of the Neighbourhood Plan should inform any development scheme, with attention being paid to the need to retain and enhance the locally important views defined as 'key views' in this Objective; with the impact on listed buildings and the conservation area and their settings being carefully considered and the impact on skylines, rooflines and landmarks being considered and assessed.

3.57 To inform development schemes, the surrounding built form should be appraised:

- What are the typical sizes and shapes of building plots? Are these uniform or varied? If varied, consider largest and smallest types.
- How do buildings relate to the back edge of the footpath or carriageway? This factor alone can help to assimilate new buildings into the streetscene.
- Are the buildings in the street free-standing, or are they in small informal groups or more regular terraces?
- Are buildings linked in a particular way, for example with boundary walls?
- Do the buildings generally have their main ridgeline parallel to the street or at right angles?
- Are the buildings generally 'grand' or modestly proportioned and styled?
- The character of the front boundary walls or fences is an integral part of the character of the area.

- Identify the predominant materials and colour of material in the area and if any are unique.

3.58 The character of the site should be considered. The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.

3.59 The access point to the site will have to be agreed. Generally, care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines that may have the effect of removing most of a boundary.

3.60 Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows that might be incorporated into the scheme.

3.61 Develop a Design Concept. Ask:

- What is the role of this development within the setting?
- Is this a gateway or other edge development on the approach or periphery of the site?
- Is it a focal point development terminating a view or providing a skyline?
- Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?

3.62 The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.

3.63 The character of the development should be determined layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal / symmetrical to informal?

3.64 The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.

3.65 Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials should derive from the character of surrounding buildings forming the setting.

3.65 Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site. Infill development needs to take account of the character areas i.e. as far as possible development should take place *within* (or immediately adjacent to) the defined settlement areas and not *between* them. The design of such infill development needs to reflect the local vernacular materials that define each character area. These are discussed in more detail below.

Progress against the Conservation Area Management Plan's Action Plan



Image 22

3.66 The original Broad Chalke Conservation Area Management Plan approved by Wiltshire Council identified **action points** to be managed locally. Many have since been addressed but the following remain outstanding:

3.67 Buildings at Risk. The disused farm buildings near The Plough at Mount Sorrel sited at the South Western gateway to the village are a good example of Wiltshire rural vernacular with cob walls. They were defined as '*at risk*' in 2009 and they remain in that state. They are the only disused farm buildings left unconverted in the village. These buildings merit inclusion in a Local List of Buildings of Special Architectural or Historic Interest. Anything the Parish Council can do to assist the owners in their upkeep should be investigated. This key gateway site at the SW entrance to the village is ripe for sympathetic restoration and conversion.

3.68 Buildings Which make a Positive Contribution to the Village. All Listed Buildings in Broad Chalke are afforded protection via the Planning (Listed Buildings & Conservation Areas) Act 1990. In addition, the BCMP flagged up those unlisted buildings that make a positive contribution to the Conservation Area (in either historic and/or environmental terms) but which won't be protected i.e. homeowners could change doors/windows etc without planning consent. They were defined as '*at risk*' in 2009 and they remain in that state. These buildings merit inclusion in the Wiltshire Local List of Buildings of Special Architectural or Historic Interest.

3.69 Tree Preservation Orders. Broad Chalke has a considerable number of ancient woodland and good specimen trees. BCMP recommended that careful consideration should be given to making a number of tree preservation orders.

4. Meeting our Local Housing Needs



Summary Overview

4.1 The following section of the Broad Chalke Neighbourhood Plan addresses Broad Chalke’s housing needs and sets out the Neighborhood Plan’s site allocation policies. These policies relate to **Objective 4: Meeting our Local Housing Needs**.

4.2 The following key evidence was used to inform this section of the Neighbourhood Plan:

- Broad Chalke Neighbourhood Plan Sites Assessment Report (2019)
- Broad Chalke Parish Housing Needs Report (2016)
- Wiltshire Council Strategic Housing Land Availability Assessment (2012) and Wiltshire Council Strategic Housing and Economic Land Availability Assessment (2017)
- Broad Chalke Conservation Area Appraisal and Management Plan (2009) Objective 3 (p. 31-62) of the BCNP.

<i>Objective Detail</i>	<i>Planning Policy</i>
Objective 4 - Meeting our Local Housing Needs	
4.1 Housing Development: Deliver mixed development of open market and affordable homes to meet evidenced local housing needs.	4A – Site Allocation: Site 4 4B – Site Allocation: Site 5
4.2 Housing Design: Ensure that new development is sustainably located and meets the environmental and design criteria set out in Sections 1 and 2 of the Neighbourhood Plan.	4A – Site Allocation: Site 4 4B – Site Allocation: Site 5
4.3 Local Affordable Housing: Ensure that local housing is made available for local people.	4A – Site Allocation: Site 4

Figure 14: Summary of NDP Objectives and corresponding planning policies included within this section of the NDP

4.3 This section follows the following structure:

- Wiltshire Planning Policy and Housing Context
- Broad Chalke Housing Need
- Scope for Local Development
- Site Identification, Assessment and Selection
- Delivery Strategy and Community-Led Housing Project
- Meeting our Local Housing Needs: Planning Policies

Wiltshire Planning Policy and Housing Context

4.4 Wiltshire Development Plan. The Wiltshire Development Plan sets the foundation for how ‘sustainable development’ is defined and applied within Wiltshire. The Wiltshire Core Strategy (2015) identifies Broad Chalke Parish as within the Wilton Community Area, and the village of Broad Chalke as a ‘Large Village’ with a settlement boundary. The Core Strategy states that proposals for improved local employment opportunities, housing and/or new services and facilities outside the settlement boundary will not be supported unless they arise through community-led planning documents, such as neighbourhood plans.

4.5 The Wiltshire Housing Site Allocations Plan (Adopted February 2020) indicates a residual housing requirement of 129 for the Wilton Community Area (which is Wilton Community Area excluding Wilton itself). The Document does not however identify any suitable sites for strategic allocation within the Community Area or within Broad Chalke Neighbourhood Area as part of the Wiltshire Development Plan, due to Broad Chalke’s location within the AONB and primary school capacity constraints.

4.6 The Document instead outlines that in Broad Chalke, sites are being investigated through the preparation of the Neighbourhood Plan. This Neighbourhood Plan therefore enables development in Broad Chalke to come forward where it responds to local needs, respects local character and respects the valued AONB setting of the parish.

Broad Chalke’s Housing Need

4.7 In establishing local housing need, we undertook village questionnaires and a Housing Needs Survey.

4.8 Village Questionnaire Feedback. Key points below. Commentary from us in *italics*.

- **Type & Size of Property (Q8/11):** The vast majority of buildings in Broad Chalke parish are relatively large detached or semi-detached houses. *There are relatively few terraced houses or bungalows available for young people to buy/rent or for older couples/individuals to downsize into.*
- **Occupancy (Q9):** There is a roughly three-way split between those of school or pre-school age, those working and those retired¹. This is a healthy age mix for a rural village. *But there are signs this is changing....*
- **Ownership (Q10):** Most houses are owner-occupied – reflecting a recent trend for people moving into the village. *As a result, it is becoming increasingly difficult for local working people to afford to buy or rent accommodation in the village.*
- **Permanence (Q12/13):** A large proportion of villagers are permanent residents or aspire to be – but many are concerned at the prospects of their children finding work and/or accommodation locally or how they (the parents) will be able to afford to remain in their family home once they retire. *In the absence of smaller, affordable homes within Broad Chalke, many retired people move into sheltered accommodation or nursing homes in Salisbury or further afield in old age.*
- **Work (Q14 -17):** Of those who work, less than half do so within the Chalke Valley. Of these, a large and increasing proportion of people work from home or within walking distance. *Many of those who work outside the valley do so only because of the shortage of employment or suitable telecommunications and/or Information Technology in Broad Chalke.*
- **Future Scale of Development (Q18):** Very few (less than 10%) correspondents feel there is scope for large-scale housing development within the parish, and most felt that future housing should be limited to social needs and/or regulated by a community-agreed *Village Design Statement* (over 90%).
- **Future Type of Development (Q19):** Of those favouring some development, the clear priorities were:
 - 1st Priority: Affordable homes for younger people to rent.
 - 2nd Priority: Suitable housing for retired/elderly people wishing to downsize.
 - 3rd Priority: Family homes to buy or rent.
 - 4th Priority: More council housing (which effectively aligns with the 1st priority above).

¹ 36% of occupants are of retired age, 45% of working age (but not all are working) and 19% are attending school or higher education (to which must be added an unmeasured number of children of pre-school age).

4.9 General Aspirations. The written comments included with the questionnaires contain many insightful observations on this complex subject. The following is a representative summary of observations:²

- **Quality:**
“Long term we want to see Broad Chalke thrive and become even more vibrant without losing its close community values. Avoiding more prestigious ‘executive style’ housing and poor design in-fill developments while providing decent starter homes for young couples and families is crucially important. Environmentally friendly low signature housing, re-use of redundant buildings and generous use of space are key. Outward looking development that becomes an intrinsic part of the village scene rather than huddles of tightly-packed housing is, I believe, vital. Overall, I welcome the very positive approach being adopted towards the future. Embracing change and steering it to the benefit of the community is precisely the right approach – while preserving the quintessential character and quality of what we’ve got!”
- **Quantity:**
“There has already been significant development and building in recent years [examples given]. Consequently, Broad Chalke has absorbed a considerable amount of new development and further development should be very limited. We should not try to compete with larger villages or attempt to create local jobs – Salisbury is very close by”.

4.10 Affordable Housing³.

- **The general view:**
“The need is for smaller properties both for first-time buyers/renters and for the elderly. Availability of smaller houses would free up larger houses & would enable those who can no longer manage larger properties to stay in the village amongst their friends. I feel we have a real problem with this issue”.
- **Need for Safeguards (e.g. Housing Association / Community Land Trust):**
“If permission were granted for low cost housing, the Parish Council should seek (if legally possible) to limit further development of those homes. If small low-cost homes can easily be extended, they’re removed from the ‘affordable’ bracket for future families. If low cost family homes are to be built ... perhaps housing association/shared ownership would be the way to go”.
- **For Young People:** There are several poignant comments on the need to provide affordable housing to retain youngsters in the village. For example:
“We would like to see more affordable housing for younger people. Both of my children now live in Salisbury as they cannot afford the higher rental/purchase prices to live in the village. My eldest who has a young son is desperate to move back but just cannot afford to do so”.
- **For Elderly People:** The issue here is the potential win/win scenario: if smaller houses or sheltered accommodation were available, many older people currently living in large houses could down-size, thus releasing family homes for younger couples]:
“There is a crying need for smaller, good quality private homes for older people wishing to downsize within the village... which allows them to retain their independence – perhaps even a small development with services available”.

4.11 Demographic Balance. Like most rural villages, a significant proportion of Broad Chalke’s population are older people – many of whom are long-term residents living in large houses originally bought as family homes. This is balanced by a significant number of people of working age (mainly working from home, in the limited number of local businesses, or in nearby towns) and children (thanks to the excellent primary school Broad Chalke and good secondary schools in Salisbury). *This demographic balance is fragile and with the tendency for the elderly retired people to stay on in larger houses and middle-aged professionals to buy and extend smaller properties there is an ever-present risk that Broad Chalke becomes a smart retirement village.*

4.12 Housing Needs Survey 2016.

To validate the feedback from the earlier village questionnaires and meetings, and to provide more up-to-date detail for planning purposes, a formal *Housing Needs Survey* was conducted in March 2016 using a methodology endorsed by Wiltshire Council for the purposes of the Neighbourhood Plan. The Housing Needs Survey is part of

² All questionnaire feedback is available for inspection (returns were anonymous to protect privacy and encourage frank comment).

³ NB – The term ‘affordable’ refers to both the cost of purchase and the cost of renting/running a home. Although widely used by government officials, it is a relative term and there is no fixed purchase/rental/running cost figure which defines the threshold of affordability. This issue is examined at length in the next section.

the evidence base of the Neighbourhood Plan. The survey deduced a need for the following housing in Broad Chalke in the short term:

Open Market Housing

Open market housing to encourage downsizing

- 2 x 2 bed home / bungalow
- 1 x 3 bed home

(The intended use of these homes should be reinforced through a covenant specifying them as both for local people and for retirement housing. The design should preclude ability to greatly extend.)

Subsidised Rented Housing

- 1 x two bed home
- 1 x three bed home
- 1 x 2-3 bed bungalow

Shared Ownership

- 1 x two bed home
- 2 x three bed homes

4.13 Summary. The Wiltshire planning policy context and the established local housing need of the parish present an opportunity for the Neighbourhood Plan to meet the locally evidenced housing need. The site assessment process undertaken and the proposed associated delivery model to achieve this are outlined below.

Conclusion

*The provision of additional affordable homes has been an aspiration of Broad Chalke Parish Council for some years. This was reinforced by feedback from the Village Questionnaire and Housing Needs Survey which revealed that Broad Chalke needs a mixed development of **affordable** homes available for young people to use as their entry point into the housing ladder and **open market** homes for older people to downsize to, thereby releasing family homes for rent or purchase.*

NB: *As all this housing (whether Affordable or Open Market) is required to meet local Community needs – we refer to it collectively as ‘Community-Led Housing’.*

Scope for Local Development

4.14 Development Constraints. The scope for housing development within Broad Chalke is limited by the need to maintain the *quality* of our architectural heritage and the constraints imposed by our natural environment. These planning constraints are addressed in the preceding parts of the Neighbourhood Plan, and can be summarised as follows:

- **Landscape Setting.** All of the parish lies within *Cranborne Chase Area of Outstanding Natural Beauty* (AONB). Paragraph 172 of the NPPF places great weight the conservation and enhancement of the landscape, scenic beauty, wildlife and cultural heritage of the AONB, and states that the scale and extent of development here should be limited.
- **Heritage Setting.** Much of the parish lies within the Broad Chalke Conservation Area. Any future development should seek to protect, conserve and enhance the village’s rich legacy of listed and vernacular buildings and other heritage assets.
- **Location within the Catchment of the River Avon Special Area of Conservation (SAC).** The whole of the Neighbourhood Area lies within the catchment of the River Avon SAC, which is a Natura 2000 protected

site. Any future development would need to be phosphate neutral and ensure that it supports the ability of the SAC to achieve its own conservation objectives⁴.

- **Broad Chalke's Distinctive Character and Spatial Layout.** Broad Chalke consists of a disparate grouping of settlement areas each with their own distinctive character and architectural styles. Its dispersed layout – with settlement areas set around central water-meadows, separated by ancient woodland hedgerows, and framed by surrounding chalk downs, means that the village's character is defined as much by the *open spaces* within the village as its *built space*. Any development which infills these open spaces or obstructs the defined iconic vistas within the village would change its character irrevocably.
- **Lack of Supporting Facilities and Infrastructure.** Poor infrastructure precludes much of the land within and adjacent to its development boundary, including:
 - lack of available flat, dry ground outside of the flood plain
 - lack of road capacity (the valley road is unclassified) – and the village itself is a choke point for through traffic
 - no railway line and infrequent bus service
 - no mains sewerage and drainage
 - poor telecommunications links
 - primary school capacity constraints (see 'The Wiltshire Policy and Housing Context' above)
 - few employment opportunities.

4.15 Availability of Building Land. Building land is confined to the valley floor - in the narrow gap between the River Ebble flood plain and the chalk downs above it. Recent experience has shown that the valley floor is more liable to flooding than is evident on Environment Agency Flood Maps⁵. Most of the remaining available flat, dry land lies within the village Settlement Boundary and has already been developed. The only scope for housing development therefore lies:

- **Within the Settlement Boundary:** There remain *some* potential sites for infill development *within* the settlement boundary. A few more have been created by Wiltshire Council's recent decision to include the curtilage of large gardens within the settlement boundary. However, these sites are only sufficient for one or at most a few buildings per plot.
- **Outside the Settlement Boundary:** The only suitable land available for larger scale development is therefore where the valley floor broadens out adjacent to New Town and on a few private plots at the eastern and western gateways to the village.

Deduction:

*The scope for housing development within Broad Chalke is very limited.
Some infill development (on the scale that has been sustainable over recent years) is achievable within the village settlement area
. . . . but any significant development to meet local needs would have to take place outside the current settlement boundary.*

⁴ These objectives are included in the River Avon Nutrient Management Plan, see <http://publications.naturalengland.org.uk/publication/6048472272732160>

⁵ Over the winters of 2013/14 and 2014/15 there was extensive flooding on areas of the main water meadows, Dove's Meadow and Church Bottom which are shown as above the flood plain on Environmental Agency maps.

Site Identification, Assessment and Selection

Note:

*For a full explanation of the site selection process and associated evidence please refer to our
SITE ASSESSMENT DOCUMENT
which is issued as part of the evidence base to this Plan*

4.16 Site Identification

In order to explore options for the allocation of development sites to meet the evidenced based need illustrated above, we undertook assessments to assess the suitability of sites for development. The sites were identified through the following means (this is also illustrated on Figure 11 below):

Wiltshire Council Strategic Housing Land Availability Assessment 2012 (SHLAA) and Strategic Housing and Economic Land Availability Assessment (2017) (SHELAA).

Wiltshire Council invited local landowners to submit sites they would be prepared to make available for development.

Broad Chalke Neighbourhood Plan Local Site Assessments 2017.

We also locally identified sites, which were first assessed during 2017. We initially identified these sites with the particular aim of identifying land for potential affordable housing. The relevant landowners were contacted after the initial site assessments had been undertaken to enquire as to whether the land was available and into the landowner's interest in supplying land for affordable housing.

Confirmatory Local Call for Sites 2019.

We also held a local Call for Sites during summer 2019, to invite local landowners from within Broad Chalke to submit sites they would be prepared to make available for community-led housing development as part of the Broad Chalke Neighbourhood Plan.

4.17 Site Assessment

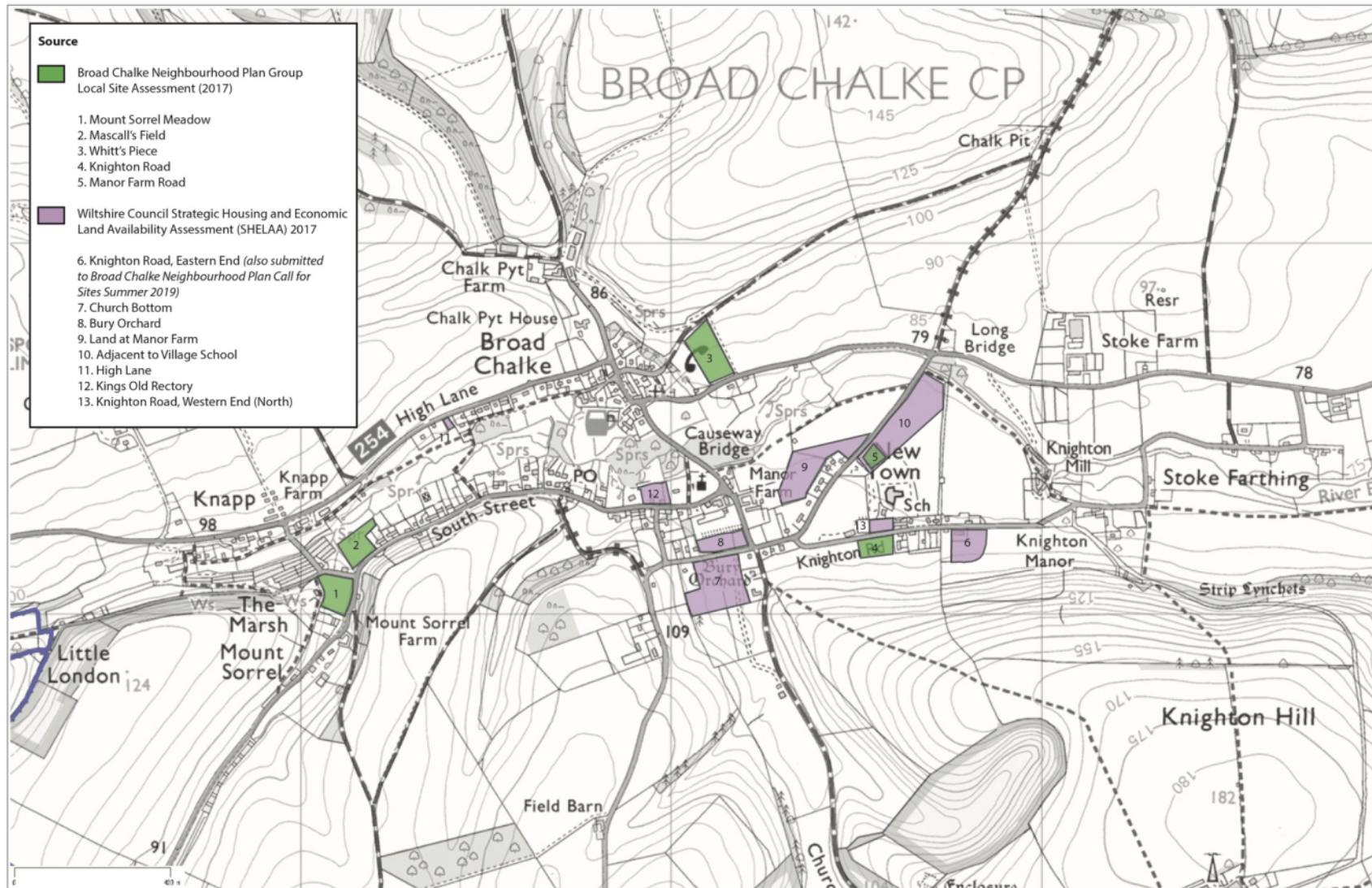
Methodology

Wiltshire Council SHEELA (2012) /SHLAA (2017). Wiltshire Council undertook a high level desktop assessment of Broad Chalke sites identified in its SHLAA (2012) and SHELAA (2017).

Locally Identified Site Assessments. In 2017, we undertook local site assessments of those sites identified locally, employing a desk top and on-site suitability assessment methodology provided by Wiltshire Council.

Independent Expert Assessment. Whilst both of the above methods followed a robust methodology, they did not provide a consistent approach to assessing all potential sites within Broad Chalke. Independent consultants were therefore commissioned to undertake a consistent and robust assessment of all of the potential development sites in the parish. This assessment was concerned with assessing each site's **suitability** for potential development.

4.18 Landscape and Heritage Considerations All sites are within the Cranborne Chase AONB, and also either within or affect the setting of the village conservation area and many heritage assets. All sites therefore assume a high level of sensitivity. In order to provide a consistent approach that responded appropriately to protecting the special and sensitive context of the village and its setting, site assessments were undertaken of all sites utilising the Wiltshire Council methodology, supplemented with landscape and heritage assessments undertaken by chartered professionals in each discipline utilising bespoke and recognised methodologies.



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Figure 11 – Diagram: Sites Assessed (not to scale)

Summary Assessment Results

4.19 The Table below summarises the results of the above-mentioned site suitability assessments, as well as each site's availability and deliverability. More detail is in the Site Assessment Report.

Site	Is the site suitable for development? <i>More detail in Site Assessment Report</i>	Is the site available for development to meet the local housing need?	Is the development of the site to meet local housing need deliverable?	Conclusion: is the site allocated in the Neighbourhood Plan?
Site 1: Mount Sorrell Meadow	No	No	N/A	No – unsuitable
Site 2 - Mascall's Field	May be suitable for limited development	No	N/A	No – unavailable
Site 3 – Whitt's Piece	No	No	N/A	No – unsuitable
Site 4 – Knighton Road	May be suitable for limited development	Yes	Yes - subject to landowner offset agreement (see below)	Yes, allocated for affordable housing (see policy 4A below)
Site 5 – Manor Farm Road	May be suitable for limited development	Yes	Yes - subject to landowner offset agreement (see below)	Yes, allocated for open market housing (see policy 4B below)
Site 6 – Knighton Road, Eastern End	May be suitable for limited development	Yes	No - the established housing need of the Neighbourhood Area is met by the allocation of Sites 4 & 5, which are deliverable. There is no established need to warrant the allocation of this site during this Plan period	No – access is restricted due to narrow road and no footway. Site is at the eastern edge of the settlement
Site 7 – Church Bottom	May be suitable for very limited development	Yes	No - see Site 6	No – forms part of the setting of the conservation area. Site lies within Key View 6, and southern part is prone to flooding
Site 8 – Bury Orchard	No	Yes	N/A	No – unsuitable.
Site 9 – Land at Manor Farm	May be suitable for very limited development	Yes	No – see Site 6	No – contributes to the rural heritage and setting of Broad Chalke
Site 10 – Adjacent to Village School	No – but see Site 5	Yes	N/A	No – unsuitable (see also Site 5)
Site 11 – High Lane	No	Yes	N/A	No – unsuitable
Site 12 – Kings Old Rectory	No	Unknown	N/A	No – unsuitable and unavailable
Site 13 – Knighton Road – Western End (north)	Yes	No	N/A	No - unavailable

4.20 The Table above illustrates that Sites 4 and 5 are the most suitable for managed development to meet the housing need, available and deliverable (see Delivery Strategy). Managed development of Sites 4 and 5 will enable the delivery of a mix of open market and affordable housing to meet the evidenced local need, whilst ensuring the least impact on the Broad Chalke's sensitive landscape and heritage setting.

Delivery Strategy

4.21 In tandem with the process to identify and select sites, Broad Chalke Parish Council has developed a robust delivery strategy and business case that will provide assurance that the allocations made by this plan are capable of and are managed to deliver the amount, mix and tenure of housing identified by the local housing needs survey.

Broad Chalke Community Land Trust

4.22 In order to deliver development to meet the established housing need of the parish and respond positively to the sensitive landscape and heritage setting of the village, Broad Chalke Parish Council set up the Broad Chalke Community Land Trust (BC CLT).

4.23 The aim of providing Community-Led Housing in Broad Chalke would be to: meet local demand; maintain a good social balance within the community; and encourage more young families to stay in the Parish⁶. Governance arrangements will therefore need to be put in place which ensure that the *affordable* homes are always available to local people who most need them i.e. the scheme must be planned and managed by the local community itself.

4.24 The most effective way of achieving this is to adopt the *Community Land Trust (CLT)* model. This proposal was put to the Village Meetings in Feb/Mar 2015 and carried unanimously. Since then we have taken advice from the umbrella bodies, Wiltshire CLT and Wessex CLT on how to take this model forward and conducted extensive site surveys and discussions with local landowners to ascertain whether the concept would work in Broad Chalke. Once this point was reached, the *Broad Chalke Community Land Trust (BC CLT)* was officially incorporated in April 2017. Since 2015, the BC CLT has staged annual village meetings to report progress and seek ongoing mandate from the neighbourhood.

Relationship of Allocation Sites

4.25 Both sites are owned by the same landowner. The landowner concerned is willing to donate all the land required for affordable housing subject to an offset agreement for which a Heads of Terms agreement has already been drawn up.

4.26 Site 4 is allocated for about 6 affordable homes. These will be managed on strict eligibility criteria devised by the Broad Chalke Community Land Trust.

4.27 Site 5 is allocated for a maximum of 3 market homes. These will be for sale or rent on the open market, the intention being to offer them to local people so long as their offer is as good as any other⁷.

4.28 In order to control the size and rate of development, and to ensure that supply is geared directly to local demand, an Option Agreement has been entered into between the CLT and the landowner restricting initial development on Site 4 to a half-acre site for up to 6 x affordable homes; and for up to 3 x open market homes to be built on Site 5 (i.e. a ratio of 2:1 – Affordable : Market).

4.29 It is proposed that following the allocation of these sites in the Neighbourhood Plan, Broad Chalke CLT and the landowner will submit a joint planning application for the build of up to 9 x new homes (6 x affordable and up to 3 x open market).

Meeting Future Housing Need

4.30 The Heads of Terms agreement outlines that the number of homes to be provided will, perforce, be limited by local housing needs, the space and infrastructure available and environmental protection issues.

⁶ Either by taking up community-led housing or buying larger homes released by older people moving into community-led housing.

⁷ The landowner reserves the right to decide whether to offer the properties for purchase, leasehold or rent.

The initial estimate of need is for 6 x affordable and 3 x market homes, which is led by the current demand for affordable housing in the Parish (see ‘Broad Chalke Housing Need’ above). The aforementioned Option Agreement includes future stretch potential for more housing development on the same 2:1 ratio - but only if and when the CLT identifies a need for affordable housing based on continuous Housing Needs Survey. The CLT will ensure that any such development is organised *by* the community, *for* the community, and is accountable to the community, based on local requirements and standards.

Meeting Local Housing Needs: Policies

References	Background information
Key evidence	<p>Broad Chalke Site Assessment Report 2019</p> <p>Broad Chalke Housing Needs Report 2016</p> <p>Broad Chalke Conservation Area Appraisal and Management Plan (2009)</p> <p>Objective 3 (p. 31-62) of the BCNP</p> <p>Wiltshire Council Strategic Housing Land Availability Assessment (2012) and Wiltshire Council Strategic Housing and Economic Land Availability Assessment (2017)</p>
Broad Chalke Neighbourhood Plan Objective	<p>Objective 4.1 Housing Development: Deliver development of open market and affordable homes to meet evidenced local housing needs.</p> <p>Objective 4.2 Housing Design: Ensure that new development is sustainably located and meets the environmental and design criteria set out in Section 2 of the Plan.</p> <p>Objective 4.3 Local Affordable Housing: Ensure that local housing is made available for local people.</p>
National and Wiltshire Policy context	<p>NPPF paragraphs 60-62, 68, 69, 119, 171, 172</p> <p>Wiltshire Core Strategy policies CP1, CP2, CP33, CP43, CP45, CP48, CP51, CP52, CP57, CP58, CP60, CP61</p>

4.31 Background Site 4 and Site 5 are allocated for development (see Figure 12 below). The site allocations are required to meet local housing needs. This is a local initiative responding to local needs, led *by* local people *for* local people (yet contributing to the overall housing targets across Wiltshire). It was decided to utilise these twin sites for market and affordable homes respectively because:

- As affordable homes will be managed by a Community Land Trust and market homes as a private venture by the landowner, allocating them to separate but almost adjacent sites avoids the complications of dual management arrangements.
- Spreading development over the two small sites reduces their visual and traffic impact (the SHLAA process concluded that large-scale development on *either* Knighton Road *or* the road to New Town would cause problems of the vehicular access – whereas with smaller scale development this is manageable – see ‘Site Access’ below).

- It enables 'place setting' by Infilling the vacant sites either side of the primary school and thereby completing the framing of the village recreation ground with buildings looking onto it, thus creating an attractive enclosed communal open space.



Figure 12: Diagram to show sites allocated in the Neighbourhood Plan

4.32 The advantage of these twin sites are as follows:

- They both fill an existing gap adjacent to the Village School and Playing Fields – with easy access to both.
- They do not block any Key Views– on the contrary...
- ...by enclosing the recreational field, they enhance the focal point this provides in the newer part of the village.

- Many village amenities (school, sports centre & playing fields, children’s playground, church and village hall) are within easy walking distance of the sites.
- Both are sited on flat, well-drained land which the landowner is prepared to release for development.

4.33 Site Access. As with any site within Broad Chalke, road access is a potential issue.

- **Site 4** has the advantage that it is effectively an extension of the Knighton development and can use the purpose-built Knighton Road for access.
- **Site 5** has the advantage that access is via Long Bridge and the lower part of the road to New Town, and thus avoids the busy village centre. However, this part of the road to New Town is a narrow former farm track, also used for access to the village school from the Salisbury road, with a series of muddy passing places cut into the hedge.

4.34 A site meeting was held with representatives of Wiltshire Council Spatial Planning and Highways Departments in Sep 2017 to discuss these issues. In the case of **Site 4**, Wiltshire Council experts did not feel that the few extra houses involved would present either a traffic loading or road safety issue on Knighton Road, and that access would best be affected via the existing field entrance opposite the Sports Centre (before reaching the Knighton Road housing development). Regarding **Site 5**, Wiltshire Council’s advice was that any planning permission to develop the site would likely be conditional on the landowner agreeing to permit permanent passing places on his side of the road and that access to the site itself should be off the existing school approach road (see view above), rather than directly off the road to New Town.

4.35 At a further meeting with Broad School Governors, it was suggested that the opportunity should also be taken to widen the school approach road at the point where it joins the road to New Town, in order to improve line-of-sight around the corner, reduce traffic congestion, and improve pedestrian safety at school opening and closing times.

4.36 Impact on the River Avon SAC. A Habitats Regulations Assessment, including the Appropriate Assessment, has been undertaken on the Neighbourhood Plan. The Assessment states that any development that comes forward within the Neighbourhood Area must be phosphate neutral and not compromise the integrity of the River Avon SAC, within which the site allocations and the whole Neighbourhood Area are located. Wiltshire Council, Natural England, The Environment Agency and Wessex Water are currently entered into a Memorandum of Agreement (MoU) agreeing to deploy measures to ensure that development that comes forward until 2025, within the catchment of the River Avon SAC, is phosphate neutral.

4.37 As this MoU runs until 2025, there is an element of uncertainty around how it will be ensured that development that comes forward after 2025 will continue not to compromise the integrity of the River Avon SAC. Whilst it is hoped that the site allocations included in the Neighbourhood Plan come forward before 2025, it is integral that any development that is brought forward after 2025 will be expected to be in conformity with the policies contained in the Broad Chalke NDP and any renewed agreement between Wiltshire Council, Natural England, The Environment Agency, Wessex Water and the relevant developer(s), in order to ensure that the River Avon SAC is not adversely affected.

Site Allocation: Site 4

Community-Led Affordable Housing

Image 23 opposite: Looking East from field entrance off Knighton Road.

Recreation Field, Sports Centre and Children's Playpark off to left of picture.

Knighton Road housing development is straight ahead.

Knighton Hill and open fields off to right of picture.



Planning Policy 4A Site Allocation: Site 4

Development of around six community-led affordable homes to meet identified local housing needs will be supported on the site identified in Figures 4 and 13 where they conform with policies of the Broad Chalke Neighbourhood Plan and adopted Wiltshire Core Strategy.

Development proposals must:

- be community-led housing that delivers houses to meet identified parish affordable housing needs
- be accessed from Knighton Road to an adoptable specification standard
- retain and secure sustained protection and management of existing boundary hedgerows and trees as far as practicable
- include additional boundary and landscaping to ensure the setting of the AONB and village is protected
- be between one and two storeys in height
- be of a high standard of design and materials that address the principles of the National Design Guide and conserves and enhances the character of Broad Chalke, as outlined in Objective 3 (p. 31-62) of the Broad Chalke Neighbourhood Plan
- include appropriate measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage)
- maximise opportunities to achieve sustainable construction that exceeds minimum requirements
- be accompanied by a Landscape Visual Impact Assessment
- be phosphate neutral and incorporate measures that ensure there is no risk of causing any deterioration to the River Avon Special Area of Conservation (SAC).



Figure 13: Planning Policy 4A Site Allocation: Site 4 Map

Site Allocation: Site 4 – Justification

4.38 0.2ha of the site is allocated for around 6 x community-led affordable homes. Land west of the site allocation is to remain arable land unless/until it is required for future generations based on Affordable Housing Needs assessment in the future.

4.39 The context and justification for the development parameters in Policy 4A are established in paragraphs 4.4 - 4.37 above. The site allocation is made to meet the evidenced affordable housing need in Broad Chalke. The consultation around housing need also highlighted a need for accessible homes for older people in order to ensure retired or elderly people are able to retain their independence and quality of life. We therefore encourage homes on this site to be delivered to meet the Lifetime Homes standards.

4.40 In accordance with National and Wiltshire level planning policy, policy 4A gives great weight to conserving and enhancing the landscape and scenic beauty of the Cranborne Chase AONB, which all of our Parish is located within. The development parameters ensure that development on this site would protect the important qualities of the AONB, whilst meeting the evidenced based housing need of the community. This ensures that the criteria set out in paragraph 172 of the NPPF are met.

4.41 Development parameters also serve to protect and enhance the setting of Broad Chalke Conservation Area and the existing character of the village, as set out in the Broad Chalke Conservation Area Appraisal and Management Plan (2009), and Objective 3 (p. 31-62) of this Neighbourhood Plan.

4.42 The site will be developed to ensure the delivery of the affordable housing here. It will provide homes to local people who qualify as being in housing need.

Site Allocation: Site 5

Open Market Housing

Image 24 opposite: Looking East from site entrance off School approach road.

School approach road is accessed off the road formerly known as Howgare Road but is now colloquially known as Manor Farm Road.

Village school sports field over hedge to right. The road to New Town over hedge to left. Longbridge and Salisbury Road in distance. Village recreation field, sports centre and children's play park behind photographer.



About 3 homes to be built. Further market housing development (if any) to be driven by demand for affordable housing on Site 4 in the ratio of 2:1 (Affordable: Open Market homes).

Planning Policy 4B Site Allocation: Site 5

Development of a maximum of three open market homes to meet identified local market housing need will be supported on the site identified in Figures 4 and 14 where they conform with policies of the Broad Chalke Neighbourhood Plan and Wiltshire Core Strategy.

Development proposals must:

- respond to meeting local open market housing needs
- be accessed via the village school access road
- site and design new housing to minimise conflicts arising between the existing school use and the amenity of new residents
- retain and secure sustained protection and management of existing boundary hedgerows and trees
- include additional boundary and internal landscape to ensure the setting of the AONB and village are protected
- be between one and two storeys in height
- be of a high standard of design and materials that address the principles of the national design guide and conserves and enhances the character of Broad Chalke as outlined in Objective 3 (p. 31-62) of the Broad Chalke Neighbourhood Plan
- include appropriate measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage)
- maximise opportunities to achieve sustainable construction that exceeds minimum requirements
- be accompanied by a Landscape Visual Impact Assessment
- be phosphate neutral and incorporate measures that ensure there is no risk of causing any deterioration to the River Avon Special Area of Conservation (SAC)
- be accompanied by a planning obligation that will ensure the transfer of land necessary to facilitate the delivery of the affordable housing as proposed by Policy 4A takes place to the satisfaction of the Local Planning Authority, prior to the commencement of development in this site.



Figure 14: Planning Policy 4B Site Allocation: Site 5 Map

Allocation: Site 5 – Justification

4.43 0.1ha of the site is allocated for a maximum of 3 x open market homes. The context and justification for the development parameters in Policy 4B are established in paragraphs 4.4 - 4.37. The site allocation is made to meet the evidenced open-market housing need in Broad Chalke, and to enable the delivery of the affordable housing need which will be delivered on Site 4 (policy 4A).

4.44 The Housing Needs Survey and other consultation around housing need in Broad Chalke highlighted a need for accessible homes for older people in order to ensure retired or elderly people are able to retain their independence and quality of life. We therefore encourage homes on this site to adhere to the highest environmental standards.

4.45 In accordance with National and Wiltshire level planning policy, policy 4B also gives great weight to conserving and enhancing the landscape and scenic beauty of the Cranborne Chase AONB, which all of our Parish is located within. The development parameters for this site, particularly the retention of existing and provision of further landscaping, ensure that development on this site would protect the important qualities of the AONB, whilst meeting the evidenced based housing need of the community. This ensures that the criteria set out in paragraph 172 of the NPPF are met.

4.46 Development parameters also serve to protect and enhance the setting of Broad Chalke Conservation Area and the existing character of the village, as set out in the Broad Chalke Conservation Area Appraisal and Management Plan (2009), and Objective 3 (p. 31-62) of this Neighbourhood Plan.

4.47 The allocation site shown in Figures 4 and 14 provides capacity for the delivery of market housing as specified in this site allocation. Any detailed planning application submitted to enable delivery of this allocation must take account of the allocation requirements including landscaping, access and drainage considerations. These may require refinement of the developable area to be considered through a future planning application.

4.48 Informal discussions with Wiltshire Council Highways department regarding access to this site highlighted the importance of the provision of permanent passing places on the south side of New Town Road as part of any development here. Broad Chalke Parish Council expect development of this site to provide for this to ensure safe access into and out of the site, and that development does not have a negative impact on the surrounding highways network.

4.49 The Planning Portal defines ‘amenity’ as *‘a positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity’*.

4.50 The site is deliverable and part of the above mentioned Options Agreement between the landowner and Broad Chalke Community Land Trust. Delivery of housing on this site enables the delivery of affordable housing on site 4 (see policy 4A).

Market Housing for Local People

It is our intention that no Broad Chalke resident or person with close family/working ties to the village should have to leave the Valley as a result of not being able to afford to live there. The deliverable site allocations, as outlined above, go some way to meeting the local housing need.

It is *not* our intention that this effort leads to Broad Chalke becoming a retirement village or dormitory for people working elsewhere – as this would run counter to the whole purpose of a Community-Led Housing scheme; would be detrimental to the cohesion of our rural community; and would increase traffic and our carbon footprint.

Our intention is to enable the delivery of high quality affordable and open market homes to a scale and standard consistent with local needs and county/national requirements which will ensure that Broad Chalke remains a neighbourhood which can continue to provide starter, family and retirement homes and thus sustain a balanced population into the foreseeable future.

Broad Chalke Parish Council therefore encourages, as a priority, the sale of new market homes to first be available to local residents prior to release on to the open market. This is elaborated upon in Action Project 5: Local Housing Need in Section 6 of the Neighbourhood Plan.

5. Sustaining our Community



Summary Overview

5.1 The following section of the Broad Chalke Neighbourhood Plan is about people and community. It nevertheless covers the enabling issues and policies required to ensure that any development within the neighbourhood is sustainable in terms of the retention and/or development of local amenities & services, employment opportunities and public safety. Such issues not only ensure that we properly address the issue of Sustainable Development in a holistic and responsible way, but also ensure the continuance of Broad Chalke as a thriving rural community. It contains the policies related to **Objective 5: Sustaining our Community**.

<i>Objective Detail</i>	<i>Planning Policy</i>
Objective 5 - Sustaining our Community	
5.1 Key Services: Retain and improve key services to sustain the community	5A – Local Facilities
5.2 Local Economy: Support local employment opportunities	5B – Local Employment
5.3 Road Safety: Maintain and improve connections for pedestrians and cyclists around the village	This is supported by a series of action projects (See Section 6) as this is not a planning policy matter.

Summary of NDP Objectives and corresponding planning policies included within this section of the NDP

Community Facilities, Services and Infrastructure

Community Issues and Consultation Feedback

5.2 Consultation and Scope. As with all aspects of this Plan, this Section is based on a thorough analysis of feedback from the original village questionnaire and discussions at subsequent annual village meetings.

Local Amenities & Services

5.3 Community Feedback. Overall, most people (78%) were satisfied that Broad Chalke is well served by amenities. The amenities which were voted as particularly valued to community life were:

- Shop & Post Office* 137 votes (see below)
- Medical Centre* 136 votes (see below)
- Village Hall 134 votes
- Broad Sheet 130 votes
- Playground 129 votes
- Sports Centre 127 votes
- Bell Ringers 126 votes
- Village School* 125 votes (see below)
- Village Pub* 124 votes (see below)
- Flower Show / Fete 123 votes
- Chris Brown Day Centre 122 votes
- Allotments 121 votes
- All Saints Church* 119 votes (see below)
- Happy Circle 116 votes
- Link Scheme 114 votes
- School Clubs, Cubs etc 112 votes
- Women's Institute 112 votes
- Parent & Toddler Group 109 votes
- Flower Club 107 votes
- Knit & Natter Group 104 votes

- **Typical written feedback:**
'We are provided with a wonderful range of meeting places and facilities for a community of this size. We suspect that [the cost of] providing fuel, maintenance, insurance etc must be considerable. Rationalisation of facilities may need to be considered in coming years'
- **Conclusion.** The list above represents the amenities that define community life in Broad Chalke. The success of all these amenities reflect the time and effort put in by those concerned – the vast majority of whom are volunteers – and the whole community is grateful to those concerned. Clearly, the higher the rating in the table above, the more important villagers feel they are to the future of Broad Chalke as a sustainable rural community. Retention of these services rests largely on local initiatives and volunteers but those marked (*) also depend on external support. We discuss the facilities which we consider as key to Broad Chalke's future below.

5.4 Shop & Post Office.

- The retention of a Shop & Post Office was the village's (and indeed the Upper Chalke Valley's) highest priority at the time of the original village questionnaire (2013/14). Both were threatened with closure at the time: the original village shop premises and associated parking areas were too small to sustain a thriving business; the Post Office authorities were threatening to close our local facility; (and a shrinking congregation made the nearby chapel building too expensive to run without extra help).
- **Comment.** These issues were addressed, and economies of scale achieved, by locating a new shop and post office within the Chapel building and adding a coffee shop, meeting rooms, wi-fi facilities and information centre to create the *Chalke Valley Community Hub*. Furthermore, a policy decision was taken that wherever possible and practicable, only local produce would be sold in the Shop (renamed the 'Chalke Valley Stores') – thereby acting as a retail outlet for local farmers and businesses and reducing carbon footprint.



Image 25: Article about Broad Chalke Community Hub – Daily Telegraph May 2014

- **Conclusion.** The Community Hub has saved our Shop, Post Office and Chapel. It serves the whole upper Chalke Valley (i.e. the more remote/rural part); provides a retail outlet for local business; employment for three (FTE) employees; and a vocation for a rota of over 100 volunteers involved in its management and operation - a fine example of community action in practice. In 2014, the Hub won the Countryside Alliance award of 'Best Village Shop & Post Office in UK' and its Coffee Shop (serving hearty lunches) has become a destination of choice for visiting walking and cycling groups – thereby stimulating tourism and local businesses (including 'spill-over'

business for the village pub next door). The retention of a Community Hub serving both local customers and suppliers in this way is considered essential.

5.5 Medical Centre.

- **Community Feedback.** At the time of the original community survey the Medical Centre was under a perceived threat of closure.
- **Comment.** This issue was taken up as a matter of urgency at the time and the damage limited to a reduction in coverage from 5 days to 4 – which, although not ideal, has settled down into a workable compromise.
- **Conclusion.** Our medical centre serves the whole Upper Chalke Valley and its closure would represent a significant loss of local services.

5.6 Primary School.

- **Community Feedback.** The rebuild of our small village school - to become an expanded modern facility serving the whole Upper Chalke Valley – was a community initiative that took place before the period covered by this Neighbourhood Plan, but which was strongly endorsed in our survey questionnaires.
- **Comment.** The school has gone on to win the highest awards for excellence and has attracted young families into the village.
- **Conclusion.** Our school serves the whole Upper Chalke Valley, helps maintain our demographic balance, and its closure would represent a significant threat to community life.

5.7 Village Pub.

- **Community Feedback.** There was much feedback on the village pub – with a wide range of diverse but inconclusive comments in response to the questionnaire. Despite a refurbishment by Hall & Woodhouse, more investment may be required to ensure its survival given the number of other pubs in the valley and the general trend for rural pubs to fail.
- **Comment.** There is little we can do with a tied establishment – beyond giving the landlord our full support and constructive feedback. Meanwhile the Community Hub is working closely with the Pub to ensure that they complement each other's services¹ – and have drawn up a series of joint 'Hub & Pub' activities accordingly e.g. the annual Village Carol Service. Should the continued provision of a public house in Broad Chalke ever be threatened, this will become a community issue – and is therefore addressed in Policy 3.1 below.
- **Conclusion.** As one correspondent succinctly put it: *"Use it or lose it"*. Although commercially run, any threat of closure would become a community issue. The village pub has since been bought out by a local resident for use as a village asset – thus once again demonstrating the strength of community spirit in Broad Chalke.

5.8 Parish Church.

- **Church Questionnaire.** In an earlier church survey (2008/10), most of the congregation voted to upgrade the facilities in All Saints church to appeal to younger and future generations. A Church Development Plan was devised under the auspices of the PCC which included proposals for an extension on the rear side of the church to house tea/coffee making facilities, a flower-arranging area, extra storage and WCs. Options for improving heating, lighting and producing flexibility for children, family and performance activities were also put forward and incorporated in an imaginative plan. On the other hand, proposals to replace pews with modern comfortable seating produced a sharp division of views and were therefore dropped.
- **Community Questionnaire (Q23):** In the subsequent Neighbourhood Plan Questionnaire (2013), a large proportion (82%) of villagers sought a debate on the future development and funding for All Saints Church and most felt its upkeep was of the utmost importance to the community even though not everyone used it regularly. The clear majority of respondents supported the proposals for development of All Saints' layout and facilities in order to encourage use by families and younger generations, without whom they felt the church has no future:
 - *'Dying to see it modernised, comfortable and fit for purpose. A plan was drawn up by [Development] Committee several years ago but remains un-actioned'*
 - *'The church needs a proper kitchen/toilets/anteroom...for it to be 'family friendly'.*

¹ The pub tenants have assured us that any extra custom that the Hub generates has a beneficial spin-off for the Pub.

- *‘Warmer, more comfortable seating, better children’s area, toilet, kitchen and better lighting. More flexible space’*
 - *‘PCC need to involve the whole congregation, consult them before spending their [i.e. the congregation’s] money and keep them informed.*
- **Decisions Deferred.** The PCC put decisions on the Church Development Plan on hold however, as it was felt that to raise funds in a time of financial austerity would be inappropriate and that any significant change to church facilities should be deferred until the arrival of the new Rector. In the meantime, the CofE school has ceased to use the unmodernised church regularly and many of the younger families have moved to more comfortable venues and less traditional forms of worship (e.g. Revive, Wellspring, Julian Group, ‘Time Out’ Meditation).
 - **Quinquennial Review.** The 5-yearly Church of England survey of the church building and fabric subsequently took place in 2016. This highlighted areas of concern that required immediate attention to the external fabric of the building to keep it watertight and structurally sound. These works and a resume of the Church Development Plan were explained at village meetings in October 2016 and February 2017 when existing and future ideas, finances and priorities were covered. Consequently, a contract was let, as recommended by the Church Surveyor, for the most urgent repair work and this was undertaken during August – December 2017.
 - The total cost of these works has been over £65,000 which has significantly depleted the longer-term funds managed by the PCC despite generous donations by Mary Penny, the Lennox Hannay Foundation and parishioners over the years.
 - There are also, arising from the 2016 Quinquennial Survey, many more important fabric repair works to be done over the next few years which will total a further £120,000+ (as at August 2017) and will require significant fund-raising efforts to deliver, as this sum far exceeds the reserves that the PCC currently has at its disposal.
 - **Long term future.** The PCC feel that priority must be given to fabric maintenance over any upgrade to church layout and facilities – such as proposed by the Development Plan of 2008-10. The PCC remains committed to the long-term future of the building and ensuring it is ‘fit for purpose’ for a younger and future generations – but this remains an aspiration unless and until extra resources can be identified.
 - **Conclusion: Need for Community Action.** Our parish church is Broad Chalke’s most significant building and essential repairs are being carried out diligently. But it is more than just a building: it is a community facility for all villagers and all denominations. Parishioners feel passionately about ‘their’ church – and some of the strongest feedback on the need to maintain and develop the church building & facilities came from people who were not regular churchgoers, but who nevertheless hold the building dear. Without essential repairs, the building is at risk; conversely, without updated facilities, the church will have limited appeal to newcomers and future generations. A visionary Long Term Plan is therefore required to balance these short and long-term priorities, raise the necessary funds, and implement the work involved. It would be unreasonable to expect the PCC to undertake this wider and complex project work unaided; they need the active support of the whole community. In the past decade or so, Broad Chalke’s pro-active community has had the vision, and has raised the funds to: rebuild the Village Hall; build an award-winning primary school; build a Sports Centre for the whole valley; and create a vibrant Community Hub that was voted best Village Shop in the United Kingdom. Now it’s time to show we have the same faith in the future of our wonderful parish church.

5.9 Chalke Valley Sports Centre.

- **Community Feedback.** Consultation on the Neighbourhood Plan highlighted the Sports Centre’s important role in providing sports and recreation facilities both for the village of Broad Chalke, and for the wider Chalke Valley area. In addition, the Sports Centre car park is often used as an over-flow parking facility for the school. The Sports Centre is aware of this and has a long term plan to apply for funding for improvements to / maintenance of the car park as and when necessary.

5.10 Conclusion: Retention of Essential Amenities & Services. The retention and/or improvement of the above amenities and facilities are considered essential to the sustainability of Broad Chalke as a thriving rural community.

Employment Opportunities

5.11 Community Feedback. This issue emerged as a major concern – particularly with respect to retaining young people in our rural community: Almost 80% of respondents wished to encourage *the development of small business units* provided it did not conflict with our rural/conservation status and 90% of respondents quoted *lack of local employment opportunities*, as a priority for action. There were two major disincentives identified in this respect: 90% cited the *lack of broadband and mobile phone coverage* as a problem for both business and the younger generation, with 87% also citing *the lack of social facilities* for the young as an issue:

- *'A largely invisible feature of this community is the growing number of individuals (especially professionals and authors/artists) running home-based businesses or working from home on one or more days per week'*
- *'Critical to enabling [home workers] and the local economy to thrive will be improving the speed/access to broadband and mobile telephony'*
- *'Delivering mobile phone reception is an urgent business and social need, especially with the growing penetration of smartphone users. This is the single major disincentive for business start-ups, relocation and development in the area'.*
- *'We [small business] have the highest priority for a mobile phone signal and broadband speeds of at least 20MB/sec 24/7'*
- *'There seem to be sufficient Small Business Units available in Broad Chalke and Bowerchalke, so we're not convinced more are needed. The danger would be that such units might provide jobs, but the skills required are not available locally – so 'reverse commuting' from Wilton and Salisbury is increased'.*

5.12 Enabling Conditions: There are ample small business units available locally² - so capacity is not an issue. Furthermore, there are more sources of local employment than is generally supposed³. The potential for many of these businesses to flourish, and for new ones to become established within the parish, largely depends upon eliminating the *disincentives* to rural business and youth retention. The Neighbourhood Plan process has encouraged significant progress in these areas:

- **IT Facilities:**
 - A *Wi-Fi hub* has been installed (free of charge) in the new Community Hub – which is widely used by both local business and private users.
 - *High Speed Broadband* is being installed by BT (albeit slowly) in the valley.
 - *Vodafone Mobile Open Sure Signal* has been installed in the main part of the village and provide most households and businesses with mobile phone cover if they are prepared to switch to Vodafone.
- **Commercial Outlet for local Business.** The Community Hub has created a market outlet for local businesses⁴, and employment for local people including young people working part time or gaining work experience⁵.
- **Social Facilities for the Young.** The perennial issue of providing social incentives for young people to stay in the area (youth clubs, meeting venues etc.) is dependent on finding suitably qualified and cleared⁶ adult volunteers with the time to run them.
- **Affordable Housing.** Finally, perhaps the greatest disincentive to retaining younger people and families in the area is the shortage of affordable housing available to them – this was covered in Objective 2 - Housing Needs.

5.13 Rural Tourism replacing Agriculture as main Employer: Looking wider, our fundamental issue – as a rural community – is that in the space of a single generation, agriculture now employs one tenth of the people it used to. Broad Chalke lies well off the main commercial trunk transport routes - and is a conservation village lying within an Area of Outstanding Natural Beauty (AONB). The village is home to the nationally-renowned Chalke Valley History Festival and Gurston Hill Climb. Thus, whilst agricultural employment wanes in the Chalke Valley, employment opportunities in tourism are set to rise. The AONB has recently started an initiative to encourage more tourism and this would have a direct benefit to local B&Bs, the Pub, the Community Hub and other businesses dependent on visitors. The Community

² In Broad Chalke (Chalke Pyt); Bowerchalke (Knowle Farm); and Fifield Bavant.

³ Apart from agriculture: Chalke Valley Community Hub, Bed & Breakfasts, The Queen's Head Pub, Broad Chalke School, Play School, Sports Centre, Fitness Trainers, Medical Centre, Church Benefice office, tour firm, management consultancy, watercress beds, Hewlett Turf. domestic help, baby-sitting, gardening, Game Shoots, Hill Climb, poultry farming / game & exotic bird breeding, Chalke Valley Fencing, Chalke Valley Roofing, builders, handymen, heating engineer, plumber, chimney sweep, tutors, writers, authors, book dealer, photographers.

⁴ 90% of fresh produce sold in the Chalke Valley Stores and Coffee Shop is supplied by local farmers, small businesses and individuals.

⁵ Including earning Scouting or Duke of Edinburgh voluntary service awards and obtaining references for permanent work.

⁶ E.g. CRB checks and clearances (now known as DBS – Disclosure & Barring Service) – which can be time-consuming to obtain.

Hub – appropriately - has been adopted as an information centre for the AONB and many visitors have remarked on the current lack of information about local accommodation, walking routes and other recreational facilities.

5.14 Conclusion: Creating Employment Opportunities. Creating local employment opportunities and associated facilities is as important as creating affordable housing in terms of sustainable development. **We address this issue in Policy 5B.**

Highways and Drainage

5.15 Highways & Drainage

- **Community Feedback.** The village is served by neither a classified access road (or railway) nor mains drainage/sewerage – and misses neither. Less than 15% of the community favour an upgrading of the valley road to A or B classified status and there was no significant support for the installation of mains drainage in the village.

‘The lack of a classified road [and mains drainage] in the valley is a major reason why the distinctive character of the village has been preserved and should not be reversed’
- **Comment:** The village has seen an increase in through-traffic on the valley road (many motorists using the ‘rat run’ from the Blandford Road to Fovant - to avoid Salisbury) and does not want to encourage more traffic by upgrading the valley road. Similarly, we have also seen how Bishopstone suffered from a disproportionately large modern development after collective drainage was installed some years ago.
- **Conclusion.** The vast majority of villagers would prefer to put up with limited traditional road and drainage services to preserve the distinctive character of the village. (But see comments on ‘Road Safety’ below).

5.16 Road Safety

- **Community Feedback.** Many Questionnaire respondents cited speeding as a concern:
 - *‘...we are concerned at the almost total disregard for the 30 mph along ... **High Lane**. Rat-runners frequently exceed 50mph and pose a real danger to children and the elderly, cyclists and walkers’.*
 - *‘Enforcement of the 30mph limit, especially on **High Lane**’*
 - *‘Speeding on **High Lane** is a considerable nuisance, Signage needs to be improved and the Police required to enforce the 30 mph limit through occasional speed checks rather than tacitly accepting a 40 mph level’*
 - *‘Traffic in **New Town** has tripled in the time the new school has been there. The speeding is the real problem – much of which is by parents themselves [late for school]. You take your life in your hands when walking grandchildren to school/playschool. Need some form of traffic calming’?*
 - *‘I have twice nearly lost my daughter due to cars travelling too fast for village roads. Not speeding but just too fast for visibility....particularly on **Howgare, New Town and Knighton Roads**’.*
 - *‘Speeding is a problem – especially **South Street** and the **Causeway** between church and pub.*
 - *‘People will speed – unless the restrictions are policed’*
- **Comment:** The majority view was that the existing 30 mph speed limit needs to be enforced more stringently, if necessary by community action. There was also a view – championed by the ‘Twenty is Plenty’ action group within the village – that a lower speed limit of 20 mph should be introduced in those parts of the village where pedestrians and children were most at risk. The key areas of concern were identified as:
 - **High Lane** – used as a rat run by through traffic avoiding Salisbury.
 - **New Town and surrounding roads** - due to extra traffic caused by new school.
 - **High Road** – due to extra traffic/parking outside the new Community Hub
 - **The Causeway** – as the main link between New/South and North sides of the village.
- **Conclusion:** Wiltshire Council and the Parish Council have agreed to a hybrid solution as follows:
 - **Imposition of a new 20 mph limit** – to cover High Road from the Hub to lower High Lane; and New Town and the roads surrounding the School.
 - **Enforcement of the existing 30 mph limit** –by a group of community volunteers and automated warning lights.
 - All that said, the issue is not **road** safety so much as **pedestrian** safety – see next paragraph.

5.17 Pedestrian Safety

- **Community Feedback.**
 - *‘The village needs a network of footpaths’*
 - *‘Lack of pavements on busy roads e.g. **The Causeway and High Lane**’*

- *‘Pavement for pedestrians along the Causeway’*
 - *‘Improved car parking facilities, to include a pavement/path to connect the Church car park to the URC Chapel’*
 - *‘Hidden footpaths e.g. along the road between the pub and the church [The Causeway] to make it safer for people walking between them and to school’*
 - *‘...pavement/path to connect the Church car park to the URC Chapel/Pub/Medical Centre’*
- **Main Areas of Concern.** Clearly, the days when our quiet rural roads could be shared safely by both pedestrians and wheeled vehicles have passed. The main areas of concern are now:
 - **High Lane:** Too narrow for a path and the high bank to the bordering field makes a parallel field path impractical. However, - in dry weather at least - residents of High Lane can use the Low Lane footpath (which runs behind their houses and through the allotments) to access the village centre. *As and when funds permit, consideration should be given to upgrading this path to all-weather use.*
 - **New Town:** Given the narrowness of the minor roads in this part of the village, there is little scope for creating footpaths. A particular bottleneck at school start and finish times is stretch of Manor Farm Road between Long Bridge and the School entrance – which is so narrow that cars have literally carved mud laybys into the hedgerows in order to pass each other. *However, the proposed lower speed limit for New Town (see previous paragraph) and the creation of permanent lay-bys as a pre-condition for establishing Community Housing (para 2.22) provides a solution to these issues.*
 - **South Street:** The narrowness of the street in most places, the steepness of The Cliff on the south side, and the encroaching buildings, walls and buildings on the north side, all make the construction of a footpath impractical without major re-engineering of the street itself. *However, the narrowness of the road and parked cars keep speeds to manageable proportions.*

5.18 The Causeway: This is a key pedestrian and vehicular route for villagers characterized by:

- being part of the through road up & down the valley;
- being the principal link road between the north and south sides of the village;
- being a narrow road shared by both cars and pedestrians;
- having no line of sight around the *inside* of the bend of the road.

We have now completed a project to deliver a pedestrian footpath along part of The Causeway.



Image 26, left: The Causeway (as it was, looking towards the village centre across bridge with Millennium Field on right).

This was where the main valley road traffic and pedestrians walking between the north and south village share a narrow hedge-lined thoroughfare with no clear sightline or separate pedestrian pathway between the bridge and village centre.

Although the road is straight on this stretch on the church side of the bridge, it beds to the right between the bridge and the junction with High Road outside The Queen's Head pub – so it was this stretch (where the white van is in the picture) that needed a pedestrian footpath.

- **Solution.** After considerable discussion and professional advice on the options available, the costs involved, and the environmental implications, we have completed a project to move (i.e. transplant) the existing field hedge a few yards into Millennium Field to make room for a roadside pathway from the bridge to the village centre where it now links with the new footpath opposite the Community Hub.

Note: *The replanting of the Causeway hedgerow provided an ideal opportunity to reroute the adjoining hedgerow outside the Queen's Head pub and thus create a village green. This is discussed, with a diagram and illustrations, in the next paragraph.*

The Village Centre

5.19 The Village Centre – creating a Village Green.



Image 27: With the Medical Centre, Pub, Community Hub and URC Chapel sited along it, High Road is once again the centre of the village

- **Community Feedback:**

In contrast with many rural Wiltshire villages, Broad Chalke had no natural focal point for village activities. The nearest thing Broad Chalke had to a **village green** was the small triangular patch of grass opposite the Pub and Hub (see photograph above) which The Highways Department created by moving the field hedge back from the road to provide a sight line around the road junction. The project involved extending this existing triangular green to create a proper village focal point. This reflects the fact that over the years, the development of New Town and the establishment of Pub, Medical Centre and Community Hub have effectively shifted the geographical and social ‘centre of gravity’ of the village back to High Road (the traditional commercial centre of the village). Even before the establishment of the Hub and its associated parking area and linking pathway across this small green, its potential as a village focal point was the source of several comments in the Community Questionnaire e.g.:

‘Can we look towards a ‘Village Centre’ that encompasses the current Chapel (now Community Hub), Pub, Surgery, and [across the Causeway] Parish Church and Village Hall as the heart of the village with pathways linking these various facilities?’

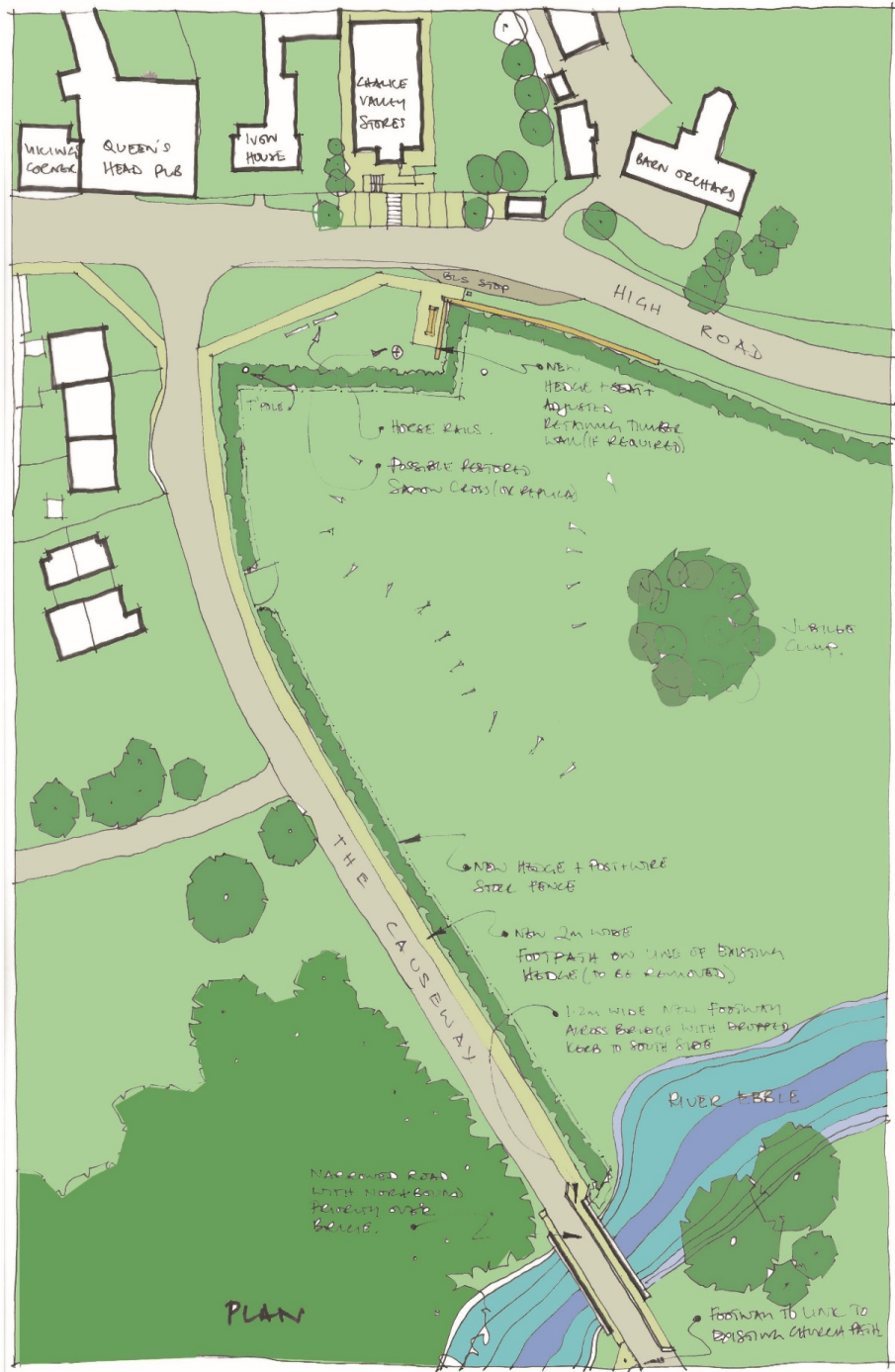


Image 28: Sketch showing the proposed Causeway Path (exact route shown here was subject to survey) extended grassed area opposite the Pub and Hub to create a Village Green



• **Comment.** Every village needs a focal point. The new open plan area outside the Hub (including parking and bus stop facilities and associated planting of trees and shrubs) has created as close as we can get to a *village square* – but the adjacent triangular grassed area on the T-junction opposite the Hub and Pub remains a rather neglected area which, with a bit of imagination could be incorporated into this open space to become a complementary *village green*:

< Before:

Image 29: The tri-angular patch of green (as viewed from the Community Hub) - provided by Wiltshire Council Highways Department to ensure a sightline around the junction between High Road (foreground) and The Causeway (background).

A new path has been provided as part of the Community Hub project (running along the inside of the field hedge) to link the Hub with the Causeway.



After:

Image 30: Artist's impression of same patch – now as seen from opposite side looking back towards the Pub (white building) and Hub (high roofed chapel building).

The proposal is to move the hedge away from the path and road to create a larger rectangular Green (now bisected by the path such that the section to the left of the path remains a sightline around the junction and the 'inboard' section to the right of the path is available for community functions).

Possible enhancements (all suggested by an increasing number of villagers warming to the idea) include:

- Linking the existing pathway to the proposed Causeway path (see earlier diagrams).
 - Re-establishment of the original hitching rail (plus a drinking trough?) for horses.
 - Some simple bench seats (we have a donor).
 - A central Visitors Information Board (see para 3.11, last bullet).
 - Restoration and re-establishment of Broad Chalke's historic Saxon meeting cross⁷ as a focal point for not only the village but also the whole valley (its original purpose). As the green sits at the intersection of the two valley roads – and is thus not only the geographical centre of the village but also the centre of the valley – this would be very appropriate.
- **Conclusion.** There is clear synergy between the Causeway Path proposal and the 'Village Green' proposal – and much to be said for implementing them as a combined project.

⁷ The head of the cross still exists and is located, unused and largely un-noticed, in the porch of All Saints Church. Its restoration would return the cross to its original purpose and would almost certainly attract Heritage funding.

Sustaining our Community: Policies

Local Facilities

References	Background
Key evidence	Broad Chalke Community Facilities Audit - contained within the policy
Broad Chalke Neighbourhood Plan Objective	5.1 Key Services: Retain and improve key services to sustain the community
National & Wiltshire Policy Context	This policy complies with NPPF paragraphs 20, 28, 91 and 92, as well as Wiltshire Core Strategy CP33 and CP49.

5.20 Background. For its size – Broad Chalke is well served with local amenities, many of them funded and/or run by the villagers and volunteers themselves, and all much appreciated as the social infrastructure which holds our rural community together. Although Wilton is defined as our local service centre (WCS CP33), the direct route out of Broad Chalke and the Chalke Valley runs to Salisbury which remains the local market town villagers go to for specialist services and travel connections (not Wilton). Retaining and/or improving existing local services in Broad Chalke is therefore vital for the future of the community. The support and retention of community facilities is also supported by the Cranborne Chase AONB.

5.21 Policy Context. The Wiltshire Core Strategy defines ‘Large Villages’, such as Broad Chalke, as ‘*settlements with a limited range of employment, services and facilities*’ (CP1) and supports the concept of the community taking ownership of local services (CP48). Against this background, the Core Strategy is concerned at the continued decline in local facilities and services in smaller settlements, in particular the decline in rural post offices, health facilities general stores and public houses. The Core Strategy Policy CP49 therefore produces a range of counter-measures based on improving the viability of existing facilities, encouraging diversification and taking a hard line on Change of Use applications. Broad Chalke has and already is taking advantage of this policy e.g. the community initiatives to provide a Community Hub; retain our Medical Centre; build our own Village Hall and Sports Centre and form a Community Land Trust.

5.22 Justification. Loss of any one of these facilities and/or the building in which they located would lead to significant hardship and loss of quality life within the local community. Retaining these essential services as the village population increases is an essential pre-requisite for Sustainable Development.

Planning Policy 5A Local Facilities

Proposals that could result in loss of any community facility as identified on Figure 15 will only be supported where it can be demonstrated that the facility is no longer needed, fit for purpose or viable, or where an equivalent facility is available in the Parish.

Proposals for new community facilities in the Parish will be supported. Replacement or enhanced facilities proposed as mitigation against the loss of any of the facilities listed in this policy will be welcomed.

Existing community facilities (shown in **Figure 15**):

1. Community Hub (including Chalke Valley Stores, Post Office, Chapel and Cafe)
2. Broad Chalke Medical Centre
3. Broad Chalke Church of England First School
4. Broad Chalke Village Hall
5. Chalke Valley Sports Centre
6. All Saints Church
7. The Queens Head Pub



Date Created: 28-1-2019 | Map Centre (Easting/Northing): 403522 / 125407 | Scale: 1:10000 | © Crown copyright and database right. All rights reserved (100060727) 2019

Figure 15: Local Facilities in Broad Chalke

Local Economy

References	Background
Key evidence	n/a
Broad Chalke Neighbourhood Plan Objective	5.2 Local Economy: Support local employment opportunities
National & Wiltshire Policy Context	This policy complies with NPPF paragraphs 81, 92 and 112, as well as Wiltshire Core Strategy CP34, CP35, CP39 and CP40.

5.23 Background. In keeping with many rural areas, there is limited local employment within Broad Chalke. This leads to low income levels (hence need for affordable housing), a shortage of young people and/or the need for people to commute to Salisbury and as far as London seeking employment – with consequent detrimental effect on our overloaded access road and carbon footprint. As agriculture recedes as the main employer within the Chalke Valley so tourism and homeworking is taking over. The local countryside is our greatest asset in this respect – so any commercial activities that take advantage of this must be limited in time & scope and ensure that they do not harm the environment – the Gurston Hill Climb and Chalke Valley History Festival are both good examples of how this balance can be struck. To ensure that this is sustainable the necessary infrastructure should be provided e.g. bed-and-breakfast accommodation, local refreshment facilities, retail outlets and broadband communications etc. In this respect, the establishment of the Community Hub with its integral shop, café, wi-fi facilities and AONB information centre has been particularly beneficial for the local economy. And without either a classified road or railway serving the Valley, Broad Chalke needs to continue to develop local sources of employment and/or home working. However, development of home-working facilities should not have a detrimental impact on residential amenity – therefore only homeworking development that is ancillary to the residential use of a property will be supported.

5.24 Policy Context. The Wiltshire Core Strategy defines ‘Large Villages’, such as Broad Chalke, as ‘*settlements with a limited range of employment, services and facilities*’ (CP1). CP1 goes on to explain that: ‘*Development at large (and Small) Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities*’. As has already been noted, CP33 (Wilton Community Area strategy) contributes little to Broad Chalke’s employment levels or services – so self-help remains key. As a conservation village within an AONB, Broad Chalke has much to offer as a leisure destination (CP39) and this could lead to more local employment e.g. for those running bed & breakfast facilities (CP40).

5.25 Justification. Retaining current facilities is not enough. Rural regeneration will not take place without local initiatives such as these. However, we must be realistic: our future economy depends upon Broad Chalke remaining an attractive village and rural environment to visit and work in – so respecting and protecting the local environment remains an important regulator.

Planning Policy 5B Local Employment

Protecting Local Employment Sites

Existing local business premises including the Community Hub will be protected and should continue to act as a focus for community facilities and services.

Proposals for change of use of an existing business premises away from employment activity (where planning permission is needed) will be resisted, unless it can be adequately demonstrated that the existing use is no longer economically viable e.g. that the site has been appropriately marketed at a reasonable price for at least one year for that or other employment or service trade use.

Encouraging new Businesses

Development proposals which support and encourage new rural businesses especially tourism will be supported subject to a consideration of the impact of the proposal on heritage assets and the environment, and a consideration of the detrimental impact on the local road network and the viability of existing local facilities (as highlighted in Neighbourhood Plan policy 5A). Proposals must not adversely impact residential amenity.

The types of development that would be considered appropriate would include summer camp sites (for use during the Chalke Valley History Festival), and the establishment of small guesthouses or holiday lets.

Telecommunications Infrastructure

Proposals to enhance telecommunications infrastructure including broadband will be supported including those which support local businesses and home-working, provided that such proposals are balanced against the impact of development on the AONB, the character of the area, and residential amenity.

Homeworking

Development proposals for extensions to houses to include space to facilitate home working, will be supported where the residential character of the house and neighbouring residential amenity will not be adversely affected and the development does not adversely impact on the significance of any designated heritage assets.

6. Action Plan

Action Projects

6.1 The following Action Projects make up the action plan that complements the Planning Policies contained within the Broad Chalke Neighbourhood Plan. These are projects, that would need to be implemented by the community and Broad Chalke Parish Council working with key stakeholders.

Action Project 1: Public Rights of Way and Bridleways

The Parish Council and Local Landowners will continue to work together to maintain and improve local public rights of way and Bridleways, working with the Wiltshire Public Rights of Way team.

Suggestions for the provision of new paths to facilitate pedestrian movement between the settlement areas and community facilities will also be supported and facilitated, where appropriate.

Action Project 2: Promoting Pedestrian Safety

Building on the success of the recently implemented Causeway Path, new Village Green designation, and 20 mph limits in the village centre, the Parish Council will continue incrementally to promote pedestrian safety in the village. This will take account of the increasing number of vehicles and bicycles using the valley road. Priority will be given to improving Low Lane (thus providing access to houses on High Lane which has no room for a pathway) and to walking routes to and from main amenities.

Action Project 3: Supporting the Community Hub

The Parish will continue to support the Community Hub as a one stop shop for local suppliers and customers to avoid the need to travel for convenience goods and services.

Action Project 4: Local Flooding

The Parish Council will, as a priority, investigate establishing a Flood Plan with neighbouring Parish Councils. Local incidents of flooding will be recorded and reported by the Parish Council to provide information to inform flood risk planning. Local incidents of flooding will be recorded and reported by the Parish Council to provide information to inform flood risk planning.

Action Project 5: Local Housing Need

The Broad Chalke Housing Needs Assessment will be kept up to date to inform future development, and underpin any rural exemptions sites or other affordable housing schemes, including those delivered by the Broad Chalke CLT.

To maximise the effectiveness of new market housing in meeting the need of community who wish to remain in the parish through downsizing or relocating to a more accessible property, Broad Chalke Parish Council would welcome proposals for housing on allocated or acceptable infill sites that are made available for sale to local residents for a period of three months prior to release on to the open market.

Action Project 6: Broad Chalke CLT

The provision of affordable housing in the parish to those with local connections delivered by the Broad Chalke CLT will be supported.

7. Plan Review

7.1 Responsibility for providing the leadership for the Broad Chalke Neighbourhood Plan will rest with Broad Chalke Parish Council.

7.2 During the plan period to 2026, Broad Chalke Parish Council will monitor and review the progress of the Neighbourhood Plan. Any new development will be monitored closely through the planning process to ensure that policies are adhered to. Plan review will also be considered in relation to the Review of the Wiltshire Core Strategy and any National Planning Policy changes.

7.3 Each Annual Parish Council Meeting after the Plan is made will include a report on progress with the Plan. This will monitor the progress of the Plan in the previous year and the likely implementation and impact of the Plan for the forthcoming year.

8. Summary of Background Evidence

Basic Conditions Statement for Broad Chalke Neighbourhood Plan

Consultation Statement for Broad Chalke Neighbourhood Plan

Strategic Environmental Assessment: Revised Screening for Broad Chalke Neighbourhood Plan (May 2020)

Strategic Environmental Assessment for the Broad Chalke Neighbourhood Plan (October 2020)

Broad Chalke Conservation Area Appraisal and Management Plan

Broad Chalke Historic Environment Record

Broad Chalke Housing Needs Survey 2016

Broad Chalke Site Assessment Report 2019