



THE COLERNE NEIGHBOURHOOD PLAN - 2021

PART B: DESIGN STATEMENT



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Colerne from Euridge

- This Design Statement is a record that reflects the character and design of the Parish of Colerne in 2020.
- This Design Statement is an essential part of the Neighbourhood Plan and is required reading for any intended development of property within the Parish.
- The Government’s National Planning Policy Framework (par.172) states that in an area of Outstanding Natural Beauty, the conservation and enhancement of the natural and historic landscape should be given great weight.
- This Design Statement integrates guidance from the Cotswolds National Landscape (AONB), Historic England, Natural England, and Wiltshire Council Core Strategy.
- The Parish is made up from different areas, each with its own distinctive character but all within the Cotswolds National Landscape.
- This Design Statement provides each character area within the Parish with Design Guidance for all future development; local design codes are being encouraged in emerging planning legislation.
- Most of the central Village is designated as a Conservation Area; southern and western areas fall within the Bristol and Bath Green Belt. Both of these designations impose legal requirements for further restrictions on building development.
- Despite these restrictions, the Design Statement has found ways to encourage best ecological, energy saving, and sustainable building as far as is permissible within this distinctive environment.
- We who live in the Parish are the guardians of an outstanding landscape and are expected to protect its historic and natural environment for all to enjoy.

In December 2016, Colerne Parish Council hosted a public meeting to explore the possibility of a Neighbourhood Plan being prepared for the parish for the next 10-20 years. Prior to this, the parish had no overall, integrated policy for design and development. The village and its principal connecting settlements of Thickwood and North Colerne inclined towards ad hoc development as land became available. With parts of the Colerne MoD site already sold off for industrial use, and the remainder likely to be disposed of by 2031, it had become important to consider in depth how the parish should develop in the future – to define aims for the future, based around the unique characteristics of the three settlement areas of this unusual parish.

The decision was taken to produce a detailed Design Statement in order to ensure the best possible attention to issues of character and design that the community regards as extremely important. This Design Statement is a full part of the Neighbourhood Plan, to which it is integrally linked and where related matters of infrastructure, landscape, environment and development are addressed.

The process of generating this Design Statement, as part of the Neighbourhood Plan, has been managed by the Colerne Neighbourhood Plan Steering Group. This group is made up of local community volunteers and a smaller number of Parish Councillors. It operates under the authority of the Parish Council.

October 2019, Chair of Colerne Parish Council



Production of Design Statement

- 1.1. This Design Statement has been prepared on behalf of Colerne Parish Council, with support from consultants Place Studio. Its preparation and content has been produced by the Colerne Neighbourhood Plan Steering Group, following an established format for Character and Design Statements used by other communities within the UK. It forms part of the Colerne Neighbourhood Plan.
- 1.2. Work started on the Statement when interested members of the Neighbourhood Plan Steering Group suggested a series of possible Character Areas within the built settlements of the parish. In parallel, Neighbourhood Plan consultants, Place Studio, started a desk study on the landscape character of the parish.
- 1.3. The first major activity was an open public **Design Day**^A held in Colerne on 29th October 2017 and attended by 19 people. The core of the Design Day involved small groups going out into the parish to undertake Character Assessment of the suggested Character Areas, using proformas produced by Place Studio using nationally established formats. There is a detailed report of this day included in the Evidence Base for the Neighbourhood Plan.
- 1.4. Following the Design Day, Steering Group members combined the results from the day with further survey work, such as mapping and photography, to continue the production.
- 1.5. In the preparation of guidance for future building, the character assessments were carefully considered against guidance laid down by the Cotswolds National Landscape (CNL, formerly AONB) Historic England, Natural England and recommendations from the Wiltshire Conservation Officers.

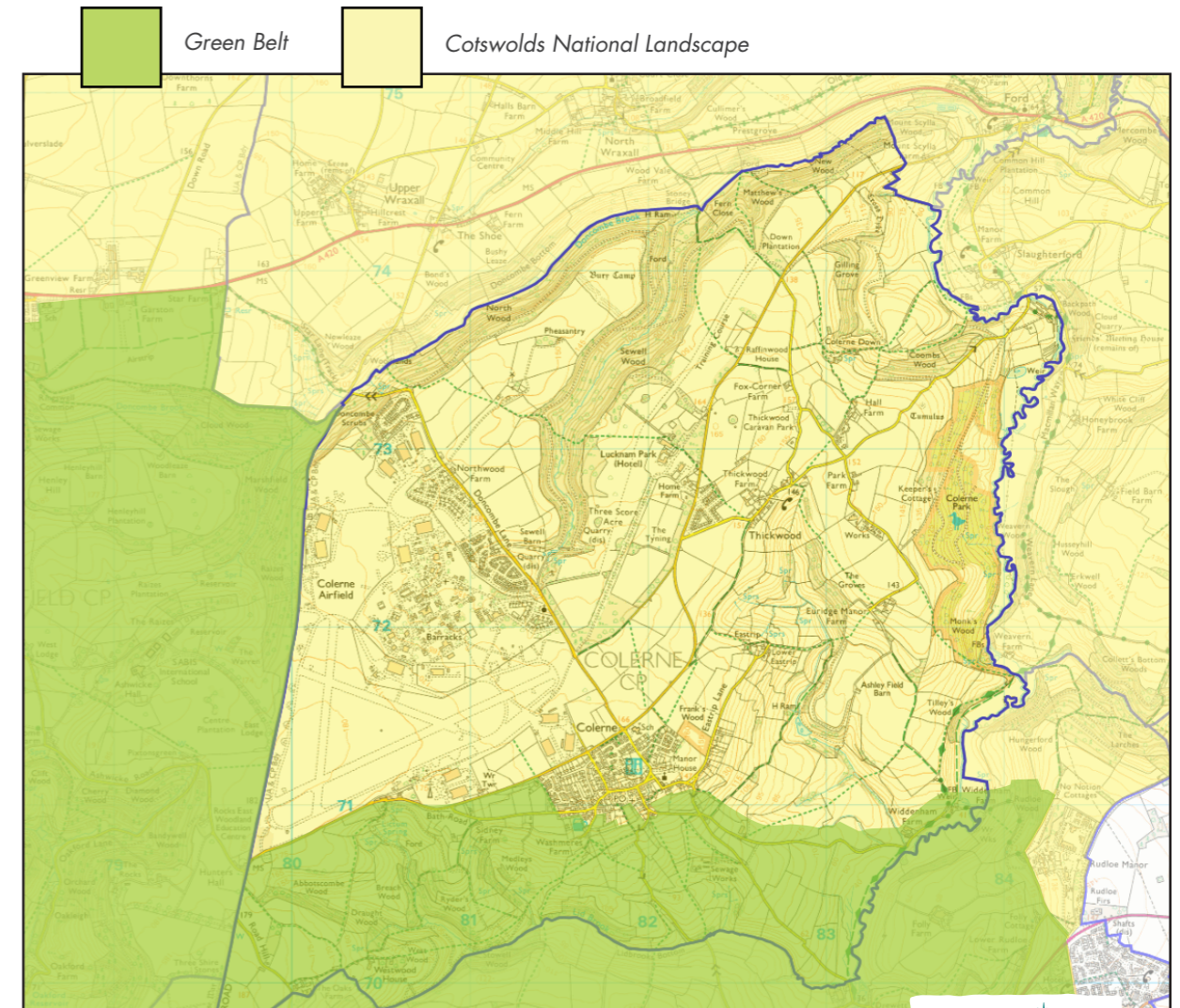
Purpose of Design Statement

- 1.6. **The Statement describes the Parish of Colerne in terms of its history, its context in the local landscape and the character of its built environment.** The parish consists of three distinct built settlements, the village of Colerne, the outlying hamlet of Thickwood and the relatively modern military housing of North Colerne. Within these settlements are a number of distinct character areas that have developed at different times in a variety of styles.
- 1.7. **All planning applications must take account of this guidance. Although this Statement can be read as a stand-alone document, it is an integral part of the Colerne Neighbourhood Plan and its associated documents.** It contains guidance which applicants to planning authorities must demonstrate have been taken into account in their applications; and to which planning authorities should refer in their decision-making about new development in the parish, including alterations to existing buildings.
- 1.8. Much of the original village of Colerne is within a **Conservation Area** which was designated in 1992. Refer to map on page 15. To date, no formal Conservation Area appraisal has been undertaken, and the absence of a Conservation Area Management Plan also emphasises the importance of this Design Statement which seeks to take appropriate and proportionate account of the

Conservation Area, without itself constituting a formal appraisal.

- 1.9. There are a number of listed buildings within the Parish, the majority of which are sited in Colerne village, the highest concentration being within the Conservation Area. A full list can be found in the National Heritage List for England (see References).
- 1.10. Colerne Parish sits entirely within the **Cotswolds National Landscape (formerly AONB) referred to hereafter as CNL**. This designation is of particular importance for the Landscape Setting (Section 3) of this Statement. Natural England, as guardians of the natural environment, provide guidelines which address landscape and other issues. This Statement is aligned with the CNL Management Plan² in the guidance set out in Sections 6 and 7.
- 1.11. The Guidance supplements the design requirements of the **Wiltshire Core Strategy**³.
- 1.12. In view of the special qualities which make up the architectural and historic character of Colerne Parish, the purpose of this Character and Design Statement is to -
 - (a) provide design guidance for any new development, extension or alteration to existing properties; and
 - (b) ensure that future change in the built environment respects the character of the relevant area while encouraging modern standards, sustainability and appropriate innovation.

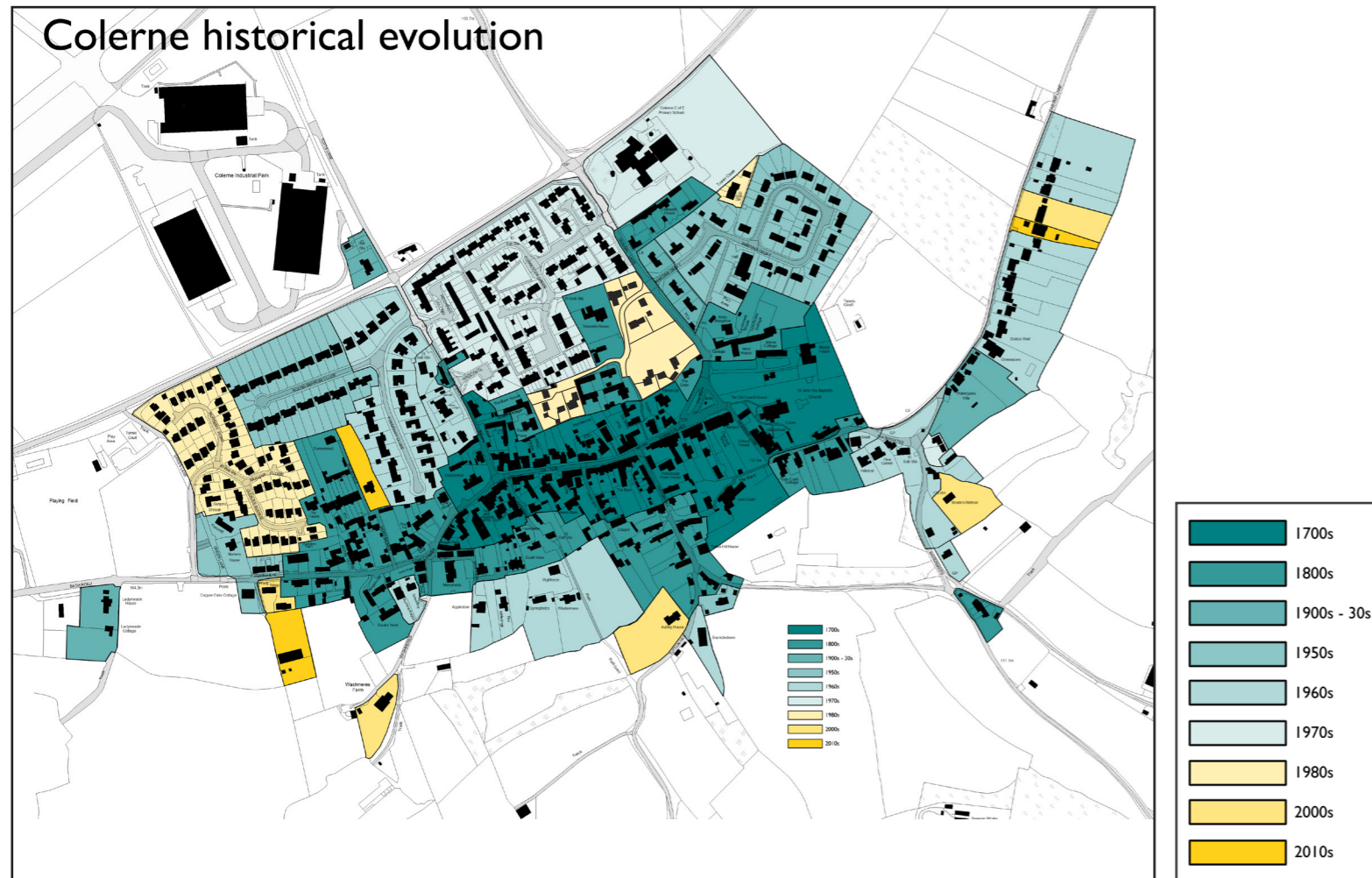
- 1.13. Reference to, and assessment against, this guidance is required in framing planning applications and in making development decisions. The Statement is a key point of reference for designers, developers, planning consultants and the local planning authority involved with new-build developments or extensions; and for parish residents, businesses and landowners who may wish to improve or add to their home, garden or business premises. It does not discuss where development should happen but is about conditioning the design of future development.
- 1.14. This Design Statement relates in particular to policies BE1-2 in Section 5, Theme A of the Neighbourhood Plan, which requires that all applicants to planning authorities to demonstrate how its principles and guidance have been incorporated in their applications; and to which planning authorities should refer in their decision-making about new development in the parish, including alterations to existing buildings.
- 1.15. A Statement alone cannot ensure high-quality design. Delivery of high-quality design also requires meeting and discussion among those proposing development and the community concerned, at a sufficiently early stage to ensure a shared understanding of the Design Statement in this particular context and a due influence over the development outcome. To that end, potential applicants are advised to refer to the Pre-Application Community Involvement Protocol⁴ that is the subject of a Policy PAP1 in the Colerne Neighbourhood Plan.



Parish Background

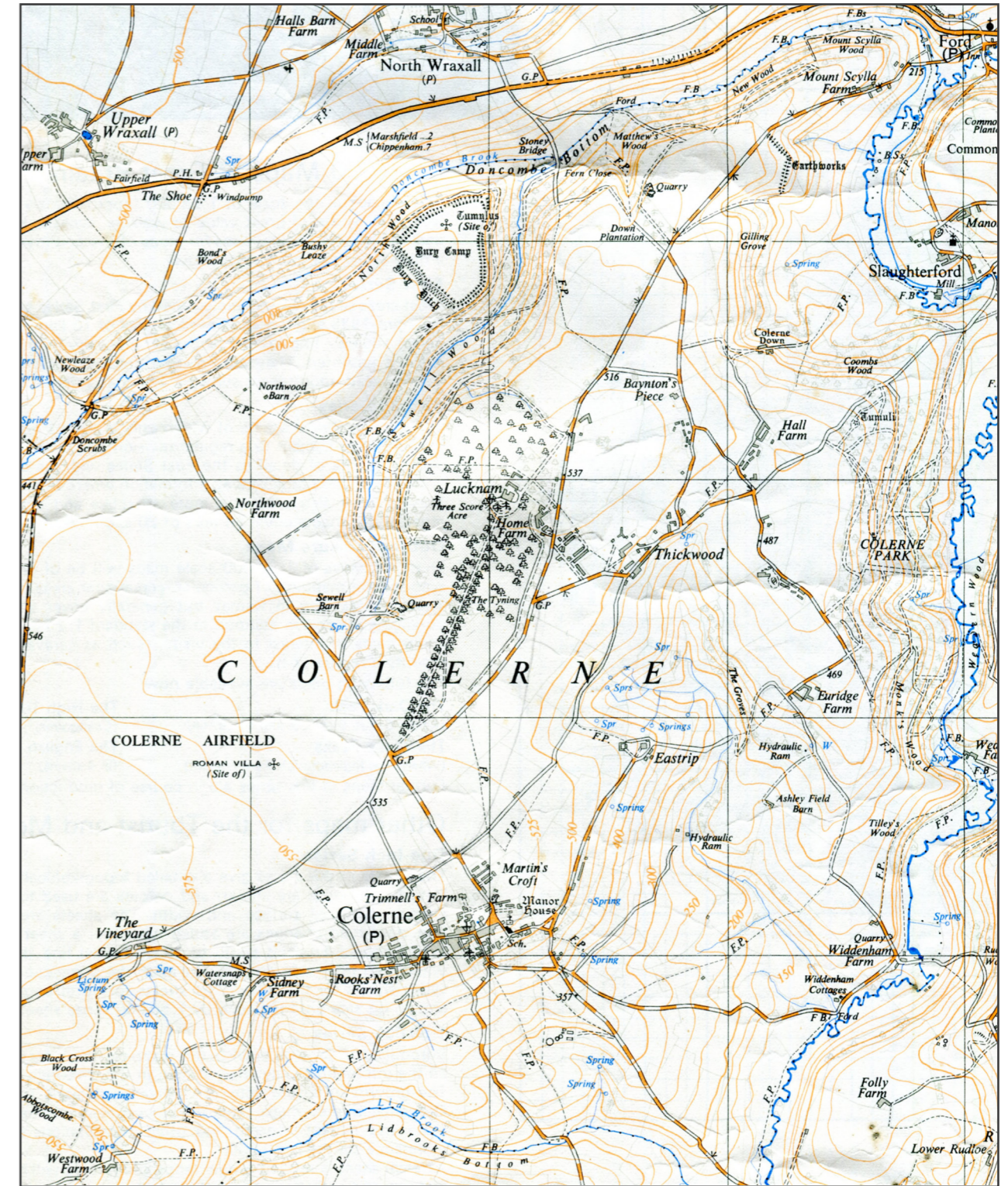
- 2.1. Colerne provided the essentials for early settlement: a water supply, land that could be cultivated and grazed, shelter, building materials, and a defensible location. Signs of early settlement in the parish include three bowl barrows near Thickwood and an Iron Age hillfort, from around 100-200 BC. A Roman villa was found on the site of the present airfield showing Roman settlement. The 1086 Domesday Book recorded 28 households at Colerne and six at Thickwood. Lucknam and Euridge are also mentioned in the survey.
- 2.2. After the Norman Conquest Colerne became part of the Barony of Castle Combe. Colerne Park, today largely woodland, was created in the early 14th Century by William of Colerne, Abbot of Malmesbury. In 1384 William of Wykeham granted the Manor of Colerne to New College, Oxford. The College continued to have extensive ownership in Colerne until quite recently. While agriculture remained Colerne's major employer, from the 17th Century, water mills, powering woollen cloth manufacture, were also of importance.
- 2.3. Woollen cloth manufacture reached a peak in the late 18th century but then declined as industry moved to towns. However the 19th Century construction of Box Tunnel brought labourers into the parish and raised the population of the village from 844 in 1841 to 1209 in 1931. From the beginning of the 19th Century, stonework and quarrying became central to the wealth of the parish, while agriculture and paper milling maintained the activity of the three mills along the By Brook river at Slaughterford, Drewitts and Widdenham.

Colerne Historical approximate Evolution, author George Batterham



The 'Old' Settlements of Colerne Village, Thickwood and North Colerne

- 2.4. In 1875, the core of Colerne village extended as far as Old Martins Croft to the north, the horse trough on Tutton Hill to the south, Daubeney's and the Fox and Hounds to the west and the Watergates well to the east.
- 2.5. Many of the older houses in Colerne village have local stone tiles, which are thought to be original. It may be that thatch was used when houses were first built, but no trace remains as the great fire of Colerne in 1784 resulted in the replacement of original materials with slate or clay tiles. A number of houses show where sash windows have replaced the original mullion type.
- 2.6. The Victorian developments along Bath Road reflect the first major expansion of the village since the 18th century. The Industrial Revolution led to a growth in quarrying and the stone was used for the building and refurbishment of larger properties and development of artisans' properties along this road.



OS Map - 1950 approx.

- 2.7. The hamlet of Thickwood was, until after the First World War, primarily agricultural, with tied cottages and sizable farms, including Euridge Manor and Lucknam Park. Between the end of the war and the 1930s, the area was in decline, with very limited work opportunities. Prior to World War II, there was no development on the south-west side of Thickwood Lane.
- 2.8. Housing developments due north of Colerne did not exist prior to World War II. There was a sizable farm at Doncombe that included the remains of a Roman settlement within its fields.

The Impact of World War II.

- 2.9. World War II marked a time of extensive development within the parish. Starting in 1939, the Government built an airfield (RAF Colerne) on the site of much of Doncombe Farm and Vinyard Farm. With that came employment and the need for accommodation and services for personnel. Most of the housing estates visible along Doncombe Lane, some 400 properties, were built towards the end of the war or thereafter. The areas of housing along Doncombe Lane are now termed 'North Colerne' locally.
- 2.10. Another impact of the airfield construction was the closure of the Back Road, Colerne's original 'bypass', see OS map on previous page. This continued Lucknam Road (now closed and used by walkers as a footpath), crossing Doncombe Road and joining the C151 from behind The Vineyard. This junction remains evident. Totts Lane/Silver Street (originally all called Totts Lane) and Green Lane joined the Back Road from the south.
- 2.11. Pinewood Estate was the last development in North Colerne on the edge of the hill before the steep descent into the Doncombe valley and its stream.
- 2.12. Thickwood Estate, opposite Lucknam Park, was the final build for the Royal Air Force, in the late 1950s. A number of individual bungalows were built along the south west side of the road in Thickwood post war. There were a few officers' houses built across the road from the airfield on the edge of the village, now called Roundbarrow Close and privately owned.
- 2.13. Since the airfield ceased to be a major base in 1976, there has been no further housing development of the MoD site, and only three new builds/conversions have taken place across the road on land formerly part of the Lucknam Estate.

Colerne Village After World War II

- 2.14. Within Colerne village, council housing was built to meet the post-war needs of villagers. The Martins Croft estate was developed on land previously owned by the Manor, beginning in the late 1940s when six semi-detached stone-effect houses were built facing onto Quarry Lane. A further two stone-effect semi-detached and eight pre-cast reinforced concrete homes were then built on a road running parallel to Old Martins Croft. In the mid-1950s a mixture of terraced, semi-detached and bungalow homes were built in a circular road arrangement behind the original houses.
- 2.15. In the mid-late 1960s, the private estate of Forrester Green was built on paddocks belonging to Trimnells Farm, creating a further 85 properties including a mix of semi-detached and terraced houses and bungalows. A number of ex-military personnel chose to settle here, in part because there was considerable employment in, and transport to, Bath and Chippenham.
- 2.16. In parallel to the Forrester Green development, North Wiltshire District Council built more housing in Hitchings Skilling, with a mix of family terraced housing and supported bungalows for the elderly. With the exception of four houses (Tower Close) built in the 1990s and attached to Martins Croft, no further social housing has been built within the parish.
- 2.17. The 1980s saw the building of 'Trimnells', a small, housing development in the heart of the village among the large trees of the Trimnells Farm front paddock. The development included the conversion of historic farm buildings plus new-build housing.
- 2.18. The Firs was the most recent estate to be built in the village and resulted from the sale of the nursery, off Bath Road. The estate comprises 57 properties, the majority being three or four bedroom detached houses.
- 2.19. Since the 1990s, development within Colerne village has mainly involved the upgrading and conversion of old cottages and agricultural buildings, including those of Trimnells Farm, and some recent infill properties.



Colerne Airfield



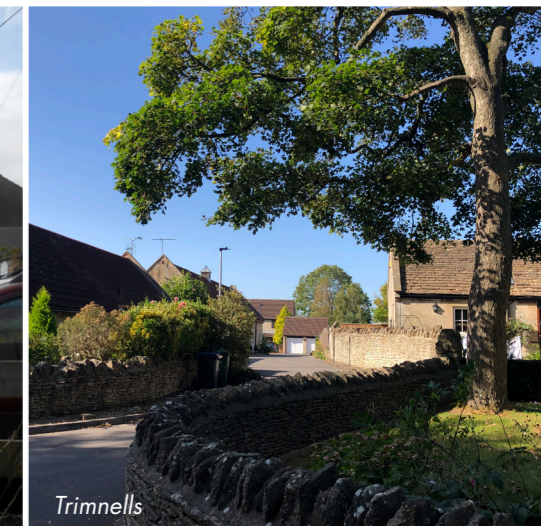
Thickwood Estate



Forrester Green



Martins Croft



Trimnells



Pinewood



Thickwood Estate



Pinewood



The Firs



Fosseway Close

3.1. Colerne is known locally as ‘The Village on the Hill’ and it is this elevated position, providing views out into the surrounding CNL countryside, which gives the parish its distinctive and valued character. Its perceived isolation and steep uphill access help create a sense of independence.

3.2. The views of the village from Rudloe and Kingsdown are examples of looking at an ancient English settlement that has evolved over centuries.

3.3. The steep hills and valleys are ideally suited for livestock farming, leading to relatively small fields enclosed by hedgerows and trees used for shelter and shade. The variation in planting increases biodiversity and encourages wildlife.

3.4. Landscape Character Assessment

3.5. There are two distinctly different areas of landscape character in the Parish as shown in the Sketch Map:

1. The Wooded Valleys and By Brook Area (Area 10A as defined by the Wiltshire LCA)
2. Open and Gently Undulating Cotswold Area (Area 9A as defined by the Wiltshire LCA)

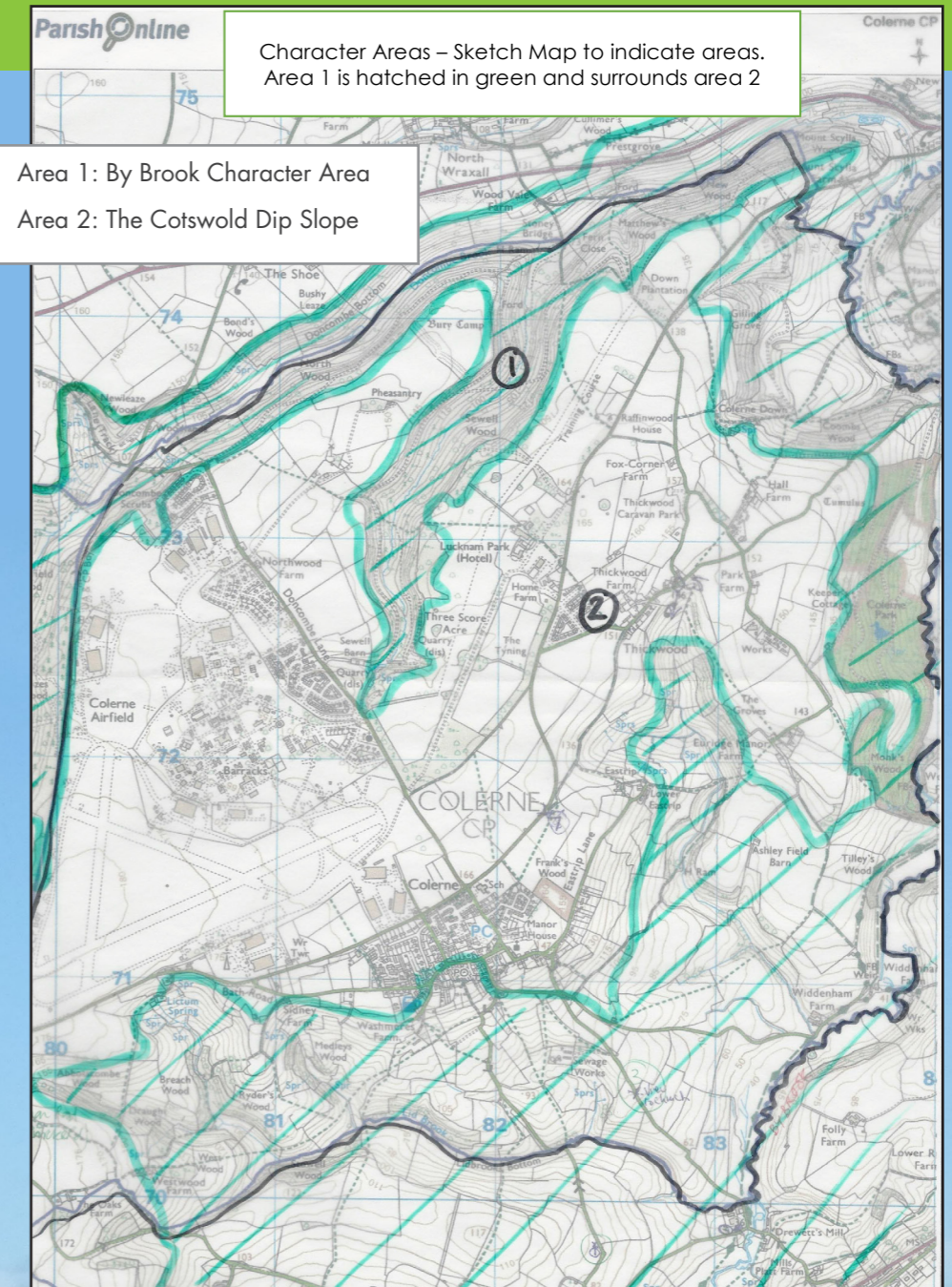
Landscape Character Assessments (LCA) classify and describe landscapes and set out what makes one place different from another, by identifying features and characteristics that contribute to a particular ‘sense of place’.

For Colerne Parish there are three relevant LCAs:

1. National Character Assessments – NCA Profile: 107. Cotswolds (NE420)
2. Wiltshire Landscape Character Area: Cotswolds Dip-Slope (9A) / By Brook (10A)
3. Cotswolds AONB Landscape Character Areas: Cotswolds High Wold Dip-Slope (9D) / Upper Valley By Brook (12A) / Lower Valley By Brook (4D)⁷.

These LCAs have formed the basis for work undertaken at the Parish level on the identification of locally distinctive landscape features, characteristics and special qualities that can be protected, managed and enhanced through the Neighbourhood Plan.

Map extract Parish Online and Place Studio



'The Village on the Hill' from Euridge

3.6. The Wooded Valleys and By Brook Area

Key locally distinctive characteristics and special qualities:

- Intimate, small scale landscape with landform and woodlands restricting long views out of the valleys.
- Strong sense of enclosure, remote, rural character.
- Predominance of open pastoral farmland divided by hedgerows into a variety of field sizes.
- Associations with the 18th and 19th century weaving industry with weavers' cottages, mills and other industrial relics.
- The northern parish boundary - Doncombe Brook flowing through Northwood, Fern Close, Matthew's Wood and New Wood, joining the By Brook at Ford.
- The southern boundary is marked by the By Brook which meanders in open pasture.
- On the eastern side, the By Brook runs between the Woodlands of Colerne Park, Monks Park and Weavern Wood, managed by the Woodland Trust.
- The valleys are quiet and feel remote, peaceful and rural with few buildings.
- Monk's Wood and Colerne Park are not easily accessible, so remain quiet and undisturbed.
- Sunken lanes and rural roads (mostly single track with passing places) form an intimate network running from the village to the valleys.
- Large areas of woodland, notably Sewell Wood, Lucknam Park and North Wood, a number of which are ancient semi-natural woodlands, mainly but not only on steeper slopes of the valleys cut by tributaries.



3.7. Open and Gently Undulating Cotswold Area

- Gently undulating landscape with a sense of elevation.
- Peaceful rural character.
- Agricultural landscape, varying in scale from large open arable fields to smaller scale mosaic of arable and pasture with occasional woodland and a strong hedgerow structure, but few hedgerow trees.



Overall Pattern

4.1. The settlement pattern of Colerne Parish has been influenced by two main factors; historically, by the landscape and topography of the parish and, more recently, by the development during World War II of RAF Colerne.

Landscape and Topography.

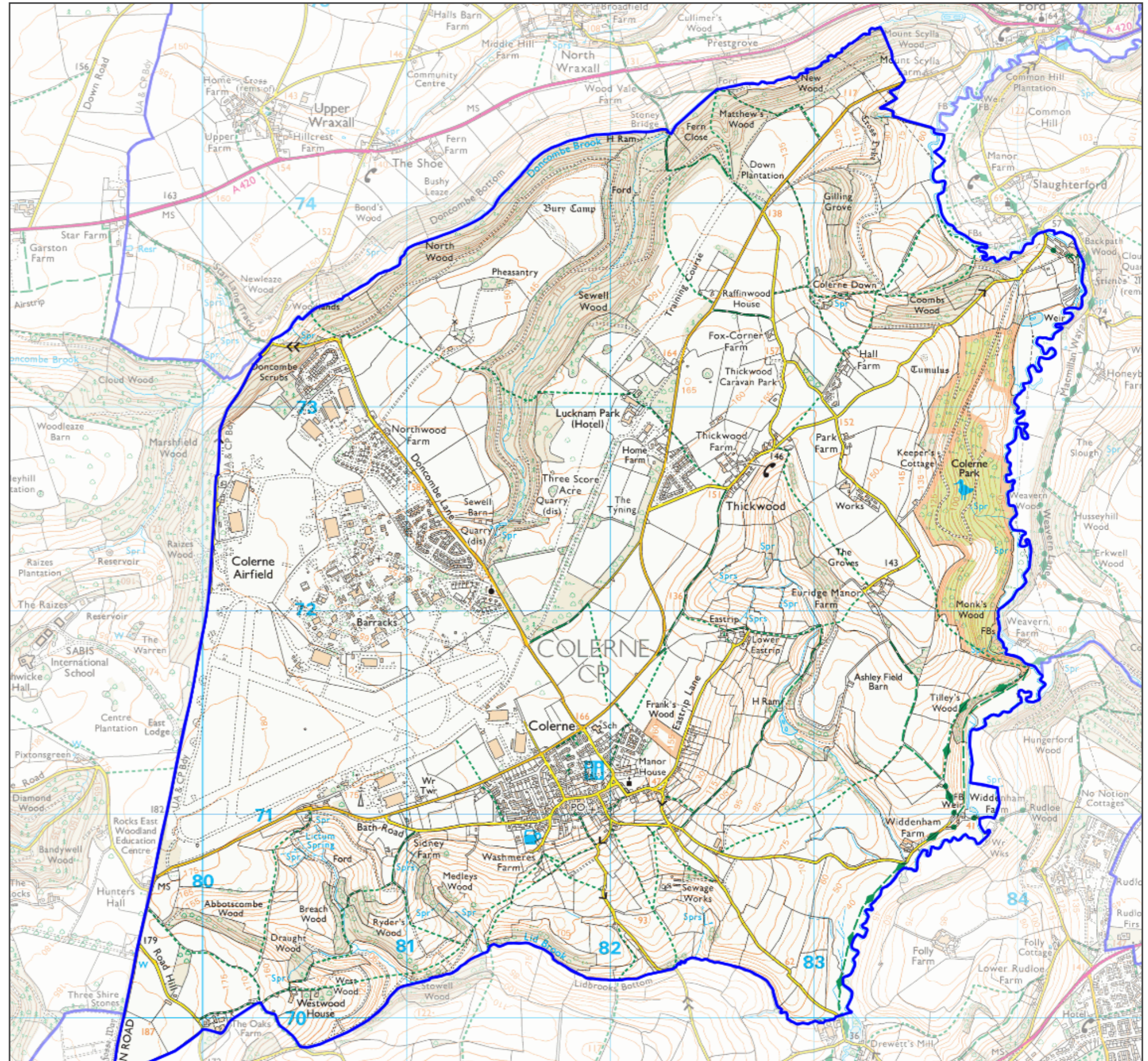
4.2. The complex hills and valleys of this part of north Wiltshire, dictated that any road from Bath, linking the parish with Slaughterford and Chippenham to the north-east, lie above the northern ridge of the Box valley. With some slight adaptations, the route of this road remains the only major access to the parish. Travelling south-west towards Batheaston, this road merges with the Roman Fosse Way, which was the first major road up to the village from Bath and marks the western perimeter of the Parish. The original village of Colerne developed in a linear form along the edge of the northern ridge of the Box valley, but south of the main road.

4.3. All other roads remain as small lanes. To the south the single-track lanes follow original cart tracks and cross the steep Box valley. The main northern lane is wider and follows a stretch of the Fosseway but navigates the steep valley of Doncombe bottom. This topography has resulted in a lack of any significant road access directly north, south or east from Colerne village.

World War II

4.4. The settlement pattern changed with the building of the World War II airfield which took advantage of the large and relatively flat area of land outside of, but close to, Bath and Chippenham. The southern boundary of this still-huge triangle of land prompted the construction of the C151, which relocated the major road south towards Colerne village and now generates its strong northern boundary. The airfield prompted the addition of several areas of Service Family Accommodation along Doncombe Lane and at Thickwood (see Section 2 for more details).

4.5. Unusually, none of the three main settlements - Colerne, North Colerne and Thickwood - has a major road passing through it. A central road or crossroads often shapes the development of towns and villages to the present day but Colerne, North Colerne and Thickwood have almost no through traffic and it is important to maintain and promote this in future development.



Colerne Village

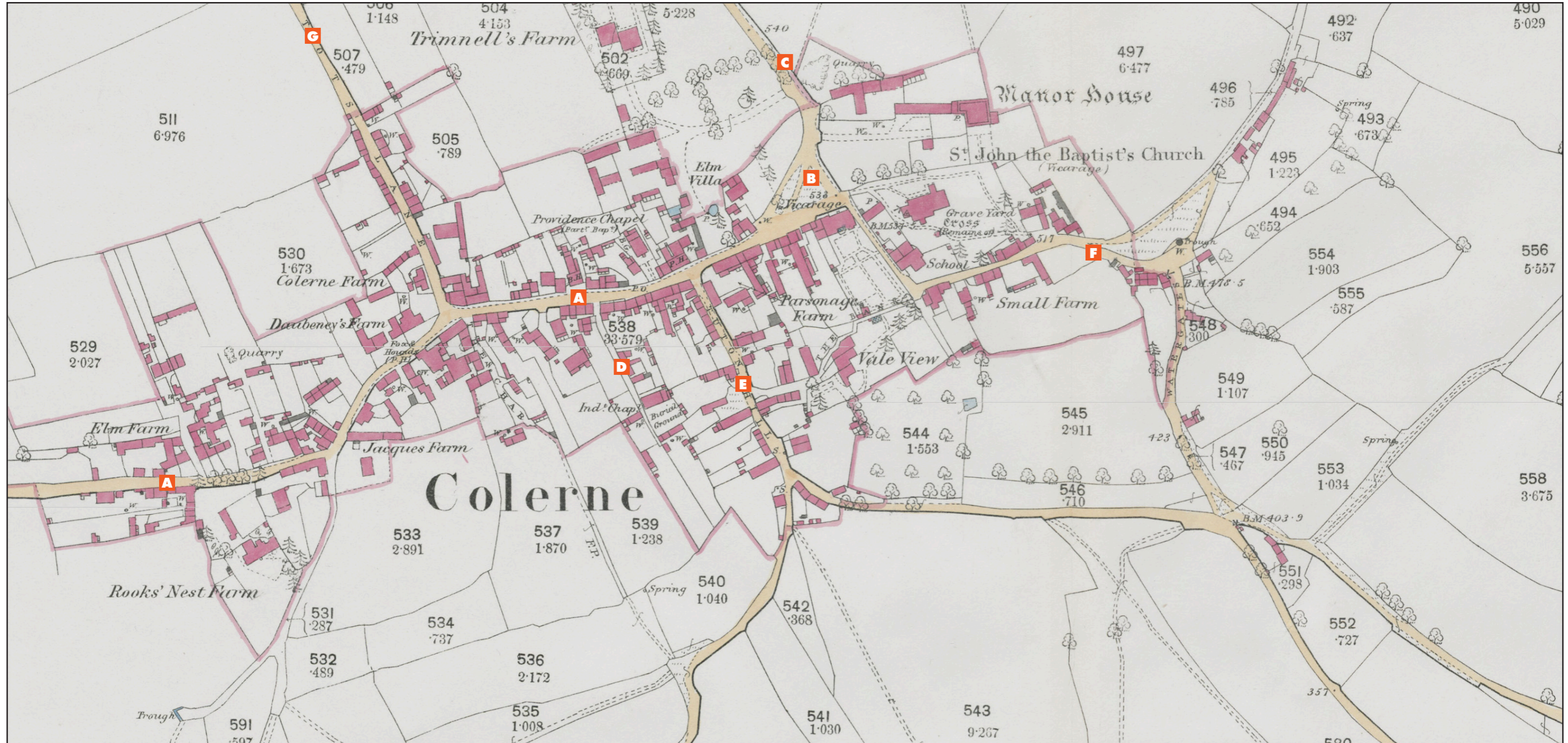
4.6. The original development of Colerne village took place along the Bath Road/ High Street **A** and ended just after Market Place **B**. Coming from Bath, development started on the Bath Road before swinging north around the Market Place and ending where the toilets are now sited on Quarry Lane **C**. Leading off the original road are the narrow lanes, some, such as Chapel Path **D**, being culs-de-sac and two, Tutton Hill **E** and Watergates **F**, leading down and across the Box valley. From the High Street, heading north out of the village is Silver Street **G**, which went further north as Totts Lane until the development of the airfield. Refer to Village on the Hill books.



High Street



Market Place



OS Map - 1886

4.7. The remainder of the village was built following WWII and mainly comprises culs-de-sac estates. Some, such as Trimnells **H** and Forrester Green **I**, link together with footpaths, but others, such as the Firs **J** and Roundbarrow Close **K**, do not. This limits cross-village vehicle movement in some places, but as there are only a few through footpaths between estates or to the High Street, pedestrian routes are also limited. An example is the circle at the southern end of Fosseyway Close **L**, which is only around 40 metres away from the High Street but, with no through way, requiring a walk of almost 500 metres to the village shop.

Historic Colerne Village Settlement

4.8. Coming in from the west along Bath Road, there is a clear arrival into the village, beyond the entrance to Cleaves Avenue **M** and highlighted by the 'Give Way' sign and road narrowing. The first sightings of dwellings are more recent additions up Green Lane and on the Bath Road, but older properties soon appear built up close to both sides of the road and with only narrow footpaths. This pattern continues until houses appear on the left with larger front gardens and, on the right, properties at right angles to the road. A swing of the road to the left marks a change in the pattern, with buildings again very close on either side and a small green on the left at Star Corner **N**.



4.9. Beyond the bend at Star corner is the old core of the village, with a mix of properties either side. Properties vary, the majority being built up to the pavement, either front or end on, but some with front gardens. The road bends gently to the right until the junction with Silver Street and the start of the High Street. The High Street is almost straight and, apart from a few houses set back (several being recent), almost all the properties are end on to the street or face towards it, sitting right up to the narrow pavements. From the Six Bells Pub, the tree visible towards the end of the High Street, signals a change with a view through to the church tower and a greater variety of relationships between properties and street.

4.10. The streetscape opens as the greens containing trees and memorials either side of the road through the Market Place come into view. Looking straight ahead there is a view through the churchyard out into the surrounding countryside, on the right, houses and the shop and to the left, larger houses almost hidden behind substantial walls and trees.

4.11. As the Market Place becomes Quarry Lane there are large houses in view, some within the Market Place such as the Manor House, Vicarage and Elmsleigh, as well as in areas close to the road such as the original Trimnells Farm House and Vale Court. This effectively ends the historic core of the village along the 'main road' through the village.

Historic Buildings

- 5.1. The considerable variety of building forms, styles, materials and so forth across the whole parish directly reflect the particular historical period of their construction.
- 5.2. Historic buildings in Colerne village, and occasionally Thickwood and the wider landscape were mainly built to bespoke and individual designs, even if linking together to form a continuous street frontage as in the High Street. There are, however, some examples of grouped buildings. Buildings are usually two storeys and built in a local variety of limestone that helps to shape the distinctive overall character of this part of the Cotswolds. Many of these buildings are listed, see the National Heritage List for England¹ for details (in References).
- 5.3. Within Colerne village the historic properties lie predominantly within the Conservation Area. Most would have had thatched or stone tile roofs originally but many have been changed to concrete, clay or slate tiles. Sash windows are common but not ubiquitous, as are some other traditional Cotswold details such as the drips over the windows. All will have had chimneys originally and while many remain, some have been removed. Several farm or commercial buildings remain in the village core, some since converted into houses. As is typical with bespoke buildings, there are often specific and distinctive features such as a porch, finial or gateway. Boundaries to gardens are almost always in the same stone as the main building walls.

Post World War II

- 5.4. The developments post World War II include some single buildings, such as in Eastrip, but most are parts of 'estates' built between the 1940s and 1990s. Most simply reflect the common styles or enforced standards of their respective times. The estates are: Martins Croft, Forrester Green, Hitchings Skilling, Trimmells, The Nursery, Roundbarrow and Fossey Close, Northwood, Redwood, Pinewood, Southwood and the Thickwood Estate.
- 5.5. The estates built during the 1940s and 1950s are of semi-detached houses, short terraces or bungalows, using a range of false stone, precast concrete panels, blockwork, brickwork or render for their walls and usually concrete or clay tiles for their roofs. According to their time they may have had (or did have) chimneys and the doors and windows were all timber painted many now replaced with UPVC. Some have garages either as part of the house, as an attachment to it or in groups nearby.
- 5.6. The estates built between 1960 and the 1990s, are either two storey or bungalows. Detached houses are more prevalent as are garages within or attached to the houses. More recent developments are also built at a higher density with less spaces between the properties and, in general, smaller back gardens.

Exception Buildings

- 5.7. Older non-domestic exceptions include the parish church, Evangelical church, two converted chapels, two pubs, farmhouses and the original Victorian old school. Most of these use consistent Cotswold style detailing and local stone. Post World War II exceptions include commercial buildings, such as the village shop, public and community buildings such as the school, rugby club, village hall and doctors' surgeries and some one-off extensions, conversions and new-builds.
- 5.8. The other exceptions are the buildings connected with RAF Colerne. Only a few remain from the initial World War II development, notably the chapel, a number of air raid shelters (nature and condition unknown) and a pill box; all of these are included in the Wiltshire Monuments Record [Ref. Historic Evidence Report]⁵. The operational and storage buildings built between 1945 and today are largely undistinguished. Eleven aircraft hangars were built as part of the airfield development, some now in private ownership. The hangars, visible from the roads, may seem to be incongruous in the landscape setting of the AONB but are nevertheless distinctive and might now be considered as heritage.
- 5.9. More recent MoD buildings on the west side are also distinctive, if barely visible from the road and well secured. The Satellite Ground Station dishes towards the centre of the MoD site are also incongruous but less visible than the hangars.

Below are some typical examples of the variety of building character throughout the parish.



10 High St.



Daubeneys



The Nursery



Forrester Green



Roundbarrow Close



Star Corner



Tutton Hill



Market Place



Tower Close



Pinewood



High St.



Airfield

This guidance applies to all new development.

- 6.1. The following guidance must be taken into account by applicants submitting plans for the alterations to existing buildings or new development within the parish. Plans must demonstrate how the guidance has been taken into account and planning authorities should refer to this guidance in their decision-making.

Guidance is in six parts:

- Overall guidance, from Wiltshire Council policy and the Cotswolds National Landscape (formerly AONB) Management Plan.
- General guidance on developments in or adjacent to settlements.
- General guidance for buildings in the wider landscape.
- Guidance regarding sustainable design and construction.
- Further guidance relating to national and local policies
- Specific guidance on Character Areas (Section 7).

Overall Guidance

- 6.2. **Wiltshire Core Strategy**³ policies 51 (Landscape), 57 (Ensuring High Quality Design and Place shaping), and 58 (Ensuring the conservation of the existing environment), outline principles for general design and specifically in terms of landscape and the historic environment. As this guidance applies countywide it does not provide the detail necessary for the enhancement of local distinctiveness; something required by the **National Planning Policy Framework**⁸ of 2019 in sections 13 (Green belt) and 15 (Conserving and enhancing the natural environment, particularly policy 172 regarding AONBs).
- 6.3. To balance this, the guidance produced by the Board of the Cotswolds Natural Landscape goes into greater detail on aspects particular to all the Cotswolds. Particularly pertinent are the policies highlighted in the **2018-23 Management Plan**^{2&7}. Colerne Parish sits entirely within the AONB area and the parish illustrates many of the key qualities of Cotswold building character. The requirement to adhere to AONB guidance is emphasised in the NPPF 2019, policy 172.

Guidance for Developments in or Adjacent to Settlements

- 6.4. Guidance points are largely taken from the **AONB Guidance**⁷. Those that are specifically relevant to Colerne are included in italics and quotation marks below, sometimes added to in plain text with elaboration relevant to Colerne parish.
- 6.4.1. *'Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides.'* Even for small developments, such as extensions on the southern and eastern edges of Colerne, the forms should follow the contours, bed into the landscape and maintain a low roof line. For any developments on the higher slopes and plateau it is important to retain, ideally restore or enhance, the use of local stone wall or hedgerow boundaries and ensure that new buildings do not obtrude above the specific local treetop line. A Landscape and Visual Impact Assessment (LVIA Natural England) may be required.
- 6.4.2. *'Layout of development should respect local built character and... (with the exception of some historic central village areas)... 'avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.'* New buildings should be set back from site and settlement boundaries. Tree and shrub planting (in native species) can also be used to reinforce settlement boundaries.
- 6.4.3. *'Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.'* Attempting to reintroduce traditional vernacular styles on sites fully contained within post war estates would be incongruous. However, where estates impact on the Conservation Area and any established setting, new developments should sensitively reflect the historic character of that area through layouts, materials, boundaries and the amount and pattern of trees, planting, hedgerows and so forth.
- 6.4.4. *'Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. New buildings should, at least, respect local vernacular style.'* Cotswold stone is variable; the solidity, colour and eventual surface textures of stones across the CNL vary considerably, so it is essential that the stone used in new buildings is, or has the same characteristics as, the very local stone.

- 6.4.5. *'Retain existing trees, dry stone walls and hedges as part of the scheme.'* Layouts for any new developments should relate to any old field boundaries and, where possible, replace them in their earlier materials, either with stone or hedgerows. Front garden boundaries, and any rear gardens that face onto public areas should be of local stone within the Colerne Conservation Area, or stone or native hedges in other areas. Boundaries that have been lost should be replaced.
- 6.4.6. *'Ensure the density of new development reflects its location relative to the 'core' of the settlement it relates to and its proximity to the surrounding rural landscape.'*
- 6.4.7. *'Adopt measures to minimise and where possible reduce light pollution.'*
- 6.4.8. *'Preserve archaeological and historical features and deposits and promote initiatives that remove heritage assets from "at risk" status in the Heritage at Risk Register.'*
- 6.4.9. *'Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features.'*
- 6.4.10. *'Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network.'*
- 6.4.11. Lighting in any public areas and for roads should be minimal and down-facing to avoid any erosion of the local 'dark skies'.
- 6.4.12. Rooflines for any development should be equal to or below those of the existing residential building rooflines of adjacent buildings.
- 6.4.13. All utilities for new developments should be provided underground.
- 6.4.14. The layout of any new developments should respect and reflect the rural location.
- 6.4.15. Ground floor apartments should, where possible, be provided with private gardens.
- 6.4.16. All new dwellings should include off road car parking provision, with the exception of infill developments within the Conservation Area where proposals will be assessed on their specific merits.
- 6.4.17. Developments which can achieve the above (6.4.1 - 6.4.16) and the relevant area-specific guidance in Section 7, while being clearly of their time will be supported.

Guidance for Buildings in the Wider Landscape

- 6.5. As with Guidance for Developments in or Adjacent to Settlements, the following focuses on extracts from the [Cotswolds AONB](#)⁷ guidance.
- 6.5.1. *'Conserve areas of dark skies.'*
- 6.5.2. *'Restore existing stone farm buildings and structures in preference to new built development.'*
- 6.5.3. *'When restored or converted to new uses, buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented.'*
- 6.5.4. *'Maintain the sense of openness and consider the impact of built development, including cumulative development on views to and from the adjacent areas.'*
- 6.5.5. *'Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs and traditional fruit varieties, particularly on the fringes of open countryside.'*
- 6.5.6. *'Respect the traditional position of agricultural buildings and their relationship to the surrounding land.'*
- 6.5.7 The layout of any new developments should respect and reflect the rural location.
- 6.5.8 Adhere to guidance points 6.4.1, 6.4.4, 6.4.5, 6.4.7, 6.4.8, 6.4.9, 6.4.10, 6.4.12, 6.4.13, 6.4.14 and 6.4.16.

Guidance regarding Sustainable Design and Construction (relevant to all areas)

- 6.6 The current government's commitment to national carbon neutrality by 2050, as part of its climate change strategy, seems certain to lead to new, significant and demanding requirements over the plan period on any new building in terms of carbon emissions in particular. The emerging Wiltshire Local Plan also seems certain to set higher standards in terms of sustainable design and construction. This may produce some challenges in terms of responsiveness to character and design as outlined in this Statement, for example from basic building location and orientation to appropriate building materials (for example avoidance of Portland Cement and steel).

In this context,

- 6.6.1. The design and construction of new builds outside of the Conservation Area should be innovative and, in sustainable development terms, embody leading-edge approaches to low impact development. Whilst it is anticipated that over time there will be many techniques for low energy design and construction of buildings with reduced energy usage and low carbon emissions, the Passivhaus standard provides an introduction to sustainable development as does the BedZED website: Refer to: [<https://www.homebuilding.co.uk/advice/passivhaus>]<https://www.greenbuildingstore.co.uk/information-hub/what-is-passivhaus>] and [<https://www.zedfactory.com/bedzed/>].

[com/bedzed/](#)].

- 6.6.2. Where possible, new homes should be designed with gardens.
- 6.6.3. Wherever possible, development should enhance the natural environment, provide a comprehensive green infrastructure network and net biodiversity gains and use minimal or zero-carbon and energy positive technology to improve climate resilience.
- 6.6.4. It is essential that any future developments include, as appropriate to the site, the highest possible quality and quantity of features - tree, shrubs, grass, hedgerows etc - to enhance the rural nature of the parish and, in the process, make what is accepted to be an important contribution to addressing climate change.
- 6.6.5. *'Designs which make use of sustainable construction methods in terms of energy conservation and supply, waste conservation and so forth will be strongly encouraged and supported.'* (Taken from [Cotswolds AONB guidance](#)⁷.)

Further Guidance relating to National and Local Policies

6.7.1 Permitted Development

Planning permission for development is not always required where the work can be undertaken as permitted development. Some permitted development rights (PDRs), however, do not apply and others have additional restrictions in Conservation Areas and for all the Parish of Colerne as it lies within the Cotswolds National Landscape. For some permitted development there is a requirement for prior approval to be granted by the Local Planning Authority before building work commences.

PDRs are subject to change, so developers are advised to seek guidance from the LPA in all cases.

6.7.2 Construction Traffic Management Plan

Within the village of Colerne, any development that necessitates volumes of large vehicles and plant machinery to access the construction site should have a construction traffic management plan to minimise traffic congestion on the

narrow streets and travel disruption.

6.7.3 Waste Management

Wiltshire Council expects all developers both of new buildings and of extensions/alterations to existing properties to demonstrate that they have shown due regard to the council's waste management strategy. For a dwelling house, for example, there should be area of visible and accessible hard standing for two wheeler bins. This collection point should be at most 10m away from the roadside but not on the highway, and must not pose a hazard to pedestrians, cars, bicycles etc. For further information refer to [Waste Management Storage and Collection: Guidance for Developers. Supplementary Planning Document Jan 2017](#)⁹.

6.7.4 Tree Felling and Planting

Felling

For more details of the felling of trees in Conservation Areas or with Tree Preservation Orders refer to refer to [Government Guidance](#)¹⁰.

Planting

The [Cotswolds AONB](#)⁷ guidance advocates the use of trees and hedgerows to ensure new development is visually integrated into its surroundings. This guidance needs to be balanced with the issue of planting trees so close to properties that they might impede solar gain.

6.7.5 Upgrading Existing Buildings to mitigate Climate Change

There are various options available when upgrading existing buildings to mitigate the effects of climate change. The options depend upon the age and classification of the property and can include improving wall, floor and roof insulation, replacing glazing, installing solar panels, and ground source heating to name but a few. During the Plan period these methods are likely to be improved and augmented, and more advice will become available.

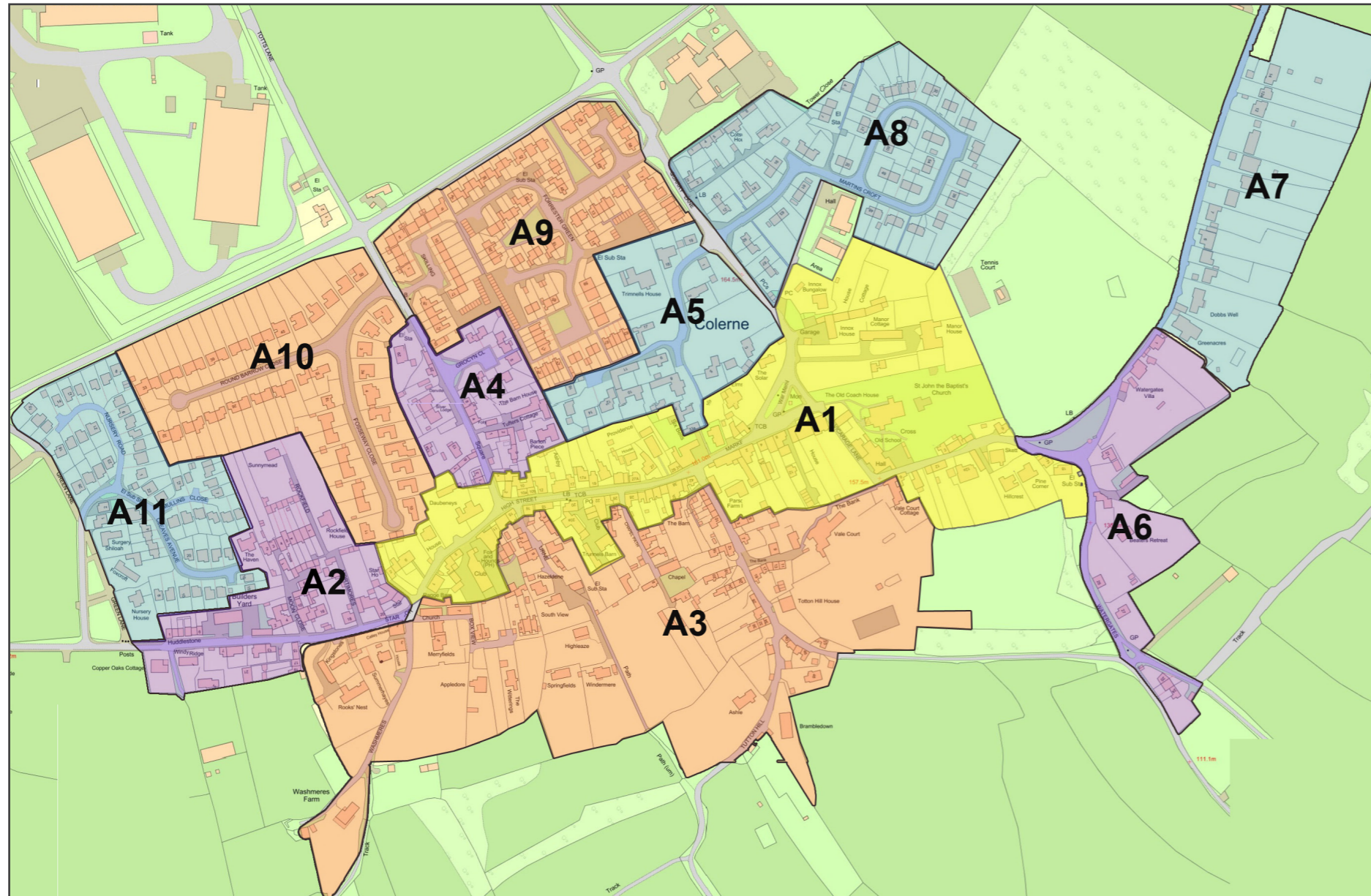
For advice refer for example to: [energysavingtrust.org.uk](https://www.energysavingtrust.org.uk), [thegreenage.co.uk](https://www.thegreenage.co.uk) and [historichouses.org](https://www.historichouses.org), Centre for Sustainable Energy <https://www.cse.org.uk/resources>

For more on upgrading listed buildings for climate change refer to Part A of this Plan, policy BEP2 and see advice from Historic England on energy efficiency at <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>

- 7.1. Because Colerne Parish comprises three distinct built areas, each of which contains a variety of styles within it, the following guidance has been tailored for each area. In addition to adhering to the guidance in section 6, the following guidance applies to all developments or extensions visible from public areas.
- 7.2. Work before and during the Design Day generated 16 potential Character Areas covering the built settlements of the parish. This is presented as three main areas, Colerne Village, Thickwood and North Colerne, comprised of 15 sub-areas, 11 for Colerne and two each for Thickwood and North Colerne. The sub areas in Colerne Village relate closely to the Conservation Area. These are all listed below.

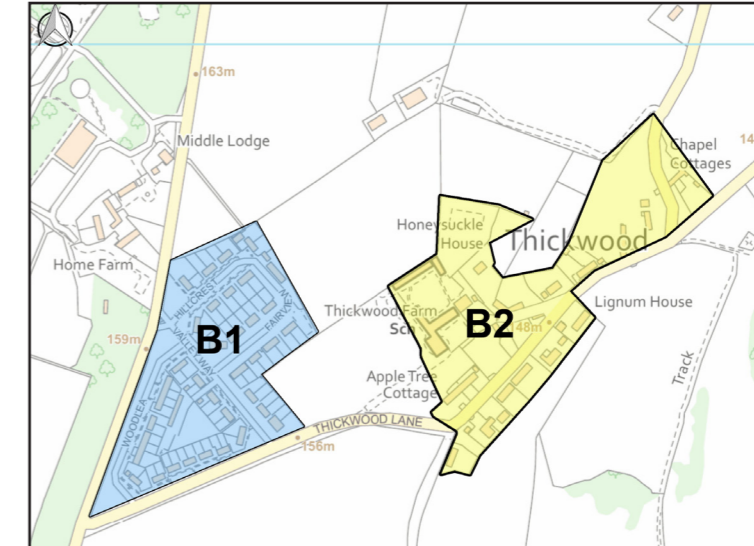
A: COLERNE VILLAGE

- Area A1: Central Colerne (High Street and Market Place)
- Area A2: Bath Road (Including Rockfield and Mortimers and Moon Close)
- Area A3: The Lanes (Washmeres, Box View, Ogbourne, Chapel Path and Tutton Hill)
- Area A4: Silver Street and Grocyn Close
- Area A5: Trimnells
- Area A6: Vicarage Lane and Watergates
- Area A7: Eastrip
- Area A8: Martin's Croft Estate (plus further details for Old Martins Croft)
- Area A9: Forrester Green and Hitchings Skilling
- Area A10: Roundbarrow Close and Fosseyway Close
- Area A11: The Nursery and the Firs



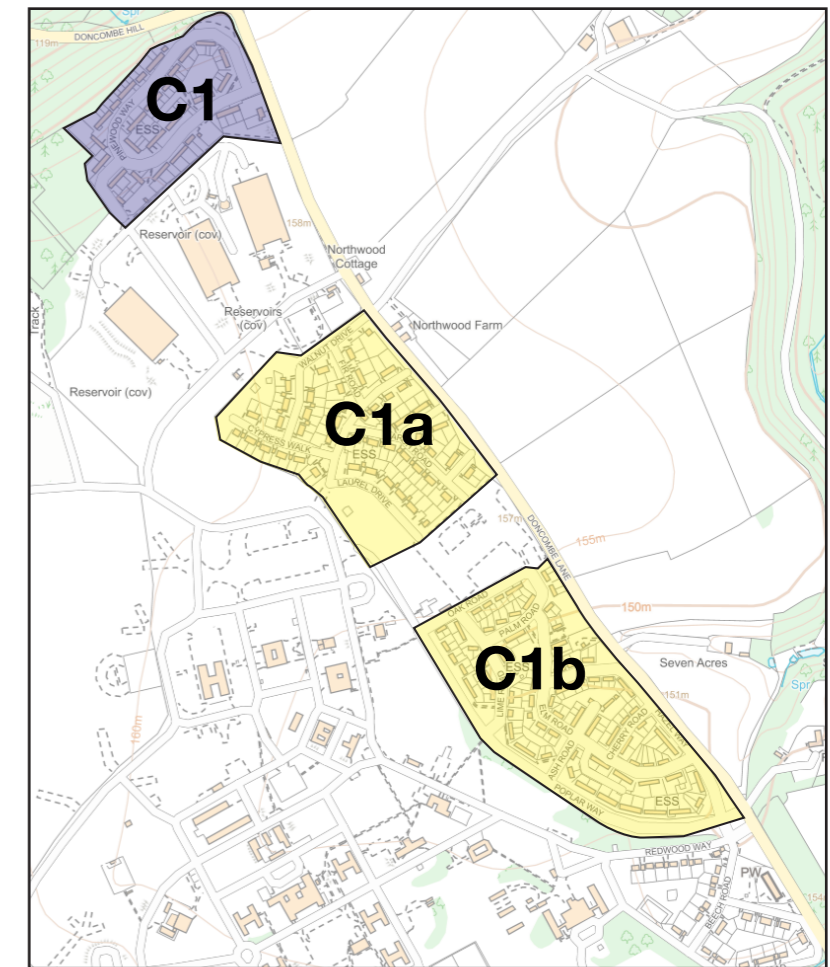
B: Thickwood

- Area B1: Thickwood Estate
- Area B2: Older Thickwood



C: North Colerne

- Area C1: Pinewood
- Area C2: Redwood, Northwood and Southwood



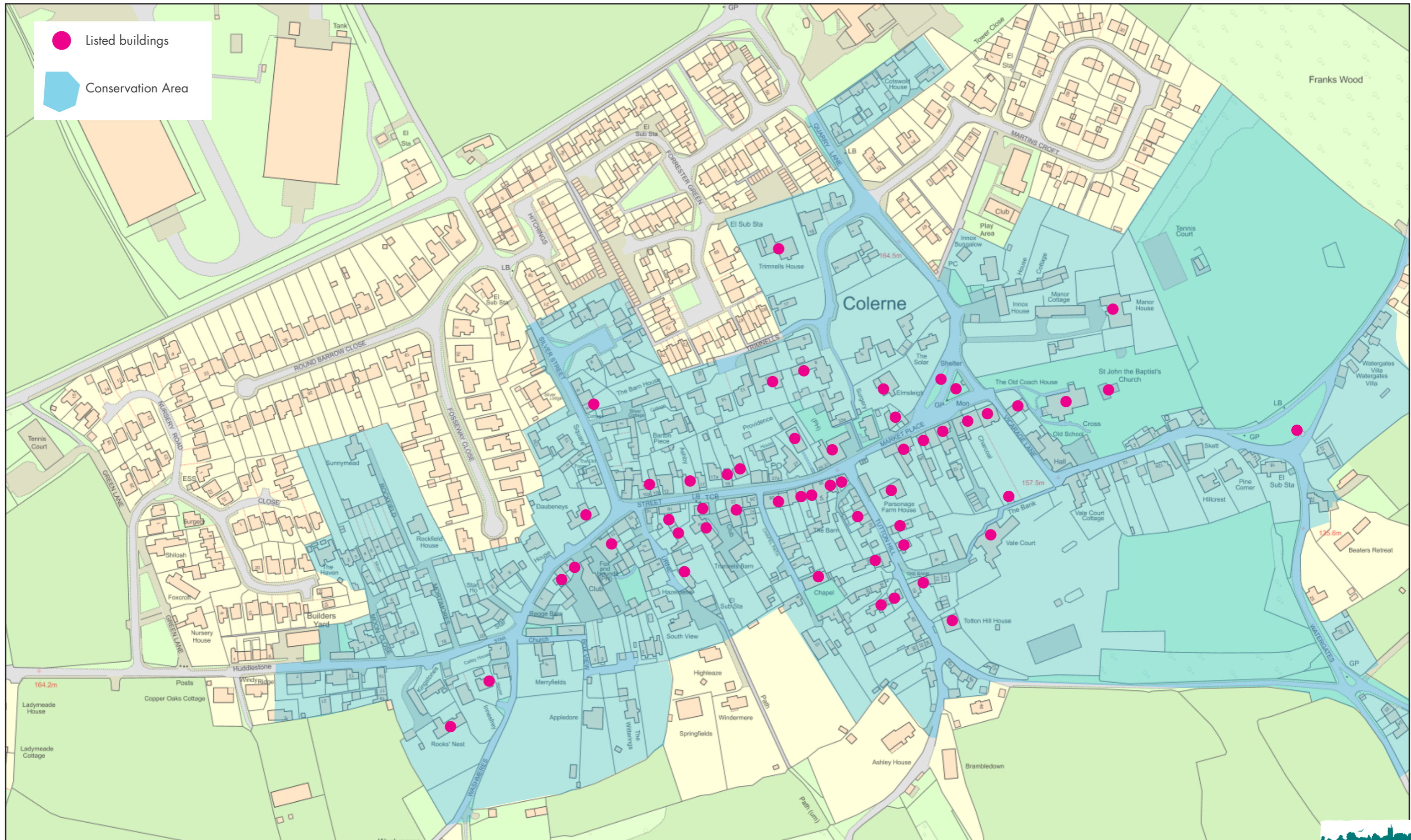
7.3. Colerne village is encircled by a development boundary and bordered by Green Belt land to the south and west. Because of these constraints, development within the village is dense so volume housing developments within existing boundaries are unlikely. Where new development does occur it is likely to be limited to one or two dwellings. However, the following applies

to all extensions and small developments and, in the event that land outside the existing settlement becomes available, to larger developments also.

7.4. All areas that sit within the designated Conservation Area must be considered against generally established criteria for such historic areas. This commonly addresses aspects such as style and materials but it is also essential to address issues of layout and settlement pattern.

7.5 The map below shows all Historic England’s Listed Buildings in the area. Click the link and type in the Colerne postcode for all the references -

[LINK](#) (Use current location, then double click after detailed map comes up.)



Area A1: Central Colerne and Area A2: Bath Road

- 7.6. Central Colerne contains the larger and older properties, mostly dating from the 16th century through to late Victorian.
- 7.7. The Market Place area forms the distinctive heart of the village, with historic features such as the first water tap, the grade 1 listed St John the Baptist church with numerous listed ancient graves and Celtic cross, the Walmesley Memorial and the War Memorial. The buildings are mostly two storey (although one has attic rooms with dormers), the shop is single storey and The Solar is a bungalow. Properties are predominantly built of local Cotswold stone and spread apart from each other by private land bounded by distinctive high stone walls or lower stone walls with trees and hedges above. Some properties are rendered and in some cases the original Cotswold tile roofing has been replaced by clay tiles. Almost all properties have chimneys. Surrounds to windows and doors use traditional Cotswold details and one building, just into the western end of the High Street, has a distinctive stone-carved shell canopy over its main door.
- 7.8. Moving west, the High Street has a unity of buildings, up to the junction with Silver Street. The unity is created by the limestone materials in the houses and the walls that surround any gardens. The buildings date from the 13th to the 20th century, those nearer the Market Place being from the 16th to 18th century. The older stone houses differ in detail but are connected to form a continuous building line along the street except where lanes access. The buildings are mainly two storey, although there is a variety on the eaves heights. There are just two buildings of three storeys - the Six Bells pub and a house close to the Silver Street junction. In both cases the extra storey involves dormers in the attic.
- 7.9. Almost all properties open straight onto the pavement and then the street with stone walls surrounding any gardens. Although roofs themselves are not visible from the street, the many chimneys are. There are some 20th century infill buildings and extensions both single and two storied, all are stone, stone effect or rendered.



Market Place



14 high St - 18th century.



Six bells - 18th century



High St.



Liberal Club - 18th century



Manor House - 17th century



3 Market Place 16-17th century

7.10. The prevailing stone 'walls' of the High Street are relieved halfway along by a front garden with a distinctive tree (the only one). There are three shops and a doctors' surgery (end on to the street), all single storey. One building (the three storey one noted above near to the Silver Street junction) has a distinctive stone-carved shell entrance canopy.

7.11. Because so few properties on the High Street have off-road parking spaces, parked cars have become a major feature on the street at night and at weekends eroding some of the street's character.

7.12. The Bath Road begins following the junction with Silver Street. There is a greater variety to the buildings in age, relationship to the road and garden styles. The historic, Victorian and recent buildings are a mix of semi-detached, short terraces or detached houses, either front-on, set back or end-on to the road with a variety of garden sizes. Narrow lanes lead to terraces behind the road and previous workshop buildings and barns that have been converted into houses. Terraces include some brick and stone houses but their scale relates to the surrounding stone cottages. Despite the variety, the predominance of stone boundary walls (mostly low) and buildings creates consistency which helps to maintain a continuity from the High Street. Overall, this pattern leads to a feeling of intimacy and informality.

7.13. Nearly all of the 'Bath Road area' is within the Conservation Area and includes the northern lanes of Mortimores and Rockfield where there is a more fragmented set of older and more recent buildings.

7.14. The far-reaching view from Cleaves Avenue looking south over Bath Road to the Cotswolds dip slope beyond is Key View 7 **[Key Views Report]**^B



Bath Road



High St.



High St. shell hood - 19th century



Bath Road - stone walls maintain character



Bath Road



Bath Road - repositioned stone boundaries can allow parking



Fox and Hounds 1752



Vale Court - 17th century



Bath Road - Daubeney's 16th century



Bath Road



Rockfield



View from the church tower

Area A1: Central Colerne & Area: A2 Bath Road

Constraints: Mostly within Conservation Area or Green Belt. Dense existing development. Cotswolds National Landscape (AONB) guidance. Key View 7 across Bath Road. Listed buildings.

Building Line	Development should maintain the building line of existing historic adjacent houses. If appropriate for location, they should be built directly onto the street frontage or end-on to, or re-use historic footprint if redeveloping.
Roofline	Keep to the two storey eaves heights (using set back dormers if appropriate in context).
Boundaries	Use local stone for any walls or boundaries fronting public areas. Reinststate stone walls where possible.
Parking	Minimise disruption to stone walls if creating parking spaces.
Trees	Planning permission must be sought to fell, chop or lop any tree over a specified size on land within the Conservation Area or with a tree preservation order (6.7.4). Any felling of trees approved should be mitigated with replacement native tree planting elsewhere within the development, where possible.
Building Materials	Roofing materials should be the same or similar to those on surrounding properties. Developments should be of local stone where they front, or are visible from, the highway.
Historic Environment	Many listed buildings are found in this area. These should be sensitively considered for any development nearby - refer to page 15 map..

General Guidance, Section 6, also relevant to this area



Area A3: The Lanes

- 7.15. The lanes constitute the southern running paths - Washmeres, Box View, Ogbourne, Chapel Path and Tutton Hill. Most of these descend the steep hill to the Box valley and it is this unique topography that has led to this area being defined. All except Tutton Hill are culs-de-sac. Most buildings are cottages, though some extensions have enlarged them to three or four bedroom properties and there are some converted agricultural buildings. Buildings are predominantly of stone often, with steeper sloping roofs. There are terraces of small cottages aligned east-west and facing south, or facing east-west onto the lanes. The terraced cottages were originally for workers involved in stone-quarrying, agriculture, and cloth weaving. There are splendid views from many of the buildings over the Box Valley and there is a close intimacy between the buildings and the land because many are built into the slope of the hill.
- 7.16. Towards the end of the lanes there are some 1960s and 1970s houses which are exceptions in that they do not match the scale or materials of the historic buildings. Those that are built into the landscape fit more readily with the older housing.
- 7.17. One of the acknowledged Key Views (No.4) is between the houses either side of Tutton Hill to the valley below. **[Key Views Report]**



Tutton Hill - 'Key View'



Tutton Hill - 18th century



Chapel Path - chapel - 19th century



Chapel Path - early 19th century



Chapel Path

Area A3: The Lanes

Constraints: Mainly within or adjacent to Conservation Area or Green Belt to south and west. Cotswolds National Landscape (AONB) guidance. Iconic Key View 4 from Tutton Hill. Listed Buildings.

Building Line	Development should maintain the building line of existing historic adjacent houses. If appropriate for location, they should be built directly onto the street frontage or end-on to, or re-use historic footprint if redeveloping.
Roofline	Careful use of the contours, building heights and wall/roof materials should ensure that any new buildings do not break the general roofline when viewed from across the valley. Buildings should keep to the two storey eaves heights (using set back dormers if appropriate in context). (Refer to 6.4.1 LVIA)
Boundaries	Use local stone for any walls or boundaries fronting public areas, or a mix of native hedgerows and local stone if outside the Conservation Area.
Parking	Off-street pull-offs for cars may be appropriate in specific locations. Surrounding stone walls should be repositioned.
Trees	Planning permission must be sought to fell, chop or lop any tree over a specified size on land within the Conservation Area or with a tree preservation order (6.7.4). Any felling of trees approved should be mitigated with replacement native tree planting elsewhere within the development, where possible.
Building Materials	Roofing materials should be the same or similar to those on surrounding properties. Developments should be of local stone where they front the highway in the Conservation Area, or the same or similar to that of surrounding properties.
Historic Environment	Many listed buildings are found in this area. These should be sensitively considered for any development - refer to page 15 map.

General Guidance, Section 6, also relevant to this area



Looking over Tutton Hill and Chapel Path

Area A4: Silver Street and Grocyn Close

- 7.18. This area is part of the Conservation Area because it contains some historic buildings, though not as old as those on the High Street. The Conservation Area also includes Grocyn Close, an estate of late 20th century detached houses, with open plan front gardens, built formally around a turning circle.
- 7.19. Silver Street is one of the earliest roads in and out of the village leading up to and over what is now the C151 (where it becomes Totts Lane). The pattern is fragmented, some houses being end-on, some side-on, some set back with front gardens
- 7.20. There are some bungalows to the west with large front gardens and low stone walls. Though Grocyn Close is a 20th Century development, the two green areas either side of its entrance are valuable to this Conservation Area.



Silver St. - appropriate rebuild in conservation area



Silver St.



Silver St. - stone boundary wall reduces impact on conservation area



Grocyn Close - within conservation area

Area A4: Silver Street and Grocyn Close (nb this guidance also applies to Old Martins Croft)

Constraints: Mainly within Conservation Area. Cotswolds National Landscape (AONB) guidance. Listed Buildings

Building Line	Despite more recent additions, development should maintain the building line of existing historic adjacent houses. If appropriate for location, they should be built directly onto the street frontage or end-on to it (as an exception to the General Guidance).
Roofline	Buildings should keep to the two storey eaves heights (using set back dormers if appropriate in context).
Boundaries	Use local stone for any walls or boundaries fronting public areas or native hedgerows if outside the Conservation Area.
Parking	Off-street pull-offs for cars may be appropriate in specific locations. Surrounding stone walls should be repositioned.
Trees	Planning permission must be sought to fell, chop or lop any tree over a specified size on land within the Conservation Area or with a tree preservation order. (6.7.4) Any felling of trees approved should be mitigated with replacement native tree planting elsewhere within the development, where possible.
Building Materials	Roofing materials should be the same or similar to those on surrounding properties. Developments should be of local stone where they front the highway in the Conservation Area, or the same or similar to that of surrounding properties.
Historic Environment	Some listed buildings are found in this area. These should be sensitively considered for any development - refer to page 15 map..

General Guidance, Section 6, also relevant to this area



Silver St. - south

Area A5: Trimnells

7.21. This area was developed primarily on the Trimnells Farm land in the late 20th century. The Trimnells estate itself is a mix of converted farm buildings and large modern, stone, detached houses, taking full advantage of the existing large, mature trees. Unusually, footpaths ensure this area is well linked to the High Street, and the use of hedges and stone walls maintains some integrity with the older properties. The sizeable trees form a significant green canopy for the core of the village.



Trimnells - trees soften impact of new build



Trimnells - converted farm buildings



Trimnells - listed farmhouse 19th century



Trimnells - hedgrows surround TPO trees

Area A5: Trimnells

Constraints: Within Conservation Area. Within Tree Preservation Area. Cotswolds National Landscape (AONB) guidance. Listed buildings.

Building Line	Development should maintain the building line of existing adjacent houses. and be set back from street.
Roofline	Buildings should keep to the two storey eaves heights (using set back dormers if appropriate in context). Old farm outbuildings converted into houses should maintain their existing roofline.
Boundaries	Boundaries fronting public areas should be of local stone or native hedgerows.
Parking	Off-street pull-offs for cars may be appropriate in specific locations.
Trees	Planning permission must be sought to fell, chop or lop any tree over a specified size on land within the Conservation Area or with a tree preservation order (6.7.4). Any felling of trees approved should be mitigated with replacement native tree planting elsewhere within the development, where possible.
Building Materials	Building materials should be the same or similar to those on surrounding properties.
Historic Environment	Some listed buildings are found in this area. These, together with the original farm boundaries, should be sensitively considered for any development - refer to page 15 map.

General Guidance, Section 6, also relevant to this area

Area A6: Vicarage Lane and Watergates

- 7.22. This area has mainly older buildings along Vicarage Lane and then a change to a mix of modern and historic buildings on Watergates. The start of the lane is marked by the entrance to the churchyard where the gateway and low walls give a view through to the church and beyond. Following this, Vicarage Lane is bordered very strongly with the high stone wall of the large vicarage to the west and buildings to the east. The buildings include houses and rebuilt and extended cottages, some converted from agricultural buildings, and all directly onto the road. This area is heavily used by pedestrians, being close to the Market Place and the amenities of the Old School building, effectively now a Community Centre, and the church.
- 7.23. Vicarage Lane becomes Watergates at the steep easterly bend, marked by the gated entrance to the historic Vale Court. By contrast with Vicarage Lane, there is a quiet intimacy to this part of the area and there are no pavements. At the green, the 'tunnel' of buildings and walls widens out dramatically with significant views to the south across the green with the well and from the houses. The houses are informally arranged either side of the road with most houses separated from their neighbours' by gardens, though tied together by the almost continuous stone garden walls. Descending the south slope, the houses are built into the landscape.
- 7.24. One of the acknowledged Key Views (No.1) is from Rudloe looking across to the south and east slopes of Colerne. [\[Key Views Report\]^B](#)



Vicarage Lane - Grade 1 church, 19th century school (now community building)



Watergates - south slope entry to village



Watergates - local stone overlooking Bybrook valley



Watergates



Watergates - well head 19th century listed

Area A6: Vicarage Lane and Watergates - This guidance also applies to No.1 Eastrip Lane

Constraints: Within Conservation Area. Buildings below 21 Watergates are also within Green Belt. Cotswolds National Landscape (AONB) guidance. Key View 1. Listed Buildings and walls.

Building Line	Development should maintain the building line of existing adjacent houses, some building directly onto street may be appropriate. Walls facing onto public areas should be of local stone.
Roofline	Any development should be of no more than two storeys, follow the contours and be as low as possible within its site. (Refer to 6.4.1 LVIA)
Boundaries	Boundaries fronting public areas should be of local stone.
Parking	Off-street pull-offs for cars may be appropriate in specific locations. Surrounding stone walls should be repositioned.
Trees	Planning permission must be sought to fell, chop or lop any tree over a specified size on land within the Conservation Area or with a tree preservation order (6.7.4). Any felling of trees approved should be mitigated with replacement native tree planting elsewhere within the development, where possible.
Building Materials	Roofing materials should be the same or similar to those on surrounding properties. Developments should be of local stone where they front the highway in the Conservation Area, or the same or similar to that of surrounding properties
Historic Environment	Some listed buildings are found in this area. These should be sensitively considered for any development - refer to page 15 map.

General Guidance, Section 6, also relevant to this area



Watergates - stone and narrow lanes

Area A7: Eastrip Lane

- 7.25. Apart from the first two houses in the Conservation Area almost all houses are 20th century, some being built post war. All are individually designed, mostly detached properties of bungalow style. All houses are built into the landform and below the road with steep large gardens to their rear. The lane is defined by continuous stone walls along its north side and intermittently to the front of most plots. There is off-street parking to the front of all houses. Frank's Wood and the Manor Field to the north mark the start of the lane, the former being a community facility as an open space. The lane ends with two farms with outbuildings, and then merges into two heavily used footpaths offering significant long distance views.
- 7.26. Eastrip Lane, situated in a prominent position surrounded by open countryside close to the top of the high wold dip slope, features in Key View 1 from the south and Key View 4 from the east into the Cotswolds National Landscape. [Key Views Report].



Eastrip Lane - embedded into landscape



Eastrip Lane - Stone walls dominate

Area A7: Eastrip Lane - for No. 1 Eastrip Lane, see guidance for Watergates

Constraints: Entrance to the Lane lies within or opposite to the Conservation Area. Very limited access by road. Cotswolds National Landscape (AONB) guidance. Key Views 1 and 4.

Roofline	Rooflines for any development should be equal to or below the rooflines of adjacent residential buildings, and embedded into the contours, not intruding on distant views into the AONB from the south east across the valley. (Refer to 6.4.1 LVIA)
Boundaries	Boundaries fronting public areas should be primarily of local stone or native hedgerows to reflect its rural environment.
Parking	All properties should have enough parking to ensure that vehicles are not parked on the lane at any time.
Building Materials	Building materials should be sensitive to the surrounding natural and agricultural landscape within an AONB.
Dividing plots	Proposals to divide plots within the Settlement Boundary to create space for further dwellings, or to demolish one property to replace it with two (and so forth) should reflect the density and layout of the existing properties.
Historic Environment	Developments should be respectful of the Cotswolds historic landscape and the nearby Conservation Area - refer to page 15 map.

General Guidance, Section 6, also relevant to this area



Eastrip Lane - Boundary stone walls preserve rural landscape

Area A8: Martins Croft Estate (see paragraph 7.32 for Old Martins Croft)

- 7.27. This estate consists of a mix of early pre-war, 1940s, 1950s and 1990s houses, almost all semi-detached, with some bungalows. It is now largely owner-occupied, but there is still some social housing and private rented. There is a circular layout to much of the area.
- 7.28. Some properties have been considerably upgraded, with varied brick facades and renders, following essential work to correct 'concrete sickness'. There are generous front and back gardens, originally boundaried by open wire fencing, though many now with hedges. There is a safe, peaceful atmosphere to the area.
- 7.29. To the north and east there are key views across the fields and there are trees to the perimeter in Manor Gardens and neighbouring gardens. Community amenities sited here include the Martins Croft Play area and the Village Hall.
- 7.30. Developed in the 1990s, Tower Close is the most recent social housing to be built in the parish. It is built in modern stone mix block and stone coloured bricks and echoes the earlier short terrace pattern of some of the High Street housing.
- 7.31. The bungalows in Martins Croft are a precious resource in the village, offering accommodation for an ageing population and the disabled.
- 7.32. Old Martins Croft, to the north of the estate is a detached part of the Conservation Area. With mostly older stone cottages it borders the school playing fields to the north. As this is within the conservation area, any further alterations/developments should accord with the guidance notes for Silver Street: Area A4.



Martins Croft - stone effect sympathetic adjacent conservation area



Village Hall Martins Croft



Tower Close, Martins Croft - stone facing on edge of open countryside



Old Martins Croft



Martins Croft - 1940s housing some use of brick in upgrades

Area A8: Martins Croft

Constraints/Special considerations: Concrete sickness in some buildings. Cotswolds National Landscape (AONB) guidance.

Old Martin's Croft refer to Area 4A..

Building Line	Extensions, conversions and additions, including garages, should not come in front of the current building line of any property.
Roofline	All extensions should remain within the current roof lines.
Boundaries	Where possible there should be a replanting of hedgerows to the front boundaries to provide greener frontages and mask car parking.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.
Building Materials	Materials should aim to be the same or similar to those on other buildings on the estate. The use of stone faced blocks and limestone render when undertaking remedial work to address concrete sickness is encouraged, to avoid a predominance of red brick buildings to comply with AONB guidance.
Historic Environment	Cladding on front elevations of houses that overlook Quarry Lane (in the Conservation Area) should be in local stone - refer to page 15 map.

General Guidance, Section 6, also relevant to this area

Area A9: Forrester Green and Hitchings Skilling

- 7.33. Forrester Green contains the highest number of houses of all the Colerne estates and was built on paddocks forming part of Trimnells Farm.
- 7.34. It is a mid-1960s development, well laid out with culs-de-sac and open green spaces. The houses are a mix of two to five bedroom properties. Most are semi-detached with some bungalows and short terraces, all built in reconstituted limestone blocks with cladding tops or render. Some houses have attached garages and there are also garage areas, but many cars have to be parked on the street. Houses have small gardens to the rear with open plan front gardens originally, though some are now hedged or fenced. There are a number of valued green areas within the estate.
- 7.35. There is a good network of paths around and between the houses and two ways out of the estate on foot - to Silver Street or Quarry Lane. This estate, together with Martin's Croft, has been the primary source of affordable housing within the village since it was built. It is bounded to the west by a stone wall along a pathway, with Hitching Skilling beyond and, to the north, by a low stone wall along the C151.
- 7.36. Hitchings Skilling is a cul-de-sac of bungalows and a two storey terrace in false stone, built originally as council houses but now mostly privately owned. Though a small area, it is quite distinctive.
- 7.37. The bungalows in Hitching Skilling are a precious resource in the village, offering accommodation for an ageing population and the disabled.



Forrester Green - 1960's Bradstone blocks adjacent to conservation area



Hitchings Skilling - good use of walls onto road adjacent to conservation area



Forrester Green - trees allow village green environment

Area A9: Forrester Green and Hitchings Skilling

Constraints: Greens at Forrester Green protected from development by covenants. Cotswolds National Landscape (AONB) guidance.

Building Line	Garden plots are small in homes within Forrester Green, therefore, front garden developments are often the only practical option for extensions and there are many examples of these within the estate. Garages should not come in front of the current building line of any property.
Roofline	All extensions should be of up to two storeys and remain within the current roof lines.
Boundaries	Boundaries of local stone or planting of shrubs and hedgerows are encouraged.
Building Materials	Materials should match original materials or be of sustainable materials. Use of render is supported provided it is the same or similar to that used on adjoining and neighbouring buildings.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.
Public Space	Development must not encroach on footpaths or existing greens.

General Guidance, Section 6, also relevant to this area

Area A10: Roundbarrow Close and Fosseway Close

- 7.38. This area has no views into the village or access other than the entry road from Silver Street. The properties along Roundbarrow were originally built as officers' accommodation for RAF personnel. They are all large, four bedroom houses. The properties in Fosseway Close, built later, are all large, detached or semi-detached bungalows.
- 7.39. All houses are built of stone-effect concrete blocks. Both the houses and the bungalows are set back from the road with car parking and garages in front and large front and back gardens. Both roads have low block walls to the front gardens, many now also with hedges. There are few visible trees, but wide roads give a feeling of openness. This estate has some of the largest properties in the village.
- 7.40. The bungalows in this area are a precious resource in the village, offering accommodation for an ageing population and the disabled.



Fosseway Close - 1960-70's stone and hedge boundaries



Roundbarrow Close - 1950-60's suburban layout

Area A10: Roundbarrow Close and Fosseway Close

Cotswolds National Landscape (AONB) guidance.

Building Line	Extensions, conversions and additions, including garages, should not come in front of the current building line of any property.
Roofline	Current roof line should be maintained. Demolition of bungalows for replacement with a two-story dwelling should be resisted
Boundaries	Front garden boundary walls and hedges should be retained and, ideally, replaced where lost.
Building Materials	Materials should match original materials or be of sustainable materials. Any rendering should be the same or similar to that used on adjoining and neighbouring buildings.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.
Dividing plots	Proposals to divide plots to create space for further dwellings, or to demolish one property to replace it with two (and so forth) should be discouraged
Historic Environment	Developments should be sensitive to their proximity to, and visibility from, the nearby Conservation Area - refer to page 15 map.

General Guidance, Section 6, also relevant to this area

Area A11: The Firs and Nursery

- 10.41 The Firs is a 1980s development of mostly detached, cut-stone houses. Like much of the village, it is intimately laid out with houses facing the street with garages or off-street parking and modestly sized gardens to the rear. Space does not allow for trees on the street, but some original hedges from the previous nursery remain as boundaries around the houses. There is a sense of more compact, higher density development than elsewhere in the post 1945 areas of the village. The lack of connecting footpaths means access by foot or car is limited to one road, which creates a detachment from adjacent village areas.
- 10.42 Nearby the estate are recreational facilities for sport and play and allotments, which both serve the estate and increase footfall past, though not through, the estate. Within the estate is the purpose-built doctors' surgery, a satellite from the Box practice. The access road has one of the best views out from the village.



Area A11: The Firs and Nursery

Constraints: Adjacent to Green Belt to west. Cotswolds National Landscape (AONB) guidance.

Building Line	Extensions, conversions and additions, including garages, should not come in front of the current building line of any property.
Roofline	Current roof line should be maintained.
Boundaries	Front garden boundary walls and hedges should be retained and, ideally, replaced where lost.
Parking	Where front gardens are lost to parking, hedgerows should be used to soften the impact
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.
Building Materials	Materials should match original materials or be of sustainable materials. Any rendering should be the same or similar to that used on adjoining and neighbouring buildings.
Historic Environment	There are listed buildings to the north and south of the estate area. These should be sensitively considered for any development - refer to page 15 map.

General Guidance, Section 6, also relevant to this area

Area B1: Thickwood Estate

- 7.43. Originally built as family accommodation for services personnel, the Thickwood Estate is now privately owned. It is a family-friendly estate with green and tree-lined surrounds which are well cared for by the estate Residents' Company. Houses are semi-detached or short terraced, made from brick or false stone with clay tiled roofs and create a garden village layout that makes for integration with its rural surrounds. It is bordered to the west by the main C151 road – though there is a communal green between housing and the road.
- 7.44. Across the C151 is Lucknam Park, whose 12ft high stone boundary wall and mature trees create a clear sense of enclosure and identity for the Park estate. There are significant views to the south from Thickwood Lane and across the fields to the north [Valued Views Report].



Thickwood Estate -- 1960s ex-military estate, well matured with trees



Thickwood Estate -- 1960s military estate, well matured with trees



Thickwood Estate - TPO trees screen from roadside



Thickwood Estate - sympathetic brick colour

Area B1: Thickwood Estate

Constraints: Area within 'open countryside', developments of new dwellings not permitted unless as a 'rural exception' site. Cotswolds National Landscape (AONB) guidance.

Building Line	Extensions, conversions and additions, including garages, should not come in front of the current building line of any property.
Roofline	Current roof line should be maintained.
Boundaries	Front garden boundary walls and hedges should be retained and, ideally, replaced where lost.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.
Building Materials	Materials should match original materials or be of sustainable materials. Any rendering should be the same or similar to that used on immediately adjoining and neighbouring buildings.
Historic Environment	Developments on the outskirts of the Thickwood estate should be mindful of their close proximity to listed buildings and the historic landscape - refer to page 28 map.

New Developments Adjacent to Thickwood Estate

Constraints: Area within 'open countryside', developments of new housing generally not permitted unless as a 'rural exception' site. Proximity to Lucknam Park and its high curtilage wall. (Policy BEP2) Cotswolds National Landscape (AONB) guidance.

Layout	Should reflect the layout character of the main estate in terms of plot size, formal layout, common building line (where possible), front gardens and their boundaries, parking arrangements, tree planting and building heights.
Rooflines	Refer to 6.4.1 (LVIA)
Building materials	Should be the same or similar to those on the Thickwood estate or of natural materials. Any development opposite the Lucknam Park curtilage wall must be of natural materials, reflecting the wooded environment and predominant stone surrounds
Boundaries	Walls to any site should be in local stone.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.
Historic Environment	Development should be sensitive to the historic landscape in which houses are placed - refer to page 28 map.

General Guidance, Section 6, also relevant to this area



Thickwood Estate - open farmland approach from the village

Area B2: Old Thickwood

- 7.45. The original Manor Farm (now a school) and neighbouring Euridge Manor, Hall Farm, Park Farm and St. Martin's, are all sizeable country properties which together formed the old hamlet of Thickwood. Between these are the original farm labourers' cottages on the north-west side of Thickwood Lane with a mix of low density, individualised 1960s bungalows on the south east side. A few of the older properties are end-on to the road
- 7.46. In most cases, more recent properties are well shielded from the road by high walls or hedges. As parking is not possible on the road all properties have a pull-off area.
- 7.47. The hamlet hosts some of the major sites of employment within the parish including farms, a wedding venue, a school, engineering works and agricultural services. Some enterprises make use of previous MoD buildings.
- 7.48. The lane falls away to the east down the narrow route to Slaughterford Mill, and the By Brook river, which marks the parish's eastern boundary. The once redundant paper mill sits mostly within the Colerne parish straddling the parish boundary formed by the By Brook. The site is now an active rural trades facility, registered as an industrial site, but the natural environment restricts the nature of any further development of this site. These issues are described in some detail in Topic Paper 1.
- 7.49. The green gap between the Thickwood estate and the first properties in older Thickwood is critical to avoid coalescence. From the hamlet there are important footpaths to and from Colerne village and around the parish.



Thickwood - narrow farm lanes



Thickwood - converted barns



Thickwood - centre of hamlet



Hall Farm - 19th century farmstead



Jetway - employment in ex WW11 buildings



Thickwood - 1950s housing



Thickwood - Stone walled cottages lead to 17th century farmstead with open views to village

Area B2: Old Thickwood

New Adjacent Developments within Old Thickwood

Constraints: Ribbon development inappropriate: area classed as 'open countryside', developments of new housing not permitted unless as an 'exception' site. Proximity to Grade II listed buildings. Cotswolds National Landscape (AONB) guidance.

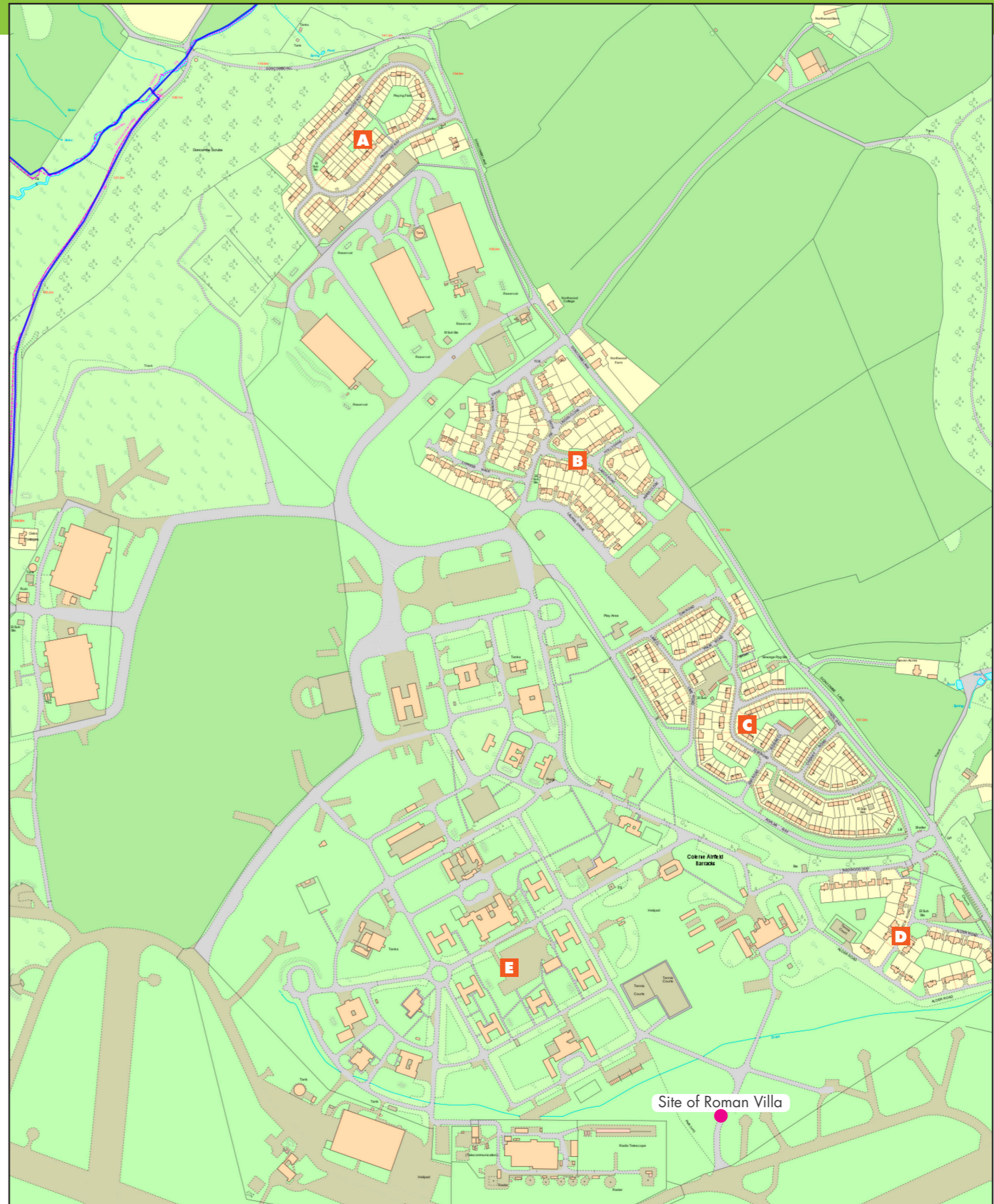
Roofline	Current roof line should be maintained and heights should be limited to two storeys. Refer to 6.4.1, LVIA
Building materials	Developments should be primarily of local stone with natural materials, and if used, stone coloured lime rendering.
Boundaries	Walls to any site should be in local stone.
Layout	Properties should be embedded into the contours of the land, set back from the road and follow existing road and field boundaries.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.
Historic Environment	Development should be sensitive to the listed buildings nearby, and the historic landscape in which houses are placed - refer to page 28 map.

General Guidance, Section 6, also relevant to this area

North Colerne

This Statement concentrates on existing housing within North Colerne and land in MoD ownership. Future potential opportunities for development of North Colerne, including MoD areas, are discussed in Topic Paper No.2, to which please refer.

- A** Pinewood
- B** Northwood
- C** Southwood
- D** Redwood
- E** Barracks



Area C1: Pinewood

7.50. Pinewood, is an ex-MoD, well designed, family housing estate. It is mostly owner occupied, interspersed with shared-ownership and rental properties. The houses were built originally of orange/yellow brick but there is now a variety of individualised facades and frontages. Properties have concrete tiled roofs and some have porches and occasional garages by the side. Other garages are in courts although, even with these, parking provision is insufficient and many cars are parked on the streets. There are good-sized front gardens that were originally open plan but now often contained by hedges.

7.51. It is laid out on a circular plan with a well-maintained play area in its centre. **[Green Spaces Report]^P** There are good views out of the estate and proximity to woodland **[Valued Views Report]^F**. There is a linking footpath to Northwood but no footpath into Colerne village.

Area C2: Redwood, Southwood and Northwood

7.52. These estates are predominantly MoD family housing with some civilian properties in the older Southwood development.

7.53. Redwood is a small estate currently within the perimeter fence of Azimghur Barracks. The houses are large detached and semi-detached properties built in the 1950s and 1960s using stone-faced concrete blocks. There are good-sized, fenced gardens to the rear with open grass fronts and off-street parking. Tree-lined lanes connect the houses with the wider site.

7.54. Southwood is built on a slope with attractive, undulating levels for the houses, which are smaller at just two to three bedrooms. The houses were built in the 1950s with brick and rendered concrete blocks, laid out as terraces and semi detached dwellings around a large circle with a perimeter road and culs-de-sac within. There are good connecting pathways at the fronts of houses and short open gardens. There are regular frontages along the terraced blocks, which also contain a small number of maisonettes, and wire-fenced gardens to the rear. The houses are a mix of civilian, privately owned, housing association and private rented, interspersed with MoD rented houses. Cars are largely parked on the roads, but there are also garage and parking blocks. There are open green spaces within the estate as well as sport and playground facilities to the north, shared with Northwood.



Pinewood - maturing shrubs and trees blend with countryside



Pinewood



Pinewood - adequate car parking



Pinewood - "Local Green Space" in centre of housing

7.55. The Northwood estate is all for MoD personnel, renting from a private company. The houses are larger, semi detached and detached, four to five bedroom dwellings, built of stone-faced blocks. They are laid out in short culs-de-sac off straight link roads, with houses along a common line with front garages and driveways. The frontages are set back from the road with well maintained grass and mature tree-lined roads. There are medium-sized, wire fenced gardens to the rear. The estate is separated from Southwood by an open concrete drill site now used as access by car and foot between the estates and onto Doncombe Lane. It is bounded to the north and west by the MoD perimeter fence, and military buildings, and there are good views out of the estates to the countryside [Valued Views Report]^c.

7.56. These three estates offer a common design quality and their distance from Colerne village unites them in sharing facilities, although the lack of a good quality and safe footpath results in a greater reliance on cars for access to other services, notably the primary school and doctors' surgeries in Colerne village, the estates and onto Doncombe Lane.



Redwood - inside perimeter fence



Southwood - built into the contours



Redwood - mature trees and village layout within the military estate



Northwood

North Colerne Areas C1: Pinewood, and C2: Redwood, Southwood, Northwood

The guidance for area C2 will be subject to review at such a time as disposal of the MoD land commences and triggers a Masterplan process.

Building Line	Extensions, conversions and additions, including garages, should not come in front of the current building line of any property.
Roofline	Current roof line should be maintained.
Boundaries	Front garden boundary walls and hedges and should be retained and, ideally, replaced where lost. All estate boundary fencing, particularly along Doncombe Lane, when replaced, should reinstate hedgerows and dry stone walls in keeping with the original rural setting.
Parking	Any further loss of green strips in front of houses to off road parking should be avoided.
Building Materials	Materials should match existing materials or be of sustainable materials. Any rendering should be the same or similar to that used on adjoining and neighbouring buildings.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.

New Adjacent Developments

Constraints: Cotswolds National Landscape (AONB) guidance.

Roofline	All new development must follow the land contours and embed where possible into the landscape.
Building materials	Modern vernacular and sustainable processes encouraged. Should be sympathetic to surrounding properties.
Boundaries	Walls to any site should be in local stone or native hedgerows.
Renewable Energy	Renewable energy provision, including solar panels, should be encouraged.

General Guidance, Section 6, also relevant to this area



Northwood - important green space separating from military zone

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2	Cotswolds AONB Management Plan 2018-2023	Cotswolds AONB	2018	16/09/2020	https://www.cotswoldsaonb.org.uk/planning/cotswolds-aonb-management-plan/
3	Wiltshire Core Strategy	Wiltshire Council	01/2015	31/01/2020	http://www.wiltshire.gov.uk/adopted-local-plan-jan16-low-res.pdf
4	Pre-Application Protocol	Colerne Parish Council	February 2020	2/10/2020	https://drive.google.com/file/d/1qlg4axT8j79Z_otLVn1XJUAJ12y-E75E/view?usp=sharing
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9	Waste Management Storage and Collection: Guidance for Developers. Supplementary Planning Document Jan 2017	Wiltshire Council	01/2017	19/04/2021	https://www.wiltshire.gov.uk/media/3515/Waste-storage-and-collection-guidance-for-developers/pdf/Waste-collection-guidance-for-new-developments-final.pdf?m=637164101470130000
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	Map of Listed Buildings in Colerne Village	Wiltshire Council	2017	30/9/2020	https://drive.google.com/file/d/1WZK53njNX8B4N_POB288v51K2qNEUkTo/view?usp=sharing
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	Useful Passivhaus resources	Green Building Store	2021	19/04/2021	https://www.greenbuildingstore.co.uk/information-hub/
	Bedzed	ZEDfactory	2020	19/04/2021	https://www.zedfactory.com/bedzed
	Evidence documents: Authored by Colerne Neighbourhood Plan Steering Group or Public documents related to Colerne				
A	Design Day Report				https://drive.google.com/file/d/1jDhgZWuKlTmJFrFpPCZq_g37J398LV_c/view?usp=sharing
B	Key Views Report				https://drive.google.com/file/d/14RR10hOCYhuirjMNHY06O7htWQbbagv4/view?usp=sharing
C	Valued Views Report				https://drive.google.com/file/d/1JeE5ZVf8eZ6KeRFMT30ddSfaAoQ9JXyN/view?usp=sharing
D	Local Green Spaces Report				https://drive.google.com/file/d/17KaL0bP07fNsuLV9c4Uf2r_qaydEUyDL/view?usp=sharing
E	Historic Evidence Report				https://drive.google.com/file/d/1OPPIBsGcy41PFKA4vsl8faLYQZLYykd8/view?usp=sharing

Glossary of terms and abbreviations

AONB	Area of Outstanding Natural Beauty
BEP1	Built Environment Policy: Character and Design, Colerne Neighbourhood Plan
BEP2	Built Environment Policy: Heritage, Colerne Neighbourhood Plan
CIL	Community Infrastructure Levy
CNL	Cotswolds National Landscape (previously the Cotswolds AONB)
CNPSG	Colerne Neighbourhood Plan Steering Group
HER	Wiltshire and Swindon Historic Environment Record
HLC	Historic Landscape Character
HRA	Habitats Regulations Assessment
LCA	Landscape Character Assessment
LPA	Local Planning Authority
LPR	Wiltshire Council Local Plan Review 2018-2036
LVA	Landscape and Visual Impact Assessment (Natural England)
MoD	Ministry of Defence
NCA	National Character Area
NDP	Neighbourhood Development Plan
NMR	National Monuments Record
NPPF	National Planning Policy Framework
PS	Place Studio
QB	Qualifying Body (Colerne Parish Council)
S.	Section
SEA	Strategic Environmental Assessment
SP	Spatial Planning, Wiltshire Council
WC	Wiltshire Council
WCS	Wiltshire Core Strategy
WCSCP	Wiltshire Core Strategy Core Policy