

# Broad Chalke

# Neighbourhood Plan

*Comprising:*

**Introduction**  
**Part 1: Our Environment**  
**Part 2: Housing Needs**  
**Part 3: Community Needs**  
**Action Plan**



Consultation Draft as @ 26 July

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# Introduction

**0.1 Broad Chalke.** As its name implies, Broad Chalke is an ancient chalk downland village situated in the broadest part of the Chalke Valley where two tributaries of the River Ebble meet. As such, it acts as a focus for trading, educational, medical, religious and recreational activities in the Chalke Valley. The older part of the village is a Conservation Area and the whole parish lies within an Area of Outstanding Natural Beauty. This beautiful and friendly village has a remarkable sense of Community: in recent years it has pulled together to build a new Village School, Sports Centre and a thriving Community Hub which recently won the Countryside Alliance award for 'Best Rural Shop and Post Office in the UK'.

**0.2 Our Vision.** These themes are encapsulated in the *Vision Statement* that villagers adopted based on feedback from community questionnaires and well-attended village meetings to discuss the future of the village and its community:

## VISION STATEMENT

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

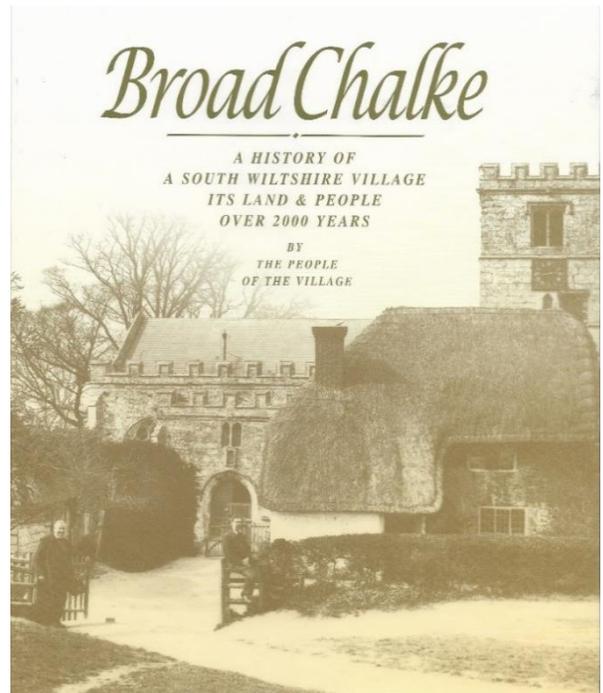
*We have encapsulated this in our three-part Neighbourhood Plan  
which carefully balance our Environmental, Housing and Community needs & aspirations  
in such a way that the village remains a thriving, sustainable and caring community well into the future'.*

## Our Heritage

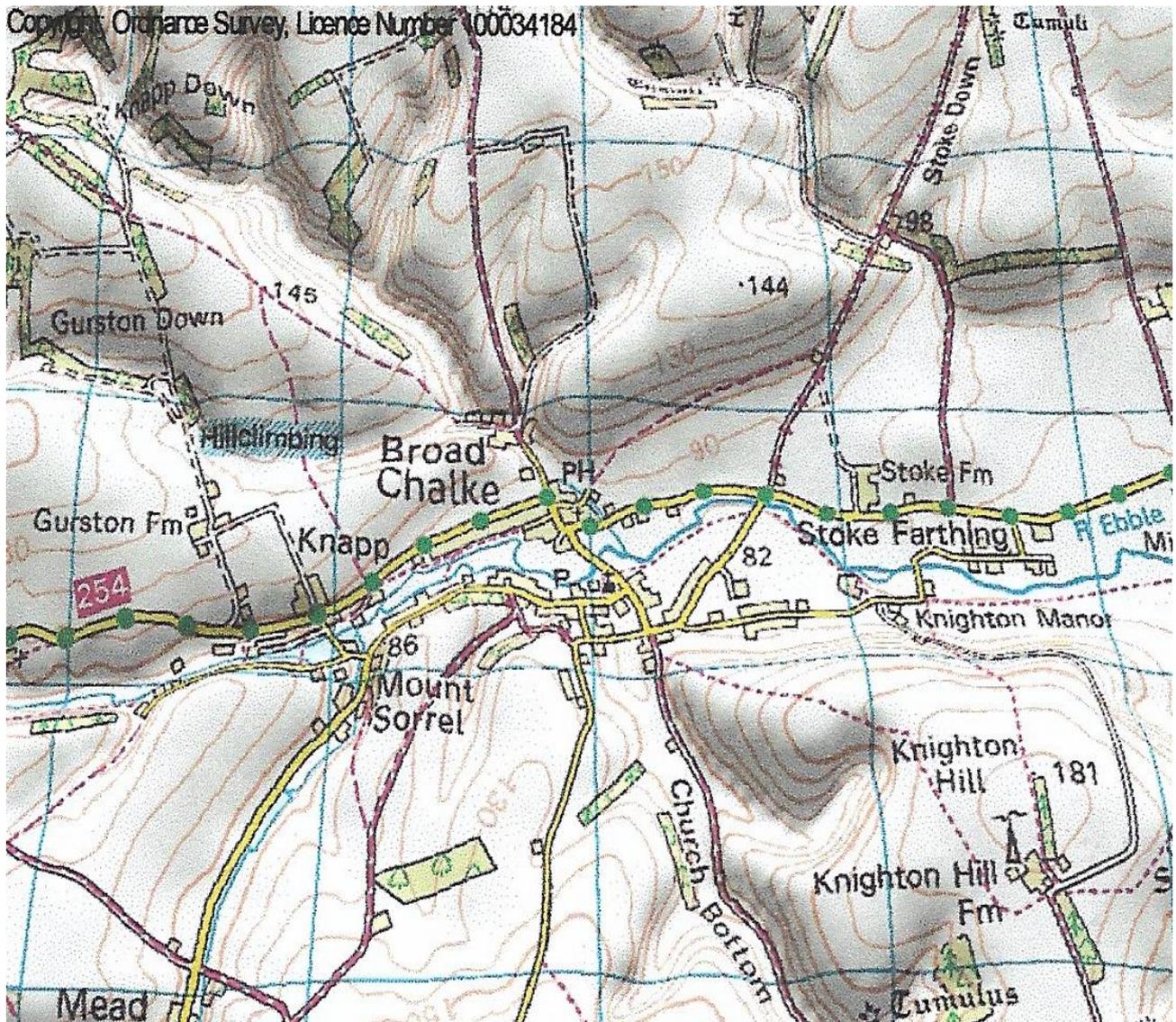
**0.3 History.** People have farmed in the Chalke Valley since before records began and the Valley was a wine growing centre in Roman times. The collection of Saxon farming settlements which eventually linked up to form the modern village of Broad Chalke were already working together as a rural **neighbourhood** by the time of the Norman invasion – as subsequently recorded in detail in the Domesday Book in 1086.

Generations of local people have since shaped the surrounding environment and built the rich heritage of settlement areas and vernacular buildings which define the character of the village.

The history of these developments is documented in '*Broad Chalke – A History of a South Wiltshire Village, its Land & People over 2000 years*' (right) - proudly written by the people of the village for the Year 2000 Millennium - and required reading for anyone wishing to understand what makes this remarkable village community work as homogeneously as it does.



**0.4 Environment.** The Chalke Valley is otherwise known as the Ebble Valley (after the river that forms it) and sometimes as '*The Secret Valley*' – since the valley lies hidden well away from major transportation routes. The valley is dominated by beautiful chalk ridges to the north and south which are used almost exclusively for farming purposes – mainly arable farming on the lower slopes, sheep grazing on the upper. There is an extensive network of well-used public footpaths over the chalk downland and parts of it are used for commercial recreational purposes – mainly game shooting and the famous Gurston Hill Climb. The whole area lies within the Cranbourne Chase Area of Outstanding Natural Beauty (AONB).

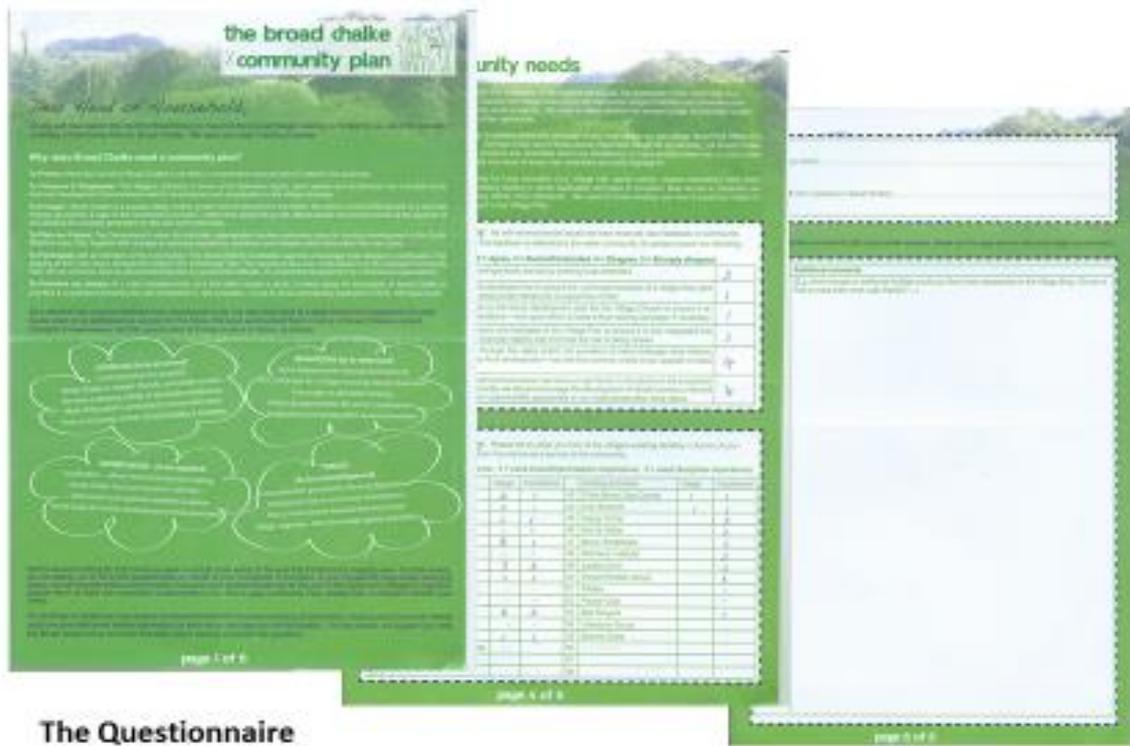


**0.5 Settlement Areas.** Broad Chalke (see map above) is a widely dispersed settlement straddling the widest part of alluvial plain either side of the River Ebble in the geographic centre of the Chalke Valley. Reflecting its historic origins, the village stretches from the rural farmsteads of Gurston, Knapp and Mount Sorrel in the West to the lovely thatched hamlet of Stoke Farthing in the East. Between these two extremities, the old village is built around the water meadows with a Causeway linking the northern half of the village (which includes the Medical Centre, public house (PH) and URC Chapel (the latter now housing the new Community Hub) - to the southern half of the village (which includes the Parish church and village hall. Between the old village and Stoke Farthing, there is an area of relatively new development known locally as 'New Town' - which includes the housing along Manor Farm and Knighton Roads enclosing the new village school and sports centre (the general area of Spot Height 82 on the map). Taken together, these disparate parts of the village form eight 'settlement areas' – each with its own distinctive character and vernacular architecture – as described in more detail in *Part 1 – Our Environment*.

## Our Community

**0.6 Community Spirit.** Residents of Broad Chalke are united by a remarkably strong sense of community – despite, or perhaps because of, a broad spread of age and social mix amongst long-term residents and newcomers alike. The local community is collectively conscious of their rich rural heritage & beautiful environment. They are warmly welcoming to visitors, and a wide range of local 'self-help' amenities give ample opportunity for social interaction. *It was this community spirit and concern for the local heritage and environment which gave rise to the groundswell of activity which led to the writing of this Neighbourhood Plan.*

**0.7 Community Involvement.** Over the winter of 2013 residents of Broad Chalke ('the Neighbourhood') therefore embarked upon a process of consultation on the challenges we currently face and our future needs as a community<sup>1</sup>. A comprehensive questionnaire was circulated to every household in the village seeking their views:



**The Questionnaire**

Over 60% of households responded to the questionnaire and over 200 people subsequently attended a series of village meetings to discuss this feedback. A very high degree of agreement was reached regarding the issues that needed addressing. It was decided to take a step-by-step approach over several years: holding annual consultation meetings, prioritizing work, implementing recommendations, and providing regular progress bulletins as follows:

- **2014: Crisis Management.** Address the most urgent issues identified i.e. to save our Village Shop, Post Office and Chapel by combining them into a single multifunctional community facility i.e. what became the award-winning 'Community Hub'.
- **2015: Investigate Issues.** Address the remaining community issues raised by the questionnaire. This included contributing to, or co-ordinating, action to build a new car park and bus stop, introducing safety measures for village roads, saving our Medical Centre, and stimulating ideas for the future of the Parish Church
- **2016: Scope New Builds.** Take practical planning measures to enable the building of a new path across the Causeway linking both halves of the village, establish a Village Green at the geographic centre of the village and conduct a Housing Needs Survey to investigate the need and scope for new housing in the village.
- **2017: Form Partnerships.** Liaise with landowners and Wiltshire Council to carry out the required housing and pathway work, form a *Community Land Trust* to oversee the provision of affordable housing, and document all this in a final version of the Neighbourhood Plan.
- **2018: Documentation.** Submit the final Neighbourhood Plan to the Community and Wiltshire Council for approval.

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

<sup>1</sup> Throughout this document, the terms 'village', 'parish', 'community', and 'neighbourhood' are virtually synonymous and interchangeable. We believe 'community' best describes the Broad Chalke spirit, but 'neighbourhood' is the official Government term.

## Our Plan

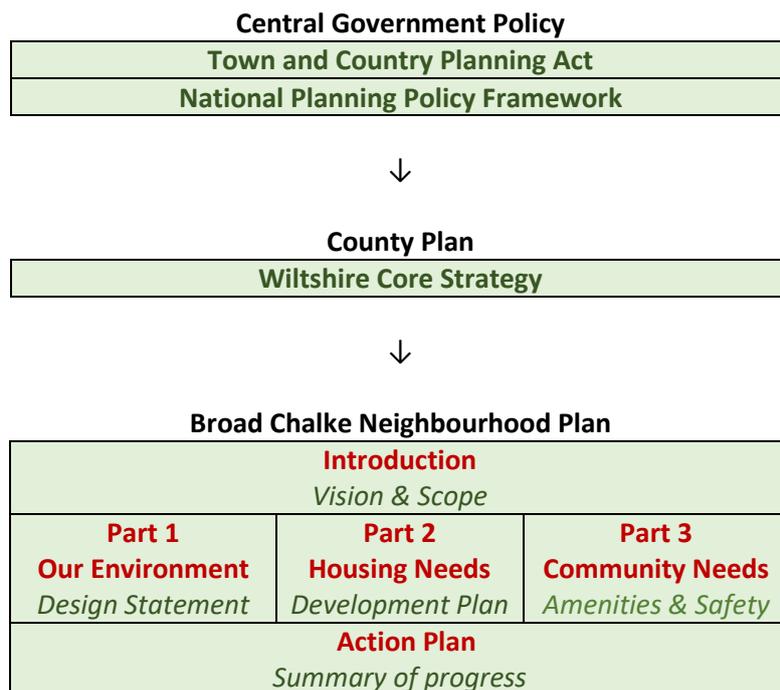
**0.8 Scope.** The Broad Chalke Neighbourhood Plan encapsulates all the significant issues raised in the consultation process in terms of the Parish’s Environmental, Housing and Community needs and aspirations and deduces a total of 15 Policy Objectives as follows:

PART / PURPOSE	POLICY OBJECTIVES
<p><b>INTRODUCTION</b>  <i>Why we need a Plan. Our Vision. How to achieve it.</i></p>	<p>Not applicable</p>
<p><b>PART 1 – OUR ENVIRONMENT</b>  <i>Village Design Statement: How we protect, preserve &amp; where possible perpetuate our natural &amp; built environment.</i></p>	<p><b>Policy 1.1 - Conservation:</b> Observe the obligations implicit in Broad Chalke’s unique position as a Conservation Village within an Area of Outstanding Natural Beauty.</p> <p><b>Policy 1.2 - Archaeological:</b> Preserve areas of archaeological Interest</p> <p><b>Policy 1.3 - Character Areas:</b> Protect &amp; perpetuate the nature of Broad Chalke’s distinctive settlement areas.</p> <p><b>Policy 1.4 - Architecture:</b> Protect buildings which make a positive contribution to the local townscape from demolition or unsympathetic development - and perpetuate local vernacular building styles.</p> <p><b>Policy 1.5 - Open Spaces:</b> Protect and preserve the open spaces, water meadows ancient woodland &amp; hedgerows which define Broad Chalke’s dispersed settlement.</p> <p><b>Policy 1.6 - Iconic Vistas:</b> Protect the iconic vistas which give so much pleasure to residents and visitors alike.</p> <p><b>Policy 1.7 Planning Guidelines:</b> Provide Planning guidance for future development within these Environmental Policy Objectives.</p>
<p><b>PART 2 – HOUSING NEEDS</b>  <i>Development Plan: Identify and meet housing needs for the whole community</i></p>	<p><b>Policy 2.1 - Housing Requirement:</b> Define the community’s housing needs.</p> <p><b>Policy 2.2 - Development Plan:</b> Plan and finance a Community-Led Housing scheme to meet local needs both now (starting with a mixed development of 9 homes) and into the future.</p>
<p><b>PART 3 – COMMUNITY NEEDS</b>  <i>Amenities &amp; Safety: Identify and address community social &amp; safety issues</i></p>	<p><b>Policy 3.1 - Community Survey:</b> Provide an overview of community amenities / needs. Then specifically:</p> <p><b>Policy 3.2 - Community Hub:</b> Provide a communal facility which ensures the future of the village Chapel, Shop and Post Office.</p> <p><b>Policy 3.3 - Employment:</b> Take practical measures to facilitate local employment.</p> <p><b>Policy 3.4 - Road Safety:</b> Take measures to increase road safety.</p> <p><b>Policy 3.5 - Pedestrian Safety:</b> Take measures to improve pedestrian safety – the Causeway Path.</p> <p><b>Policy 3.6 - Village Green:</b> Create a communal open space in the centre of the village.</p>
<p><b>VILLAGE ACTION PLAN</b>  <i>Summary &amp; Progress to date</i></p>	<p><i>See final section of the Neighbourhood Plan</i></p>

**0.9 Why Broad Chalke needs a Neighbourhood Plan.** Although Broad Chalke is only a small village with a population of less than 700 souls, the community felt that all the work described above needed to be encapsulated in a formal Neighbourhood Plan because:

- **Local Priorities:** We live in a relatively unspoiled village in an Area of Outstanding Natural Beauty (AONB) – both of which are classified as *Conservation Areas*. We need to preserve what is good whilst also building imaginatively for the future – and we, the local community, are better placed than government officials or outside developers to strike that delicate balance.
- **Local Community:** Government is committed to ‘localism’ i.e. delegating more decision-making to local people. If local communities do not seize this opportunity, they are vulnerable to commercially-driven development initiatives.
- **Local Housing & Employment:** As part of the Government initiative to rejuvenate the economy – not least through commercial and domestic housing development - Wiltshire Council has an imaginative Core Strategy and wants to work with us in developing the local detail. Once endorsed, *Broad Chalke Neighbourhood Plan* will become an integral part of the official *Wiltshire Core Strategy* and enjoy the status and protection this implies.
- **Local Community Spirit:** Broad Chalke has a tremendous community spirit and an excellent track record of self-help local initiatives. This Plan brings this spirit together in one consolidated document which puts us, the local community, in control of our own destiny.

**0.10 Status.** The Broad Chalke planning documents, when approved, will form part of a hierarchy of planning documents:



**0.11 Ownership.** This is our Plan. We have been actively consulting, meeting and planning as a community since 2013 and have already delivered significant community benefits as a result. A very high level of engagement and agreement has been achieved in this process<sup>2</sup>. We have kept a careful record of all feedback from meetings and questionnaires and this feedback is referred to throughout this document. This consultation process confirmed, and our solid track record of funding and delivering local initiatives demonstrates, that Broad Chalke has a shared appreciation of our historical & environmental heritage and a progressive vision for the future. This Neighbourhood Plan brings all this together.

<sup>2</sup> Wiltshire Council observed that this response showed ‘*remarkable community spirit*’ and the numbers to be statistically representative.

***Neighbourhood Plan***

*The consultation process demonstrated over c.90% consensus on the major issues that affect Broad Chalke.*

*We have merely documented this consensus and deduced the actions required.*

*The Broad Chalke Village Plan has, in effect, written itself, and its authors are the community itself.*

*Read on....*

Broad Chalke  
Neighbourhood Plan

**Part 1: Our Environment**  
**(Design Statement)**



*Based upon*  
***The Broad Chalke Conservation Area Appraisal & Management Plan (BCMP)***  
*Salisbury District / Wiltshire Council 2009*  
*Updated and expanded to reflect feedback from the whole Parish area 2018.*

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## INTRODUCTION

### VILLAGE DESIGN STATEMENT

**0.1 Definition.** Part 1 of the Neighbourhood Plan defines Broad Chalke's environment, and what we value about it, in the form of a *Design Statement* for our village. Village Design Statements seek to 'preserve the unique character of a village and surrounding area. Village Design Statements can be used as a tool to make sure that new development in the village respects the distinctive visual nature of the place'<sup>3</sup>.

**0.2 Purpose.** This Part of the Neighbourhood Plan therefore:

- defines the distinctive character of the parish,
- identifies those features of the local built and natural environment which need to be protected or enhanced,
- provides design guidance to influence future development for:
  - o those members of the community interested in conserving what is best about Broad Chalke
  - o home/land owners considering building development within the parish
  - o the Parish Council when considering planning applications.

**0.3 Relationship to the Broad Chalke Conservation Area Management Plan.** This Part of the Neighbourhood Plan is based upon the existing *Broad Chalke Conservation Area Appraisal and Management Plan (BCMP)*<sup>4</sup> produced by Salisbury District Council in 2009 and subsequently adopted by the new Wiltshire Council. This document has been updated and its coverage extended to include the whole Parish (as well as the original village conservation area alone). For a map showing the area covered by this document see Appendix 1.

**0.4 Relationship to the Village Consultation Process.** All Parts of the Neighbourhood Plan incorporate the key feedback from the village questionnaire and consultation process. This feedback was almost near-unanimous in terms of managing our built and natural environment. It also reflected the findings of the BCMP in almost every respect.

**0.5 Questionnaire Feedback.** In summary:

**Built Environment.** Over 90% of questionnaire respondents scored in favour of preserving and perpetuating the local vernacular style where appropriate, reinforced by additional comments of which a representative sample said:

*'Use suitable architectural style to match the area.'*

*'Historical larger houses and properties should be emphasised.'*

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

But there were also pleas not to overdo this:

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

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

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

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

**Natural Environment.** There was almost unanimous support for preserving our natural environment. Again, the additional comments added emphasis to this, for example:

On water-meadows:

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

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

On woodland and hedgerows:

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

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

<sup>12</sup> Spare

<sup>3</sup> Campaign to Protect Rural England (CPRE) definition, recognised by Wiltshire Council.

<sup>4</sup> Produced by the then Salisbury District Council and adopted by Wiltshire Council.

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

**0.6 Scope.** This first Part of the Neighbourhood Plan covers the following aspects:

- **Section 1: Design Context** - Environmental, Historical and Spatial factors.
- **Section 2: Settlement Pattern** - The Parish's eight distinctive Character Areas.
- **Section 3: Building Considerations** - Architectural heritage, innovation and the need for Open Spaces.
- **Section 4: Future Development** - Areas of current concern and future planning considerations.

*(For more details – see 'Contents' page 10)*

**NB:** *Throughout the document this sign ( → ) indicates areas where the local community, or the Parish Council acting on our behalf, can exercise control over our own destiny.*

—ooOoo—

*Figure 1 (Front Cover): Typical Wiltshire vernacular thatched cottages viewed from cress-beds.*

## SECTION 1 DESIGN CONTEXT

### ENVIRONMENTAL OVERVIEW (BCMP pp 1-3)

#### 1.1 The need for Conservation.

Broad Chalke is uniquely situated:

- Much of the parish lies within the *Broad Chalke Conservation Area*.
- All of Broad Chalke lies within the *Cranborne Chase & West Wilts Area of Outstanding Natural Beauty*.
- The Chalke Valley is also designated an *Area of High Ecological Value*.

A 'Conservation Area' is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'<sup>5</sup>.

→ This provides Broad Chalke with protection for our rural environment (particularly ancient woodland and water meadows) and built environment (particularly listed buildings and those of importance to our heritage). An endorsed Village Design Statement is instrumental in understanding and exercising this degree of control.

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

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

*All these aspects are covered in this Village Design Statement.*

#### 1.3 Environmental Planning Constraints: Planning applications must take the above factors into consideration.



Figure 2: The heart of the village - River Ebble adapted to produce water-meadows and cress-beds - excellent examples of man & environment living together in harmony.

<sup>5</sup> Planning (Listed Buildings and Conservation Areas) Act 1990.

## HISTORICAL OVERVIEW (BCMP pp. 3-5)

- 1.4 Historic Legacy.** Broad Chalke has a rich historical legacy - clues to which abound in the settlement layout, road plan and vernacular architecture of the village. Any development within the Parish boundary must take account of this legacy and the sensitivities involved. For further information, read:
- 'Broad Chalke - A History of a South Wiltshire Village, its Land & People' - on sale in the Community Hub.
  - 'Broad Chalke - Conservation Area Management Plan' (ibid).
- 1.5 Historical Factors.** The following extracts from the BCMP are of relevance:
- The whole area is of significant historic interest dating back to pre-historic times.
  - There is reputedly a pagan Saxon or early Christian cemetery in Bury Orchard, south of the village hall.
  - On the west side of the 'core' village, Little London, Mt Sorrel, East Gurston (later Knapp), West Gurston were originally separate farming hamlets separated by woods and water-meadows (and later cress beds). The modern settlement plan reflects this historic development, with the original hamlets now incorporated as distinct *character areas* on the south and west sides of the village.
  - To the east, the newer farmsteads of Chalke Pyt and Manor Farm provide further distinctive groupings.
  - Knighton and Stoke Farthing lie even further east (outside the Village Conservation Area) whilst the most recent development - Newtown - has become an area of infill bounding the flood plain in the geographic centre of the parish.
- 1.6 Historical Planning Constraints.** Areas of real or potential archaeological interest are shown on the Archaeological Potential Map at [Appendix 2](#).  
→ *Actual archaeological sites (such as Bury Orchard) are protected from development and areas of potential archaeological interest are subject to special permission and appropriate recording beforehand.*

## SPATIAL OVERVIEW (BCMP p.5,6)

- 1.7 Built Features:** The older part of Broad Chalke is a typical Wiltshire river-line village i.e. a dispersed settlement of ancient hamlets and farmsteads (now the village's 'character areas') built around a central water-meadow - linked by roads to north & south (i.e. North Street/High Lane and South Street respectively); crossings between them (i.e. White Bridge, Causeway Road and the watercress beds causeway); and with public footpaths criss-crossing the water-meadows in between.
- 1.8 Natural Features:** The natural environment that separates and surrounds each character area - and thus unifies and defines Broad Chalke as a whole - is also a distinctive feature of the village. These include:
- **Within each character area:** narrow, tree/hedge-lined enclosed roads interspersed with green areas often defining former farmyards providing the 'breathing space' and fine vistas which define Broad Chalke as a rural settlement.
  - **Between the character areas:** areas of water-meadows (the single most defining natural feature), river, bridges, mill-leats, ponds, with fine stands of Willow and other ancient trees.
  - **Outside the character areas:** sweeping open chalk downland and woodland readily accessed by ancient trackways (now public rights of way) providing delightful long-distance views both into and out of the village.
- 1.9 Spatial Planning Constraints.** These distinctive characteristics of settlement grouping, scale and materials - and the spaces and vistas between them - give the village its distinctive rural character.  
→ Any infill development needs to take account of the character areas i.e. as far as possible development should take place *within* (or immediately adjacent to) the defined settlement areas and not *between* them. The design of such infill development needs to reflect the local vernacular materials that define each character area. These are discussed in more detail below.

—ooOOoo—

## SECTION 2 THE SETTLEMENT CHARACTER AREAS

**2.0** **Criteria** (BCMP pp. 6-11). Broad Chalke is defined by the character of its geographically and historically separate settlement areas – each with their quite distinctive rural and architectural heritage.

→ Future development should seek to either preserve (through conservation) or enhance (through sympathetic development) these characteristics in terms of the following criteria:

- Form (cohesiveness - why it is a character area)
- Scale and building line
- Materials
- Views
- Local features

The eight settlement areas which define the character of Broad Chalke are shown on the map at [Appendix 3](#). The first five of these (i.e. those within the village conservation area) are covered in detail in the BCMP and are summarized below, together with information on the three 'outlying' areas (Newtown, Knighton Mill, Stoke Farthing):

### **WITHIN THE VILLAGE CONSERVATION AREA:**

#### **2.1 Character Area 1: Water-meadows to High Lane**



Figure 3: Watercress beds, vernacular thatched cottages and 'The Cliff' beyond. (Broad Chalke 'Iconic Vista' 1)

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

## 2.2 Character Area 2: Mount Sorrel



Figure 4: Barn conversions preserve rural buildings



Figure 5: Attractive riverside setting of Mount Sorrel

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

## 2.3 Character Area 3: South Street (West)



Figures 6 & 7: Green verges, the Cliff and roadside dwellings give South St (west) its distinctive enclosed character.

- **Form:** Disparate row of houses built along South Street in the lee of the steep slopes of the Cliff.
- **Scale & Building Line:** Some significant thatched dwellings which help define the rural character of the village but otherwise a mixed set of sizeable road-side dwellings with no consistent style or cohesive groupings - except for two 'brick & flint' housing estates (Butler's Yard and Pelham Court).
- **Materials:** Rubble stone, brick and flint, cob (heavily disguised), thatch and natural Welsh slate.
- **Views:** Restricted by Cliffside (south) and buildings and hedgerows (north).

- **Local Features:** Some houses built into the slope (e.g. Clock Cottage), but most below the road with locally distinctive large gardens running down to water-meadows (reflecting the former copy-holder livings<sup>6</sup> that existed prior to the late 18<sup>th</sup> Century Enclosure Awards).

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



Figure 8 & 9: Buildings & garden walls hard up to the road give South Street (east) its enclosed but rural character - testament to the fact that the road has always been a thoroughfare shared by both wheeled vehicles and pedestrians.

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

#### 2.5 Character Area 5: North Street & Environs



Figure 10: The hub of the village and the valley - a variety of fine vernacular buildings unified by common use of Welsh slate roofs.

<sup>6</sup> Reflected in modern names e.g. 'Puddle's Living' and 'Anthony's Ground'.

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



Figure 11: The vestige of the 'village green' in the old commercial area - overlooked by Sun Cottage and Old Rafter's

## MAINLY OUTSIDE THE VILLAGE CONSERVATION AREA:

### 2.6 Character Area 6: New Town



Figure 12: Open views over sports field to Knighton Hill.



Figure 13: Excellent vernacular - Manor Farm Cottages'

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

## 2.7 Character Area 7: Knighton Mill.

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

## 2.8 Character Area 8: Stoke Farthing.

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

## SETTLEMENT SUMMARY (BCMP p.15)

### 2.9 Human / Environmental Balance.

Broad Chalke is a perfect example of human activity adapting to the natural environment rather than vice versa - with separate human settlements which have developed within natural woodland and around water-meadows - their size being constrained by these factors. The watercress beds, although man-made, add to the rural atmosphere - as does the continuing practice of grazing cattle within the village boundary.

→ Any change of use or development on these woodlands and meadows - would be highly detrimental to the rural character of the village.

### 2.10 Settlement Shape.

The original commercial centre of Broad Chalke was along North Street/High Road which includes the nearest things we have to village greens i.e. what is left of the original green in North Street (see Figures 11, 14, 15) and more recently-created triangular grassed area in High Road (see Figure 10). With the development of New Town (which has extended the original village boundary eastwards) High Road has become the geographic centre of the extended

village. Recent development is returning it to its former status as the village meeting place i.e. the existing Pub, the building of the Medical Centre, the conversion of the URC Chapel Building into a Community Hub (incorporating, in addition to the chapel, a shop, post office, café and meeting rooms) and the associated development of car park, bus stop and connecting pathways.

→ *Any future development plan needs to take account and advantage of this re-alignment of village facilities.*



*Figures 14,15: Views of what is left of the original 'green' in North Street (see also Figure 11) which used to be the focal point of the working part of the village. Another small grassed area exists at the new focal point of the village opposite the Community Hub and Queen's Head (Figure 10). Is it time to recreate a village green by extending one of these grassed areas?*

-ooOOoo-

## SECTION 3 BUILDING CONSIDERATIONS

### OUR ARCHITECTURAL HERITAGE

#### 3.1 Architectural & Historical Qualities of (Listed) Buildings

##### □ **Overview**

- Broad Chalke reflects the rich vernacular of the district in its thirty or so farmhouses, barns and cottages, many of them thatched and dispersed in their original settlement groupings.
- This dispersed pattern has been infilled over the years: first with 'polite' houses of the 18<sup>th</sup> and early 19<sup>th</sup> Centuries, followed by community buildings of the Victorian and Edwardian period. This infilling has continued to the present day, with variable results: where the new buildings reflect the vernacular scale & pattern of the older village buildings they fit it harmoniously. All too often later developments and infill have ignored these rules and are of indifferent quality or of inappropriate scale.

→ *Clearly, if such indifferent development is allowed to continue, the overall character of the village which has been built up over centuries could be undermined in a few decades. The following paragraphs therefore provide further details on the architectural heritage that we wish to protect, or which future development would do well to emulate - and the less impressive infill which we might seek to avoid in future (for more details see BCMP p12):*

##### □ **All Saints Church**

- All Saints is a Grade 1 listed building which provides the richest single source of architectural character in Broad Chalke and provides a focus for many of the iconic vistas within the village.

→ *Future development must preserve the quality of the church building and ensure that views of it are not blocked or detracted by infill buildings or tree planting.*

##### □ **Medieval Period**

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

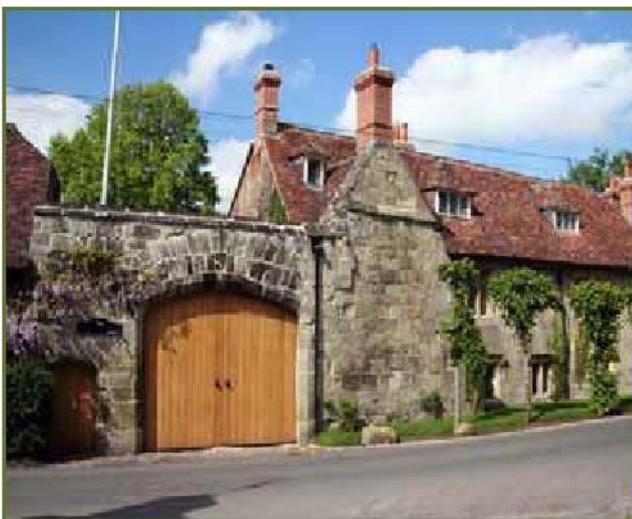


Figure 16: King's Old Rectory.



Figure 17: Manor Farm.

##### □ **Vernacular Farmhouses & Outbuildings**

- These are mainly on the fringes of the old village facing out to fields: Knapp Farm and Gurston Manor to the west; Mount Sorrel Farm and recent barn conversions to the south-west; Chalke Pyt farm to the north;

Manor Farm (Figure 17) to the east<sup>7</sup>. All these buildings are of significant vernacular value and are often surrounded by attractive outbuildings.

- They are the first buildings that most visitors see on entering the village from most directions and they therefore signal the rural nature of the village.

→ *It is important that these buildings and surroundings, and the views of them from the village approaches, are preserved and that any development or conversion of their outbuildings is done tastefully (as has been achieved with distinction with new developments at Mt Sorrel, Manor Farm and Chalke Pyt farm complexes).*

#### □ **Vernacular Cottages**

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

→ *Any moves to replace thatch with tile, build unsympathetic extensions or obscure these vernacular buildings with nearby infill need to be resisted.*

#### □ **17<sup>th</sup> - early 19<sup>th</sup> Century Development.**



Figure 18: Reddish House.

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

→ *Future development should seek to preserve such vistas and open up new ones.*

#### □ **The Early Victorian Period.**

- This period is well represented with buildings that are now coming back into vogue. Good examples are the elegant Sun Cottage (Figure 11), attractively positioned overlooking the vestige of the village green at the northern end of North Street and The Corner House (Figure 19), a well-proportioned red brick villa at the eastern end of South Street<sup>8</sup>.
- Other notable examples (there are more) include Ivon House situated between the Queen's Head and URC Chapel (Figure 10), and the more modest but equally well-proportioned Bena Cottage (Figure 20) on South Street.

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

<sup>7</sup> Also, Gurston Manor to the west and Knighton Manor to the east - though, being outside the Village Conservation Area, these are not mentioned in the BCMP.

<sup>8</sup> Although quoted as 'early Victorian' in the BCMP, it is thought that Sun Cottage in fact dates from the 18<sup>th</sup> Century and Corner Cottage the early 20<sup>th</sup> Century. Similarly, Bena Cottage could originally have been 18<sup>th</sup> century. The principles nevertheless apply.



Figure 19: Classic Victorian villa (Comer House).



Figure 20: Vernacular Victorian cottage (Bena Cottage).

- **The Late Victorian and Edwardian Periods.**
  - The URC Chapel building represents an outstanding example of the Gothic Revival (Figure 10 & 25) and is one of Broad Chalke's iconic public buildings. It has been given an extended role beyond just worship by also serving as a Community Hub and Shop/Post Office/Café - a fine example of converging interests supporting use and preserving heritage in an innovative way.
  - Other examples of Victorian architecture - usually characterised by red brick, sometimes with flint courses and usually with slate roofs - Hill House and Downs House.
  - The Edwardian period is represented by the Village Hall building - again innovatively extended as a result of a community initiative, and the old Village School building adjacent to it - gradually being adapted to domestic use.

→ *Unfashionable for many years, this building style is coming back into vogue and add character to the village.*
- **Early Post War Period.**
  - This period was one of austerity and it shows in the indifferent suburban quality of some of the infills that punctuate South Street and which line much of High Lane.

→ *Many of these infills detract from the general character and quality of the village conservation area and hopefully they can be screened, upgraded or replaced over time - building development of this type should be discouraged whenever applied for.*
- **Recent Development (i.e. since the designation of the Conservation Area)**
  - In the absence of a definitive Village Design Statement, many new developments have since been built in a distinctly repetitive and crowded suburban style or out of scale with their surroundings. There is also a rather eclectic collection of buildings along High Lane with no harmonising style or pattern.

→ *In their various ways - pros and cons - these buildings teach us valuable lessons upon which to base a Village Design Statement.*

## PROTECTING OUR ARCHITECTURAL HERITAGE

- 3.2 Iconic Buildings.** We have identified the following as 'Iconic Buildings' i.e. substantial and architecturally significant buildings (irrespective of Listed status or whether they are within the Village Conservation Area) which define the character and heritage of Broad Chalke:
- **Iconic Building 1:** All Saints' Church - the main church of the valley
  - **Iconic Building 2:** URC Chapel - iconic Victorian building and now the Community Hub
  - **Iconic Building 3:** Reddish House - Cecil Beaton's house

- **Iconic Building 4:** King's Old Rectory - 15<sup>th</sup> Century home of the original Rectors of Kings Collage Cambridge
  - **Iconic Building 5:** Knighton Mill - dating back to 1773, the best-preserved surviving watermill in the valley.
- *These buildings should be protected from unsympathetic development at all costs.*

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

### 3.4 Other Buildings of Local Importance

Using the criteria set out in para 2.0 above, BMCP identified a list of 'Buildings of Local Importance'<sup>9</sup> within the Conservation Area - to which we have added several more outside the Conservation Area using the same criteria. These are all listed at [Appendix 5](#).

→ *Broad Chalke PC have not yet formally endorsed the proposed Article 4 Directions<sup>10</sup> for these buildings, but the vernacular character of these buildings clearly need protecting from unsympathetic development (see Section 4 below).*

### 3.5 Key Unlisted Buildings (BCMP p.16)

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

- the cottages overlooking the Marsh/watercress beds (*Figure 1,3*)
- Mount Sorrel hamlet (*Figure 4,5*)
- the eclectic group of buildings around Cosy Cottage at the corner of South Street/Bulls Lane (*Figure 9, 29*).
- the Vikings Corner / Queens Head / Ivon House / URC Chapel grouping (*Figure 10*).
- North Street around the remains of the greens (*Figure 11, 14, 15*)

→ *The integrity of these groupings need to be protected and/or enhanced.*

## PERPETUATING THE LOCAL VERNACULAR

### 3.6 Using Local Building Materials (BCMP p.16).

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

- **Brick:** Mainly confined to Victorian and early 20<sup>th</sup> Century buildings. Traditional local brick is hand-made and reddish-brown, moving to orange, in hue<sup>11</sup> - usually used in bands to line door and window surrounds or to separate stone or flint courses - or, almost without exception, for the construction of chimneys.
- **Stone:** Used widely as either naturally quarried or formally dressed blocks. Local types are Chilmark limestones<sup>12</sup> or Hurdcott Green Sandstone<sup>13</sup> - both widely used in the village.

<sup>9</sup> *Buildings of Local Importance:* 'A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list buildings of special architectural or historic interest [e.g. Grade I listing]'

<sup>10</sup> *Article 4(2) Direction:* 'may be issued by the Council in circumstances where the danger of erosion of the character of the area/building is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a Planning Application to be made. It can include, for example, any proposals to replace windows, doors or the roof and can restrict the construction of a porch or extension, the painting of external surfaces or the removal of chimney stacks' (BMCP Glossary).

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

<sup>12</sup> E.g. King's Old Rectory (South Street).

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



Figure 21: 'Reproduction' Brick & Flint in New Town.



Figure 22: Green sandstone in South Street.

- **Flint:** Flint occurs naturally in chalk soils - so is a popular building material in this area. It is almost always alternated with another material, like brick or stone - giving the distinct '*knapped & coursed flint*' style typical of the area<sup>14</sup>.
- **Cob:** As befits a farming community, there are many examples of exposed (i.e. unrendered) cob walled cottages<sup>15</sup>, boundary walls<sup>16</sup> and outbuildings<sup>17</sup>



Figure 23: Original Brick & Flint at Manor Farm.



Figure 24: Cob & Thatch - Cosy Cottage annex, Bulls Lane.

- **Natural Slate:** The 19<sup>th</sup> Century saw the introduction of Welsh slate for roofing – as evidenced in general roofing<sup>18</sup>, in surviving farm outbuildings<sup>19</sup>, later infills<sup>20</sup> and restorations<sup>21</sup>.
- **Hand Made Clay Tiles:** Although less used than slate, hand-made clay tile roofs are found on the more affluent, and therefore larger and more prominent buildings in the village<sup>22</sup>. *They made a bold statement and are worth emulating in any large new development.*

<sup>14</sup> E.g. excellent examples at Manor Farm estate cottages and the URC Chapel (North Street), and many boundary walls. E.g. Old

<sup>15</sup> Rafters (North Street) and Cosy Cottage (Bulls Lane).

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

<sup>17</sup> E.g. at Barn Orchard (North Street).

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

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

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

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

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



Figure 25: Chalk, Flint & Stone - Congregational Church.



Figure 26: Victorian roof tiles - The Plough, Mt Sorrel

- **Victorian Clay Tiles:** Several smaller buildings use the patent 'Poole interlocking tiles'<sup>23</sup>. With their interlocking texture and castellated ridges, these tiles produce an interesting roofscape which, like hand- made tiles, has a more rustic feel than slate.
- **Thatch:** Thatched roofs very much define the village character - and look particularly good when clustered together<sup>24</sup>. The local style reflects the Wiltshire rural vernacular and local character -combed wheat reed, dressed in plain uncomplicated lines to soft rounded eaves and window brows, and a welcome absence of fancy adornments (thatched peacocks, pheasants, squirrels etc.).



→ Although plenty of thatched houses survive and the thatching profession is alive and well in the Valley, the number of thatched dwellings has declined over time and every effort should be made to look after those that survive and even stage a revival of thatching in new builds (as has happened in other parts of the valley).

Figure 27:  
Wheat & Reed Thatch  
Reddish Cottages

- **Chalk:** Not surprisingly, chalk is used in several guises: As chalk rubble mixed with flint and brick<sup>25</sup>, or as crushed chalk as part of cob constructions or mortar mixes - not always obvious, but nevertheless woven into the fabric of the village.

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

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

<sup>25</sup> E.g. Goose Green Cottage (Tank Lane).



Figure 28: Chalk blocks & red brick - Goose Green Cottage.



Figure 29: Vernacular chalk build - Cosy Cottage.

- **Local Details:** The BCMP goes onto discuss local features in more detail under the following headings:
  - o Thatch
  - o Exposed Cob
  - o Local Stone
  - o Cast Iron Railings
  - o Chimney stacks
  - o Watercress Beds

## INTRODUCING INNOVATION

- 3.7 Ancient vs. Modern.** Whilst it is important to protect our historic buildings and perpetuate the local vernacular, this does not mean that the village must be 'preserved in aspic'. Environmental considerations will become increasingly important and drive the need for more energy-efficient housing. Heritage and innovation are not mutually exclusive: a small number of innovative buildings will not compromise the character of the village *provided* they are individual buildings rather than *en masse*; they are of high quality; utilise local style and materials where possible; and sit comfortably within the scale and setting of the existing settlement area and surrounding buildings.
- 3.8 Community Buildings.** The following are examples of the sort of new building work which enhance the local community and/or add to the architectural heritage of the village:
- The imaginative redesign of the Village Hall.
  - The interior redesign of the URC Chapel to become a Community Hub - including the new landscaped parking area in front of it.
  - The new Village Primary School - built in an innovative modern style designed to conform to the local building line with a roof shape which echoes Knighton Hill behind it - all set in a site which has been tastefully landscaped and planted with masking trees - an exemplary example of how an innovative modern building can blend successfully into a traditional rural setting.
- 3.9 Domestic Buildings.** There are also some good examples of new builds which enhance the local style in a qualitative and imaginative way:
- Barn conversions at Chalke Pyt Farm, Manor Farm and Mount Sorrel.
  - 'Hillside' in South Street, with its modern eco-friendly low barrel-vaulted roof rear extension to a flint-faced traditional house,
  - The new eco-friendly dwelling constructed in the grounds of Barn Orchard and screened from view from the main road by it.

### 3.10 Innovation Guidelines.

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

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

## THE IMPORTANCE OF OPEN SPACES

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



Figure 30: Natural arch gateway - Howgare Road.



Figure 31: Rural gateway to village - High Lane.

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

- Water-meadows and the public rights of way through them - which form the 'lungs' of the old village.
  - Wooded areas - which form an integral part of the village's setting and approaches.<sup>26</sup>
  - Mature trees, especially weeping willows defining the river course through water-meadows.
  - Hedgerows rather than boundary walls along roads<sup>27</sup> and in both gardens and surrounding fields.
  - Small triangular 'village greens' in the village.<sup>28</sup>
  - The survival of planned landscape south of the church<sup>29</sup>
- These are key elements of Broad Chalke's charm and can easily be overlooked - then lost forever.

### 3.12 Iconic Vistas (BMCP p.22)

In stark contrast to the wide-open chalk downlands that surround it, views within the village conservation area are restricted by buildings, hedgerows, trees and 'The Cliff' - giving Broad Chalke old village a very intimate feel<sup>30</sup>. The few vistas that are available are therefore very valuable, as they provide a 'window' to surrounding landscape and define the rural nature of the village.

<sup>26</sup> E.g. the southern approach along Howgare Road through a long tree 'tunnel'.

<sup>27</sup> E.g. Along High Lane, South Street and Tank Lane

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

<sup>29</sup> I.e. Bury Orchard and Church Bottom.

<sup>30</sup> Compared, for example, to the Wyllye Valley where the distant ridgelines are always visible.

These defining vistas are shown in *Appendix 4* and include:

- **Iconic View 1:** Views across the cress beds and adjoining chicken field towards Maud's Cottage (*Figure 1*)
  - **Iconic View 2:** Glimpses of water meadows from High Lane (*Figure 32*).
  - **Iconic View 3:** The old commercial area and mini green framed by Sun Cottage and old Rafters (*Figure 11*).
  - **Iconic View 4:** Unusually open views from North Street across meadows to Church and beyond.
  - **Iconic View 5:** View across river & meadows from Long Bridge entering the village from Salisbury direction.
  - **Iconic View 6:** All Saints Church from various point within the Parish, esp. across Bury Orchard. -
  - **Iconic View 7:** Unusually open views over New Town sports field and up to Knighton Hill (*Figure 12*).
  - **Iconic View 8:** Distant views to ridgelines that frame the village - especially up Church Bottom
- *These vistas need to be preserved from obscurity by building or tree planting wherever possible.*



*Figure 32: Iconic View 2 - Views of water-meadows from various points along High Lane.*

## SECTION 4 FUTURE DEVELOPMENT

### CURRENT ISSUES

- 4.1 **Conservation Management Plan.** The original BCMP approved by Wiltshire Council identified **action points** to be managed locally. Many have since been addressed by the Parish Council, the community or individual landowners/ householders but the following remain outstanding:
- 4.2 **Building Conservation (BCMP p.24)**



- **Buildings at Risk**<sup>31</sup>. The disused farm buildings near The Plough at Mount Sorrel sited at the South Western gateway to the village are a good example of Wiltshire rural vernacular with cob walls<sup>32</sup>. They were defined as 'at risk' in 2009 and they remain in that state. They are the only disused farm buildings left unconverted in the village.

→ *These buildings merit inclusion in the List of Buildings of Special Architectural or Historic Interest. Anything the Parish Council can do to assist the owners in their upkeep should be investigated. This key gateway site at the SW entrance to the village is ripe for sympathetic restoration and conversion before these historic vernacular buildings deteriorate to the extent that they will be lost forever.*

Figure 33: Fine vernacular buildings at risk at Mount Sorrel

- **Buildings Which make a Positive Contribution to the Village.** All Listed Buildings in Broad Chalke are afforded protection via the Planning (Listed Buildings & Conservation Areas) Act 1990. In addition, the BCMP flagged up those unlisted buildings that make a positive contribution to the Conservation Area (in either historic and/or environmental terms) but which won't be protected i.e. homeowners could change doors/windows etc without planning consent - see paragraph 3.4 above. These buildings are shown in light blue on the map at *Appendix 4* and are listed at *Appendix 5*.

→ *These buildings are not protected by statute yet are a vital element of the character of the village. Both the Parish Council and the landowners concerned should bear this in mind when considering alterations, extensions or demolition. In addition, The Parish Council should consider applying to make these buildings subject to Article 4 Direction (as recommended by BCMP p.25) i.e. no alterations should be made without permission.*

- 4.3 **Tree Preservation Orders (BCMP p.25).**

Broad Chalke has a considerable number of ancient woodland and good specimen trees. BCMP recommended that careful consideration should be given to making a number of tree preservation orders in the areas shown in *Appendix 4*.

### PLANNING APPLICATIONS

- 4.4 **This Part 1 of the Neighbourhood Plan also serves as the Village Design Statement.** It sets out clearly those features of the local built and natural environment which need to be protected or enhanced. It also provides design guidance to

<sup>31</sup> Building at risk: 'A building which is in poor repair and often vacant with no use. The combination of these two factors and the severity of the repair issues determines the degree of risk and the need for action'. (BCMP Glossary)

<sup>32</sup> BCMP also cites - we think unkindly - what it calls 'new mini housing estates': Pelham Court and Butlers Yard.

influence future development. It is of equal relevance to homeowners, landowners and organisations interested in conserving what is best about Broad Chalke or considering building development within the parish boundary, as it will be to the Parish Council when considering planning applications.

#### 4.5 Future Development.

Future development should be planned in such a way as to protect the existing built and natural environment of the village whilst allowing for innovation and growth. Of particular note is the need to:

- **Respect the Environment:** historic, archaeological and spatial factors which define the village's character.
- **Ensure new builds reflect and enhance the distinctive nature and heritage of each character areas** (ancient hamlets) within the village, with respect to form, scale, building line, materials, preserving views and local features.
- **Protect buildings of particular historic, architectural or vernacular interest** which define the character of the village whilst taking the opportunity, when presented, to encourage the improvement or removal of buildings which detract from it.
- **Allow innovative builds** outside the traditional heritage areas of the village if they are of sufficient high quality to stand on their own architectural and eco-friendly merits and do not break existing building lines or obscure or detract from heritage buildings. Such exceptions would need to be exemplars of their genre and use local materials and blend with the existing built and natural environment e.g. the new village school.
- **Discourage building on the open spaces between the separate character areas** within the parish e.g. the water meadows, river line, and ancient woodland within the village.
- **Similarly discourage blocking of the village's Key Vistas**, which are such a feature of the village's charm, by infill or planting.

→ *These guidelines are derived from the BCMP and community consultation. Any proposals which detract from these guidelines should be strongly resisted.*

#### 4.6 Planning Applications

Granting of planning permission for future builds should be upon based the approved policies/recommendations and the appraisal method set out in Appendix 6.

- Where required by legislation (e.g. in the case of Listed Buildings) the Parish Council will expect any new planning application to be accompanied by a *Design and Access Statement* explaining how the proposed building/alteration relates to, and enhances, the local environment as defined in this document.
- In all other cases, and particularly in the case of those unlisted buildings which are considered environmentally important (see paragraph 4.2 and Appendix 5) or buildings on sites which potentially interrupt Iconic Vistas (paragraph 3.2), planning applications must take into consideration the environmental factors listed in this Village Design Statement and will be judged against these criteria.

#### 4.7 Planning Advice

When the Neighbourhood Plan is endorsed, Broad Chalke Parish Council will bear a greater responsibility for screening planning applications and controlling building and environmental standards within its boundaries in accordance with this Village Design Statement. The Council is not professionally equipped to carry out this role alone, but there are experts available with professional experience and qualifications in Environmental Project Management and Town & Country Planning – who are willing to act as advisors. When the Neighbourhood Plan is endorsed therefore, Broad Chalke PC will have the services of a *Planning Advisory Committee* made up of suitably qualified/experienced professionals to advise them as to whether planning applications conform to the Village Design Statement and current archaeological/environmental legislation. Such a body is normal in any actively managed settlement and this process complies with the National Planning Framework (NPPF).

## **CONCLUSION**

### **Environmental Policies**

**Resume:** Part 1 of the Broad Chalke Neighbourhood Plan (aka *The Village Design Statement*) is derived from the *Broad Chalke Conservation Area Appraisal and Management Plan*. It was prepared by the then Salisbury District Council in 2009 and subsequently adopted by Wiltshire County Council. It has since been updated (but no more) to provide an accurate and authoritative environmental baseline for the *Broad Chalke Neighbourhood Plan*.

**Policy Objectives:** The following Policy objectives have been deduced from the Village Design Statement in order to provide a framework for community action to protect, preserve & where possible perpetuate, the natural & built environment in the area covered by the Neighbourhood Plan:

**Policy 1-1: Conservation**

Observe the obligations implicit in Broad Chalke's unique position as a Conservation Village within an Area of Outstanding Natural Beauty.

See Section 1 (paras 1.1 to 1.3), and Appendix 2.

**Policy 1-2: Archaeological**

Preserve areas of archaeological Interest within the Neighbourhood area.

See Section 1 (paras 1.4 to 1.6), and Appendix 2.

**Policy 1-3: Character Areas**

Protect & perpetuate the nature of Broad Chalke's distinctive settlement areas.

See Section 1 (paras 1.7 to 1.9) and Appendix 3

**Policy 1-4: Architecture**

Protect buildings which make a positive contribution to the local 'townscape' from demolition or unsympathetic development, and perpetuate vernacular building styles where possible.

See Section 3 (paras 3.1 to 3.10), and Appendices 4 & 5.

**Policy 1-5: Open Spaces**

Protect & preserve the open spaces, water meadows, ancient woodland & hedgerows which define Broad Chalke's dispersed settlement.

See Section 3 (para 3.11), and Appendix 4.

**Policy 1-6: Iconic Vistas**

Protect Broad Chalke's iconic vistas which give so much pleasure to residents and visitors alike.

See Section 3 (para 3.12), and Appendix 4.

**Policy 1-7: Planning Guidelines**

Provide planning guidance for future development within these Environmental Policy Objectives

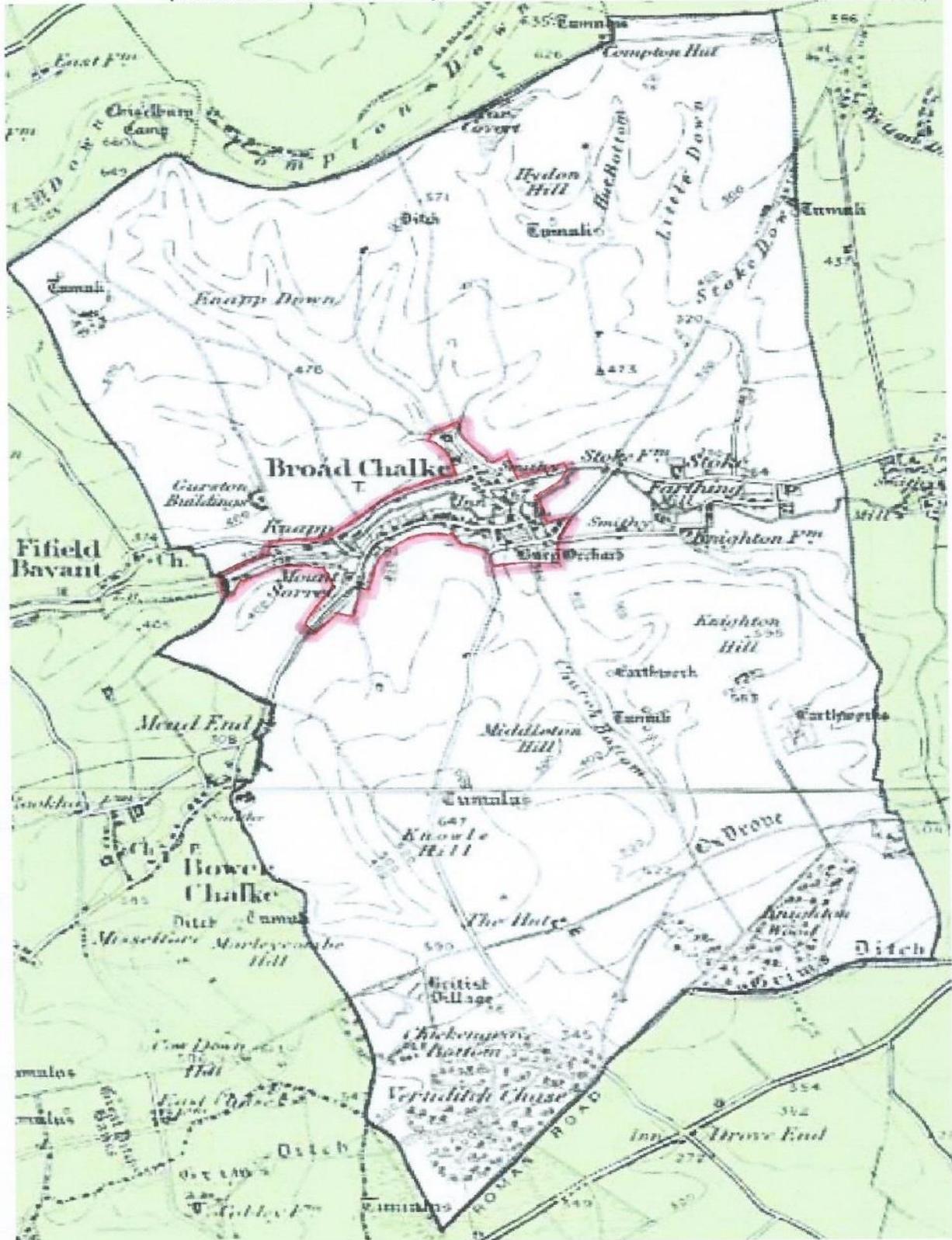
See Section 4, and Appendix 6.

### **APPENDIXES**

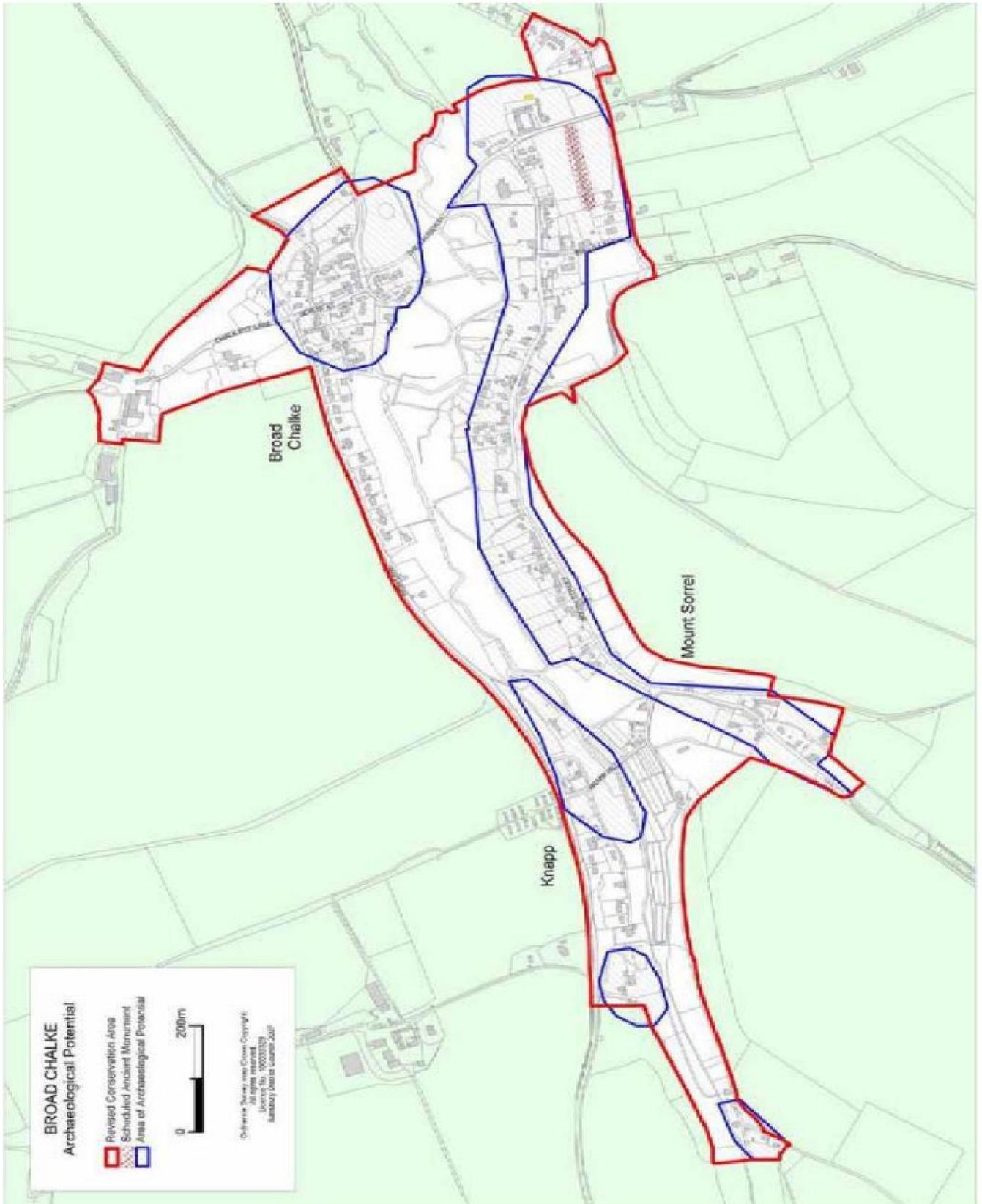
- 1. Boundary Map**
- 2. Areas of Archaeological Interest**
- 3. Character Areas**
- 4. Townscape & Iconic Vistas**
- 5. Buildings of Local Importance**
- 6. Planning Guidelines.**

**BROAD CHALKE PARISH BOUNDARY MAP**

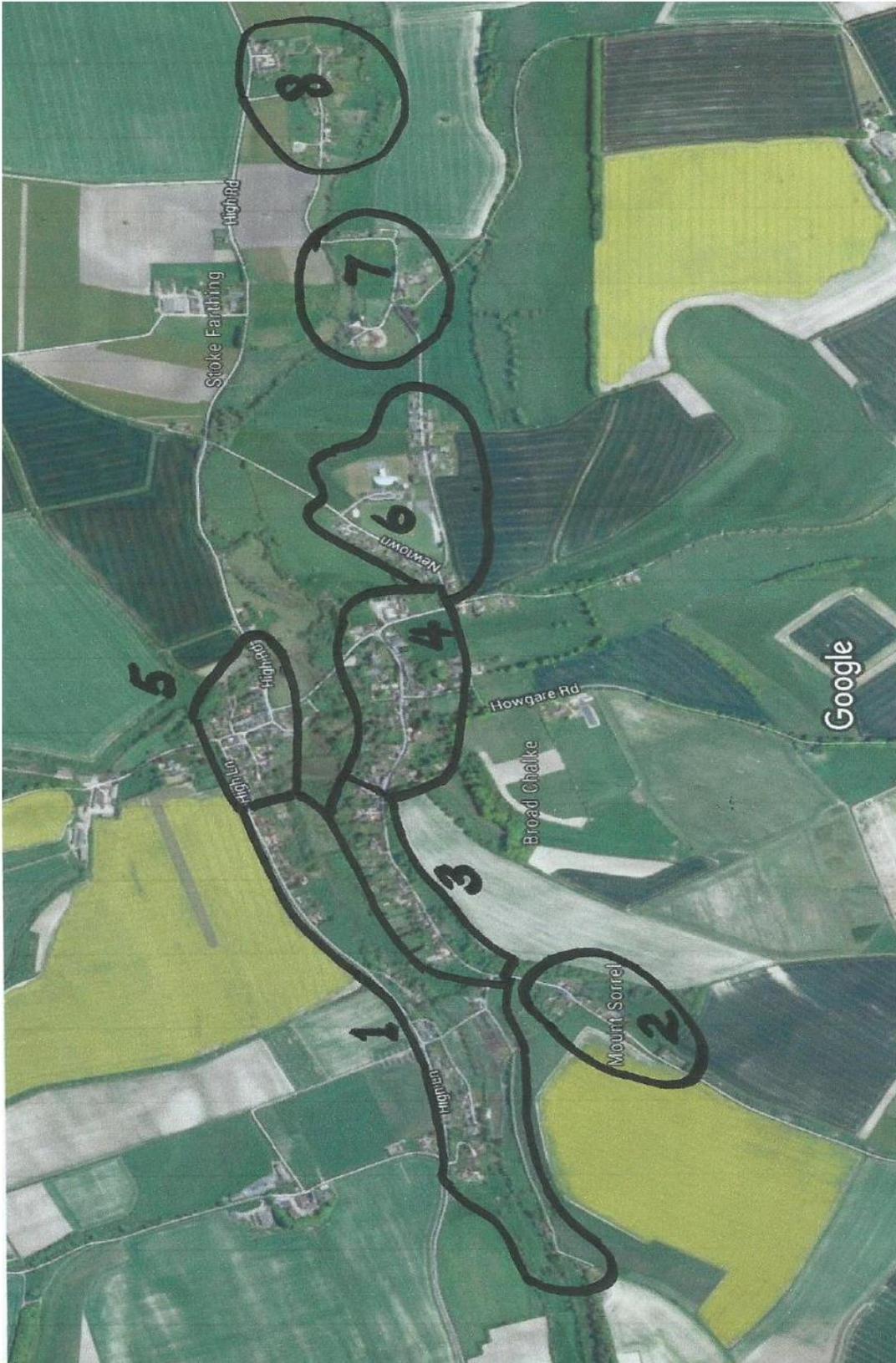
(White Area = Parish Boundary; Red line = Village Conservation Area)



**AREAS OF ARCHAEOLOGICAL INTEREST WITHIN VILLAGE CONSERVATION AREA**

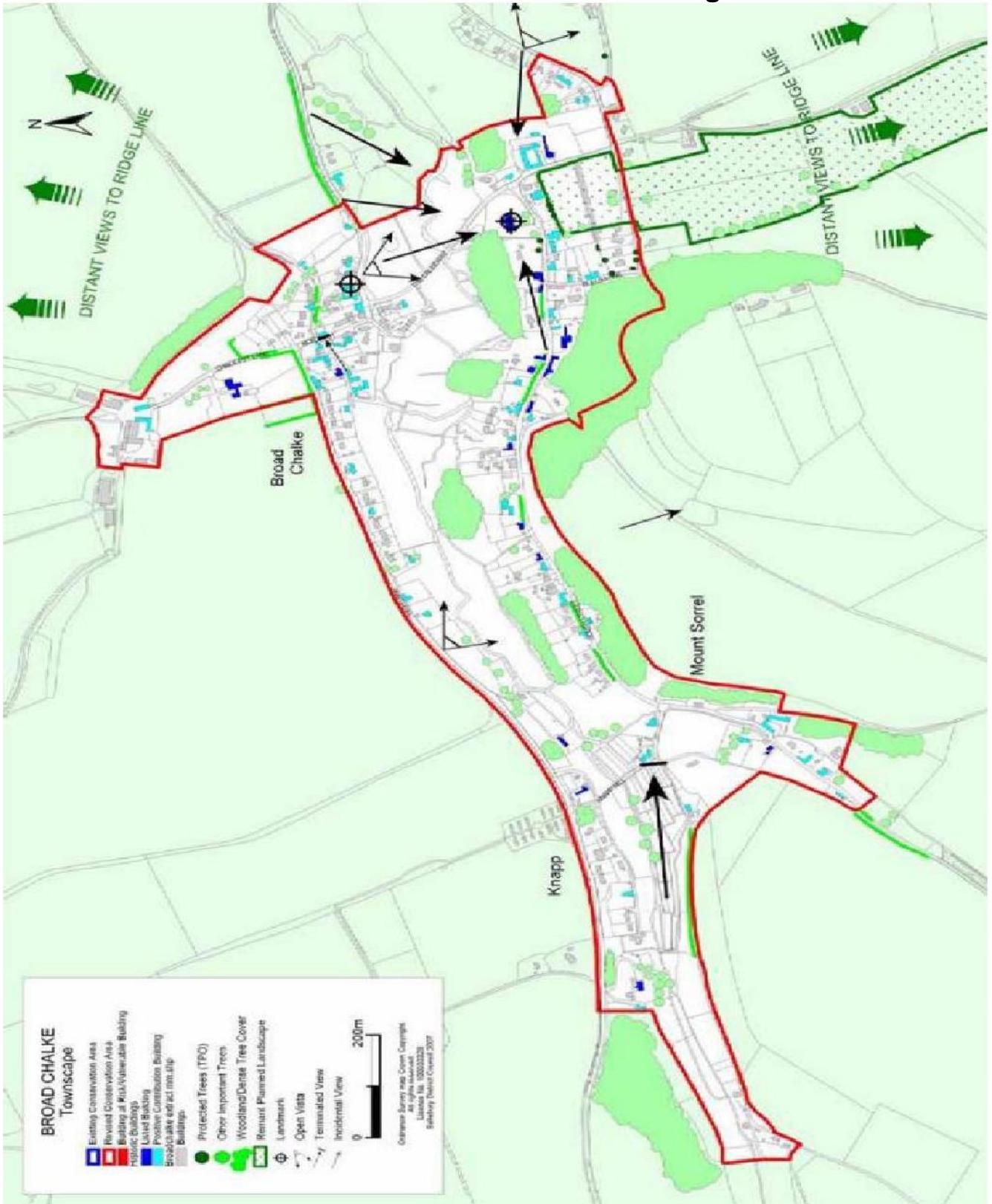


### CHARACTER AREAS



- 1. Meadows - High Lane
- 2. Mount Sorrel
- 3. The Cliff - South St. (West)
- 4. Church & Manor - South St. (East)
- 5. North Street Environs
- 6. New Town
- 7. Knighton Mill
- 8. Stoke Farthing

**VILLAGE CONSERVATION AREA TOWNSCAPE - including ICONIC VISTAS**



## BUILDINGS OF LOCAL IMPORTANCE

(As defined in the Broad Chalke Conservation Area Management Plan - does not include Grade 1 Listed buildings or important buildings outside the Conservation Area e.g. Knighton Mill)

<b>Bulls Lane:</b>	Hill Cottage, Cosy Cottage, Hill House and Downs House, The Old Coach House
<b>The Causeway:</b>	1,2, The Corner House
<b>Chalk Pyt Road:</b>	2 no. converted barns, converted stables, unconverted cart shed and further stables, Chalke Pyt Bungalow
<b>High Lane:</b>	College House, Hyde House, The Manse, Meadow House, 1-3 Meadow View, Sidney Villas, Meadow View
<b>Knapp Hill:</b>	2 no. thatch cottages forming a group adj Watercress beds, The Willows
<b>Little London:</b>	The Cottage, Girards, Rose Bower, cottage to south of Rose Bower
<b>Mount Sorrel:</b>	Mount Sorrel Farm, converted farm buildings opp. Mount Sorrel Farm, Mouse Hill Cottage, The Plough, Farm group to south of The Plough
<b>North Street:</b>	Charella, attached house to north of Charella, Old Rafters, Pheonix Cottage, Sun Cottage
<b>New Town:</b>	1,2, 3-6 (incl.) Manor Farm Cottages, Thyme Cottage, Sunnyside
<b>South Street:</b>	1, 2, Broad Chalke C of E First school, Brook House and The Old Surgery, Barn adj no.5 Bultlers Yard, Cleeve House, Clock Cottage, The Cottage, Hillside, Kayfield, Lorenzo, The Malthouse, Michelham Cottage, outbuilding to r/o Pengaley House, Pengaley House, Penlan, Village Hall to w of War Memorial, Yew Tree Cottage (south side)
<b>Tank Lane:</b>	Goose Green Cottage, Tank Cottage
<b>The Marsh:</b>	The Marsh

**NB:** High Lane: 'Meadow View' now known as 'Anthony's Ground'

## PLANNING GUIDELINES

These Guidelines are to be followed by those submitting planning applications (private builders and/or developers) and those reviewing planning applications (i.e. the Parish Council) in Broad Chalke. The Guidelines reflect extant Wiltshire Council generic advice for smaller developments (e.g. up to approx. 5-8 units) within, or adjacent to, the village Conservation Area - which for the purpose of this document encompasses the whole parish area. Where the development is on a particularly sensitive site (e.g. on or near a site of historical or archaeological interest, an iconic building or iconic vista) a specific brief from the Local Authority may be required. Larger developments (e.g. more than 5-8 housing units) will require a precise brief from pre-application negotiation and may be subject to Design Briefs. In all cases, a Design (and Access) Statement will be required to accompany the application drawings - and the applicant's agent, the developer, the Parish Council and the County Planning Office must consult this endorsed Village Design Statement in drawing up their plans, as it will assist in setting the context of any proposed development.

It is strongly advised that all parties visit the proposed building site and consider its setting. The 'setting' will vary in each case, but as a guide it should be taken as the area from which the site and its surroundings can be seen by both the general public and private individuals. The proposed development must then be carefully assessed in terms of its potential impact in environmental, historical, archaeological and architectural terms and the general patterns of use in the vicinity. In doing so it is important to consider specifically:

- Surrounding skylines, rooflines and landmarks.
- Proximity to community and listed buildings - particularly those defined as 'Iconic Buildings'.
- Risk of obscuring cherished views - particularly those defined as 'Iconic Vistas'

- The surrounding built form should be appraised:
  - What are the typical sizes and shapes of building plots? Are these uniform or varied? If varied, consider largest and smallest types.
  - How do buildings relate to the back edge of the footpath or carriageway? This factor alone can help to assimilate new buildings into the streetscene.
  - Are the buildings in the street free-standing, or are they in small informal groups or more regular terraces?
  - Are buildings linked in a particular way, for example with boundary walls?
  - Do the buildings generally have their main ridgeline parallel to the street or at right angles?
  - Are the buildings generally "grand" or modestly proportioned and styled?
  - The character of the front boundary walls or fences is an integral part of the character of the area.
  - Identify the predominant materials and colour of material in the area and if any are unique.
- The character of the site should be considered. The boundaries should be noted, especially if they comprise hedgerows, mature trees, vernacular walls, fences or railings.
- The access point to the site will have to be agreed. Generally, care should be taken to minimise any damage to front boundaries through the uncritical imposition of sight lines that may have the effect of removing most of a boundary.
- Consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows that might be incorporated into the scheme.

- Develop a Design Concept. Ask:
  - What is the role of this development within the setting?
  - Is this a gateway or other edge development on the approach or periphery of the site?
  - Is it a focal point development terminating a view or providing a skyline?
  - Is the site at a pivotal point in the townscape, turning a corner from one type of development to another?
- The frontage part of the development should in virtually every case face outward to the streetscape, unless there are compelling reasons not to do so.
- The character of the development should be determined by layout and providing an appropriate sense of identity and enclosure. A sequence of spaces and places should be considered – from major to minor space, from formal / symmetrical to informal?
- The design should avoid any inappropriate suburbanising of the proposals through deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings.
- Design considerations such as window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, should derive from the character of surrounding buildings forming the setting.
- Contemporary solutions may be appropriate if it can be demonstrated that they derive from a comprehensive appraisal of the setting and site.

**NB:** The additional Guidelines shaded in Green are generic only – as advised in the original Broad Chalke Conservation Area Management Plan.

**(End of Part 1)**

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