

Broad Chalke  
Neighbourhood Plan

**Part 2: Housing Needs**  
**(Development Plan)**



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## RESUME

**2.1 In the Introduction** section, we outlined how Broad Chalke’s history and environment has produced a vibrant community spirit which we have harnessed to deduce this Neighbourhood Plan based upon a shared **Vision** of the future.

**2.2 In Part 1 (Our Environment)** we defined those features of Broad Chalke’s built and natural environment which make Broad Chalke unique and which we seek to preserve and perpetuate through good design and responsible environmental management.

**2.3 In Part 2 (Housing Needs)** we go on to look at local housing issues within the framework of Government Housing Policy and the Wiltshire Core Strategy. This Part of the Plan therefore addresses the *highlighted* aspects of our Vision Statement below:

### 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 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’.*

**2.4 This Neighbourhood Plan** has been drawn up **by** the local community, **for** the local community – setting out our future **needs** in the form of an action **plan** for *getting things done*.

**2.5 Community Involvement.** To ensure credibility, the Plan is based on thorough local consultation and regular review, using a Village Questionnaire and regular updates and Village Meetings. This input was particularly relevant to the process of deducing local Housing Needs.

**2.6 Aim.** The aim of Part 2 of the Neighbourhood Plan is therefore to:

- Define how **Government housing policy** applies to Broad Chalke,
- identify the **scope** for housing development within Broad Chalke – if any,
- analyse community feedback on **housing needs** – and how to meet it,
- pull these three disparate themes together into a coherent **Community-Led housing project**.

## GOVERNMENT HOUSING POLICY

**2.7 Wiltshire Core Strategy.** The Wiltshire Core Strategy has set an indicative housing target of 42,000 new homes to be built across Wiltshire in the 20-year timeframe 2006 – 2026. Within this strategy, the local Housing target is:

- **Salisbury/Wilton town centres:** 6060 (including the 450 on the old HQ UK Land Forces site).
- **Wilton Remainder:** 255 new homes – of which 115 had been built by 2017 and a further 11 are planned. Although Broad Chalke is one of several villages within this sub-area and is expected to contribute to the overall target of 255 new homes, there are no set targets for villages. As a guideline, Broad Chalke’s *pro rata* share of the local housing target would be c.30 new homes or conversions between 2006 – 2026. However, this figure does not take account of the local constraints mentioned above (rural location, lack of main road, mains drainage and other supporting infrastructure) and the environmental constraints identified in Part 1 of this Neighbourhood Plan.

## 2.8 Broad Chalke's ability to contribute to the County housing target.

- **Within the Settlement Boundary:** Twelve new homes were built or are approved for building in the period 2006 to 2016 – representing a 4.2% growth rate<sup>1</sup>. At this rate of build, Broad Chalke will have absorbed 24 new homes by 2026 - i.e. well on the way to meeting its *pro rata* share of Wiltshire Core strategy targets by 2026. However, the rate of build is likely to reduce as the remaining infill sites are used up. To attempt to overcome this by increasing housing density within the settlement boundary would breach the environmental constraints set out in Part 1 (Our Environment); produce overcrowding; and overload the existing support infrastructure.
- **Outside the Settlement Boundary.** If there is a significant need for extra community housing to meet local needs, these homes would therefore have to be built *outside* the settlement boundary. This is discussed below:

## SCOPE FOR DEVELOPMENT

**2.9 Lack of Supporting Infrastructure.** Broad Chalke has insufficient infrastructure to support *large scale* development due to:

- lack of available flat, dry ground
- lack of main road (the valley road is unclassified) – and the village itself is a choke point for through traffic
- no railway line and infrequent bus service
- no mains sewerage and drainage
- few employment opportunities and poor telecommunications links.

**2.10 Quantity: Availability of Building Land.** Building land is confined to the valley floor - in the narrow gap between the River Ebbles flood plain and the chalk hills above it. Recent experience has shown that the valley floor is more liable to flooding than is evident on Environment Agency Flood Maps<sup>2</sup>. Most of the remaining available flat, dry land lies within the village Settlement Boundary and has already been used for building. The only scope for housing development lies:

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

**2.11 Quality: Planning Constraints.** The scope for housing development within Broad Chalke is further limited by the need to maintain the *quality* of our architectural heritage and the constraints imposed by our natural environment. These qualitative issues were addressed in Part 1 (*Our Environment*) and can be summarised as follows:

- **Environmental Planning Constraints.** Much of the parish lies within a *Village Conservation Area*, and all of the parish lies within *Cranbourne Chase Area of Outstanding Natural Beauty* (AONB). Each of these designations imposes statutory obligations protecting the local built and natural environment from inappropriate development.
- **Historical Legacy.** Broad Chalke consists of a disparate grouping of settlement areas each with their own distinctive character and architectural styles. Any future development should seek to protect, preserve and if possible perpetuate, the village's rich legacy of listed and vernacular buildings.
- **Spatial Layout.** Broad Chalke's dispersed layout – with settlement areas set around central water-meadows, separated by ancient woodland hedgerows, and framed by surrounding chalk downs, means that the village's character is defined as much by the *open spaces* within the village as its *built space*. Any development which infills these open spaces or obstructs the defined iconic vistas within the village will change its character irrevocably.

**Summary:** *The scope for housing development within Broad Chalke is very limited.*

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

<sup>1</sup> Wiltshire Housing Site Allocations Plan (Wilton sub-area) as at June 2017.

<sup>2</sup> Over the winters of 2013/14 and 2014/15 there was extensive flooding on areas of the main water meadows, Dove's Meadow and Church Bottom which are shown as above the flood plain on Environmental Agency maps.

## CONSULTATION

**2.12 Questionnaire Feedback.** Against this background, the village questionnaires gave us a good indication of local housing usage and future needs:

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

**2.13 General Aspirations.** The written comments included with the Questionnaires contain many insightful observations on this complex subject. The following is a representative summary:<sup>4</sup>

- **Quality:**

*“Long term we want to see Broad Chalke thrive and become even more vibrant without losing its close community values. Avoiding more prestigious ‘executive style’ housing and poor design in-fill developments while providing decent starter homes for young couples and families is crucially important. Environmentally friendly low signature housing, re-use of redundant buildings and generous use of space are key. Outward looking development that becomes an intrinsic part of the village scene rather than huddles of tightly-packed housing is, I believe, vital. Overall, I welcome the very positive approach being adopted towards the future. Embracing change and steering it to the benefit of the community is precisely the right approach – while preserving the quintessential character and quality of what we’ve got!”*
- **Quantity:**

*“There has already been significant development and building in recent years [examples given]. Consequently, Broad Chalke has absorbed a considerable amount of new development and further development should be very limited. We should not try to compete with larger villages or attempt to create local jobs - Salisbury is very close by”.*

**2.14 Affordable Housing<sup>5</sup>.**

- **The general view:**

*“The need is for smaller properties both for first-time buyers/renters and for the elderly. Availability of smaller houses would free up larger houses & would enable those who can no longer manage larger properties to stay in the village amongst their friends. I feel we have a real problem with this issue”.*

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<sup>3</sup> 36% of occupants are of retired age, 45% of working age (but not all are working) and 19% are attending school or higher education (to which must be added an unmeasured number of children of pre-school age).

<sup>4</sup> All questionnaire feedback is available for inspection (returns were anonymous to protect privacy and encourage frank comment).

<sup>5</sup> NB – The term ‘affordable’ refers to both the cost of purchase and the cost of renting/running a home. Although widely used by government officials, it is a relative term and there is no fixed purchase/rental/running cost figure which defines the threshold of affordability. This issue is examined at length in the next section.

- **Need for Safeguards (e.g. Housing Association / Community Land Trust):**  
*"If permission were granted for low cost housing, the Parish Council should seek (if legally possible) to limit further development of those homes. If small low-cost homes can easily be extended, they're removed from the 'affordable' bracket for future families. If low cost family homes are to be built ... perhaps housing association/shared ownership would be the way to go".*
- **For Young People:** There are several poignant comments on the need to provide affordable housing to retain youngsters in the village. For example:  
*"We would like to see more affordable housing for younger people. Both of my children now live in Salisbury as they cannot afford the higher rental/purchase prices to live in the village. My eldest who has a young son is desperate to move back but just cannot afford to do so".*
- **For Elderly People:** The issue here is the potential win/win scenario: if smaller houses or sheltered accommodation were available, many older people currently living in large houses could down-size, thus releasing family homes for younger couples]:  
*"There is a crying need for smaller, good quality private homes for older people wishing to downsize within the village... which allows them to retain their independence – perhaps even a small development with services available".*

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

## MEETING LOCAL HOUSING NEEDS

**2.16 Community-Led Housing.** Drawing the discussion so far together:

*The provision of additional affordable homes has been an aspiration of Broad Chalke Parish Council for some years. This was reinforced by feedback from the Village Questionnaire which revealed that Broad Chalke needs a mixed development of **affordable**<sup>6</sup> homes available for young people to use as their entry point into the housing ladder and **open market** homes for older people to downsize to, thereby releasing family homes for rent or purchase.*

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

**2.17 Housing Need Survey.** To validate the feedback from the earlier village questionnaires and meetings, and to provide more up-to-date detail for planning purposes, a formal *Housing Needs Survey* was conducted in March 2016 and Wiltshire Council were content with its methodology and results. A copy of the full Report was posted on the village website <http://www.broadchalkeparishcouncil.com/neighbourhood-plan-and-housing.html> and hard copies were distributed to villagers via the Community Hub and at village hall meetings in January 2017. Verbal feedback was very positive, and no adverse written comments were received. The report confirms the conclusions of the earlier questionnaire feedback on the need for *a mixture* of Affordable and Open Market Housing and provides the mandate for taking our Community-Led Housing proposals forward. The survey deduced a need for:

- At least 6 x affordable homes, half of these shared ownership and half affordable rental.
- Up to 3 x open market homes for people to downsize to within the village (see para 2.23 for further detail).
- Provision of land for the above – to which we have added 'stretch potential' for similar development to meet unidentified and future requirements – but only in response to local housing needs.

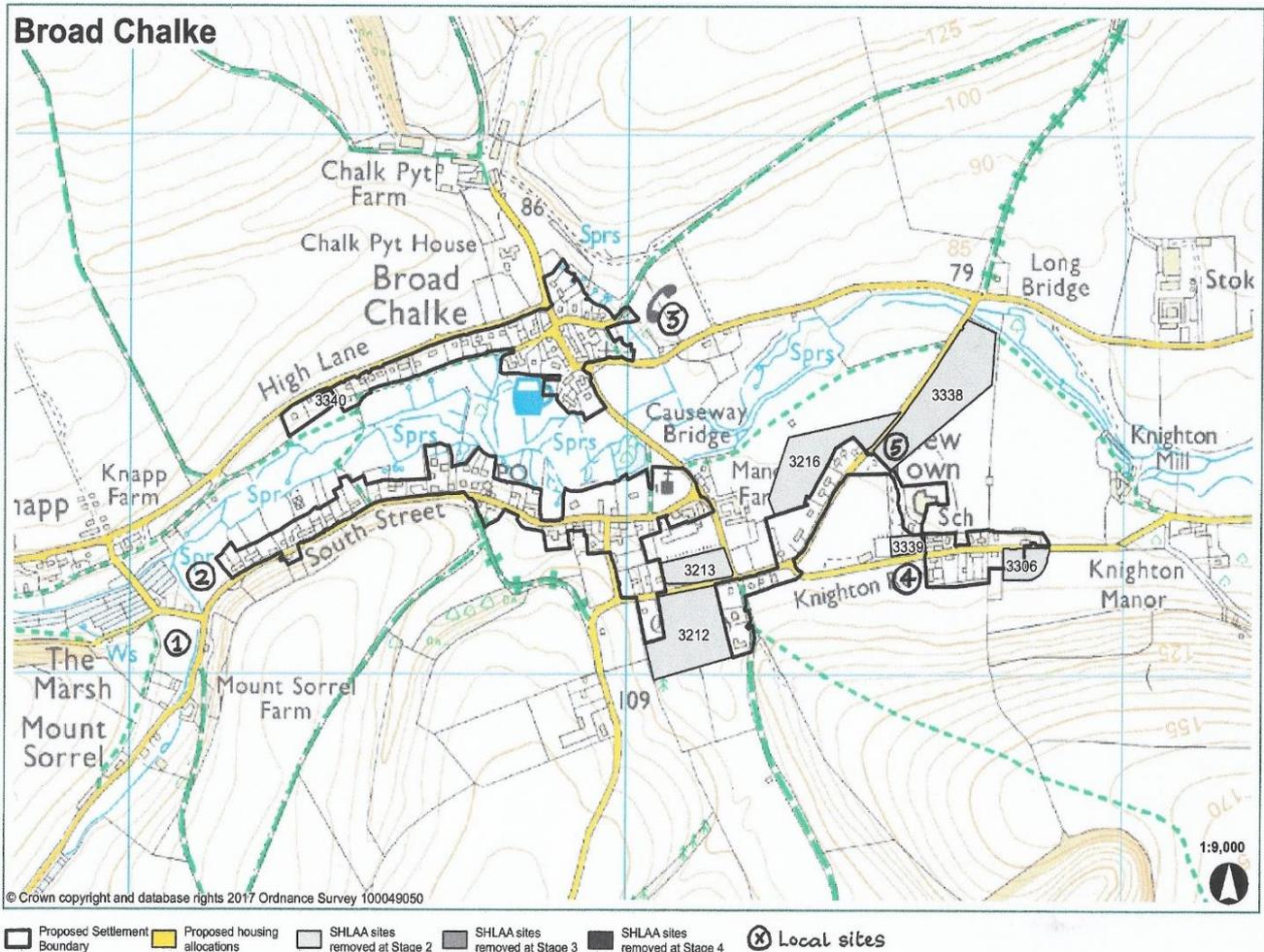
This presents the opportunity to meet community housing needs in a balanced and sustainable way – *provided:*

- Landowners make the land available
- Wiltshire Council will allow building *outside* the current Settlement Boundary
- The landowner can use the open market development to offset the cost of affordable housing land.

<sup>6</sup> That is, either affordable to buy, or affordable to rent, or affordable to maintain, or a combination of the three.

**2.18 Community Land Trust.** The aim of providing this Community-Led Housing would be to: meet local demand; maintain a good social balance within the community; and encourage more young families to stay here<sup>7</sup>. Governance arrangements will therefore need to be put in place which ensure that the *affordable* homes are always available to local people who most need them i.e. the scheme must be planned and managed by the local community itself. The most effective way of achieving this is to adopt the *Community Land Trust (CLT)* model. This proposal was put to the Village Meetings in Feb/Mar 2015 and carried by a unanimous show of hands. Since then we have taken advice from the umbrella bodies, Wiltshire CLT and Wessex CLT on how to take this model forward and conducted extensive site surveys and discussions with local landowners to ascertain whether the concept would work in Broad Chalke. Once this point was reached, the *Broad Chalke Community Land Trust (BC CLT)* was officially incorporated in April 2017.

**2.19 Site Surveys.** Site surveys were then conducted to identify either one large site for mixed development, or two smaller sites catering for Affordable and Open Market developments respectively<sup>8</sup>. The sites considered are shown below and explained on the next page:



The sites were identified and assessed at both county and local level as follows:

- **County Strategic Housing Land Availability Assessment (SHLAA).** Wiltshire Council invited local landowners to designate sites they would be prepared to make available for building development. These ‘SHLAA’ sites were then assessed by Wiltshire Council and the results were published in the draft *Wiltshire Housing Site Allocations Plan* in June 2017. The Wilton Community Area section of this document identified seven possible sites for development within Broad Chalke parish area. As expected (see ‘Scope for Development’ paras 2.9 – 2.11),

<sup>7</sup> Either by taking up community-led housing or buying larger homes released by older people moving into community-led housing.

<sup>8</sup> A total of 1.5 acres has been earmarked for long-term affordable housing needs, of which about one-third (0.5 acres) would be required for the first tranche of 6 houses identified in the Housing Needs Survey - based on normal planning guidelines for housing density. A further 0.75 acres i.e. half as much, has been set aside for open-market housing, although the density of building, and therefore the proportion of available land taken up by the first tranche of up to 3 houses, is up to the landowner.

the only sites large enough for such a scheme lie outside the settlement boundaries on the open land on the eastern side of the village. The deductions from this higher-level Site Assessment were as follows:

- **Site 3212: Church Bottom.** Rejected by the Parish Council as the site floods in winter and it lies astride one of the village's Iconic Vistas identified in the Broad Chalke Environmental Management Plan / Neighbourhood Plan Part 1.  
*Decision: Not appropriate for development on environmental grounds.*
- **Site 3213: Bury Orchard.** Also rejected by the Parish Council in this and earlier planning applications as this is a valued open space in the village centre, it is on a site of a scheduled ancient monument, and lies astride the Iconic Vista between the parish church and Church Bottom.  
*Decision: Not appropriate on environmental grounds.*
- **Site 3306: Knighton Road – Eastern end.** Rejected by Wiltshire Council as too small for an Affordable Housing site and would add to traffic congestion through the Knighton housing estate.  
*Decision: Not appropriate due to size and accessibility.*
- **Site 3216: Manor Farm.** Rejected by Wiltshire Council due to restricted access. Parish Council also concerned it would create an unwelcome backdrop of development at the eastern 'gateway' to the village (i.e. from Salisbury) which is characterised by the Iconic Vista from Long Bridge across one of the prettiest stretches of the River Ebble and 'Pratchett's Field'<sup>9</sup>.  
*Decision: Not appropriate on environmental grounds.*
- **Site 3338: Adjacent to village school.** Rejected by Wilts Council as the access road from Long Bridge is too narrow for a major development of the whole site (54 houses). Furthermore, the Parish Council believe the north-eastern half of this site (i.e. near Long Bridge) suffers similar disadvantages to Site 3216 i.e. development here would spoil the rural ambience at the eastern gateway to the village.  
*Decision: Full-scale development of this site not appropriate – but the south-western corner of this site (marked Site 5 on the preceding map) neatly fills the available gap between the Village School playing field and the existing affordable housing patch at Manor Farm Close and could be suitable for a very small development.*
- **Site 3339: Knighton Road – Western End.** Rejected by Wiltshire Council as too small for a viable Affordable Housing site.  
*Decision: Removed from consideration on viability grounds.<sup>10</sup>*
- **Site 3340: High Lane overlooking Water-meadows.** Removed from consideration by Wiltshire Council as too small. Parish Council also concerned at encroachment on water-meadows and views of them.  
*Decision: Removed from consideration as too small and on environmental grounds.*

**Conclusion:** For full details, see *Wiltshire Housing Site Allocations Plan - June 2017*. In summary: Wiltshire Council concluded that there was **no scope for large-scale development in Broad Chalke** to meet county needs – although that did not preclude smaller-scale development for Community Housing to meet local needs.

- **Local Site Assessment.** The county SHLAA assessment was complemented by a lower-level site assessment by aimed at meeting local needs. This local site assessment was conducted in accordance with the same Wiltshire Council Site Assessment Criteria and the results were recorded in the *Broad Chalke Neighbourhood Plan Site Assessment Document* dated Feb 2018. It identifies five further possible sites of which the last - Site 5 - also forms part of SHLAA Site 3338. The result of this Local Site Assessment (agreed by both the Broad Chalke Parish Council and Broad Chalke Community Land Trust) can be summarised as follows:
  - **Site 1: Mount Sorrell meadow.** A level site but with a high water-table. Development here would obscure one of the most Iconic Views in Broad Chalke (across cross beds to thatched cottages – see cover picture to Village Design Statement)). Owner not willing to sell.  
*Decision: Neither available nor appropriate for development.*
  - **Site 2: Mascal's Meadow, South Street.** Another low-lying site – subject to flooding on western side. Previous applications to develop this site have been turned down. Possible scope for very limited private housing on eastern side – otherwise owner not willing to sell.  
*Decision: Not appropriate for Community Housing.*

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<sup>9</sup> Purchased by Terry Pratchett to preserve the rural aspect of the eastern entrance to the village.

<sup>10</sup> If Affordable Housing development took place on Site 4 on the other side of the road however (as proposed in next section), SHLAA Site 3339 would become a useful infill site for future development if/when required, as it is too small for agricultural use.

**Site 3: Burrough's Field, High Road.** Dry, exposed site on rising ground. Possible development site but would spoil eastern gateway to village unless landscaped extensively. Owner not willing to release the land for Community Housing.

*Decision: Neither available nor fully appropriate for Community Housing.*

- **Site 4: Knighton Road – Western end.** Good plot adjacent to Knighton housing development and village recreational field. Owner willing to release land for affordable housing.

*Decision: Appropriate and available for development for Affordable Housing (in conjunction with Site 5).*

- **Site 5: Manor Farm Road (SW corner of SHLAA 3338).** Excellent infill site between the village school and Manor Farm Affordable Housing site, adjacent to recreational field. Owner willing to release land for Open-Market housing.

*Decision: Appropriate and available for limited Open Market development (which in turn makes Affordable Housing on Site 4 financially viable).*

**Conclusion:** For more details see the *Broad Chalke Neighbourhood Plan Site Assessment Document*. **In summary: Sites 4 & 5 were selected as twin plots for the development of Broad Chalke Affordable and Open-Market housing respectively.**

## COMMUNITY-LED HOUSING PROJECT

**2.20 Site Selection.** The selected sites lie either side of the village school site, with a 'buffer zone' of open ground either side of the school – see satellite image below. All this ground is owned by the same landowner and a Heads of Terms legal agreement has been drawn up covering the following housing proposal:





#### **Site 4: Affordable Housing**

*Looking East from field entrance off Knighton Road.*

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

*Knighton estate is straight ahead.*

*Knighton Hill and open fields off to right of picture.*

6 x homes to be built at east end of site (abutting the existing Knighton development), remainder to remain arable land unless/until required for future generations based on Affordable Housing Needs assessment at the time.

#### **Site 5: Open Market Housing**

*Looking East from site entrance off School approach road.*

*Village school sports field over hedge to right. Manor Farm Road over hedge to left. Longbridge and Salisbury Road in distance. Village recreation field, sports centre and children's play park behind photographer.*

Up to 3 homes to be built at this (west) end of site in first instance. Further development (if any) to be driven by demand for affordable housing on Site 4 in the ratio of 2:1 (Affordable : Open Market homes).



The advantage of these twin sites are as follows:

- They both fill an existing gap adjacent to the Village School and Playing Fields – with easy access to both.
- They do not block any Iconic Vistas – on the contrary...
- ...by enclosing the recreational field, they enhance the focal point this provides in the newer part of the village.
- Many village amenities (school, sports centre & playing fields, children's playground, church and village hall) are within easy walking distance of the sites.
- Both are sited on flat, well-drained land which the landowner is prepared to release for development.

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

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

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

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

Our planning assumptions include this advice.

**2.22 Site Design.** Whether Open Market or Affordable, the new housing must conform to the environmental requirements of Part 1 of this Neighbourhood Plan – and will therefore be built to high standards to enhance the existing environment – by reflecting local vernacular architecture, not obstructing existing sight lines, and use of environmentally-efficient materials. Similarly, the layout of each part of the joint site will be such that they look inwards to the village playing fields and reflect the sense of community elsewhere in the village by incorporating communal areas, car parking, open spaces, and good landscaping – as has been achieved admirably on the new village school site which these developments will complement. In terms of costs, income from the Open Market site will allow the landowner to release the Affordable housing site to the village

**2.23 Allocations Policy.**

- *To summarize:* In order to control the size and rate of development, and to ensure that supply is geared directly to local demand, an Option Agreement has been entered into between the CLT and the landowner restricting initial development on Site 4 to a half-acre site for up to 6 x affordable homes; and for up to 3 x open market homes to be built on Site 5 (i.e. a ratio of 2:1 - Affordable : Market) although the building density on the latter site, and therefore the proportion of available land taken up there by the first tranche of up to 3 houses, is up to the landowner. The maximum site capacity of up to 1.5 acres for Site 4 and 0.75 acres for Site 5 (i.e. the same 2:1 ratio) has been planned to provide 'stretch potential' for future generations, *however no further development on either site will be permitted unless/until led by a local demand for affordable housing.*
- The allocation of homes to tenants/owners will be allocated according to local need as follows:
  - **Affordable homes** on Site 4 will be allocated and managed on strict eligibility criteria devised by the Broad Chalke Community Land Trust.
  - **Market homes** on Site 5 will be for sale or rent on the open market, the intention being to offer them to local people so long as their offer is as good as any other<sup>11</sup>. Each such market home will effectively enable two affordable homes on Site 4.

**For more details** – see the draft Allocations Policy document at the Appendix at the end of this Part 2 of the Plan.

**2.24 Next Steps.** Wiltshire County Council have confirmed that 'Neighbourhood Plans can allocate sites for housing and review settlement boundaries'<sup>12</sup>. This Neighbourhood Plan seeks to do just that in respect of the above sites – which for planning purposes we will treat as one joint Community-Led Housing project. Once Wiltshire Council release the sites for development, Broad Chalke CLT and the landowner will submit a Joint Planning Application for the build of up to 9 x new homes (6 x affordable and up to 3 x open market).

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<sup>11</sup> The landowner reserves the right to decide whether to offer the properties for purchase, leasehold or rent.

<sup>12</sup> Wiltshire Housing Site Allocations Plan, Community Area Topic Paper – Wilton Sub Area June 2017 para 2.8

## CONCLUSION – PART 2

**2.25** Part 2 of the Broad Chalke Neighbourhood Plan has developed policies and supporting objectives to meet housing needs within the neighbourhood area as follows:

<b>HOUSING POLICIES</b>		
<b>No.</b>	<b>ISSUE</b>	<b>PROGRESS</b>
<b>2.1</b>	<p><b>THE HOUSING REQUIREMENT</b> <i>Establish the community's housing needs within the context of the Wiltshire Core Strategy</i></p>	<p>&gt; <b>Government Housing Targets</b> for our area are set in the <i>Wiltshire Core Strategy</i> which Broad Chalke has been contributing to through incremental infill development within its Settlement Boundary. (Paras 2.7, 2.8).</p> <p>&gt; <b>Scope for development</b> within Broad Chalke is now very limited – if further housing is needed, it would have to be outside the Settlement Boundary. (Paras 2.9 - 2.11).</p> <p>&gt; <b>Community Consultation</b> indicates a clear need for community housing to meet local needs. (Paras 2.12 - 2.15).</p> <p>&gt; <b>The Community Housing Need</b> has been quantified as a mix of 6 x Affordable Homes and 3 x Open Market homes now, with space to be reserved for possible future requirements on the same 2:1 ratio. (Para 2.16 - 2.17).</p>
<b>2.2</b>	<p><b>COMMUNITY-LED HOUSING</b> <i>Deliver up to 6 x affordable homes and 3 x open market homes in the first instance, with further land earmarked for future community-led requirements.</i></p>	<p>&gt; <b>A Community Land Trust</b> has been formed to oversee the Community Housing Project. (Para 2.18)</p> <p>&gt; <b>Site Surveys</b> have been carried out by both Wiltshire County Council and Broad Chalke Parish Council and a joint site for affordable and open market housing has been identified. (Para 2.19 – 2.20).</p> <p>&gt; <b>Enabling Action</b> has been taken to ensure there is adequate site access (Para 2.21), define site design requirements (Para 2.22) and develop an allocations policy for the community housing (Para 2.23).</p>
<b>SUPPORTING OBJECTIVES</b>		
-	<p><b>INFILL DOMESTIC HOUSING</b> Continue to accept domestic planning applications for sustainable development within the Settlement</p>	<p>Ongoing - provided they conform to the spatial, environmental and architectural criteria set out in Part 1 (The Village Design Statement) – having particular regard to the danger of encroaching on the open spaces and iconic views that define Broad Chalke's unique character. (Para 2.8)</p>
-	<p><b>COMMERCIAL PREMISES</b> Give favourable consideration to building development which sustains local rural economy and local employment</p>	<p>Ongoing – provided that such development does not breach our Vision Statement or breach local environmental considerations. (Paras 2.1-2.5)</p>
-	<p><b>BUILD STANDARDS</b> <i>Protect and perpetuate the rich heritage of Broad Chalke's vernacular building styles and standards.</i></p>	<p>Ongoing - In reviewing all development proposals – whether for affordable housing, domestic housing or commercial premises, ensure that the proposals are consistent with the built and natural environmental criteria set out in Part 1 of the Neighbourhood Plan.</p>

## Broad Chalke Community Land Trust

### Draft Allocations Plan

*(This appendix is a Key Points Abstract of the full document)*

#### 1,2. Background *(details abstracted)*

This Allocations Plan sets out the process by which the Trust and the Landlord will ensure compliance with the requirements of the Neighbourhood Plan and Section 106 Planning Agreement and ensure that any dwellings on the Property are affordable and are prioritised for people with a local connection.

#### 3. Definitions *(some details abstracted)*

Affordable Dwelling	each of the dwellings identified on the site plan
Local Connection	a person (together with their spouse or partner, children or dependants) who is connected to the Parish of Provision (i.e. Broad Chalke) by periods of residency, employment or family connection.
Housing Need	generally defined as being registered on Homes4Wiltshire, Wiltshire Council's Housing Register; subject to also including those unable to afford/sustain market prices for reasonably suitable permanent housing to rent or buy
Unable to afford/sustain market prices for reasonably suitable permanent housing to rent or buy	applicants will normally be considered unable to afford/sustain market prices for reasonably suitable permanent housing to rent or buy, if they are paying more than 30% of their gross income in housing costs. This is subject to having a household income less than twice the median gross household income for Wiltshire prevailing at the time and capital, savings and equity less than twice the median gross household income for Wiltshire prevailing at the time.
Secondary Rural Parishes	the civil parishes Bowerchalke, Ebbesborne Wake, Fovant, Compton Chamberlayne, Burcombe Without, Bishopstone and Martin

#### 4. Affordable Dwellings

Applicants will be required to demonstrate to the reasonable satisfaction of the Authority, or its nominee that, at the time of application: (a) that they are in Housing Need; AND (b) that they have a Local Connection as follows:

- 4.1 They currently live in the Parish of Provision, having done so throughout the previous 10 years;
- 4.2 They have lived in the Parish of Provision for a continuous period of at least 10 years, but have moved away at some time in the past 5 years;
- 4.3 They currently live in the Parish of Provision, having done so throughout the previous 5 years;
- 4.4 They have lived in the Parish of Provision for a continuous period of at least 5 years, but have moved away at some time in the past 3 years;
- 4.5 They have a strong local connection to the Parish of Provision, for example, they:
  - are Employed in the Parish of Provision having been so for the previous 2 years
  - have a Family Member living in the Parish of Provision for at least the previous 5 years.
  - were resident for at least half of their Childhood in the Parish of Provision

- 4.6 They currently live in the Secondary Rural Parishes having done so throughout the previous 5 years;
- 4.7 They have lived in the Secondary Rural Parishes for a continuous period of at least 5 years, but moved away in the past 3 years;
- 4.8 They have a strong local connection to the Secondary Rural Parishes for example they:
  - are Employed in the Secondary Rural Parish having been so for the previous 2 years
  - have a Family Member living in the Secondary Rural Parish, for at least the previous 5 years.
  - were resident for at least half of their Childhood in the Parish of Provision

## 5. Application of Criteria

5.1 All Applicants shall be required to demonstrate to the reasonable satisfaction of the Authority, or its nominee that, at the time of application they are in Housing Need.

5.2 Where there are two or more applicants for an Affordable Dwelling who demonstrate that they are in Housing Need, the Affordable Dwelling shall be allocated on the following basis:

Priority 1	Applicants satisfying 4.1 above
Priority 2	Applicants satisfying 4.2 above
Priority 3	Applicants satisfying 4.3 above
Priority 4	Applicants satisfying 4.4 above
Priority 5	Applicants satisfying 4.5 above
Priority 6	Applicants satisfying 4.6 above
Priority 7	Applicants satisfying 4.7 above
Priority 8	Applicants satisfying 4.8 above

*With applicants in Priority 1 having the highest priority and applicants in Priority 8 having the lowest priority*

5.3 Where there are two or more Applicants for a property within the same Priority, the deciding factor will be their relative Housing Need (as defined but their bandings on Homes4Wilts) and the property will be allocated to the Applicant who has the greater Housing Need. Where their Housing Need is also the same, the deciding factor will be the length of time they have been on the housing register and the property will be allocated to the Applicant who has been registered the longest.

5.4 For the purposes of 5.3 above, there shall be no aggregation of separate periods and only an unbroken single period of registration shall be taken into account.

## 6. No Priority Household can be found

6.1 If no Priority Household can be found for one or more of the homes, the Landlord shall be free to allocate the Affordable Dwelling to any person who on the Council's housing register.

6.2 If no Household can be found under 6.1 above, the Landlord shall be free to allocate the **Affordable Dwelling to any person who is considered by the Landlord to be in Housing Need.**

## 7. Advertising of Vacancies (Abstracted)

## 8. The Offer Process (Abstracted)

## 9. Disputes Procedure (Abstracted)

Broad Chalke  
Neighbourhood Plan

**Part 3: Community Needs**  
**(Amenities & Safety)**



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## RESUME

### 3.1 The Story so Far.

- **Part 1** of the Neighbourhood Plan set the environmental framework (both built and natural) within which any development in Broad Chalke must take place.
- **Part 2** of the Plan addressed local housing needs and proposed a Community-Led housing project.

**3.2 Vision. Part 3** of the Plan concludes by addressing those aspects of our Vision Statement related to Community Needs as *highlighted* below:

#### 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 **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.'*

**3.3 Consultation and Scope.** We have done this by reviewing the extensive questionnaire feedback on Community needs and deducing:

- Areas of general satisfaction
- Ongoing Issues that are currently under management or observation
- Issues that require community action to resolve in the future.

**3.4 Aim.** The Aim of this final part of the Neighbourhood Plan is to review community issues (amenities, facilities, employment and safety) and make recommendations.

## AREAS OF GENERAL SATISFACTION

### 3.5 Social Amenities

- **Community Feedback:** Overall, most people (78%) were satisfied that Broad Chalke is well served by amenities.

The amenities which were voted as particularly valued to community life were:

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

- **Typical written feedback:**  
*'We are provided (maybe even overprovided) with a wonderful range of meeting places and facilities for a community of this size. We suspect that [the cost of] providing fuel, maintenance, insurance etc must be considerable. Rationalisation of facilities may need to be considered in coming years'*
- **Comment:** The list above represents the key amenities/activities that define community spirit in Broad Chalke. The success of all these amenities reflect the time and effort put in by those concerned – the vast majority of whom are volunteers – and the whole community is grateful to those concerned.

## ONGOING ISSUES

*There were several urgent issues revealed as a result of the Community Consultation. Rather than delay action on these, The Neighbourhood Plan process was put on hold whilst these issues were addressed as a matter of urgency:*

### 3.6 The Village Shop & Post Office.



#### Community Feedback:

The retention of the Village Shop & Post Office was the village's highest priority at the time of the questionnaire (2013/14). This need has been met by the establishment of the *Chalke Valley Community Hub* within the URC Chapel.

- **Comment.** The new Village Shop & Post Office is not only successfully serving the village and surrounding community, but it has also enabled the URC Chapel to continue offering services despite a falling congregation.

- **Conclusion.** With over 100 volunteers involved in its management and operation (out of a village population of c.650 including children) this is a fine example of community action in practice<sup>13</sup>.

### 3.7 The Parish Church.

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

<sup>13</sup> The shop won the Countryside Alliance Award for 'Best Shop & Post Office 2013'.

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

### 3.8 The Village Pub.

- **Community Feedback.** There was much feedback on the village pub – with a wide range of diverse but inconclusive comments in response to the Questionnaire. Despite a refurbishment by Hall & Woodhouse, more investment may be required to ensure the survival of our village pub given the number of other pubs in the valley and the general trend for rural pubs to fail.
- **Comment.** There is little we can do with a tied establishment – beyond giving the landlord our full support and constructive feedback. Meanwhile the Community Hub is working closely with the Pub to ensure that they complement each other's services<sup>14</sup> – and have drawn up a series of joint 'Hub & Pub' activities accordingly e.g. the annual Village Carol Service.
- **Conclusion.** As one correspondent succinctly put it: *"Use it or lose it"*.

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<sup>14</sup> The pub tenants have assured us that any extra custom that the Hub generates has a beneficial spin-off for the Pub.

### 3.9 The Village Medical Centre.

- **Community Feedback.** At the time of the community survey the Medical Centre was under a perceived threat of closure.
- **Comment.** This issue was taken up as a matter of urgency at the time and the damage limited to a reduction in coverage from 5 days to 4 – which, although not ideal, has settled down into a workable compromise.
- **Conclusion.** We will keep this under review.

### 3.10 Highways & Drainage

- **Community Feedback.** The village has neither a main access road nor mains drainage/sewerage – and misses neither. Less than 15% of the community favour an upgrading of the valley road to A or B classified status and there was no significant support for the installation of mains drainage in the village.  
*‘The lack of a classified road [and mains drainage] in the valley is a major reason why the distinctive character of the village has been preserved and should not be reversed’*
- **Comment:** The village has seen an increase in through-traffic on the valley road (many motorists using the ‘rat run’ from the Blandford Road to Fovant - to avoid Salisbury) and does not want to encourage more traffic by upgrading the valley road. Similarly, we have also seen how Bishopstone suffered from a disproportionately large modern development after collective drainage was installed some years ago.
- **Conclusion.** The vast majority of villagers would prefer to put up with existing traditional road and drainage services to preserve the distinctive character of the village. (But see comments on ‘Road Safety’ below).

### 3.11 Local Employment

- **Community Feedback:** This issue emerged as a major concern – particularly with respect to retaining young people in our rural community: Almost 80% of respondents wished to encourage *the development of small business units* provided it did not conflict with our rural/conservation status and 90% of respondents quoted *lack of local employment opportunities*, as a priority for action. There were two major disincentives identified in this respect: 90% cited the *lack of broadband and mobile phone* coverage as a problem for both business and the younger generation, with 87% also citing *the lack of social facilities* for the young as an issue.
  - *‘A largely invisible feature of this community is the growing number of individuals (especially professionals and authors/artists) running home-based businesses or working from home on one or more days per week’*
  - *‘Critical to enabling [home workers] and the local economy to thrive will be improving the speed/access to broadband and mobile telephony’*
  - *‘Delivering mobile phone reception is an urgent business and social need, especially with the growing penetration of smartphone users. This is the single major disincentive for business start-ups, relocation and development in the area’.*
  - *‘We [small business] have the highest priority for a mobile phone signal and broadband speeds of at least 20mB/sec 24/7’*
  - *‘There seem to be sufficient Small Business Units available in Broad Chalke and Bowerchalke, so we’re not convinced more are needed. The danger would be that such units might provide jobs, but the skills required are not available locally – so ‘reverse commuting’ from Wilton and Salisbury is increased’.*
- **Creating the Right Conditions:** There are ample small business units available locally<sup>15</sup> - so capacity is not an issue. Furthermore, there are more sources of local employment than is generally supposed<sup>16</sup>. The potential for many of these businesses to flourish, and for new ones to become established within the parish, largely depends upon eliminating the *disincentives* to rural business and youth retention. The Neighbourhood Plan process has encouraged significant progress in these areas:
  - **IT Facilities:**
    - A *Wi-Fi hub* has been installed (free of charge) in the new Community Hub – which is widely used by both local business and private users.
    - *High Speed Broadband* is being installed by BT (albeit slowly) in the valley.

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<sup>15</sup> In Broad Chalke (Chalke Pyt); Bowerchalke (Knowle Farm); and Fifield Bavant.

<sup>16</sup> Apart from agriculture: Chalke Valley Community Hub, Bed & Breakfasts, The Queen’s Head Pub, Broad Chalke School, Play School, Sports Centre, Fitness Trainers, Medical Centre, Church Benefice office, tour firm, management consultancy, watercress beds, Hewlett Turf. domestic help, baby-sitting, gardening, Game Shoots, Hill Climb, poultry farming / game & exotic bird breeding, Chalke Valley Fencing, Chalke Valley Roofing, builders, handymen, heating engineer, plumber, chimney sweep, tutors, writers, authors, book dealer, photographers.

- *Vodafone Mobile Open Sure Signal* has been installed in the main part of the village and provide most households and businesses with mobile phone cover if they are prepared to switch to Vodafone.
  - **Commercial Outlet for local business.** The Community Hub has created a market outlet for local businesses<sup>17</sup>, and employment for local people including young people working part time or gaining work experience<sup>18</sup>.
  - **Social Facilities for the young.** The perennial issue of providing social incentives for young people to stay in the area (youth clubs, meeting venues etc) is dependent on finding suitably qualified and cleared<sup>19</sup> adult volunteers with the time to run them.
  - **Affordable Housing.** Finally, perhaps the greatest disincentive to retaining younger people and families in the area is the shortage of affordable housing available to them – this was covered in Part 2 - Housing Needs.
- **Rural Tourism replacing Agriculture as main employer:** Looking wider, our fundamental issue – as a rural community – is that in the space of a single generation, agriculture now employs one tenth of the people it used to. Broad Chalke lies well off the main commercial trunk transport routes - and is a conservation village lying within an Area of Outstanding Natural Beauty (AONB). The village is home to the nationally-renowned Chalke Valley History Festival and Gurston Hill Climb. Thus, whilst agricultural employment wanes in the Chalke Valley, employment opportunities in tourism are set to rise. The AONB has recently started an initiative to encourage more tourism and this would have a direct benefit to local B&Bs, the Pub, the Community Hub and other businesses dependent on visitors. The Community Hub – appropriately - has been adopted as an information centre for the AONB and many visitors have remarked on the current lack of information about local accommodation, walking routes and other recreational facilities. A centrally-located *Visitors Information Board*, providing such information in map form, would be an asset in this respect and this theme is picked up in the next section.

## ISSUES REQUIRING COMMUNITY ACTION

### 3.12 Road Safety

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

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<sup>17</sup> 90% of fresh produce sold in the Chalke Valley Stores and Coffee Shop is supplied by local farmers, small businesses and individuals.

<sup>18</sup> Including earning Scouting or Duke of Edinburgh voluntary service awards and obtaining references for permanent work.

<sup>19</sup> E.g. CRB checks and clearances (now known as DBS – Disclosure & Barring Service) – which can be time-consuming to obtain.

- **Enforcement of the existing 30 mph limit** –by a group of community volunteers and automated warning lights.

*All that said, the issue is not **road** safety so much as **pedestrian** safety – and the latter is mainly a function of the lack of adequate footpaths and/or the lack of visibility around blind corners – see next paragraph.*

### 3.13 Pedestrian Safety

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

### 3.14 The Causeway: This is currently the principal safety concern for villagers inasmuch that:

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



*Left: The Causeway (looking towards the village centre across bridge with Millennium Field on right).*

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

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

- **Solution.** After considerable discussion and professional advice on the options available, the costs involved, and the environmental implications, we have concluded that the best solution would be to move (i.e. transplant) the existing field hedge a few yards into Millennium Field to make room for a roadside pathway from the bridge to the village centre where it will link with the new footpath opposite the Community Hub. *This would be an expensive solution – so we have identified sources of funding. We are in contact with Wiltshire Council Highways Department who have conducted an initial survey and costing. Given the safety issues involved – which will only get worse – the Highways Department agree that a clear case exists and that, with appropriate management, this project will be achievable.*

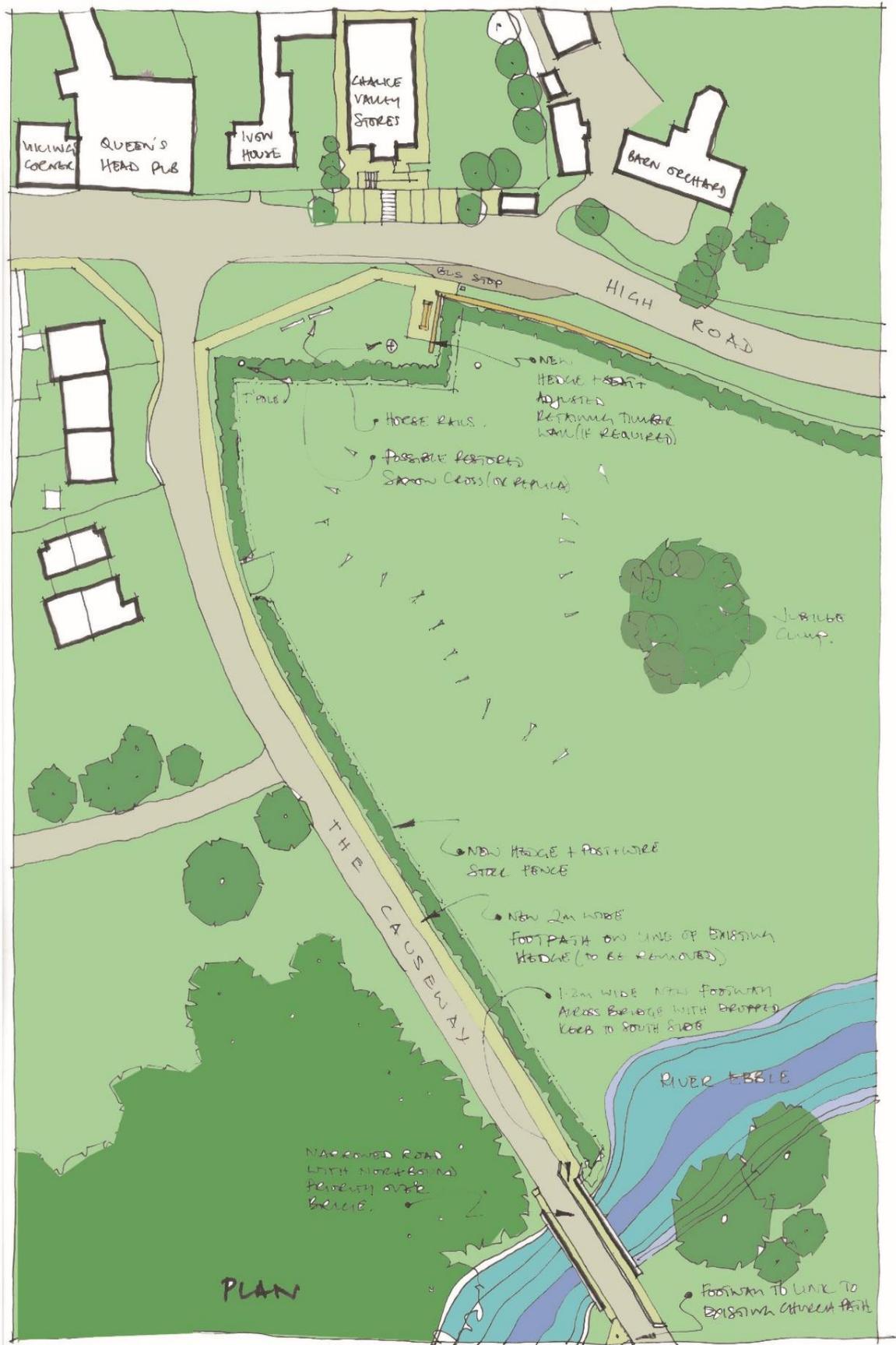
**Note:** *Th the replanting of the Causeway hedgerow provides an ideal opportunity to reroute the adjoining hedgerow outside the Queen’s head pub and thus create a village green. This is discussed, with a diagram and illustrations, in the next paragraph:*

### 3.15 The Village Centre – creating a Village Green.



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

- **Community Feedback:**  
In contrast with many rural Wiltshire villages, Broad Chalke has no natural focal point for village activities. The nearest thing Broad Chalke has to a **village green** is the small triangular patch of grass opposite the Pub and Hub (see photograph above) which The Highways Department created by moving the field hedge back from the road to provide a sight line around the road junction. The Village Design Statement suggested extending this existing triangular green to create a proper village focal point. This reflects the fact that over the years, the development of New Town and the establishment of Pub, Medical Centre and Community Hub have effectively shifted the geographical and social ‘centre of gravity’ of the village back to High Road (the traditional commercial centre of the village). Even before the establishment of the Hub and its associated parking area and linking pathway across this small green, its potential as a village focal point was the source of several comments in the Community Questionnaire e.g.:  
*‘Can we look towards a ‘Village Centre’ that encompasses the current Chapel (now Community Hub), Pub, Surgery, and [across the Causeway] Parish Church and Village Hall as the heart of the village with pathways linking these various facilities?’*



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

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



**< Before:**

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

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



**After:**

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

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

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

- Linking the existing pathway to the proposed Causeway path (see earlier diagrams).
- Re-establishment of the original hitching rail (plus a drinking trough?) for horses.
- Some simple bench seats (we have a donor).
- A central Visitors Information Board (see para 3.11, last bullet).
- Restoration and re-establishment of Broad Chalke’s historic Saxon meeting cross<sup>20</sup> as a focal point for not only the village but also the whole valley (its original purpose). As the green sits at the intersection of the two valley roads – and is thus not only the geographical centre of the village but also the centre of the valley – this would be very appropriate.
- **Conclusion.** There is clear synergy between the Causeway Path proposal and the ‘Village Green’ proposal – and much to be said for implementing them as a combined project.

## CONCLUSION – PART 3

**3.16** Part 3 of the Broad Chalke Neighbourhood Plan has developed policies and supporting objectives to meet Community needs within the neighbourhood area as follows:

No.	ISSUE	PROGRESS
3.1	<b>EXISTING AMENITIES</b> <i>Monitor, and where appropriate, improve social amenities</i>	<b>Existing amenities</b> have been surveyed (Para 3.5) <b>Areas to keep under observation</b> identified, including: <ul style="list-style-type: none"> <li>● <b>Parish Church</b> – development plan (Para 3.7)</li> <li>● <b>Village Pub</b> – future viability (Para 3.8)</li> <li>● <b>Medical Centre</b> – opening hours (Para 3.9)</li> <li>● <b>Highways and Drainage</b> (para 3.10)</li> </ul>
3.2	<b>COMMUNITY HUB</b> <i>Co-locate village Chapel, Shop, Café and Post Office to create a sustainable community centre for the neighbourhood</i>	<b>The Community Hub</b> was successfully implemented as the first ‘deliverable’ of the Neighbourhood Plan and won the prize for best Village Shop in UK in its first year of operation. <span style="float: right;">(Para 3.6)</span>
3.3	<b>EMPLOYMENT</b> <i>Take practical measures to facilitate local employment</i>	<b>Measures taken</b> and being pursued including: <ul style="list-style-type: none"> <li>● Improved IT connections within Broad Chalke and Chalke Valley</li> <li>● Meeting rooms and Cyber Café at the Community Hub</li> <li>● Employment and work experience at the Community Hub</li> <li>● Market outlet for local business at the Community Hub</li> <li>● Encouraging tourism</li> <li>● Affordable housing for young people <span style="float: right;">(Para 3.11)</span></li> </ul>
3.4	<b>ROAD SAFETY</b> <i>Take measures to increase road safety</i>	<ul style="list-style-type: none"> <li>● <b>Extra Car Parking and Bus Stop</b> installed outside Hub</li> <li>● <b>Speed Limits</b> introduced on high risk roads within village</li> <li>● <b>Speed Checks</b> implemented by local citizens</li> <li>● <b>Warning Signs</b> (conventional and electronic) installed</li> <li>● <b>Laybys</b> to be implemented as part of Community Housing Project <span style="float: right;">(Para 3.12)</span></li> </ul>
3.5	<b>PEDESTRIAN SAFETY</b> <i>Take measures to improve pedestrian safety</i>	<b>Footpaths</b> <ul style="list-style-type: none"> <li>● <b>Link path</b> built to Community Hub</li> <li>● <b>New footpath</b> linking N &amp; S sides of village along The Causeway</li> <li>● <b>Low Lane</b> foot path to be improved in due course. <span style="float: right;">(Para 3.13)</span></li> </ul>
3.6	<b>VILLAGE CENTRE</b> <i>Further improve the village centre as the focal point of the village</i>	<b>Village Green</b> will be created in conjunction with the Causeway Path <span style="float: right;">(Para 3.14 – 3.15)</span>

<sup>20</sup> The head of the cross still exists and is located, unused and largely un-noticed, in the porch of All Saints Church. Its restoration would return the cross to its original purpose and would almost certainly attract Heritage funding.

# Action Plan

This concluding Section summarises the Policies deduced by the Plan and records action taken or in hand where applicable:

## PART 1 – SETTING THE ENVIRONMENTAL BASELINE – Design Statement

No.	POLICY	REFERENCE
Policy 1.1	<b>CONSERVATION:</b> Observe the obligations implicit in Broad Chalke’s unique position as a Conservation Village within an Area of Outstanding Natural Beauty.	Section 1 and Appx 1 & 2
Policy 1.2	<b>ARCHAEOLOGICAL:</b> Preserve areas of archaeological Interest	Section 1 and Appx 2
Policy 1.3	<b>CHARACTER AREAS:</b> Protect & perpetuate the nature of Broad Chalke’s distinctive character areas and vernacular buildings.	Section 2 and Appx 3
Policy 1.4	<b>ARCHITECTURE:</b> Protect buildings which make a positive contribution to the local townscape from demolition or unsympathetic development, and perpetuate vernacular building styles where possible.	Section 3 and Appx 4 & 5
Policy 1.5	<b>OPEN SPACES:</b> Protect and preserve the open spaces, water meadows ancient woodland & hedgerows which define Broad Chalke’s dispersed settlement.	Section 3 and Appx 4
Policy 1.6	<b>ICONIC VISTAS:</b> Protect the iconic vistas which give so much pleasure to residents and visitors alike.	Section 3 and Appx 4
Policy 1.7	<b>PLANNING GUIDELINES:</b> Provide guidance for future development within these Policies.	Section 4 and Appx 6

## PART 2 - MEETING HOUSING NEEDS – Development Plan

No.	POLICY	PROGRESS
Policy 2.1	<b>THE HOUSING REQUIREMENT</b> <i>Establish the community’s housing needs within the context of the Wiltshire Core Strategy</i>	<p>&gt; <b>Government Housing Targets</b> for our area are set in the <i>Wiltshire Core Strategy</i> which Broad Chalke has been contributing to through incremental infill development within its Settlement Boundary. (Paras 2.7, 2.8).</p> <p>&gt; <b>Scope for development</b> within Broad Chalke is now very limited – if further housing is needed, it would have to be outside the Settlement Boundary. (Paras 2.9 - 2.11).</p> <p>&gt; <b>Community Consultation</b> indicates a clear need for community housing to meet local needs. (Paras 2.12 - 2.15).</p> <p>&gt; <b>The Community Housing Need</b> has been quantified as a mix of 6 x Affordable Homes and 3 x Open Market homes now, with space to be reserved for possible future requirements on the same 2:1 ratio. (Para 2.16 - 2.17).</p>

<p><b>2.2</b></p>	<p><b>COMMUNITY HOUSING</b>  <i>Deliver up to 6 x affordable homes and 3 x open market homes in the first instance, with further land earmarked for future community-led requirements.</i></p>	<p>&gt; <b>A Community Land Trust</b> has been formed to oversee the Community Housing Project.          (Para 2.18)          &gt; <b>Site Surveys</b> have been carried out by both Wiltshire County Council and Broad Chalke Parish Council and a joint site for affordable and open market housing has been identified.          (Para 2.19 – 2.20).          &gt; <b>Enabling Action</b> has been taken to ensure there is adequate site access (Para 2.21), define site design requirements (Para 2.22) and develop an allocations policy for the community housing (Para 2.23).</p>
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**PART 3 – MEETING COMMUNITY NEEDS – Amenities & Safety**

No.	ISSUE	PROGRESS
<p><b>3.1</b></p>	<p><b>EXISTING AMENITIES</b>  <i>Monitor, and where appropriate, improve social amenities</i></p>	<p><b>Existing amenities</b> have been surveyed (Para 3.5)  <b>Areas to keep under observation</b> identified, including:</p> <ul style="list-style-type: none"> <li>• <b>Parish Church</b> – development plan (Para 3.7)</li> <li>• <b>Village Pub</b> – future viability (Para 3.8)</li> <li>• <b>Medical Centre</b> – opening hours (Para 3.9)</li> <li>• <b>Highways and Drainage</b> (para 3.10)</li> </ul>
<p><b>3.2</b></p>	<p><b>COMMUNITY HUB</b>  <i>Co-locate village Chapel, Shop, Café and Post Office to create a sustainable community centre for the neighbourhood</i></p>	<p><b>The Community Hub</b> was successfully implemented as the first ‘deliverable’ of the Neighbourhood Plan and won the prize for best Village Shop in UK in its first year of operation.          (Para 3.6)</p>
<p><b>3.3</b></p>	<p><b>EMPLOYMENT</b>  <i>Take practical measures to facilitate local employment</i></p>	<p><b>Measures taken</b> and being pursued including:</p> <ul style="list-style-type: none"> <li>• Improved IT connections within Broad Chalke and Chalke Valley</li> <li>• Meeting rooms and Cyber Café at the Community Hub</li> <li>• Employment and work experience at the Community Hub</li> <li>• Market outlet for local business at the Community Hub</li> <li>• Encouraging tourism</li> <li>• Affordable housing for young people</li> </ul> (Para 3.11)
<p><b>3.4</b></p>	<p><b>ROAD SAFETY</b>  <i>Take measures to increase road safety</i></p>	<ul style="list-style-type: none"> <li>• <b>Extra Car Parking and Bus Stop</b> installed outside Hub</li> <li>• <b>Speed Limits</b> introduced on high risk roads within village</li> <li>• <b>Speed Checks</b> implemented by local citizens</li> <li>• <b>Warning Signs</b> (conventional and electronic) installed</li> <li>• <b>Lay-bys</b> to be implemented as part of Community Housing Project</li> </ul> (Para 3.12)
<p><b>3.5</b></p>	<p><b>PEDESTRIAN SAFETY</b>  <i>Take measures to improve pedestrian safety</i></p>	<p><b>Footpaths</b></p> <ul style="list-style-type: none"> <li>• <b>Link path</b> built to Community Hub</li> <li>• <b>New footpath</b> linking N &amp; S sides of village along The Causeway</li> <li>• <b>Low Lane</b> foot path to be improved in due course</li> </ul> (Para 3.13, 3.14)
<p><b>3.6</b></p>	<p><b>VILLAGE CENTRE</b>  <i>Further improve the village centre as the focal point of the village</i></p>	<p><b>Village Green</b> will be created in conjunction with the Causeway Path.          (Para 3.15)</p>