

Calne Community Neighbourhood Plan



BLACKLAND | BROADS GREEN | CALNE | CALSTONE | DERRY HILL | HIGH PENN | LOWER COMPTON | MILE ELM | RATFORD | SANDY LANE | STOCKLEY | STUDLEY

Built Environment Chapter Summary

The Built Environment refers to structures within the neighbourhood plan area, e.g., houses, shops, industrial units, public works of art etc, and the areas in which they reside.

Many new buildings have been built in recent years with little consideration given to their immediate environment. Little emphasis was placed on design principles, resulting in many new residential developments having standard designs without any local characteristics. Many of these developments have given no consideration to the interaction with the local landscape and environment.

The Built Environment section aims to tackle the component parts of these issues to ensure that the unique character of the neighbourhood plan area is enhanced and not further eroded.



Key issues and priorities

The character and distinctiveness of the neighbourhood plan area is being eroded. This will be addressed by:

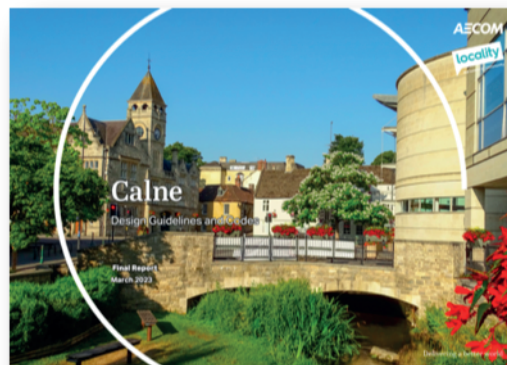
- Producing and adopting a Calne Area Design Guide and Codes. The document has been produced and focuses on all developments, including house extensions.
- Many buildings of historical interest are not nationally listed. A Heritage Asset List has been produced to identify and protect local assets of significant interest.
- Protecting the many fine examples of public art in the area and encouraging the creation of more.
- Ensuring developments sit naturally within the landscape in which they are created.
- Encouraging the development of innovative modern buildings in the appropriate settings.



The following 2 policies will be included in the updated Built Environment chapter:

Policy BE1 - Design Principles for Local Distinctiveness - UPDATE

A design guide and codes, highly specific to the Calne area, has been written by Aecom, experienced technical consultants. It aligns with Wiltshire Council's draft design guide. The aim of the document is to break the neighbourhood plan area into distinct character areas and specify in detail what we consider to be good design principles in each of them, for example construction materials and colour palettes. The document also specifies minimum standards for other design aspects such as the maximum number of storeys in each area, residential parking, building orientation with respect to the streets and to maximise the benefits of solar panels.



Towns and villages should serve the people. One way of doing this is by making them pleasant, attractive, interesting, and stimulating places to live. This can be done by creating public art and interesting places to go. The plan area contains many public works of art and other unique settings, such as Pocket Park. These need to be protected, and further public art works, and landscaping, encouraged. Public art can form an important element in developing the character of an area.

Policy BE2 - Heritage Assets - UPDATE

The plan area contains 13 scheduled monuments and 300 listed buildings (3 grade I, 17 II* and 280 grade II). Part of the plan area is within the North Wessex Downs National Landscape and there are also three conservation areas (Calne, Sandy Lane and Derry Hill). Despite this high level of protection there are many historically significant buildings, and other assets, that are currently not specifically protected. The intent of this policy is to identify and protect such assets. Such protection also relates to development adjacent to the protected asset, for example to prevent an inappropriate development next to a heritage asset.

The list of locally important non designated assets for protection is given below.



1. Black Dog Halt Station
2. Black Dog Footbridge
3. Calstone Manor Farm
4. Calstone Millenium Stone
5. Victorian Drinking Fountain
6. St Edmond's Catholic Church hall (Facade only)
7. Guthrie Juvenile School
8. Chaveywell Bridge and Spring Wall
9. Swaddons/Horsebrook Mill(including nos 3 and 4 Swaddons Mill)
10. Calne Public Library

11. Bronze of Two Pigs
12. Bronze of a Ewe and Lamb
13. The Head (Sculpture)
14. Railway Bridge (Hazeland)
15. Railway Bridge (Iron topped)
16. Old Rectory
17. Metal Railings
18. Wiltshire and Berkshire Canal Wharf
19. 3 Anchor Road
20. Victorian Street Lights at St Mary's Church

21. Calstone Reservoir
22. St. Mary's Courtyard
23. Pavement Mosaics
24. Red Telephone Box
25. Pewsham Locks Wiltshire and Berkshire Canal
26. Milestone within boundary wall of 121 London Road
27. Wessington House
28. The Lodge, 28 Theobalds Green
29. Spiney Meads Cottage
30. Calstone Reading Room