

Local Character and Environment – Objectives and Policies

Objective 3.a. Protect the locally valued heritage of the community

Policy LCE 1 – Broad Hinton Conservation Area

Development within the Broad Hinton Conservation Area, and its setting, including alterations and extensions to existing buildings will be expected to demonstrate within any Design and Access Statement that has had regard to the Broad Hinton Conservation Area Statement. The following key principles are a central part of achieving high quality that respects the character and appearance of the Conservation Area:

- i. existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the character of Broad Hinton village.
- ii. property boundary treatments should reflect locally distinctive designs and materials. Brick and stone walls are a particularly significant feature of parts of the Conservation Area, together with indigenous tree and hedge planting.
- iii. materials used should be sensitive to the heritage of the area, and development should use a common palette of locally distinctive vernacular building forms and materials.
- iv. extension of an existing building should complement the existing and be designed in keeping. Particular care should be taken to identify the character and scale of the original building, and the importance of the spaces between buildings.
- v. the setting of all heritage assets should be respected, including local heritage assets identified in LCE 2.

Policy LCE 2 - Non-Designated Heritage Assets

The Neighbourhood Plan identifies the buildings and structures listed below Locally Valued Non-Designated Heritage Assets.

Any development proposals that would affect the character, setting or integrity of the identified Locally Valued Non- designated Heritage Asset(s) should:

- i. be accompanied by a description of the Asset's significance in sufficient detail to allow the scale of any harm or loss to be adequately assessed against the significance of the asset.
- ii. be sympathetic to the building or structure concerned and propose its creative reuse and adaptation; and
- iii. ensure that recording and interpretation is undertaken to document and understand the asset's archaeological, architectural, artistic, or historic significance.

Broad Hinton Conservation Area

1. Broad Hinton - Well
2. Broad Hinton - Rickyard Cottage Wall
3. Broad Hinton – Lych Gate
4. Broad Hinton – The Old Vicarage and outbuilding
5. Broad Hinton – The Coach House
6. Broad Hinton – 1-3, St Peters Cottages
7. Broad Hinton – Rectory Cottage
8. Broad Hinton – Compton Farm House
9. Broad Hinton – White Ridge Cottage
10. Broad Hinton – Knoll House

Broad Hinton

11. Broad Hinton – Distinctive drovers lane running along High St and down Post Office Lane
12. Broad Hinton – Queen's Coronation Tree

Outside of the settlements

13. Hackpen Hill White Horse

These requirements aim to ensure that any development impacting Non-Designated Heritage Assets are carefully considered and considers their significance and value to the local community.

It emphasises the importance of preserving, enhancing, and understanding the heritage assets for the benefit of future generations.

Objective 3.b. Protect and enhance the character of the built environment

TBD but will most likely include an updated Conversation Area Character Appraisal and Design Guide.

Objective 3.c. Protect and enhance the natural environment

Policy LCE 3 - Local Green Space

The Neighbourhood Plan proposes that the green spaces listed below be designated as Local Green Spaces in accordance with the provision of paragraph 99 of the National Planning Policy Framework 2019 which rules out development except in exceptional circumstances.

1. Broad Hinton - Pitches End Green Space
2. Broad Hinton - Cricket Pitch
3. Broad Hinton – School Field
4. Broad Hinton - Whettles End
5. Broad Hinton – Allotments
6. Broad Hinton – The Weir Pond
7. Winterbourne Bassett - Green Space
8. Uffcott - Pond

Policy LCE 4 - Key Views

Any development proposal that has the potential to affect the locally valued views identified below should follow specific guidelines:

- i. The planning application submission should include an assessment of the impact of the proposed development on the identified views. This assessment must evaluate how the proposals would alter the views and consider any potential adverse effects.
- ii. Development proposals that are likely to affect any of the local key views, must assess the effect of the proposals on the view(s) and demonstrate how any adverse effects have been addressed.
- iii. All new development should aim to minimise light pollution and avoid obtrusive external property lighting and street lighting. Where artificial lighting requires planning permission, planning applications must demonstrate how the dark skies environment will be protected in the scheme, through the submission of appropriate design detail.

Locally valued views:

1. Broad Hinton - High Street
2. Broad Hinton - to Winterbourne Bassett over the Whettles
3. Broad Hinton – to Hackpen Hill White Horse
4. Broad Hinton – north from Broad Town Hill
5. Uffcott - entering Uffcott by the pond
6. Winterbourne Bassett - high banks
7. Winterbourne Bassett - to Broad Hinton over the Whettles
8. North from Bicknoll Castle
9. From the villages to the Ridgeway
10. From the Ridgeway to the villages
11. From the Ridgeway over the Marlborough Downs

These guidelines aim to ensure that development in the Neighbourhood Area and beyond respects and preserves the identified locally valued views. Development proposals should be carefully assessed to determine their potential impact on the views, and efforts should be made to minimise any adverse effects.

This approach reflects the community's desire to maintain the visual quality and character of the area's valued views.