

Appendix 4g: Chieveley Southend Site Assessments

Spatial Area:	North Wessex Downs AONB	Settlement:	Chieveley	Parish:	Chieveley
----------------------	-------------------------	--------------------	-----------	----------------	-----------

Site ID:	CHI23	Site Address:	Land at Chieveley Glebe, Chieveley
Use(s) proposed by site promoter	Residential	Development Potential:	Linear development of up to 17 dwellings along East Lane (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) is considered appropriate for development – approx 1.1ha)

Recommendation:

The part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) (along East Lane) is recommended for allocation.

Justification:

Only a limited amount of development will be suitable in Chieveley. Within the revised settlement hierarchy Chieveley is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore only suitable for a limited number of dwellings. The degree of car dependency is likely to be high.

A linear development along the northern side of East Lane would be appropriate in the context of the existing settlement form, pattern, and character. The strong rural character of East Lane would need to be conserved and the relationship with the Conservation Area and listed buildings carefully considered. Building height will be important.

As a linear development facing onto East Lane it could have potential for self and custom build.

Although the site is good quality agricultural land the loss of 1.1 hectares is not considered significant.

Discussion:

Site description:

The site lies adjacent to the built up area of Chieveley which is identified as a service village in the settlement hierarchy and a sustainable location. The western site boundary adjoins the settlement boundary. The site is greenfield and is Grade 2 agricultural land. The part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) (along East Lane) could potentially accommodate up to 17 dwellings and is of a scale to provide affordable housing. It also has the potential for self and custom build. The site lies close to existing services and facilities. The Downland Practice is located opposite the site and the site is within walking distance of Chieveley Primary School and the local shop. Chieveley recreation ground lies to the north of the site offering football, cricket and tennis, together with a village hall which hosts indoor activities. The site has easy access to the countryside and there are a number of PROW within and around the village.

Local Plan history: As part of the wider site, the site was assessed as 'not currently developable' in the 2013 Strategic Housing Land Availability Assessment (site ref: CHI011) due to the impact that development would have on the settlement form, pattern, and character.

HELAA conclusions:

Considered as part of the wider promoted site - potentially developable in part. Although most of the site is unsuitable, further assessment in conjunction with the AONB and Natural England would be required to confirm whether concerns that development on a small part of the site along East Lane only, would result in significant harm to the natural beauty and special qualities of the AONB, could be overcome. Concerns about local highway capacity. Transport Assessment required. Allocation would be dependent on a review of the settlement boundary for Chieveley in the Local Plan Review and the outcome of further landscape capacity work. Allocation also dependent on outcome of appropriate ecological surveys.

Landscape:

The West Berkshire Landscape Character Assessment (2019) notes that the site lies within the Peasemore Wooded Downland (WD2) LCA.

A Landscape Sensitivity Assessment carried out on the site in 2011 (in which the site had the ref CHI011) identified that development over the whole site would result in harm to the natural beauty of the AONB.

Development on the whole site would be out of keeping with the existing settlement pattern which is characterised by small estates, with houses closely associated with the main roads. There may be potential though for a very small part of the site only to be developed as a continuation of the linear development along East Lane.

AONB Unit and Natural England: This site has potential for development in part. The size of the [whole] site put forward would result in an incongruous addition, however given the existing belt of linear development there is potential to extend the existing belt of dwellings on the northern side of East Lane.

Despite Chieveley's location on a low ridge, the buildings are generally well integrated into the landscape in views from the surrounding countryside and follow a dispersed linear pattern along the High Street and East Lane. The strong rural character of East Lane should be conserved via retention and reinforcement of the hedgerow if possible. Building height will be important.

Flood risk:

The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is no surface water flood risk.

There may be some reduction in potential infiltration due to high ground water, so sustainable drainage systems measures should allow for surface level storage.

Highways / Transport:

Would have no objection to a number of private accesses serving up to 17 individual dwellings which should face onto East Lane. Any access serving more than five dwellings would need to be provided to an adoptable standard. Sight lines of 2.4 x 43.0 metre sight lines would be required. To achieve these sight lines, accesses may need to serve more than one dwelling particularly near the bend where such sight lines would be difficult to achieve. A 1.5 metre wide footway will be required fronting the site that would link to the existing footway to the west of the site along East Lane.

Chieveley is not well served by public transport although it does have two morning and evening daily services to Newbury that allow some capacity for commuting. The degree of car dependency is still likely to be high.

Heritage:

Chieveley Conservation Area is adjacent to the site.

Development has the potential to result in harm to the listed Old House and the setting of Tudor Cottage and Coombe House. A Statement of Heritage Significance would be required.

No previous archaeological investigation. Care needed as evolution from Parliamentary enclosure - dividing and surrounding hedgerows may be important. Desk-based archaeological assessment would be required to better understand archaeological potential and survival, followed by phased investigation if necessary.

Education:

Primary education – Chieveley - The latest GP data suggests that numbers in this catchment area will decline and on that basis this scale of development (17) could be accommodated in the catchment school. However, if this changes and numbers become more buoyant, then additional accommodation may be required. This school site is unlikely to be able to expand further, due to restrictions on the use of some of the land, which could prove problematic. There are no other schools within a 3 mile radius of the site, so a solution would need to be found in Chieveley.

Secondary education – The Downs - It is likely that a small amount of modest development, such as this site, could be accommodated within the existing infrastructure.

Environmental Health:

Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. An air quality survey would be required.

There is a low risk of contamination.

Although not located on a main road, the development would be within 250m of the A34, and there is a medium level of road traffic noise. A noise survey would be required as part of a planning application.

Ecology:

There is a group TPO to the west of the site along East Lane.

There are no priority habitats, areas of ancient woodland, statutory or non-statutory sites either within the site or within a 500m radius surrounding it. There are European protected species and priority species within 500m. There is also a Site of Special Scientific Interest Impact Risk Zone within 500m.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

Minerals and Waste:

No impact

Utility Services

On the information available to date Thames Water does not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. However, it should be noted that Thames Water has been unable to make a detailed assessment of the impact housing provision will have on the water and wastewater infrastructure so far.

SSE has noted that there is a network of existing HV overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required with regards to thermal capacity and voltage drop compliance. In addition, OHLs will require diverting if works planned within immediate vicinity of the line.

Other:

None

Parish / Town Council:

Agrees that most of the site is unsuitable and further assessment is required to determine if a small part of the site adjacent to East Lane only could be developed. The Parish Council would need to consider further what are the needs for further development as well as seeing further assessment of the landscape and transport effects. At present there is insufficient information on the likely form and impact of any development that might be brought forward on this site for the views of local residents to be obtained. Further assessment should be undertaken and, if development potential is identified, the views of the Parish Council and the community need to be established and taken into account.

Chieveley Parish Council has also highlighted the following local issues/community aspirations:

Major development should only be considered suitable in the AONB in exceptional circumstances and where it is in the public interest. Where development is likely to result in harm to the natural beauty and special qualities of the AONB, it is deemed unsuitable. Where development would conserve and enhance the natural beauty and special qualities of the AONB, the Parish Council continues to believe that further development in the AONB should only take place where there is a clear and demonstrable local need.

SA/SEA summary:

(Only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) was assessed) Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site has a strong relationship with the existing settlement and is very close to local facilities and services. As the site is adjacent to Chieveley Conservation Area there is potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented through an appropriately well-designed scheme. The degree of car dependency is still likely to be high.

Availability:

The site is owned by a single private landowner. It could be brought forward in the next 6-10 years.

Achievability:

It is currently let on a Farm Business Tenancy which is set to expire in 2023.

Relationship to / in combination effects of other sites:

There are no other sites allocated in Chieveley.