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Broad Chalke Neighbourhood Plan

Site Assessment Report

January 2020

V4 Draft

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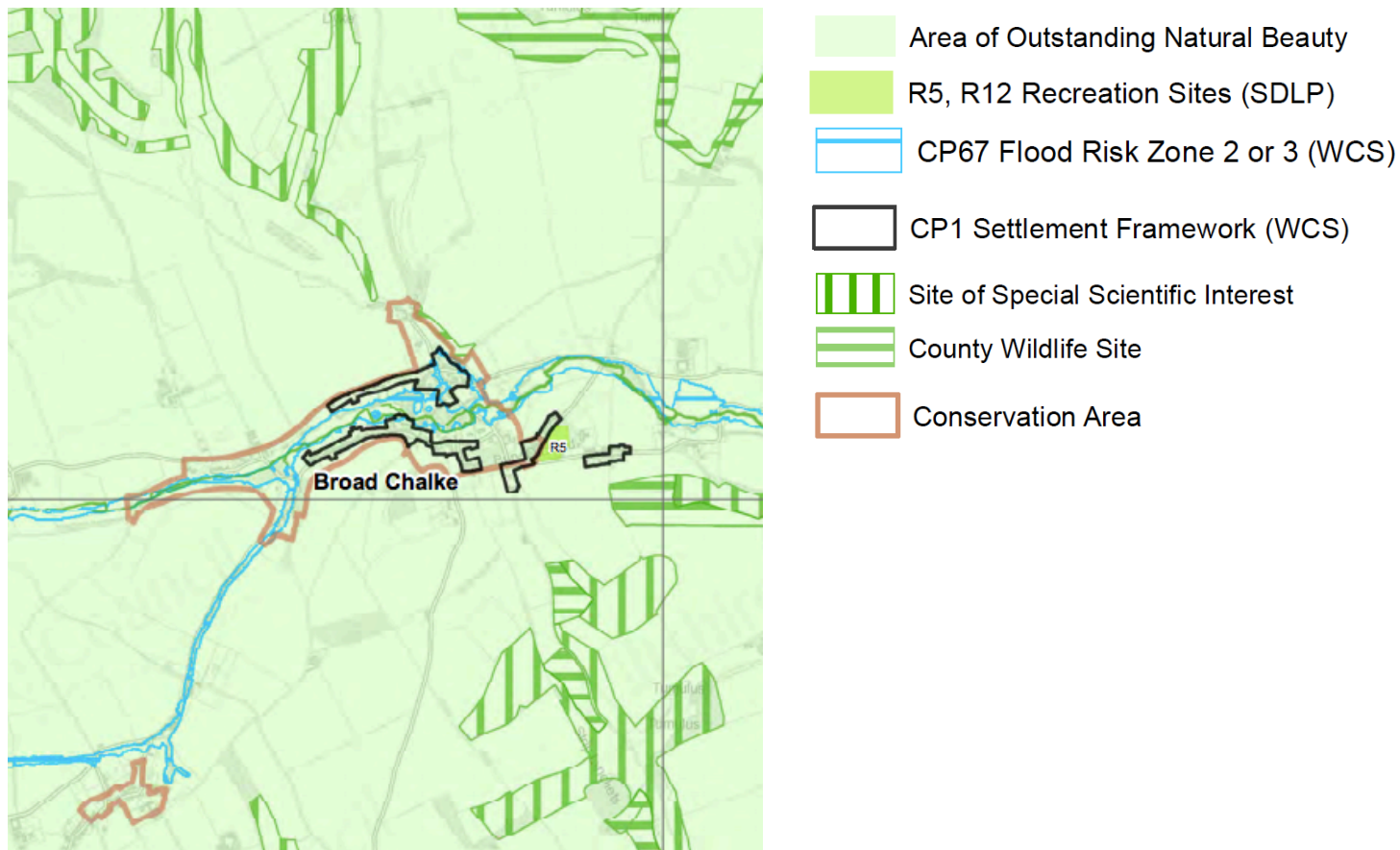
Appendix 2C Onsite Assessment Comments

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1.2 Planning Policy Context

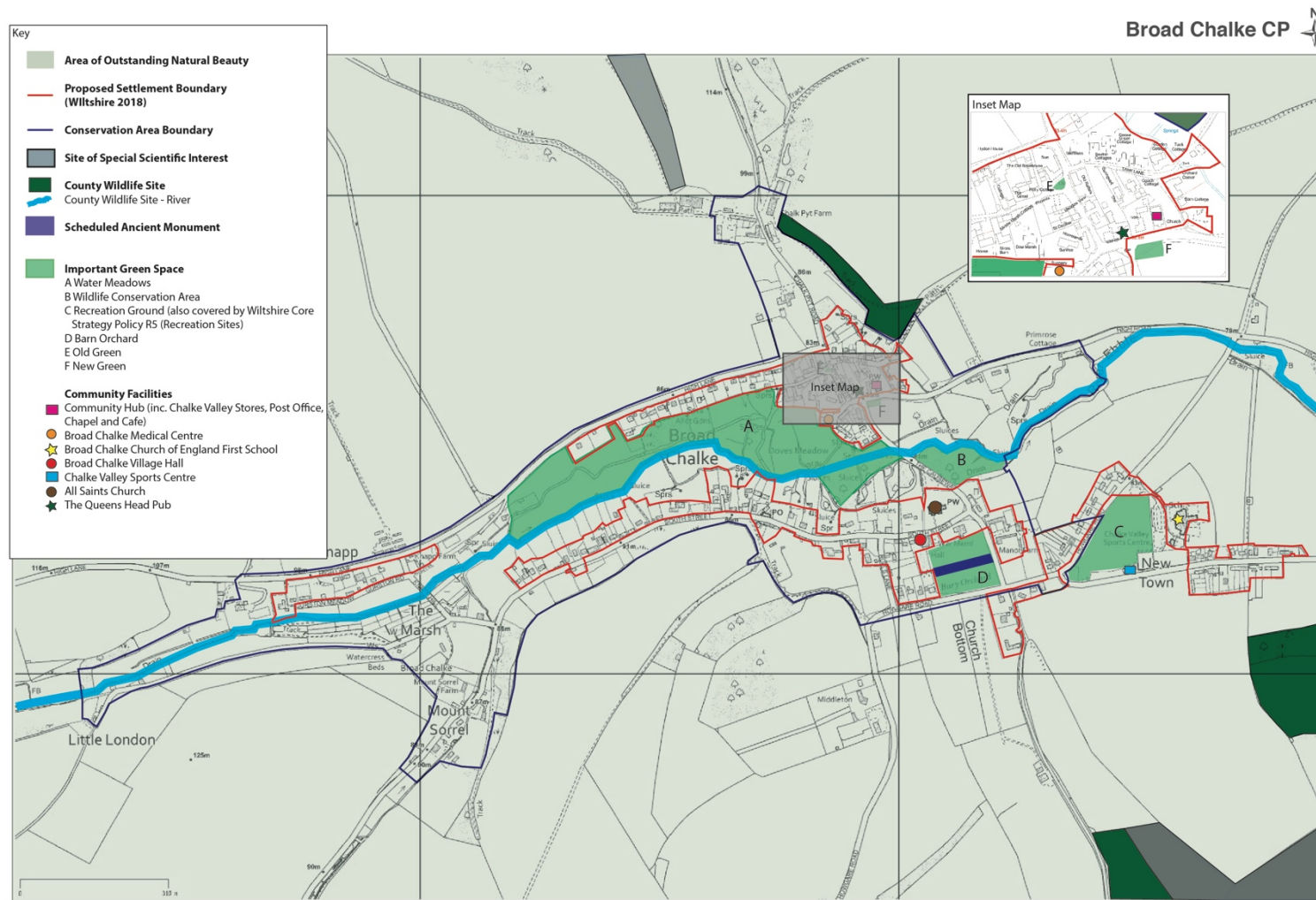
The Local Planning Authority for the Neighbourhood Plan area (which is the same as Broad Chalke Parish Area) is Wiltshire Council. The Wiltshire Core Strategy was adopted in January 2015 and sets out a framework for how future development across Wiltshire will be planned and delivered up to 2026. Map 2 in an extract from the Wiltshire Core Strategy Policy Map to show the Broad Chalke Parish policy context.

Map 2 (below) – Extract of Wiltshire Council Core Strategy Policies Map relating to Broad Chalke



Map 3 sets out the Broad Chalke Neighbourhood Plan policy context in more detail.

Map 3 (below) – Broad Chalke Village Neighbourhood Plan policy context



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Wiltshire Council is reviewing the Wiltshire Core Strategy (to be recast as the Wiltshire Local Plan). A review is required as the Government encourages local planning authorities to review their Local Plans every five years. Neighbourhood Plans form part of the development plan for Wiltshire, alongside of the Core Strategy, or forthcoming Local Plan. The Core Strategy states that it seeks to give communities a solid framework within which appropriate community-led planning policy documents, including Neighbourhood Plans, can be brought forward. Neighbourhood Plans are required to be in general conformity with the Core Strategy and can develop policies and proposals to address locally place-based issues.

The Core Strategy identifies Broad Chalke as within the Wilton Community Area, and Broad Chalke as a Large Village within that area. The Wiltshire Housing Site Allocations Plan Submission Document (July 2018, currently still in examination but due for adoption in Q3 of 2019) identifies an indicative residual housing requirement of 129 for the Wilton Community Area Remainder, which is Wilton Community Area excluding Wilton itself. The Document however does not identify any suitable sites for strategic allocation within the Community Area or within Broad Chalke as part of the Wiltshire Local Plan, due to Broad Chalke's location within the AoNB and primary school capacity constraints.

The Document instead states that in Broad Chalke, sites are being investigated through the preparation of the Neighbourhood Plan. This approach aims to enable development in Broad Chalke to come forward where it will respond to local needs and respect local character and any landscape designations. Through this approach, it seeks to achieve a balance so that development maintains and improves the viability of the area whilst also being of an appropriate scale and reflecting the priorities outlined in the Wilton Community Area Strategy within the Core Strategy.

All Core Strategy policies are relevant to Broad Chalke Parish, but as part of this work policies of particular note are:

CP1 (Settlement Strategy): Broad Chalke village is identified as a 'Large Village' within the Neighbourhood Area, which is a settlement with a limited range of employment, services and facilities. Development in the village will be limited to that needed to help meet the housing needs of settlements, and to improve employment opportunities, facilities and services.

CP33 (Spatial Strategy - Wilton Community Area (CA)): The policy allocates approximately 255 homes in the community area. The following elements that the NDP could affect are encouraged:

- The need to protect the built and natural environment of the Community Area
- The need to conserve the designated landscape of the Cranborne Chase AoNB and its setting, and where possible enhance its locally distinctive characteristics.

CP41 (Sustainable construction and low carbon energy): Will be integral to all new development.

CP43 (Providing affordable homes): On sites of five or more dwellings, affordable housing provision of at least 40% will be provided. This will be dispersed throughout the development and designed to a high quality.

CP44 (Rural exceptions sites): The policy allows for housing for local need to be permitted, solely for affordable housing, provided that it meets a number of criteria.

CP45 (Meeting Wiltshire's housing needs): Housing size and type will be expected to reflect that shown in the Wiltshire SHMA

CP51 (Landscape): Development should protect, conserve and enhance landscape character. Mitigation and enhancement measures should be deployed where possible.

CP52 (Green infrastructure): The policy ensures that development makes provision for the retention and enhancement of GI, making provision for open space and identifying opportunities to enhance and improve linkages between Wiltshire's natural and historic landscapes.

CP57 (Ensuring high quality design and place shaping): Gives high-level design policy.

CP58 (Ensuring the conservation of the historic environment): The policies map identifies the extent of the Broad Chalke Conservation Area, to be protected by this policy.

CP60 & CP61 & CP64 (Sustainable Transport & Transport and new development & demand management): The policies work to help reduce the need to travel particularly by private car, by encouraging development in accessible locations and promoting sustainable transport alternatives through various measures (car parking charges etc.). New development must be accessible for all.

1.3 Sourcing Sites

Map 4 shows the available sites assessed within the Parish as part of the Broad Chalke Neighbourhood Plan. The sites have been identified through a number of means:

- Relevant sites included in Wiltshire Council's 2012 Strategic Housing Land Availability Assessment 2012 (SHLAA);
- Sites identified locally by the Broad Chalke Neighbourhood Plan Working Group, which were first assessed during 2017. These sites were initially identified by the group with the particular aim of identifying land for potential affordable housing. The relevant landowners were contacted after the initial site assessments had been undertaken to enquire as to whether the land was available and the landowner's interest in supplying land for affordable housing.
- Relevant sites included in Wiltshire Council's Strategic Housing and Economic Land Availability Assessment 2017 (SHELAA).
- Sites submitted to Broad Chalke Parish Council as part of the formal local Call for Sites undertaken in Summer 2019. The Call for Sites (2019) was done via the Broad Chalke Parish Council website and through letters sent to all known local landowners.

Map 4 on p10 shows all sites assessed, and identifies the means through which they arose as outlined above.

2 Methodology

2.1 Introduction

Place Studio worked with the Neighbourhood Plan Group to agree the list of sites for assessment within the Neighbourhood Area (see 1.3).

An objective of this further assessment round was to ensure there was a consistent, detailed and robust approach to all site assessments. All identified sites, including those drawn from the Wiltshire Council SHLAA/SHELAA, were assessed using the same assessment method that was provided to Broad Chalke NDP Group by Wiltshire Council.

As the Neighbourhood Plan Group had already conducted a number of near-complete site assessments on the locally identified sites, this process involved reviewing and reinforcing those site assessments undertaken by the Neighbourhood Plan Group. For sites in the Wiltshire SHLAA/SHELAA that had not been assessed by the NDP Group, the process involved assessing these sites to the same detailed level to ensure consistency across all of the sites.

Due to the distinctive and designated landscape setting of the Neighbourhood Area (at its location within the Cranborne Chase AoNB) and the significant heritage assets within the Parish (Conservation Area, listed buildings, undesignated heritage assets etc) all of the assessment area is of high sensitivity. Assessment therefore warranted specialist input from Landscape and Heritage professionals utilising recognised specific methodologies to inform appropriately refined and robust selection choices in relation to these particular issues.

It must be noted that this assessment does not provide a professional transport and highways survey of site access. However, it does provide commentary on walkability.

The site assessment does not consider site availability or feasibility, but focuses on assessing the suitability of potential development sites within Broad Chalke.

The assessment methodology is outlined below.

Stage 1: Desktop Assessment

Stage 1 of the site assessment process consisted of a desktop study of each of the available sites to establish baseline information and to highlight where more information was needed. This involved topping up the Neighbourhood Plan Group's existing assessments for a number of the sites. Appendix 1 includes results of the desktop study.

Stage 2: Site Visits and on-site Assessments

Site visits were then undertaken, during which each identified site was assessed by a team consisting of a planning, heritage and landscape professionals. Stage 2 was concerned with more detailed on-site information such as site landform, habitats and biodiversity on site, boundary features and accessibility to local facilities.

The Landscape and Heritage Professionals also undertook their own assessment methodology for each site. These are included as Appendix 2A & 2B of this report. Place Studio and their accompanying consultants undertook each site assessment, ensuring a consistent approach across all of the site assessments.

At the end of the site assessment day, the site assessment team met to discuss and agree some initial conclusions from their assessments.

After the site visit day, the assessment notes were drawn together into the Assessment Notes included in Appendix 2.

Stage 3: Drawing Conclusions

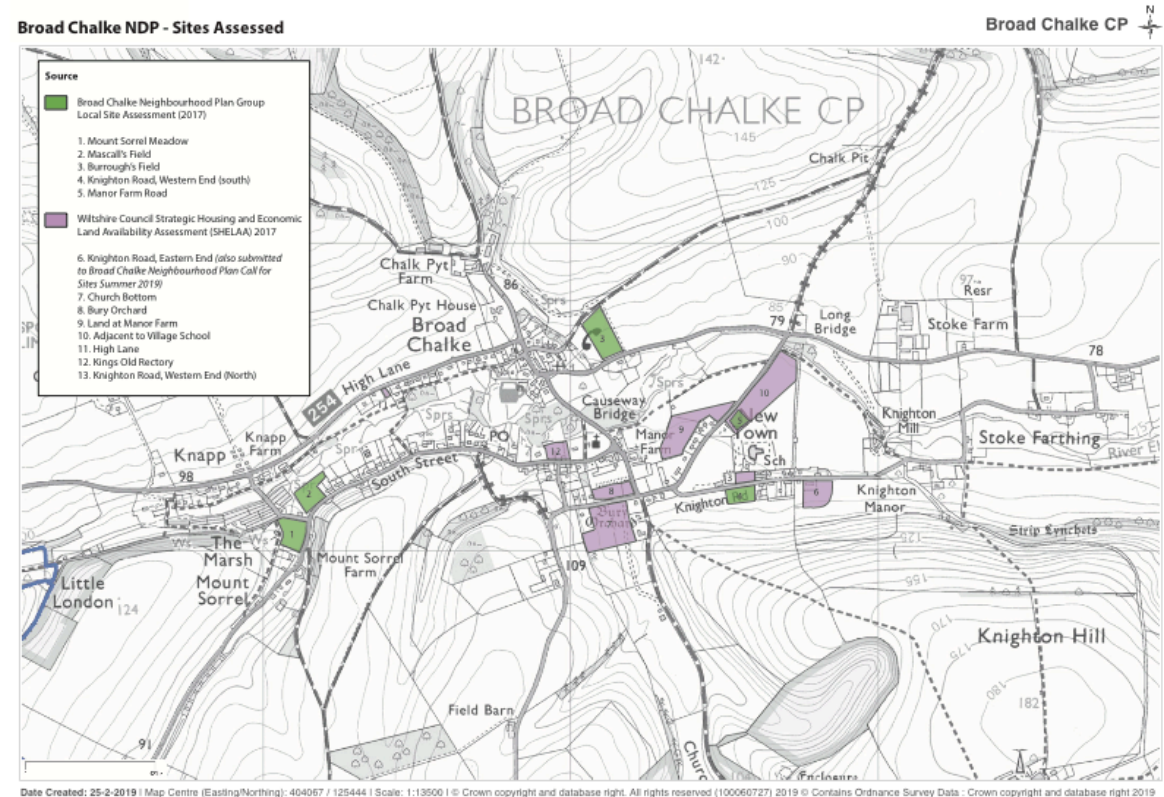
This report is a drawing together of the results of Stages 1 and 2 above, and includes conclusions of the site assessments – see Section 3 below.

3 Summary of Site Assessments

Map 4 shows all sites assessed, which arose from various sources as outlined in section 1.3 of this report.

Map 5 on the following page shows a summary of results of the site assessments, presented as the recommended draft Village Development Strategy.

This section presents the detailed results of the site assessments. It draws on the results of each stage of the site assessment process.

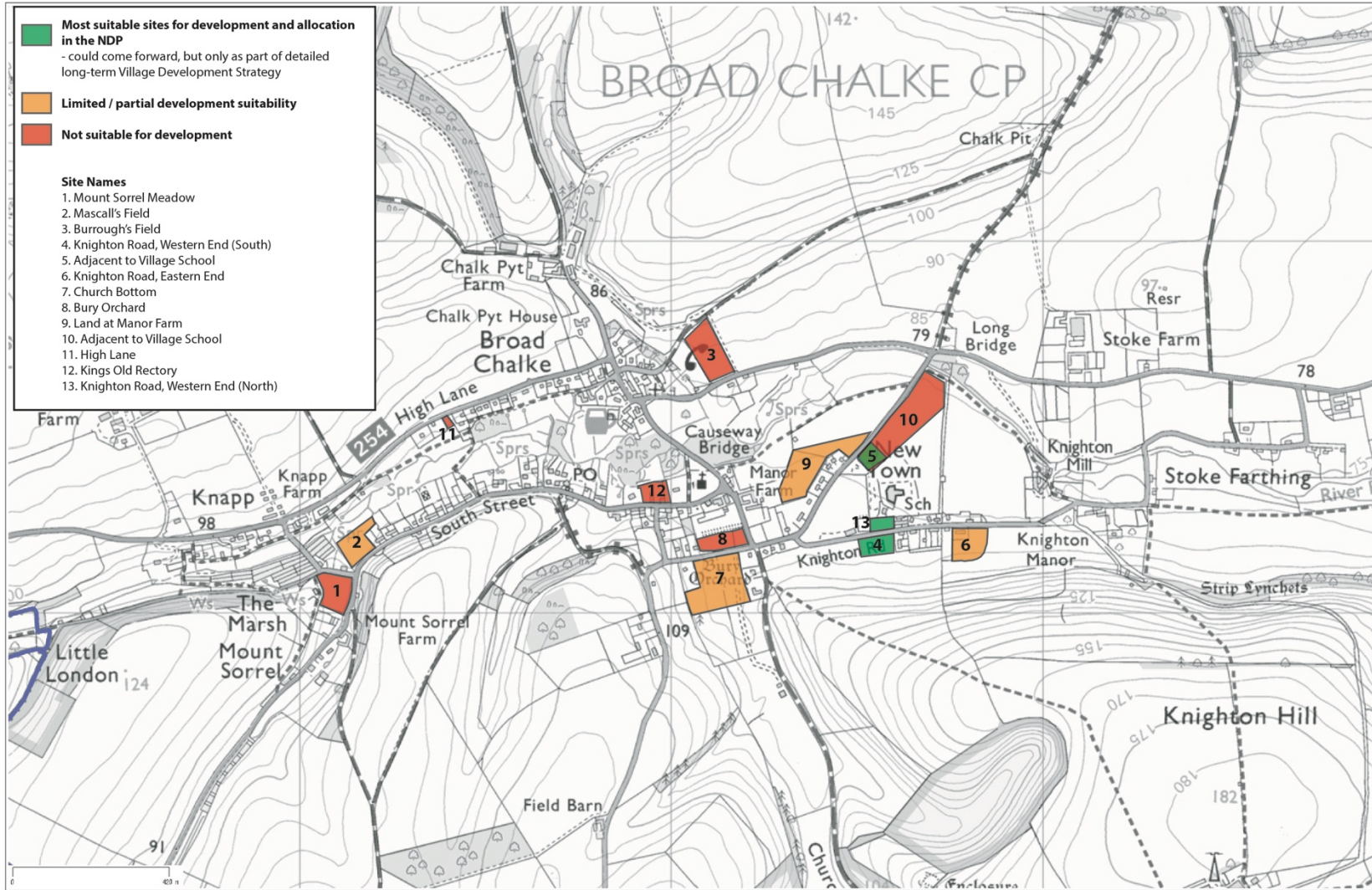


Map 4 (opposite): All sites assessed (not to scale)

Broad Chalke NDP - Village Development Strategy V1

Broad Chalke CP

Map 5
(opposite)–
Village
Development
Strategy and
Summary of Site
Assessment
Results



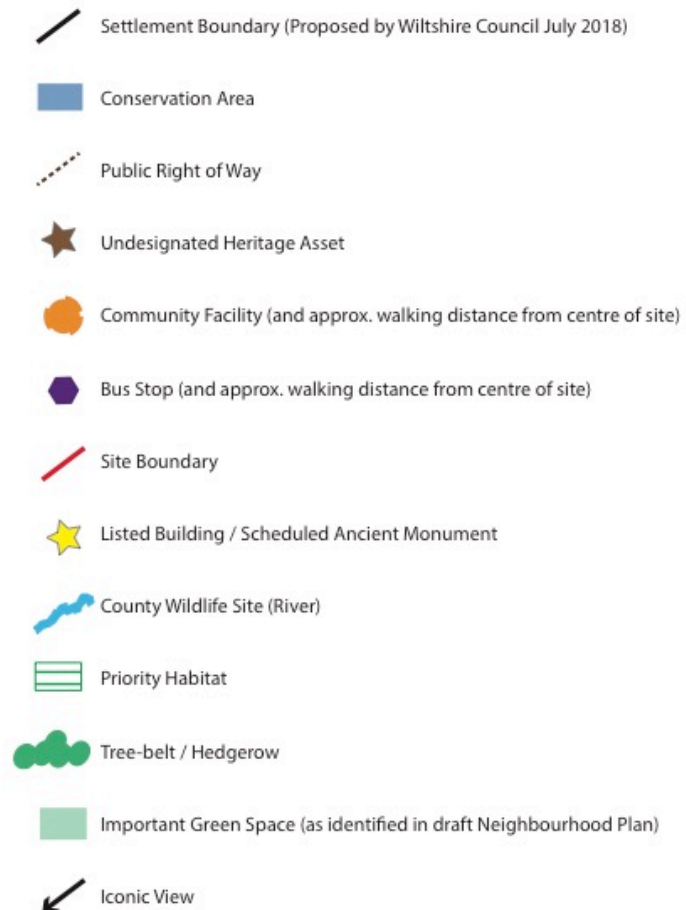
Date Created: 25-2-2019 | Map Centre (Easting/Northing): 404067 / 125444 | Scale: 1:13500 | © Crown copyright and database right. All rights reserved (100060727) 2019 © Contains Ordnance Survey Data : Crown copyright and database right 2019

The following presents each site assessed, including a map to locate the site along with its baseline constraints (see key opposite). This is accompanied by a description of the site and its constraints, and summary of heritage and landscape comments. The overall conclusion on site suitability for development draws on all of the evidence and assessment, including heritage and landscape comments as well as accessibility and connectivity factors.

It must be noted that all of the sites (as with all of the Broad Chalke Neighbourhood Area) are located within the Cranborne Chase AoNB. It is therefore not indicated on the maps that follow.

The full detail of assessment is found in the appendix (see Stage 2 above).

Map Key (p13-37)



Site 1 – Mount Sorrel Meadow

Site Description

The site is approximately 0.8ha, located outside of the settlement boundary and on the south western periphery of the village. It is located within the Conservation Area at the prominent South Street junction, adjacent to cress fields to the north and undesignated heritage assets to the north and north east. As with all of Broad Chalke Parish, the site is located within the Cranborne Chase AONB.

The site is a grazed meadow with mature tree and hedge boundaries. There is no current vehicular access to the site. A stream runs to the south roadside boundary.

A PROW runs along the western boundary of the site, and a bus stop served by regular services to Shaftesbury is located on South Street at the north east corner of the site. The site is at least 1km away from all other village facilities, along a busy road with no pavement.

Site Constraints

Although the site is bounded by mature trees and hedgerows, it is overlooked from the PROW and adjacent residential properties. It is also prominent and highly visible from South Street, with link views through the site northwards from South Street, and southwards towards the valley slopes from the cress fields. The view across the meadow illustrated above forms Key View 1 as identified in the Neighbourhood Plan (across the cress beds and adjoining field towards Maud's cottage). The site is perceived as being outside of the village, and makes a significant contribution to the open character of this part of the Conservation Area. It also plays a key role in the setting of adjacent non-designated heritage assets. Access to the site is severely constrained.



Heritage Comments

Unsuitable for development due to potential harm caused to the heritage assets

Landscape Comments

Consider this site wholly unsuited for development. Access would be difficult without significant loss of vegetation and subsequent harm to character of narrow lanes. Is perceived as being outside village and development would be very harmful to landscape character.

Overall Conclusion

The site is unsuitable due to its contribution to the green and open character of this part of the village and Conservation Area, its relationship with heritage assets and poor accessibility.

Site 2 – Mascall's Field

Site Description

The site extends to approximately 0.7ha, located outside of, but adjacent to, the Settlement Boundary. It is located within the Conservation Area and adjacent to The Willows (undesigned heritage asset) to the south west boundary. The river (a county wildlife site) runs along the northern boundary of the site. Part of the site lies within Flood Zones 2 and 3 and there is recent local experience of the site flooding. It is accessible from South Street via a farm style gate. The site accessible from South Street via a farm style gate. The site is located within close walking distance (c.100m) of a bus stop which is served by regular services to Shaftesbury, but more than 1km away from other facilities in the village. It is a meadow with good perimeter vegetation of mature tree and hedge boundaries to the south and west and is generally well screened. There are several valuable mature trees located within the site. The site is located within the Cranborne Chase AONB.



Site Constraints

The site contributes to the grain of undeveloped green spaces that is the character of this part of the Conservation Area. Flooding of the site significantly restricts site viability. Built form context would restrict development design to larger houses.

Heritage Comments

Consider development potential on the road frontage only – possibly one or two large houses set in large surrounding gardens.

Landscape Comments

Consider this site has potential for development without causing harm to wider village or the surrounding landscape. Retention and protection of freestanding trees is a key requirement. Access potential from existing gateway. Minimal loss of vegetation to create visibility splays at road.

Overall Conclusion

There is some potential for the site to be considered in two parts: possibly for loose-knit development to reflect that existing to the site to the east along South Street.

Site 3 – Burrough's Field

Site Description

The site extends to approximately 1.2ha and is located outside of the settlement boundary, approximately 40m east of the village development. It is outside of, but bordering, the Conservation Area. It is located within the AONB. A PROW runs along the northern site boundary. The site is within the valley hillside with hedgerow boundaries to the south, east and west, and a tree-lined boundary to the north. There are important public views from the site towards the listed church tower in the village. The site is within walking distance (600m or less) to the Community Hub, GP Surgery and Village Pub. The route to these facilities is unmade and has capacity to be improved. There is existing vehicle access from the south of the site.

Site Constraints

The open nature of this site contributes towards the rural setting of the adjacent Conservation Area. It is rural in character and is characterised as open countryside. There is a significant view towards the listed church tower from the PROW at the north of the site, and development of the site would have significant negative impact on this.

Initial Conclusion

Heritage Comments

Development would cause harm to heritage assets - not suitable for development.



Landscape Comments

This site is definitely rural in character, despite pumping station and consider that development would be incongruous in terms of the pattern of the village and harmful to wider landscape character. It would harm fine views of the Church and should be avoided. Development on the site should be avoided as such harms cannot be mitigated.

Overall Conclusion

The site is unsuitable due to its contribution to rural character and village Conservation Area setting.

Site 4 – Knighton Road (Western End, South)

Site Description

The site extends to approximately 0.4ha and is located outside of, but adjacent to, the settlement boundary. It is located within the AONB, outside of the Conservation Area but on its approach from the east along Knighton Road. The site is located within close walking distance of the Sports Centre, Primary School and playground. Other Community Facilities are located within 1km along a public footpath (Causeway). The site is flat, open farmland at the base of a steeper slope rising to the south (Knighton Hill). The site is generally screened from views from the north by existing vegetation and built form and is recessive in elevated views of the village from Knighton Hill. There is an existing gate access to the site.



Site Constraints

This site contributes to the open gap between New Town and other parts of the settlement, including those of the Conservation Area. Development of the site would reduce the degree of openness and space between the separate built elements of the eastern approach to the Conservation Area. Knighton Lane is straight and narrow, creating access issues. The site lies within Key View 7 (open views over New Town Sports Field and up to Knighton Hill). However as the site is on low and screened ground at the foot of the slope, sensitive development with additional landscape will be unlikely have a harmful impact on this Key View or the setting of the village in views from Knighton Hill within the AONB. Access would be from Knighton Road, a single lane road, which would need to be considered in terms of access and safety.

Heritage Comments

If considered acceptable overall, only promote development of the eastern end of the site which reflects the existing pattern of development and to largely retain the rural approach to this part of the Conservation Area

Landscape Comments

This site has potential for small scale linear development, which would need to be restricted in its extent to the west and should be considered alongside site 3339 opposite to the north to give a better balance to new built form in this area.

Overall Conclusion

This site may be suitable for managed development with landscape mitigation and appropriate development form to complement existing New Town character and highway and access measures to ensure pedestrian and vehicle safety.

Site 5 – Manor Farm Road

Site Description

This 0.3 hectare (approx.) site is formed from part of a field located outside of, but adjacent to the eastern settlement boundary. It is within the AONB but outside of the Conservation Area, with no nearby heritage assets identified. The site is adjacent to the school playing field to the south east, and the Manor Lane forms the boundary to the north west. The site is within walking distance (600m or less) to nearby facilities including the Primary School, Sports Centre and Village Hall and Church. Other facilities are within 1km walking distance along the Causeway Path.

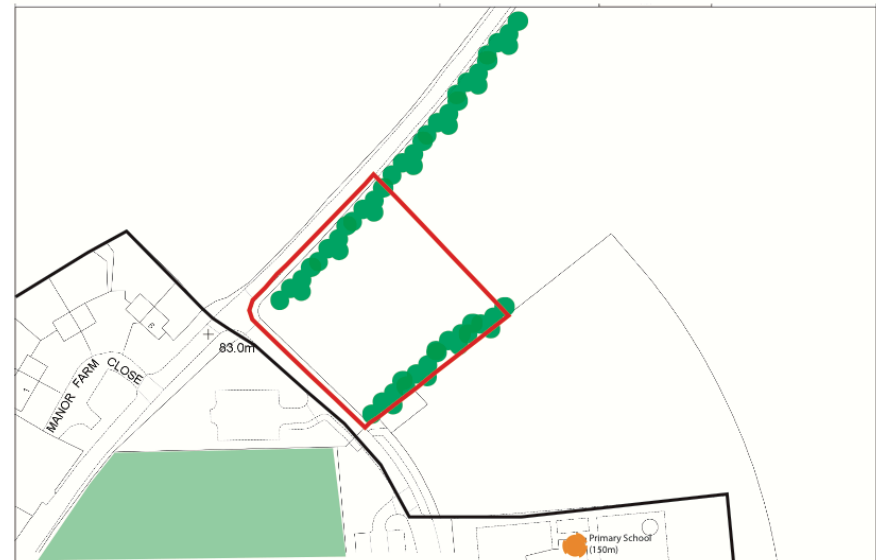
Site 5 comprises the southern part of Site 10 (see below) and is assessed as a separate site.

Site Constraints

The site is highly visible in long views from surrounding roads and across the valley floor to the east and from elevated views from the surrounding hillside to the north and south. Closer ground level views into the site are restricted from the lane and school field by hedgerow and trees planted along these boundaries. It has a western boundary onto the school access road. The site contributes to the transition from the village into the open countryside and landscape beyond. However, its location close to facilities, ease of access and relative containment on two sides creates potential opportunity for limited development.

Heritage Comments

The site currently contributes to the ambient character of development set within a rural setting, with frequent connecting views. Only small-scale development should be considered. High quality development design and would be critical to avoid an urbanising



impact on this approach to the conservation area. If the site is considered suitable overall a high-quality design reflecting the local rural built character should be sought, avoiding any suburban or urban architectural influences.

Landscape Comments

Isolated development on this site could harm the current and effective transition into the countryside that its current openness provides.

Minimal development should only be considered if it was to be considered as part of a more balanced approach to the New Town area and entrance to the village i.e. potentially consider extending existing development slightly along the north side of Manor Road to create more balanced entrance. An extensive scheme of perimeter planting together with some semi-mature trees to balance each side of the road might help to create sense of maturity and establishment.

Overall Conclusion

This is a sensitive site but well located in relation to local facilities. It may be suitable for carefully managed and limited development within a connected development strategy. Any development must be of a recessive design and include significant landscape mitigation to minimise its visual impact on the AoNB setting and create a new eastern transition to the countryside.

Site 6 – Knighton Road, Eastern End

Site Description

This site covers approximately 0.5ha and comprises existing residential development in the north west section of the site and open grazing farmland in the remainder. The residential development lies within the settlement boundary, and the open grazing section lies outside of the settlement boundary. There is no existing access to the site. The site is generally flat and rises gently to the south, with a conifer boundary to the east and high hedgerow boundary along Knighton Road. Grade II Listed Building Knighton Manor lies to the east of the site, though removed. The site is located within the AONB.

The site is within a 500m walk to nearby facilities including the sports centre, playground and a bus stop. The Community Hub, Village pub and GP surgery are located more than 1km away, along main roads.

Site Constraints

There is potential access from Knighton Road, but the road is narrow and there is no footway. The site contributes to the separation of the Knighton Manor in its rural setting and the built edge of the settlement, so reducing the degree of separation between the stand-alone listed building and the settlement edge, causing limited level of harm to the significance of the heritage asset. From a landscape perspective, development would extend the village further outwards into more rural landscape. If developed, then must only extend as far as existing residential property on north side of Knighton Rd and consider creation of more distinct village entrance at that point. Extend no further than speed limit signs which are generally perceived as 'the edge of the village'.

Heritage Comments

Not considered suitable



Landscape Comments

Some limited potential but would be perceived as extending the village further outwards into more rural landscape. If developed, then must only extend as far as existing residential property on north side of Knighton Road and consider creation of more distinct village entrance at that point. Extend no further than speed limit signs which are generally perceived as 'the edge of the village'.

Development must not extend any further southwards than the existing single line of development. The retention and bolstering of the road frontage hedge together with creation of extensive perimeter planting to help contain development are recommended as mitigation strategies should any development come forward.

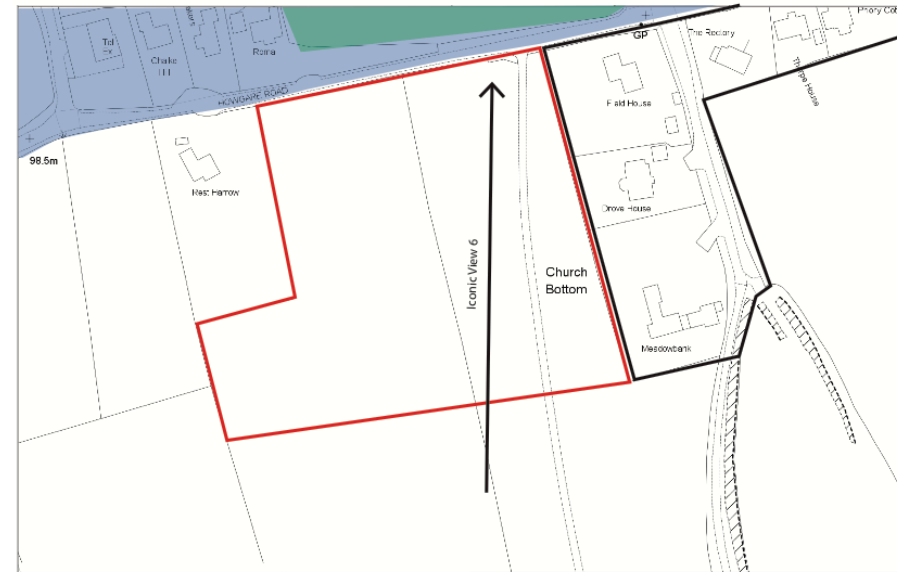
Overall Conclusion

The site may be suitable for limited development within its north western section. Development of housing must be managed to complement existing New Town character and include landscape mitigation and accessibility measures.

Site 7 – Church Bottom

Site Description

The site extends to approximately 2ha and is located outside of, but adjacent to, the settlement boundary. The site lies outside of the Conservation Area, though bounds it to the south, and wholly within the AONB. The site is an open field and part of the residual planned landscape with axial views to the conservation area and the (grade I listed) church tower. It is also visible in views from the war memorial through to downland beyond to the south. It is located to the immediate west of three large houses and to the east and rear of Rest Harrow House. To the north is Important Green Space D - Bury Orchard, as identified in the draft Neighbourhood Plan. There is existing access to the site to South Road via a large double gate through which there are wide views to and through the site, but it is partially screened by hedgerow elsewhere.



The site is located within 800m of all local facilities, nearest to the bus stop (300m), playground (320m) and village hall (c.480m), all routes are along main roads with no pavements.

Site Constraints

This site forms part of the open countryside setting for the conservation area and is part of a residual planned landscape. Uninterrupted views referred to above that contribute to the character of the Conservation Area. The site lies within Key View 6 as identified in the Neighbourhood Plan (view towards Church tower). The southern part of this site is prone to flooding.

Heritage Comments

Only considered suitable for small development contained in the north west corner of the site.

Landscape Comments

Has some development potential, but not of the type suggested. This site might be suited to a small number of larger scale single dwellings if they were designed to reflect the larger houses in the area. Layout could include for additional tree planting to help frame view out to the downland. The correct type of development with high quality design required. Additional tree planting and amendments to the large-scale gates / access would be beneficial.

Overall Conclusion

Potentially suitable for very limited development of the north west of the site with large homes that complement the immediate context. Landscape impact would require significant mitigation to safeguard heritage and landscape value.

Site 8 – Bury Orchard

Site Description

The site extends to approximately 0.6ha and is located outside of, but adjacent to, the settlement boundary, on a prominent corner site within the built-up village area, immediately to east of detached housing. It is an open, meadow, with earthwork/ditch running east-west across centre. The site is part of the identified planned landscape vista linking the church and open countryside. It is located within the Conservation Area, and heritage assets Manor Farmhouse and Walls (Grade II Listed) to the north east of site and Bury Orchard Ditch (Scheduled Monument) immediately adjacent site to the north. There is a bridleway to the south east. There is a hedgerow boundary to the adjacent lane on south and east sides, and trees and built form to the northern boundary. The site is a prominent green space within the village character and is identified as Important Green Space D - Bury Orchard in the draft Neighbourhood Plan. The site is located within the AoNB. There are views into and across the site from South Street, and linking views to south and north from the site. The site is located within 700m of all local facilities, though all routes are along main roads with no pavements.

Site Constraints

Access is poor. Significant constraints in terms of heritage, with the ancient history of the Schedule Monument and it is also an Area of Archaeological Potential, with archaeology recorded as nearby / on site, together with the close proximity Grade I listed church and Grade II listed Manor Farm. The site lies within Key View 6 as identified in the Neighbourhood Plan (view towards Church tower).

Heritage Comments

Unsuitable for development due to the potential harm caused to the heritage assets.



Landscape Comments

Wholly unsuited to any development of this nature. No mitigation possible – avoid development.

Overall Conclusion

This is considered to be an extremely sensitive site. Development would cause substantial harm by encroaching on the established settings of the conservation area, church and Manor Farm, and could be anticipated to cause harm to below ground archaeology. Unsuitable for development due to the potential harm caused to the heritage assets.

Site 9 – Land at Manor Farm

Site Description

The site is part of an open field on the north east boundary of the village, it is an irregular shaped site formed within existing grass field which gently rises to the north. It wraps around existing semi-detached housing to the south and west with rear gardens backing on to the site and tree and hedge backdrop to north. It forms part of the rural setting of the conservation area, the boundary of which abuts the southern edge, and also forms open farmland adjoining Grade II listed Manor Farm which contributes to its significance. The site is located within the AoNB.

Views into the western part of the site are limited to views between existing houses and via the access gate. Views out of the site are restricted by houses, topography and the landscape.

Access is via existing gate onto lane. The east side of the site is an incongruous shape and does not follow any logical field boundary. The site is within around 700m of all local facilities, though all walking routes are along main roads with no pavements.

Site Constraints

The site is within close proximity to the listed Manor Farm and other undesignated heritage assets. It is an open field that forms the important landscape setting for Manor Farm together with the important landscape setting for the village and the River Ebble. The character of the village, in almost every area, is of a single line of ribbon development, and development here would introduce a different type of backland infill development which would be out of character and therefore harmful. If a minimal option at Newtown Road (allied to 5 dwellings) were to be considered, then an extensive scheme of perimeter planting together with some semi-mature trees to balance each side of the road might help to create sense of maturity and establishment.



Heritage Comments

Unsuitable for development due to the potential harm caused to the settings of the adjacent heritage assets.

Landscape Comments

The character of the village, in almost every area, is of a single line of ribbon development. Development here would introduce a different type of backland infill development which would be out of character and therefore harmful. However, when allied to Site 5, there might be potential to extend in a limited way along Manor Farm Road (only and nothing to the rear of Farm Close) to create more definitive entrance / exist to the village.

Development on the whole site must be avoided as such harms cannot be mitigated. If minimal option at Manor Farm Road (allied to Site 5) were to be considered then an extensive scheme of perimeter planting together with some semi-mature trees to balance each side of the road might help to create sense of maturity and establishment.

Overall Conclusion

This site is not suitable for development do to its contribution to rural heritage and setting. Very limited development on the road frontage only may be suitable, only as part of a planned development strategy connected with Site 5.

Site 10 – Adjacent to Village School

Site Description

The site is a large linear site forming part of an open field to the eastern periphery of village, South of Manor Farm Road and north of the school. The south west portion (which includes site 5 as shown in grey on the opposite map) is adjacent to the village school playing field, but the central and eastern sections of the site project into open countryside. As with all of Broad Chalke, the site is located within the AoNB. The site is screened from roadside views but can be seen as part of wider sweeping rural landscape linking the north and south hillsides across valley floor. There are further wide views from neighbouring lanes towards the site. There are wide views from the site in all directions. The site forms part of the rural setting of the Conservation Area on its eastern approach. It is a flat river flood plain area. The site boundary does not follow the field pattern (and is not a full field). There is no internal vegetation, but there is a roadside hedge (trimmed hawthorn) to west side of the site alongside the road, and a hedgerow along the eastern boundary of the area that includes site 5.



The site is approximately 340m from the primary school and 200m from the Long Bridge bus stop to the north. The playground and recreation ground are within 700m. Other facilities in the old village are between 800m and 1.1km away, partially accessible via PROW.

The southern part of this site is Site 5, as assessed above.

Site Constraints

Site access is considered to be a constraint. There is potential from the school access road, though this is not likely to be sufficient to support development of the whole site. Development of the whole site would cause potential harm to the eastern approach to the

conservation area by visually intruding on its largely undeveloped open countryside setting, together with a negative impact on important views to and from the conservation area.

The school playing fields perform an effective role as a transition to the open countryside beyond. Whilst of limited visual value itself, the site is very important because it does not contain any buildings; it allows fine views through and across the valley floor to higher ridges beyond in both directions.

Heritage Comments

Unsuitable for development due to the potential harm caused to the setting of the conservation area and detrimental impact on important views (see also comments on Site 5 where limited development potential is considered).

Landscape Comments

Whilst it might follow the logic of single property deep ribbon development, consider development of this site beyond Site 5 would extend the village much too far out into the wider valley bottom and would be very visible and incongruous in the wider landscape. Consider this would be harmful and therefore do not advocate development on the majority of this plot.

Overall Conclusion

Not suitable for development due to significant landscape and visual impact of sensitive site. Only partial development potentially suitable (see Site 5).

Site 11 – High Lane

Site Description

This is a gently sloping narrow site to the immediate south of High Lane within the High Lane built environment. It is a very small plot (approximately 0.1ha) immediately adjacent to properties, and located within the mixed residential lane environment of individual houses. The site is outside of, but adjacent to, the settlement boundary and wholly within the Conservation area. There are several undesignated heritage assets (properties) in close proximity along the lane. The field gate and gravel access track to east side of the site allow open views into and through site to the meadow and the ridge beyond. This is an enclosed site; the roadside edge is partially vegetated and there are hedges along the western boundary to the adjacent residential property. There are open views to the south over River Ebble corridor / meadow and semi-wooded ridge beyond. The site is located within the AoNB.



The site forms part of Important Green Space A – Water Meadows as identified in the draft Neighbourhood Plan.

The site is located c.600m from facilities such as the GP surgery, pub (all accessible partially via a PROW) and community hub (along main roads with no pavement). Other facilities are c.1km away.

Site Constraints

Although within the Conservation Area, there are no significant heritage constraints identified. The site is rural in character, despite having residential properties to each side development would cause some harm to local views to the open meadow beyond.

Heritage Comments

No detrimental impact on heritage provided suitable design is achieved.

Landscape Comments

This site is rural in character, despite having residential properties to each side. It is part of Important Green Space A – Water Meadows, and therefore important to the open, green character of the village. Development here would cause some harm to local views to the open meadow beyond.

This site should not be considered as a strategic site per se. If any development were found to be appropriate, the site should be limited to a single property only and include extensive boundary planting to reduce harms to meadow behind (south).

Overall Conclusion

Unsuitable for development. The site is part of Important Green Space A – Water Meadows as identified in the draft Neighbourhood Plan. Harm to the Important Green Space caused by development of this site would outweigh the benefit of housing provision here. Development of this site would be unsuitable to meet local housing need due to the site's very limited capacity.

Site 12 – Kings Old Rectory

Site Description

This site of 0.5ha is located within the settlement boundary, part of the South Street built environment, and within the curtilage of Rectory buildings. It is within the conservation area, and is an Area of Archaeological Potential, designated heritage assets include the Kings Old Rectory (Grade II* listed), the nearby Parish Church (Grade I listed), and several undesignated heritage assets on the opposite side of the lane. The site is flat, with extensive tree cover. It is a designed garden landscape bordering the river, which forms the setting and gardens for the Kings Old Rectory. As with all of Broad Chalke Parish, the site is located within the AoNB.

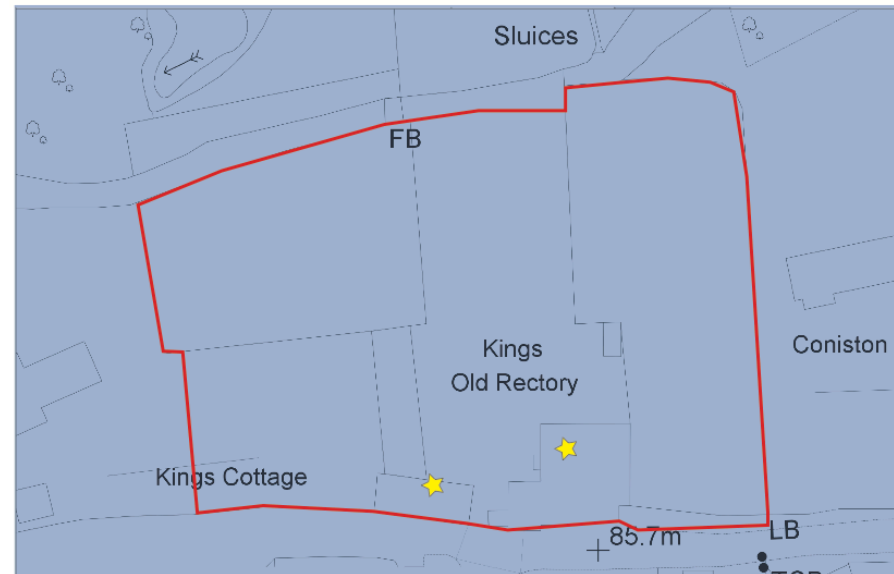
The site is accessed from the Rectory accesses, with restricted visibility. Views into and out of site are restricted.

The site is located close to the Village Church (c.200m), a bus stop (c.90m) and Village Hall (c.130m). All other local facilities are within 1km, a number partially accessible via PROW.

Site Constraints

Development within the site would cause substantial harm to the significance of the heritage assets. Kings Old Rectory has high importance in its own right and makes a significant contribution to the character and appearance of this part of the conservation area. The listed building and its grounds contribute to the character and appearance of the conservation area and also the settings of the adjoining undesignated heritage assets, and their important group value.

This site is considered to be extremely sensitive and valuable in landscape terms as a central part of the core of the village. There are also potential flooding issues from the River Ebble, though none recorded by the Environment Agency.



Heritage Comments

Entirely unsuitable for development.

Landscape Comments

Wholly unsuited to any development of this nature. Valuable green asset in the centre of the historic core of the village.

Overall Conclusion

Unsuitable for development due to heritage impact and limited capacity to meet local needs.

Site 13 – Knighton Road, Western End (north)

Site Description

This is a small site of 0.2ha, located outside of, but adjacent to, the Settlement Boundary and outside of the Conservation Area and within the AoNB.

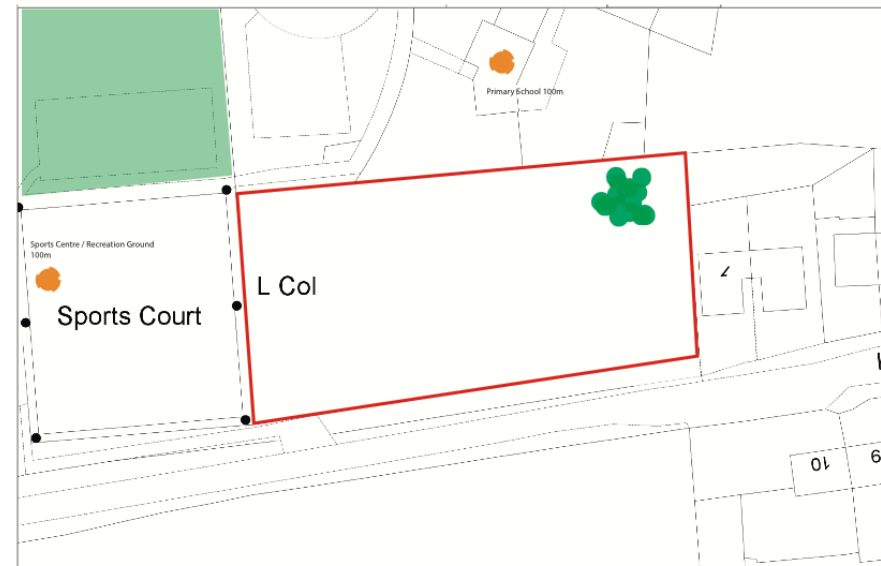
It is located within the New Town character area, immediately adjacent to New Town housing (north side), to the immediate east of sports facilities and to the south of the school. Access is from Knighton Road, which is a single lane road.

The site is a small, flat grass field with hedgerow boundaries and a tree in the north east corner at the base of rolling downland, with a steeper slope rising to the south. This is a well enclosed, discrete site with very limited views in. There are some views out of the site towards the downland / ridge to the south.

The site is located within close walking distance of the Sports Centre, Recreation Ground (identified as Important Green Space C in the draft Neighbourhood Plan), Primary School and playground. Other Community Facilities are located within 1km along a public footpath (Causeway).

Site Constraints

Existing trees in the north east corner of the site are very important and must be retained / protected in any scheme – this would need an Arboricultural survey to ascertain the existing trees' condition / longevity / root protection zone, as these will determine extent of development. The site also forms part of the rural setting on the eastern approach/entrance to the Conservation Area. Knighton Lane is narrow and straight, and access is obscured. Access is from Knighton Road, a single lane road, which would need to be considered in terms of access and safety.



Heritage Comments

Considered suitable for small scale development of high design quality reflecting local character.

Landscape Comments

Development would cause minimal harm and could / should be brought forward in tandem with Site 4 which would help the overall balance of new built form in this area. Retention / protection of hedge to the north between school and development and trees to the NE corner is most important. Houses should face south looking at the road / ridge beyond.

Overall Conclusion

The site may be suitable for a small housing development. An arboricultural survey would be required to ascertain the existing trees' condition / longevity / root protection zone, and determine extent of development. Any potential allocation should require the delivery of highway safety and accessibility measures including the creation of a public pedestrian connection to the primary school site.

4 Conclusions and Next Steps

4.1 Summary of Approach

This report focuses on assessing the suitability of potential development allocation sites within Broad Chalke. It does not consider availability or feasibility. It should therefore be used as a tool to aid decisions on whether and where to allocate land to enable locally identified housing needs to be met.

This report brings together the assessments undertaken by the Neighbourhood Plan Working Group of sites it has identified through its surveys and call for sites, and those identified by Wiltshire Council's Strategic Housing and Employment Land Availability Assessment 2017 (SHELAA). To help create a consistent assessment of all sites it employs the desk top and on-site suitability assessment methodology provided to Broad Chalke Parish by Wiltshire Council and used by the Neighbourhood Plan Group in their pre-existing site assessment document. This is applied to all identified sites, regardless of potential availability issues (See Map 3).

All sites are within the Cranbourne Chase AoNB. Sites are also within or affect the setting of the village conservation area and many heritage assets and therefore assume a high level of sensitivity.

Assessments have therefore been supplemented with landscape and heritage assessments undertaken by qualified and chartered professionals, reflecting the great weight the NPPF places on the protection of the AoNBs and the historic environment.

This assessment does not provide a professional transport and highways survey of site access. However, it does provide commentary on walkability.

4.2 Summary Conclusions

4.2.1 Sites

The particular and detailed consideration of landscape and heritage reflects the great weight they must be given in considering potential development site allocations in the Neighbourhood Area. All sites are within the AoNB and therefore assume a high level of landscape sensitivity. All sites are also either within the village Conservation Area, or make a contribution to its setting. The setting of the many heritage assets within Broad Chalke also affects the consideration of all sites.

Initial assessment concluded that six sites contained the potential to be suitable for development to enable housing to meet the Parish housing need. These are:

- **Site 2 - Mascall's Field**
This site is a well screened section of the existing meadow, neighbouring existing large houses. This context creates the potential to accommodate c.2 larger homes. However, it is at the western periphery of the village. It has some record of localised flooding and access is potentially challenging.
- **Site 4 - Knighton Road (Western End-South)**
This site is well connected to existing housing at New Town and close to local facilities. There are key views from Knighton Hill over this site, but landscape impact has the potential for mitigation with appropriate landscape requirements placed upon any development. Site access may be challenging. This site may be suitable for the delivery of smaller scale housing development complementing the scale of existing neighbouring housing.
- **Site 5 – Adjacent to Village School**
This site is located on flat open land between the school playing field and Manor Lane. Access is feasible from the existing school access road. It is well located for local facilities. However, landscape impacts on the AoNB will be higher due to openness and contribution to village rural setting. Any development would need to minimise visual impact through careful control of development coverage, design and landscape mitigation. This site may be suitable for limited mitigated development due to its high level of connection and quality of access.
- **Site 6 - Knighton Road, Eastern End**
The site sits at the foot of Knighton Hill and development would extend New Town east, into open countryside and towards the setting of heritage assets. Access is also challenging. However, the site is capable of screening and may be suitable for very limited development.
- **Site 7 - Church Bottom**
The majority of this site is within an identified historic key view and in the setting of larger villas. But it has good site access and reasonable connection to local facilities. There is potentially very limited opportunity for a discrete and screened development at the NW edge of this highly sensitive site.

- Site 9 - Land adjacent to Manor Farm
This site stretches behind existing housing addressing Manor Lane that enable linking public views towards the open country and northern hillside. Development would remove this quality which is a characteristic of Broad Chalke. Whilst this site is largely not suitable, the eastern roadside section adjacent to existing housing may present an opportunity for future allocation, but only as part of a strategy of focusing housing growth around the school and New Town facilities and after more preferable sites have been developed. There would be a need for significant landscape mitigation.
- Site 10 – Adjacent to Village School
This is a large and highly visible site in the surrounding landscape. The west portion of this site (which comprises site 5 – see above) is adjacent to the village school playing field, but the central and eastern sections of the site project into open countryside. Development of the central and eastern parts of the site would be harmful to the landscape character and the setting of the village Conservation Area.
- Site 13 Knighton Road (Western End - north)
This is a small, flat and relatively discrete site between New Town housing and local sports facilities. It is potentially directly connectable to the village school and facilities. However, protection of an existing valuable tree and constrained access from Knighton Road will further limit its capacity. It is potentially suitable for the provision of about three houses, reflecting the scale of neighbouring development.

The most suitable sites (which in turn relate to the village School and New Town Cluster) are:

- Site 4 - Knighton Road west (south)
- Site 5 – Adjacent to Village School
- Site 13 - Knighton Road west (north).

Sites suitable for partial development only (see site constraints and conclusions in Section 3 above):

- Site 2 – Mascall's Field
- Site 6 - Knighton Road, Eastern End
- Site 7 - Church Bottom
- Site 9 - Land adjacent to Manor Farm.
- (Site 10 – Adjacent to Village School – see Site 5 above).

Recommendation

It is Place Studio's recommendation that the Neighbourhood Plan Steering Group consider the sites 4, 5 and 13 as those most suitable for potential allocation within the Broad Chalke Neighbourhood Plan to meet housing need currently identified in the Broad Chalke Housing Needs Assessment 2019.

4.2.2 A Village Development Strategy

The future development needs of Broad Chalke are continuous and are not confined to the Neighbourhood Plan period. The "federation" of connected hamlets within a network of green space, hedgerows and waterways defines the village's distinct character.

The majority of the sites that are considered to have the potential to accommodate future development are clustered around New Town and the school.

Other parts of the village and its setting that are considered unsuitable for development may be subject to ongoing pressure. The direction of future growth towards delivering a longer-term strategy could strengthen the protection of assets and deliver the greatest sustainable development and community benefit within and beyond the plan period.

The emerging Neighbourhood Plan already identifies the area associated with the school and sport facilities as the most sustainable location of housing to meet local needs.

The assessment undertaken identifies sites 4 and 13 at Knighton Road (western end) as most suitable, with site 5 (which is the southern part of site 10) adjacent to the village school, as being potentially accessible for limited development.

Together, these sites deliver potential capacity for housing growth well beyond the current planned needs. They also have the potential to be brought forward within the incremental delivery of a coordinated development, landscape and access framework that will help ensure the protection of the surrounding landscape and heritage assets and the delivery of a new cluster that complements and builds upon Broad Chalke's development heritage and grain.

Recommendation

It is recommended that the existing Development Strategy policy section in the Broad Chalke Neighbourhood Plan contains detail on a long-term detailed development strategy that informs the rationale for site allocation and highlights community projects set out in the Neighbourhood Plan. It may also identify future potential development locations or safeguarded sites.

4.2.3 Site Allocation Parameters

Site allocations can be simple red lines, but where appropriate they may be more complex; setting down development constraints and required uses and parameters, for example landscape requirements.

Broad Chalke's sensitivity and the accordingly high baseline sensitivity of all the potentially suitable sites, necessitates a more complex and managed approach to any allocation. This will help ensure realistic expectations of development quantum and that associated landscape mitigation and infrastructure requirements are well known from the outset.

Such an approach will also help provide comfort to the community and guardian stakeholders that allocations will not harm designated assets within the Parish, nor their character and setting. This will help secure sound and agreed allocations.

Lastly, site allocation parameters will assist the Parish and Wiltshire Council planners in guiding and assessing future development applications.

Recommendation

It is therefore recommended that if and where sites are to be allocated, they are supported by a plan and set of necessary, proportionate and appropriate criteria that must be addressed by any potential development scheme (NB. such criteria must be restricted to addressing the impact and demand of the development and not seeking betterment).