5.7 Service Village: Chieveley

Observations on the Assessment of Settlement and Key Landscape, Visual and Settlement Characteristics

- There is no overall assessment of landscape sensitivity.

Site Assessments

Overleaf
SITE: CHI 001

Photographs

001 – Looking north from PROW. CHI 001 is enclosed by the trees to the left. CHI 009 is located on the open ground to the right.
<table>
<thead>
<tr>
<th><strong>Relationship with adjacent settlement</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agree with observations in Kirkham/Terra Firma report with the addition of:</td>
<td></td>
</tr>
<tr>
<td>▪ There is an existing property on the site.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Relationship with wider countryside</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agree with observations in Kirkham/Terra Firma report with the addition of:</td>
<td></td>
</tr>
<tr>
<td>▪ Green Lane has a strong rural character</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Impact on key landscape characteristics</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agree with observations in Kirkham/Terra Firma report with the addition of:</td>
<td></td>
</tr>
<tr>
<td>▪ Development would impact on the rural character of Green Lane</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Impact on key visual characteristics</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Agree with observations in Kirkham/Terra Firma report</td>
<td></td>
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<tr>
<th><strong>Impact on key settlement characteristics</strong></th>
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<tr>
<td>▪ Agree with observations in Kirkham/Terra Firma report</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Summary of compliance with PPS 7 paragraph 21</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Development would replace an existing dwelling and gardens which do not conserve or enhance the natural beauty of the AONB.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Recommendations</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agree with observations in Kirkham/Terra Firma report with addition of:</td>
<td></td>
</tr>
<tr>
<td>▪ Care would need to be taken to retain the rural character of Green Lane</td>
<td></td>
</tr>
</tbody>
</table>
SITE: CHI 002

Photographs

002a – Looking east from PROW

002b – Looking towards Chieveley from PROW heading west away from the village.
**Relationship with adjacent settlement**
Agree with observations in Kirkham/Terra Firma report with the addition of:
- The existing new built development has introduced a relatively hard, built edge to this part of the village, which contrasts strongly with the character of the edges to the older elements of the settlement. There is limited planting on the edges to the new development so it is likely this hard edge will remain.

**Relationship with wider countryside**
- Agree with observations in Kirkham/Terra Firma report

**Impact on key landscape characteristics**
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Development would result in the loss of an area of open countryside.

**Impact on key visual characteristics**
- Development would have a significant impact on views from the public right of way, in particular those to the south towards the church.

**Impact on key settlement characteristics**
- Agree with the observation in the Kirkham/Terra Firma report regarding development of the site as a whole.
- The small area of infill development proposed would, however, extend the unbroken built edge to this part of the settlement.

**Summary of compliance with PPS 7 paragraph 21**
- Agree with the observation in the Kirkham/Terra Firma report that development of the whole site, as described would cause harm to the natural beauty of the AONB.
- Partial development, as described in the Kirkham/Terra Firma report, would have the effect of extending the strong, linear built edge and would remove an important break in this solid edge. This would cause harm in that it would further erode the more fragmented edge to the older parts of the village and would be prominent in views to the village from the public rights of way to the west. Development would not conserve or enhance the natural beauty of the AONB.

**Recommendations**
- The whole of this site should not be pursued as a SHLAA Site.
SITE: CHI 003

Photographs

003 – Looking north east from PROW (003 set behind hedge)
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

### Impact on key landscape characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Development would result in the loss of an area of open countryside

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report.

### Impact on key settlement characteristics
Agree with observations in Kirkham/Terra Firma report with the exception of:
- Development of the south eastern part of the site would impact on the existing relatively soft edge to the settlement and would extend development into the open countryside to the west of the settlement.

### Summary of compliance with PPS 7 paragraph 21
- Agree with the observation in the Kirkham/Terra Firma report that development of the whole site, as described would cause harm to the natural beauty of the AONB.
- Partial development, as described in the Kirkham/Terra Firma report, would have the effect of extending built development into the open countryside. This would cause harm in that it would further extend development into open countryside and would further erode the more fragmented edge to the older parts of the village. Development would not conserve or enhance the natural beauty of the AONB.

### Recommendations
- The whole of this site should not be pursued as a SHLAA Site.
SITE: CHI 006

Photographs

006a – Looking south west from PROW

006b – View north along lane
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
- The northern most sections represent a continuation of the gently sloping farmland to the north and east (see Photograph CHI 006a).
- The southern section, although outside the settlement boundary, forms a continuation of the settlement (see Photograph CHI 006b).

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- Agreement with observations in Kirkham/Terra Firma report with the addition of:
  - Development of the whole of the northern part of the site would be prominent in views from the settlement, the public right of way and from Northfield Lane, beyond the settlement boundary.

### Impact on key settlement characteristics
- Re-development of the existing houses and gardens on the southern part of the site would be on land which is already effectively a continuation of the residential development within the settlement boundary.
- Development of the northern sections of the site would extend the settlement into open countryside.

### Summary of compliance with PPS 7 paragraph 21
- As the southern part of the site is already under residential development this does not conserve or enhance the natural beauty of the AONB. The whole of the northern section of the site is open countryside beyond the settlement boundary. Development of this land would not conserve or enhance the natural beauty of the AONB.

### Recommendations
- Agree with recommendations of Kirkham/Terra Firma report regarding development of the southern part of the site.
- The whole of the northern part of the site should not be pursued as a SHLAA site.
Response to the West Berkshire Landscape Sensitivity Assessment (January 2011)

SITE: CHI 007

Photographs

007a – View west from playing field car park.

007b – Looking south towards Chieveley church from PROW
### Relationship with adjacent settlement
- This site forms the last remaining ‘break’ between the historic villages of Chieveley and Downend which have now been almost merged (see Photograph CHI 007a). As such it provides an important break in the otherwise continuous line of development through the settlement.

### Relationship with wider countryside
- The site enables the countryside to flow into the heart of the village providing a small but visually important green wedge or gap.

### Impact on key landscape characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- The western parts of the site, along with the western sections of CHI 002 and CHI 003, represent an important buffer between the village and the wider countryside and provide the setting for the public right of way which runs parallel with the western boundary of the settlement.
- Development would result in the loss of this open land.

### Impact on key visual characteristics
- Development would close the views out from the road through the village and would fully merge the two historic settlements of Chieveley and Downend.
- Development of the western parts of the site would impact on the views south towards the church from the public right of way (see Photograph CHI 007b).

### Impact on key settlement characteristics
- Development would merge the two historic villages.
- Disagree with the statement in the Kirkham/Terra Firma report that removal of the open space would represent an enhancement. This open land contributes to the character of the settlement providing a break in the otherwise continuous line of development.
- Development would further reinforce the strong built edge which characterises much of the new development (see also CHI 002 and CHI 003).

### Summary of compliance with PPS 7 paragraph 21
- Although largely contained within the line of the existing settlement, this area of open land represents an important break in the continuous development which is now close to merging the two historic villages. Development would result in the loss of an area of informal open space and would impact on views along the public right of way. Development would also extend the line of built development on the western edge of the village. Development would not conserve or enhance the natural beauty of the AONB.

### Recommendations
- The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.
## SITE: CHI 008

### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

### Summary of compliance with PPS 7 paragraph 21
- Agree with observations in Kirkham/Terra Firma report

### Recommendations
- Agree with observations in Kirkham/Terra Firma report. The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.
Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

Summary of compliance with PPS 7 paragraph 21
- Agree with observations in Kirkham/Terra Firma report

Recommendations
- Agree with observations in Kirkham/Terra Firma report. The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.
SITE: 010

Photographs

010 – Looking south west from playing field
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

### Summary of compliance with PPS 7 paragraph 21
- Agree with observations in Kirkham/Terra Firma report

### Recommendations
- Agree with observations in Kirkham/Terra Firma report. Although outside the settlement boundary, development of this site would largely constitute infill development within the village.
<table>
<thead>
<tr>
<th>Relationship with adjacent settlement</th>
<th>Agree with observations in Kirkham/Terra Firma report</th>
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</thead>
<tbody>
<tr>
<td>Relationship with wider countryside</td>
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<tr>
<td>Impact on key settlement characteristics</td>
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<td>Summary of compliance with PPS 7 paragraph 21</td>
<td>Agree with observations in Kirkham/Terra Firma report</td>
</tr>
<tr>
<td>Recommendations</td>
<td>Agree with observations in Kirkham/Terra Firma report. The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.</td>
</tr>
</tbody>
</table>
### Response to the West Berkshire Landscape Sensitivity Assessment (January 2011)

**SITE: CHI 012**

| Relationship with adjacent settlement |  
|--------------------------------------|---
| Agree with observations in Kirkham/Terra Firma report |

| Relationship with wider countryside |  
|-------------------------------------|---
| Agree with observations in Kirkham/Terra Firma report |

| Impact on key landscape characteristics |  
|-----------------------------------------|---
| Agree with observations in Kirkham/Terra Firma report |

| Impact on key visual characteristics |  
|--------------------------------------|---
| Agree with observations in Kirkham/Terra Firma report |

| Impact on key settlement characteristics |  
|------------------------------------------|---
| Agree with observations in Kirkham/Terra Firma report |

| Summary of compliance with PPS 7 paragraph 21 |  
|-----------------------------------------------|---
| Agree with observations in Kirkham/Terra Firma report |

| Recommendations |  
|-----------------|---
| Agree with observations in Kirkham/Terra Firma report. The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site. |
Conclusions and Observations on Cumulative Impacts

The Newbury District LCA states that linear expansion to join smaller settlements should be avoided (see Key Settlement Characteristics in the Kirkham/Terra Firma Report). Much of the development proposed within and around Chieveley would have the effect of linking the historic settlements of Chieveley and Downend and would further extend these settlements into open countryside. Development on the western site of the village would also have the effect of creating an unbroken, linear edge to the settlement which would contrast strongly with the character of the settlement edge to the existing older village.

Almost all of the sites on the eastern side of the village have been excluded on the basis of site by site assessment carried out. From our assessment we did note that much of the land east of the village could be considered less sensitive to development than that on the west side of the village due primarily to the impact of the A34 on landscape character and tranquillity. A whole village assessment of landscape sensitivity and character would have highlighted this.

A comparison of our recommendations on sites and the anticipated numbers of dwellings with those put forward in the 2011 Kirkham/Terra Firma report are summarised below:

<table>
<thead>
<tr>
<th>Site</th>
<th>KTF</th>
<th>LMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHI 001</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>CHI 002</td>
<td>34</td>
<td>0</td>
</tr>
<tr>
<td>CHI 003</td>
<td>29</td>
<td>0</td>
</tr>
<tr>
<td>CHI 006</td>
<td>32</td>
<td>16*</td>
</tr>
<tr>
<td>CHI 010</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total net dwellings</strong></td>
<td><strong>112</strong></td>
<td><strong>33</strong></td>
</tr>
</tbody>
</table>

* Net Dwellings estimated by Land Management Services Ltd