

Broad Chalke NDP Site Assessments

Onsite observations – Place Studio (Vaughan Thompson) Summer 2019

Site 1 - Mount Sorrel Meadow

On site observations

Site is on the south western periphery of village, removed from the settlement boundary. Located at the prominent South Street junction, and immediately adjacent to cress ponds to the north, and within the setting of “Clifftop” cottage.

This site is a meadow with mature hedge and tree boundaries.

Access

- No access from South Street due to stream
- Restricted existing vehicle access from north
- Pedestrian access adjacent to “Clifftop” cottage

The site is prominent and visible site from South Street, and there are link views through the site to north and south valley slopes and from the cress ponds.

There are views from the site towards south hillsides and east to open country, together with glimpsed views to cress pools and “Clifftop” cottage looking out from the site.

Site 2 - Mascall’s Field

On site observations

The site is located on South Road on the western edge of village, immediately to the west and rear of existing early 20th Century detached houses (Holly Tree). The site is located to the east of The Willows (house and large garden), and to the south of the river and cress beds.

The site is a flat valley floor meadow, understood to flood, with mature hedge and tree boundaries to south and west. There are mature trees to the boundary and isolated specimens within the grass plot.

Access

- From South Street via farm style gate.
- Reasonable visibility (understood to have been reason for refusal of previous planning applications, though there is no evidence of historic planning application on the site online).
- No footways

The site may be considered in two sections:

1 To existing property rear boundary

2 Riverside area behind existing rear property boundary line (this is the area understood to flood)

The site is well screened by high and continuous hedges along South Road. There is a glimpsed view into the site via the access gate. Views out of site are limited by the surrounding landscape and buildings.

Site 3 - Burrough's Field

On site observations

Site is located within open countryside to the north west edge of built up area, one field (approx. 40m) west of village development.

Access

- Vehicle access from south
- Farm track to west
- Sunken public footpath runs along northern boundary.

Site is within the valley hillside sloping moderately up to north, and an agricultural field with hedgerow boundaries to S, E & W. Tree-lined northern boundary.

The site is visible in longer views of the valley side from south, and from the approach to the village from east. Site is also visible in the foreground of PROW views towards the AoNB and the village. From the site's upper slope there are panoramic views to the south from NE corner (PROW) towards the village, church and Knighton Hill.

Site 4 - Knighton Road, Western End (South)

On site observations

The site is located to the south and east end of village, and at the south and western edge of the New Town character area. It is to north of Knighton Hill and the south of Knighton Road. The site is immediately to the west of existing two storey semi-detached (probably ex-public sector) housing.

Access

- Potential for access via existing gate or through hedge
- Knighton Road single track, no footway. This is understood to be source of local perceived risk.

Flat grass field section, semi-enclosed to north by hedges. Open boundary to rear and west (site boundary drawn across field). Allocation would require boundary planting.

Views across site towards Knighton Hill from road, as well as views across site to existing housing. The frontage hedge prevents current views of field surface.

Panoramic low-level views to south and west out of site. Restricted views north to school area from site.

Site 5 – Manor Farm Road (part of Site 10)

On site observations

The site is a partial field to the east side of the village. It is located adjacent to the school playing field to the south, and lane to north boundary. There is open countryside to east (part of side 10).

Access

- No existing access, however there is potential from school access road.

The site is a flat grass field section, within the valley floor.

There is a c.2m boundary hedge to the north boundary with lane, and hedge and tree boundary with school playing field. Open boundary to east. Fence boundary to west (school access road).

There are long views into the site from surrounding roads and across the valley floor, and elevated views into site from the surrounding hillside to north. However, closer ground level views into the site are restricted from the lane and school field by hedgerow and trees. There are panoramic sweeping views to north and east to open country and valley slope out of the site. There are also localised views from the site to the school, sports field and beyond to SW.

Site 6 - Knighton Road, Eastern End

On site observations

The site is located to the east side of New Town character area, immediately to the east and south of existing New Town housing. The site is within open countryside. It is part of grazing field to north of Knighton Hill.

Access

- None existing to site
- Potential for access from Knighton Road, but road is narrow and there are no footways.

The site is generally flat, and rises gently to the south. It is visually linked to Knighton Hill slopes. There is a conifer boundary to east, and a high hedgerow boundary to Knighton Road.

Views into the site are very limited from Knighton Road. There are views across the site from the existing field gateway to east. There is potential for views down from Knighton Hill into the site.

Views out of site are limited by its existing enclosure and hillside. There are some views to east and west.

Site 7 - Church Bottom

On site observations

The site is located to the south side of village, to the immediate west of three large houses and to the east and rear of Rest Harrow House. The site is an open field and part of the residual planned landscape with axial views to church tower.

Access

- Large double gated access to South Road
- Good visibility.

The site is flat, rising gently to south. It is a grass field with a fragmented boundary hedge. Trees and hillside to rear.

There are wide views to and through the site from the gateway, but it is partially screened by hedgerow elsewhere. NB planned landscape views from church.

There are open views towards the hillside to the south from the site, as well as views north towards the church and north valley side.

Site 8 - Bury Orchard

On site observations

The site is located on a prominent corner site within the built-up village area, immediately to east of detached housing (Roma). It is an open, flat field, with earthwork/ditch running east-west across centre. The site is part of the identified planned landscape vista linking the church and open countryside.

Access is poor.

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.

There are views into and across the site from South Street, and linking views to south and north from the site.

Site 9 - Land at Manor Farm

On site observations

The site is part of open field on the NE boundary of village. It wraps around existing semi-detached housing to the south and west. Irregular shaped site formed within existing grass field which gently rises to the north.

Access

- Existing gate onto lane.

Rear boundaries to existing housing to south. Tree and hedge backdrop to north.

Views into 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.

Site 10 – Adjacent to Village School

On site observations

The site is part of an open field to the eastern periphery of village. The west portion (site 5) is adjacent to the village school playing field, but the central and eastern sections of the site project into open countryside.

Access

- No sufficient access to support development
- Potential from school access road.

This is a large linear site running along the south side of village access lane from the east. It 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.

Site 11 – High Lane

On site observations

The site is located within the High Lane built environment, to the south of High Lane. It is a very small plot immediately adjacent to properties, and located within the mixed residential lane environment of individual houses.

Access is adjacent to High Lane

Views into and out of the site are restricted.

Site 12 – Kings Old Rectory

On site observations

The site is located within the South Street built environment, and within the curtilage of Rectory buildings.

It is accessed from the Rectory accesses, with restricted visibility.

The site is flat gardens adjacent to the river, and forms the setting and gardens for The Rectory.

Views into and out of site are restricted.

Site 13 – Knighton Road, Western End (North)

The site is located within the New Town character area, immediately adjacent to New Town (north side) housing and to the immediate east of sports facilities and south of school.

Access

- From Knighton Road, which is a single lane road.

The site is a small, flat grass field with hedgerow boundaries and tree in NE corner. The site is well contained and related to existing village uses.

There are localised views into the site from Knighton Road

Views out of site are restricted by boundaries, though there are views south to Knighton Hill