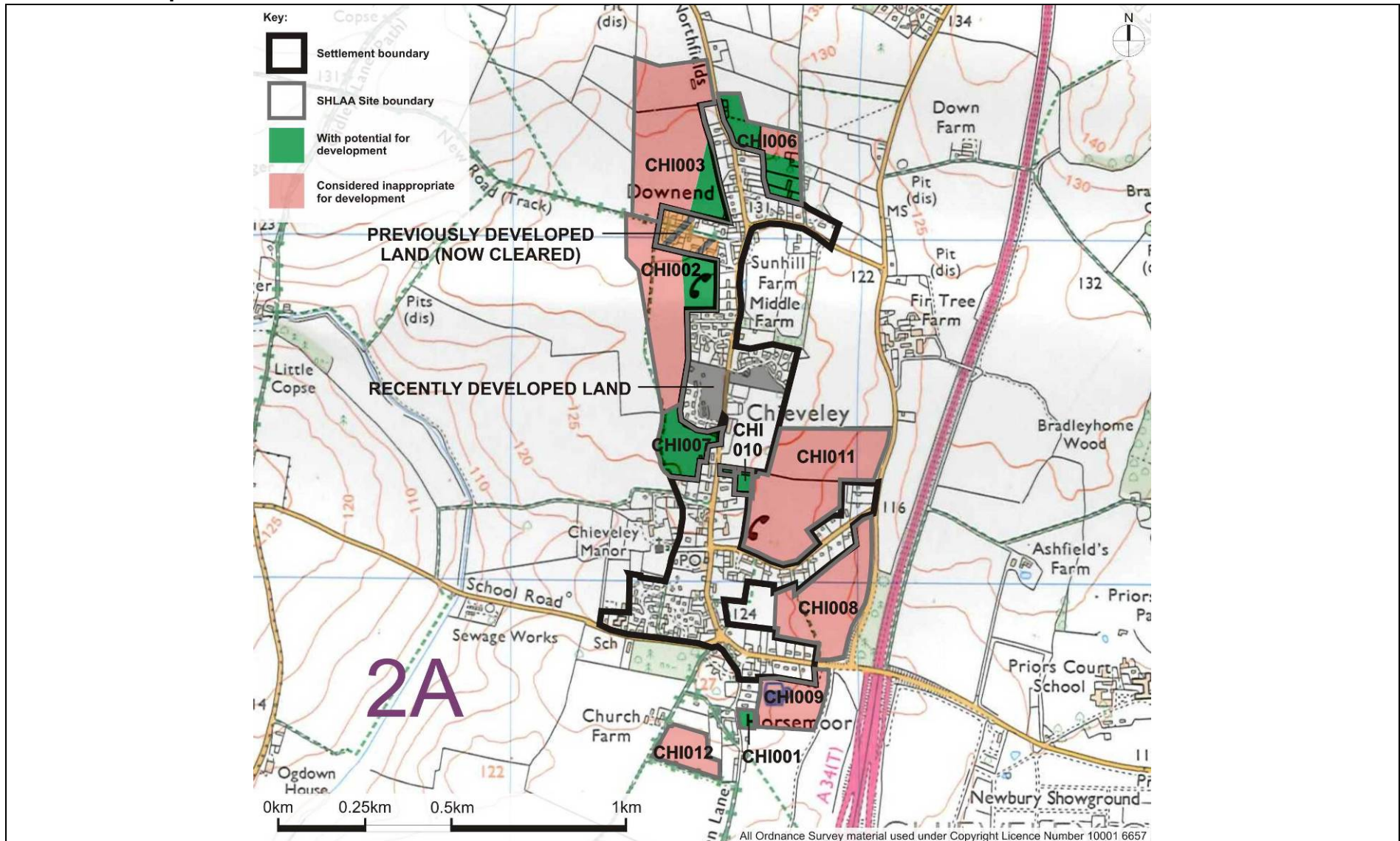


---

**2.7. Service Village: Chieveley – CHI 001, CHI 002, CHI 003, CHI 006, CHI 007, CHI 008, CHI 009, CHI 010, CHI 011, CHI 012**

<b>Assessment of Settlement</b> .....	<b>126</b>
<b>SITE CHI 001</b> .....	<b>129</b>
<b>SITE CHI 002</b> .....	<b>131</b>
<b>SITE CHI 003</b> .....	<b>133</b>
<b>SITE CHI 006</b> .....	<b>135</b>
<b>SITE CHI 007</b> .....	<b>137</b>
<b>SITE CHI 008</b> .....	<b>139</b>
<b>SITE CHI 009</b> .....	<b>141</b>
<b>SITE CHI 010</b> .....	<b>143</b>
<b>SITE CHI 011</b> .....	<b>145</b>
<b>SITE CHI 012</b> .....	<b>147</b>
<b>Conclusion</b> .....	<b>148</b>

Settlement map:



## Assessment of Settlement

<b>Settlement</b> Chieveley
<b>North Wessex Downs AONB Character areas</b> LCA 2A Brightwalton Downs
<b>Date of site surveys</b> 15 December 2010
<b>Surveyors</b> AG/TJ
<b>Key landscape characteristics</b>
<p><b>AONB LCA 2A Brightwalton Downs</b> (unless source noted otherwise)</p> <ul style="list-style-type: none"> <li>• A discrete area of downland with woodland occurring on the dip slope, between the more open downland areas of Lambourn Downs to the west and Blewbury Downs to the east</li> <li>• The area has the essential landform pattern and characteristics of the Open Downlands but on a reduced scale, with gentler contours</li> <li>• A large scale, undulating mixed farmed landscape of pasture and arable fields, enclosed by hedgerows, though boundaries often denuded with gaps or intensively flailed</li> <li>• Hedgerows frequently with mature oak and ash hedgerow trees</li> <li>• Varied field patterns, including some sinuous boundaries reflecting medieval or post medieval 'ladder' fields, but generally large regular fields created by Parliamentary enclosure</li> <li>• Large ridge top woodland blocks are a feature of the area and form dark wooded horizons providing visual containment</li> <li>• In some parts of the area, where woodland is less prevalent, the landscape has a more open arable character, particularly where field boundaries have been removed</li> <li>• Woodlands are very diverse and include recent mixed plantations and shelterbelts as well as semi-natural woodlands of ancient origin, including formerly coppiced woods of ash, maple and hazel with oak standards, though traditional coppicing has been discontinued resulted in more dense enclosed woodland structures</li> <li>• Carefully positioned tree clumps drawing the eye to the higher ground are distinctive features</li> <li>• Chieveley has a north-south orientation and sits on relatively flat land, declining slightly from north to south (VDS)</li> <li>• Chieveley is well endowed with hedges and trees, which help to conceal the village from outside (VDS)</li> <li>• The mix of broad-leaf and evergreen species maintains Chieveley's rural feel even in winter, softening the hard edges of walls and buildings (VDS)</li> <li>• Replant hedgerows and hedgerow oaks (NDLCA)</li> <li>• Retain wooded horizons and strengthen existing character of wooded summits and ridges with shelterbelts and hedges (BLCA)</li> </ul>

**Key visual characteristics****AONB LCA 2A Brightwalton Downs** (unless source noted otherwise)

- Low wooded horizons
- Excellent views from the northern edge, from which the escarpment drops steeply
- Views also exist to the east and west of the area
- Tree and woodland features combine to create a softer, sheltered character
- The sunken, enclosed lanes contribute to the rich and intimate scale of the landscape
- A quiet, rural landscape
- Apart from the church tower, Chieveley is well hidden from most aspects in the wider landscape, with the only view available from off road on the higher ground to the west or north west, though even then the settlement is so cloaked with mature trees, shrubs and hedgerows that it offers only tantalising glimpses of itself (VDS)
- The village has a remarkable sense of seclusion (VDS)
- The linear nature of the settlement area provides opportunities to view the surrounding landscape, not just from the properties themselves but also through the spaces between (VDS)
- Peaceful, remote, rural character (BLCA)

**Key settlement characteristics****AONB LCA 2A Brightwalton Downs** (unless source noted otherwise)

- A well settled area with a large number of individual farms and with villages often surrounded by woodland and set within folds in the landform
- The linear settlement of Chieveley is located on a low ridge rather than in a valley
- An extensive network of interconnected rural lanes serve the settlement, the lanes often deeply incised and overhung by grass banks, hedges and mature hedgerow trees
- Where the village becomes more visible at its main entrances, houses are either set back from the road or, for the most part, well screened by hedges, shrubs and trees (VDS)
- Almost complete lack of tall structures in Chieveley (VDS)
- The newly completed housing developments in the centre of Chieveley emphasise the linear form of the settlement and create a new 'centre' for the village (VDS)
- Large scale development would be visually intrusive in this open farming landscape (NDLCA)
- The linear expansion infill to join smaller settlements (e.g. Chieveley – Downend to Beedon) should be avoided to prevent loss of character and local identity (NDLCA)
- Limited infill within defined settlement boundaries would be preferable (NDLCA)

### **Summary of the key characteristics of the settlement and landscape constraints on the extent and location of development**

The whole of Chieveley and its hinterland lies within the AONB landscape character area LCA 2A Brightwalton Downs. This is a well populated landscape with many individual farms set in folds in the landscape. Despite Chieveley's location on a low ridge, the buildings are generally well integrated into the landscape in views from the surrounding countryside. Essentially made up of two settlements, one to the north and one to the south, recent developments have closed the gap with the intention of creating a new settlement 'centre' though the open spaces and lack of focus in this centre make it feel like a gap rather than a centre. The pattern of development has grown in a linear fashion, closely linked to the road network that makes up the village, with modern estates small in scale and closely related to the road, rather than extending back into the open countryside.

The area is noted for its quiet, rural character, its fine views, rural, often sunken, lanes and the pattern of hedgerows and woodlands. The older parts of the village have a strong visual and architectural character and the village is notably devoid of tall structures. Any proposed development needs to respect these characteristics and avoid suburbanising the rural character through unsympathetic hard landscape features such as kerbs, grand site entrances, or ornamental planting on the perimeter of the countryside.

Although Chieveley has had, and is still building, modern housing estates, these are generally of a scale in keeping with the older pattern of development, and with close relationships with existing road networks. Large, sprawling estates would detract from the special qualities of this area. Great care will also be needed to minimise the impact on the landscape character of the surrounding AONB, through limitations on development and generous provision of Green Infrastructure which will be needed to continue the existing character of a village in a well-vegetated setting. Although the relative enclosure of the areas around Chieveley offer opportunities for locating new development and still retaining the visual enclosure, the cumulative effect of multiple developments should be taken into consideration so that the special qualities of the LCA close to Chieveley are not completely lost.

#### **Sources:**

North Wessex Downs AONB Integrated Landscape Character Assessment 2002;  
Additional information from:

- Berkshire Landscape Character Assessment 2003 (BLCA)
- Newbury District Landscape Character Assessment 1993 (NDLCA)
- Historic Landscape Characterisation (HLC)
- Historic Environment Character Zoning (HECZ)
- Chieveley VDS

**SITE CHI 001**

**Photographs:**



*View north from PROW to south (site behind trees)*

<p><b>Relationship with adjacent settlement</b></p> <ul style="list-style-type: none"> <li>• Rural settlement edge at the southern tip of the village</li> <li>• Site relates well to the settlement pattern in terms of scale and location</li> <li>• The western boundary is formed by Green Lane</li> <li>• Low density housing to the north and south of site, with open fields to the east (CHI 009)</li> </ul>
<p><b>Relationship with adjacent wider countryside</b></p> <ul style="list-style-type: none"> <li>• Hedgeline separates this area from field to east and the wider landscape</li> <li>• The site is better related to the village and the houses along the lane</li> </ul>
<p><b>Impact on key landscape characteristics</b></p> <ul style="list-style-type: none"> <li>• Small site that is well contained by tree and hedgerow vegetation. Development could be accommodated and retain small scale pattern and not intrude into the wider AONB</li> <li>• No woodlands are affected</li> </ul>
<p><b>Impact on key visual characteristics</b></p> <ul style="list-style-type: none"> <li>• Development would not affect views out from adjacent properties to the countryside to the east</li> <li>• By retaining and enhancing existing tree cover and hedgerows, the visual impact of any development could be contained</li> </ul>
<p><b>Impact on key settlement characteristics</b></p> <ul style="list-style-type: none"> <li>• Development would not be out of keeping with existing settlement pattern, with close relationship to the adjacent lane</li> </ul>
<p><b>Summary of compliance with PPS7 paragraph 21</b></p> <ul style="list-style-type: none"> <li>• Development on this site, subject to the recommendations below, would result in little harm to the natural beauty of the AONB</li> </ul>
<p><b>Recommendations</b></p> <ul style="list-style-type: none"> <li>• Development of this site could be accommodated provided the existing boundary vegetation were retained</li> </ul>

**SITE CHI 002****Photographs:**

*View south-west from track adjacent to northern boundary of site*



*View across north-west corner of site to countryside beyond, from track adjacent to northern boundary.*

**Relationship with adjacent settlement**

- The site extends down the western side of village, beyond the existing linear development of the village
- Site large in scale in comparison to the settlement
- Linear site that extends along the central section of the village and is disconnected from the main road, but can be reached by a road through houses and through a site formerly containing houses (since demolished and now open ground)

**Relationship with adjacent wider countryside**

- Strong relationship with the flat, elevated farmland to west



**Impact on key landscape characteristics**

- No loss of woodland
- Native hedge to short northern boundary, with scattered trees in hedge and within site
- Development could be accommodated without loss of hedgerow

**Impact on key visual characteristics**

- Localised impact on views to the countryside
- Development would be prominent in views from the network of PROWs in the open countryside to the west

**Impact on key settlement characteristics**

- Development of this whole site would be out of keeping with the existing settlement pattern, which is characterised by low density housing in small estates, based on a linear pattern around the network of village roads, though there is potential for the widest part of the site to be developed with a small estate or low density single houses, similar to adjacent development

**Summary of compliance with PPS7 paragraph 21**

- Development over the whole site would result in harm to the natural beauty of the AONB. However part of the site that projects eastwards towards housing along the main road could be developed without harm to the natural beauty of the AONB, subject to the recommendations below

**Recommendations**

- Development of the whole of this site would be out of character with the linear development of Chieveley. Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features.
- Careful design in keeping with the character and scale of adjacent housing
- Retention of the existing vegetation framework
- Good connection with an existing road.
- Settlement edge planting along the western boundary

**SITE CHI 003****Photographs:***View south from lane east of site**View north from PROW to south***Relationship with adjacent settlement**

- Linear site that extends around the north western corner of the village and wraps around the north edge to reach the road, thus protruding beyond the northern tip of the settlement
- Site large in scale in comparison to the settlement
- The site is bounded to the north and west by open fields

**Relationship with adjacent wider countryside**

- Strong relationship with the flat, elevated farmland to west

**Impact on key landscape characteristics**

- No loss of woodland
- Strong framework of native hedgerows
- Development could be accommodated without loss of hedgerow

**Impact on key visual characteristics**

- Localised impact on views to the countryside
- Development would be prominent in views from the network of PROWs in the open countryside to the west

**Impact on key settlement characteristics**

- Development of this whole site would be out of keeping with existing settlement pattern, which is characterised by low density housing in small estates, based on a linear pattern around the network of village roads

**Summary of compliance with PPS7 paragraph 21**

- Development over the whole site would result in significant harm to the natural beauty of the AONB. The northern section of the site adjacent to the road is important open countryside at the entrance to the village, and would not be suitable for development. The south east parts of this site could be developed without harm to the natural beauty of the AONB, subject to the recommendations below

**Recommendations**

- Development of the whole of this site would be out of character with the linear development of Chieveley. Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features.
- Careful design in scale and character to adjacent housing
- Retention of existing vegetation framework
- Good connection with an existing road could be established.
- Settlement edge planting along the western boundary

**SITE CHI 006****Photographs:**

*View south west from PROW along east side of site*

*View north west from PROW along east side of site*

**Relationship with adjacent settlement**

- Irregular settlement edge to north east corner of village
- Site slightly large in scale in comparison to the settlement, though the site already contains the large gardens of two low density houses
- The site is adjacent to Northfields Lane for a short distance then wraps around the east side of housing

**Relationship with adjacent wider countryside**

- A continuation of the gently sloping farmland along the crest ridge to north and east

**Impact on key landscape characteristics**

- A large conifer hedge creates a strong but incongruous boundary between gardens to the south and open fields that form much of the site
- No woodland would be affected
- Strong linear tree belt along north part of the eastern boundary which could be retained
- Native hedge along road which could be partially retained if the site were developed

**Impact on key visual characteristics**

- South section visually contained by garden vegetation
- Localised impact on views of open fields from properties along the road and the PROW along the eastern boundary
- Development in the north eastern corner would be prominent in views from the settlement and from the countryside looking back at the village

**Impact on key settlement characteristics**

- Development of the whole of this site in one large estate would be out of keeping with existing settlement pattern, which is characterised by low density housing in small estates, based on a linear pattern around the network of village roads
- An extension of the existing linear development along Northfields would be in keeping with the existing settlement pattern
- Further development of the southern section of the site would be in keeping with the existing settlement pattern.

**Summary of compliance with PPS7 paragraph 21**

- Parts of this site could be developed without harm to the natural beauty of the AONB, subject to the recommendations below. It is recommended that the north east corner of the site be left undeveloped so that the depth of development is not widened such that this corner would have a poor relationship with the existing road, and so that the link with the adjacent countryside is maintained

**Recommendations**

- The southern section consisting of enclosed gardens could accommodate some development without negative effect, providing the existing vegetation framework were retained. Development could be accommodated in the northern-most section adjacent to the road where the existing linear development could continue. It would be important to retain boundary vegetation, replacing the incongruous conifer hedgerow with more appropriate native species

**SITE CHI 007****Photographs:***View south from housing north of site**View west from public open space to east of site***Relationship with adjacent settlement**

- Small site nestled against the western side of village at its new 'centre'
- Scale of site in keeping with other pockets of housing within the settlement
- The site is bounded by open fields to the west, with a new housing estate to the north and linear housing to the south and with a short section bounded by the main road

**Relationship with adjacent wider countryside**

- Some relationship with the flat, elevated farmland to west and north (CHI 002), though smaller in scale and more enclosed

**Impact on key landscape characteristics**

- No woodland would be affected
- Unmanaged hedgerow along the western boundary - could be retained if the site were developed
- Some planting against new housing to the north

**Impact on key visual characteristics**

- Localised impact on views to the countryside, including from the open space / recreation field at the settlement centre
- Development would be visible in views from the network of PROWs in the open countryside to the west, though filtered through boundary vegetation

**Impact on key settlement characteristics**

- Development of this site would be in keeping with the existing settlement pattern, which is characterised by low density housing in small estates, based on a linear pattern around the main road
- The development of this site could enhance the area as a new settlement centre, by removing the open space

**Summary of compliance with PPS7 paragraph 21**

- Much of this site could be developed without harm to the natural beauty of the AONB, subject to the following recommendations

**Recommendations**

- Development on this site should be subject to the protection and enhancement of the following features:
- The western edge of the site may need to be left undeveloped and planted along the western boundary
- The existing vegetation framework would need to be retained
- Careful design to enhance the character and sense of place to the transition between Downend and Chieveley

**SITE CHI 008****Photographs:**

View south east from PROW entering site on north side

View west from PROW entering site on north side

**Relationship with adjacent settlement**

- Irregular settlement edge at south east end of village
- Site large in scale in comparison to settlement and extends further back from the roads than is typical elsewhere
- Bounded by rural lane to east and south, with housing adjacent to north and south west
- The site is separated from the houses to the west by a field, which would be surrounded by development if the whole of CHI 008 were developed
- The site feels disconnected from the village, which has a well-vegetated edge in this area

**Relationship with adjacent wider countryside**

- Strong relationship with flat farmland to the north east and south



**Impact on key landscape characteristics**

- No woodland affected
- Native hedgerow to eastern boundary which could be retained if the site were developed

**Impact on key visual characteristics**

- Loss of open space creating setting for Chieveley
- Localised impact on views to the countryside and from the PROW across the site
- Development would be prominent in views from the road to the east

**Impact on key settlement characteristics**

- Development of this whole site would be out of keeping with existing settlement pattern, which is characterised by houses closely associated with the village roads (not the adjacent road to the east, which is not part of the village envelope)

**Summary of compliance with PPS7 paragraph 21**

- Development over the site would result in harm to the natural beauty of the AONB.

**Recommendations**

- The site should not be pursued as a SHLAA site. It would not be possible to repeat the linear pattern of the rest of Chieveley without developing along the rural road to the east, which would harm the countryside setting of the east side of the village.

**SITE CHI 009****Photographs:***View north from PROW south of site**View north east from PROW south of site***Relationship with adjacent settlement**

- Strongly rectilinear settlement edge at south east end of village
- Site large in scale in comparison to the settlement
- The site is not closely related to the main village roads, except for a small section at the north end which wraps round beyond the existing entrance to the village.
- The site extends further back from the roads than is typical elsewhere
- The site feels disconnected from the village, which has a well-vegetated edge in this area

**Relationship with adjacent wider countryside**

- Continuation of flat, open farmland to south

<b>Impact on key landscape characteristics</b> <ul style="list-style-type: none"><li>• No loss of woodland or hedgerows</li></ul>
<b>Impact on key visual characteristics</b> <ul style="list-style-type: none"><li>• Localised impact on views to the countryside</li><li>• Development would be prominent in views from the PROW across open field to south</li></ul>
<b>Impact on key settlement characteristics</b> <ul style="list-style-type: none"><li>• Development of this whole site would be out of keeping with existing settlement pattern, which is characterised by houses closely associated with the main roads</li></ul>
<b>Summary of compliance with PPS7 paragraph 21</b> <ul style="list-style-type: none"><li>• Development on this site would result in harm to the natural beauty of the AONB</li></ul>
<b>Recommendations</b> <ul style="list-style-type: none"><li>• The site should not be pursued as a SHLAA site. Development of the whole of this site would be out of character with the linear development of Chieveley. The northern section of the site adjacent to the road is important open countryside at the entrance to the village, and would not be suitable for development. If the north west corner of the site were developed, thus extending housing back from the roads, the straight, strongly vegetated edge of settlement would be lost</li></ul>

**SITE CHI 010****Photographs:**

*View south from public open space north of site*



*View south east from public open space north of site*

**Relationship with adjacent settlement**

- Small plot containing two dwellings, bordering the open space of the new settlement centre edge along eastern side of the village
- Site relates well to the settlement pattern in terms of scale and location
- Low density housing to the west and south of site, with open fields to the east (CHI 011)
- Short road frontage

**Relationship with adjacent wider countryside**

- Hedgeline separates this area from field to east and the wider landscape
- The site is better related to the village and the houses along the street

**Impact on key landscape characteristics**

- Small site that is well contained by tree and hedgerow vegetation. Development could be accommodated while retaining the small scale pattern and not intrude into the wider AONB
- No woodlands are affected

**Impact on key visual characteristics**

- By retaining and enhancing existing tree cover and hedgerows, the visual impact of any development could be contained

**Impact on key settlement characteristics**

- Development would not be out of keeping with existing settlement pattern

**Summary of compliance with PPS7 paragraph 21**

- Development on this site, subject to the recommendations below, would result in little harm to the natural beauty of the AONB

**Recommendations**

- Development of this site could be accommodated if the existing boundary vegetation were retained

**SITE CHI 011****Photographs:**

*View east over hedge from public open space to west*



*View north from lane to south*

**Relationship with adjacent settlement**

- Irregular settlement edge along eastern side of village
- Site large in scale in comparison to the settlement and extends further back from the roads than typical elsewhere
- Bounded by rural lane on eastern boundary, with housing adjacent to much of southern half of site, and the recreation ground / open space adjacent to the north west corner
- The site feels disconnected from the village, which has a well-vegetated edge in this area

**Relationship with adjacent wider countryside**

- Strong relationship with countryside to north

**Impact on key landscape characteristics**

- No woodland is affected
- Native hedgerows to eastern, northern and internal boundaries - could be retained if site were developed, though internal hedge would influence site layout

**Impact on key visual characteristics**

- Localised impact on views to the countryside from the village
- Loss of the open countryside setting of the village
- Development would be prominent in views from the road and countryside to the north

**Impact on key settlement characteristics**

- Development of this whole site would be out of keeping with existing settlement pattern, which is characterised by small estates, with houses closely associated with the main roads (not the adjacent road to the east, which is not part of the village envelope)

**Summary of compliance with PPS7 paragraph 21**

- Development on this site would result in harm to the natural beauty of the AONB

**Recommendations**

- The site as a whole should not be pursued as a SHLAA site. It would not be possible to repeat the linear pattern of the rest of Chieveley without developing along the rural road to the east, which would harm the countryside setting on the east side of the village.

**SITE CHI 012****Photographs:**

View west from PROW south east of site



View north from PROW south east of site

**Relationship with adjacent settlement**

- Irregular settlement edge at south west end of village
- Site slightly large in scale in comparison to settlement
- The site is not closely related to the main roads and extends further back from the roads than typical elsewhere
- The site feels disconnected from the village, which has a well-vegetated edge in this area

**Relationship with adjacent wider countryside**

- Strong relationship with flat, open farmland to south and west

**Impact on key landscape characteristics**

- No loss of woodlands or hedgerows



**Impact on key visual characteristics**

- Localised impact on views to the countryside from the village
- Loss of the open countryside setting of the village
- Development would be prominent in views from the countryside to the west and south, including several PROWs

**Impact on key settlement characteristics**

- Development of this whole site would be out of keeping with existing settlement pattern, which is characterised by houses closely associated with the main roads

**Summary of compliance with PPS7 paragraph 21**

- Development on this site would result in harm to the natural beauty of the AONB

**Recommendations**

- The site should not be pursued as a SHLAA site. Development of the whole of this site would be out of character with the linear development of Chieveley. The site is important open countryside at the edge of the village, and is disconnected from the village.

**Conclusion**

It is concluded that some development can be accommodated within and adjoining the settlement of Chieveley within six of the ten potential SHLAA sites examined without incurring material harm to the special qualities and natural beauty of the AONB. It is therefore recommended that CHI 001, 002, 003, 006, 007 and 010 be retained subject to the landscape requirements in the Recommendations. However it is recommended that CHI 008, 009, 011 and 012 be deleted. It is also recommended that CHI 003 and CHI 006 are not developed concurrently to avoid increasing the temporary visual impact on the wider landscape and entrance to the village. Overall the design of each site should respect its location and the surrounding architecture to ensure that the new development is integrated into the village without harm to the special qualities of the AONB.