

6.8 THE A34/M4 JUNCTION 13 – CHIEVELEY (TRANS. 3)

6.8.1 The strategic location of the A34/M4 interchange (Junction 13) has resulted in continuing pressure for further development. The Council has supported the provision of appropriate facilities at this location to meet the needs of highway users.

6.8.2 The government is responsible for both the M4 and the A34 including the A34 Newbury By Pass and proposals for further highway capacity at Junction 13.

6.8.3 The Junction lies in a sensitive area of open downland landscape within the North Wessex Downs Area of Outstanding Natural Beauty. To the north-west lies the village of Chieveley and there is concern that further development at Junction 13 could have a harmful effect on the character and setting of the village and the amenities of local residents. To the north east, the Newbury and District Agricultural Showground has a limited impact on the landscape because of its undeveloped nature.

6.8.4 The M4/A34 Junction 13 is of regional significance and therefore some development for highway users has been justified. The development that has been allowed should not be regarded as a precedent for further development, given the situation of the Junction in the North Wessex Downs AONB, where the general policy is one of restraining development, to protect the landscape quality of the area. Development has been concentrated on a limited area of land to the south of the M4 and its embankment and contained with landscape features of mounding and planting. Provision for other services has been and will continue to be located in Newbury.

POLICY TRANS.3 Further development at M4/A34 Junction 13 will only be acceptable if it complies with all the following criteria:

- (a) it is essential for the provision of services to meet the needs of highway users; and
- (b) is located within the development boundary indicated on inset map 27; and
- (c) makes provision for major landscape treatment as part of a co-ordinated scheme for the area; and
- (d) is of a scale and design appropriate to its location within the AONB; and
- (e) maintains or enhances provision for lorry parking & overnight facilities; and
- (f) makes provision, as appropriate, for access, car parking and road safety to the satisfaction of the Council in consultation with the Highway Authority; and
- (g) safeguards the public rights of way across the designated area and their safe use by pedestrians.

6.8.5 Provision is made at this location for lorry parking and overnight facilities. This provision significantly reduces pressure for such facilities in sensitive town centre and residential areas.