

**Clifford Chambers Neighbourhood Development Plan
Site Assessment - September 2017**

Site Reference	Site Area (approx.)	Site Capacity
Site 2	0.4 ha	10 dwellings (25 dpha)

Site Address

Land west of Rectory Farm, Milcote Road, Clifford Chambers

Site Description

The site comprises part of two open agricultural fields situated to the west and south of Rectory Farm between Milcote Road and Campden Road. The site is located on the western fringe of the village.

The site currently has no vehicular access off Milcote Road or Campden Road. There are no pavements along the site frontage with the Milcote Road or Campden Road, the nearest being on the opposite (village) side of Campden Road.

There is open agricultural land to the south and west. To the north the site adjoins Rectory Farm where planning permission has been granted for the erection of 5 dwellings. There are mature hedgerows along the roadside boundaries but the site is exposed to the open countryside to the south and west.

Aerial Photo



Relevant Planning History

Rectory Farm – 15/03399/FUL – 5 dwellings allowed at appeal (ref. 3153251)

Site Photo



Site Constraints

Status – The site represents undeveloped greenfield land which is currently in productive agricultural use.

Highways – Access could be gained from Campden Road or Milcote Road where the site has road frontages. There is reasonable visibility in both directions on Campden Road but it is in close proximity to the crossroads with the village and within the existing 50mph speed limit. Access off Milcote Road is close to a bend in the road but visibility appears reasonably good. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. There are currently no pavements outside the site and limited opportunity for connectivity to the existing village due to the location of the site on the opposite side of the Campden Road to the village.

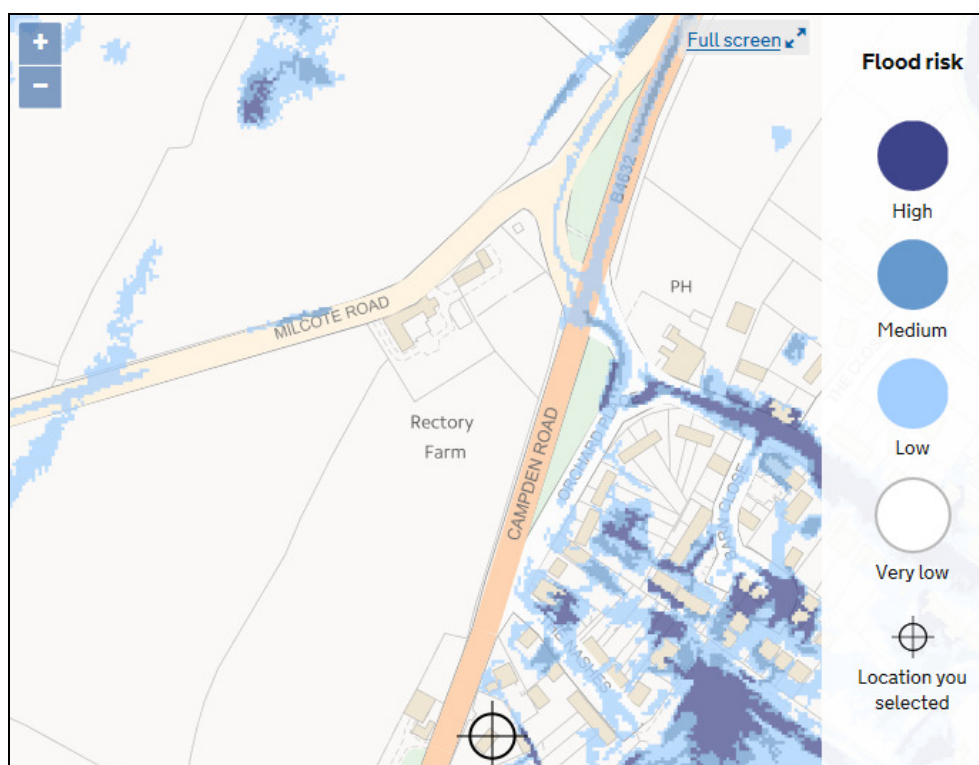
Topography – The site is unchallenged by topography.

Landscape – The site falls within Character Zone – CL02 according to the White Consulting Study (2012). The study concludes that the site has a ‘high/medium’

sensitively to housing development on this site.

The site is not well contained being exposed from the south where there are open fields. However, the northeastern and northwestern boundaries of the site are contained by existing boundary treatments to residential development beyond. The existing roadside hedgerows would provide some screening of development but it would be clearly seen over the top. Localised hedgerow removal required for the new access would reduce the amount of screening available.

Flooding and Drainage – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a ‘very low’ risk of surface water (pluvial) flooding (see map below). The site appears well drained.



Sustainability and Accessibility – Clifford Chambers has a very limited range of local amenities. There is no school, shop, post office or medical facilities within the village. The nearest primary and high schools are in Stratford-upon-Avon which is approximately 2.5km away.

The 14th Century Parish Church of St Helens is located in the historical core of the village adjacent to the rectory and near the Manor. There is a ‘Jubilee’ Village Hall with a private club next door located in the centre of the village. There is also a village pub (The New Inn) which is located on the western entrance to the village.

Clifford Chambers is served reasonably well by public transport due to its location on the main B4632 and proximity to Stratford-upon-Avon. There is a bus service between 07:00 and 19:40 Mondays-Saturdays but there is no service on Sundays or Bank Holidays. The bus stops are located in Orchard Place at the western end of the village. There is no direct rail access, the nearest railway station being located at Stratford-upon-Avon.

There are pavements and pathways through the village which is generally lightly trafficked because it is effectively a no through village due to the River Stour. There is a wealth of rural footpaths in and around the village and along the banks of the River Stour. The village has no street lighting.

The site is approximately 280m from the bus stops in Orchard Place from the envisaged site entrance off the Milcote Road. The route would require crossing the busy and fast Campden Road and walking along a stretch of Milcote Road which has no pavements and a sharp bend.

Natural Heritage – Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows and mature trees in and around the periphery of the site increases the biodiversity value of the site.

Built Heritage – The site is not in close proximity to any listed building or the conservation area so is unlikely to adversely affect the setting of these important heritage assets.

Conclusion

The site is irregularly shaped and wraps around the southern boundary of Rectory Farm to the west of the village on open unspoilt agricultural land. It is shaped in this way in order to ensure road frontage is available on Milcote Road for the creation of a new access to serve the development.

The site is disconnected from the village by the Campden Road which would act as a physical and social barrier to the integration of the site into the local community. However, the Council have set a precedent for development to the west of Campden Road by approving 5 dwellings on land at Rectory Farm.

A development of around 10 dwellings would be exposed to open views from the south and has the potential to be very dominant in the landscape.

A small scale cul-de-sac of well designed homes (perhaps with a rural theme) could complement the recently permitted development. Such a development on this site would not be read in the context of the rest of the village so is unlikely to detract from its historical character and pattern.

Access to the site from Milcote Road or Campden Road would appear deliverable, subject to the provision of the necessary visibility splays. However, the Campden Road is a fast stretch of B class road where the legal speed limit is currently 50mph but in reality may be far greater. Speed surveys would be needed in order to inform the necessary visibility splays for both accesses and inform the case for a new pedestrian crossing. Development would not affect any public right of way.

Any development would need to ensure satisfactory car parking arrangements in a layout which is not dominated by parked cars as this would detract from a high quality design.

Being on the edge of the settlement and with limited connectivity to the existing village, opportunities for social integration will be very challenging. It is likely that any development will struggle to connect, visually, socially and physically into the existing community creating an isolated development likely to be occupied by commuters.

There is an opportunity to retain the existing roadside boundary hedgerows to preserve some amenity and ecological value. Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the southern boundary.

Due to the compact nature of the village the site is reasonably close (280m) to Orchard Place where the bus stops and public house are located. However, the route to Orchard Place would require crossing the busy and fast Campden Road and with there being no pavements around the site, walking to the bus stop may not be desirable for some. To create a safe accessible development, a crossing may need to be considered in consultation with the Highway Authority. Whilst the site may be close to Orchard Place it is not easily accessible due to the Campden Road.

The site appears well drained and is not susceptible to any risk of surface water flooding.

Housing development would be highly visible from the south due to the open and arbitrary nature of this boundary. However, it would be read in the context of the existing Rectory Farm building and associated new development.

Careful consideration and treatment of the southern boundary with robust landscaping will help soften any development but is unlikely to completely mitigate the impact of any development in the short-medium term.

Based on the land identified above and a density of around 25 dph, the site could accommodate around 10 dwellings. An allocation of this scale would be on the upper limit of successfully creating and assimilating a small scale organically designed development into the context of the village.

A small development of dwellings to meet local needs, namely, bungalows and 1 and 2 bedroom properties could assist existing residents to downsize from larger houses in the village which would in turn free them up for young families to move into and provide the necessary low cost housing for young families to occupy.

A high quality design addressing the need for private (or shared) amenity space and adequate parking and accessing arrangements should be a priority.

A development of up to 10 dwellings on this site has some potential but the negative impacts on landscaping and the fact that the site is separated from the village by the Campden Road would weigh against any development as it limits the opportunity for the development to be fully integrated into the existing village, both physically and socially.