

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

Site Reference	Site Area (approx.)	Site Capacity
Site 4	1 ha	25 dwellings (25 dpha)

Site Address

Land to the north of Stour Field Close, Clifford Chambers

Site Description

The site comprises part of an open agricultural field situated to the north of Stour Field Close, which is a recently constructed development of 3 detached dwellings with a further 2 dormer bungalows under construction. The site is located to the north of the village.

The site currently has no vehicular access but there is opportunity to create an access off Stour Field Close or Campden Road.

There is open agricultural land to the north, new residential development to the south and residential garden to the east. The Campden Road forms the western boundary, beyond which there is open agricultural land. The eastern and western boundaries comprise mature hedgerows.

Aerial Photo



Relevant Planning History

None.

Site Photo



Site Constraints

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

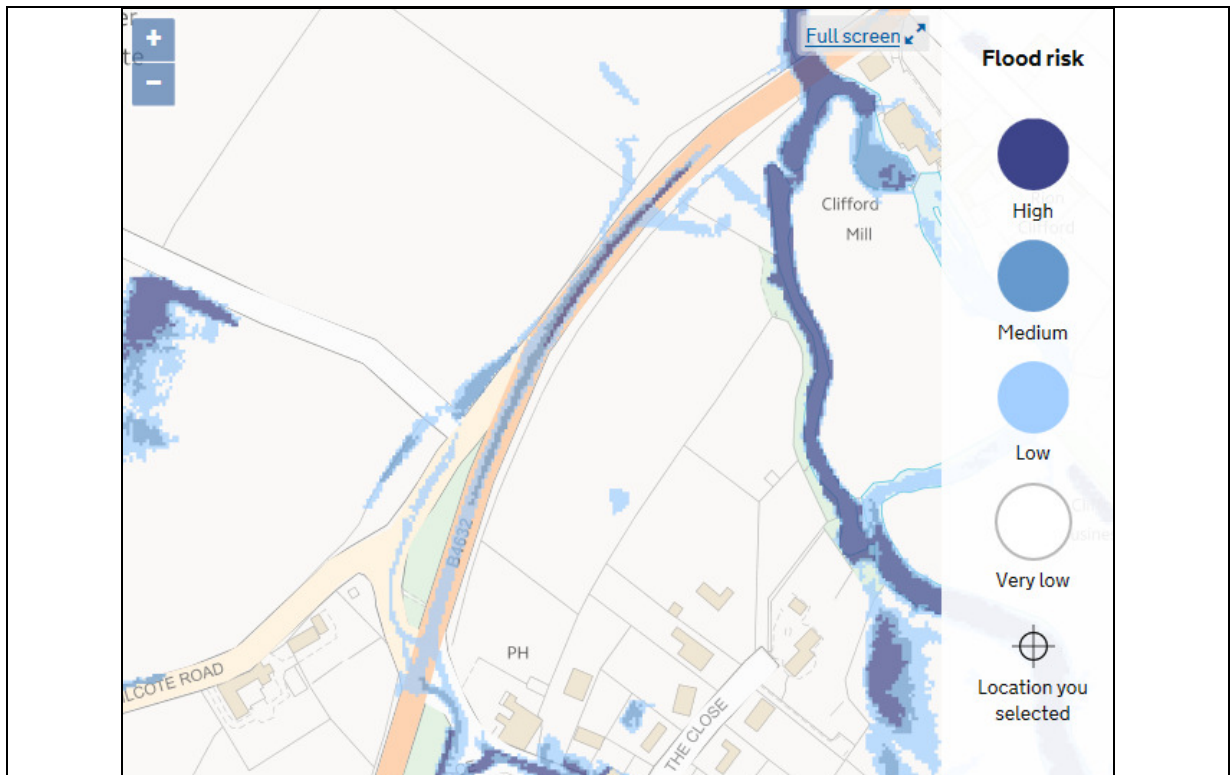
Highways – Access would need to be gained from Campden Road or from the newly built Stour Field Close where the site has road frontage. There is reasonable visibility in both directions at this point on Campden Road but it would be close to the existing Stour Field Close access. Access onto Campden Road would be within the existing 50mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed. Utilising Stour Field Close is likely to be preferable.

Topography – The site is unchallenged by topography.

Landscape – The site falls within Character Zone – CL01 according to the White Consulting Study (2012). The study concludes that the site has a ‘high/medium’ sensitivity to housing development on this site.

The site is reasonably well contained being enclosed by existing residential development to the south and east. There is a mature roadside hedge to the west but the site is open to the north due to the arbitrary nature of the site boundary. The existing roadside hedgerow would provide some screening of development but it would be clearly seen over the top. Localised hedgerow removal required for any new access from Campden Road would reduce the amount of screening available.

Flooding and Drainage – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and with the exception of a very small spot on the site, has a ‘very low’ risk of surface water (pluvial) flooding (see map below).



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 145m from the bus stops in Orchard Place accessed by a route through Stour Field Close. Whilst there are no pavements in Stour Field Close, the route is relatively safe it being a small cul-de-sac and is likely to be attractive to pedestrians.

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 rectangular in shape and effectively ‘rounds off’ the northern tip of the village. The site is closely related to the existing built form of the village but is currently open agricultural land. There is currently good screening and a feeling of enclosure within the site.

A large scale development in this location would be exposed to open views from the north where there are public rights of way along the river but otherwise development would be reasonably well contained within the landscape.

The village is characterised by linear development along the principal village street with a few small scale modern cul-de-sac developments together with organic in-filling. There are a number of historical buildings including some conversions within and close to the conservation area. A new large scale cul-de-sac development on the northern edge of the village is likely to be at odds with the settlement pattern and historic organic growth of the village.

Access to the site from Campden Road would appear deliverable, subject to the provision of the necessary visibility splays. However, this 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. Access directly onto the Campden Road would at least prevent large volumes of traffic passing through the currently tranquil village. It may be preferable to access the site off the new Stour Field Close cul-de-sac, subject to capacity and Highway Authority approval. Development is unlikely to 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 in such close proximity with easy access to Orchard Place, there are strong opportunities for social integration. Development will be able to easily connect, visually, socially and physically into the existing community creating an inclusive development.

There is an opportunity to retain the existing 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 northern boundary.

Due to the compact nature of the village the site is very close (145m) to Orchard Place where the bus stops and public house are located. The route to Orchard Place is not currently served by pavements but it is through a small cul-de-sac where traffic levels and speeds are very low. Overall the site is very accessible to Orchard Place.

The site is well drained and does not suffer from a risk of surface water flooding.

Housing development would be visible from the north but is likely to be read in the context of the existing village due to the close proximity of existing built form.

The exposed northern boundary would need careful consideration and treatment. Robust landscaping will help soften the development but is unlikely to fully mitigate the impact of any development in the short-medium term.

Based on the land being considered and a density of around 25 dph, the site could accommodate around 25 dwellings. An allocation of this scale would seem excessive given the limited amenities the village has to offer, the existing well established settlement pattern (which does not include large scale cul-de-sac developments) and the historical rate of growth the village has seen over the years, namely small scale development and organic infilling.

A smaller 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.

The site has good potential for development given the lack of constraints but a smaller scale development should be considered for the reasons outlined above unless there is empirical evidence for a larger development exists.