

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

Site Reference	Site Area (approx.)	Site Capacity
Site 5	0.68 ha	2 dwelling (3 dpha)

Site Address

Willowmere, The Close, Clifford Chambers

Site Description

The site comprises a substantial detached dwelling known as Willowmere, which is set within a large plot. There is a paddock to the north which abuts the River Stour, an open paddock to the east and an open agricultural field to the west. The site is located on the northern most tip of the village. The host property currently has vehicular access off The Close, which is a private road serving 7 existing properties. There are no pavements along The Close which is single width with passing bays.

The site is characterised and occupied by residential paraphernalia such as children’s play equipment, tennis courts and garden buildings. There is ornamental tree and shrub planting within and around the site. The western boundary consists of a mature hedgerow but the other boundaries consist of a mixture of open ranch rail fencing and non-native hedges and planting.

Aerial Photo



Relevant Planning History

None.

Site Photo



Site Constraints

Status – The site forms part of the garden to Willowmere and while largely undeveloped would fall within the definition of brownfield land.

Highways – Access would need to be gained from The Close where the site has existing private access. The Close is lightly trafficked serving only 7 existing properties. There are passing places along The Close, but given its narrowness the Highway Authority is unlikely to support any development which will significantly increase traffic using the road. Visibility onto Orchard Place is impaired by existing vegetation but Orchard Place is a 20 mph speed limit and traffic is light and relatively slow. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed.

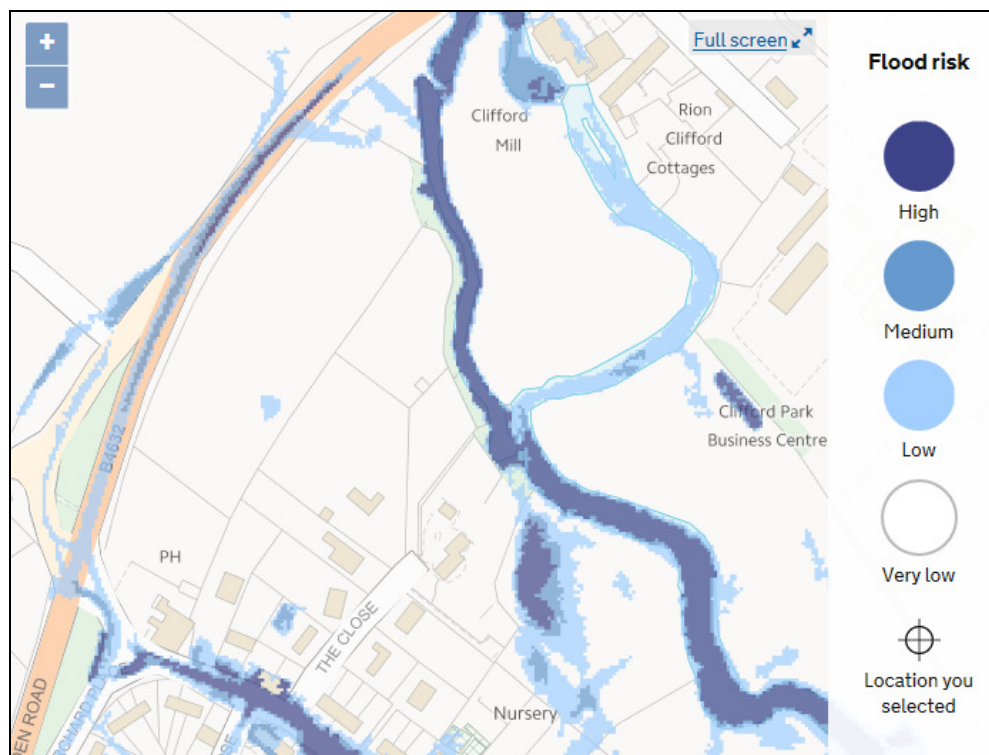
Topography – The site is unchallenged by topography.

Landscape – The site falls outside of the scope of the White Consulting Study (2012) because it is considered part of the urban form of the village.

The site is reasonably well contained being screened by boundary vegetation and is closely related to the existing built form even though it is one of the last plots at the

end of The Close. There is a public footpath which runs to the east of the site where views of any development will be seen. However, this will be read against the backdrop of the existing dwelling and other dwellings in the vicinity.

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).



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 240m from the bus stops in Orchard Place from the envisaged site entrance. The route would require crossing Orchard Place but is relatively safe and likely to be desirable.

Natural Heritage – Being garden land with a number of ornamental trees and shrubs the site has some potential ecological value with 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 consists of a large residential plot occupied by a substantial detached dwelling with outbuildings. It is likely that development would come forward for a new dwelling in the garden of the existing property rather than demolition and rebuild with multiple dwellings so the site area would be significant less than the whole plot.

The site appears suitable for an infill plot in the northern part of the garden, subject to there being no adverse impact between the new plot and the host dwelling in terms of conflict with residential amenity.

Whilst The Close will undoubtedly have a finite capacity in terms of traffic, it is unlikely that an additional dwelling will have a severe impact on highway safety. Investigations about the improvement of the visibility from The Close onto Orchard Place would be recommended. The development would not affect any public rights of way.

An infill plot is unlikely to have any detrimental landscape impacts given the classification of the land as part of the urban form of the village and the good feeling of enclosure the site benefits from.

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 infilling. There are a number of historical buildings including some conversions within and close to the conservation area. A new infill plot on the site would conform to this settlement pattern.

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.

The site is well connected to Orchard Place and would be a natural addition to the end of The Close. Connectivity to the existing village and opportunities for social integration are achievable.

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 southern boundary.

Due to the compact nature of the village the site is reasonably close (240m) to Orchard Place where the bus stops and public house are located. The route to Orchard Place is, in part, not currently served by pavements but this is along a stretch of private road which is lightly trafficked.

Whilst being close to the River Stour, the site lies outside of the flood plain and is not at risk of surface water flooding.

Being within the garden of an existing residential property which is considered physically part of the village, an infill dwelling on this site would complement the historical pattern of organic growth within the village.

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

Overall, the site has good potential for limited infill development.