

THE CHUTES
VILLAGE DESIGN
STATEMENT

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SECTION 1 - BACKGROUND

1.1. INTRODUCTION

- 1.1.1** This Village Design Statement (VDS) covers Upper and Lower Chute, Chute Cadley, Chute Standen in Chute Parish; and the settlement of Chute Forest (centred around Chute Lodge) in the Parish of Chute Forest.
- 1.1.2** It has not been possible to develop guidelines to cover all outlying areas as it is by its nature concentrated on the 'settlements'.
- 1.1.3** The Chute VDS has been developed over the last four years and represents what local residents of the Chutes consider to be the most important aspects of each of the settlements, and identifies the distinct elements of local character that they wish to protect. This document has been produced as a collaborative effort by many residents.



Upper Chute, Village Green



Centre of Chute Standen

1.2. AIMS OF VILLAGE DESIGN STATEMENT

- 1.2.1** This statement describes in words, photographs and drawings what it is about the Chute settlements that make them distinctive, and so raise awareness of the special features of the Chutes in order to guide both residents, and officials when considering changes to the settlements.
- 1.2.2** The VDS must work within the current planning policy context and make a positive framework for change over time where it must occur. This VDS has been subject to extensive consultation and has been based on the views and comments of the residents of the Chutes, it therefore represents a local view of the settlements.

WHO SHOULD USE THE VILLAGE DESIGN STATEMENT?

- Local Residents when considering alterations/extensions to property.
- Chute and Chute Forest Parish and Kennet District Councils when considering planning applications.
- Developers, Architects and Designers to ensure that their proposals are in keeping with village expectations
- Farmers/landowners in maintaining and improving landscape, rights of way and wildlife habitats.

1.3. VILLAGE DESIGN STATEMENT PROCESS

- 1.3.1** The idea of a Village Design Statement was agreed at an open meeting, called by Chute Parish Council, in April 2001. A committee was formed and a questionnaire was sent to every household in the Chutes to inform them of the project and to seek their views. There were 60 responses, a very satisfactory 36% response rate. Subcommittees were formed to consider particular subject areas, such as Footpaths or Biodiversity.
- 1.3.2** Over a two-year period, two open workshop sessions were held and a stand was taken at the fete to keep everyone informed of progress. Draft Guidelines were circulated to the whole village in May 2004 and 12 responses were received. A complete draft was made available to all residents in December 2004.
- 1.3.3** In early 2005 changes reflecting comments made on the December 2004 draft were incorporated. The text was added to the maps and diagrams and a final opportunity for comment was made during the latter part of 2005.



Village design statement workshop

CONSULTATION PROCESS KEY DATES

- April 2001 1st meeting to discuss idea.
- May 2001 Inaugural meeting
- June 2001 Village Survey questionnaire distributed
33% (60 / 200) returned.
- June 2001 VDS stand at Fete to increase awareness.
- November 2001 Workshop
21 attendees
- March 2004 workshop
12 attendees.
- May 2004 Draft VDS guidelines circulated to entire village.
12 responses received.
- Complete Text made available during 2005 for comment.

1.4. STATUS OF THE VILLAGE DESIGN STATEMENT

- 1.4.1** It is proposed that the VDS is adopted by Kennet District Council. This means that it must be considered by the District Council when making planning decisions, and it should be used by the Parish Councils to apply consistent comments when considering planning applications. In addition Wiltshire County Council should refer to it when implementing highway schemes.
- 1.4.2** The Government Office have advised Kennet not to proceed with the adoption of further Supplementary Planning Guidance (SPG) but to take any new documents along the Local Development Framework route and progress documents such as VDS as Supplementary Planning Documents (SPD). Regulations are a little more onerous for adoption as SPD but they do have greater status in the new system than the old SPGs.
- 1.4.3** This version of the VDS is an interim draft, once Kennet District Council have in place a procedure for adopting documents, such as this, under the new planning arrangements – The Local Development Framework - introduced by the 2004 Planning and Compensation Act, this will be finalised as a Supplementary Planning Document. The VDS will then be subject to a Strategic Environmental Appraisal. The status of the SPD is higher than the old SPG, and will have greater weight in the consideration of planning applications.

1.5. THE LOCATION OF THE CHUTES

- 1.5.1** The Chutes lie at the southern end of the Wessex Downs on a series of chalk ridges and valleys, which run from Chute Causeway in the north, at an elevation of approximately 250 metres above ordnance datum, down to the southern boundary of Chute Forest Parish, at elevations of approximately 100 metres.
- 1.5.2** Most of the land is heavy clay cap with flints, with some bare chalk on the valley sides but around Chute Forest the ground becomes loamier with less flint. There are no rivers, streams or even winter-bourns. The general appearance is of rolling down land, supporting a mixture of pasture, arable and woodland uses.
- 1.5.3** There are five settlements which are described elsewhere in this document.
- 1.5.4** The Chutes are 'crowned' by Chute Causeway – part of an ancient road which affords spectacular views of open country in all directions of the compass.

1.6. HISTORY OF THE CHUTES

- 1.6.1** The earliest archeological traces in the parishes are some hill top burial mounds, Grymes Dyke near the northwestern boundary, old plough lands near Dean Farm, and some nearby pits that are thought to have been grain stores or dwellings. They indicate habitation in the Chutes in the Bronze or Iron Ages.
- 1.6.2** Chute Causeway is part of a major Roman road from Winchester to Cirencester, also fragments of Romano British clay tile have been found at Greens Farm in Upper Chute, indicating a possible small settlement around 300 - 400 AD.
- 1.6.3** The word Chute is Old English for forest, and William 1 declared Chute Forest a Royal Hunting Forest. Chute Standen and Chute Forest are both mentioned in the Domesday Book. In the early 12th Century there was a small chapel near Deans Farm and in 1320 Edward II licensed a Chantry (a small religious house) nearby.
- 1.6.4** Current population is approximately 480.



Upper Chute. St Nicholas Church



Chute Causeway

KEY DATES

- 1872 Current church in Upper Chute completed
- 1978 Village school closes Now a thriving village hall.
- Telephones introduced in 1920s
- Mains Water brought to the Chutes in 1950
- Tibbs Meadow built late in the 1960's with the final stage completed late 1990's, producing first new major injection of population.

SECTION 1 - BACKGROUND

1.7. THE COMMUNITY IN THE CHUTES

- 1.7.1** Despite their physical separation, there is a strong and friendly community spirit amongst the residents of the five settlements and the outlying dwellings. Although the two parishes of Chute and Chute Forest have their own Parish Councils, they share many facilities including: the parish church of St Nicolas in Upper Chute, the excellent and thriving Village Hall in Chute Standen and the Playing Field in Lower Chute.
- 1.7.2** Other popular facilities are the two pubs and a social club. The parish church is open every day, there is a service each Sunday and there is an active bell ringing team. The village hall is the venue for regular meetings of a number of clubs and organisations; and is well used for private and village parties and various occasional uses. The playing field is used for cricket, football and a variety of impromptu games. It is the venue for the well supported annual fete. It also contains a children's playground.
- 1.7.3** There are clubs for: mothers and toddlers, 4 to 10 year olds, 7 to 13 year olds and the elderly; and for gardeners, cricketers and line dancers, among others. There is a well-used "good neighbour" scheme (LINK), whose volunteers mainly provide transport to medical and dental appointments but also help in many other ways.



Chute Village Hall



Lower Chute. The Hatchet Pub

1.8. LANDSCAPE CHARACTER

- 1.8.1** (Taken from Kennet draft Landscape Conservation Strategy). Chute Forest landscape area is a block of Chalk Upland landscape which forms the eastern end of Salisbury Plain, and is defined to the west by the Bourne Valley, to the north by the steep north facing scarp (the slope from the Causeway) and by the Hampshire Downs to the south.
- 1.8.2** The area supports extensive blocks of woodland and a network of hedgerows and trees. This is primarily due to the extensive deposits of clay with flints over the chalk, which gives the appearance similar to the Hampshire Downs rather than the wide open spaces of Salisbury Plain. The rolling wooded downland is dissected by a number of dry valleys creating a much more intimate landscape than other chalk downlands.
- 1.8.3** The area is predominantly a mosaic of pasture and woodland with a well established hedgerow structure. The remnants of the Royal Forest of Chute Forest are to be found in the typical assarted character (ie fields and settlements forming clearings cut out of the surrounding Forest) Lower Chute, Cadley and Chute Forest clearly display this feature and as a result, there is very little intervisibility between areas.
- 1.8.4** The higher chalk areas contains settlements high on the Downland including Upper Chute, woodland dominance is less pronounced.
- 1.8.4** In addition to the description above from the Landscape Conservation Strategy, the dry valleys to the southwards create the landscape framework including Forest Lane continuing southwards as Long Bottom to Biddesden, Tumblers Lane which continues south from Lower Chute first as Cadley Bottom, then as Sopers's Bottom down to Appleshaw. Wakeswell incorporating Tangle Bottom follows the County boundary south through to Clanville.



View east towards Upper Chute

GUIDELINES

Scots Pines are to be found in small groups at strategic points amongst the Chutes, these served as way markers and highlighted friendly places where travelling shepherds and farmers could find a welcome on travelling to livestock fairs – such as the famous Weyhill Fair. These groups are marked on the map and should be protected as part of the unique quality of the landscape.

2.1. POLICY CONTEXT

2.1.1 The control of development within the Chutes is governed by a number of statutory documents. The following are in force: (Changes to Planning Legislation during 2004, will mean that different statutory planning documents will eventually replace the following list)

- Wiltshire Structure Plan-this is overarching strategic policy for the area.
- Kennet Local Plan 2011 –(Adopted 2004) this plan provides detailed policies to control development within the Chutes – Generally the relevant policies are of restraint as the area is wholly within the North Wessex Downs AONB where development is highly restricted to ensure the nationally recognised landscape quality is conserved.

2.1.2 For housing development The Local Plan treats the built-up areas of the “Villages” of “Upper Chute” and “Lower Chute and Chute Cadley” differently from the rest of the two parishes, which in policy terms is all “Countryside”. Housing development is very restricted everywhere but slightly less so in the Upper Chute, Lower Chute and Chute Cadley, where infilling may be permitted. However, these three are also Conservation Areas where special attention must be given to preserving the character and appearance of the area. The relevant Local Plan Policies are reproduced in the Annex A

2.1.3 Conservation Area Statements Lower Chute/ Chute Cadley and Upper Chute are designated as Conservation Areas.



Lower Chute. War Memorial

SUMMARY

Opportunities for new development within the Chutes are very limited. This Village Design Statement identifies qualities of the Chutes so that new development can be sited and designed to respect those qualities. The guidance given here is supplementary to the Local Plan or replacement Local Development Framework

SECTION 2 - DEVELOPMENT GUIDANCE

2.1.4 Upper Chute Conservation Area was designated in 1975, and amended in 1996. The boundary is shown on the Upper Chute Plan. A statement on the conservation area was produced in 1996 as Supplementary Planning Guidance. It describes how Upper Chute has a great variety of building forms within the village, both traditional and modern with mixed styles. The statement identifies the important trees within the village and possible enhancements – some of which have been carried out.

2.1.5 The Lower Chute/ Chute Cadley Conservation Area Statement was produced in March 1994. It describes the conservation area; the range of building materials; significant trees; character and land use. It goes on to describe development constraints and in particular recognises the contribution to the setting of the settlement by the paddocks around Lower House farm and the open area around Grove and Bottle cottages.

2.1.6 In the VDS workshops there was support for designation of Chute Standen as a Conservation Area. Kennet District Council are reviewing Conservation Areas and they will consider whether or not to recommend that Chute Standen be designated as a Conservation Area.

2.2 Kennet Landscape Conservation Strategy -

2.2.1 Kennet District Council have produced a detailed landscape strategy for the whole of Kennet District – it is currently under revision. This is also supplementary planning guidance and helps to paint a broad picture of the landscape of the area.



Old track regularly used as footpath

CONSULTATION PROCESS KEY DATES

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- May 2004 Draft VDS guidelines circulated to entire village.

SECTION 2 - DEVELOPMENT GUIDANCE

2.2.2 The Landscape assessment identified the Chutes under the heading 'Chute Forest', however it relates to the area as a whole rather than the small settlement of that name. It describes the general character of the Chutes as a patchwork of woodland and arable use, and with the strong historic associations with the ancient Savernake Forest. The document includes recommendations for enhancement to the landscape, for the Chutes this is mainly a recommendation for extensive broadleaf woodland planting. (see also text box to right) North Wessex AONB Management Plan –This management plan for the North Wessex Area of Outstanding Natural Beauty (AONB)- helps to direct appropriate action to protect the rural character and scenic quality of the area.

2.3 Permitted Development Rights

2.3.1 You can make certain types of minor changes to your home without needing to apply for planning permission. These rights are called "permitted development rights" and come from general planning permission from Parliament, rather than the District Council. Permitted development rights are more restricted in conservation areas (this applies to Lower Chute/ Chute Cadley, and Upper Chute) and within the Area of Outstanding Natural Beauty (which applies to all the Chutes). There are also different requirements if your building is listed.

2.3.2 Some kinds of buildings and structures can be built in your garden or land around your house without the need to apply for planning permission. However, the rules governing permitted development rights are very complicated. What is permissible for one house may not be permissible next door. Before you start any work you are strongly advised to consult Kennet District Council, who will normally advise you free of charge.

2.3.3 In addition, whether or not they require specific planning permission, the erection of structures in the garden surrounding your house can have an urbanising effect on the look of the Chutes, they should be chosen to be sympathetic with the rural environment, especially when they are highly visible from the road. As a rule of thumb – avoid clutter and choose natural materials in muted shades. Further guidance is given on pages 14 and 15.

GUIDELINES

Telecommunications masts are potentially obtrusive features in the landscape and they should not be located in the open in the Chutes. A positive suggestion for location, should new masts be required, is to locate them internally within the Church Spires of St Nicholas or St Mary's. It is technically possible; it would generate income for the churches and would not intrude in the landscape.

2.4. GENERAL GUIDELINES

2.4.1 The following General Guidelines apply to all the settlements and the surrounding areas, including the outlying scattered dwellings, groups of dwellings and other buildings. On subsequent pages, the five main settlements are described, each with their own particular guidelines.

Views

2.4.2 There are many fine views in and around the Chute settlements, some of the key views have been identified on the maps included in this document.

Buildings

2.4.3 The growth of the Chutes has been organic over more than 500 years, thus creating a very diverse architectural character, any new building especially in groups should reflect this diversity.



Upper Chute newer buildings

Replacement Dwellings

2.4.4 There are some long established large country houses in substantial grounds, which are well integrated into the rural character of the parishes; but a number of other large houses have been built in recent years, some as new builds, some as replacements for smaller dwellings and some as large extensions of existing modest houses. The disproportionate number of very large houses has already begun to erode the intimate rural character of the area. Any more very large houses would exacerbate the problem. Furthermore, many of the new ones are in very prominent positions in the landscape, where they also harm the appearance of the area.

GENERAL GUIDELINES

- The views marked on the maps should be protected New buildings, especially where developed in groups, should reflect this varied building style to reflect the diversity in the development pattern and styles throughout the Chutes.
- New and replacement dwellings should be limited to family dwellings of a moderate size, commensurate with the intimate character of the small settlements and their surroundings.
- Extensions to existing dwellings should be similarly limited in scale. Limiting the size of dwellings is even more critical in sites that are prominent in the landscape
- Consider carefully the siting and style of garden structures , ensure they are not visible from public vantage points, and that they are sympathetic to the rural environment.

SECTION 2 - DEVELOPMENT GUIDANCE

Enclosures

2.4.5 The fences, hedges and walls on domestic boundaries make a considerable contribution to the character and appearance of the area. The choice of appropriate materials and good maintenance is required.

Extensions to dwellings

2.4.6 Extensions should be subservient to the original building both in scale and design, traditionally they were often timber clad/barn like lean-to. The extension should be an identifiable unit which follows the proportions and detailing of the parent building. Special criteria apply to listed buildings to protect their integrity- see below.

2.4.7 Roof pitches should be steep to enable the use of traditional materials 35degrees for clay tiles and 50degrees for Thatch. Thatched roofs do not lend themselves to complicated shapes and the creation of valleys and large dormer windows should be avoided. The height of ridges should be limited by modest gable spans, (limited building depth) and chimneys need to break through roofs at the ridge. Dormers traditionally are to provide additional light, not additional roof space, they should therefore be small in scale.



Cottage extension

2.4.8 Listed Buildings

It is worth noting that development on a Listed Building without the proper consents is a criminal offense, ignorance is no defence! The location of the listed buildings in the Chutes (as at June 2004) is shown on the maps in this document.

GENERAL GUIDELINES

CONTINUED

- Hedges and rural fencing is common around most dwellings. Maintenance of these traditional boundary features is important to the character of the villages .
- Avoid Larchlap and close boarded fencing which tend to appear suburban in this rural location Brick gate piers and walls are not a traditional feature of the Chutes (apart from the grand houses), they tend to look suburban
- Extensions should be simple forms that are subservient to the original dwelling but designed in a sympathetic architectural style.
- On traditional buildings UPVC windows and conservatories should be avoided as this is not locally distinctive.

2.5. THE SETTLEMENTS

2.5.1 Chute Forest

The settlement of Chute Forest is the most isolated of the Chutes . It is not en route to any of the other Chutes. The settlement contains many mature trees, some with preservation orders. There is also the redundant Church of St Marys, which hosts a service once a year.

2.5.2 Lower Chute and Chute Cadley

These are very close to one another with the village pond being a focal point in Chute Cadley and the Hatchet pub a central point in Lower Chute. Unlike the other Chutes. Lower Chute stretches more in a ribbon development with a large part of the village running up a small hill to the South West , where the Chute Playing Fields and Chute Club are also located.

2.5.3 Upper Chute

This is the largest of the villages and the last one before open country through to Hungerford. Upper Chute has the only active Church within the parish and this serves the whole Chute community , It has the largest number of residents and is the only village with a mix of private and affordable housing. Upper Chute also still boasts 2 working farms, which have a strong positive influence in maintaining the surrounding countryside. Upper Chute as it's name suggests is the highest of the 5 villages at some 200 metres above sea level. It offers far reaching views of Wiltshire and Hampshire from many points.

2.5.4 Chute Standen

Located between Lower and Upper Chute this is the smallest of the Chutes. It contains 8 houses, a working farm, and an number of barns.

2.5.5 The Settlements

The following paragraphs of the VDS includes detailed descriptions of all the settlements and the guidelines that flow from these. The guidelines highlight the unique characteristics of each settlement that are important to preserve, in order to reinforce the character of each settlement.

POPULATION

- The current population of the Chutes as taken from the Kennet Parish book in 2001 is:
- 331 people Chute Parish
- 147 people Chute Forest Parish
- Dwellings 1984: estimate 186
- Dwellings 2004: estimate 210

2.7. UPPER CHUTE

- 2.6.1** Upper Chute is the highest of the Chute settlements at 175 - 200 metres above sea level. It is a tight knit group of buildings of very mixed character. It contains the village church of St Nicholas, which serves all the Chutes, and also a village pub – The Cross Keys.
- 2.6.2** It has the largest number of residents and is the only village with a mix of private and affordable housing.
- 2.6.3** Upper Chute also has 2 working farmyards within it. The existence of the working farms has a strong very positive influence in maintaining the surrounding countryside.
- 2.6.4** The settlement is very exposed to the landscape and dominated by the agricultural use of all land surrounding the village. Much of the village has magnificent views to the South.



Upper Chute.

2.6.5 Opportunities

- Create play area for Upper Chute.
- Bury power and phone lines.
- More subtle lighting required in keeping with rural location
- Improve road safety – appropriately designed traffic calming. The recently erected traffic warning sign has proved contentious and a better solution needs to be found.

GUIDELINES FOR UPPER CHUTE

- Generally buildings should be well spaced
- Buildings should generally be two storeys
- Buildings should have pitched tile or slate roofs with chimneys (Thatch is less common than elsewhere in the Chutes)
- Buildings generally face the road Buildings should be faced in render or brick (Flint is less common)
- Flint is seen more often in boundary walls.
- The setting of the Village Green by the cross roads must be respected, as must the island by the church.
- Appropriate traffic calming solution needs to be explored as an alternative to the red sign

2.7. CHUTE STANDEN

2.7.1 Chute Standen is the smallest of the Chute settlements and is still in its most original state architecturally despite not being a Conservation Area. The settlement is dominated by the landscape – settled into a fold of the land between Upper and Lower Chute.

2.7.2 The principal building is Standen House although this is partly hidden behind trees. The Grade II listed village hall is nearby. The few other dwellings are mainly two storeys well spaced, detached and of a high quality. Like the rest of the houses in the Chutes, they are varied in style and age.

2.7.3 Materials used include brick and flint, a fine cobb wall, thatch, timber tiles and slates and cedar shingles on one house and a barn.

2.7.3 There are 4 very fine Horse Chestnut trees on the grass verge near the Dower House – planted for the jubilee of Queen Victoria. Nearby is a working farmyard with a number of good quality outbuildings and barns, and the loss of these would be regrettable.



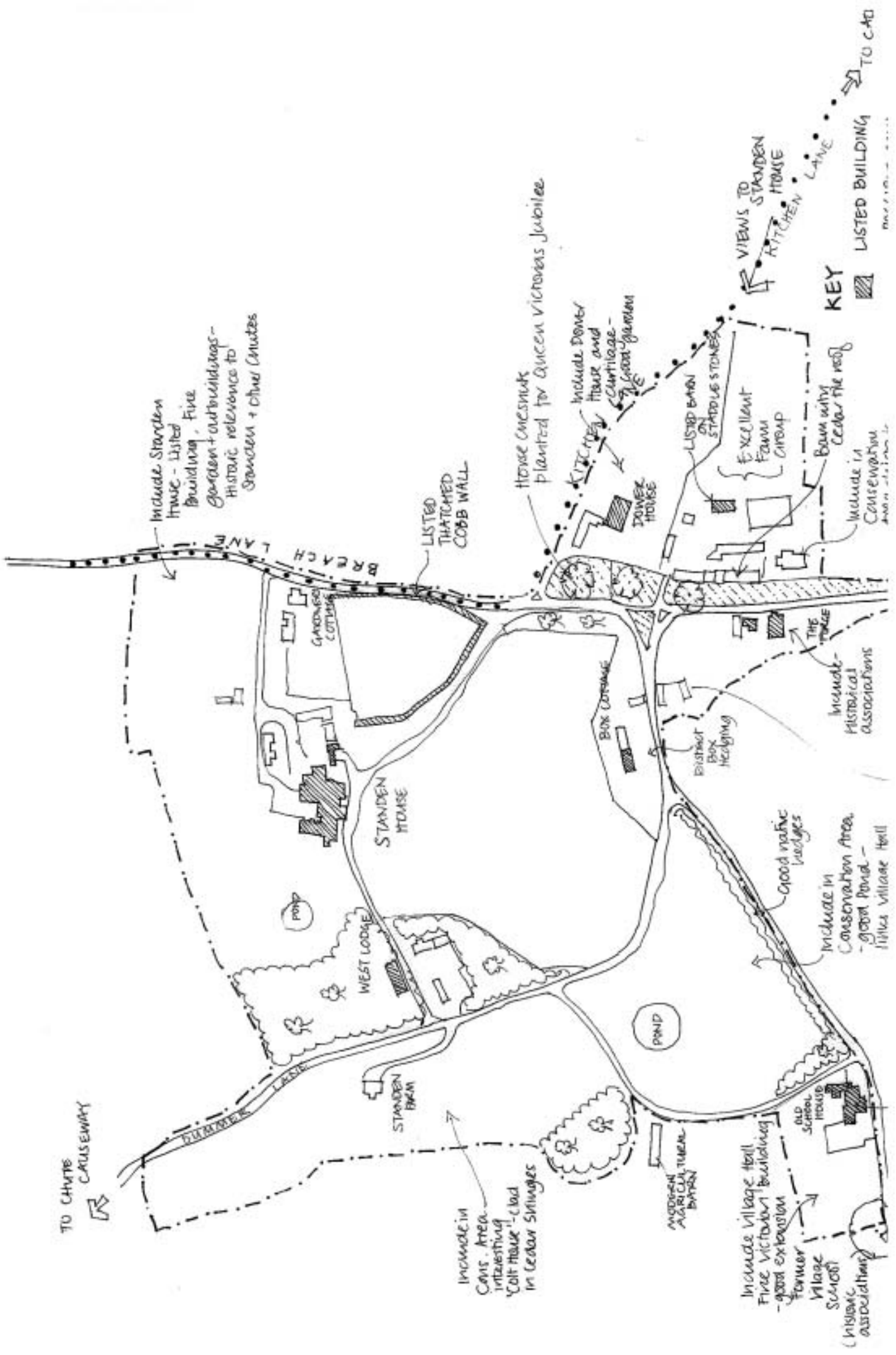
Chute Standen, Dower House

2.7.3 Opportunities

- Bury power and telephone lines
- Review need for “street” lights outside Village Hall and near the Old Hall. If needed, could they be less light polluting
- Kennet District Council is completing a review of Conservation Areas , we would suggest that they consider Chute Standen as a candidate for a Conservation Area to protect this special settlement and to support positive reuse of outbuildings and barns to prevent their loss.

GUIDELINES CHUTE STANDEN

- Buildings should be well spaced.
- Buildings should be no more than two storeys, with pitched roofs and chimneys.
- All buildings should be well enclosed by hedges or walls.
- Flint and other traditional materials could be used.



TO CHYRE CAUSEWAY

Include Standen House - Listed Building, Five Gardens + outbuildings - Historic relevance to Standen + other Causes

LISTED THATCHED COBB WALL

HOSE MEADOW PLANTED FOR QUEEN VICTORIA'S JUBILEE

Include Downer House and Cartilage - Good garden

VIEWS TO STANDEN HOUSE

KEY

TO C&O LISTED BUILDING

GARDEN COTTAGE

STANDEN HOUSE

WEST LODGE

STANDEN BARN

BOX LODGE

DOWNER HOUSE

EXISTING BOX HOUSING

THE FENCE

LISTED BARN ON STABLE STONES

EXCELLENT FARM GROUP

Barn with Cedar tile roof - Include in Conservation Area

Include Historical associations

Good native woodies

Include in Conservation Area - good pond - little village hall

POND

Include in Cons. Area - interesting 'Cott House' - clad in cedar shingles

MODERN AGRICULTURAL BARN

Include Village Hall Five Victorian buildings - good extension - Former Village School (Historic associations)

OLD SCHOOL HOUSE

(Historic associations)

2.8. LOWER CHUTE

- 2.8.1** Lower Chute is characterised by its linear/ribbon form, with development being mostly on one side of the road with open fields opposite and therefore is exposed to the landscape.
- 2.8.2** The green by the War Memorial is central to Lower Chute and an important focal point. The Hatchet is the social focus, and further social activity is to be found at the Chute Club on Hatchet Hill.
- 2.8.3** The playing fields and cricket pavilion provide further facilities and notably are the site for the annual Chute Fete.



Lower Chute



Lower Chute

2.8.4 Opportunities

- Bury phone and power lines
- Landscape the entrance to the car park at Chute Club to disguise the large tarmac parking area

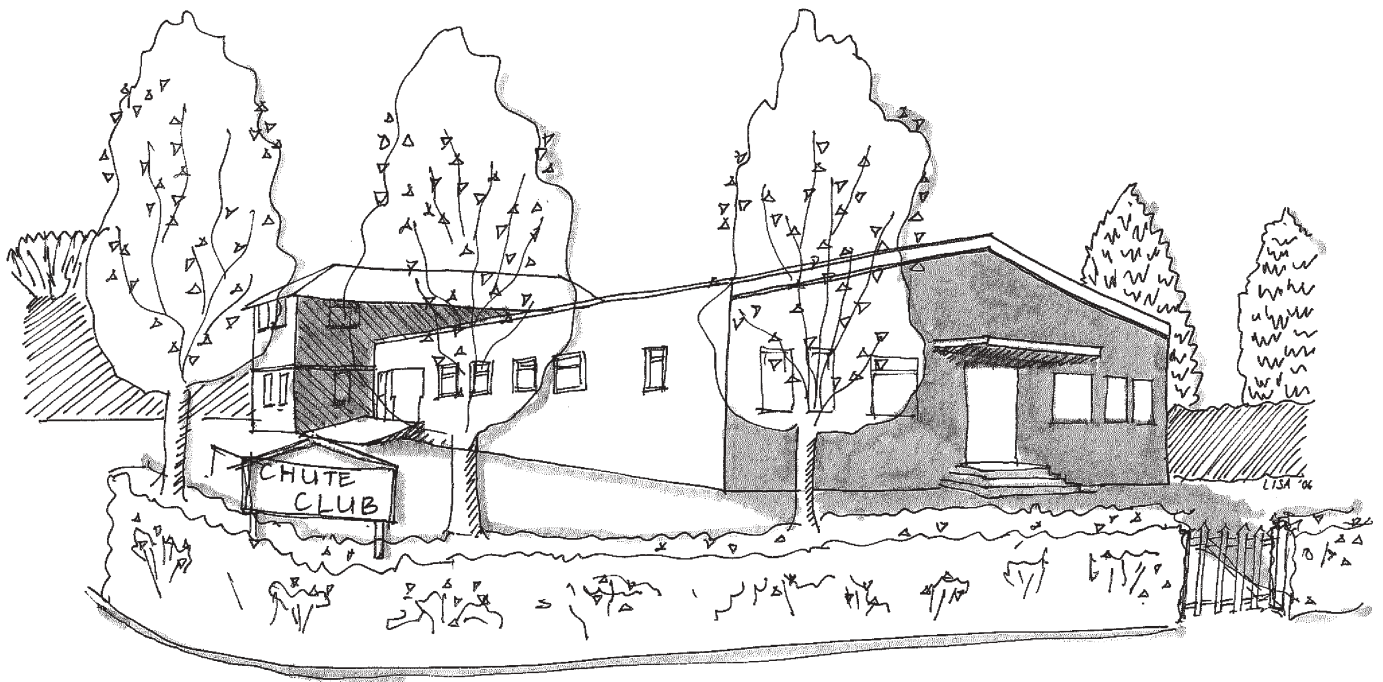
GUIDELINES LOWER CHUTE

- Buildings are of modest sizes in generous plots
- Development is in a linear pattern and mostly only occurs on one side of the road
- There are mostly single storey or one and a half storey buildings with a few modest two storey examples
- Most buildings are detached. Most buildings have pitched roofs – with slate tile or thatch
- Some excellent outbuildings often with pantiles
- Few examples of conservatories. Walls are finished in a range of materials including: brick and flint, cobb and plaster, timber cladding and tile hanging

Most buildings are well enclosed with domestic hedging

ARTIST IMPRESSION OF POSSIBLE LANDSCAPING FOR CHUTE CLUB

Below is a suggestion for improvements to the frontage and car park of Chute Club to help it blend better with it's surroundings.



2.9. CHUTE CADLEY

2.9.1 This is a compact settlement grouped closely around the pond on the central green. The mixed housing has a cohesive feel due to the intimate relationship between the dwellings around the green. “New Buildings” stands slightly isolated from the grouping around the pond, but is visible in glimpsed views from the centre of Cadley. The woodland backdrop of Grove Wood, which envelops the north side of the settlement, reinforces the tight knit nature. Cadley is exclusively domestic with a number of barns and outbuildings.

2.9.2 The paddock known as ‘Plato’s Meadow’ is a visually important open space which divides the centre of Cadley from New Buildings.



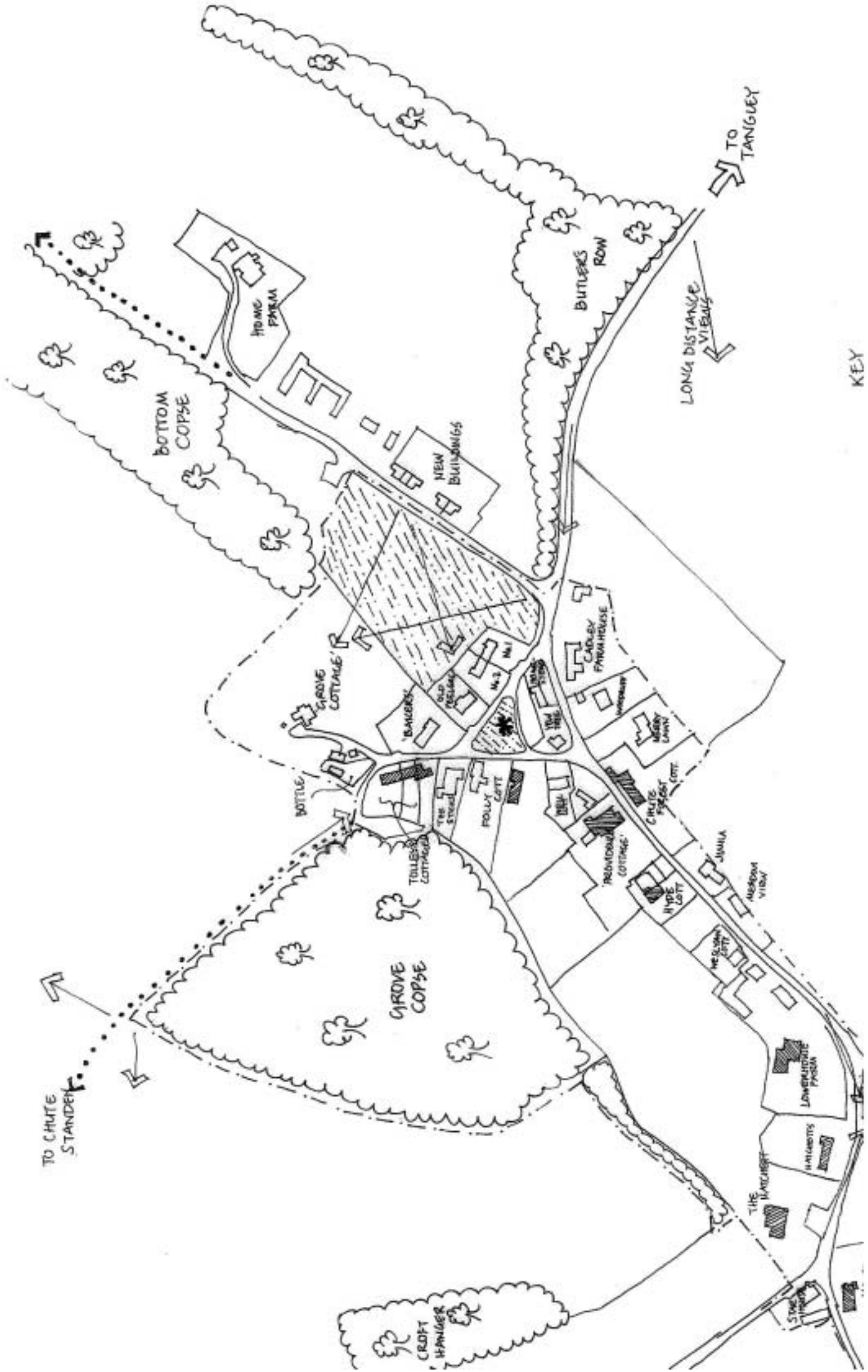
Village green with pond forming centre of Chute Cadley

2.9.3 Opportunities

- Bury phone and power lines
- Make more of the Pond

GUIDELINES CHUTE CADLEY

- Buildings are mostly two storeys
- There are a number of thatched buildings but all roofs are pitched (save a few extensions), most have chimneys
- Outbuildings/ barns tend to be roofed in clay pantiles
- Walls tend to be in flint and brick, some examples of render (painted white)
- All buildings around the green are enclosed by mature domestic hedging, mostly of box and yew, this should be protected and enhanced



KEY

2.10. CHUTE FOREST

(Note this section relates to the settlement of Chute Forest focused around Chute Lodge only)

- 2.10.1** This is the second smallest of the Chute settlements and contains the palladian mansion Chute Lodge and St Mary's Church. There are no thatch cottages in Chute Forest and building styles are mixed with a number of more modern buildings.
- 2.10.2** This is the most enclosed of the Chute settlements the nucleus of the hamlet is inward looking around what originally was the 'home farm' complex of barns etc and pond Whilst buildings around the edge are more outward looking. It has been subject to the most change and contains more twentieth century buildings than the other Chute settlements
- 2.10.3** Simple brick construction is the dominant material in the settlement
- 2.10.4** There is also the redundant Church of St Mary's, which sits slightly separate from the dwellings. The Spire is a key landmark within the Chutes and is visible from some distance.



Chute Forest, Church of St Mary's

2.10.5 Opportunities

- Bury power and phone lines
- A village focus could be provided within the settlement area – for example a village green

GUIDELINES CHUTE FOREST

- There are a mixture of detached and semidetached dwellings.
- The plots are relatively small and close together giving a relatively dense feeling
- Most buildings are one and a half storeys (except Chute Lodge) Roofs are plain tile or slate (no thatch)
- Walls are finished in brick/white painted render/ timber boarding

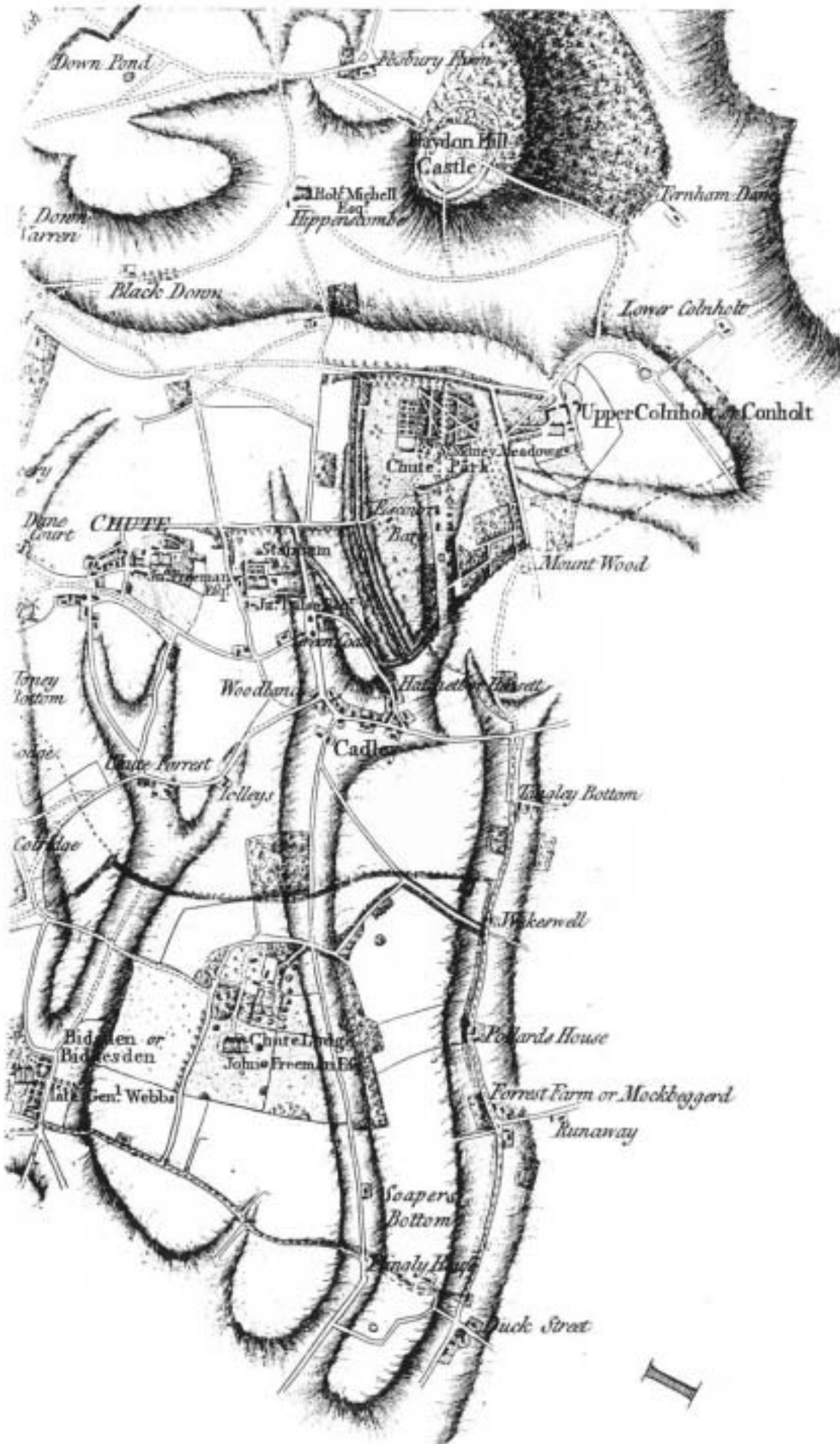
2.11. ROADS / FOOTPATHS

- 2.11.1** The road and footpath network in the Chutes today reflects the former linkages between the Chute settlements. Early maps show the key routes, (See 1773 map on next page) which were simple tracks, later these were top dressed with flints. There are still examples of the flint roads- for example Kitchen Lane linking Cadley and Standen.
- 2.11.2** The Chute settlements are linked by classified minor roads. One of the delights of the location is that it is not used by commercial traffic as a through-route so all the roads are quiet. In parts the narrowness of the roads can cause problems for pedestrians, especially with dogs, for cyclists and for horse riders. The new speed limits are a help but despite them, there is still a lot of speeding traffic. This has raised the possibility of speed calming measures in Upper Chute.
- 2.11.3** As well as the roads there are a number of by-ways, bridleways and footpaths that criss-cross the landscape. Unfortunately there are few routes between the settlements that avoid the tarmac roads entirely.
- 2.11.4** The lesser rights of way are much appreciated by residents and visitors alike. Routes are mostly used by horse riders and walkers; cyclists and joggers also use them. The appeal is the pleasant diverse nature of these tracks - from coppiced and native woodland, alongside arable crops and through sheep pastures to more open down land to the north. These routes frequently open up to give views to verdant valleys and more distant panoramas, especially from the higher land. The Causeway offers particularly dramatic views. The Isle of Wight is visible on a clear day to the south and to the north the Hippencombe Valley which forces the Causeway into a spectacular curve – one of the few non linear Roman Roads in Britain
- 2.11.5** To the west the Collingbourne Woods offer a large range of leisure routes, and in Conholt Park many fences have been removed to allow the free movement of deer.

ROAD/FOOTPATHS GUIDELINES

- Roads and lanes have no footways or kerbs, rather, very attractive grass verges which need protecting in order to maintain rural appearance.
- There is an absence of street furniture, and minimal street markings.
- Minimal or no street names currently, avoid additional street signs, and where possible use existing poles.
- Hedges also play an important part in road design. Sensitive maintenance is required ensuring that
 - a) they are not overgrown, and
 - b) not overcut on the field side to ensure current biodiversity is maintained.
- Roads need to be generally maintained as single width with passing places.
- Street lighting is at a low level, and should be maintained at this level or less to retain the rural character

1773 MAP OF THE CHUTES



SECTION 2 - DEVELOPMENT GUIDANCE

2.11.6 As part of the campaign to try to ensure that motorised use does not destroy the quiet nature of the village lanes, a programme of assessing the state of all rights of way within Chute Parish has been running since 2001. The 'adopt a path' scheme has tasked volunteers to report regularly on the general condition of all unclassified rights of way.



Typical wide verges and hedge rows



Woodland walk



Chute Causeway

ROAD/FOOTPATHS GUIDELINES CONTINUED

- By-ways and bridleways and footpaths should retain their rural character and should not be upgraded / widened or resurfaced.
- Sensitive use of materials for driveways and turning area where these are visible should be considered – this includes gravel, or a aggregate dressing on a tarmac base.
- The extensive use of paviers (especially concrete) on driveways is suburban in character and should be avoided. Certain stable yards were traditionally paved with clay paviers- this style could be evoked if a bonded surface is required.

2.12. BIODIVERSITY

2.12.1 Chutes biodiversity is monitored and managed under the Wiltshire Biodiversity Action Plan. It's role is to decide which habitats and species are most at risk and what needs to be done to help ensure that they survive.

2.12.2 For generations the Chutes have primarily been an agricultural based economy with all the inherent benefits that accrue from that. Nationally, both farming and rural social demographics are rapidly changing. Chute is no exception and it is vital that the parishes do not suffer further degradation of their biodiversity that might be caused by a combination of the affects of modern agriculture , requirement for additional housing or by the continuing demand for inappropriate countryside access.

Wildlife Sites.

2.12.3 The Parishes have rich biodiversity. Even in the centre of each of the villages, there are open spaces in the forms of greens and ponds and generally well maintained gardens.

2.12.4 Outside the settlements there are 13 independent wild life sites recognised by the Wiltshire Wildlife Trust.

2.12.5 The rarer species listed in the margin highlight the wide spectrum of biodiversity enjoyed by the Chutes and the need to positively manage the environment to the benefit of all its biodiversity.

Planting

2.12.6 There are some good practice guidelines on planting reproduced in the text box to the right.



Limmers Pond

BIODIVERSITY ACTION PLAN PRIORITY SPECIES.

- Brown Hare Common Dormouse
- Bats – Pipistrelle, Serotine, Long – eared
- Butterflies – White – letter Hairstreak, Purple Emporer
- Reptiles and Amphibians – Common Frog, Palmate newt, Great crested newt, Grass snake, Adder, Slow worm
- Plants – Solomon’s seal, Herb paris

NATIVE HEDGE MIX

- The recommended traditional native hedge mix is as follows:
75% Thorn
20% Hazel
5% Miscellaneous. (Mostly Holly & Dog Rose).

2.13. FARMING

- 2.13.1** The land in and around the Chutes has been farmed for a considerable time. There are strip lychets and even signs of early farming which predate the Romans.
- 2.13.2** Farming fell upon hard times in the 1920s and 1930s and did not really pick up again until the 1950s. At the present time farming in the Chutes is mainly arable. None of the farms have a dairy and there are few beef cattle. There are still a good number of sheep grazing on permanent pastures. The arable ground which is mainly clay, can at the moment only produce wheat at a very modest profit. Other crops grown as break crops – beans, linseed oil and oilseed rape all lose money.
- 2.13.3** At the end of the second World War, most inhabitants of the Chutes worked on the land or were involved in industries that supported farming. Now, with the advent of mechanisation and technical developments in fertilisers and chemicals, there are few jobs in farming. Over the years many of the older outlying farm cottage settlements have disappeared- eg Blagden, Shaw Farm, Honey Bottom, and Hippenscombe
- 2.13.4** The development of shooting as a leisure sport has meant special crops grown for game birds which supply much food and ground cover for most forms of wild life. Shooting also provides some employment. Added to this many of the woods are again being coppiced creating light and growth for many suppressed species.



Upper Chute farm buildings

2.14 Acknowledgements

The Village Design Statement Group would like to thank all of those who have been involved in its production, the process has taken a number of years and included many in the villages in its preparation. In particular we would like to thank Lisa Jackson for the substantial time and expertise she has contributed, and our thanks also go to Brian Daly for his helpful and informed editorial comments.

PLANTING GUIDELINES

- Where property boundaries are adjacent to agricultural land, it is important to ensure that any planting is not poisonous to live stock e.g Yew
- Planting of hedgerows and boundary planting should be of native species

ANNEX A – RELEVANT PLANNING POLICIES

Policy PD1 -Development and Design – General Application

A high standard of design will be expected in all new developments, extensions or alterations to existing buildings, changes of use and in proposals affecting the landscape and environment, to ensure that the character, appearance and environmental quality of the Kennet area is maintained or enhanced, and to promote safety and compatibility between adjoining land uses.

Considerations

In order to achieve high standards of design, all development proposals should adequately address the factors listed below, where they are relevant to the development under consideration:

1. Sustainable Design Principles
2. Scale, height, massing and density of development
3. Relationship to townscape and landscape context and related ecology
4. Layout, servicing and access arrangements, and road safety
5. How the development contributes to the creation of a well used, attractive and safe public realm
6. Landscape proposals
7. Relationship to historic features
8. Elevational treatment
9. Building materials, colour and detailing and
10. The impact on residential amenity, including that caused by reason of noise and disturbance

Policy HC24

Villages with limited facilities Within the villages in the countryside listed in Table H5,(this identifies Lower Chute, Chute Cadley and Upper Chute) which do not have defined limits of development, new housing will be restricted to infilling, the replacement of existing dwellings or the reuse of existing buildings or the redevelopment of existing buildings provided that

- a) the development:
- b) is within the existing built up area of the village
does not consolidate an existing sporadic, loose knit area of
- c) development; and
the development is in harmony with the village in terms of its scale and character

- Copies of some of the most relevant Local Plan policies relating to housing development are given here in Annex A. It is by no means a comprehensive list.

- Many policies on other subjects could also apply.

- **This Annex is intended solely as a guide for local residents**

- Copies of the full Local Plan are held by the Clerks to the Parish council

- Policy HC24 applies to Upper and Lower Chute and Chute Cadley

RELEVANT PLANNING POLICIES

Everywhere else in the Chutes is covered by the following policy HC26
Housing in the Countryside

“Outside the limits of development defined for the villages listed in Table H4 and outside of the existing built up area of the villages listed in Table H5 new residential development will only be permitted in the following circumstances:

- a) to provide accommodation for the essential needs of agriculture or forestry or other employment essential to the countryside as established in Policy HC27;
- b) To provide holiday accommodation from the conversion of an existing building; or
- c) Where the conversion of a listed building to residential use is the only economic means of retaining the historic structure.

Provided that the development does not affect the character of the local landscape.

HH5

Development in Conservation Areas

Development in Conservation Areas will only be permitted where it would preserve or enhance their character or appearance. Proposals which would adversely affect the setting of a Conservation Area will not be permitted.

NR8

Area of Outstanding Natural Beauty

When considering applications for development within the North Wessex Downs Area of Outstanding Natural Beauty, as indicated on the Proposals Map and Inset Maps, particular regard will be given to the national recognition of the landscape quality of the area. Priority will be given to the conservation of the character and scenic quality of the landscape, generally restricting development to that essential to the rural economy or social well being of the rural area or desirable for the enjoyment of its amenities, subject to the provisions of Policy NR7. Other proposals will not be permitted unless proven to be in the national interest and incapable of being accommodated outside the AONB, or in accordance with other policies of this Plan.

ANNEX B – MAP OF THE CHUTES

