

THE CHUTES

Chute Design Guide

October 2022



FOREWORD

Welcome to this, the Chute Design Guide. It is to be considered for approval as a material planning consideration at Wiltshire Council's Eastern Area Planning Committee on 1st December 2022 as a locally derived design guidance for the Chutes. The Chute Design Guide will work alongside the Wiltshire Design Guide which will follow the National Design Guide.

The Chute Design Guide follows and updates the Chute Village Design Statement which was adopted in 2005. The Guide looks in more detail at all the elements which make the Chutes special by considering all the characteristics set out in the National Design Guide. It provides an excellent evidence base for designers considering development within the Chutes. The Guide includes detailed assessments of the streets and spaces that make up the Chutes. There are two checklists, available to complete online, which will focus the mind of the designer to ensure development represents the special qualities of the Chutes.

The Chute Design Guide has been subject to thorough consultation, including a well-attended drop-in session. With a good level of responses and a balanced assessment to address them, it truly represents the views of the community.

I want to thank everyone who has helped create this design guide and I commend it to all those who take an interest in development in the Chutes.

Cllr Christopher Williams

Summary of Aims

To describe in detail the distinctive character and identity of the Chutes based on detailed street surveys and community views following the National Design Guide and National Model Design Code¹ as supported by the community²

To provide guidelines to all those involved in development in the villages to ensure it is truly characteristic of the Chutes

To be approved in association with Wiltshire Council's Design Guide which will become supplementary planning guidance for use in planning decision making.

This design guide follows the principles of 'A well-designed place' as set out in the National Design Guide 2021 and uses the same colour code identity throughout

¹ MHCLG National Design Guide January 2021 + National Model Design Code 2021

² Consultation February-March 2022 – recorded in Statement of Community Involvement



10 Characteristics of Well Designed Places
(National Design Guide Extract)

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1. Introduction

Previous Village Design Statement -Reason for Update

I.1 The first Village Design Statement for the Chutes (“2005 VDS”) was prepared by the community and adopted by the then Kennet District Council in 2005. Much has changed since that time including the demise of Kennet and its replacement by the unitary Wiltshire Council.

I.2 The 2005 VDS stated that it:

- *represents what local residents of the Chutes consider to be the most important aspect of each of the settlements and identifies the distinct elements of local character that they wish to protect.*
- *has been produced as a collaborative effort by many residents.*
- *describes in words, photographs and drawings what it is about the Chute settlements that make them distinctive and so raises awareness of the special features of the Chutes to guide both residents and officials when considering changes to the settlements.*
- *must work within the current planning policy context and make a positive framework for change over time where it must occur.*
- *has been subject to extensive consultation and has been based on the views and comments of the residents of the Chutes.*
- *represents a local view of the settlements*

Aims of the Chute Design Guide

I.3 The aims of this new design guide remain largely the same. However, it builds on what has worked and addresses what has been less successful since the 2005 VDS. In addition, much has changed in planning legislation, regulation and especially planning policy guidance. As such this is a more rigorous document, more thoroughly researched and more closely allied to the adopted and emerging development plans in Wiltshire and the Government’s published national guidance on design guides and design coding. The summary of the aims of the design guide are on page 2.

I.4 The opportunity has been taken to describe each part of the Chutes in greater detail giving a more granular assessment of character. This is presented in the form of detailed street surveys³.

I.5 The heart of this document belongs to the residents who care passionately about the Chutes and who wish to protect their unique characteristics. They have been involved not only in the development of this document, but in the way they have acted as custodians of the settlements in the care taken to look after their homes, their farms, their woodlands and

³ Street Surveys are included in Section 2

collectively the open spaces where the community enjoys each other's company and the natural beauty of the environment.

- I.6 On the whole new buildings show continuity with the past, respecting and complementing the beauty of the landscape and the character of local vernacular building materials and styles. There are only one or two exceptions to this vernacular tradition in the whole of the Chutes. Historically the Chutes have not suffered with inappropriate development in the way other communities have. However, recently a number of changes have alarmed residents and the design guide is geared to prevent inappropriate developments that do not respect the essential character of the Chutes.

How has the Design Guide been produced?

- I.7 This design guide has been two years in the making and started out as an update to the 2005 VDS. Work started with the street surveys which were recorded in a consistent tabulated format by the local residents⁴. This has provided detailed analysis and a record of all parts of the Chutes and their unique environment. A second phase was to try and determine what residents felt was good and bad about the Chutes and this was recorded in a photo survey carried out in the summer of 2020. The Chute VDS website encouraged participation in the survey⁵.
- I.8 Additional research⁶ was completed which reviewed all planning applications since 2005 when the 2005 VDS was adopted. This demonstrated that the largest number of complaints arose from proposed infill development and replacement dwellings.
- I.9 Virtual meetings to progress the Chute Village Design Statement continued with Chute and Chute Forest Parish Councils throughout 2020. During 2021 it became clear that the change to the National Planning Policy Framework (NPPF July 2021) meant that a different approach to the Village Design Statement was needed.
- I.10 Both Chute and Chute Forest Parish Councils voted to support the change from an updated Village Design Statement to a Village Design Guide in order to comply with the requirements of the NPPF. The current document has been developed as a formal design guide, so it is consistent with the National Design Guide.

The role of the Chute Design Guide in the Planning Process

- I.11 The Chute Design Guide, once approved, will be a 'material consideration' with significant weight in the planning process. This is set out in NPPF paragraph 134 which says that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. The NPPF will give the new local guide more weight in the planning process

⁴ Baseline Street Surveys produced in March 2020 just prior to Lockdown 1.0 in the Covid-19 Pandemic

⁵ Details of Residents' Photo survey summarised in appendix 2

⁶ Review of Planning Applications within Chute Parish 2005-2021-Appendix 3

than the 2005 VDS. From the research it was clear that residents were disappointed about how little weight was given to the 2005 VDS in previous decisions by the Local Planning Authority and Planning Inspectors. Residents were therefore determined to create a robust and meaningful design guide. The approved design guide **should** be taken into account by the Local Planning Authority (Wiltshire Council) and any appeal decision determined by a Planning Inspector. The Chute and Chute Forest Parish Councils will also refer to the Chute Design Guide when commenting on planning applications.

- I.12 The Chute Design Guide has been subject to consultation and local involvement⁷. This strengthens the validity of the document and the weight to be given to it in decision making.

How to use the Chute Design Guide

- I.13 The Chute Design Guide is intended to help residents and built environment professionals alike. It has been drawn up using the 10 principles of a well-designed place in the National Design Guide., It is advisable to refer to the National Design Guide and Wiltshire Design Guide⁸ in addition to this guide. The Chute Design Guide has three main sections:

Section 1 – Narrative description of 10 (nationally described) characteristics of well-designed places within the Chutes (with reference to the baseline street surveys⁹ and visual guides – see below) using the colour coded characteristics set out in the National Design Guide to highlight the particular characteristics relevant to the Chutes. This includes the Design Policies which contain parameters to guide development in order to ensure it meets the described, community-endorsed characteristics of the Chutes.

Section 2 – The baseline street surveys record in detail each discrete area of the Chutes including its characteristics. Each survey covers a cohesive grouping of dwellings based on streets.

Section 3 – Visual Guide and Checklists. The visual guide is a record of the special character of the Chutes. It is intended to aid users and avoid long descriptions. With the visual guide are two checklists, one covering the setting and design details and the other based on the ten characteristics of the NDG. It is recommended that these both be completed and submitted with the planning application for any proposal that requires planning permission within the Chutes.

⁷ Statement of Community Involvement Chute Design Guide March 2022

⁸ Wiltshire Design Guide currently in preparation

⁹ Street Surveys are the Baseline studies which are described in the National Design Guide page 12 as descriptions of the conditions as existing against which changes arising from the proposed development are predicted and assessed

- I.14 It is acknowledged that design cannot be totally codified, and it is still necessary to use design judgment. Good design is the harmony of many elements.

2. Context

- 2.1 The National Design Guide (NDG) describes “**Context** is the location of the development and the attributes of its immediate, local and regional surroundings” and
- 2.2 “Well-designed places are based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design”
- 2.3 In terms of the regional surroundings the key attribute is the protected landscape of the **North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB)**. This protected landscape was first established in 1972. The designation applies to the whole of the Chutes and is the highest level of landscape protection in England. A statutory Management Plan exists for the nationally designated and protected landscape of the NWD AONB as required under the Countryside and Rights of Way Act 2000.

Chute Design Guide Advice The vision for the NWD AONB is as follows: *Vast dramatic, undeveloped and distinct chalk downlands with nationally significant areas of semi-natural chalk grassland, contrasting with well-wooded plateaux, arable lands and intimate and secluded valleys, all rich in biodiversity and cultural heritage; a national landscape that stands apart from the increasing urban pressures that surround it; where people live, work and relax; and where visitors are welcomed and contribute to a vibrant rural economy.*

- 2.4 The NWD AONB is the third largest in the country, covering 1730 sq km, or 668 sq miles. Whilst the Chutes are only a small part of the NWD AONB the vision is entirely fitting for it.
- 2.5 The Landscape Character for the Chutes is recorded in publications.¹⁰ When significant developments are proposed in the Chutes, they must be accompanied by a full Landscape Impact Assessment that considers the effect of the proposal on the landscape character.
- 2.6 The Chutes comprise a pattern of small discrete settlements set within a quiet rural landscape. The main settlements are Upper Chute, Lower Chute, Chute Cadley and Chute Standen (in Chute Parish) and Chute Forest (in Chute Forest Parish). All settlements are within the NWD AONB. In the Wiltshire Core Strategy, they are defined as small villages¹¹, where development opportunities are very limited.

¹⁰ National Character Assessment 130 (Hampshire Downs) North Wessex Downs AONB Integrated Landscape Character Assessment

¹¹ Wiltshire Core Strategy 2015 policy CP26

Visual Cohesion, Vernacular but above all rural

2.7 The Chutes are particularly privileged not to contain any through routes, so traffic volumes are always very light. The road network is confusing to outsiders who frequently get lost. The rural landscape dominates and there are few distinct buildings.

2.8 **Chute Design Guide Policy 1** – The Chutes display a high degree of visual cohesion. There are very few distinct buildings that are highly visible in the landscape (save for the two Churches, Conholt House, Chute Lodge and Chute Manor). Any infill or new build should respect the vernacular as recorded in the baseline street surveys by following the exact parameters for each distinct area. Any atypical design solution would require justification and a landscape assessment to demonstrate there would be no visual harm to the NWD AONB

2.9 Good quality vernacular buildings are the mainstay of the Chutes and for the vast majority of developments that is what will be deemed acceptable. The street surveys record the vernacular character of each 'street' thereby making it possible to produce good modern vernacular that will work well with the established character (See section on **Built Form**).

Chute Design Guide Policy 2

Most critically in the Chutes the sense and presence of the natural environment and tranquillity predominate, and the scene is totally dominated by the natural rather than the built. New development should respect this balance. Development proposals will be supported where they conserve and enhance the character of the Chutes by demonstrating that:

- a) They are informed by the character documented in the Chute Design Guide, reflecting the immediate context and type of village character in which the development is located (as recorded in the baseline surveys).
- b) The design, layout and scale of proposals should conserve and enhance existing landscape and village-scape character features which contribute to the distinctive character, pattern and evolution of the villages;
- c) Proposals should safeguard the experiential and amenity qualities of the Chutes; and
- d) Designs should be used so nature dominates over built form in a way that is consistent with local character (as recorded in the baseline surveys) and also enhances biodiversity, using native species, unless there are appropriate and justified reasons to select non-native species

Baseline Surveys

2.10 In order to establish the existing context of each part of the Chutes, baseline surveys in the form of 'street surveys' were carried out in 2020 by residents. These tabulated and illustrated baseline surveys are included in Section 2 of this guide. They were subject to community consultation and have been updated to reflect local views.

3. Identity

- 3.1 The NDG says “the **identity** or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive”. It also suggests that “well designed new development is influenced by an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents.”

Chute Design Guide Advice

The identity of the Chutes is still characterised by small settlements whose appearance almost as clearings in woodland and woodland pasture, stems from their historical development as settlements.

The separate Chutes are nucleated settlements with outliers. The key nucleus is Upper Chute around the twin nuclei of the Church of St Nicolas and the village green. The settlement of Chute Cadley has its pond as the nucleus with the sporadic largely single-sided ‘ribbon development’ of Lower Chute linking to the Hatchet Inn, and New Buildings extending out towards Conholt. Hatchet Hill is more mixed and modern with infill now linking the historic core to outlying historic Fox Cottage. Chute Forest sits slightly apart and is concentrated around the important Chute Lodge, its designed landscape setting and the remnant ancient royal forest. The outliers are the farms and historic groupings - for example at Standen. In all the Chutes the natural landscape dominates the overall scene.

Local Heritage

- 3.2 Local heritage is key so that the identity and character of the development suits its context and its history.
- 3.3 The history of the Chutes is set out in Appendix 1. In brief, the history of Chute Parish can be traced back to 1066 when St. Peter’s Abbey, Winchester, (later called Hyde Abbey) held the land of Chute as part of its estate called Collingbourne.
- 3.4 The Domesday survey of 1086 records Chute as a royal forest measuring approximately a league, located within the manor of Collingbourne Ducis.
- 3.5 During the medieval period the small hamlet settlements within the parish of Chute would have been located within the King’s Forest of Chute. The Forest refers to a legal entity created around a pre-existing nucleus of woodland, rather than implying that the entire area was wooded. The area would likely have comprised broken woodland pasture with fairly poor soils overlying chalk and clay with flints. By the later medieval period it seems that most of the parish would have been cleared to form medieval open field cultivation

- 3.6 The landscape history dating back over several hundred years is still in evidence today with the woodlands and woodland pasture still dominating the landscape character.

Built Heritage

- 3.7 **Conservation Areas** - Within the Chutes there are two Conservation Areas. Maps of the two Conservation Areas are included in Appendix 4.

Chute Design Guide Advice The Upper Chute Conservation Area and the Chute Cadley and Lower Chute Conservation Area are protected under legislation which must be considered when developing within these areas. All development must preserve or enhance the special quality of the Conservation Areas for which they have been designated.

- 3.8 Both Conservation Areas are accompanied by detailed character assessments¹² that describe the special qualities of the Conservation Areas which must be considered when making planning applications for development.

Listed Buildings

- 3.9 There are 30 listed buildings in Chute Parish (including one Grade II*) and 10 in Chute Forest Parish (including one Grade I and one Grade II*) - see map and full list in Appendix 5

Scheduled Ancient Monuments (SAMs)

- 3.10 The Chutes have been settled since at least the Bronze Age, and possibly earlier. A number of early prehistoric monuments are spaced along the ridge of high ground between Scots Poor and New Barn close to the northern boundary indicating the importance of the area to prehistoric populations. Scots Poor Barrow is considered to be a Neolithic (400-2200 BC) long barrow. The Bowl Barrow on Mount Cowdown is believed by to date to the Bronze Age (2200-700BC)¹³. Two Celtic field systems in the south-west part of the parish have also been identified which are believed to date from the Iron Age (700BC- AD43).
- 3.11 The Chutes have a number of Scheduled Monuments. These are listed in Appendix 6.

¹² Lower Chute and Cadley Conservation Area Appraisal - Kennet District Council, Upper Chute Conservation Area Appraisal - Kennet District Council

¹³ Wessex Archaeology – (2010) 74750.01 p.7

Views

3.12 The land falls sharply from north to south. The highest point near the northern boundary is 252 m above sea level whilst the lowest point on the southern boundary is 140 m above sea level. Views are spectacular in all directions particularly towards the south extending over 40 miles. The land is broken by mainly north-south ridges and dry valleys.

3.13 **Chute Design Guide Advice** - Long views are highly characteristic of Upper Chute, and less so in the other Chute settlements. When developing in Upper Chute consideration of impact on long-distance views is required. This should be assessed through a Landscape and Visual Impact Assessment. Special consideration must be given to far-reaching views. In the other Chute settlements, the views are more localised, but equally important to the communities. Specific views (especially those stipulated by the community) are identified in the baseline street surveys.

4. Built Form

- 4.1 The NDG describes **Built Form** as the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the inter-relationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place. The NDG suggests that it is relevant to villages and rural settlements as well as urban areas. It creates a coherent framework that forms a basis for the design of individual developments within a place.

Built Form Baseline

- 4.2 The three dimensional representation of the buildings in each area are recorded in the baseline street surveys¹⁴ (see also **Context**). These records the built form at three levels:
- Location/layout/setting
 - Townscape/spatial analysis
 - Building Detail
- 4.3 The example below shows one of the baseline surveys which includes a map identifier, a short description of the area, photos of typical buildings and detailed metrics of the street frontages, plot depths and housing density. It also records enclosure, spaces, vegetation, variation in built form, street scene and roofscape. The baseline surveys record the materials found in each area.

¹⁴ Section 2 contains the baseline survey sheets

Lower Chute Hatcher Hill		Description: Location: Edge Typology: Ribbon Conservation Area Per Welsh CA	
Setting, Context and Location	Block structure, plot form and dimensions	Most development single sided primarily detached	
	Typical house formality & character	Most are terraced, front to Backwell, connects to Lower Chute centre and Lower station area and into village and station	
	Location and relation to context	17 houses in linear set	
	Street pattern	Single through plot, width	
	Plot depth	Range from 18.5m Average 23m (includes semi)	
	Open between buildings % of open area	Average distance 12m between buildings approx 40% open	
	Rooflines	Most	
	Landscaping Setting	Tree cover (southern side) Ash and Oak	
	Street verges	By means verges	
	Climate	2 dwellings per hectare	
	Regularity of scale	Regular - none to an extent of Hatcher Hill	
Formal and spatial analysis	Structure form	As	
	Connectivity: site	Approach via to Village Hall (CAUT 11816) links to recreation	
	Space	Between front garden / side set back	
	Throughage: Clear	Mostly on southern side adjacent to playing fields	
	Visual and View	Consistent view south, maximum view to the west from the street	
	Roofline and Spine	North - through playing fields roof dominance	
	Roof forms and orientation	Generally single side in line with the road	
	Rooflines: stone tile	Transition to large scale in rural settings. Reception of sunsets (orientation for residents)	
	Other buildings: materials and form plans	By Cottage, Church, Old, Old Cottage	
	Activity: parking use	Residential - with shared and recreation grounds central	
	Planting	On plot parking, between Church and Recreation Ground on general additional parking around with some coverage	
Style	Style	As per 20th Century	
	Common architectural style: sp	As per 20th Century	
	Key architectural detail	Mostly plain in Cottage, Chimneys, high window levels to reduce level of building	
	Roofing	Mostly - mostly pale oxidized timber, Lagipaper - no decorative	
	Porch details	Low decorative of porch, modest when used	
	Window use	Some windows with higher set use	
	Structural form: materials	17th Century: stone	
	Roofing treatment - heights, materials	Single roof: ridge of low distance	
	Colour and Materials: materials	Stone, Slate and Clay roof, Brick, Timber structure	
	Colour and Materials: colour range	Stone	
	Other features	None	
	Notes: Secondary: features	Color panels PV and Solar thermal panels visible street on one building	
Policy Objectives	Key Features	Lessons	
	Typology	Low density residential development single sided with open and shared access to countryside King George VI ground	Key mixed architectural style
		Good enclosure to dwellings with evergreen hedges and simple landscaping	Generally low two storey or one and a half storey
			Some large stone houses with good open landscaped buildings

4.4 The baseline surveys are a record of what existed in the Chutes in 2021 and codify the nature of the built form as a means to guide new development. Each area is described in detail and includes key features and lessons from each area.

4.5 Whilst the Chutes include some variety there is a high degree of visual cohesion that characterises the villages. Overall, the dominance of the natural over the built is the key feature of all parts of the Chute settlements.

Chute Design Guide Policy 3 – Built Form - Compliance with Baseline Survey
All development proposals should be subject to a detailed review against the relevant baseline survey. A setting and design checklist should be submitted with all planning applications in the Chute and Chute Forest Parishes. To be consistent with the Chute Design Guide developments should be consistent with the parameters set out in order to demonstrate that the built form proposals are characteristic of the Chutes.

- The key parameters ensure that form, orientation, plot width, density, storey height, roof form, materials and details are consistent to the high level of design cohesion found in the Chutes and will therefore be maintained.
- It is recommended that where proposals depart from the specific range expressed in the relevant baseline street survey for plot width, depth, spaces, set back and storey height, this should be adequately justified (for example to meet a specific need under the public sector equality duty).
- Any loss of native hedgerows, especially yew and box hedging, which are highly characteristic of the Chutes should be avoided or if unavoidable, suitable compensatory replacement planting should be secured by planning condition.

5. Movement

- 5.1 Patterns for **movement** for people are integral to well-designed places. They contribute to making high quality places for people to enjoy. They also form a crucial component of village character. Their success is measured by how they contribute to the quality and character of the place. In the Chutes much of the movement network is historic and is low-key and informal with few signs, lines or kerbs.

Historical Routes

- 5.2 The most notable route in the Chutes is Chute Causeway., This is a section of road built by the Romans during their occupation of Britain and was probably completed before 180 AD. The road ran from Winchester northwest to Mildenhall (near Marlborough) and onwards to Cirencester. At Conholt it deviated west to avoid the deep Hippenscombe valley, resuming its straight course near Tidcombe. The length of the deviation is about 4 miles and the Causeway forms the southern 2.5 miles.
- 5.3 Many tracks in the parishes are unchanged from medieval times or earlier. Chantry Lane provided a link between the upland at Mount Cowdown and, via a network of tracks, to Dean Farm at the bottom of the valley, to Upper Chute on the eastern side of the valley and to the former settlements at Shaw Bottom and Honey Bottom, to the west and south respectively. The continuation of the course of Chantry Lane southwards extends past Honey Bottom and links with the road to Appleshaw which in turn leads towards Weyhill where an important livestock fair was held from at least medieval times.
- 5.4 Chantry Lane is a hollow-way with a metalled stone surface - a rare example of an early metalled track using flint as the surface material¹⁵. 'Metalling' of a surface demonstrates the importance of the road. Larger stones formed the foundation and then successively smaller stones were placed above to result in a smooth, durable, and free draining surface. Chantry Lane is metalled with a layer of interlocked, knapped flints placed on the surface. The process of hand knapping flint is skilled since field flint is hard and its shaping is time-consuming. The placing of the flint on the surface can only have been carried out by hand due to the careful co-ordination required of the interlocking shapes.
- 5.5 The remnants of other 'metalled' tracks are visible in particular in Kitchen Lane which connects Cadley with Chute Standen. Both Flashet Lane and Breach Lane appear to be metalled tracks.

¹⁵ Wessex Archaeology – (2010) 74750.01 p.1, 12

- 5.6 A comparison of the routes around the Parishes from historic mapping shows very little has changed in terms of the connections between parts of the Parishes. The established routes linked the Churches, the grand estate houses (Conholt and Standen), the pastures and livestock markets.

Character of Roads

- 5.7 Whilst roads recorded in the street surveys are labelled as streets they are in fact more like lanes. The street surveys record the character of each road, whether it has a pavement, set-backs of buildings, presence of verges and enclosure by buildings. This record guides the style of any new development in each area.

Rights of way

- 5.8 The Chutes are served by an extensive network of rights of way. The map in Appendix 7 shows the status of each route and permissive routes are shown in Appendix 8.
- 5.9 Each parish benefits from its own network of rights of way. Chute has 3 byways, 1 restricted byway, 12 bridleways and 14 public footpaths. Chute Forest has 3 bridleways and 6 public footpaths. Many of these tracks and paths were used in the past as the means of access from one settlement to another.
- 5.10 Where development proposals impact on a right of way or an informal well-established route they should justify why any diversion or closure is necessary.

Chute Design Guide Policy 4 - Natural Way-Markers. Highly characteristic of the Chutes are the Scots Pines planted at strategic junctions to aid way-marking before the advent of road signs and GPS. These should be retained and protected and replanted to replace any lost species.

- 5.11 Changes in technology will continue to affect movement patterns. Electric vehicles and their charging requirements will become increasingly important.. Communal electric charging points may be required.

Chute Design Guide Advice - Communal Electric Vehicle Charging Points need to be identified, installed, and managed in easily accessible locations to assist the move away from reliance on petrol and diesel vehicles.

6. Nature

- 6.1 In the Chutes the natural landscape dominates. Accordingly considering **Nature** as a key characteristic of any development is paramount. The NDG suggests that **Nature** contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. In the Chutes nature should dominate since it is characteristic of the local **context**.
- 6.2 The Chutes are situated in a landscape characterised by a rich and varied biodiversity including chalk grassland, woodland and enclosed farmland. The landscape is home to rare and attractive flora including Field Fleawort, orchids and bluebells, to crickets and other invertebrates, to butterflies including the Adonis Blue and the Chalk Hill Blue and rare butterflies e.g. the Purple Emperor as well as to colourful arable weeds such as Slender Tare and Shepherd's Needle. The Chutes' environment also supports bats and a wide range of mammals and birds.

Supporting Biodiversity

- 6.3 Well-designed developments include site-specific enhancements to achieve biodiversity net gains at neighbourhood and household level. Green corridors can be used to extend and enhance existing ecosystems. Existing areas of valuable biodiversity are protected and enhanced. Priority is given to rare or critical habitats and species.
- 6.4 Existing legislation and the new Environment Act 2021 mandate the requirements to protect and enhance biodiversity.

Chute Design Guide Policy

No specific Chute design policy is required in relation to the theme of Nature as this is controlled through the Environment Act 2021 which requires a 10% net biodiversity gain on all developments.

7. Public Spaces

- 7.1 The Chutes have a good range of public spaces: with extensive space at King George's Field, the open space adjoining the Village Hall and the popular and useful village greens. They provide play space and visual and biodiversity interest. The development permissible in the Chutes in accordance with the Wiltshire Local Plan will not be of the scale to generate the need for new public open spaces. The existing spaces will not be used for built development. The descriptions below categorise the main spaces and their importance. Where development faces these spaces careful consideration needs to be given to how the development is perceived from the spaces.

King George's Field (KGF)

- 7.2 KGF is owned jointly by the Chute and Chute Forest Parish Councils. It was originally acquired through the King George's Fields Foundation which was established as a Memorial to King George V by Trust Deed in November 1936. The objects of the Trust were "to promote and to assist in the establishment throughout the United Kingdom of Great Britain and Northern Ireland of Playing Fields for the use and enjoyment of the people; every such Playing Field to be styled 'King George's Field' and to be distinguished by heraldic panels or other appropriate tablet medallion or inscription commemorative of the King".
- 7.3 The Trust defined a playing field as "any open space used for the purpose of outdoor games, sports and pastimes" and declared that the recreation ground shall "be preserved in perpetuity as a Memorial to His Late Majesty under the provisions of the KGFF and shall henceforth be known as a 'King George's Field'".
- 7.4 The Chute Village Fete takes place on KGF each year. In addition, KGF hosts football and cricket clubs and has a children's play area and adult exercise facilities.

Village Hall

- 7.5 The Village Hall was originally Chute School. In 1858 Miss Frances Ann Scroggs gave land to the minister and churchwardens of the parish of Chute "*for the education of children and adults ... of the labouring manufacturing and other poorer classes in the parish of Chute*". The site had been a ruined malt house. The school and master's house were built in 1857-58. Subsequently in 1891 Mary Catherine Scroggs gave the adjacent meadow to the Salisbury Diocese.
- 7.6 The school closed in 1978. The master's house was sold in 1979 and the school became the Village Hall in 1980. Both the former school and the house are now Grade II listed buildings.

Village greens

- 7.7 Upper Chute village green is a large triangular area at the western end of Malthouse Lane. It is bordered by roads on all sides and by houses and their gardens. It is used as a meeting point by residents and as a play area by children.
- 7.8 Chute Cadley has a steeply sloping triangular green on which there is a pond. Around the green in 1841 there stood 13 cottages and houses. The cottages and houses standing today include several built of brick and flint between the 17th century and the early 19th and a pair of estate cottages built in the 1930s.

Green triangles

- 7.9 In addition to the village greens there are two grass triangles in Upper Chute – one at the entrance to the settlement travelling west along Malthouse Lane and the other outside St Nicolas' Church. The war memorial at Lower Chute sits on a grass triangle at the east end of the settlement and is used for the annual Remembrance Day service.
- 7.10 There are further greens at Chute Standen.

Chute Design Guide Policy

No specific Chute design policy is required in relation to the open spaces as they are not available for development. Works to prevent parking have been implemented by the Parish Councils using permitted development rights.

8. Uses

- 8.1 Within the Chutes the uses of buildings are almost entirely residential, with a few exceptions such as agricultural buildings, the Churches, the Pub, the Chute Club and the Village Hall.
- 8.2 The NDG suggests that sustainable places include a mix of **uses** that support everyday activities, including to live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities.
- 8.3 With the Chutes being classed as small villages within the countryside¹⁶ and therefore suitable for only very minor development including extensions, outbuildings, infill and replacement dwellings, tourist development and limited employment development, there is very little opportunity for real mixed uses. However, with the rural location and the experience of the Covid pandemic homeworking has become increasingly popular and common in the Chutes.
- 8.4 Agricultural **uses** continue within the Chutes. However, these do not generally require planning consent as agriculture is not deemed as development. Many agricultural developments are ‘permitted development’ meaning there is very limited control over this.

Tenure and Size of Dwellings

- 8.5 The NDG confirms that “*Well-designed neighbourhoods provide a variety and choice of home to suit all needs and ages. This includes people who require affordable housing or other rental homes, families, extended families, older people, students, and people with physical disabilities or mental health needs*”. It also confirms: “*Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing.*”
- 8.6 The Parish Councils¹⁷ have investigated the need for affordable housing¹⁸ and considered the housing needs register as it relates to the Chutes and found that there was no specific requirement.

¹⁶ Wiltshire Core Strategy 2015 Policy CP1, CP2, CP26, CP34, CP39

¹⁷ Chute Parish Council reviewed demand in May 2020 and confirmed no households on Wiltshire Housing Waiting List in either Chute Parish or Chute Forest Parish.

¹⁸ Affordable Housing is defined in the NPPF (Annex 2 Glossary) as follows: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions (in summary) Affordable Housing for Rent, Starter Homes, Discounted Market Sales

- 8.7 Research for the development of this Design Guide¹⁹ has found that dwellings in the Chutes are disproportionately large when compared to the Wiltshire average. In order to maintain sustainable mixed communities with a mix of house sizes and types as well as preserve the essential characteristics of the Chutes where the rural dominates the built development, the Design Guide introduces a new policy recommending a limit to the size of extensions and replacement dwellings. This approach has been successfully used in the National Parks in the New Forest and the South Downs. Since the AONB designation has the same landscape status as a National Park in terms of landscape protection, it is appropriate that development in the Chutes is similarly controlled²⁰. Following community consultation it was considered that the date for this policy to apply should be the date Wiltshire Council was formed²¹. Wiltshire Council is also contemplating a similar policy in the emerging Local Plan²²
- 8.8 The new policy is based upon a majority view through community consultation that identified 'over intensive infill', over development of individual houses/plots, over development leading to on-street parking issues and the suburbanisation of small cottages. The community response is also underpinned by the research on objections to planning applications made by the community since 2005. The highest number of objections to any application related to concerns that the proposal was considered over development²³.
- 8.9 In order to support sustainable mixed communities, and prevent the unlimited increase in dwelling sizes within the Chutes and protect the distinct rural character of the Chutes the following policy limits built development of dwellings.

Chute Design Policy 5 – Recommended Limits to development of dwellings

Replacement Dwellings

1) It is recommended that the design of a replacement dwelling will be acceptable (where a dwelling is appropriate for replacement) if the replacement is of a similar size to the existing and should not normally exceed a 30% net increase of the Gross Internal Area (defined below) of the Original Dwelling (defined below) apart from in Exceptional Circumstances (defined below)

Housing and Other Affordable Routes to Home Ownership (at a price equivalent to at least 20% below market value) Full definition see Annex 2 Glossary

¹⁹– Appendix 8

²⁰ AONB is the highest landscape protection nationally (this approach has been taken in South Downs National Park in the Local Plan 2019 and deemed sound as part of the examination into the Local Plan).

²¹ Wiltshire Council came into existence 1 April 2009.

²² Wiltshire Council – Local Plan Review: Empowering Local Communities Consultation 2021

²³ Appendix 4 – Register of Planning Applications in Chute 2005-2021

Applications will be supported where:

- (a) The proposal does not result in a net increase of more than 30% compared with the Gross Internal Area of the Original Dwelling; and
- (b) The replacement dwelling/building is not of an Overbearing design or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

Subdivision* of dwelling plots and infill dwellings

2) Development proposals for the replacement of one residential dwelling with two or more separate dwellings, or where a plot is subdivided to provide infill dwellings will be supported where:

Criteria 1(a) and (b) are satisfied and

- (a) The replacement or infill dwellings are Small (defined below) and designed with appropriate layouts and internal arrangements; and
- (b) There is sufficient scope within the curtilage of each dwelling to provide satisfactory private amenity space, landscaping, boundary treatments, external storage and on-plot vehicular parking for that dwelling.

There will be Exceptional Circumstances (defined below) where dwellings in excess of the guideline are justified.

Extensions to dwellings

In order that extensions are appropriately designed in character the following guideline should be observed

2) Where a dwelling is appropriate for extension, the extension should not exceed a 30% net increase of the Gross Internal Area of the Original Dwelling¹ apart from in Exceptional Circumstances. Applications will be supported where:

- (a) The proposed extension, and existing development, does not result in a net increase of more than 30% compared with the Gross Internal Area of the Original Dwelling; and
- (b) The extension is not of an Overbearing design or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

In this policy the following definitions shall apply:

1) Gross Internal Area (GIA) is defined as the sum of the areas of each floor level of a residential building measured to the internal dominant face (RICS Property

- Measurement Code).. In addition, GIA will include floorspace within conservatories and attached outbuildings but not floorspace within detached outbuildings.
- 2) Original Dwelling is defined as the building on the day Wiltshire Council was formed, 1st April 2009, or when it was constructed (or legally established) under its original permission if constructed after that date.
 - 3) Small is defined as no more than 120 sqm Gross Internal Area
 - 4) Exceptional Circumstances are defined as circumstances
 - a. Where the extension is part of a semi-detached dwelling and the other half has already had extensions in excess of the 30% guide, or
 - b. To meet the genuine family need of an occupier that could not have been reasonably anticipated at the time of the purchase of the property, or
 - c. To meet the needs of a registered disabled person
 - 5) Overbearing is defined to mean when a proposal is so domineering in respect of its relationship to neighbours (in terms of scale and massing, increase in intensity of use or reduction of privacy) that it would adversely impact the amenity and enjoyment of the neighbouring property

*Where permission is granted for subdivision of plots, future extensions may be controlled by the removal of permitted development rights where this is necessary to protect the impact on the NWD AONB and maintain the overtly rural character of the Chutes

9. Homes and Buildings

High Quality Development

- 9.1 The NDG states that well-designed **homes and buildings** are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.
- 9.2 Well-designed buildings relate well to the public spaces around them. The interface between building and public space is carefully designed so that it is positive and appropriate to its context (see also **Context**, **Identity** and **Public spaces**) and to the occupants and passers-by who use them.
- 9.3 The Chutes do not contain any buildings that would not meet the nationally described technical standards. In addition, given that the Chutes are identified in the small village category²⁴ they will not be subject to large scale developments where space standards and amenity standards are relevant.
- 9.4 Of more relevance are the **Built Form** criteria that arise from the baseline surveys and the checklists for new developments.

Chute Design Guide Policy

No specific Chute design policy is required in relation to homes and buildings as these are dictated by Building Regulations and the **Built Form Guidelines and Baseline Surveys**.

²⁴ Wiltshire Core Strategy 2015 Policy CP26

10. Resources

- 10.1 The NDG states well-designed places and buildings conserve natural **resources** including land, water, energy and materials. Their design responds to the impacts of climate change. It identifies measures to achieve mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy, and adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.
- 10.2 Within the Chutes concerns about flooding do not feature due to the elevation and geology. However, in all areas well-designed places and buildings follow the energy hierarchy, starting with:
- reducing the need for energy;
 - energy efficiency;
 - maximising the potential for energy supply from decentralised, low carbon and renewable energy sources, including community-led initiatives; and then
 - efficiently using fossil fuels from clean technologies
- 10.3 New buildings and refurbished buildings should make use of alternative zero carbon and low carbon alternatives for energy use, such as photovoltaic arrays (PVs) and air source heat pumps (ASHPs). Within the Chutes care is required to make sure that these new technologies are visually sympathetic in the street scenes. PVs can be ground mounted, inset on the rafters or located on outbuildings where these are set back from the road. ASHPs need to be located carefully to avoid noise nuisance to neighbours and can be positioned discreetly behind hedges. There are some good examples from the Chutes in the visual guide. Individual wind turbines are unlikely to be acceptable within the NWD AONB.
- 10.4 Whole building approach: Where a new building is proposed more fundamental sustainable design can be considered from the outset. Lower Chute contains the first certified Passivhaus within Wiltshire. This highly efficient super insulated low energy house does not require any conventional heating but achieves a level of comfort through recovered heat from everyday activities. This whole building approach also considers overheating which may become increasingly problematic as climate change extreme events occur. Overheating is also now dealt with through building control.

Chute Design Guide Advice

Where new carbon zero and low carbon technologies are introduced, they should be located to be as unobtrusive as possible and with due regard to the impact upon neighbouring properties.

11. Lifespan

- 11.1 The NDG states that well-designed places sustain their beauty over the long term. They add to the quality of life of their users and, as a result, people are more likely to care for them over their **lifespan**. They have an emphasis on quality and simplicity.
- 11.2 Well-designed places, buildings and spaces are:
- designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;
 - robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;
 - adaptable to their users' changing needs and evolving technologies; and
 - well-managed and maintained by their users, owners, landlords and public agencies.

Chute Design Guide Policy

No specific Chute design policy is required in relation to Lifespan as policy is dictated by Building Regulations. Most of the public realm elements are in place and do not require new management techniques.

12. Street Surveys

- 12.1 The attached section 2 contains the baseline street surveys for each area that has been surveyed in detail.
- 12.2 The following areas are included and are displayed in area groups as follows:

Chute Forest

Chute Lodge
North of Lodge Lane

Lower Chute

Cadley Bottom
Hatchet Hill
Lower Chute

Chute Cadley

Cadley Pond
New Buildings

Upper Chute

Back Lane
Forest Lane
South of Malthouse Lane
Tibbs Meadow
Upper Chute Farms
Village Green and west of Forest Lane

Outliers

Chute Collis
Forest Lane Corner
Middle Conholt
North Clanville

12.3 Street Based Checklist

Click to add street or village name.

Click to add area name.

Click to add overall description

VDG - Checklist

Description:

Development Proposed:

Conservation Area Click to add Yes or No.

How to Use

Form for completion with all development proposals that require planning permission – fill righthand column and bottom grid (shaded boxes)

Complete a description of how your proposal meets the parameters + where box is checked add the dimensions/ metric

Layout, Layout, Setting	ASK QUESTIONS FROM BASELINE SURVEY/ OBSERVATION	DESCRIBE YOUR PROPOSAL AND HOW IT FITS WITH THE SURVEY
Block structure, plan form and dimensions	Does the proposal fit within the existing block structure?	
Vehicular routes hierarchy + connections	Does the proposal impact on existing rights of way?	
Landform and relation to contours	Does the proposal sit at the same contour levels as existing?	
Street frontage plot widths	Does the plot fit within the limits in the survey?	<input checked="" type="checkbox"/>
Plot depths	Does the plot fit within the limits in the survey?	<input checked="" type="checkbox"/>
Gaps between buildings % of openness	Are the gaps between the buildings similar to those existing?	<input checked="" type="checkbox"/>
Pavement	Is the treatment of the pavement the same as existing?	
Landscape Setting	Is the proposal visually prominent in the landscape?	
Level changes	Does the proposal change the levels on site?	<input checked="" type="checkbox"/>
Density	Is the proposed density similar to existing? – compare	<input checked="" type="checkbox"/>
Limits of Built Development	Does the proposal meet the limits of Policy 5? What is % increase in total Gross Internal Area since 1972?	<input checked="" type="checkbox"/>
Townscape/ Spatial Analysis		
Connections/ links	Does the proposal relate well to any existing links?	
Spaces	Does the site face a public space?	
Tree/Vegetation Cover/ Biodiversity	Does the proposal ensure a +10% net biodiversity gain?	
Views and Vistas	Does the proposal impact any particular views from public vantage points- roads and footpaths?	
Roofscape and Skyline	Is the roof form sympathetic to the neighbouring buildings?	
Roof pitch	Traditional angles 37-45 degrees- is it within this range?	<input checked="" type="checkbox"/>
Roof forms and orientation	Does it have a pitched roof that recedes as it rises finishing in a ridge?	
Corner buildings/ markers and focus points	Does the building address the corner if located on a corner?	
Activity/ prevailing uses	What use is proposed?	
Parking	Can the proposal accommodate all parking requirements on the plot?	<input checked="" type="checkbox"/>
Details		
Dominant architectural style/ age	Is the proposal sympathetic to neighbouring or host style?	
Key architectural devices	Does the building have dormers, hips and low eaves to reduce scale of buildings?	
Fenestration	Does it match existing fenestration? Describe existing/proposed styles	
Porch details	Does this match the other buildings in the area?	
Building Line	Is the proposal on the same building line? If projecting, what depth of projection? Why is a departure from the building line justified?	
Set-back from pavement	What is the set back from highway edge?	<input checked="" type="checkbox"/>
Boundary treatment – heights, materials	What is proposed – describe or show how this is consistent?	
Storey heights	How many storeys are proposed – is this consistent?	<input checked="" type="checkbox"/>
Colour and Materials -elevations	What is found in the survey and what is proposed?	
Colour and Materials - streetscape	What is found in the survey and what is proposed?	
External Lighting	Does the proposal consider dark sky – what mitigation is proposed?	
Sustainability Measures	What is proposed to improve the sustainability of the proposal?	
Describe Proposal		
Add description of proposal Click to add text.	Describe any significant variation from the street character survey	Justify why the design departs from the survey parameters- Expand on additional sheet if necessary

Final Chute Checklist

When considering design proposals, the following final questions should be addressed by all those involved in the process. Poor design decisions have lasting impact and extreme care is required to prevent poor and damaging design in such a special place at the Chutes.

Chute Checklist National Design Guide

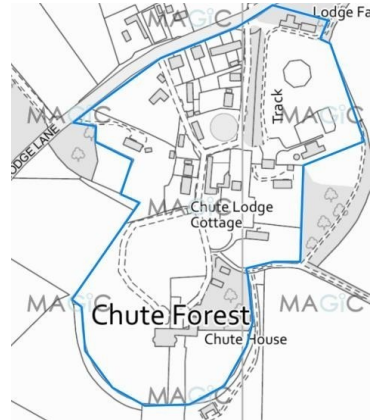
Criteria	Tick Box	If non-compliant explain the design rationale
1. Does the proposal enhance the surroundings by ensuring it respects the baseline character and ensure the natural dominates the built?		
2. Does the proposal follow the identity as set out in the relevant street survey and the visual guide in all respects? Have you completed checklist on Page 26 of the Design Guide?		
3. Is the proposal coherent and characteristic of the Chutes?		
4. Does the proposal respect the existing rights of way and future use of electric vehicles?		
5. Is nature enhanced and optimised – does it achieve a net gain in biodiversity?		
6. If the development faces a public space, is the design considerate of the impact on the public space?		
7. Does the proposal meet the built development limits of Policy 5?		
8. Does the proposal incorporate sustainable measures that are respectful of the context?		
9. Is the proposal resilient to climate change?		
10. Is the proposal designed to last?		



Chute Forest Chute Lodge

Tight grouping of dwellings built up around the focus of Grade I Listed Chute Lodge including some of the historic walls that formed part of the walled garden

Description:
Location: Rural
Typology: Villa, Cottage in former walled garden
Conservation Area No



Location, Layout and Setting		
Block structure, plan form and dimensions	Tight knit informal grouping	
Vehicular routes hierarchy + connections	Unmade informal private drives in loop format	
Land form and relation to contours	Flat, level area	
Junction positions	NA	
Street frontage plot widths	Average 16m	
Plot depths	Vary from 28-60m	
Gaps between buildings % of openness	Limited space between dwellings	
Pavement	None	
Landscape Setting	Wooded setting -approach to the Chute Lodge	
Level changes	None	
Density	5.5 dwellings per hectare	
Regularity of space	Tighter on approaches, lower density on periphery	
Townscape/ spatial analysis		
Enclosure ratios	NA	
Connections/ links	Footpath north of Lodge Lane CFOR2 links to Lower Chute	
Spaces	NA	
Tree/Vegetation Cover	Some dominant individual trees and woodland grouping	
Views and Vistas	View to St Mary's Spire across important open space from Lodge Lane, limited views of Chute Lodge	
Roofscape and Skyline	Dormers on pitched roofs, Chute Lodge strong chimney and pediment	
Roof forms and orientation	Ridges running in line with roads	
Pedestrian desire lines	None	
Corner buildings/ markers and focus points	Chute Lodge Grade I listed building	
Activity/ prevailing uses	Residential	
Parking	On -plot	
Detail		
Dominant architectural style/ age	Mid century infill amongst 18 th Century	
Key architectural devices	Dense grouping around the historic walls	
Fenestration	Small panes	
Porch details	Mixed approach	
Building Line	Irregular	
Set-back from pavement	Irregular	
Boundary treatment – heights, materials	Fences, picket and close-boarded, historic brick walls and piers	
Storey heights	Mostly 1.5	
Colour and Materials -elevations	Brick dominant – some limited render	
Colour and Materials - streetscape	Unmade	
Street Furniture	None	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology Tight nucleated grouping linking Chute Lodge to Lodge Lane.	Key Features Chute Lodge – Grade I Listed building dominates the grouping due to historic association	Lessons Evokes former uses of the garden area of Chute Lodge - listed building, development set amongst the old walled garden and service areas – settlement is subservient to the grandeur of the main house (now subdivided)

Chute Forest North of Lodge Lane

Sporadic detached mainly 20th Century dwellings in large spacious plots, well integrated by mature landscape with obvious important fields between dwellings that add a sense of space

Description:
Location: Rural /edge
Typology: Mixed

Conservation Area No



Location, Layout and Setting	
Block structure, plan form and dimensions	Sporadic
Vehicular routes hierarchy + connections	Private drives from Lodge Lane
Land form and relation to contours	Relatively flat
Junction positions	NA
Street frontage plot widths	40m
Plot depths	46m
Gaps between buildings % of openness	Very open with fields between dwellings +150%
Pavement	None
Landscape Setting	Edge of Wooded Endave of Chute Forest
Level changes	None
Density	5 dwellings per hectare
Regularity of space	Irregular
Townscape/ spatial analysis	
Enclosure ratios	NA
Connections/ links	Footpath north of Lodge Lane CFOR2 links to Lower Chute
Spaces	Large field used as paddocks
Tree/Vegetation Cover	Woodland setting to north and amongst Chute Lodge grouping to the south
Views and Vistas	View to St Mary's Spire across important open field from Lodge Lane
Roofscape and Skyline	Low pitched roofs of mixed heights – well broken up
Roof forms and orientation	Ridges running in line with roads
Pedestrian desire lines	CFOR2 -Lower Chute
Corner buildings/ markers and focus points	St Mary's Church
Activity/ prevailing uses	Residential
Parking	On -plot
Detail	
Dominant architectural style/ age	Mid 20 th century
Key architectural devices	Broken forms scaling from 1.5 to single storey
Fenestration	Small panes
Porch details	Mixed approach
Building Line	Irregular
Set-back from pavement	Generous set back
Boundary treatment – heights, materials	Five bar gates, gate piers in brick
Storey heights	Single, one and a half and two storey
Colour and Materials -elevations	Brick and render
Colour and Materials - streetscape	Tarmac
Street Furniture	Village sign -painted
Visible Sustainability Features	None
Pattern Book Lessons	
Typology Has edge quality – dominated by open fields and spaces, very different in character to south of Lodge Lane	Key Features Sporadic nature with large gaps allowing view to St Mary's and woodland beyond
	Lessons Open spaces formed by paddocks - important setting to this low density area



Lower Chute Cadley Bottom

Loose-knit village edge/ gateway dominated by the war memorial, and single storey development, gentle introduction to built development in the villages

Description:

Location: Southern most edge of Lower Chute
Typology: Linear loose knit collection of dwellings of varying ages centred on green with dominant war memorial cross

Conservation Area Yes



Location, Layout and Setting

Block structure, plan form and dimensions	Linear, single sided development- no development block
Vehicular routes hierarchy + connections	Key access road to Lower Chute from Chute Forest, Andover, Clanville, Hatherden
Land form and relation to contours	Lowest point in the Chutes sitting at the top of Cadley Bottom valley, flat and level.
Junction positions	Main junction at village green marked by open green and war memorial
Street frontage plot widths	Long frontages 27-50m
Plot depths	28 – 45m
Gaps between buildings % of openness	Cadley Bottom and Cadley Lodge designed to feel like group of farm buildings with Cadley Bottom (converted stables). Elm Cottage sits on its own on the green
Pavement	None
Landscape Setting	Buildings surrounded by paddocks and fields
Level changes	Very minor
Density	Low density at 10 dwellings per hectare
Regularity of space	N/A



Townscape/ spatial analysis

Enclosure ratios	None- single sided development
Connections/ links	Bridle path to Chute Forest and Cadley Bottom (Footpath CFOR3).
Spaces	Village green is key space and two open paddocks
Tree/Vegetation Cover	Trees around Elm Cottage on green and hedges. Large protected ash on bridle path. Privet, holly, laurel, hawthorn hedging.
Views and Vistas	Fine view south looking towards Chute Forest along Cadley Bottom
Roofscape and Skyline	Not dominant as buildings are single and one + half storey
Roof forms and orientation	Low pitched slate roofs
Pedestrian desire lines	Popular dog walking route and access to the pub from Chute Forest
Corner buildings/ markers and focus points	Cadley Bottom marks the start of the village
Activity/ prevailing uses	Residential
Parking	Off street



Detail

Dominant architectural style/ age	Mixed – converted brick stable, modern brick and flint house, 18 th century cottage
Key architectural devices	None- Slate roof /thatch. Shiplap wood board on walls. Brick and flint
Fenestration	Modest wood framed windows; larger windows out of sight from road
Porch details	None
Building Line	No clear line- varies
Set-back from pavement	N/A
Boundary treatment – heights, materials	Mixed hedging, privet laurel
Storey heights	single storey+ attic; single storey;
Colour and Materials -elevations	Shiplap wood board on walls. Brick and flint white wash;
Colour and Materials - streetscape	Hedges, grass verges
Street Furniture	Some standard traffic road signs, traditional finger post, post box
Visible Sustainability Features	NONE



Pattern Book Lessons

Typology
Low density village edge with loose knit development

Key Features
Strong sense of being on the edge of the village opening out into valley to the south.
War memorial is a key landmark and marks a sense of arrival

Lessons
Low density, low height 1.5 storey max, loose knit in vernacular materials
Connection and transition to open country

Lower Chute Hatchet Hill

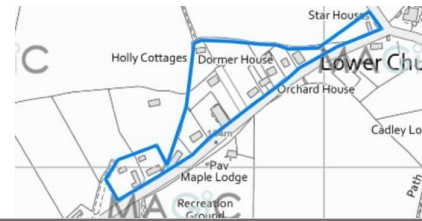
Mostly single sided ribbon development facing recreation ground, lower end within Conservation area. Dominated by detached houses mostly 20thC

Description:

Location: Edge

Typology: Ribbon

Conservation Area Part within CA



Location, Layout and Setting

Block structure, plan form and dimensions	'Ribbon' development single sided primarily detached
Vehicular routes hierarchy + connections	Important connecting route to Biddesden, connects to Lower Chute centre and conservation area
Landform and relation to contours	Land rises steeply and plateaus
Junction positions	T junction at lower end
Street frontage plot widths	Range from 18-53m Average 33m (excludes semis)
Plot depths	Range from 15-60m
Gaps between buildings % of openness	Average distance 12m between dwellings/ approx 40% open
Pavement	None
Landscape Setting	Tree cover to southern side (Ash and Oak)
Level changes	No distinct changes
Density	5 dwellings per hectare
Regularity of space	Regular – opens up on ascent of Hatchet Hill



Townscape/ spatial analysis

Enclosure ratios	NA
Connections/ links	Footpath link to Village Hall (CHUT 13 & 14) – links to recreation ground
Spaces	Fairview front garden / club car park
Tree/Vegetation Cover	Mostly on southern side adjacent to playing fields
Views and Vistas	Glimpsed views south, expansive views to the rear Great Hoe and towards Chute Standen
Roofscape and Skyline	Varied – irregular spacing avoids roof dominance
Roof forms and orientation	Generally, ridges are in line with the road
Pedestrian desire lines	Footpath to Village Hall at rear of dwellings- Recreation Ground is a destination for residents
Corner buildings/ markers and focus points	Fox Cottage, Chute Club, Star Cottage
Activity/ prevailing uses	Residential – with Chute Club and recreation ground in central point
Parking	On plot parking. Events at Club and Recreation Ground can generate additional parking demand with some on-street



Detail

Dominant architectural style/ age	Mid 20th Century
Key architectural devices	Visual stop at Fox Cottage, dormers, hips and low eaves to reduce scale of dwellings
Fenestration	Mixed – mostly painted/stained timber. Large panes – no dominant style
Porch details	Few examples of porches, modest when used
Building Line	Strong building line with regular set back
Set-back from pavement	5-12m (Excludes Fairview)
Boundary treatment – heights, materials	Evergreen hedges of 1m+ dominate
Storey heights	1.5-2 (but low eaves)
Colour and Materials -elevations	Thatch, Slate and Tile roof- Brick, Render, Timber elevations
Colour and Materials - streetscape	tarmac
Street Furniture	None
Visible Sustainability Features	Solar panels PV and Solar thermal panels visible in street on one dwelling



Pattern Book Lessons

Typology
Ribbon development of domestic scale and mixed architectural language

Key Features
Low density residential development single sided with open and glimpsed views to countryside/ King George V ground.
Good enclosure to dwellings with evergreen hedges and simple timber gates.

Lessons
Very mixed architectural styles
Generally low two storey or one and a half storey.
20thC design dominates with good gaps between dwellings

Lower Chute Lower Chute

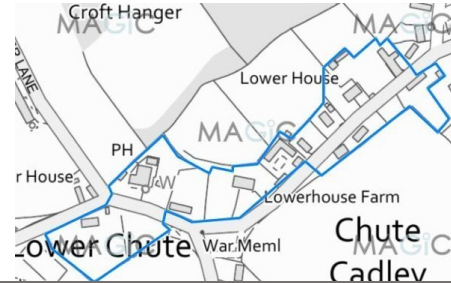
Typology : Rural – ribbon, low density dominated by vernacular style

Description:

Location: Rural

Typology: Mostly double sided ribbon development, within Conservation area. Dominated by 17th and 18th century thatched and timber framed cottages and houses, with C20th additions.

Conservation Area Yes



Location, Layout and Setting	
Block structure, plan form and dimensions	Ribbon development, partly double sided, mostly detached
Vehicular routes hierarchy + connections	Connecting route to Chute Cadley, Upper Chute, and Biddesden
Land form and relation to contours	Land rises gently to the north east and to both sides, forming a shallow valley.
Junction positions	T junction to south by war memorial and to Hatchet Hill.
Street frontage plot widths	Range from 14-118m. Average 46m (excludes semis)
Plot depths	Range from 10-65m. Average 37m.
Gaps between buildings % of openness	Average distance 32m between dwellings. Approx 70% open
Pavement	None
Landscape Setting	Some Tree Cover, including Beech and Yew at the Hatchet Inn, with Horse Chestnut, and Lime trees on Lower Chute Green.
Level changes	No distinct changes- level
Density	6 dwellings per hectare
Regularity of space	Regular, opens up by Lower Chute Green
Townscape/ spatial analysis	
Enclosure ratios	NA
Connections/ links	Footpath used by villagers with permission of landowner from Hatchet Inn to Kitchen Lane – not a public right of way.
Spaces	Lower Chute Green
Tree/Vegetation Cover	Mature trees around Hatchet Inn (Beech and Yew) and Lower Chute Green (Lime). Identified in Conservation Area Statement
Views and Vistas	Woodland setting Grove Copse and Croft Hanger important to views
Roofscape and Skyline	Varied – irregular spacing avoids roof dominance/ low thatches
Roof forms and orientation	Generally ridges are in line with the road/ save Providence Cott
Pedestrian desire lines	None
Corner buildings/ markers and focus points	Hatchet Inn, Lower House Farm
Activity/ prevailing uses	Residential
Parking	On plot parking. Events at Hatchet Inn can generate additional parking demand with some on street
Detail	
Dominant architectural style/ age	17 th and 18 th century thatched and tiled houses and cottages, with 20 th century infill and additions.
Key architectural devices	Varied
Fenestration	Mixed, no dominant style- painted timber
Porch details	Few examples of porches, modest when used.
Building Line	Strong building line, with regular set back.
Set-back from pavement	5-12m
Boundary treatment – heights, materials	Evergreen hedges of 1m+ dominate
Storey heights	Single storey + attic - 2 storey within roofspace
Colour and Materials -elevations	Thatch, Slate and Tile roof, Brick, Flint, Render, Timber elevations
Colour and Materials - streetscape	Tarmac
Street Furniture	Lamp post outside Hatchet Inn. Finger post, war memorial, Parish Council Noticeboard and seat on Lower Chute Green.
Visible Sustainability Features	None
Pattern Book Lessons	
Typology Historic ribbon of development of vernacular style, domestic scale with modern infill of mixed architectural language	Key Features Low density residential development partly double sided, consisting largely of listed buildings, connected by village green and historic Hatchet Inn.
	Lessons Mixed architectural styles generally of low built two storey or one and a half storey. 17 th and 18 th Century design dominates, with 20 th century additions and infill and with varied gaps between dwellings.

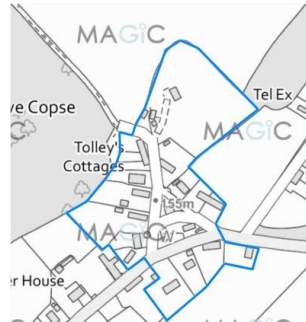


Chute Cadley Cadley Pond

Delightful grouping around small pond characterised by traditional thatch and brick and flint with some modern infill

Description:
Location: Village centre
Typology: Cottage and vernacular villas

Conservation Area Yes



Location, Layout and Setting	
Block structure, plan form and dimensions	Nucleus around central pond/ green
Vehicular routes hierarchy + connections	Green /pond form island for circulation with connecting routes
Land form and relation to contours	Land dips at lowest point where pond is formed
Junction positions	Variety around central green
Street frontage plot widths	Range 9m-32m average is 19m
Plot depths	Range 14m-93m average 40m
Gaps between buildings % of openness	70% openness
Pavement	None
Landscape Setting	Traditional clearing in wooded area. Enclosed grouping.
Level changes	Drops to pond
Density	9 dwellings per hectare
Regularity of space	Clustered around pond, but more dispersed at periphery



Townscape/ spatial analysis	
Enclosure ratios	NA
Connections/ links	Kitchen Lane (CHUT30) important green lane to Chute Standen
Spaces	Pond and green
Tree/Vegetation Cover	Trees on green and within Gardens, significant wooded backdrop from Grove Copse
Views and Vistas	No particular external – views enclosed by wooded backdrop
Roofscape and Skyline	Soft with a number of traditional thatches that are generally listed so have survived
Roof forms and orientation	Generally in ridge in line with road, save two exceptions to west of Pond
Pedestrian desire lines	Kitchen Lane
Corner buildings/ markers and focus points	None- Pond is focus point
Activity/ prevailing uses	Residential
Parking	Mostly on Plot – with some overspill at peak times on green



Detail	
Dominant architectural style/ age	16/17 th and 18 th C
Key architectural devices	Vernacular architecture
Fenestration	Painted small pane timber windows (very limited UVPC)
Porch details	Varied – pitched roof examples
Building Line	Inconsistent
Set-back from pavement	Varies typical range 4-15m
Boundary treatment – heights, materials	Hedges predominate box and yew
Storey heights	1.5 and full 2 storey (one example of 2.5 storey is an exception)
Colour and Materials -elevations	Flint/ render and brick
Colour and Materials - streetscape	tarmac
Street Furniture	Bench on green/ one street light
Visible Sustainability Features	None highly visible



Pattern Book Lessons	
Typology Generally unspoilt grouping with relatively little modern infill. Sensitively extended dwellings in relatively attractive grouping around the central pond	Key Features Hedges dominate the street scene and nestle the low scale dwellings in an attractive ensemble. Pond is a key feature of the grouping.

Lessons
The importance of soft boundary hedging is a key characteristic of this part of the Chutes coupled with the wooded backdrop. They create a sylvan enclosed feel to this group.

Chute Cadley New Buildings

Single sided ribbon development of consistent design originally built for estate workers leading to an isolated modernised Victorian House

Description:

Location: The furthest North Eastern aspect of the Chutes, serviced by a private, lane which becomes a footpath

Typology: A single row of dwellings consisting of two blocks of semi-detached, estate-built houses, with barn conversions lying at the furthest end and a significant modernised Victorian house sitting alone and above the other properties.



Conservation Area NO

Location, Layout and Setting		
Block structure, plan form and dimensions	Single sided ribbon development	
Vehicular routes hierarchy + connections	Served by a single track, private lane with no through access.	
Land form and relation to contours	Sitting on the side of a gentle incline, land rises behind and drops gently in front.	
Junction positions	T junction at southern end	
Street frontage plot widths	Houses face onto the lane with a small area of private frontage	
Plot depths	Gardens are proportionate to the property	
Gaps between buildings % of openness	The blocks of building are separated visually by side access to rear garden or garage. 10% Openness.	
Pavement	None.	
Landscape Setting	Set above a meadow, the properties are surrounded by tree lined field boundaries or woodland.	
Level changes	Predominantly the properties are on one level	
Density	22dph (Home Farm excluded as atypical)	
Regularity of space	Regular.	
Townscape/ spatial analysis		
Enclosure ratios	N/A	
Connections/ links	Footpath to Conholt Hill CHUT28 -links to Conholt Hill	
Spaces	Plato's Meadow.	
Tree/Vegetation Cover	Not set in woodland but surrounded on three sides by woodland	
Views and Vistas	Across Plato's Meadow to Woodland and Chute Cadley	
Roofscape and Skyline	Predominantly two storey property	
Roof forms and orientation	Roofline in line with road	
Pedestrian desire lines	Footpath through woodland/to Conholt Hill (CHUT28)	
Corner buildings/ markers and focus points	Barn and stable yard serving Home Farm	
Activity/ prevailing uses	Residential. The barns and stables currently providing service as residential outbuildings	
Parking	On plot parking, to front of properties	
Detail		
Dominant architectural style/ age	Two distinct elements: Semi detached estate built houses, leading. Barn and stable properties, wooden clad.	
Key architectural devices	Extension and conversions have replicated the style of the original building.	
Fenestration	Windows are a mix of original wooden frame, modern UPVC and Oak Frame Floor to ceiling.	
Porch details	None.	
Building Line	Linear development to the south of the lane.	
Set-back from pavement	Properties fronted by small verge approx 2m.	
Boundary treatment – heights, materials	No fencing to front and only post and rail fencing between plots.	
Storey heights	Mainly two storey, Barn conversion follows original roof line.	
Colour and Materials -elevations	Rendered, either pebbled or painted. Timber cladding	
Colour and Materials - streetscape	Tarmac country lane.	
Street Furniture	None.	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology Characterised by the estate-built houses which have been extended to provide reasonable sized family homes. At its furthest end the barn conversions and stables provide a rural aspect.	Key Features Distinct and separated from the village, typified by modest sized family homes. Visually the key features are subtle transition from a service road to a rural lane running through ancient woodland.	Lessons Recent development has represented no change to the original building style. Though in close proximity to Chute Cadley, it stands separated in position and style and is outside the Conservation Area.



Upper Chute 'Back Lane'

Intimate narrow lane with mixed dwelling types

Description:
Location: Village centre
Typology: Detached cottages dominate
Conservation Area Yes



Location, Layout and Setting		
Block structure, plan form and dimensions	Frontage lane facing Tibbs Meadow	
Vehicular routes hierarchy + connections	Internal links within Upper Chute	
Land form and relation to contours	Rising land towards Causeway	
Junction positions	T junction and small green	
Street frontage plot widths	Range 15-38m average 24m	
Plot depths	Range 26-60m average 39m	
Gaps between buildings % of openness	25%	
Pavement	None	
Landscape Setting	Contained group -by landscape form -land rising to north	
Level changes	Drops towards west	
Density	<10dph	
Regularity of space	Quite regular	
Townscape/ spatial analysis		
Enclosure ratios	N/A	
Connections/ links	Footpaths CHUT17 & CHUT18 lead from corner of Back Lane	
Spaces	None	
Tree/Vegetation Cover	Good with garden trees and hedging	
Views and Vistas	No	
Roofscape and Skyline	Pitched roofs variety of approaches	
Roof forms and orientation	Generally in line with road – thatched, full hipped, half hipped	
Pedestrian desire lines	None	
Corner buildings/ markers and focus points	None	
Activity/ prevailing uses	Residential	
Parking	On plot	
Detail		
Dominant architectural style/ age	Mixed from 17 th C to 20 th Century	
Key architectural devices	None	
Fenestration	Small pane painted timber windows	
Porch details	Porches are a feature of this group -pitched/ projecting most prevalent	
Building Line	Generally close to road – more so than elsewhere in the Chutes	
Set-back from pavement	Range 0-25m average 9m	
Boundary treatment – heights, materials	Hedges, timber fencing at about 1.5m.	
Storey heights	1.5-2	
Colour and Materials -elevations	Brick and flint, painted render and some ship lap boarding	
Colour and Materials - streetscape	Tarmac	
Street Furniture	None	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology The proximity of dwelling to the road creates an intimate back lane – that has a cohesive sense of scale despite architectural variety	Key Features Vernacular styles, with modern infills replicating key features, scale/ materials	Lessons Demonstrates how infill needs to respect scale, density and materials.



Upper Chute Forest Lane

Quiet, enclosed lane, irregular pattern of low density but clustered dwellings dominated by vegetation and the soft form of thatch roofs

Description:

Location: Rural village edge -opening to countryside

Typology: Traditional Cottages 16-17th C and mid to late 20th Century infill of mixed styles including bungalows

Conservation Area Yes



Location, Layout and Setting		
Block structure, plan form and dimensions	Double-sided linear development facing road 85% detached	
Vehicular routes hierarchy + connections	Single track road from running north / south link to Biddesden	
Land form and relation to contours	Land rises 2% to north – all buildings (just) above road height	
Junction positions	Cross-roads at north (village green)	
Street frontage plot widths	Range from 6m- 36.5m Average = 22.5m	
Plot depths	22- 35m to west (avg 27m), 16-63 m to east (avg 44m)	
Gaps between buildings % of openness	1m to 20m (excl 2 x semi detached)	
Pavement	None	
Landscape Setting	Enclosed lane with ash, willow, walnut, pine, beech and yew.	
Level changes	Slight rise to north	
Density	10 dwellings per hectare	
Regularity of space	Fairly evenly spaced although east and west display variety	
Townscape/ spatial analysis		
Enclosure ratios	NA	
Connections/ links	Links to Upper Chute Green and footpaths CHUT 8 & 9 to rear	
Spaces	None	
Tree/Vegetation Cover	Throughout – good cover	
Views and Vistas	South	
Roofscape and Skyline	Well enclosed not visible in wider views	
Roof forms and orientation	30% thatched 90% aligned with road (north/south)	
Pedestrian desire lines	Footpath to fields to west	
Corner buildings/ markers and focus points	Thatched well house	
Activity/ prevailing uses	Residential	
Parking	On plot with limited (4 informal spaces) on road	
Detail		
Dominant architectural style/ age	Mid -late 20 th C: 50% 17-19 th century -listed thatches dominate	
Key architectural devices	Visual stop at south end.	
Fenestration	Painted timber	
Porch details	25% modest porches	
Building Line	Strong building line to west with regular set back, varied to east	
Set-back from pavement	12-20m to west 0-30m to east	
Boundary treatment – heights, materials	Mainly hedge, various species	
Storey heights	Single storey + attic, some bungalows, two storey modern	
Colour and Materials -elevations	brick /painted render/ flint tile/ slate & thatch	
Colour and Materials - streetscape	Tarmac	
Street Furniture	None	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology Clustered village lane of mixed domestic. Thatched cottages predominate visually. Vegetation dominates to create an intimate quiet lane with pinch point	Key Features Low density mainly detached with partially obscured views south. Partially enclosed with 1-2m hedges and simple timber gates	Lessons Thatched /older cottages predominate visually, newer dwellings tend to be more obscured from road by high hedges. Generally single storey + attic. Some bungalows.

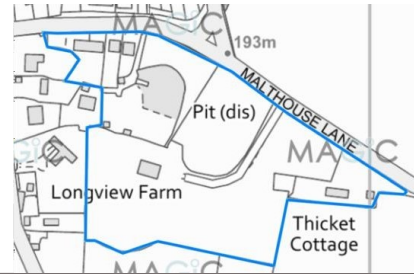


**South of Malthouse Lane
Upper Chute**

Sporadic dwellings set within large plots at periphery moving to more regular spacing at village centre. Dominated by open views to south

Description:
Location: Village Edge to village centre
Typology: Isolated dwellings on open village edge dominated by landscape

Conservation Area Part within CA



Location, Layout and Setting	
Block structure, plan form and dimensions	Sporadic development, mostly detached houses, part single sided
Vehicular routes hierarchy + connections	Connecting road to Chute Standen and beyond
Land form and relation to contours	Land rises very gently towards the west
Junction positions	T junction with road towards church and Chute Causeway
Street frontage plot widths	Range from 15-135m
Plot depths	Range from 30m -200m, Average is 85m -long plots
Gaps between buildings % of openness	Large gaps at eastern end, 3m gaps at western end
Pavement	None
Landscape Setting	Upper ridge on approach to causeway with wide open landscape views to south
Level changes	Rise to Malthouse Lane
Density	Varies Bungalows-and adj dwellings 15dph/ Longview <1dph/ Thicket Cottage 5dph
Regularity of space	Space opens up at eastern end after Thicket Cottage
Townscape/ spatial analysis	
Enclosure ratios	N/A
Connections/ links	Track to allotments, footpath to Tibbs Meadow
Spaces	Triangle of grass at T junction/ former pond
Tree/Vegetation Cover	Mostly on southern side – holly, beech, ash, maple
Views and Vistas	Expansive views to south, views from within Upper Chute
Roofscape and Skyline	Mixed – single, one and a half and two storey
Roof forms and orientation	Pitched roofs – double pitch on Longview
Pedestrian desire lines	Track to allotments, footpath to Tibbs Meadow
Corner buildings/ markers and focus points	None
Activity/ prevailing uses	Residential
Parking	On plots. Limited space on road/verges at western end
Detail	
Dominant architectural style/ age	20th/21st century
Key architectural devices	No consistent architectural language
Fenestration	Typically painted wood/UPVC
Porch details	Mixed styles
Building Line	Strong line at western end with regular set backs
Set-back from pavement	Range from 10 -100m ,15m, is average
Boundary treatment – heights, materials	2- 3m hedges at eastern end, fencing (1.5m) at west
Storey heights	1-2 storeys
Colour and Materials -elevations	Brick & flint, painted render, brick
Colour and Materials - streetscape	Tarmac
Street Furniture	Telegraph poles (telephone & broadband) Bus Shelter/ Red sign – identified as inappropriate by community now pub has closed
Visible Sustainability Features	None
Pattern Book Lessons	
Typology Sporadic development mainly of small domestic scale. Two large houses	Key Features Extremely low density development at eastern end with plots shielded from road and dwellings set back. Higher density at western end with houses in strong line with regular set back
	Lessons Spacious plots – but highly conspicuous to the south. Longview and Thicketdominate the skyline within Upper Chute from various vantage points.



Tibbs Meadow Upper Chute

Mid- late 20th Century small social housing estates – two phases and semis facing Malthouse Lane

Description:

Location: Core of village

Typology: Mid and Late 20th C small housing estates

Conservation Area Yes



Location, Layout and Setting

Block structure, plan form and dimensions	Cul-de-sac of terraces and semi-detached
Vehicular routes hierarchy + connections	No through route, service vehicles & residents' vehicles
Land form and relation to contours	Cul-de-sacs occupy the plateau of Butts Hill
Junction positions	T junctions at both top ends of each cul de sac
Street frontage plot widths	6-12m -typically 10m
Plot depths	23-42m, typically 30m
Gaps between buildings % of openness	Higher density housing with smaller gaps than exists in village
Pavement	Short concrete pavement, in earlier development
Landscape Setting	Generous grass verges edge pavement, some shrub planting
Level changes	Both cul-de-sacs occupy a plateau
Density	23dph
Regularity of space	Sensitively developed to give a spacious aspect



Townscape/ spatial analysis

Enclosure ratios	Front to front distances 32m
Connections/ links	Footpath link to Butts hill.
Spaces	No open spaces
Tree/Vegetation Cover	Trees on margins of the development
Views and Vistas	Minimal- internalised layout
Roofscape and Skyline	Pitched roofs, chimneys on earlier phase- continuity in heights
Roof forms and orientation	Regular tiled pitched roofs
Pedestrian desire lines	Pedestrian access to bus top and Butts Hill
Corner buildings/ markers and focus points	none
Activity/ prevailing uses	residential
Parking	Some attached to single residences, some shared driveways, and Some designed-in extra spaces, generally inadequate resulting in Verge parking.



Detail

Dominant architectural style/ age	Late twentieth century
Key architectural devices	none
Fenestration	Generally large paned double glazed upvc
Porch details	Few, and integrated into building
Building Line	Consitent
Set-back from pavement	Approximately 3-5 meters
Boundary treatment – heights, materials	Some hedging on property perimeters and shrub planting
Storey heights	Single and two storey
Colour and Materials -elevations	Largely brick finish, some rendering, pitched tiled roofs
Colour and Materials - streetscape	Tarmac, block paving,verges are block edged,pavement concrete.
Street Furniture	Street names and property numbers,post box, street light
Visible Sustainability Features	None



Pattern Book Lessons

Typology

Estate design with two cul-de-sac developments of semi detached and small terraced residential buildings and adjacent street facing semis

Key Features

Open spacing between housing reduces the perception of higher density housing, which is unique only to the cul-de-sacs, and not otherwise present in the village. Large green verges help to soften the aspect of the development.

Lessons

No vernacular style that would help to identify the dwellings as belonging to Chute, universal designs that are found everywhere in UK. Display traditional roof forms and scale is appropriate to Chute.

Upper Chute Upper Chute Farms

Peripheral low-density part of the village with traditional farmsteads and large detached dwellings

Description:

Location: Northern and eastern edge of Upper Chute

Typology: Farmhouse and Villas

Conservation Area Yes



Location, Layout and Setting	
Block structure, plan form and dimensions	NA – Peripheral farmsteads and individual dwellings
Vehicular routes hierarchy + connections	Back lane from Upper Chute
Land form and relation to contours	Land rising to north
Junction positions	T junctions
Street frontage plot widths	NA -wide variety
Plot depths	NA -wide variety
Gaps between buildings % of openness	Generally very open – dwellings well interspersed amongst open spaces
Pavement	None
Landscape Setting	Open countryside edge -exposed to longer views
Level changes	Rising land
Density	< 1 dwelling per hectare
Regularity of space	Irregular
Townscape/ spatial analysis	
Enclosure ratios	NA
Connections/ links	Footpath CHUT17 & 18 from to west and CHUT15 & 16 to east
Spaces	No public spaces
Tree/Vegetation Cover	Good incidental trees
Views and Vistas	Long views around Church and Chute Manor
Roofscape and Skyline	Dominated by St Nicolas' spire
Roof forms and orientation	Pitched roofs
Pedestrian desire lines	None
Corner buildings/ markers and focus points	The Church
Activity/ prevailing uses	Residential / Farms
Parking	On plot
Detail	
Dominant architectural style/ age	Mixed from 17 th 20 th C
Key architectural devices	None
Fenestration	Painted Timber small paned
Porch details	Simple verancular styles
Building Line	NA
Set-back from pavement	NA
Boundary treatment – heights, materials	Mixed good quality walls and hedges-
Storey heights	1.5 -2
Colour and Materials -elevations	Brick, flint and render – High quality flintwork on Vicarage cottage
Colour and Materials - streetscape	Tarmac
Street Furniture	None
Visible Sustainability Features	None
Pattern Book Lessons	
<p>Typology Unusual small working farm within village settlement - increasingly rare survival. Otherwise individual dwellings of scale and modern redevelopments sympathetic to original</p>	<p>Key Features Dominance of St Nicolas' and horse chesnut tree at church gate</p>
	<p>Lessons The unusual survival of working farm adds rural charm to this grouping. Low density nature of development is the dominant theme in this peripheral village edge.</p>

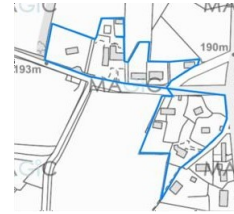


Upper Chute Village Green + West of Forest Lane

Peripheral loose knit village green and village edge with significant spaces between dwellings

Description:
Location: Village centre
Typology: Cottages, Villas, mid -late century bungalows

Conservation Area 90% within



Location, Layout and Setting		
Block structure, plan form and dimensions	Detached houses all close to village green	
Vehicular routes hierarchy + connections	Malthouse Lane connecting to Chute Standen & Lower Chute	
Land form and relation to contours	Land rises towards the west	
Junction positions	NA	
Street frontage plot widths	Range 10-60m (Average 33 m)	
Plot depths	Range 25-80m (Average 43m)	
Gaps between buildings % of openness	Generally well spaced. >50% openness	
Pavement	None	
Landscape Setting	Properties broadly surround village green	
Level changes	5m elevation rise east to west, Peel House set lower	
Density	5 dwellings per hectare	
Regularity of space	Sporadic development in well-spaced plots	
Townscape/ spatial analysis		
Enclosure ratios	NA	
Connections/ links	Tracks to Dean farm Bridleway CHUT36, footpath CHUT1 Links to Honey Bottom CHUT6, CDUC40	
Spaces	Village Green (1/2 hectare)	
Tree/Vegetation Cover	Limited tree cover – holly, ash	
Views and Vistas	Long views to south at western end	
Roofscape and Skyline	Pitched roofs dominate with chimneys on most dwellings	
Roof forms and orientation	Mixture of thatch, tile & slate	
Pedestrian desire lines	Tracks to Dean Farm and Honey Bottom	
Corner buildings/ markers and focus points	Cross Keys was previously the Village pub	
Activity/ prevailing uses	Residential	
Parking	Mainly on plots. On street outside Prospect Cottages	
Detail		
Dominant architectural style/ age	Some 18 th century cottages but 20 th century predominates	
Key architectural devices	None	
Fenestration	Typically painted timber	
Porch details	30% have porches; mixed styles	
Building Line	None	
Set-back from pavement	5-35m average 18m	
Boundary treatment – heights, materials	Primarily hedges (4-8ft), some shrubs	
Storey heights	1-2 storey	
Colour and Materials -elevations	Brick, brick & flint, render	
Colour and Materials - streetscape	Tarmac	
Street Furniture	1 street lamp, 5 telegraph poles	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology Loose knit village edge around open village green with lower density mixed dwelling style and ages, prominent views	Key Features Sense of spaciousness and sporadic spaces between dwellings with long views south	Lessons Low density dwellings in spacious plots with generous set-backs, mixed styles and ages. Long views and gaps need protection - evidenced by significant planning appeal history adj. Prospect Cottages



Upper Chute Chute Collis

Small outlier group of mid -late 20th century dwellings in very large plots

Description:

Location: Rural, bewteen village groupings

Typology: Isolated, detached houses between the settlements. 20th Century and new build

Conservation Area No



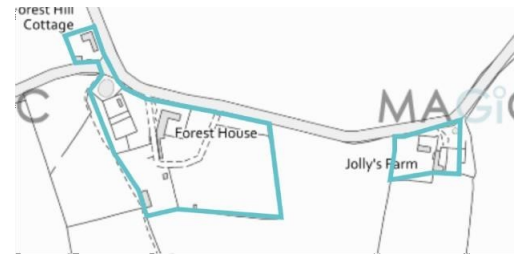
Location, Layout and Setting		
Block structure, plan form and dimensions	Stand-alone, detached, single-sided	
Vehicular routes hierarchy + connections	Connecting routes to Upper Chute, Chute Standen & Biddesden	
Land form and relation to contours	Land rises gradually to the North	
Junction positions	T junction at North of Hookwood Lane	
Street frontage plot widths	Range from 80m to 200m	
Plot depths	Average 109m	
Gaps between buildings % of openness	Very open < 25%	
Pavement	None	
Landscape Setting	Tree cover on east and mixed hedging on north	
Level changes	Insignificant	
Density	1.5 dwellings per hectare	
Regularity of space	Random – no pattern	
Townscape/ spatial analysis		
Enclosure ratios	N/A	
Connections/ links	Road links only- but CHUT13 across Great Hoe links to Lower Chute	
Spaces	No open spaces/ Private woodland frontage to Collis House	
Tree/Vegetation Cover	Mostly on Eastern side	
Views and Vistas	Significant views from the east -Hoe Lane Footpath CHUT13	
Roofscape and Skyline	Collis Farmhouse dominates long views and close views with crown roof. Collis Cottage dominant given prominent corner location.	
Roof forms and orientation	Pitched Roofs -non-vernacular forms	
Pedestrian desire lines	Along the road	
Corner buildings/ markers and focal points	Collis Cottage, Traditional Finger post	
Activity/ prevailing uses	Residential	
Parking	On plot	
Detail		
Dominant architectural style/ age	Mid- late 20 th C with additions and new build	
Key architectural devices	Modern dormers, traditional brick chimneys	
Fenestration	Painted wood casement and box sash	
Porch details	One visible, modest brick & timber	
Building Line	Irregular set-back	
Set-back from pavement	10 - 100m	
Boundary treatment – heights, materials	Mixed hedging, woodland, park railing	
Storey heights	Single storey + attic - 2 storey + rooms within attic/ mansard	
Colour and Materials -elevations	Tiled roofs, brick and brick & flint (some non-traditional flint blocks)	
Colour and Materials - streetscape	Tarmac	
Street Furniture	Telegraph poles, traditional finger signpost on T-junction	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology Large houses set well back in centre of their grounds Discreet outbuildings	Key Features Traditional building materials Good enclosure to dwellings with indigenous hedging, trees and timber gates	Lessons Mid -late 20 th century dwellings with long range views. Very low density in agricultural landscape.

Lower Chute Forest Lane Corner & Jolly's Farm

Outlying houses and farmstead mark western boundary of Lower Chute

Description:
Location: Rural edge
Typology: House/ Cottage/ Farm

Conservation Area No



Location, Layout and Setting		
Block structure, plan form and dimensions	N/A	
Vehicular routes hierarchy + connections	Route to Biddesden/ Appleshaw-link to Upper Chute	
Land form and relation to contours	Dip before rise to Upper Chute	
Junction positions	T junction at Hookwood Lane	
Street frontage plot widths	N/A – no general rule	
Plot depths	N/A – no general rule	
Gaps between buildings % of openness	Very open corner – dominated by gaps not buildings	
Pavement	None	
Landscape Setting	Enclosed grouping	
Level changes	Yes- rise from Jolly's Farm	
Density	Very low <1 dph	
Regularity of space	None - irregular	
Townscape/ spatial analysis		
Enclosure ratios	N/A	
Connections/ links	Footpath CFORI links from Pond to Longbottom (Biddesden)	
Spaces	Triangle at junction/ pond at Forest House	
Tree/Vegetation Cover	Good Hazel stands and mature box hedges	
Views and Vistas	None	
Roofscape and Skyline	Quality clay tiled old roofs, pitched dormers - set on eaves	
Roof forms and orientation	In line with road	
Pedestrian desire lines	None	
Corner buildings/ markers and focus points	None	
Activity/ prevailing uses	Farms	
Parking	On - plot	
Detail		
Dominant architectural style/ age	17/18 th C	
Key architectural devices	Quiet vernacular architecture	
Fenestration	Small paned painted timber windows	
Porch details	Simple open porches	
Building Line	N/A	
Set-back from pavement	N/A	
Boundary treatment – heights, materials	Excellent tall box hedge/ flint and brick walls	
Storey heights	1.5 - 2 storey – Exceptional 3 storey at Forest House	
Colour and Materials -elevations	Brick/ Flint and Render	
Colour and Materials - streetscape	Tarmac	
Street Furniture	Traditional finger post	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology Unspoilt little changed approach to Lower Chute where landscape dominates and high quality vernacular detailing prevails	Key Features Excellent brick and flint buildings and walls, and highly sensitive detailing	Lessons This unspoilt corner displays many of the traditional vernacular themes and details in high quality traditional materials. Highly traditional development details.



Clanville North Clanville

Outlier to Chute on the Hampshire border. Attractive group of cottages and larger properties that sit beyond the centre of Clanville and are distinct from the Chute settlements, they relate to the through Road.

Description:
Location: Edge
Typology: Mixed 20th Century dwellings
Conservation Area No



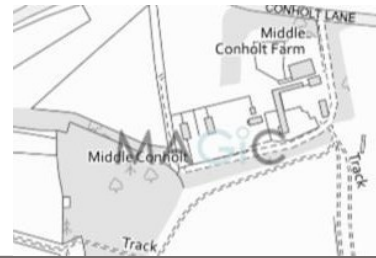
Location, Layout and Setting			
Block structure, plan form and dimensions	Ribbon type development		
Vehicular routes hierarchy + connections	Main road dominates, with long drives / tracks linked		
Land form and relation to contours	Lower lying than the Chute settlements		
Junction positions	Grid pattern		
Street frontage plot widths	Varied		
Plot depths	31-52m (save Pollard's Cottages)		
Gaps between buildings % of openness	Good spaces between dwellings		
Pavement	None		
Landscape Setting	Wooded setting		
Level changes	Land rising to east and west		
Density	Low <5dph		
Regularity of space	Relatively regular pattern of plots		
Townscape/ spatial analysis			
Enclosure ratios	NA		
Connections/ links	CFOR10 – links Roundaway Lane to Sopers Bottom CFOR 4A (both bridleways)		
Spaces	No public spaces – but wide verges		
Tree/Vegetation Cover	Good enclosure from vegetation		
Views and Vistas	None- enclosed shallow valley		
Roofscape and Skyline	Varied -pitched roofs throughout		
Roof forms and orientation	Generally in line with the road		
Pedestrian desire lines	None		
Corner buildings/ markers and focus points	None		
Parking	All on -plot		
Activity/ prevailing uses	Residential, equine and farming		
Detail			
Dominant architectural style/ age	Mixed		
Key architectural devices	None		
Fenestration	Small paned		
Porch details	Nothing dominant		
Building Line	Generally set back from road edge		
Set-back from pavement	10-14m (save Pollard's Cottages)		
Boundary treatment – heights, materials	Hedges and fences - mixed		
Storey heights	2		
Colour and Materials -elevations	Brick with Flint		
Colour and Materials - streetscape	tarmac		
Visible Sustainability Features	None		
Street Furniture	Telegraph poles		
Pattern Book Lessons			
Typology Typical linear development realting strongly to the main road	Key Features Mixed character and age of property from thached cottage to 21 st century redveloped dwelling in traditional style. Pleasant grouping but with quite individual styles. Vegetation plays an important softening role in the street scene.		Lessons Spaces between dwellings and good enclosure from vegetation are important fetatures of this grouping.

Conholt Middle Coholt

Located at the periphery of the Parish, this group of Estate Cottages creates a cohesive group of traditional dwellings.

Description:
Location: Edge
Typology: Estate Cottage

Conservation Area No



Location, Layout and Setting		
Block structure, plan form and dimensions	Single sided row of semi-detached cottages	
Vehicular routes hierarchy + connections	Served by single track private road with no through access	
Land form and relation to contours	Sitting on level ground	
Junction positions	T junction at northern end	
Street frontage plot widths	Houses face onto the track with deep front gardens	
Plot depths	Approx 80m	
Gaps between buildings % of openness	Well-spaced approx. 10-20m apart	
Pavement	None	
Landscape Setting	Adjacent to working farmyard, rural	
Level changes	Properties on one level	
Density	Low density	
Regularity of space	Regular	
Townscape/ spatial analysis		
Enclosure ratios	None – single sided development	
Connections/ links	Connecting routes to Vernham Dean and Tangley	
Spaces	No open spaces. Private estate	
Tree/Vegetation Cover	Hedges – privet & laurel. Trees to the south	
Views and Vistas	Insignificant	
Roofscape and Skyline	Two storey, half dormer windows	
Roof forms and orientation	Roofline in line with road	
Pedestrian desire lines	Footpath from Chute Causeway to Chute Cadley	
Corner buildings/ markers and focus points	None	
Activity/ prevailing uses	Residential	
Parking	On plot in front of properties	
Detail		
Dominant architectural style/ age	Traditional brick	
Key architectural devices	Centred chimneys, hipped roofs and full gable with central chimney	
Fenestration	Painted wood casement- 'half' dormers	
Porch details	Simple open canopies	
Building Line	Set back from track	
Set-back from pavement	40m	
Boundary treatment – heights, materials	Mixed evergreen hedges	
Storey heights	2 storey	
Colour and Materials -elevations	Slate roofs, brick, some flint	
Colour and Materials - streetscape	Tarmac	
Street Furniture	None	
Visible Sustainability Features	None	
Pattern Book Lessons		
Typology Middle Conholt cottages are mid 20 th century (1938) estate built houses. Timber garages	Key Features Traditional brick estate dwellings	Lessons Unchanged group of 3 buildings. Quiet well detailed architecture- cohesive group

Appendix 1

History of the Chutes

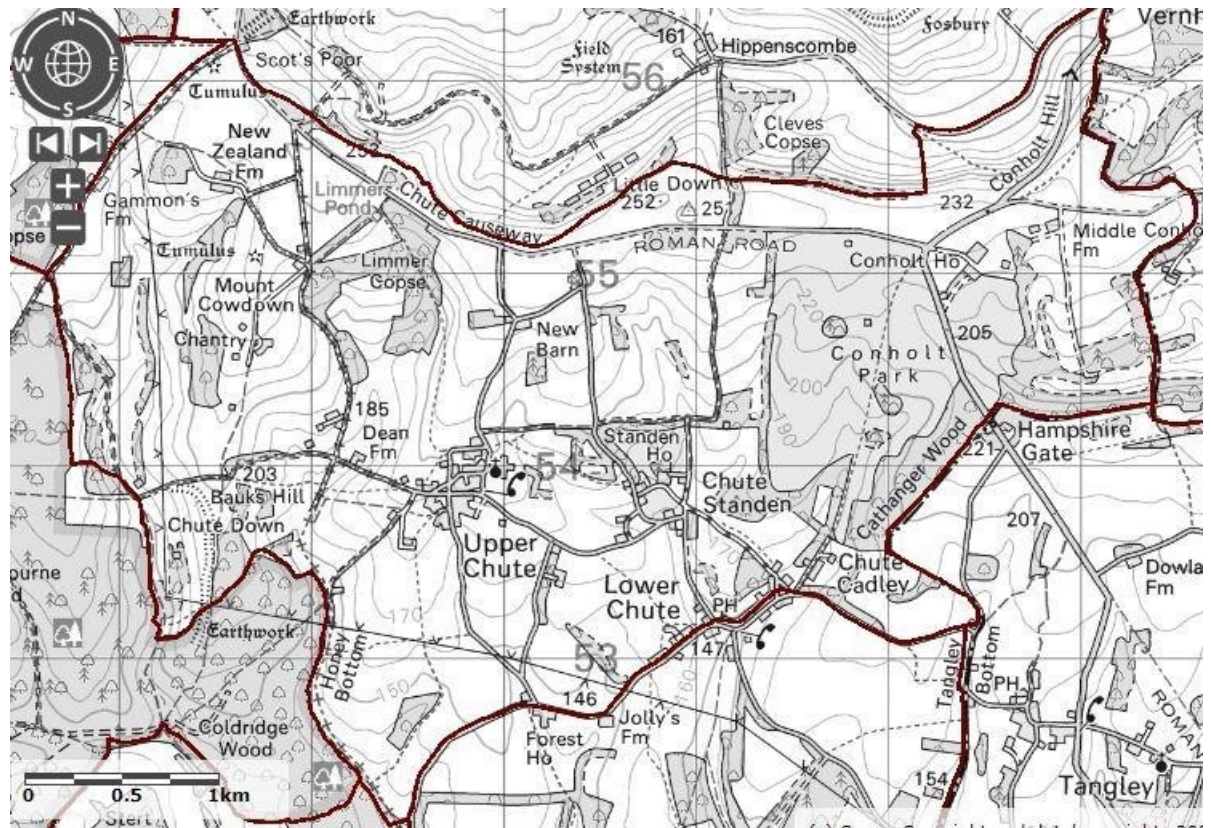
Location

Chute Parish (1,313.6 hectares) lies around 10 km. north-west of Andover. Its eastern boundary is the Wiltshire/Hampshire border whilst to the west Collingbourne Woods form the boundary. To the north the boundary is Grim’s ditch close to Chute Causeway. Chute Forest Parish is immediately to the south.

The land falls sharply from north to south. The highest point near the northern boundary is 252 m above sea level whilst the lowest point on the southern boundary is 140 m above sea level. Views throughout the parish are spectacular in all directions particularly towards the south extending over 40 miles. The land is broken by mainly north-south ridges and dry valleys. The only flat land is along the northern boundary. The ground consists of chalk overlaid with clay and flints.

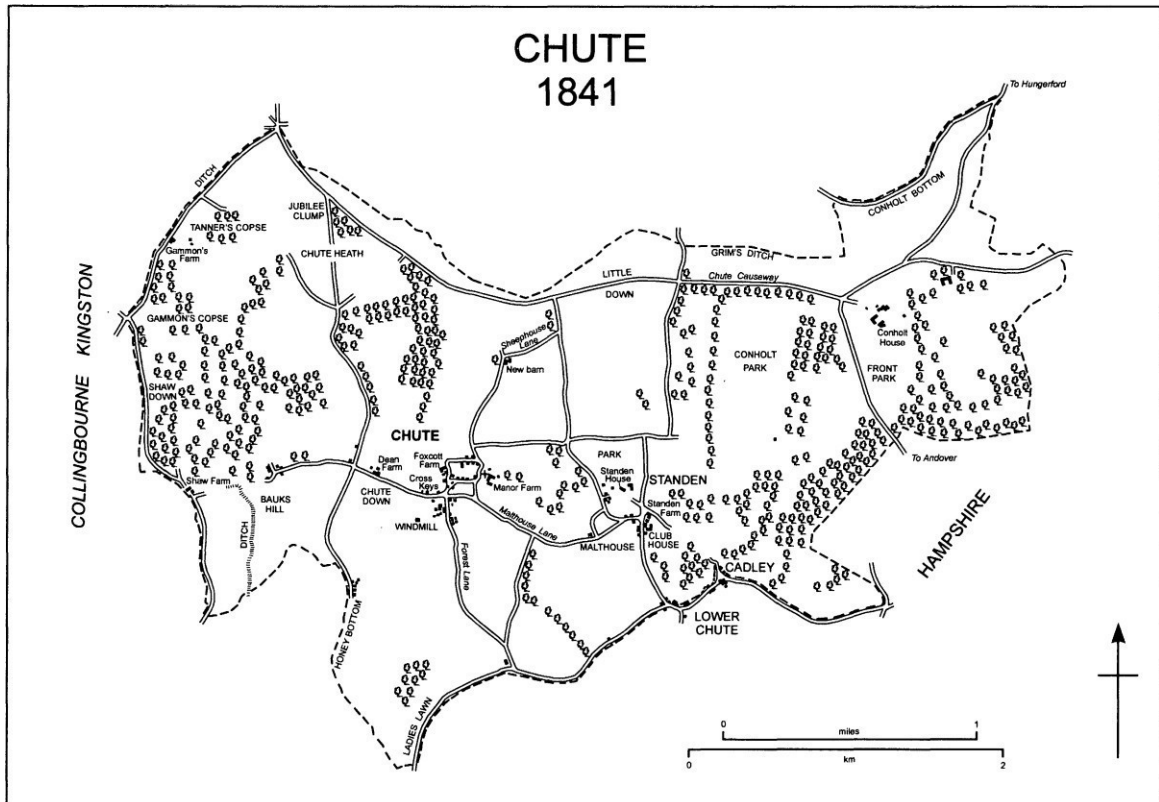
Within Chute Parish there are two conservation areas – the Upper Chute Conservation Area and the Chute Cadley and Lower Chute Conservation Area.

The map below shows the area covered by Chute Parish.



Source: Magic DEFRA

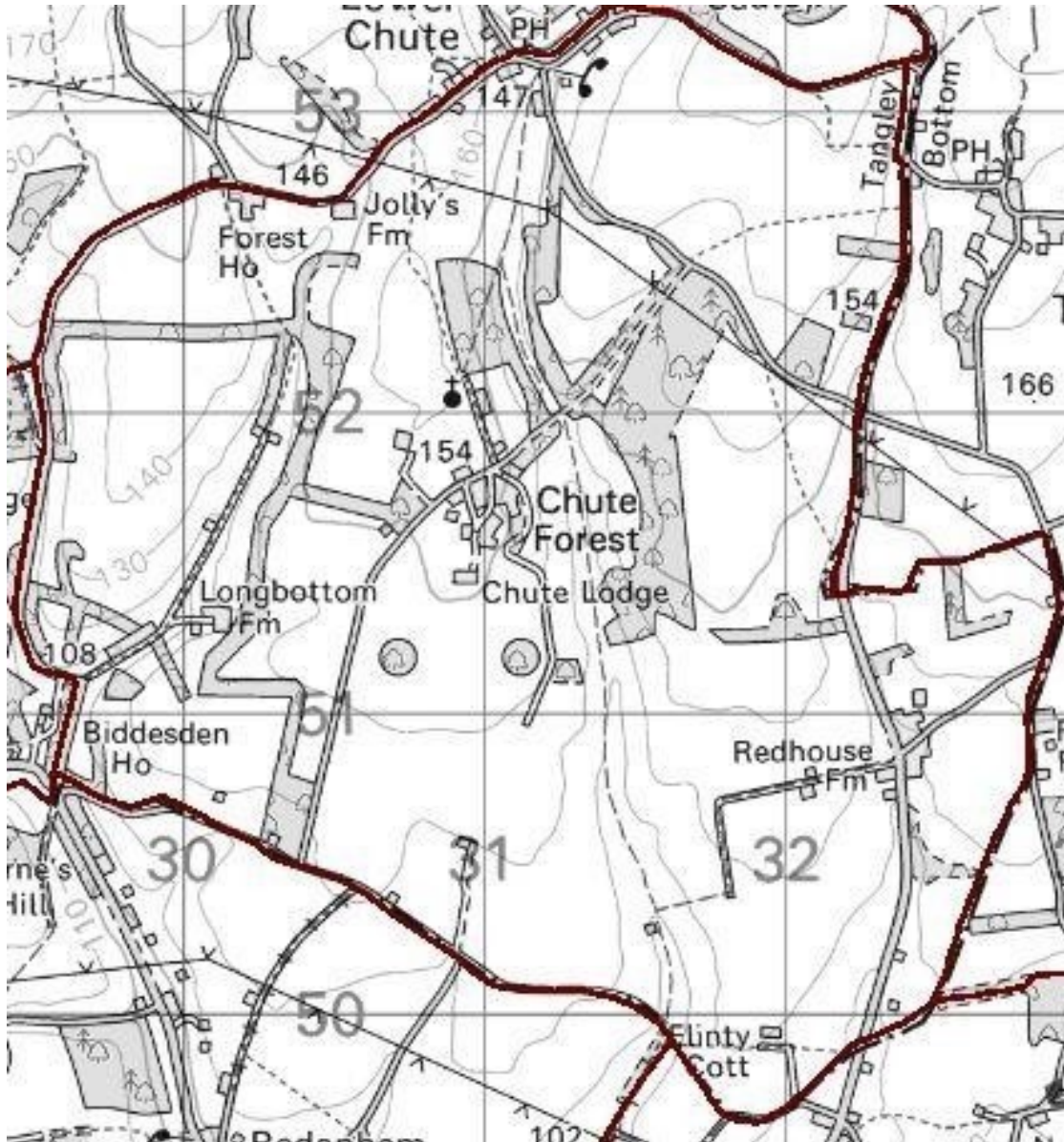
A comparison with the 1841 map of Chute Parish (see below) reveals little has changed in 180 years. The network of roads and tracks, oriented broadly on two axes, north – south and east – west, is almost identical.



Chute Forest Parish (825 hectares) lies about 5 km north west of Andover. It was part of Chute forest until it was disafforested in 1639. In the Middle Ages it was one of nine forests in Wiltshire: Braydon, Chippenham, Chute, Clarendon, Grovely, Melchet, Melksham, Selwood and Savernake.

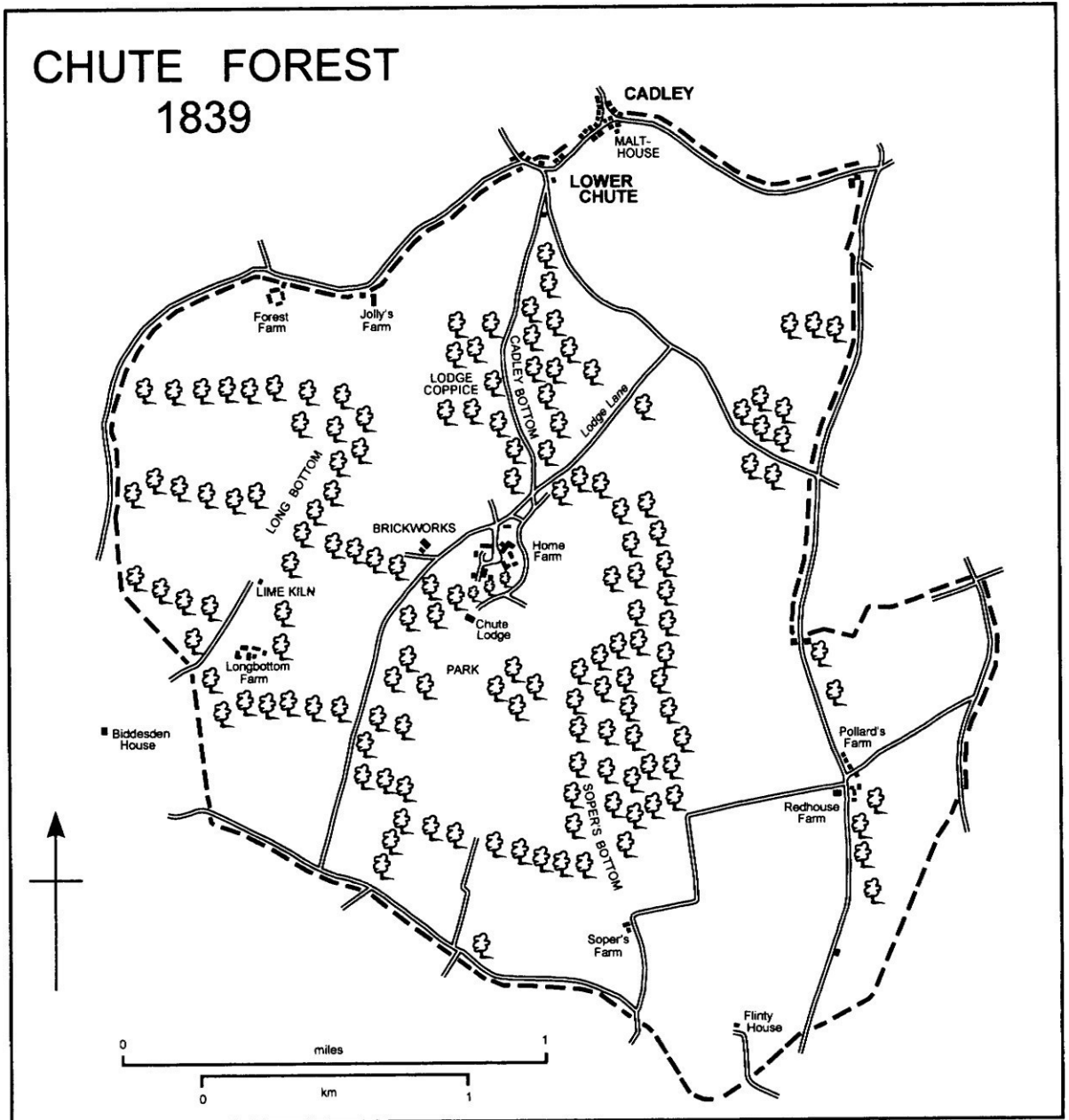
Chute Parish is immediately to the north. The Wiltshire/Hampshire border forms the eastern and southern boundaries. The land also falls from north to south but the gradient is less pronounced than in Chute Parish. It is broken by north-south dry valleys (see Parish map below).

Chute Forest Parish

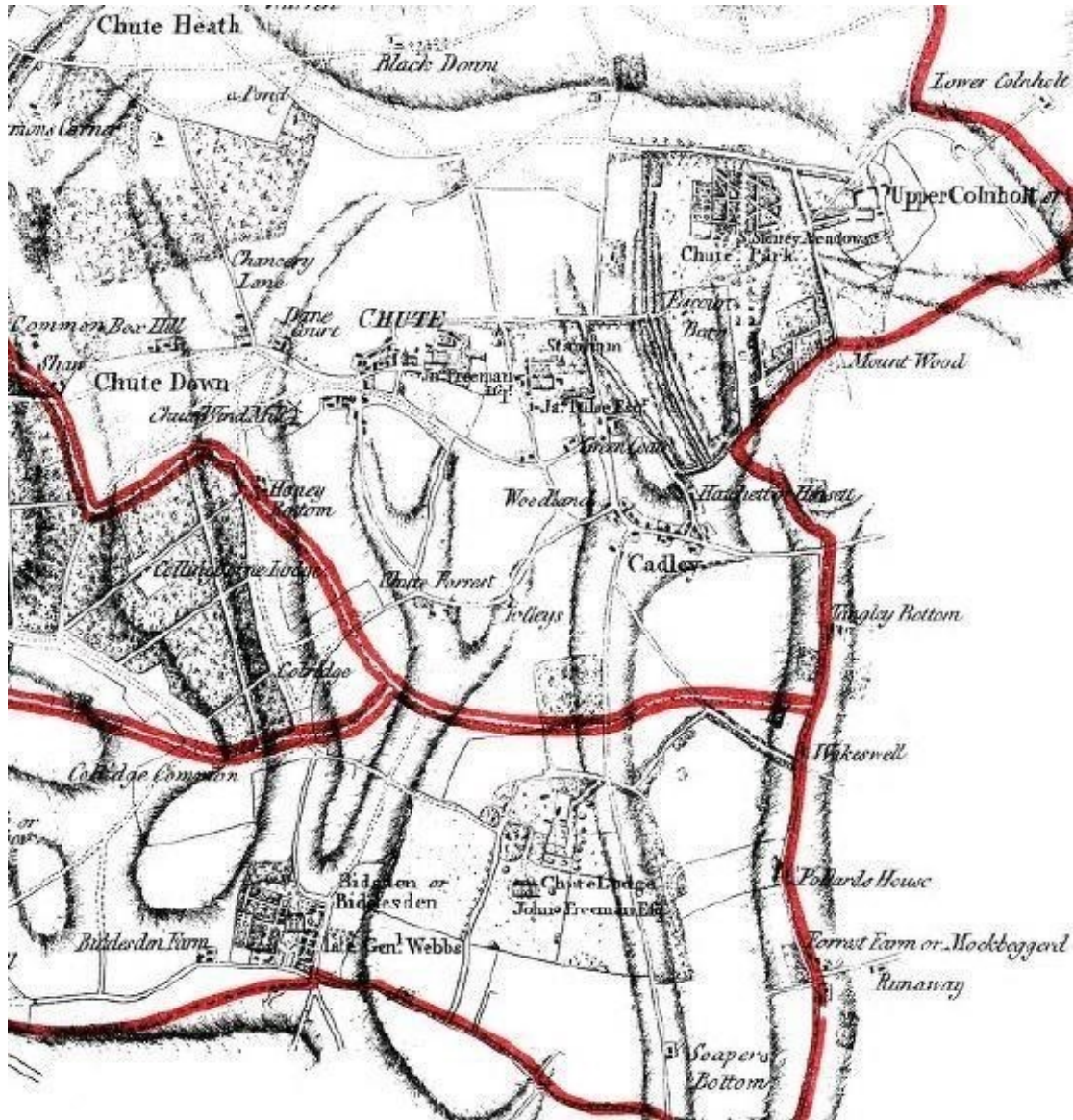


Source:
DEFRA Magic

No major road crosses the parish from east to west. As a royal forest, it may have had restricted access with roads running along its boundaries. A comparison with a 1839 map of Chute Forest Parish (see below) reveals little has changed in 180 years.



An earlier map of the area extracted from the Andrews & Jury map of Wiltshire in 1773 (see below) shows the settlements and the tracks linking them were very similar then. There have been few changes. Shaw farm, a settlement of up to eight houses on Baulks Hill and Escourt, a settlement in Conholt Park, no longer exist nor does Chute windmill. The main settlements have grown. However generally there has been remarkably little change in 250 years.



Source: Andrews & Jury (1773)

The whole area has an essentially rural, agricultural character within which only small scale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse landscape impacts.

History

Chute Parish

Chute Parish sits in a landscape with strong visible links to over 2,000 years of history.

There is evidence of occupation of the land going back to prehistoric times. Grim's ditch on the northern boundary is thought by Wessex Archaeology (WA) to be a drove-way boundary associated with the adjacent Iron Age field system. It was probably built around 300 BC.

A number of early prehistoric monuments are spaced along the ridge of high ground between Scots Poor and New Barn close to the northern boundary indicating the importance of the

area to prehistoric populations. Scotspoor Barrow is considered to be a Neolithic (400-2200 BC) long barrow. Human remains were discovered at this site during excavation in 1934. A number of Neolithic flint implements have been recovered from near Scots Poor and a Neolithic polished axe was found on Chute Causeway. The Bowl Barrow on Mount Cowdown is believed by WA to date to the Bronze Age (2200-700BC). Two Celtic field systems in the south-west part of the parish have also been identified which are believed to date from the Iron Age (700BC- AD43).

The ditch which runs south west to north east on the high ground between Gammon's Farm and Scotspoor Plantation appears to be cut by Chute Causeway. It may have been a boundary similar to the territorial boundaries that survive on the Salisbury Plain military area. These are attributed to at least the Late Bronze Age and Iron Age.

Chute Causeway is a section of the road built by the Romans during their occupation of Britain. It was probably completed before 180 AD. The road ran from Winchester (*Venta Belgarum*) northwest to Mildenhall (near Marlborough) (*Cuneto*) and onwards to Cirencester. At Conholt it deviated west to avoid the deep Hippenscombe valley, resuming its straight course near Tidcombe. The length of the deviation is about 4 miles and the Causeway forms the southern 2.5 miles.

The history of Chute Parish can be traced back to 1066 when St. Peter's Abbey, Winchester, (later called Hyde Abbey) held the land of Chute as part of its estate called Collingbourne. The Domesday survey of 1086 records Chute as a royal forest measuring approximately a league, located within the manor of Collingbourne Ducis.

During the medieval period the small hamlet settlements within the parish of Chute would have been located within the King's Forest of Chute. The Forest refers to a legal entity created around a pre-existing nucleus of woodland, rather than implying that the entire area was wooded. The area would likely have comprised broken woodland pasture with fairly poor soils overlying chalk and clay-with flints. By the later medieval period, it seems that most of the parish would have been cleared to form medieval open field cultivation.

Due to the absence of natural watercourses or springs in the area, ponds would have been required in order to water the livestock. A number of carefully constructed, often clay lined medieval ponds, known as dewponds, still survive within the parish eg. Ashmore Pond near Chute Causeway. Other examples survive at Chute Cadley and Chute Standen.

The medieval village of Estcourt is believed to have stood in Conholt Park. Today a network of earthworks remain suggesting stone buildings. On a map of Wiltshire dated 1720 the names Escourt and Chute are depicted of equal size. It is not clear why the village was abandoned.

The settlement of Chute (now called Upper Chute) was called *Ceit* in 1178 and *Cett* in 1235. The name evolved to *Chuch* by 1268, *Cheut* by 1289 and *Chewte* by 1553. The name Chute is thought to derive from an ancient British word meaning forest.

No mention of a church in the hamlet of Chute is contained in the Domesday Book. St Nicolas parish church was probably not founded until the first half of the 12th century and is first mentioned in 1320. The church was almost completely rebuilt in the period 1868-72 to designs by J. L. Pearson. It is Grade II listed as are several of its monuments.

Hyde Abbey held the manor of Collingbourne until the dissolution of the monasteries in the 1530s. By 1550 parts of the Conholt estate in the east of the parish and parts of Dean farm

and the Chantry estate in the west were owned by Thomas Corderoy. Tracks would have linked his different holdings with Flashet Lane being the main route from Conholt to Chute.

From the Middle Ages agriculture was the predominant occupation with many residents occupying housing tied to the farms in the parish. The agricultural systems of this period consisted of large open fields divided into rectangular furlongs of individual parallel cultivation strips. The fields were planted in sequences of crop rotation and depended on manuring by communal sheep flocks during fallow periods. A medieval field system is clearly visible from the footpath across Chute Down.

The main grazing pastures were Chute Heath and Cowdown to the north west of the village of Upper Chute, Chute Down and Baulks Hill to the west and at Honey Bottom and Ladies Lawn to south. The agricultural system meant livestock was moved from upland to lowland grazing according to the season, and to fallow grazing on the stubble after the harvest. Chantry Lane is one of a number of north-south lanes in the parish which probably originated at this period as drove roads to move livestock between upper and lower pastures and continued to perform this function for several centuries. Breach Lane is likely to be another.

Many tracks in the parish are unchanged from medieval times or earlier. Chantry Lane provided a link between the upland at Mount Cowdown and, via a network of tracks, to Dean Farm at the bottom of the valley, to Upper Chute on the eastern side of the valley and to the former settlements at Shaw Bottom and Honey Bottom, to the west and south respectively. The continuation of the course of Chantry Lane southwards extends past Honey Bottom and links with the road to Appleshaw which in turn leads towards Weyhill where an important livestock fair was held from at least the medieval period.

WA considers Chantry Lane to be a hollow-way with metalled stone surface. WA believes it is a rare example of an early metalled track, using flint as the surface material. 'Metalling' of a surface demonstrates the importance of the road. It took the form of larger stones forming the foundation and then successively smaller stones being placed above to result in a smooth, durable and free draining surface. Chantry Lane is metalled with a layer of interlocked, knapped flint placed on the surface. The process of hand knapping flint is skilled, since field flint is hard and the shaping of it is time-consuming. The placing of the flint on the surface can only have been carried out by hand due to the careful co-ordination required of the interlocking shapes.

The name Chantry Lane is only known since 1773, but in the 1590s it was called *Holdways Lane*. This was the *Haldewey* which in 1353 had given its name to the chantry of the Assumption established in the parish church of Chute and served as the spine road of its estate. The name suggests that it was already considered to be old, and its origins probably lie further back in the late Saxon or early medieval periods as a road for moving livestock between upper and lower common pastures.

Both Flashet Lane and Breach Lane appear to be metalled tracks. Together with Chantry Lane they provide links with the history of Chute going back to Saxon times.

An archaeological evaluation was undertaken in 1994 at Tibbs Meadow in Upper Chute. Artefacts were recovered with a date range between the Iron Age and the present day, indicating the continued occupation of Upper Chute throughout this period.

Chute Forest

The early history of Chute Forest is less well documented although a hoard of early Iron-Age coins found in the north-east part is evidence of prehistoric activity in the parish. The Crown owned Chute forest until 1639.

In the Middle Ages much of the parish would have been woodland. By the early 17th century it was mostly farmland.

A house called Chute Lodge was standing in 1632 and was lived in by Sir John Collins M.P. in 1650. A chapel was consecrated in it in 1674. The house was replaced by a new Chute Lodge built on or near its site in about 1768 for John Freeman to designs by Sir Robert Taylor. The new house was one of several compact country houses designed by Taylor in the 1760s for men who were connected with the East India Company.

In 1866 alterations were made to the house to designs by J. L. Pearson. The house was enlarged in the period 1906-8 by the building of an east wing. In 1942 the house was bought by the Home Office for use as a borstal. Subsequently it became a school. By the early 1980s it was divided into five flats. Chute Lodge is a Grade 1 listed building.

The house originally stood in a park of around 150 acres crossed by the road through Cadley bottom and Soper's bottom. Between 1773 and 1795 the park was altered and enlarged in all directions to designs most likely by Brown & Emes (according to Dorothy Stroud). Belts of trees standing in 1839, and, with Lodge coppice, enclosing around 440 acres, probably marked the boundaries of an enlarged park. A new main drive was made north-east of the house and land immediately south of the house was enclosed by a semi-circular ha-ha. Further south of the house two circular plantations were made in the park. In 1839 a long drive led from the house southwards across the park. Where it left the park a lodge was built and where it met the road along the south boundary of the parish gate piers still survive. In 1839 and later only around 110 acres around and south of the house was preserved as a park. Most of the rest of the enlarged park was used for agriculture.

Chute Forest church was designed by J. L. Pearson and built in 1870-1. It was consecrated in 1875. The settlement of Chute Forest grew up as the hub of the Chute Lodge Estate. Many of the properties still have features that hint at their origins. The result is an eclectic collection of low lying buildings where buildings have a historical connections with each other.

In 1954 the Chute Forest parish was united with Chute parish. The church was closed in 1972, and in 1974 it passed to the care of the Redundant Churches Fund, later the Churches Conservation Trust. The church is Grade II listed and remains open to visitors. In the graveyard the community has conducted a wildlife conservation project. In 1979 the united benefice became part of Wexcombe benefice.

Appendix 2

Summary of Photo Survey

Likes

Rural environment

1. Open views across farmland to ancient small scale settlements (churches)
2. Working farm buildings – old and modern
3. Trees critical part of the village character
4. Views of farm-houses subservient to surrounding natural landscape
5. Actual setting providing the essence of the beauty to the village
6. Far reaching, unspoilt, stunning views
7. Lovely walks
8. Conker Tree and swing in Upper Chute
9. The quiet tranquillity
10. Traditional Farming
11. Cadley Pond
12. Quiet wooded lanes
13. Southerly views from Malthouse Lane
14. Statement Tree Planting -The Round off the Causeway
15. View between Lower Chute and St Marys
16. Unspoilt working countryside

Heritage assets

17. Unmetalled bridleways
18. Traditional timber finger post signs and Village Greens
19. Old landmarks especially Wellhouse Upper Chute
20. War memorial and village Green
21. St Nicolas Church
22. St Marys Church
23. Village green open to all – especially children
24. The Cross Keys (when it was a pub)
25. Village Hall
26. The Hatchet Inn
27. Scale of village green at Upper Chute
28. Historic Landscape Setting in Chute Forest – potentially Capability Brown
29. Grade 1 listed Chute Lodge

Character of roads

30. No street furniture, lights, pavements etc
31. No kerbside parking
32. Sensitive street furniture – post box on the way to Biddesden
33. Responsible driving in Chute Forest

Design

34. Traditional materials – thatched, brick and flint
35. Good modern design where appropriate especially if eco-friendly
36. Thatched cottages
37. Roof line nestled into landscape
38. Wide range of houses
39. The softness of the vernacular – box hedging and thatch

Density

40. Houses - appropriate for their plot sizes resulting in scattered nature of settlements
41. Building visually subservient to natural surroundings
42. Modest sized properties on individual plots
43. Property is well spaced allowing views of open space setting

Boundary hedges/fences

44. Mixed hedges
45. Property boundaries of traditional hedging
46. Wildflower hedgerows
47. Traditional brick and flint boundary walls
48. Mixed hedge rows – lanes linking the settlements

Other

1. Sense of Community

Dislikes

Appearance of roads

1. Overhead cables
2. Street-lights (especially new halogen lights -very bright)
3. Street furniture
4. Urban pavements
5. Hard kerbs
6. Parking on road
7. Parking on village greens -especially commercial vehicle*
8. Litter in hedgerows
9. Concrete kerb on Cadley Green by pond
10. Damage to verges
11. Red sign in Upper Chute

Over-development

12. Over intensive infill
13. Over intensive development resulting in on street parking
14. Dominance of building by size/position
15. Over development of individual houses
16. Lowerhouse Farm – over development/loss of stables
17. Longview extensions – harms long views

Design

18. Pastiche design
19. “Salami” style extended houses (cumulative planning applications)
20. Redbrick/ poor quality concrete tiles
21. Building without consideration of natural surroundings
22. Uninterrupted red brick and tarmac -
23. “Cookie-cutter” repeat housing styles
24. Newbuild houses – Andover styles
25. Unsympathetic extensions
26. Concrete paving driveways
27. Poor quality detailing on buildings
28. Suburban detailing

Boundary Fences/Hedges

29. Cheshire Gates
30. Metal fences
31. Leylandii /laurel hedging
32. Timber fencing
33. Breezeblock boundary walls

Other

34. Construction access
35. Poor repair of Well at Chute Cadley
36. Cadley Pond (danger should be fenced)
37. Overgrown footpaths
38. Disused Cross Keys pub – no need for another pub - derelict, future uncertain
39. Abandoned farm machinery left to rot in fields
40. Noisy garden machinery – Silent Sundays
41. Overgrown/ poorly maintained trees
42. Historically popular walks being closed off
43. Extremely slow broadband in Chute Forest
44. Loss of traditional unlisted buildings (e.g.Thicket Cottage)
45. The Hunt
46. Loss of Thicket Cottage
47. Old Bus Shelter- Chute Forest
48. Messy equine paraphernalia/ temporary buildings

Review of Planning Applications

Between 2006 and 2021, other than applications for works to trees, there were 240 planning applications registered with Wiltshire Council in Chute Parish and 77 in Chute Forest. The outcomes were as follows:

	<u>Chute</u>	<u>Chute Forest</u>	<u>Totals</u>
Approved	200	65	265
Refused (no appeal)	17	6	23
Refused (after appeal)	4	1	5
Withdrawn	16	3	19
Other	<u>3</u>	<u>2</u>	<u>5</u>
Totals	240	77	317

Overall, only one in ten applications was refused with 84% approved and 6% withdrawn. It is apparent that the majority of planning applications are not controversial and have led to acceptable development in the community.

It is worth noting that amongst applications refused or withdrawn in Chute Parish 40% were submitted by one firm of architects, six times as many as by any other architect. In Chute Forest no architect accounted for more than one such application.

The most controversial applications have included the following:

Infill Dwellings

Two significant proposals for infill dwellings were subject to appeal decisions - adjacent Prospect Cottages (Upper Chute) and adjacent Chute Forest Cottage (Lower Chute). In each case the independent planning inspector considering an appeal against refusal found that the site was not a suitable infill plot. Both proposed dwellings were thus prevented from changing the character of the settlement. The latter had been recommended for approval by the Planning Officer level but was called in to Planning Committee and finally rejected following a community campaign. An appeal was dismissed.

New Housing

A community campaign also prevented the development of four new houses in Upper Chute. This was presented first as an outline application, but withdrawn, and then as a Permission in Principle application which was refused.

Less successfully there was a community campaign to prevent/alter the development of two adjacent sites in Lower Chute: Stable Cottage and the adjacent Stables.

Loss of Community Asset

The loss of one of the pubs in the Chutes has been controversial. This largely revolved around the loss of a community facility. Although the pub had been listed as a community asset, it was not able to operate successfully as a community venture and planning permission for a change of use back to a private dwelling was granted. The future of the site is still uncertain as a planning application for a replacement dwelling has been refused after an appeal.

Replacement Dwellings

Another key controversy has been the development of replacement dwellings. Several large houses that stand out in the landscape have been built since the 2005 VDS under the guise of replacement dwellings. Some of the replaced buildings were formerly relatively small and could have been regarded as part of the affordable housing stock. The loss of these smaller dwellings to significantly bigger ones means the stock of affordable dwellings is decreasing.

In two cases increases in the size of replacement dwellings have been sought via applications for extensions made after the successful application to replace the original dwelling. This has resulted in the new dwellings being several times the size of the original ones.

Research demonstrates that in the six applications where there was significant objection from the community about the potential harm to the area, only two were refused. In those cases the reason given was that the proposed developments would fail to preserve or enhance the character or appearance of the Conservation Area. The harm would be “less than substantial” to the Conservation Area but there were little or no public benefits to outweigh the harm. In all other cases objections based on the harm caused by the proposals were ignored. Accordingly this Village Design Guide seeks to clarify what would constitute harm in the Chutes.

Case Studies

<u>Ref no.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>	<u>Parish Council Objection</u>	<u>Objection Letters</u>	<u>Support Letters</u>
18/04151/FUL	Lowerhouse Farm, Lower Chute	Conversion and extension of outbuildings and stables to form 3 dwellings	Refused	Y	33	0
19/01970/FUL	Lowerhouse Farm, Lower Chute	Conversion and extension of outbuildings and stables to form 2 no. dwellings with conversion of barn to self-contained annex for Lowerhouse Farm	Withdrawn	Y	33	0
19/02213/LBC	Lowerhouse Farm, Lower Chute	Conversion and extension of outbuildings and stables to form 2 no. dwellings with conversion of barn to self-contained annex for Lowerhouse Farm	Withdrawn	N	4	0
19/07460/FUL	Lowerhouse Farm, Lower Chute	Conversion and extension of outbuildings and stables to form 3 dwellings (amended scheme following refusal of 18/04151/FUL)	Approved at Committee	Y	43	0
19/07609/LBC	Lowerhouse Farm, Lower Chute	Conversion and extension of outbuilding and stables to form 2 no. dwellings (Plots 1 and 2	Approved	N	7	0
18/09811/FUL	Stables Cottage, Lower Chute	Demolition of Stables Cottage and the erection of two dwellings with access and parking	Approved	Y	44	0
19/06316/DOC	Stables Cottage, Lower Chute	Discharge of conditions 3 & 4 of planning application 18/09811/FUL	Approved	na	na	na
19/06114/DOC	Stables Cottage, Lower Chute	Discharge condition 5 of 18/09811/FUL - Demolition of Stables Cottage and the erection of two dwellings with access and parking.	Approved	na	na	na
19/06080/DOC	Stables Cottage, Lower Chute	Discharge condition 12 of 18/09811/FUL - Demolition of Stables Cottage and the erection of two dwellings with access and parking	Approved	na	na	na
19/01652/FUL	Thickett Cottage, Upper Chute	Demolition of existing dwelling and erection of replacement dwelling	Withdrawn	Y	10	0
19/06565/FUL	Thickett Cottage, Upper Chute	Demolition of existing dwelling and erection of replacement dwelling	Refused (won on appeal)	Y	3	0
20/01143/FUL	Thickett Cottage, Upper Chute	Demolition of existing dwelling and erection of replacement dwelling	Approved	N	2	0
20/04882/DOC	Thickett Cottage, Upper Chute	Discharge of condition	Approved	na	na	na

Listed Buildings

1. **II 66 Forest Lane**
Chute, Wiltshire, SP11
2. **II Cartshed at Dean Farm, and Kitchen Garden Walls**
Chute, Wiltshire, SP11
3. **II Church of St Nicholas**
Chute, Wiltshire, SP11
4. **II* Conholt Park**
Chute, Wiltshire, SP11
5. **II Dean Farmhouse**
Chute, Wiltshire, SP11
6. **II Gable End and No. 65**
Chute, Wiltshire, SP11
7. **II Granary at Standen Farmhouse**
Chute, Wiltshire, SP11
8. **II Hatchet Inn**
Chute, Wiltshire, SP11
9. **II Hyde Cottage**
Chute, Wiltshire, SP11
10. **II Jolly's Farmhouse**
Chute, Wiltshire, SP11
11. **II Kitchen Garden Walls at Standen House**
Chute, Wiltshire, SP11
12. **II Lower Farmhouse**
Chute, Wiltshire, SP11
13. **II Meadows Monuments in Churchyard, Approximately 10 Metres South of Chancel, Church of St Nicholas**
Chute, Wiltshire, SP11
14. **II Providence Cottage**
Chute, Wiltshire, SP11
15. **II South Lodge**
Chute, Wiltshire, SP11
16. **II Stable and Carriage House at Conholt Park**
Chute, Wiltshire, SP11

17. **II Standen House**
Chute, Wiltshire, SP11
18. **II The Dower House**
Chute, Wiltshire, SP11
19. **II The Old Cottage**
Chute, Wiltshire, SP11
20. **II The White House**
Chute, Wiltshire, SP11
21. **II Three Freeman Monuments in Angle of Chancel and Organ Chamber, Church of St Nicholas**
Chute, Wiltshire, SP11
22. **II Tolleys Cottages**
Chute, Wiltshire, SP11
23. **II Vallance Cottage**
Chute, Wiltshire, SP11
24. **II Vicarage Cottage**
Chute, Wiltshire, SP11
25. **II Village School and Masters House**
Chute, Wiltshire, SP11
26. **II Well Cottage and Cottage Attached at South Side**
Chute, Wiltshire, SP11
27. **II Well House**
Chute, Wiltshire, SP11
28. **II West Lodge to Standen House**
Chute, Wiltshire, SP11
29. **II Wing Wall and Stable Block at Standen House**
Chute, Wiltshire, SP11
30. **II Yew Tree Cottage**
Chute, Wiltshire, SP11

1. **II Barn at West End of Lane**
Chute Forest, Wiltshire, SP11
2. **II Cadley Farmhouse**
Chute Forest, Wiltshire, SP11
3. **II* Church of St Mary**
Chute Forest, Wiltshire, SP11
4. **II Chute and Chute Forest War Memorial**
Chute Forest, Wiltshire, SP11
5. **II Chute Forest Cottage**
Chute Forest, Wiltshire, SP11
6. **I Chute Lodge**
Chute Forest, Wiltshire, SP11
7. **II Hatchetts**
Chute Forest, Wiltshire, SP11
8. **II Hazel Cottage**
Chute Forest, Wiltshire, SP11
9. **II Parish Boundary Stone Approximately 50 Metres North East of Jolly's Farmhouse**
Chute Forest, Wiltshire, SP11
10. **II The Elms**
Chute Forest, Wiltshire, SP11



Scheduled Monuments



Appendix 6

Rights of Way

<u>Name</u>	<u>Length</u>	<u>Type</u>
CHUT20	582	Footpath
CHUT25	243	Bridleway
CHUT4	2,072	Bridleway
CHUT25	1,015	Bridleway
CHUT33	626	Bridleway
CHUT33	606	Bridleway
CHUT36	1,073	Bridleway
CHUT15	764	Footpath
CHUT21	381	Bridleway
CHUT26	629	Footpath
CHUT17	1,382	Footpath
CHUT16	215	Footpath
CHUT34	1,802	Byway
CHUT37	290	Bridleway
CHUT2	1,250	Bridleway
CHUT2	276	Bridleway
CHUT28	1,953	Footpath
CHUT2	707	Bridleway
CHUT21	38	Bridleway
CHUT18	266	Footpath
CHUT1	447	Footpath
CHUT36	440	Byway
CHUT1	479	Footpath
CHUT3	546	Bridleway
CHUT31	120	Bridleway
CHUT8	245	Footpath
CHUT35	1,586	Byway
CHUT32	2,138	Byway

Chute



Chute Forest



Analysis of Chute Dwellings

There are 161 dwellings recorded for Council Tax in Chute Parish and 68 in Chute Forest Parish. Based on Council Tax bands (where A is the lowest rated band and H is the highest), Chute Parish has a good mixture of types of housing. No band has less than 10% of the total dwellings and no band more than 20%. In Chute Forest Parish the dwellings are on average larger. Two thirds are in the three highest rated bands with only 7% in the three lowest rated bands.

<u>Council Tax Bands</u>	<u>Chute</u>		<u>Chute Forest</u>	
	Number	%	Number	%
A,B	26	16%	4	6%
C	29	18%	1	1%
D	32	20%	11	16%
E	22	14%	8	12%
F	20	12%	16	24%
G,H	<u>32</u>	<u>20%</u>	<u>28</u>	<u>41%</u>
Totals	161	100%	68	100%

Source: Wiltshire Council

Several large houses that stand out unduly in the landscape have been constructed since the 2005 VDS, under the guise of replacement dwellings. Some of the replaced buildings were formerly relatively small and could have been regarded as part of the affordable housing stock. The loss of these smaller dwellings to significantly bigger ones means the stock of affordable dwellings is decreasing.

Compounding the problem is that the majority of dwellings are owner occupied (66% in Chute, 85% in Chute Forest) with the remainder rented. According to Rightmove only 53 properties have been sold in the Chutes in the last 10 years – an average of 5 per year.

The Chutes have “Small Village” status in Wiltshire Council’s Strategic Housing Market Assessment 2016-36. There is no target to build additional housing in Small Villages during this timeframe.

