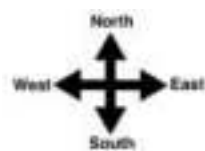
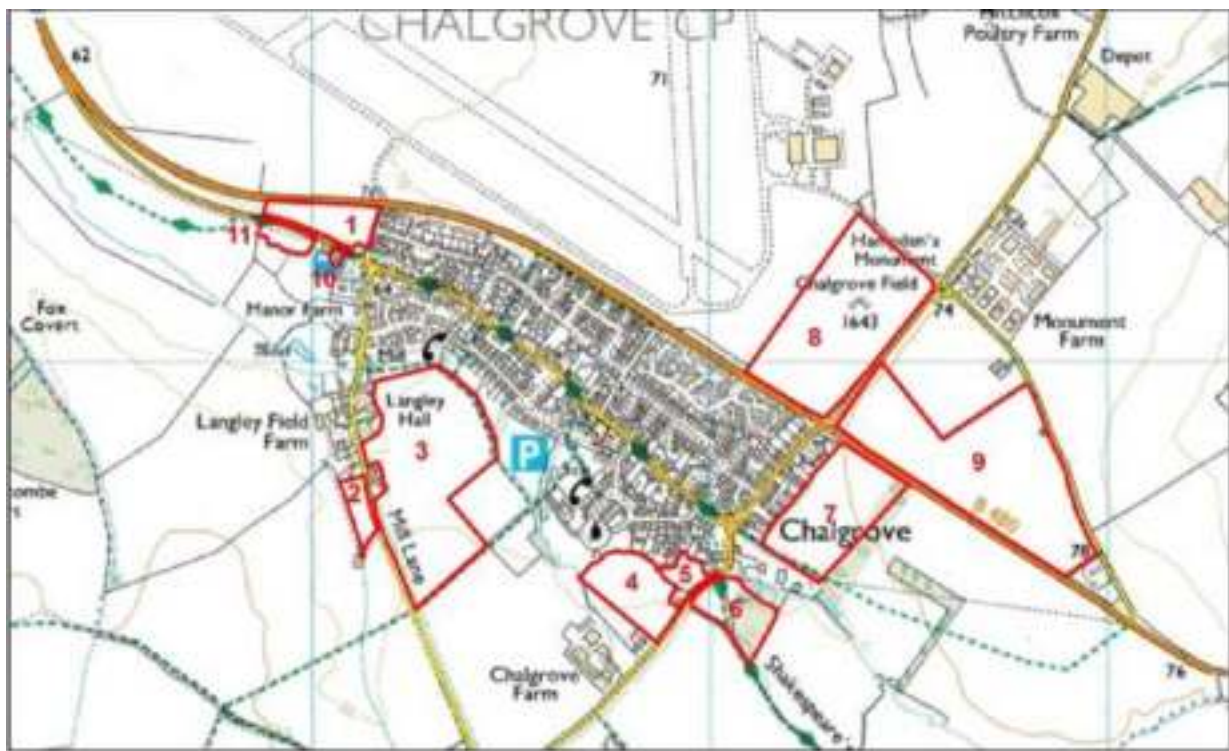




Chalgrove Neighbourhood Development Plan



CHALGROVE NEIGHBOURHOOD DEVELOPMENT PLAN SITE CRITERIA



May 2016

CHAL 1 - Land west of Marley Lane



Site Size - 2.1 Hectares (minimum)

Site Description

The proposed site is on the edge of Chalgrove between the B480 and High Street. The site is triangular and formed by roads on the north, south and east.

Backs - There is residential housing to the East. There are roads to the North and South.

Character

Currently used for pastoral farming, mainly sheep. There is a site called Pie Corner shown on some maps. There is a Thames Water pumping station in the south east corner.

Topography -

Although relatively flat the site undulates throughout. It also slopes slightly from north to south.

Vegetation - Along some boundaries are hedges of varying densities.

Landscape setting

Much of the site is surrounded by a 2 metre fence topped with barbed wire. The site will be visible when approaching the village. There is a Listed Building to the South East corner of the site.

Visibility - The site is well screened from the existing houses.

Access - There is vehicular access from Marley Lane to the East. The B480, Chalgrove bypass, is busy. The High Street is also busy with slower moving traffic. The junction of the B480 and the High Street has very poor visibility.

Pedestrian links - There are pavements to the centre of the village, the GP surgery and the bus stop.

Public footpath - None marked on any maps.

Criterion	Site factors affecting the principle or form of development		Site CHAL 1
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	There are natural hedgerows with some fruiting trees on the boundaries.
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Same	
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The land does rise slightly to the North so would make a new development visible from the High Street.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Stay the same	
Movement	Are there any designated pedestrian or cycle routes across the site?	No	
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	Yes	There is an area called Pie Corner on some maps
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	No	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	
	Does the site form a link within a wider network of habitats?	No	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	

Criterion	Site factors affecting the principle or form of development		Site CHAL 1
Traffic Impact Transport Links	Does the site have road access	Yes	Depending on the access to the site there would be an impact on flow into or out of the village.
	Is there impact on traffic flow	Yes	
	Proximity to public transport	Yes	
	Are there existing pedestrian routes	Yes	
Village Amenities	Distance to nearest bus stop	150m	
	Distance to primary school	860m	
	Close to GP Surgery	20m	
	Distance to nearest shop	650m	
Village Boundaries	Is the development contained within the current village boundaries	No	It would extend the village boundary

River flooding

The area is outside the EA flood zones although Marley Lane was flooded in June 2008 partly due to water originating from the High Street channel of the Chalgrove Brook, some of this water encroached onto the eastern edge of the site. The Chalgrove Brook flows along the south-eastern corner of the site.

Groundwater Flooding

The site is classified as free draining loam although the south-eastern part of the site is classified as minor aquifer with high vulnerability

Surface Water Flooding

Areas along the High Street boundary are shown as high risk, surface water flooding has been observed at the site in the winter of 2014, and part of the flooding on Marley Lane was attributed to surface water. A large part of the B480 flooded in June 2008 which also encroached onto the site, flow pathways are shown in the south-eastern corner of the site flowing towards residential areas and in the far western edge flowing towards agricultural land.

Soilscape (England)	
Reference	6
Name	FREELY DRAINING SLIGHTLY ACID LOAMY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	FREELY DRAINING
Natural Fertility	LOW
Characteristic Semi-natural Habitats	NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS
Main Land Cover	ARABLE AND GRASSLAND
Hyperlink	/Metadata_for_magic/soilscape_summary.pdf



Looking northeast across the site from the High Street to the B480.



Above: Looking west across the site from Marley Lane.

Below: Thames Water site in the South Eastern corner.



CHAL 2 – Mill Lane West



Site Size

0.9 hectares

Site Description

Agricultural land currently used for horse pasture and stabling.

Backs

The land has 4 sides.

Character

Land is on edge of village in a rural setting

Topography

Land is flat.

Vegetation

Hedgerows to the west and south of the field with some vegetation along Mill Lane

Landscape setting

Part of rural setting

Visibility

Fairly open site with house to East of land

Access

No established exit onto Mill Lane apart from farm track

Public footpath

There is no pavement on Mill Lane into the village; there is a public footpath to the South East of this site across Mill Lane giving access to the village through the recreation ground.

Criterion	Site factors affecting the principle or form of development		Site CHAL 2
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Hedges and general vegetation
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Same	
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is visible from Mill Lane
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	The site is not in a prominent location
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Same	
Movement	Are there any designated pedestrian or cycle routes across the site?	No	
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	Privately used for horse stabling
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	No	

Criterion	Site factors affecting the principle or form of development		Site CHAL 2
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	
	Does the site form a link within a wider network of habitats?	No	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	
Landuse	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?	Yes	Agricultural land
Traffic Impact Transport Links	Does the site have road access	Yes	Possible access to Mill Lane from farm track
	Is there impact on traffic flow	Yes	Increased traffic volumes into a narrow country lane with further impact on adjoining roads into and out of the village Nearest bus stop by The Lamb Footpath across Mill Lane which would need to be upgraded to provide safe access into village. No suitable pedestrian link on Mill Lane into village for at least 200 metres
	Proximity to public transport	Yes	
	Are there existing pedestrian routes	yes	
Village Amenities	Distance to nearest bus stop	600m	Via road Across field
	Distance to primary school	1330m	
		1120m	
	Close to GP Surgery	715m	
	Distance to nearest shop	1230m	Via road
		1000m	Via Fleming Avenue
Village Boundaries	Is the development contained within the current village boundaries	No	Development area would extend the current boundary

River Flooding:

This site is outside of the EA flood zones and although it is bounded by a water course this is not designated as main river therefore any flooding from the ditch would be classified as surface water.

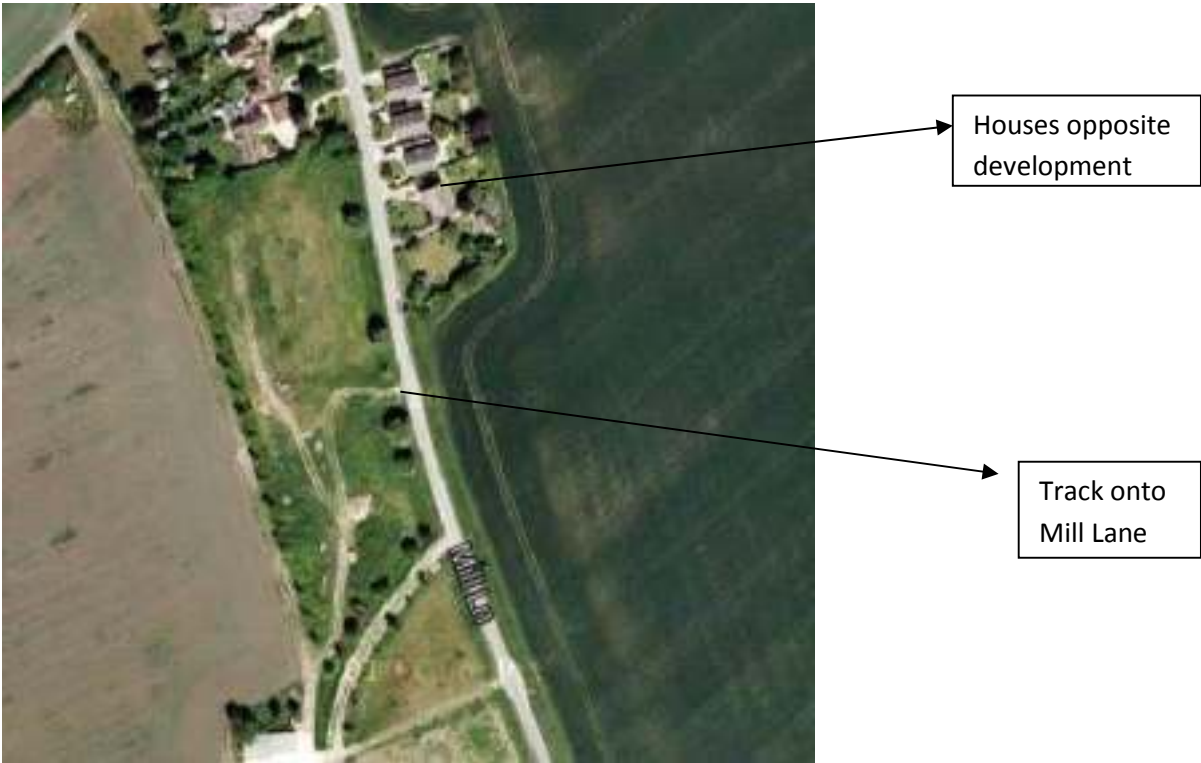
Groundwater Flooding:

The site is on clay loam soils with impeded drainage but is underlain by impermeable Gault Clay with no risk of groundwater flooding.

Surface Water Flooding:

The impermeable geology and poorly draining soils combined with lower ground levels than surrounding areas make the site at high risk of surface water flooding, as shown on the EA maps. The drainage ditch runs along the south-eastern and eastern boundary of the site and the flow pathways are shown to cross the site from south to north towards the residential area of Mill Lane.

Soilscape (England)	
Reference	18
Name	SLOWLY PERMEABLE SEASONALLY WET SLIGHTLY ACID BUT BASE-RICH LOAMY AND CLAYEY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	IMPEDED DRAINAGE
Natural Fertility	MODERATE
Characteristic Semi-natural Habitats	LOWLAND SEASONALLY WET PASTURES AND WOODLANDS
Main Land Cover	GRASSLAND AND ARABLE SOME WOODLAND
Hyperlink	/Metadata_for_magic/soilscape_summary.pdf





House at
North of field

Current use
of field



Houses opposite
development

Mill Lane from track
entrance to field

CHAL 3 – Mill Lane rear of Langley Hall



Site Size

13.2 hectares

Site Description

Open agricultural land on the edge of the village, currently used.

Backs

The land has 4 sides.

Character

Land is on edge of village in a rural setting

Topography

Rising from north western edge towards the centre of the field and then sloping to the footpath at the east of the field

Vegetation

Hedgerows to the east of the field. Trees and bushes against the brook.

Landscape setting

Part of rural landscape setting giving open views to the village and the church. Also views from 'Janes Meadow' back over open countryside.

Visibility

Site is screened by trees at brook but is open on all other aspects.

Access

No established exit onto Mill Lane apart from farm track

Public footpath

There is no pavement on Mill Lane into the village for at least 200 metres. There are public footpaths to the North East and South East of this site giving access to the village through the recreation ground.

Criterion	Site factors affecting the principle or form of development		Site CHAL 3
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Trees and hedges to site perimeter.
	Does the site contain any features that detract from local character?	Yes	Development of open agricultural land
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Yes	Detract from views across the village from Mill lane
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is open from Mill Lane.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	Yes	It is in a prominent location and the open nature of the site would have an impact and detract from views into and out of the village
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Harm	
Movement	Are there any designated pedestrian or cycle routes across the site?	Yes	To the North East and South East of the site there is a public footpath which gives access to the recreation area and the village
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	Part of the site borders onto listed estate wall and is in proximity to a listed cottage.
	Does the site contain publicly open space, recreations or sport facilities?	Yes	Footpath used by locals
	Are there any other features of local historic interest?	No	Adjacent to 'Janes Meadow' which is designated open space on

Criterion	Site factors affecting the principle or form of development		Site CHAL 3
	Is it immediately adjacent to any designated heritage assets or areas?	Yes	outskirts of village and is on Eastern part of field.
	Does it have any significant cultural associations e.g. with significant local events or people?	Yes	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	Yes	Significant areas of trees and habitats should be retained. The existing perimeter trees and hedges link with other areas especially along the brook
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	
Landuse	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?	Yes	Existing agricultural land
Traffic Impact Transport Links	Does the site have road access	Yes	Possible access to Mill Lane Increased traffic volumes into a narrow country lane with further impact on adjoining roads into and out of the village Nearest bus stop by The Lamb Footpath on East of proposed development which would need to be upgraded to provide safe access into village. No suitable pedestrian link on Mill Lane for about 200 metres
	Is there impact on traffic flow	Yes	
	Proximity to public transport	Yes	
	Are there existing pedestrian routes	yes	
Village Amenities	Distance to nearest bus stop	740m	Via road
	Distance to primary school	1420m	
	Close to GP Surgery	855m	
	Distance to nearest shop	1360m 950m	Via road Across field
Village Boundaries	Is the development contained within the current village boundaries	Partial	Development area would extend the current boundary

River Flooding

As it borders the main channel of the Chalgrove Brook the EA fluvial flood zones extend up to 200m into the northern part of the site. Floodwater was observed on parts of the site in January 2014. The site boundary also follows a side channel of the main Chalgrove Brook (Figure 4.3) which takes water from the Brook some 50m downstream of the footbridge reached by the footpath from Adeane Road and then returns it to the main channel via a culvert under Mill Lane.

Groundwater Flooding

The northern edge of the site includes areas of alluvium with a high vulnerability to groundwater flooding, and wet flood plain soils. The majority of the site is underlain by impermeable Gault Clay with clay loams soils and therefore not at risk of groundwater flooding. A small area of superficial gravel covers the southern corner of the site but these are classified as low risk.

Surface Water Flooding

The surface water flood risk maps show moderate areas of flood risk along the northern edge by the Brook and the western edge alongside Mill Lane. These areas are where surface water ponding has been observed in the winter of 2014, although the majority of the site has a low risk and despite the very high rainfalls during the 2014 winter it was not waterlogged. Apart from a flow pathway delineating part of the course of the main Chalgrove Brook channel, there is only a minor flow pathway shown in the western edge of the site flowing onto Mill Lane.

Soilscape (England)

Reference	18
Name	SLOWLY PERMEABLE SEASONALLY WET SLIGHTLY ACID BUT BASE-RICH LOAMY AND CLAYEY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	IMPEDED DRAINAGE
Natural Fertility	MODERATE
Characteristic Semi-natural Habitats	LOWLAND SEASONALLY WET PASTURES AND WOODLANDS
Main Land Cover	GRASSLAND AND ARABLE SOME WOODLAND
Hyperlink	/Metadata for magic/soilscape_summary.pdf



Houses

Brook, trees
and hedges

Janes
Meadow

Footpath



View from Janes
meadow

Houses at edge of site



Mill Lane at
front of site



View across to church and trees and shrubs by brook

CHAL 4 –Land Adjacent to Berrick Road



Site Size

3.1 hectares

Site Description

An open pastoral agricultural field on the edge of the village, currently unused.

Backs

The land has 4-5 sides. One site backs onto farmer's bungalow with horse grazing. Another side backs onto main dwelling and woodland. The brook runs along the back of the field and has landscape view to St Marys Church. One side is on the Berrick Road.

Character

Land is on edge of village in a rural setting

Topography

Fairly flat

Vegetation

Tall conifer trees are planted around the edges of the fields and there is hedgerow around the brook and the side of the field that backs onto Berrick Road.

Landscape setting

Visible when entering village from Berrick Road and has a direct view to Chalgrove St Marys Church and homes in St Marys close.

Visibility

Site is well screened.

Access

Gate access to Berrick Road, no other access into the village

Public footpath

There is no off the road footpath to this site and there is no public footpath.

Criterion	Site factors affecting the principle or form of development		Site CHAL 4
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Hedges and general vegetation cover the site. Large conifer trees act as a tall 'shield' to the homes either side of the field.
	Does the site contain any features that detract from local character?	No	Development could detract from landscape view to local church
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Same	Site has view to St Marys church from Berrick Road
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is screened from long distance views by surrounding hedges.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	It is in a prominent location on the road to Berrick.
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Same	Berrick Road is a popular walking area with views to the church.
Movement	Are there any designated pedestrian or cycle routes across the site?	No	
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	Yes	There could be archaeological interest due to the 'old village' around the church.
	Does the site contain publicly open space, recreations or sport facilities?	No	St Marys Church is of great historic interest.
	Are there any other features of local historic interest?	Yes	
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	No	

Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	The fields connect via the brook and wild life corridors. Especially to Chal5
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	
Landuse	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?	No	
Traffic Impact/Tra nsport Links	Are there existing pedestrian routes	No	There are no routes into the village other than the Berrick Road
	Is there impact on traffic flow	Yes	Berrick Road is only a small village B road.
	Proximity to public transport	Yes	There is a bus stop on Monument Road.
Village Amenities	Distance to nearest bus stop	365m	
	Distance to primary school	700m	
	Close to GP Surgery	1540m	
	Distance to nearest shop	720m	
Village Boundaries	Is the development contained within the current village boundaries	Yes	

River Flooding

The northern portion of the site is covered by the EA fluvial flood zones.

Groundwater Flooding

The northern part of the site is river alluvium with high vulnerability to groundwater flooding and wet floodplain soils. The rest is underlain by impermeable Gault clay with no risk of groundwater flooding.

Surface Water Flooding

The EA flood maps show the site is at low risk although the GIS analysis shows a flow pathway from the southern corner of the site across to the Chalgrove Brook.

Soilscape (England)

Reference	18
Name	SLOWLY PERMEABLE SEASONALLY WET SLIGHTLY ACID BUT BASE-RICH LOAMY AND CLAYEY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	IMPEDED DRAINAGE
Natural Fertility	MODERATE
Characteristic Semi-natural Habitats	LOWLAND SEASONALLY WET PASTURES AND WOODLANDS
Main Land Cover	GRASSLAND AND ARABLE SOME WOODLAND
Hyperlink	/Metadata for magic/soilscape_summary.pdf



Brook

View for residents

Brook

Landscape view to St Mary's church

Double gates
Berrick Road

Horse
Grazing

Possible
archaeological
interest



Gate to site
from Berrick
Road



Overlooked
dwelling view
on site of
field



Landscape
view to St
Mary's church



Berrick Road –
Main
pedestrian
route to
village. Main
route for cars

CHAL 5 –Land Adjacent to Berrick Road



Site Size

0.86 hectares

Site Description

An open pastoral agricultural field on the edge of the village, currently unused. There is a drainage pipe which goes across the site and the owner is responsible for the maintenance of the pipe, from the Berrick Road to the brook.

Backs

The land has 4 sides, two of which are bordered by the brook.

Character

Land is on edge of village in a rural setting

Topography – Fairly flat

Vegetation

Hedgerows to the south, remaining boundaries open with trees to the North. Black Poplar trees by brook which are rare. Possible preservation order.

Landscape setting

Visible when entering village from Berrick Road

Visibility - Site is well screened.

Access

Gate access to Berrick Road

Public footpath

There is no off the road footpath to this site and there is no public footpath.

Pedestrian Links

There are no pedestrian links

Criterion	Site factors affecting the principle or form of development		Site CHAL 5
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Hedges and general vegetation cover the site. Black Poplars are by the edge of the brook
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Same	
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is screened from long distance views by surrounding hedges.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	The site is not in a prominent location
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Same	Berrick Road is a popular walking area.
Movement	Are there any designated pedestrian or cycle routes across the site?	No	
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	Yes	Possible archaeological interest with old village in area of St Marys Church
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	
	Is it immediately adjacent to any designated heritage assets or areas?	No	

Criterion	Site factors affecting the principle or form of development		Site CHAL 5
	Does it have any significant cultural associations e.g. with significant local events or people?	No	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	Rare Black Poplar Trees. Kingfishers have been seen at the site. Corridor for wildlife especially along the brook.
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	
Landuse	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?	Yes	
Traffic Impact/Transport Links	Does the site have road access	Yes	Narrow road on bend, with no pavements. There is a bus stop in Monument Road
	Is there impact on traffic flow	Yes	
	Proximity to public transport	Yes	
Village Amenities	Are there existing pedestrian routes	No	Only access to village via Berrick Road
	Distance to nearest bus stop	250m	
	Distance to primary school	580m	
	Close to GP Surgery	1425m	
	Distance to nearest shop	720m	
Village Boundaries	Is the development contained within the current village boundaries	Yes	

River Flooding

A significant proportion of the site is in fluvial flood zones 2 and 3.

Groundwater flooding

Most of the site is underlain by river alluvium classified as having a high vulnerability to groundwater flooding with wet floodplain soils.

Surface Water Flooding

The surface water flood risk maps show moderate and high risk areas to the eastern side of the site and the Berrick Road was affected by surface water flooding over the winter of 2013/4. No flow pathways are shown on the site but the Berrick Road acts as a flow pathway along the western edge of the site.

Soilscape (England)	
Reference	20
Name	LOAMY AND CLAYEY FLOODPLAIN SOILS WITH NATURALLY HIGH GROUNDWATER
Main Surface Texture Class	LOAMY
Natural Drainage Type	NATURALLY WET
Natural Fertility	MODERATE
Characteristic Semi-natural Habitats	WET FLOOD MEADOWS AND PASTURE WITH WET CARR. WOODLANDS
Main Land Cover	GRASSLAND SOME ARABLE
Hyperlink	/Metadata_for_magic/soilscape_summary.pdf



View for residents in Willow Mead

Brook

Double gates Berrick Road



Gate to site from Berrick Road



Black
Poplar Trees

CHAL 6 – LAND SOUTH OF THE GRANGE, BERRICK ROAD



Site Size

2.3 hectares

Site Description

Triangular grass field, currently unused.

Backs

The land has 3 sides. One side backs on land owned by The Grange, one side backs onto Cadwell Lane, a Private Road and one side is onto the Berrick Road

Character

Land is on edge of village in a rural setting

Topography

Fairly flat, with low point at corner of Berrick Road/Cadwell Lane

Vegetation

Hedges on all three sides, grass and general vegetation on rest of site. One medium size Ash tree on site

Landscape setting

Visible when entering village from Berrick Road

Visibility

Site is well screened. Only The Grange backs onto the land (some distance away), and one other house overlooks the site

Access

Gate access to Berrick Road and at top of field double gates to The Grange land

Public footpath

There is no off the road footpath to this site, as the footpath runs out at Franklin Close. There is a public footpath running through the site, parallel with the hedge bordering the boundary with The Grange. Little opportunity of connecting footpaths, due to narrow road over bridge on Berrick Road

Criterion	Site factors affecting the principle or form of development		Site CHAL 6
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Hedges and general vegetation cover the site, only 1 significant tree on the site.
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Same	
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is screened from long distance views by surrounding hedges.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Same	
Movement	Are there any designated pedestrian or cycle routes across the site?	Yes	Public footpath runs across site from Berrick Road to Bridle path/private road Cadwell Lane
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	

Criterion	Site factors affecting the principle or form of development		Site CHAL 6
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	No	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	Ecological surveys would be required to inform any housing proposals. Legally protected European Water Voles on the site
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Yes	
Traffic Impact/Transport Links	Does the site have road access	Yes	Road with single track over bridge
	Is there impact on traffic flow	Yes	Impact as narrow road on a bend
	Proximity to public transport	Yes	Bus stop in Monument Road
Village Amenities	Are there existing pedestrian routes	No	Only access to village via Berrick Road
	Distance to nearest bus stop	250m	
	Distance to primary school	580m	
	Close to GP Surgery	1425m	
	Distance to nearest shop	850m	
Village Boundaries	Is the development contained within the current village boundaries	Yes	One house slightly further along road

River Flooding

Fluvial flood zones 2 and 3 encroach onto the northern margins of the site, where the site borders part of Chalgrove Brook. The majority of the site is outside the fluvial flood risk area.

Groundwater Flooding

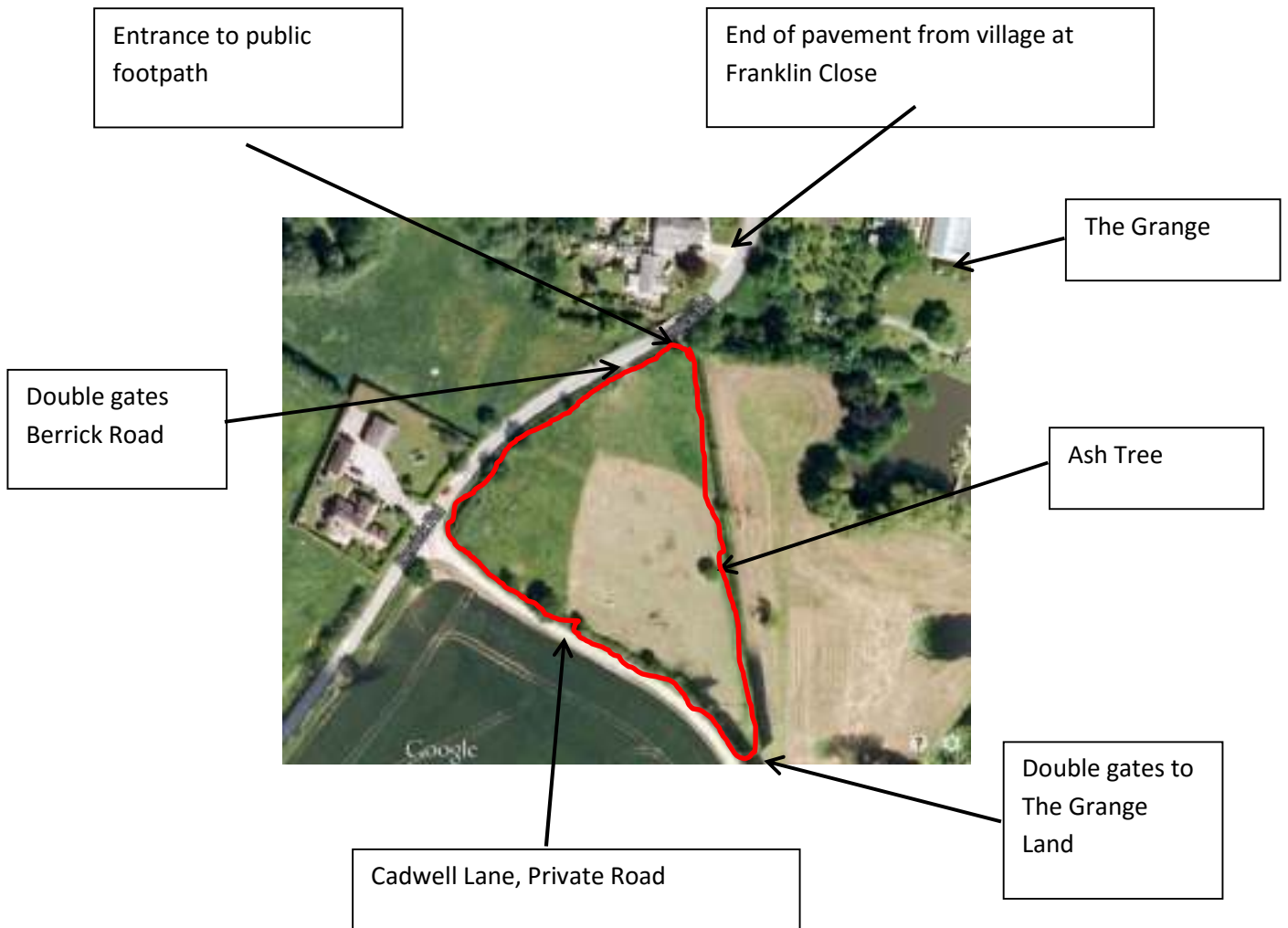
Approximately half of the site is underlain by alluvium with a high vulnerability to groundwater flooding and with wet floodplain soils. The remainder is underlain by impermeable gault clay with no risk of groundwater flooding but with impeded drainage.

Surface Water Flooding

The EA maps show small areas at moderate to high risk along the northern edge of the site and in the south-west corner. During the winter of 2014 surface water was observed in the site and also for long periods in the Berrick Road bordering the site. The majority of the site is shown to be at low risk and

the flow pathways do not pass through the site with the exception of a very small area in the north western corner.

Reference	6
Name	FREELY DRAINING SLIGHTLY ACID LOAMY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	FREELY DRAINING
Natural Fertility	LOW
Characteristic Semi-natural Habitats	NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS
Main Land Cover	ARABLE AND GRASSLAND
Hyperlink	/Metadata for magic/soilscape summary.pdf





Access to footpath running across site



Large tree in centre of site

CHAL 7 – Land Southeast of Farm Close and Chiltern Close



Site Size

6.3 hectares

Site Description

Open arable field directly behind housing

Backs

Western boundary adjoins existing residential housing. Northern boundary is the B480. Southern boundary adjoins The Grange. Eastern boundary is agricultural land.

Character

Land is on edge of village adjoining housing and arable farm land

Topography

The lands slopes down to south of site

Vegetation

Line of trees on Eastern side, which provides visual screen to open countryside.

Landscape setting

Visible from B480 but trees protect site from countryside views

Visibility

Site is visible from B480

Access

Access is via footpath and farm track near The Grange.

Public footpath

Public footpath runs across the southern edge of the site.

Criterion	Site factors affecting the principle or form of development		Site CHAL 7
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Line of tree and hedgerows on site.
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Same	
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is screened from long distance views by surrounding hedges.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Same	
Movement	Are there any designated pedestrian or cycle routes across the site?	Yes	Public footpath runs along one side of the site
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	No	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	The existing perimeter hedges link existing areas of woodland.
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	

Criterion	Site factors affecting the principle or form of development		Site CHAL 7
Traffic Impact/Transport Links	Does the site have road access	No	
	Is there impact on traffic flow	Yes	
	Proximity to public transport	Yes	Close to bus stop in Monument Road
Village Amenities	Are there existing pedestrian routes	Yes	Footpath to southern edge of site
	Distance to nearest bus stop	420m	Via road
		30m	Via footpath
	Distance to primary school	840m	
	Close to GP Surgery	1700m	
	Distance to nearest shop	1000m	
Village Boundaries	Is the development contained within the current village boundaries	No	

River Flooding

The site is only marginally encroached by the EA flood zones 2 and 3 along its southern boundary but the majority is a low risk.

Groundwater Flooding

The site is underlain by Gault clay but the northern half also includes superficial gravel deposits with an intermediate risk of groundwater flooding. The soils over the whole site are classified as free draining.

Surface Water Flooding

The site has a few areas shown to be at low risk of surface flooding from the EA maps, with the majority classified as very low risk. No flow pathways are found over the site, one flow pathway in the northern half of the site is shown to originate at the edge of the site and flow westwards towards residential areas. The site is bounded to the west by a small drainage ditch which is a non-main river and any flooding from this would be classified surface water flooding.

Soilscape (England)	
Reference	6
Name	FREELY DRAINING SLIGHTLY ACID LOAMY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	FREELY DRAINING
Natural Fertility	LOW
Characteristic Semi-natural Habitats	NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS
Main Land Cover	ARABLE AND GRASSLAND
Hyperlink	/Metadata for magic/soilscape_summary.pdf



Side border to housing



CHAL 8 –Land West of Monument Road (upper)



Site Size

11.7 hectares

Site Description

An open agricultural field across the B480 bordering Monument Road and Chalgrove airfield

Backs

The land has 4 sides, on one side this backs onto Chalgrove Airfield which is still in use

Character

Land is out of village in a rural setting

Topography

Fairly flat

Vegetation

Hedgerows to the North and West of the land with some hedgerow to the South and East

Landscape setting

Visible from bypass and from Monument Road

Visibility

Site is screened by vegetation.

Access

No current formal access apart from farm track

Public footpath

There is off the road footpath to this site in Monument Road

Criterion	Site factors affecting the principle or form of development		Site CHAL 8
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Trees and hedges to site perimeter
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Harm	Development of open agricultural land
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is fairly open from the B480 and from Monument Road.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	Yes	It is in a prominent location on the bypass and the open nature of the site would have an impact
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Same	
Movement	Are there any designated pedestrian or cycle routes across the site?	No	
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	
	Is it immediately adjacent to any designated heritage assets or areas?	Yes	
	Does it have any significant cultural associations e.g. with significant local events or people?	Yes	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	
	Does the site form a link within a wider network of habitats?	Yes	Hedges form a link for wild life along Monument Road boundary
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	

Criterion	Site factors affecting the principle or form of development		Site CHAL 8
Land use	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?	Yes	Existing agricultural land adjacent to Chalgrove Airfield which is used for flying and testing
Traffic Impact Transport Links	Does the site have road access	Yes	Opportunity for access to Monument Road and possible to B480. Increased traffic volumes linking to bypass issues over junction and from traffic to industrial estate Nearest bus stop in lower Monument Road Footpath on Monument Road, concerns over safety in crossing busy B480 without provision of adequate facilities such as footbridge
	Is there impact on traffic flow	Yes	
	Proximity to public transport	No	
	Are there existing pedestrian routes	Yes	
Village Amenities	Distance to nearest bus stop	390m	
	Distance to primary school	860m	
	Close to GP Surgery	1700m	
	Distance to nearest shop	1000m	
Village Boundaries	Is the development contained within the current village boundaries	No	Development area is separated from the village by the B480

River Flooding

Site 8 is a considerable distance (approximately 500m) from the main river therefore in the low risk flood zone.

Groundwater Flooding

The site is on Gault clay overlain by sand and gravel, which is classified as an intermediate risk of groundwater flooding. The soils are classified as free draining.

Surface Water Flooding

The EA flood maps show some small areas at low risk of surface water flooding but the majority of the site is at very low risk. Flow pathways are shown to cross the site from east to west and to originate from the site and flow in a westerly direction to Chalgrove airfield

Soilscape (England)	
Reference	6
Name	FREELY DRAINING SLIGHTLY ACID LOAMY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	FREELY DRAINING
Natural Fertility	LOW
Characteristic Semi-natural Habitats	NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS
Main Land Cover	ARABLE AND GRASSLAND
Hyperlink	/Metadata for magic/soilscape summary.pdf



Martin Baker premises
on Chalgrove airfield



CHAL 9 –Land East of Monument Lane (upper)



Site Size

14.7 hectares

Site Description

An open agricultural field across the B480 bordering Monument Road. Main gas pipe runs across the site at the East end.

Backs

The land has 4 sides.

Character

Land is out of village in a rural setting

Topography

Fairly flat

Vegetation

Hedgerows to the North and East of the land with some hedgerow to the South and West

Landscape setting

Visible from bypass and from Monument Road

Visibility

Site is screened by vegetation in some areas and open in others.

Access

No current formal access into the location apart from farm track

Public footpath

There is off the road footpath to this site in Monument Road

Criterion	Site factors affecting the principle or form of development		Site CHAL 9
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	Trees and hedges to site perimeter. Part of the land to the East has the main gas line which would not be available for housing development
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Harm	
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	The site is fairly open from the B480 and from Monument Road. It is in a prominent location on the bypass and the open nature of the site would have an impact
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Harm	
Movement	Are there any designated pedestrian or cycle routes across the site?	No	
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	No	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	Significant areas of trees and hedgerows should be retained. The existing perimeter trees and hedges link with other areas.
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	

Criterion	Site factors affecting the principle or form of development		Site CHAL 9
Land use	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?	Yes	Existing agricultural land
Traffic Impact Transport Links	Does the site have road access	Yes	Opportunity for access to Monument Road and possible to B480. Also to old road at back of development Increased traffic volumes linking to bypass issues over junction and with traffic for industrial estate Footpath on Monument Road Concerns over safety in crossing busy B480 without provision of adequate facilities
	Is there impact on traffic flow	Yes	
	Proximity to public transport	No	
	Are there existing pedestrian routes	Yes	
Village Amenities	Distance to nearest bus stop	390m	
	Distance to primary school	860m	
	Close to GP Surgery	1700m	
	Distance to nearest shop	1000m	
Village Boundaries	Is the development contained within the current village boundaries	No	Development area is separated from the village by the B480

River Flooding

Site 9 is a considerable distance (approximately 500m) from the main river therefore in the low risk flood zone.

Groundwater Flooding

The site is on Gault clay overlain in the west by sand and gravel, which is classified as an intermediate risk of groundwater flooding. The soils on the western half of the site are classified as free draining but areas of impeded drainage are found towards the east.

Surface Water Flooding

The EA surface water flood risk maps show some obvious areas of moderate risk of surface water flooding. The flow pathways also follow these areas with 2 separate pathways, one flowing in a north-westerly direction towards the Monument Business Park, another flowing north-west to start but then turning south-west towards the residential areas at the eastern entrance to the village off the B480.

Soilscape (England)	
Reference	6
Name	FREELY DRAINING SLIGHTLY ACID LOAMY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	FREELY DRAINING
Natural Fertility	LOW
Characteristic Semi-natural Habitats	NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS
Main Land Cover	ARABLE AND GRASSLAND
Hyperlink	/Metadata_for_magic/soilscape_summary.pdf



Industrial
area

Hedgerows

Old
Road

Footpath

Main gas pipeline



View across field
to Chilterns

Hedgerow against
old road



Hedges along
B480

CHAL 10 - Land east of GP Surgery, west of The Lamb PH



Site Size

0.13 Hectares

Site Description

The proposed site is on the edge of Chalgrove between the GP Surgery and The Lamb PH. There is a road to the North (High Street).

Backs

The land is square. It backs on to the cricket ground. The brook runs along one boundary.

Character

Currently has the old Scout hut standing on it. The site is overgrown with grass.

Topography

The site is level with no significant features. The site is low lying so water runs off the road into it.

Vegetation

Much of the site is surrounded by hedges of varying densities.

Landscape setting

The brook forms two of the boundaries. There is a large Black Poplar in the grounds of The Lamb, quite close to the site.

Visibility

The site is well screened from the GP surgery and the High Street. The Lamb is clearly visible. It backs onto the cricket ground.

Access

There is vehicle and pedestrian access from the High Street.

Public footpath

None marked on any maps.

Criterion	Site factors affecting the principle or form of development		Site CHAL 10
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	No	There are natural hedgerows surrounding the site. The old scout hut is on the site.
	Does the site contain any features that detract from local character?	Yes	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Enhance	
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Enhance	
Movement	Are there any designated pedestrian or cycle routes across the site?	No	
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	
	Does the site contain publicly open space, recreations or sport facilities?	No	
	Are there any other features of local historic interest?	No	
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	No	
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	
Traffic Impact Transport Links	Does the site have road access	Yes	
	Is there impact on traffic flow	No	

Criterion	Site factors affecting the principle or form of development		Site CHAL 10
	Proximity to public transport	Yes	The bus stop is close by.
	Are there existing pedestrian routes	Yes	
Village Amenities	Distance to nearest bus stop	230m	
	Distance to primary school	1120m	
	Close to GP Surgery	100m	
	Distance to nearest shop	730m	
Village Boundaries	Is the development contained within the current village boundaries	No	

River Flooding

The site is shown to be outside of the EA flood zone maps but it borders the High Street channel of the Chalgrove Brook and is near areas known to have flooded from this channel in 2008 and 2014.

Groundwater Flooding

The site is underlain by alluvium with a high vulnerability to groundwater flooding. Soil maps indicate the area to be free draining soils although this is where the soil and geology maps are not consistent. A better description of the soils would be wet floodplain soils.

Surface Water Flooding

The EA maps show the area to be at high risk of surface water flooding although the flow pathways do not pass through the site. The site is low lying and actually lower in altitude than the road surface so surface runoff from the road would flow onto the site.

Soilscape (England)	
Reference	6
Name	FREELY DRAINING SLIGHTLY ACID LOAMY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	FREELY DRAINING
Natural Fertility	LOW
Characteristic Semi-natural Habitats	NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS
Main Land Cover	ARABLE AND GRASSLAND
Hyperlink	/Metadata_for_magic/soilscape_summary.pdf





View from the High Street south.



View towards the GP surgery



View from The Lamb car park.

CHAL 11 - Land west of GP Surgery opposite CHAL 1



Site Size

0.75 Hectares

Site Description

The proposed site is on the edge of Chalgrove beyond the GP Surgery. There is a road to the North (High Street).

Backs

The site backs onto the cricket ground.

Character

The land is currently well used as allotments

Topography

The site appears to be level with no significant features. The brook borders the south of the site.

Vegetation

Much of the site is surrounded by clipped hedges of varying densities and small trees.

Landscape setting

The site would be seen when entering the village.

Visibility

The site is screened from the GP surgery by a low hedge.

Access

There is pedestrian access from the High Street.

Public footpath

There is a footpath running from the boundary with the GP surgery across the entire length to the West which is part of the Shakespeare Way.

Pedestrian links

There are no pavements to the GP surgery but one starts from there to the centre of the village and the bus stop.

Criterion	Site factors affecting the principle or form of development		Site CHAL 11
Development	Is the land available for development in 1 - 5 years?	Yes	
	Is the land available for development in 1 – 10 years?	Yes	
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?	Yes	There are natural clipped hedgerows with some fruiting trees on the boundaries. The land is currently cultivated as allotments.
	Does the site contain any features that detract from local character?	No	
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?	Harm	If the land was used for building a significant village amenity would be lost.
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?	Yes	Visible from the GP surgery car park.
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?	No	
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?	Same	
Movement	Are there any designated pedestrian or cycle routes across the site?	Yes	A footpath, part of the Shakespeare Way, runs from the GP surgery across the whole site to the west.
	Is the site used informally by local people as a short cut?	No	
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?	No	Allotments Part of Shakespeare Way Allotments for many years
	Does the site contain publicly open space, recreations or sport facilities?	Yes	
	Are there any other features of local historic interest?	Yes	
	Is it immediately adjacent to any designated heritage assets or areas?	No	
	Does it have any significant cultural associations e.g. with significant local events or people?	Yes	

Criterion	Site factors affecting the principle or form of development		Site CHAL 11
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?	No	
	Does the site form a link within a wider network of habitats?	Yes	
	Is the site used by protected species such as bats, badgers or amphibians?	Unknown	
Land use	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?	Yes	It is currently used as allotments.
Traffic Impact Transport Links	Does the site have road access	No	
	Is there impact on traffic flow	Yes	
	Proximity to public transport	Yes	The bus stop is just past the surgery and The Lamb but there is no pavement to the surgery.
	Are there existing pedestrian routes	No	
Village Amenities	Distance to nearest bus stop		
	Distance to primary school		
	Close to GP Surgery		
	Distance to nearest shop		
Village Boundaries	Is the development contained within the current village boundaries	No	The site is beyond the surgery.

River Flooding

The site is shown to be outside of the EA flood zone maps but it borders the High Street channel of the Chalgrove Brook and is near areas known to have flooded from this channel in 2008 and 2014.

Groundwater Flooding

The site is underlain by alluvium with a high vulnerability to groundwater flooding. Soil maps indicate the area to be free draining soils although this is where the soil and geology maps are not consistent. A better description of the soils would be wet floodplain soils.

Surface Water Flooding

The EA maps show some moderate risk areas of surface water flooding in the south of the site but the majority of the site is very low risk. A flow pathway is shown to pass through the western side of the site flowing from north to south. Surface water flooding was observed on the High Street just to the west of the site in 2008 and 2014.

Soilscape (England)

Reference	6
Name	FREELY DRAINING SLIGHTLY ACID LOAMY SOILS
Main Surface Texture Class	LOAMY
Natural Drainage Type	FREELY DRAINING
Natural Fertility	LOW
Characteristic Semi-natural Habitats	NEUTRAL AND ACID PASTURES AND DECIDUOUS WOODLANDS; ACID COMMUNITIES SUCH AS BRACKEN AND GORSE IN THE UPLANDS
Main Land Cover	ARABLE AND GRASSLAND
Hyperlink	/Metadata_for_maqic/soilscape_summary.pdf



Looking from the GP surgery car park along the footpath (Shakespeare's Way).





View looking south.