

Comment

Consultee	Chris Avery (1335071)
Email Address	[REDACTED]
Address	
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Chris Avery (1335071)
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Response Date	02/03/23 21:52
Consultation Point	Policy RSA 17 Land at Chieveley Glebe, Chieveley (Site Ref: CHI23) (View)
Status	Processed
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Bookmark Avery, Chris

1. Do you consider the Local Plan Review is legally compliant?

Please see the guidance note for an explanation of what 'legally compliant' means

No

Please give reasons for your answer

I do not believe that the palm correctly applies the considerations set out in the AONB designation

2. Do you consider the Local Plan Review is sound?

Please see the guidance notes for an explanation of what 'soundness' means.

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF).

Please tick all that apply:

Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence. . No

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. . No

Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF.

Please give reasons for your answer

This note is with respect to the plan to zone the Glebe land in East Lane Chieveley for housing. East Lane is completely unsuitable for such development and the adjustments required to make this proposal viable will destroy the existing character of the lane and seriously impact the nature of the existing settlement.

The house in which I currently live was built by my grandparents and my family have long-standing associations with Chieveley. The village used to feel part of the wider downland landscape and in only a few strides from the high-street you would be able to see the fields and agricultural land surrounding the settlement. Gradually, over the years, there has been a creeping infill. I am sure that individually, at the time, these areas of development seemed entirely rational and justifiable but the result has been that nearly all of those views have now gone. This section of East Lane is the last remaining place where you can still do this. The result is that Chieveley is losing its character as a downland village and is becoming, in essence, an urban environment. I do not believe that this can have been the intention of the AONB designation nor do I believe that the small advantage to the village of having these few extra houses can justify the loss incurred by allowing this development to take place.

(attachment - previous planning response)

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I do not believe that the area identified is appropriate for the proposed development. I do not believe that this proposal can be made viable. If it is considered that further dwellings are required in Chieveley alternatives will need to be considered.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? No

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

The submission of the Local Plan Review for Independent Examination . Yes

The publication of the report of the Inspector appointed to carry out the examination . Yes

The adoption of the Local Plan Review . Yes

Attached file 1 [PS554 Chris Avery attachment.pdf](#)

Previous response

Response to proposed allocation of glebe land in East Lane Chieveley for residential and mixed use as set out in the Local Plan Review 2020-2037

Having viewed the draft plan by the council I am writing to voice our concerns with this proposal. In our view development of the land as set out in the draft plan is completely inappropriate. There are a number of features and considerations that make this identified area unsuitable for development as outlined below.

Character of the village

The character of the village is subject to protection by the terms of the ANOB designation. An important part of that character is the maintenance of the rural vistas. East Lane is an important route of access to the village and the proposal will change the presentation from one that is rural to one that is essentially urban. This is not consistent with the ANOB designation.

Safety

East Lane is a narrow country lane. The proposal will inevitably mean more traffic and the likelihood of obstruction of access. This is particularly important as the doctors surgery is sited opposite the western end of the proposed site. There are already difficulties with obstruction around the surgery and the proposal will exacerbate these problems. Furthermore the entrances at either end of East Lane are difficult junctions and there have already been a number of serious accidents, particularly at the junction with the Old Oxford Road.

Environmental impact

The proposed site is along the road/field boundary currently occupied by a hedge containing a number of ancient trees. The hedge would meet the criteria for protection under the Hedgerow Regulations 1997 due to its length, location, because it contains endangered/protected species and because it forms the boundary of Glebe land. The hedge line is home to a number of important species such as bats, hedgehogs, birds (including owls) and also facilitates the movement of these species and others including deer. The proposal will clearly have a very significant adverse impact on these animals

Infrastructure

Chieveley has already seen significant expansion over the last 20 years and it is clear that aspects of the existing infrastructure struggle to cope with the current population level. Of particular concern is the level of medical coverage. The current doctor's practice already has difficulty in maintaining an appropriate level of service, this will be compounded by the proposals to designate areas for housing in Compton which this practice also covers. There are also concerns with the provision of local school places and as previously outlined, the existing road structure. We are also concerned that the proposal to allocate this land for housing will be on top of the land already available at Bardown which is currently underutilised. Should this also be developed the population increase would not only break the existing infrastructure but would fundamentally change the character of the village.

In conclusion, in our view, this particular site has numerous issues that render it unsuitable for residential or mixed use development.