

1 March 2023

Planning Policy Team
Development & Regulation
West Berkshire Council
Council Offices
Market Street
Newbury
RG14 5LD

Dear Sirs,

Emailing to provide feedback to the current consultation for the Local Plan.

Firstly, disappointed that West Berkshire Council have progressed this site without actioning the local community feedback and needs outlined in the Chieveley Parish Plan nor the local concerns and information shared. A few to mention; burial ground, protect the old hedgerow and trees, road safety in lane and junctions with the High Street and Oxford Road, flooding and parking issues.

RSA17 (RSA26) Previously CHI23

Originally the whole field and a burial ground with access from Oxford Road was put forward by the Diocese but was dismissed at HELAA early stages (CHI023) but then at some point became 'change to proposed use' classification but only for the current site area now proposed. No mention of a burial ground included which was pointed out in the consultation December 2020- February 2021.

Burial Ground

Chieveley Parish Plan, endorsed by West Berkshire Council, identified that 57% of residents wanted a burial ground as it was recognised that St Mary's Church Burial Ground was running out of space. The land proposed in RSA17 (RSA26) was felt to be the best location for a burial ground. The burial ground could be accessible through the site and run along behind the Old Vicarage on the west side of the site.

A historical plan drawn up by the Diocese in 1994 for the whole field shows one access off East Lane. Something positive to consider here.



4 accesses are excessive and should be avoided due to sightlines that will be required involving the destruction of an old hedgerow and established trees and how it will impact on the Doctor Surgery parking and street scene. Also means a footway fronting the site (c) will not be required which is unnecessary urbanisation in a rural village as people can cross the road to the south side by the Doctors Surgery which has a footway on the south side and links to the centre of the village and PROWs.

The site land sits higher than the lane and houses opposite.

Using a percentage of this site for a burial ground will affect the West Berkshire Council parameter for the provision of 15 dwellings (a).

Chieveley did a Housing Needs Survey which captured the local housing need and should be used to guide on the housing mix for this site.

PROW

In the Parish Plan 82% valued the PROWS.

The Diocese 1994 historical plan showed a new footpath through the proposed site and across the Diocese land to the Recreational Centre land to improve the community infrastructure links and to other PROWs in the area. A great idea and supports the WBC Infrastructure Development Plan by improving links. This should be included more specifically as a local parameter rather than lost under the generic (d) parameter for the village.

Essential that this site does not close off PROW infrastructure improvements for the village for its future growth. As custodians of the village for future generations we have to consider the impact of what happens now for the future growth of the village.

It will be essential to help form links to the Recreational land for the new housing and villagers using CHIE/2/2 & CHIE/4/1 and East Lane to get to community facilities and should be specified in the parameters.



The Diocese clearly thought to offer PROW infrastructure improvements and a burial ground back in 1994 and with the recent original call for site consultation process. This should positively be encouraged in discussions with the landowner and safeguarded by including it in the WBC site parameters.

In summary

A percentage of this site should be zoned and classified as a burial ground to be transferred to the Parish Council. A burial ground accessible through the site and zoned along behind the Old Vicarage on the west side of the site.

Access to be limited to one main access to serve the new housing and burial ground.

A housing mix using the Housing Needs Survey.

A new PROW created through the site and across to the Chieveley Recreational Centre to improve off road connectivity between community facilities for the villagers and to accommodate future village growth for future generations beyond 2039.

It is good that a village has an element of new development and growth as it is healthy. It has to be done in a careful measured way to meet the community's needs as it grows.

Please can West Berkshire Council give more weight to the Parish Plan to support community goals through Local Plan Reviews.

Kindest Regards

Tracy Snook

