


Comment

Consultee	Patricia Avery (1335135)
Email Address	
Address	
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Patricia Avery (1335135)
Comment ID	PS673
Response Date	03/03/23 12:27
Consultation Point	Policy RSA 17 Land at Chieveley Glebe, Chieveley (Site Ref: CHI23) (View)
Status	Processed
Submission Type	Web
Version	0.5

Bookmark Avery, Patricia

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

See below

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

In my view the proposal is not in line with recent trends. The road is a country lane with green fields and hedgerows. These hedges are over 60 years old and are regarded as ancient hedges, therefore irreplaceable and should not be removed.

The trees date back to at least the 1800s and according to The Woodland Trust should be regarded as veteran trees and accordingly come under Planning Policy 9 Biodiversity and Geological conservation which requires Local Authorities to avoid loss of aged and veteran trees under the Rural communities Act 2006.

The root system of these trees should be protected and no parking or access should be allowed 12 times the trunk diameter as this could cause compaction to the root system.

Also the road is not wide enough to cope with this increase in traffic. The proposal states that measures will be included to improve use of non car transport but without a good public transport system I fail to see that this could be accomplished at the present time or in the near future.

It is also a problem getting a doctors appointment and also I know first hand that it is not always possible to get children into the primary school. I therefore cannot see how this proposal would be an advantage to anyone.

I feel we should all be trying to keep the areas of outstanding natural beauty intact for future generations.

Chieveley is a lovely village but now has few leafy lanes left. I therefore feel strongly we should keep our beautiful places sacrosanct. I do not feel that this development is in accordance with the AONB designation.

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 consider that the proposal to set aside the Glebe land in Chieveley for housing is appropriate given the AONB designation or that it is, in fact, a viable proposal given the unsuitable nature of the site.

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