

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Policy RSA 17, Land at Chieveley Glebe, Chieveley (site ref: CH123)
Date: 03 March 2023 09:26:28

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

I am emailing you in response to the consultation with regards the site allocated for residential development in Chieveley on Glebe Land, East Lane for 15 dwellings. I have tried to respond via your online portal but found it hard to navigate so I am emailing you instead.

One of the reason I moved to my property [REDACTED] was that it was not overlooked and has views of the fields at both the front and rear giving me the privacy I was looking for. My privacy will be compromised as I will be overlooked by many of the proposed properties. This would also impact my visual amenity in this area of outstanding natural beauty. There are also ancient hedgerows beside this land and the road on East Lane which is used by many birds as observed by myself some birds nesting in this stretch of hedgerow. Looking at the plans for the 15 dwellings this hedgerow will be removed in 5 areas to allow access to the dwellings which will destroy most of the ancient hedgerow and will have a negative effect on many of the birds that nest in the hedgerow.

For a small village I feel the traffic on East lane is already excessive due to people who live outside the village using the Downland Doctors Surgery. More houses will increase the road traffic and as I haven't seen any plans for the buildings I would wonder if the driveways for these new buildings will have adequate parking for the owners vehicles so that they would not be using East Lane to park on, causing safety issues and a general nuisance.

East lane suffers from surface water when it rains and this also causes large areas of water to form in my driveway even though my drive is gravel. The proposed land is also much higher than that of the level of the road and I feel that if this development goes ahead the rain water that is already being dispersed in the field will be vastly reduced causing more surface water on the road and will ultimately find its way in my boundary causing me problems which I will have to resolve

On the West Berkshire council website a Landscape Charter Assessment was undertaken by Kirkham Landscape planning ltd and The Terra Firma Consultancy Ltd for development on this site in 2011. <https://info.westberks.gov.uk/lca> In the report it states

Impact on Key Visual Characteristics.

1. Localised impact on views to the countryside from the village
2. Loss of the open countryside setting of the village
3. Development would be prominent in views from the road and countryside to the north.

Impact on key settlement characteristics

1. Development of this whole site would be out of keeping with existing settlement pattern, which is characterised by small estates, with houses closely associated with the main roads

in the report it also states that Development on this site would result in harm to the natural beauty of this area of outstanding natural beauty and that this site as a whole should not be pursued as a SHLAA site. It would not be possible to repeat the linear pattern of the rest of Chieveley without developing along the rural road to the east, which would harm the countryside setting on the east side of the village

In the response to the west Berkshire Landscape Sensitivity Assessment dated March 2011 all the observations were agreed with and it was considered inappropriate for development and should not be pursued as a SHLAA Site.

In another document it states that building on this land (CH1011) will have an impact on the open countryside landscape character from a development on this site which would be significant. There would also be a loss of grade 2 agricultural land. It also states that the development of this site would result in harm to the natural beauty of ANOB. Also in this document it list many other sites in chieveley that are developable which should be considered.

As this proposed site has already been assessed previously and the conclusion was that it should not even be considered for development then I would like to know why it is being proposed for development now.

With regards the building of these 15 dwellings there will be a significant disruption to this small village due to the delivery of building supplies the removal of waste and also the works taking place. East Lane as I had previously stated is a busy road due to the downland doctors surgery, this build would have an impact on their patients visiting this surgery

There will also be a considerable amount of dust and noise due to this build which will impact local residents as well as wildlife. There will also be an impact to the nights sky with regards sky glow for the new dwellings this could also have an impact of night time wildlife as bats are know to be in the area as witnessed by myself. I believe there is also a tree preservation order on the proposed site which would be a habitat for many species of wildlife which must also be considered.

I trust you will consider my comments with regards this development and look forward to your response.

Kind Regards

Stephen Crundwell