

Comment

Consultee	Jen Truby (1260504)
Email Address	[REDACTED]
Address	
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Jen Truby (1260504)
Comment ID	PS249
Response Date	24/02/23 14:49
Consultation Point	Policy RSA 23 Land adjoining The Haven, Kintbury (Site Ref: KIN6) (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Truby, Jen

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

You should not be building on fields in an area of outstanding natural beauty.

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. No

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. . No

Please give reasons for your answer

You should not be building on fields in an area of outstanding natural beauty.

You should be looking for alternatives that involve redeveloping vacant sites elsewhere, not untouched land.

The road you propose to join to off the haven is narrow and all houses on the haven park cars on the street. There is therefore only normally space for one lane of traffic, twenty more houses will exacerbate the traffic and parking issues. Children play on the street and we don't need more traffic on it!

3. Do you consider the Local Plan Review complies with the Duty to Co-operate?

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

No

Please give reasons for your answer

You are not cooperating at all. You dismiss objections from local people and seem to be doing nothing other than making things worse for existing residents on the haven and in Kintbury.

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.

Do not build on this site at all.

It is an undeveloped field in an area of outstanding natural beauty. I frequently see multiple types of deer, bats, birds of prey (including barn owls), frogs and toads. I hope the newt survey is sufficient to put you off building here. I think it shouldn't be allowed whether you find newts or not though, simply on the basis of the other wildlife.

I don't see any allocation in your plan to improve matters regarding traffic in the village, or infrastructure or facilities improvement.

The access on the haven is inadequate for additional housing and for construction vehicles. This concern was completely dismissed in your original response to comments, but should be addressed. How can you expect to get construction vehicles up a narrow road that constantly has on street parked cars and children playing? What will you do to ensure building works don't impact nearby residents? I work from home, looking out over the field every day.

You also have provided no provision to the detrimental affect this will have on current residents of the haven in the long term. We look out on fields, and our houses are not overlooked at present. Building here, on land that is higher than the haven, will impact our light levels and privacy.

There are other alternative sites in the village with better access. The number of houses you are planning to build here is negligible compared to the rest of the plan. Go put them somewhere else.

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