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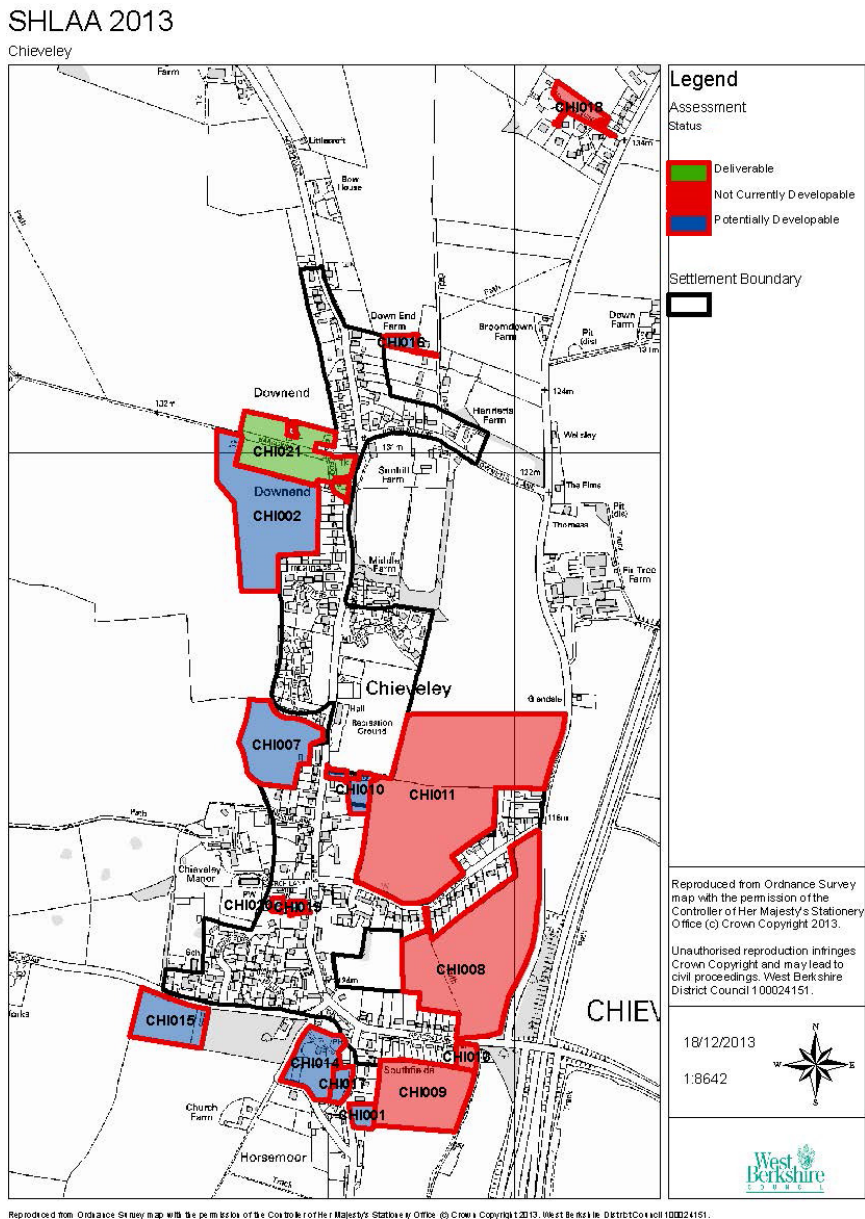
Acknowledgements And Thanks

Chieveley Parish Council would like to acknowledge the help and support from all those involved in organising the Public Meeting, printing and distributing the leaflet and questionnaire, promoting the event via the MyChieveley web site; and would like to take this opportunity to thank all those who completed and returned the questionnaire, and those who attended and participated in the Public Meeting.

1. Introduction

West Berkshire Council is in the process of preparing its Site Allocations and Delivery Development Plan Document (the SAD DPD). This is part of its development plan framework (also referred to as the local plan) for West Berkshire and will sit alongside the Core Strategy adopted in 2012. The SAD DPD will identify individual site allocations for housing and other development within the district for the period to 2016.

As part of its preparation of the SAD DPD, in December 2013, West Berkshire Council published an updated Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identified possible housing sites in Chieveley as shown on the plan below.



Also in December 2013, West Berkshire Council advised Chieveley Parish Council that it would be holding a consultation event with parish councils early in 2014. The purpose of the event would be to provide an opportunity for parish councils to:

- *discuss the sites, that are being promoted by landowners and developers, with planning officers;*
- *let us know what the community aspirations are for the future development of your town or village;*
- *discuss any local issues which could be addressed in the Local Plan, for example local housing needs or protection of important local open spaces;*
- *learn more about the preparation of the Site Allocations DPD.*

In order to understand the views of Chieveley residents in preparation for this consultation, in January and February 2014 Chieveley Parish Council circulated an information leaflet (see Appendix 1) and questionnaire (see Appendix 2) and held a Public Meeting to discuss the SHLAA sites.

This report sets out the arrangements for the meeting that was undertaken, presents the results of the questionnaire, and comments received and draws out some conclusions.

2. Preparation, Publicity and Distribution of Leaflets and Questionnaire

The Parish Council had already established a SAD DPD Working Group. The Working Group led the preparation of the leaflet and arrangements for the Public Meeting which were submitted and approved by the Parish Council.

The leaflet and questionnaire at Appendix 1 and Appendix 2 respectively were drafted by the Working Group and approved by the Parish Council on 14th January 2014. 600 of each were printed and about 400 leaflets and questionnaires were distributed door-to-door throughout Chieveley Village between 17th and 20th January by Councillors and some Chieveley residents who kindly offered to cover specific roads on the village distribution list.

Notice of the Public Meeting on 1st February 2014 and the leaflet and questionnaire were also available for download via the village website www.mychieveley.co.uk from 26th January.

As a result there was about 2 weeks' notice between the distribution of the information leaflet and notice of the meeting, and the public meeting held on Saturday 1st February. The Parish Council was notified that the proposed consultation event with West Berkshire would be held on 4th February and the programme for the consultation was driven by that date.

There was no closing date specified for the questionnaires or other responses to the Parish Council. However, in anticipation of the proposed West Berkshire consultation event in early February, the questionnaire asked for responses to be submitted by close of play on 1st February. A post box was available to receive completed questionnaires at the Public Meeting and this was where the majority of questionnaires were received.

Following the preparation and distribution of the leaflet and questionnaire the Parish Council was notified that sites within the Parish at Oare had also been included in the SHLAA sites for neighbouring Hermitage. The supplementary leaflet at Appendix 3 was therefore also prepared for Oare and distributed to 28 households in Oare on 25/26th January 2014.

Copies of the leaflets and questionnaires were also available at the Public Meeting held on 1st February.

3. The Public Meeting

The public meeting took place at Chieveley Village Hall and Recreation Centre between 10.00 and 12.00 on 1st February 2014.

On display boards and tables the following information was available to view:

- Large OS Plan of village showing the settlement boundary, Conservation Area, Sites of Special Scientific Interest, Tree Preservation Orders and Listed Buildings
- The overall SHLAA Maps for Chieveley and Hermitage
- Each of the individual SHLAA maps for Chieveley with the notes pages from the SHLAA, including all the not currently developable sites
- The overall SHLAA map for Hermitage and the detailed SHLAA map for HER011
- The Core Strategy proposals map
- The 2006 Chieveley Housing Needs Survey
- The Village Design Statement
- The Parish Plan
- A set of the approved plans for Bardown
- Spare copies of the leaflets for Chieveley and Oare and the questionnaire.

Councillor Wooler introduced and chaired the meeting. Councillor Cowan gave a presentation on the West Berkshire Council SAD DPD and SHLAA process and what happens next.

Following the presentation, questions and comments were taken from the floor. Councillor Cole (Chieveley Parish Council and West Berkshire Council) also answered questions that related to the West Berkshire Council process.

After the Q&A session those attending were able to view the maps and speak to Parish Councillors.

A full record of the meeting was approved by Chieveley Parish Council and published on the Parish Council website. Copies of the presentations were also published on the website.

Questions and comments at the public meeting included:

- Bardown has had planning permission for a while but has not been developed, how do we know if it's going to get built?
- Development in Chieveley village along the line of the High Street has affected traffic and safety on the High Street with particular concerns at Quackers, bus drop off locations, outside the shop and at the end of Graces Lane. Poor drainage and sewage system has resulted in flooding on the High Street.
- Sites on Old Oxford Road could be allocated for development and could be directly accessed via the Old Oxford Road and not the High Street.
- Problem with parking in the village at various points. Suggested a one way system around village up through Graces Lane and down through East Lane, 30 minute waiting allowance outside shop. More controls on lorries using the village and cheaper parking at the services.

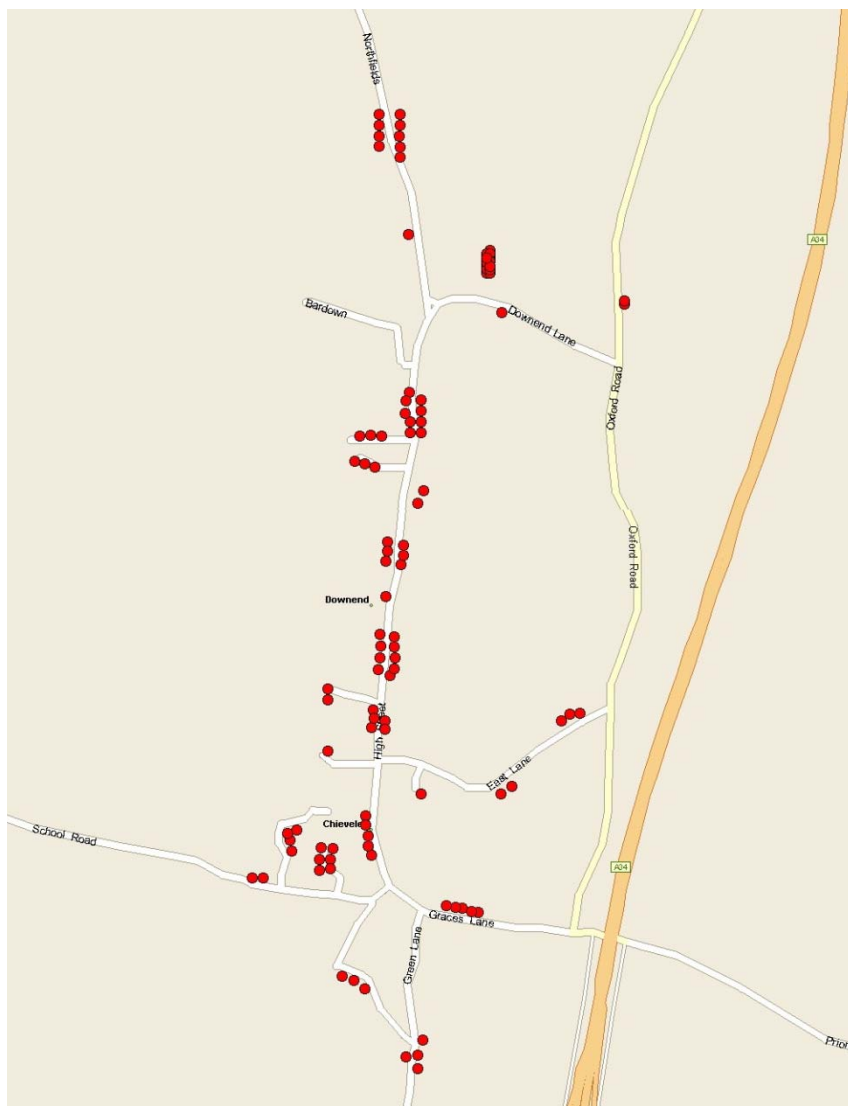
- Flooding a concern on corner of Manor Lane, Oare. Sites HER009 HER011 HER016. Housing will cause more flooding.
- Downend Lane, Northfields Triangle junction a safety concern already, pedestrians and cars a problem and concerned about safety when walking. More traffic would be a considerable concern.
- More housing could have a huge impact on local schools and the doctors' surgery and who will this be assessed by?
- How will the infrastructure required to support expansion of the village be provided?
- Do we have a say on further development on the western side of the village?
- In the Parish Plan consultation process 70% of people said enough and too much development in the village. If the questionnaire gives that result what assurance can the Parish Council give that we will get our Parish Council's support?
- Who actually assesses local need?
- Local roads should be inaccessible to lorries and rat-runners.

4. The Questionnaire Results and Comments

Survey Response

A total of 126 completed questionnaires were received.

In addition, 3 accompanying letters and/or emails in response to the Public Meeting were received by the Clerk. A summary of this correspondence can be found in Appendix 6.



Postcodes Locations on Questionnaires

The figure above shows the approximate distribution by post code of 109 questionnaire responses from within the village. Not shown (i.e. cropped off from view on the above plan) are: 2 from Tudor Avenue and 3 from Orchard End, Oxford Road; 2 from North Heath; and 8

from Oare. One questionnaire did not give a post code. There are 12 responses from Downend Lane and Morfetts Lane, both RG20 8TN, are shown but not separated on the figure above.

Only one questionnaire was returned from outside of Chieveley parish. As the stated aim of the questionnaire was to obtain the views of residents (questionnaire section 6) the data from this response was not included in the results. (The response in question was also from a site promoter and is also referred to under the Question 2 results below).

125 questionnaire responses and three letters/emails were included in the analysis of responses.

Processing the Results

A spreadsheet was created to allow all of the 'Yes/No' or 'tick box' answers on the questionnaire to be entered and counted.

This stage of the analysis was completed by 2 Councillors and the Clerk between 2nd and 5th February 2014. Each questionnaire was allocated a unique reference number by the individual entering the data. For each questionnaire the post code and street name was entered but not the name of the respondent.

A summary of the data entered from the responses is reproduced at Appendix 4. The results from each part of the questionnaire are set out below.

Question 1. What is your interest in housing in Chieveley?

Of the 125 questionnaires returned from Chieveley residents:

- 117 questionnaires were from residents of Chieveley;
- 8 questionnaires were from residents of Oare;
- 11 questionnaires answered 'yes' to 'Do you work in Chieveley or have a business interest?'

Question 2. Do you own or have an interest in any of the housing sites identified in Chieveley?

Only 3 of the completed questionnaires were received from people who declared an ownership or development interest in any of the sites.

Two of these questionnaires were from people who were also residents of the village whilst one was not a resident. The questionnaire had asked for respondents to declare these interests so that any bias implicit from a site promoter could be taken into account. The two questionnaires that were from residents of the village were still included in the survey results.

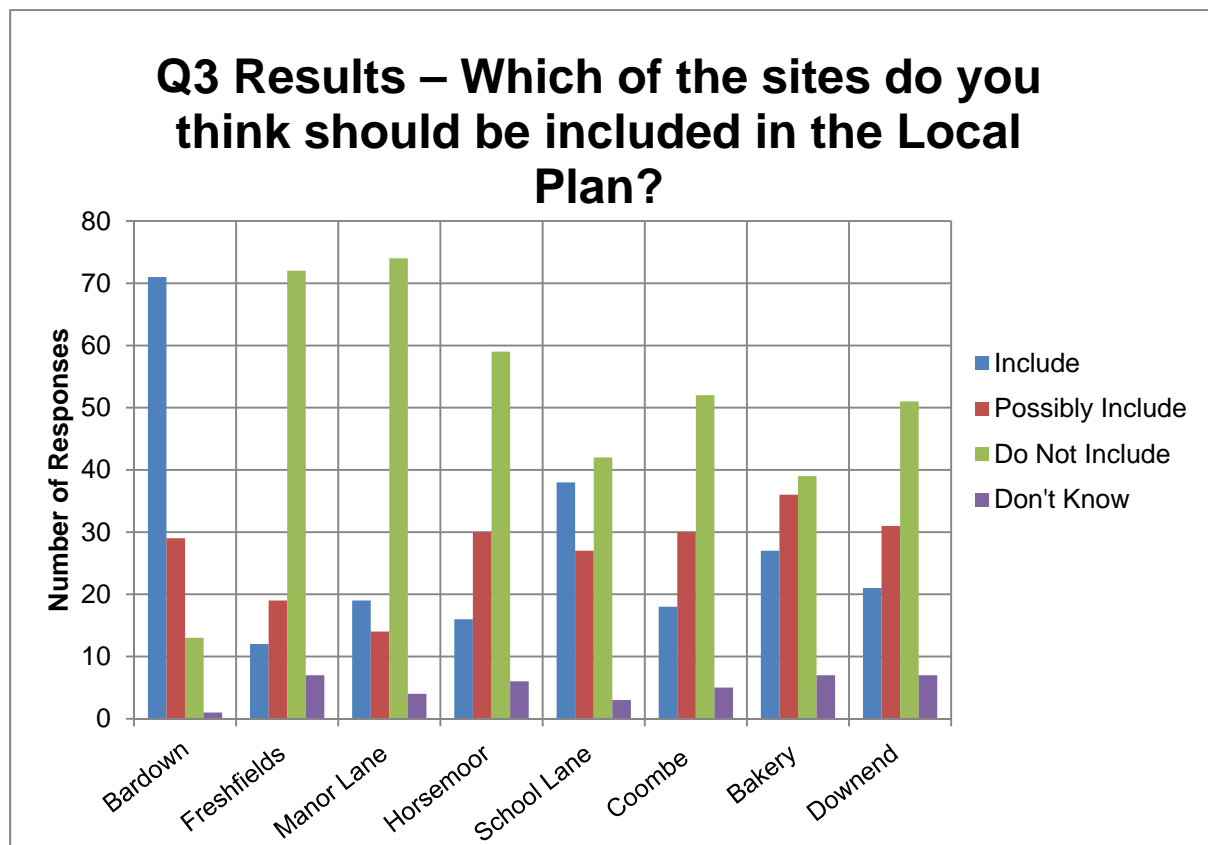
As discussed above under the survey response, as the aim of the questionnaire was to obtain the views of residents the data from the one questionnaire response that was not from a resident of the Parish was not included in the results.

Question 3. Which of the sites do you think should be included in the Local Plan?

Lines 1 to 8 at Question 3 related to each of the possible sites that were identified in the SHLAA. Most of the respondents (116) completed some or all of Question 3 by ticking at least a box from at least one of these lines. Most of the respondents who did not complete any of the 'tick-box' part of Question 3 were from Oare and one was from North Heath. The responses from Oare residents are discussed separately below.

Not all of the 116 respondents to Question 3 indicated a preference by ticking a box against all of lines 1 to 8. If no box was ticked at Question 3 then nothing was entered into the results (i.e. these were left blank in the data entry as opposed to being entered as 'Don't know').

The overall responses for each site are shown in the chart below and the results for each site are discussed in turn in the text that follows.



1. Bardown CHI021

114 of the respondents completed part 3 line 1 of the questionnaire for the site at Bardown (CHI021). This was the only site in the SHLAA for Chieveley identified as 'deliverable'. This status was conferred because the site already has the benefit of planning permission for 75 dwellings (granted on appeal in 2007 and renewed in 2011) and is previously developed land to the west of the village. The site was originally developed as an estate for social

housing in the 1950s comprising 51 dwellings of which all but 5 have since been demolished. The houses that had remained in public ownership were subsequently transferred to Sovereign Housing who were the applicants for planning permission in 2006/07 but the site was sold after planning permission had been granted.

Not only was this the highest level of response to any of the sites but it was also the highest level of response in favour of including the site in the local plan:

Bardown (CHI021): 114 Responses, 16 with comments on CHI021			
Include:	71	Do Not Include:	13
Possibly Include:	29	Don't know:	1

16 respondents included comments about the Bardown site under Question 3. The most common comment was that the proposed density of development on the site (i.e. 75 dwellings) was too high. This view was expressed by 11 respondents (5 of whom had responded 'include' and 6 who had responded 'possibly include'). Examples of these responses include:

- *Bardown is a reasonable site to develop but recommend reducing the number of dwellings on this site e.g. 25-40;*
- *Yes to Bardown but reduce the number of houses;*
- *Bardown could maybe be developed but with fewer houses and good landscaping;*
- *Bardown too dense, now 20 houses/hectare is planning policy in village;*
- *Bardown should be developed but 75 dwellings seems an unreasonably high figure and would seem to be excessive compared to the other estimates for other developments.*

The other 23 respondents who responded 'possibly include' did not indicate the conditions under which they thought inclusion would be satisfactory.

Other comments on the Bardown site included:

- *The site is not walking distance for the school;*
- *Existing footpaths & bridleway from Bardown must be protected;*
- *There should be a parking area for dog walkers in Bardown.*

2. Land adjacent to Bardown and north of Freshfields Lane/Pointers Close (CHI002)

110 of the respondents completed part 3 of the questionnaire for the green field site to the west of the village north of Freshfields Lane/Pointers Close (CHI002). The site backs on to existing dwellings on Pointers Close, Freshfields Lane and the High Street. It is also adjacent to the Bardown site (CHI021). West Berkshire Council's landscape assessment had already identified that the western part of the site was subject to a landscape constraint and reduced the area and number of dwellings to 23 on the eastern part of the site only. The responses were as follows:

Land adjacent to Bardown and north of Freshfields Lane/Pointers Close (CHI002): 110 Responses, 7 with comments on CHI002			
Include:	12	Do Not Include:	72
Possibly Include:	19	Don't know:	7

This site had the lowest number of 'Include' responses of all the sites identified as potentially developable in the SHLAA. At 6 to 1, it also had the highest ratio of respondents responding 'Do Not Include' to 'Include'.

Comments on site CHI002 were provided by 5 respondents who said 'Do Not Include'. These included the following:

- *We have had too much development in and around Pointers Close;*
- *The combined sites CHI021 and CHI002 are too big for the AONB;*
- *CHI002 should be narrower;*
- *CHI002 & CHI007 should not be included as this will join with The Green and Bardown making one huge development, changing the AONB and rural setting.*

Similar comments were made by 2 respondents who said 'Possibly Include':

- *Sites CHI007 and CHI002 should be significantly reduced in size; no further west than the development at 'The Green'.*
- *Too big, believe only part should possibly be included.*

3. Land north of Manor Lane (CHI007)

111 of the respondents completed part 3 of the questionnaire for the green field site to the west of the village north of Manor Lane (CHI007). The site backs on to existing dwellings on Manor Lane and the High Street and is also adjacent to the previous local plan development at The Green. West Berkshire Council's assessment was that the site had potential for 28 dwellings. The responses were as follows:

Land north of Manor Lane (CHI007): 111 Responses, 4 with comments on CHI007			
Include:	19	Do Not Include:	74
Possibly Include:	14	Don't know:	4

This site had the highest number of 'Do Not Include' responses of all the sites identified as potentially developable in the SHLAA. At about 4 to 1, it also had the second highest ratio of respondents responding 'Do Not Include' to 'Include'.

Comments on site CHI007 were provided by 2 respondents who said 'Do Not Include'. These included the following:

- *CHI002 & CHI007 should not be included as this will join with The Green and Bardown making one huge development, changing the AONB and rural setting.*
- *CHI007 was intended to be designated open space when The Green/Middle Farm Close development was agreed.*

Similar comments were made by 2 respondents who said ‘Possibly Include’:

- *Density excessive;*
- *Sites CHI007 and CHI002 should be significantly reduced in size; no further west than the development at 'The Green'.*

4. Horsemoor/Green Lane Sites (CHI001, CHI014, CHI017)

111 of the respondents completed part 3 of the questionnaire for the three sites within paddocks and/or extended gardens within the dispersed part of the settlement, outside the settlement boundary to the south of the village. The three sites were grouped together on the questionnaire as they were adjacent and raised similar issues with respect to the settlement boundary review. If either of these were to be included in the settlement boundary then it was likely that the adjacent sites and areas would also be included. They were; CHI001 and CHI017 on Green Lane assessed by West Berkshire Council as having potential for 5 dwellings each and CHI014 to the west of these in Horsemoor, assessed as having potential for 20 dwellings.

CHI014 had recently been purchased by new owners since the ‘Call for Sites’ in February 2013. Prior to the Public Meeting the owners had informed a member of the Parish Council that they had advised West Berkshire Council that they did not wish to pursue the development of the site and that it was no longer ‘available’ for the purposes of the SHLAA. This was subsequently confirmed by West Berkshire Council officers. Those attending were informed of this change at the Public Meeting.

The responses were as follows:

Horsemoor/Green Lane Sites (CHI001, CHI014, CHI017):			
111 Responses, 3 with comments on CHI001, CHI014 and CHI017			
Include:	16	Do Not Include:	59
Possibly Include:	30	Don't know:	6

These sites had the second lowest number of ‘Include’ responses of all the sites identified as potentially developable in the SHLAA. At 3.7 to 1, it also had the third highest ratio of respondents responding ‘Do Not Include’ to ‘Include’.

Despite the relatively high number of responses ticking ‘Possibly Include’, none of these respondents qualified that possibility with comments. One respondent who had indicated ‘Include’ commented: *‘include CHI017, do not include CHI014’*. One comment gave reasons for ‘Do Not Include’ relating to access issues and demolition of some longstanding buildings. The third comment was from the owner of one of the sites supporting its inclusion.

5. Land on School Lane (CHI015)

110 of the respondents completed part 3 of the questionnaire for the green field site to the south of School Lane, on the edge of the village opposite the school (CHI015). The promoters of the site had made reference to providing a possible car park and drop off area for the school as part of the development.

West Berkshire Council's assessment was that the site had potential for 6 dwellings. The responses were as follows:

Land on School Lane (CHI015):			
110 Responses, 5 with comments on CHI015			
Include:	38	Do Not Include:	42
Possibly Include:	27	Don't know:	3

Apart from Bardown (CHI021) this site had the highest number of 'Include' responses of all the sites identified as potentially developable in the SHLAA.

Comments on site CHI015 were provided by 5 respondents all making the same point about having to ensure the benefits for school parking are delivered i.e.:

- *If this helps school with security and parking;*
- *The School Lane development is a good idea, especially with facilities for car park and school drop off;*
- *Only if parking/drop off area for school.*

Three of these respondents had replied 'Include' anyway. One had responded 'Possibly Include' and one 'Do Not Include'. If the parking at the school was included, therefore, the number of 'Include' responses would be more or less the same as 'Do Not Include' responses for site CHI015.

6. Land adjacent to Coombe Cottage (CHI010).

105 of the respondents completed part 3 of the questionnaire for the site to the east of the High Street adjacent to Coombe Cottage, part of which was within the settlement boundary (CHI010).

West Berkshire Council's assessment was that the site had potential for 7 dwellings. The responses were as follows:

Land adjacent to Coombe Cottage (CHI010):			
105 Responses, no comments on CHI010*			
Include:	18	Do Not Include:	52
Possibly Include:	30	Don't know:	5

*There were no comments specific to CHI010.

7. Land at the Bakery (CHI019) and Lytchgate (CHI020)

109 of the respondents completed part 3 of the questionnaire for land at the Bakery (CHI019) and Lytchgate (CHI020). These are small sites within the settlement boundary near the centre of the village. West Berkshire Council's assessment was that the sites had potential for 2 and 1 dwelling respectively. The responses were as follows:

Land at the Bakery (CHI019) and Lytchgate (CHI020): 109 Responses, 4 with comments on CHI019/20			
Include:	27	Do Not Include:	39
Possibly Include:	36	Don't know:	7

2 respondents suggested sites CHI019/20 (or CHI010) should be considered for sheltered accommodation for the elderly as it was near all the village facilities. One had responded 'Include' and one 'Possibly Include'.

Comments from people who had responded 'Do Not Include' came from 2 respondents as follows:

- *Bakery should be left alone. Ridiculous to build on such an old company;*
- *If this is developed consideration should be given to using some land for car parking for village/Church use.*

8. Land at Morphett's Lane, Downend (CHI016).

110 of the respondents completed part 3 of the questionnaire for land at Morphett's Lane, Downend (CHI016). This is a small site enclosed by trees outside to the north of the village. West Berkshire Council's assessment was that the site had potential for 4 dwellings.

The responses were as follows:

Land at Morphett's Lane, Downend (CHI016): 110 Responses, 3 with comments on CHI016			
Include:	21	Do Not Include:	51
Possibly Include:	31	Don't know:	7

The 3 comments on CHI016 (2 from 'Include' and 2 from 'Possibly Include' respondents) were all to the same effect about the density of development:

- *At lower density;*
- *Limit to 1 unit; very poor access - narrow unmade track - difficult to maintain at present. Impossible with any extra traffic - not feasible for refuse collection and services. No suitable turning place at end of track, so heavy vehicles have to back;*
- *4 dwellings excessive given restricted access should only be 2.*

Question 3. Comments on SHLAA Sites for Chieveley Designated as ‘Not Currently Developable’ by West Berkshire Council

In the comments section at Question 3, the questionnaire also invited respondents to comment on other sites or areas of land they thought should be included in the settlement boundary.

19 of the respondents said one or more of the SHLAA sites designated by West Berkshire Council as ‘Not Currently Developable’ should be included. None identified other areas that had not been included in the full list of sites in the December 2013 SHLAA. The sites that respondents thought should be included were all to the east of the village near Oxford Road as follows:

Respondents identifying other sites that should be considered for inclusion in the local plan (Total no of respondents = 19)				
Site ref.	CHI008	CHI009	CHI011	CHI018
Location	North of Graces Lane	South of Graces Lane	Glebe Land, East Lane	Tudor Avenue
No. of responses	7	3	14	1

CHI008: Land adjacent to Oxford Road; CHI009: Land south of Graces Lane; CHI011: Land at Chieveley Glebe, East Lane; CHI018: Land at Tudor Avenue.

Apart from the one questionnaire that suggested that site CHI018 was acceptable, all of the other respondents in this category (18) suggested sites to the east of the village that were listed as ‘Not Currently Developable’ by West Berkshire Council in the December 2013 SHLAA. The majority of these (i.e. 9 of them) focussed the perceived traffic and/or access benefits of sites to the east.

Typical comments relating to the access benefits of sites to the east included the following:

- *CHI011 should be used with access onto Old Oxford Road to take traffic out of the village and alleviate the pressure on East Lane around the Doctor's surgery. I do not agree with sites to the west of Chieveley as all traffic will flow onto roads unsuitable for increased traffic pressure;*
- *Development of CHI008, CHI009 or CHI0011 would have much less impact on traffic flows through the village. They are closer to the main access roads;*
- *Any future development in the village should be restricted to CHI011 and CHI008 which would reduce the traffic through the village;*
- *Part of CHI011 adjacent to East Lane and Oxford Road could be included as access could be from Oxford Road and/or East Lane and would have less impact on High Street traffic;*
- *CHI011 would be the best site to build on as the entrance would be from the Old Oxford Road without putting more strain and risk on the feed roads of the village.*

Other comments on these sites included:

- *CHI011 should also provide additional facilities for the village: parking for the surgery and possibly an extension to the church yard as a remembrance garden. CHI011 is the only site which could enhance the village;*

- *CHI011 could give the opportunity for walking access to school, pub, hall, shop surgery etc. even for less mobile. Also a car park for the surgery could also be used for the Rec' and some open space? Village Green? No other site has positive benefit.*
- *Part of CHI011 would be close to heart of village.*

5 of the responses advocating CHI011 only suggested part or parts of the site should be included.

Question 3. General Comments on the Sites for Chieveley Included in the SHLAA as Deliverable or Potentially Developable

18 of the questionnaires included general comments on the sites at Question 3.

6 of the comments provided related to general comments on the location of new development including the following:

- *We feel the northern part of the village offers the best opportunity for development if it has to happen, rather than spoiling sites in the centre and south. There is already some new development in the northern part too and a bigger area to develop with fields behind;*
- *People choose to live in villages because of the space and views they have so sites should minimise any change to these;*
- *To preserve the beauty and tranquillity of Chieveley, additional housing should only be built where it doesn't affect existing residents and their enjoyment of their surroundings.*

5 of the responses with text comments at Question 3 were about the overall level of housing to be provided and its effects. Question 4 of the questionnaire asked about this and so the comments provided on this matter at Question 3 are included in the discussion about the comments provided at Question 4.

7 of the respondents added text comments at Question 3 about specific issues, namely about: traffic issues (2 responses at Question 3); concern as to whether infrastructure and services of the village would cope (3 responses); the availability of employment land (1 response); and the type of housing (1 response). Question 5 of the questionnaire asked about these issues and so the comments provided on them at Question 3 are included in the discussion in this report about the comments provided at Question 5.

3 of the comments provided at Question 3 related to sites in Oare and are dealt with under the Oare responses below.

Comments received on Hermitage Sites in Oare

All 8 respondents from Oare relied mainly on text comments rather than the tick boxes and they all indicated that they did not think sites in Oare should be included in the local plan. The comments included:

- *HER011 and HER09 are outside the settlement boundary and within AONB. Important this is adhered to for all!*

- HER011 - Do not include. Outside settlement boundary and within AONB. Development will set a precedent;
- HER009 and HER011 - Do Not Include. HER011 is unacceptable as it would destroy and alter a small rural hamlet. The lane through it, single track for most of its length, has been greatly compromised by the increase in traffic from the already over-developed Hermitage. HER009 would also be unacceptable for housing, being close to an estate of approximately 260 homes built within the last 10 years and would be a further increase strain on the local infrastructure - schools, roads and would impact on Chieveley surgery;
- Oare is a rural lane with already far too much 'cut through' traffic and very badly maintained;
- HER009 - Do Not Include. HER011 - Do Not Include. Oare is a rural hamlet, well outside the Hermitage settlement boundary and in the North Wessex Downs AONB. With the building of Forest Edge estate and Hermitage Green estate, Hermitage's infrastructure, school and medical provision have all been subject to severe strain;
- Oare is not a suitable place for development; the lane is very narrow making access difficult. There have been a lot of houses built in Hermitage & the Drs' Surgery is overstretched.

1 respondent thought a new questionnaire should be issued to cover the Oare sites.

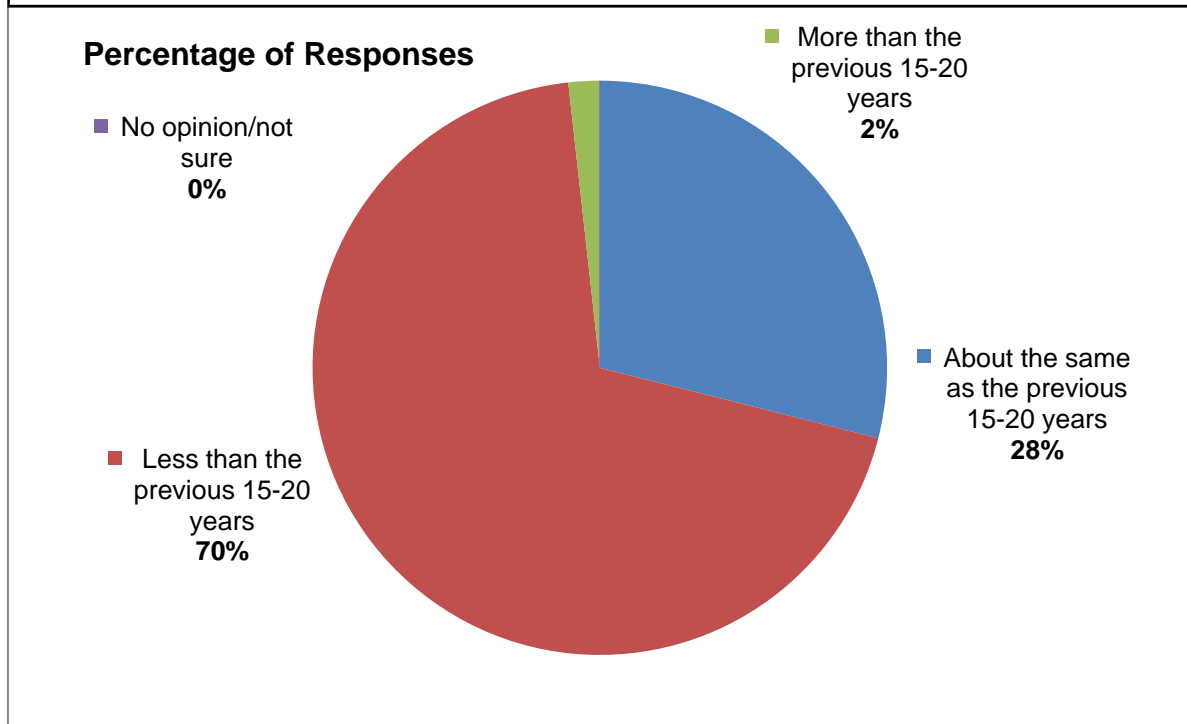
Question 4. What number of houses do you think should be allocated to be built in Chieveley within the period of the next Local Plan (i.e. up to 2026)

Responses to this section very much underpin the general tone of the responses, including many of the responses to individual sites and comments about important issues. Context to this question was provided by the comment next to the tick box options at Question 4 stating: 'About 94 new houses have been built in Chieveley since 1991.' The tick box responses were as follows:

Tick box responses at Question 4: What number of houses do you think should be allocated to be built in Chieveley within the period of the next Local Plan (i.e. up to 2026)?	
About the same as the previous 15-20 years?	33
Less than the previous 15-20 years?*	82
More than the previous 15-20 years?	2
No opinion/not sure	0
No Answer*	8

* There were 3 responses that did not tick a box at Question 4 but had written next to the boxes 'none' or 'no more'. These were counted as if they had ticked 'less'.

Q4 Results – What number of houses do you think should be allocated to be built in Chieveley within the period of the next Local Plan?



43 of the respondents gave text comments on the number of houses they thought should be provided. Not surprisingly, the vast majority (39) of these were from respondents who thought there should be less houses provided in the period to 2026 than the 94 built in Chieveley since 1991.

6 of these responses went as far as to say there should be no more housing provided in Chieveley. For example:

- *I see no actual need to expand the village;*
- *Chieveley is a good sized village. I see no need to expand the village;*
- *No more houses. What about the countryside?*
- *The village facilities i.e. Downland Practice and Primary School cannot cope with more residents on the scale envisaged. No more new houses.*

Two respondents thought the number provided should be 20 to 30 dwellings:

- *The target figure should be as closely in line with UK population growth rates forecast for the next 12 years. With 70 million forecast for 2050, 5% growth appears reasonable, say 20-25;*
- *Maximum 30 - too much traffic.*

The most frequently quoted figure that was thought reasonable among respondents quoting a number or range put the figure at or about 50 dwellings. 10 respondents put the figure at this level or said the amount of housing should be about half the quoted figure of 94 for the last 20 years; their comments included the following:

- 50 houses as a maximum;
- No more than 50 houses, I don't think local services e.g. GP can support more;
- Half the number;
- 25-50 at most. Chieveley is a small village. Larger scale development will impact on village character.

7 respondents thought there should be less than the previous period and put the figure at 60 to 75 with comments such as:

- About 25% less;
- Has to be less than the 20 year comparison; 5 houses a year seems reasonable;
- Redevelopment of Bardown plus one or two small plots being developed would be plenty;
- The 2006 survey suggests housing need can be met by Bardown which equates to around 75 dwellings.

2 of the comments were from respondents who ticked 'more' or 'about the same' who put a figure of 'no more than 104' or 'limited to 100 units' respectively.

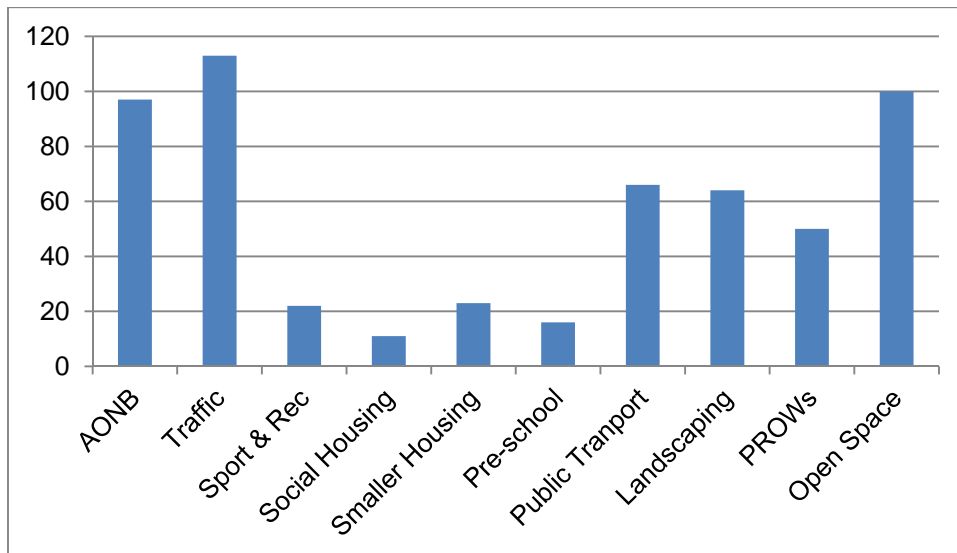
Question 5. What do you think are the most important issues for selecting new housing sites?

Question 5 asked respondents to identify what they thought were the most important issues for selecting new sites. They were asked to tick any of the boxes that they thought were the most important from 10 identified issues.

The majority (121) of respondents used this section of the questionnaire, there were only 4 that did not. Most of the respondents (95) ticked from 3 to 6 boxes, the most frequent number of 'issue' boxes ticked was 4 (32 questionnaires), the average number ticked was 4.5. 14 respondents used less than 3 boxes and 16 respondents used more than 6 boxes.

The number of respondents selecting each issue was as follows, and is also illustrated in the bar chart overleaf:

Issue identified at Question 5	Number of Respondents	Proportion of Respondents (%)
Impact on views and Area of Outstanding Natural Beauty	97	78%
Impact on local traffic levels and road safety	113	90%
Providing local sport and recreation facilities	22	18%
Providing more social housing/housing for rent	11	9%
Providing smaller 2/3 bedroom homes	23	18%
Providing better pre-school or childcare facilities	16	13%
Providing better public transport	66	53%
Good landscaping in and around new development	64	51%
Improving footpaths, bridleways and cycleways	50	40%
Preserving important open spaces	100	80%



Traffic issues (90%), impact on views and the AONB (78%) and preserving open space (80%) were the issues that a very high proportion of the respondents thought important. Improving public transport (53%), good landscaping (51%) and improving public rights of way (40%) were also important to many respondents. The other issues at Question 5 appeared less important.

About half (61) of the respondents included some additional test comments against the issues at Questions 5.

Many of these responses sought to emphasise the importance of the key issues selected from the options provided. 12 of the comments on traffic and speeding issues included:

- *Primary consideration should be given to traffic impact. This is a village and we want to encourage walking/cycling in the village to the shop and school. Increase in cars is a problem;*
- *Access to road systems - keep traffic out of village;*
- *On the main road through Chieveley, speeding and traffic volume is already an issue with more housing carries more traffic. What is there planned to keep the village safe from speeding traffic?*
- *Already the traffic through the village is excessive. Further housing will simply exacerbate the existing problem;*
- *Graces Lane should be one way into the village only to junction of School Road. High Street from School Road to cross roads to East Lane one way only northbound. East Lane one way eastbound. New car park opposite surgery to stop people parking in road.*

Others made points in support of the importance of views (2), social/low cost housing (4), public transport (7) and open space (1).

The most common comments about other issues not listed in the questionnaire related to concern over the facilities and infrastructure not being able to cope with an increased village population. Specifically these related to concern over the capacity of the school not being able to cope (14 respondents), the Doctors' surgery (11), drainage and sewerage (12), the

water supply (5), infrastructure and/or utilities generally (7) and other facilities such as the electricity and broadband speeds (9 respondents).

Other issues raised included the need for better parking facilities with new developments (1) and improving pavements and street lighting in the village (2). The need to providing housing facilities for the elderly was raised by 3 respondents.

Other comments of interest included suggestions about the phasing of development and village styles e.g.:

- *Several smaller developments would integrate into the village more easily than one big development. This would be more acceptable;*
- *The optimum type of development is blocks of 25/30 houses with a mix of private and affordable which has minimal impact on the surrounding countryside and existing housing. These developments should be staggered in order for the village to absorb them;*
- *The ideal type of development is 20 - 30 houses (similar to Middle Farm) as this size helps encourage a community spirit within the development;*
- *Variety of styles of housing to compliment a 'village' rather than a 'housing estate'. Sustainable development, more eco-friendly housing.*

A full list of the comments provided is given at Appendix 5.

5. Conclusions

On 1st February 2014 a Public Meeting was held by Chieveley Parish Council at Chieveley Village Hall and Recreation Centre concerning possible housing sites in the village. The purpose of the meeting was to inform residents about the on-going preparation of the Site Allocations and Delivery Development Plan Document by West Berkshire Council and the possible housing sites that had been identified by West Berkshire Council in the SHLAA. The meeting and the questionnaire also sought to obtain the views of residents in order to inform the Parish Council's response to the forthcoming SAD DPD consultation by West Berkshire Council.

Within the Parish only Chieveley had been identified in the settlement hierarchy as a 'service village' for which sites would be included in the SHLAA. The leaflet was made available on the website and residents were welcome to attend the Public Meeting from anywhere in the Parish; but the leaflet and questionnaire were only distributed to households in and around Chieveley, i.e. west of the A34.

Following the preparation and distribution of the leaflet and questionnaire, the Parish Council was notified that sites within the Parish at Oare had also been included in the SHLAA sites for neighbouring Hermitage. A supplementary leaflet was therefore also prepared for Oare and distributed to each household before the Public Meeting.

About 126 people were recorded as attending the Public Meeting and 125 questionnaires were returned from residents of the Parish.

On the principal issue of how much new housing should be provided at Chieveley within the next local plan period, the responses were overwhelmingly in favour of there being less than the 94 dwellings that have been developed in and around Chieveley since the last local plan was produced. 69% of respondents to this question thought there should be less new housing in the next local plan than that figure. Of those who qualified this with an amount, most put the figure to be included at about 50 new houses or at most 60-75 new houses. 29% of responses ticked the level to be provided as 'about the same as the previous 20-25 years'. Only 2 responses (2%) indicated there should be 'more' and one of those actually put the figure at less (75 dwellings) in the text comments.

The main issues cited as concerns over new housing were the impact of increased traffic and speeding; the impact on views and the AONB; and preserving important open spaces. Improving public transport, good landscaping and improving public rights of way were also important to many respondents. Other issues raised were concern that the capacity of the school, Doctors' surgery, utilities and infrastructure were already inadequate and might not be able to cope with the additional population that would come with new housing.

A wide range of interesting comments and suggestions was received and prospective developers of new housing in Chieveley are recommended to consider these and adopt them where applicable. Suggestions included phasing new development in blocks of 20-30 houses instead of delivering it all at once.

The questionnaire sought the views of residents on each of the sites included in West Berkshire Council's December 2013 SHLAA as 'deliverable' or 'potentially developable'. Comments were also invited on any other site or change to the settlement boundary.

The highest level of response and the highest level of support were received on the site at Bardown CHI021 which was included in the SHLAA as a 'deliverable' site and was previously developed land. The majority of respondents agreed that this site should be included in the local plan but a common comment was that the proposed density (75 dwellings) was too high and should be reduced.

By contrast the highest level of response against inclusion in the local plan was received for the other two sites to the west of the High Street, CHI002 and CHI007. From the comments received the main reasons why so many respondents did not think these should be included were the cumulative impact of existing and proposed development in the AONB along this western side of the village and the impact of additional traffic on the High Street. In the case of the site north of Manor Lane (CHI007) some people also drew attention to the fact that this site was designated to remain in agricultural use adjacent to The Green in the previous local plan.

Of the other proposed sites, the highest level of support was received for the site on School Lane (CHI015). This was qualified, however, by a number of respondents who emphasised the need to ensure that this development only takes place if the proposed parking/drop off area for the school is delivered. The third highest level of support was for the small sites within the settlement boundary at the Bakery and Lytchgate.

The responses on the other potentially developable sites were broadly similar with about half of the respondents saying 'do not include' and usually 2 or 3 times the number of 'do not include' responses relative to people saying 'include'. In all cases there was a significant number who said 'possibly include' but the conditions for inclusion did not come through clearly in the comments.

Despite not being included as 'potentially developable' sites in the SHLAA, 18 respondents suggested that sites to the east of the village should be included in the local plan. That is comparable to any of the 'potentially developable' sites identified by West Berkshire Council with the exception of the site on School Lane.

Of the sites to the east of the village, the site most frequently identified was CHI011, or part of it. Other potential benefits were also sought here by some respondents.

Although the number of questionnaires returned was only a little over 25% of those distributed, the timescale over which the responses were required was relatively short and it was only possible to arrange a single Public Meeting/exhibition. The responses received with the questionnaires seemed to cover a good range of issues (and post codes) and was representative of the discussion and comments from those attending the Public Meeting.

6. Appendices

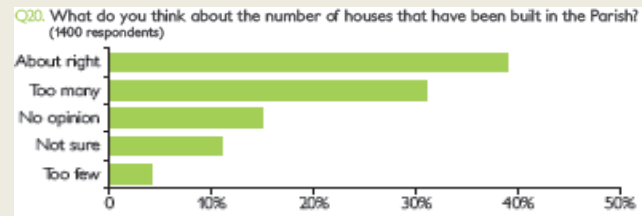
Appendix 1: Information Leaflet

In addition to the possible development sites, other parts of Chieveley could also be included in the settlement boundary as part of a settlement boundary review that is also taking place.

What does the Parish Plan say?

The Chieveley, Oare and Curridge Parish Plan was prepared by residents of the village between 2007 and 2010. Preparation of the plan involved a number of events including a residents' questionnaire which was completed and returned by 80% of households in the Parish in November 2008.

A number of questions were asked then about housing and development including Question 20 about the numbers of houses being built:



Over the last 20 years about 94 new houses have been built in Chieveley.

In addition, a housing needs survey was undertaken in 2006 which concluded that most of the housing needs in Chieveley in the foreseeable future could be met at the proposed development at Bardown.

What happens next?

West Berkshire Council is still at an early stage of reviewing settlement boundaries and preparing its Site Allocations and Delivery DPD which will eventually allocate sites for housing.

The preparation of the proposed DPD is likely to take until February 2015 and the document is unlikely to be finally adopted by West Berkshire Council before September 2016.

The public meeting being held by Chieveley Parish Council is not a formal part of the local plan process. It is simply to inform local residents about the process and to allow the Parish Council to hear local views so that the Parish Council can take these into account in its own input to the Site Allocations and Delivery DPD.

West Berkshire Council will be undertaking a formal consultation on the preparation of the Site Allocations and Delivery DPD, probably later this year. The current West Berkshire Council programme for the preparation of the DPD is as follows:

Public participation in the preparation of the DPD	September 2013 to February 2015
Publication of the proposed submission documents	February 2015
Submission to Secretary of State	September 2015
Start of Independent Examination	November 2015
Adoption	September 2016

At the public meeting to be held at 10.00am on Saturday 1 February the documents published by West Berkshire Council and the individual site plans can be viewed, together with the Parish Plan and Village Design Statement.

Your views are important. If you cannot attend the meeting or if you don't wish to speak or ask a question in public, then please feel free to send back to us the questionnaire (enclosed) or put your feedback in writing to the Clerk of the Parish Council by 1 February.

What about other parts of the Parish?

The Parish Council is only contacting Chieveley residents directly at this stage. This is because other parts of the Parish are not 'Service Villages' and SHLAA maps have not been published by West Berkshire Council apart from at Chieveley.

However, we would also like to hear the views of residents of Oare, Curridge and other parts of the village and from businesses and other Groups and people who provide services within the Parish.

The settlement boundary for Curridge and smaller sites for infill may still be considered in due course.

Future Information

Further updates on the Site Allocations and Delivery DPD and local plan issues affecting Chieveley Parish will be provided through the monthly Parish Council meetings and monthly website updates. These can all be viewed on the website at www.mychieveley.co.uk/info/ChieveleyParishCouncil.

Further copies of this leaflet and the questionnaire can also be downloaded via the website.

Chieveley Parish Council

Public Meeting

At Chieveley Village Hall & Recreational Centre on Saturday 1 February 2014

at 10.00am

We Need Your Views About Possible Housing Sites for Chieveley

What this meeting is about?

West Berkshire Council has recently compiled a list of possible sites for new housing around Chieveley. These are sites that have been put forward by landowners and developers for possible inclusion in the West Berkshire local plan.

A public meeting is being held by **Chieveley Parish Council**. West Berkshire Council will be consulting the Parish Council about these sites in early 2014 and the Parish Council needs to understand the views of local residents so that we can give feedback about local views and aspirations.

The purpose of the meeting is to provide information to interested residents and to hear what they think about the possible sites.

Why has Chieveley been identified for housing sites?

Government planning policy requires West Berkshire Council to prepare a local plan which sets out planning policies for the district. The local plan also has to identify sites to meet the district's housing needs.

The first part of West Berkshire's local plan is the **Core Strategy**. The Core Strategy sets out the overall vision, objectives and over-arching planning policies including the numbers of houses to be provided in the local plan period (which is to 2026). The Core Strategy was adopted by West Berkshire Council in July 2012.

Most of the new housing in the district will be provided in and around the main urban areas, that is Newbury, Thatcham and the 'Eastern Urban Area'¹, and the other towns and larger villages referred to as the 'Rural Service Centres'².

¹ The Eastern Urban area includes Tilehurst, Calcot and Purley on Thames

² The 'Rural Service Centres' are Burghfield Common, Hungerford, Lambourn, Mortimer and Pangbourne.

However, the 'settlement hierarchy' in the Core Strategy also identifies nine other villages in West Berkshire as so-called 'Service Villages'³ considered suitable for smaller housing allocations.

Chieveley is one of the 'Service Villages' and West Berkshire Council is now looking for sites in and around Chieveley to accommodate a limited amount of new development to meet local needs.

How will West Berkshire Council select the sites for new housing?

The local plan for West Berkshire will be made up of several parts called 'Development Plan Documents' (DPDs).

Although the Core Strategy DPD has been completed and sets out the settlement hierarchy, it does not identify individual housing sites.

It is the **Site Allocations and Delivery DPD** that will identify sites for housing and other types of development. It will also set out detailed planning policies to guide development in the district. The Site Allocations and Delivery DPD has not yet been completed but West Berkshire Council started work on it last year.

In February 2013 West Berkshire Council made a 'Call for Sites', asking landowners and developers which areas of land they wanted to be considered for housing or other uses as part of the local plan.

West Berkshire Council has completed initial assessments of the sites that were put forward and the sites have been included in an updated **Strategic Housing Land Availability Assessment (SHLAA)** published in December 2013.

³ The 'Service Villages' are Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury and Woolhampton.

The SHLAA is not a policy making document and the sites included in the SHLAA are not yet allocated for development. The sites included are described as a 'basket of sites'. These sites will be considered for settlement boundary extensions and/or housing allocations in the Site Allocations and Delivery DPD. If included in the DPD then they *will* be policy allocations that will enable developers to submit applications for planning permission in the future.

If you want more information on any of these documents and what's happening on the local plan then there's more information on each document on the 'Planning Policy' pages on the West Berkshire Council website. West Berkshire Council's **Local Plan Newsletter** (Issue 1 December 2013) is a good starting point.

The sites included in the SHLAA of December 2013 for Chieveley are shown on this West Berkshire Council plan from the SHLAA report.

What do these SHLAA sites mean?

The full December 2013 SHLAA report by West Berkshire Council explains what the current status of these sites means and is available on the West Berkshire Council website.

The sites submitted to West Berkshire Council by landowners and developers in the 'Call for Sites' have had an initial assessment by West Berkshire Council. The sites around Chieveley have been put into one of 3 categories described as follows:

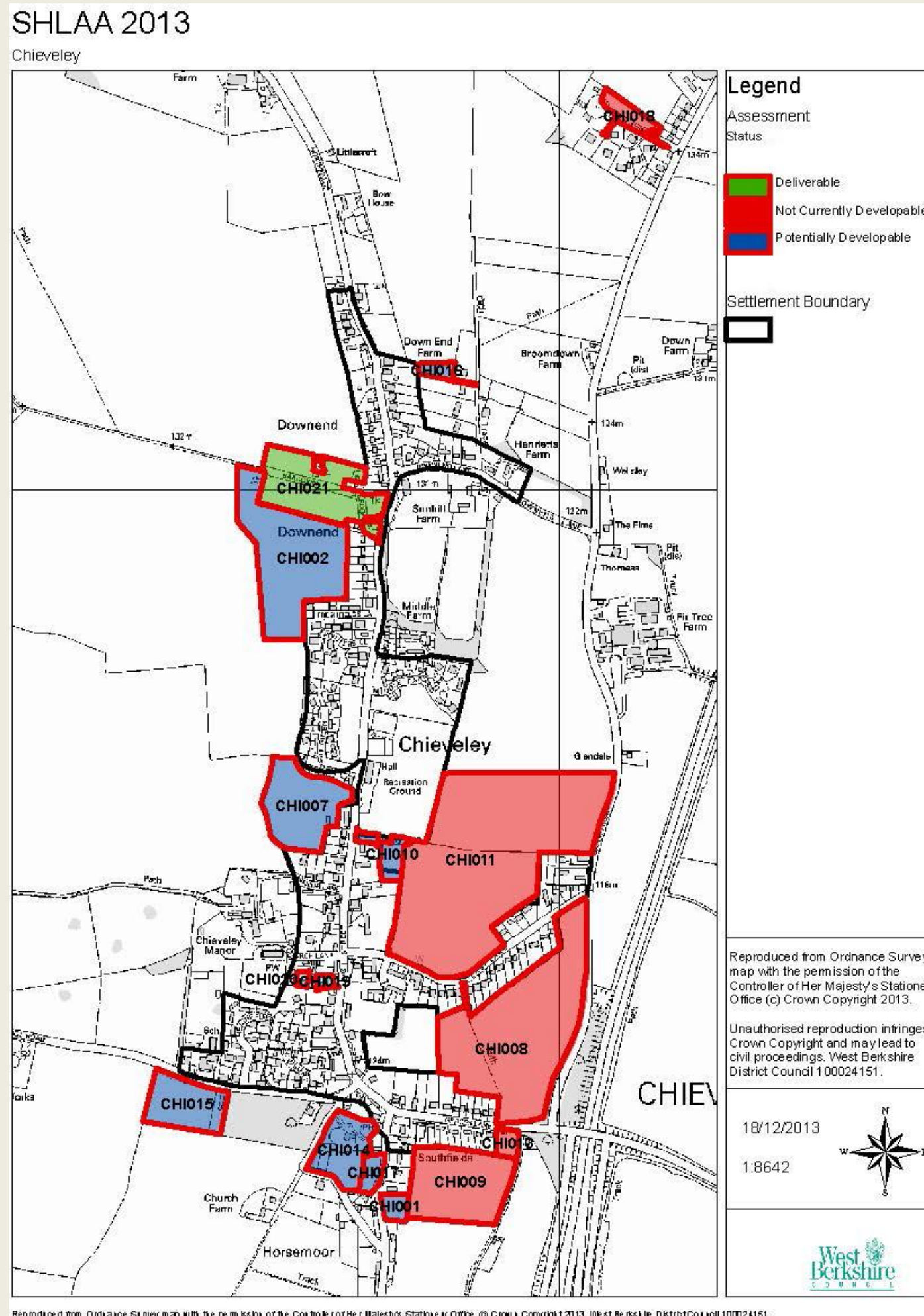
Not currently developable: sites considered by West Berkshire Council to have significant constraints that mean they are unlikely to come forward in the plan period.

Potentially Developable: a 'basket of sites' from which the most suitable will be allocated by West Berkshire Council through the Development Plan. Their suitability needs to be assessed further through the plan-making process.

Deliverable: available now, offers a suitable location for development now and is achievable with a realistic prospect that housing will be delivered on the site within the next five years. This category includes sites with planning permission.

More details are given in the SHLAA report. For each site there is a one page summary and assessment on the West Berkshire website which gives a more detailed plan and some site details.

The 'green' and 'blue' sites that West Berkshire Council considers are potential sites for housing in the local plan around Chieveley are shown on the SHLAA plan and listed here to the right.



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1. Bardown (CHI021): this site already has planning permission for 75 dwellings which was first granted in 2007. The Parish Council supports the redevelopment of this site in principle but will continue to seek better landscaping than was included in the approved plans.
2. Land adjacent to Bardown and north of Freshfields Lane/Pointers Close (CHI002): 4.07 hectares (ha) assessed by West Berkshire Council as having development potential for 23 dwellings.
3. Land north of Manor Lane (CHI007): 2.03 ha south of 'The Green' assessed by West Berkshire Council as having development potential for 28 dwellings.
4. Horsemoor/Green Lane (CHI001, CHI014, CHI017): three sites next to each other at Horsemoor/Green Lane assessed by West Berkshire Council as having development potential for 5, 20 and 5 dwellings respectively.
5. Land on School Lane (CHI015): 1.2 ha opposite the school assessed by West Berkshire Council as having development potential for 6 dwellings. This site has been proposed for development with a possible car park and drop off area for the school.
6. Land adjacent to Coombe Cottage (CHI010): 0.46 ha behind Ossian and the Thatched House assessed by West Berkshire Council as having development potential for 7 dwellings.
7. The Bakery (CHI019) and Lychgate (CHI020): two small sites off Church Lane assessed by West Berkshire Council as having development potential for 2 and 1 dwellings respectively.
8. Land at Mophetts Lane, Downend (CHI016). A site of 0.21 ha to the east of Downend has been assessed by West Berkshire Council as having development potential for 4 dwellings.

The total if all the sites were allocated and developed to the assessed potential would be 176 new houses.

There is no set number of new houses required for Chieveley. According to the Core Strategy the sites should be selected according to the needs of the community and more detailed site assessments.

Are the possible sites inside the Settlement Boundary?

With the exception of the two small sites off Church Lane and part of the site adjacent to Coombe Cottage, all of the sites that have been put forward are outside the settlement boundary for Chieveley. If any of these sites were selected then the settlement boundary would be reviewed in that area. Other policies in the local plan mean that infill and other development are more likely to get planning permission inside the settlement boundary.

Appendix 2: Main Questionnaire

Chieveley Parish Council

Questionnaire

We Need Your Views about Possible Housing Sites for Chieveley

A public meeting is being held by **Chieveley Parish Council** on 1 February 2014 to discuss possible housing sites identified by West Berkshire Council. Please read the **accompanying leaflet** which explains how the sites have been identified and what the meeting is about.

You can use this form to pass your views about the possible sites to Chieveley Parish Council. Details of how to return the form are given at the end of this document.

1. What is your interest in housing in Chieveley?

Please tick the statements that apply to you:

Are you a resident of Chieveley?

A resident of Oare, Curridge or another part of the Chieveley Parish?

Do you work in Chieveley or have a business interest?

2. Do you own or have an interest in any the housing sites identified in Chieveley?

Please let us know if you are an owner/promoter of any housing site in Chieveley Parish and briefly what your interest is, including sites classed as 'not currently developable' on the SHLAA plan (**see leaflet**):

e.g. owner of site CHI00X

3. Which of the sites do you think should be included in the Local Plan?

	Include	Possibly Include	Do Not Include	Don't know
1. Bardown (CHI021)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. North of Freshfields Lane/Pointers Close (CHI002)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. North of Manor Lane (CHI007)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Horsemoor/Green Lane sites (CH1001, CHI014, CHI017)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. School Lane (CHI015)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Coombe Cottage (CHI010)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The Bakery/Lynchett (CHI019 and CHI020)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Downend (CHI016)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify): *e.g. I think 'I think all or part of site CHI00X should be included or area X should be included in the settlement boundary.*

Any other comments?

4. What number of houses do you think should be allocated to be built in Chieveley within the period of the next Local Plan (i.e. up to 2026)

- About the same as the previous 15-20 years?
- Less than the previous 15-20 years?
- More than the previous 15-20 years?
- No opinion/not sure

About 94 new houses have been built in Chieveley since 1991.

Any comments? e.g. if more or less, how many more or less?

5. What do you think are the most important issues for selecting new housing sites?

Please tick the issues you think are the most important:

- Impact on views and Area of Outstanding Natural Beauty
- Impact on local traffic levels and road safety
- Providing local sport and recreation facilities
- Providing more social housing/housing for rent
- Providing smaller 2/3 bedroom homes
- Providing better pre-school or childcare facilities
- Providing better public transport
- Good landscaping in and around new development
- Improving footpaths, bridleways and cycleways
- Preserving important open spaces

Any other issues or comments?

6. About you

Please let us have your name and address so we can better understand if residents of different parts of the village have particular interests. We also need to know that the comments received are from within the Parish. There is no limit to the number of questionnairesⁱ that can be returned per household and we are also keen to hear from younger (under 16) residents. The Parish Council might extract comments you have made as part of the evidence it draws from these questionnaires but **it will not publish your name or address or associate comments you have made with you personally without your permissionⁱⁱ**.

Name: If under 16 please tick here:

Address:

Post Code: email addressⁱⁱⁱ:

7. How to return your Questionnaire

You can write to the Parish Council about any issue affecting the Parish at any time but we would like to receive completed questionnaires about housing sites in the village **by 10.00pm on 1 February 2014^{iv}**.

You can return completed questionnaires by a number of means:

- By hand or by post to The Clerk to the Parish Council at 16 Middle Farm Close, Chieveley, RG20 8RJ, or by hand to Cllr Wooler at Rosedale, Church Lane, Chieveley
- At the public meeting on 1 February completed questionnaires (or letters) can be deposited in the post box that will be provided
- By email by writing to the Parish Council or by scanning and sending completed questionnaires to chieveley.pc@btinternet.com.

ⁱ Further copies of this questionnaire can be obtained from the Chieveley Village Stores/Post Office or downloaded from the Parish Council web pages on www.mychieveley.co.uk

ⁱⁱ Information about Chieveley Parish Council's Record Management and Data Security Policy can be found via the Parish Council web pages on www.mychieveley.co.uk

ⁱⁱⁱ If you want to receive updates on information from the Parish Council then please provide your email address

^{iv} Your views are required by this date to inform a meeting of the Parish Council and West Berkshire Council on 4 February 2014.

Appendix 3: Supplementary Oare Questionnaire

Chieveley Parish Council

Public Meeting

At Chieveley Village Hall & Recreational Centre on Saturday 1 February 2014
at 10.00am

We Need Your Views about Possible Housing Sites for Chieveley: Oare Update

A public meeting is being held by **Chieveley Parish Council** on 1 February 2014 to discuss possible housing sites identified by West Berkshire Council. Please read the **accompanying leaflet** which explains how the sites have been identified and what the meeting is about.

Under '**What about other parts of the Parish**' (on the back page) the Parish Council explains that it was only contacting Chieveley residents directly at that time because other parts of the Parish are not 'Service Villages'. However, since the leaflet was published it has been drawn to the attention of the Parish Council that possible housing sites around Oare have been identified as housing sites for Hermitage.

The background to how possible housing sites have been identified by West Berkshire Council is set out in the main leaflet for Chieveley. This process also applies to possible housing sites at Hermitage and Oare. This Oare Update has been prepared as a supplement to the January 2014 leaflet for residents of Oare who might also find the Public Meeting being held on 1 February of interest.

Two small areas of land in Oare have been identified by West Berkshire Council as 'Potentially Developable'. These are shaded 'blue' on the West Berkshire Council SHLAA plan for Hermitage shown overleaf. They are described by West Berkshire Council on the SHLAA maps¹ and summarised as follows:

9². Land north of Manor Lane, Oare (HER011). 7.5 hectares (ha) north of Manor Lane was put forward to West Berkshire Council split into four plots. The largest plot (adjacent to the motorway) was put forward for employment use. Three small plots of the land were put forward for residential development. These appear to be about 1.08 ha in total and have been assessed by West Berkshire Council as having development potential for 22 dwellings. Two of these are adjacent to Manor Lane in Oare. These amount to about half of the area (and probably about half the dwellings). The third area for possible residential development is adjacent to Hampstead Norreys Road and is not in Chieveley Parish.

In addition to sites for possible residential development, three sites were put forward in Oare for consideration by West Berkshire Council for employment use. These were: the land to the north of HER011 as described above; 6ha between site HER013 (on the plan overleaf) and the motorway; and the area shown as HER014 on the plan. The possible employment sites are not being consulted upon at present.

What to do next

Please read the attached leaflet. More information is also available on the West Berkshire Council website where there are individual site maps and details for each of the HER sites. You will also be able to view these maps at the Public Meeting on 1 February.

You can pass your views to the Parish Council by adding your comments on the Oare sites to the main Chieveley Questionnaire (attached). Please add your views on whether site 9 should be included or not to the comments box at Question 3.

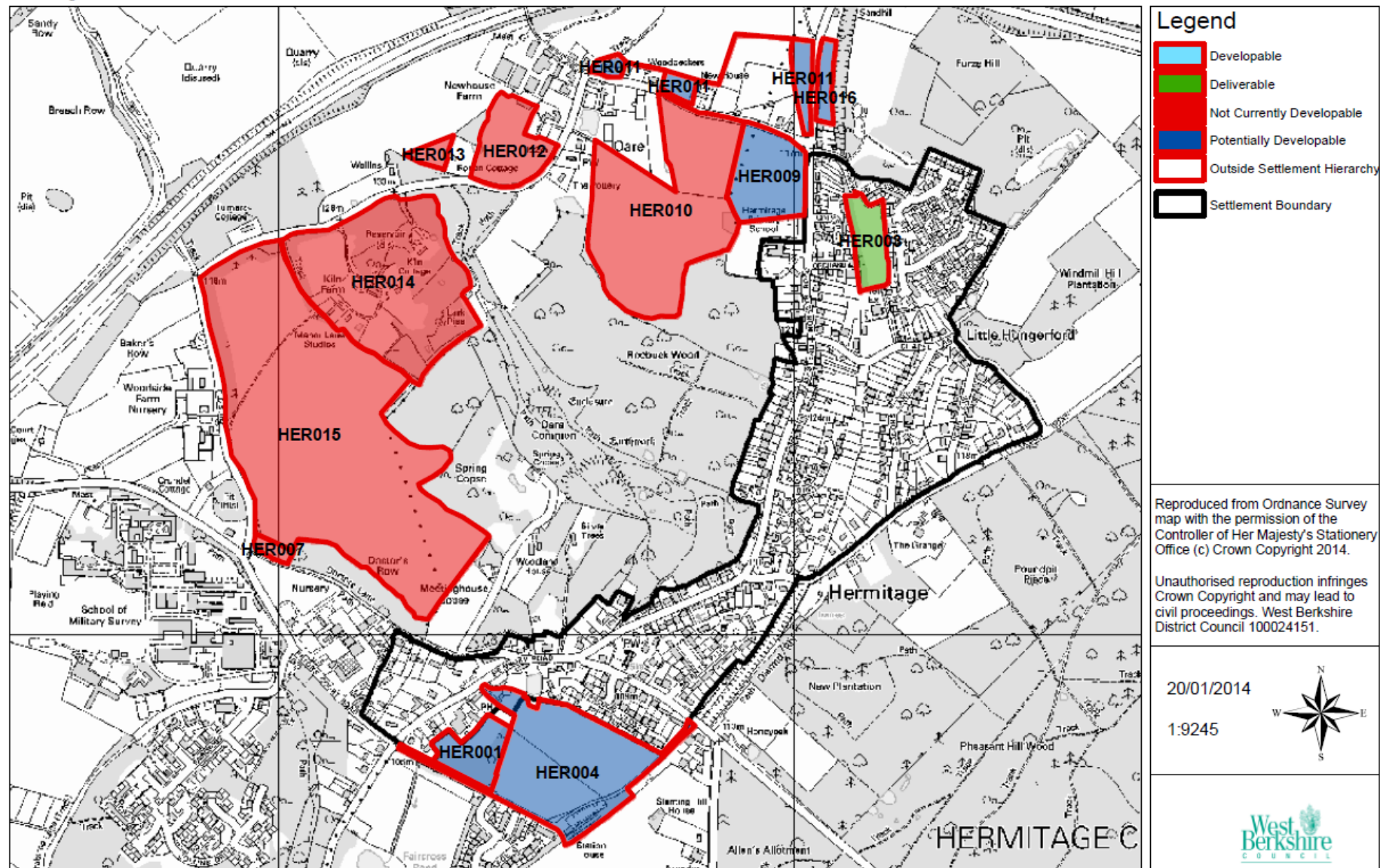
The questionnaire can be returned in The Clerk to the Parish Council in the same way or returned to **Mike Taylor** at The Pottery, Manor Lane, Oare.

¹ December 2013 SHLAA maps are available on the 'Planning Policy' pages of the West Berkshire Council website.

² Sites 1 to 8 are as listed in the main leaflet for Chieveley.

SHLAA 3013

Hermitage



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Appendix 4: Summary Tables of Questionnaire Response Data

Question 1: What is your interest in housing in Chieveley?

Are you a resident of Chieveley?	117
Are you a resident of Oare, Curridge or another part of Chieveley Parish?	8
Do you work in Chieveley/or have a business interest?	11
Total number of questionnaires received from Chieveley Parish	125
Total number from outside Chieveley Parish (not included in results)	1

Question 2: Do you own or have an interest in any of the sites identified in Chieveley?

No	123
Yes	2

Question 3: Which of the sites do you think should be included in the Local Plan?

	Include	Possibly Include	Do Not Include	Don't Know	Total
Bardown (CHI021)	71	29	13	1	114
Freshfields Lane/Pointers Close (CHI002)	12	19	72	7	110
North of Manor Lane (CHI007)	19	14	74	4	111
Horsemoor/Green Lane sites (CHI001; CHI014; CHI015)	16	30	59	6	111
School Lane (CHI015)	38	27	42	3	110
Coombe Cottage (CHI010)	18	30	52	5	105
The Bakery/Lytchgate (CHI019; CHI020)	27	36	39	7	109
Downend (CHI016)	21	31	51	7	110

Question 4: What number of houses do you think should be allocated to be built in Chieveley within the period of the next Local Plan?

About the same as the previous 15-20 years?	33
Less than the previous 15-20 years?	82
More than the previous 15-20 years?	2
No opinion/not sure	0

Question 5: What do you think are the most important issues for selecting new housing sites?

Impact on views and Area of Outstanding Natural Beauty	97
Impact on local traffic levels and road safety	113
Providing local sport and recreation facilities	22
Providing more social housing/housing for rent	11
Providing smaller 2/3 bedroom homes	23
Providing better pre-school or childcare facilities	16
Providing better public transport	66
Good landscaping in and around new development	64
Improving footpaths, bridleways and cycleways	50
Preserving important open spaces	100

Appendix 5: Text Comments from Question 5

Q5 - What do you think are the most important issues for selecting new housing sites?

- *The last housing development was meant to take in aspects of the local plan and how the village sat in the surroundings i.e. a hidden village. They built obvious housing hovering over the village, totally out of character, exposed to the wind and seen from the village outskirts. School places must be adequate.*
- *Drainage and sewage; doctors and healthcare overload.*
- *Several smaller developments would integrate into the village more easily than one big development. This would be more acceptable.*
- *Providing low cost housing should be a priority.*
- *Primary consideration should be given to traffic impact. This is a village and we want to encourage walking/cycling in the village to the shop and school. Increase in cars is a problem. No improvement in public transport. Consideration needs to be given to utilities. Is there adequate water supply and sewerage service? Water pressure at Bardown is very low.*
- *Recognising the importance of agricultural production in sustaining growing population both in the UK and the world at large. Emphasis should be heavily on development of brownfield sites.*
- *We fought Grundon on AONB issues - do they not apply to housing? Schooling, foul drainage, broadband speed/capacity.*
- *Access to road systems - keep traffic out of village.*
- *Chieveley will always be in demand because it is close to the motorway/airport etc. It needs better roads and facilities to cope with the expectations of incomers. It is already hard to describe it as a rural village.*
- *The optimum type of development is blocks of 25/30 houses with a mix of private and affordable which has minimal impact on the surrounding countryside and existing housing. These developments should be staggered in order for the village to absorb them.*
- *Impact to current school pupil volumes. Impact on Doctors' Surgery. Impact on utility services - Chieveley already has a number of power cuts a year. Improved broadband speed and availability. Impact to community services. Inclusion and impact of social housing requirements*
- *Bearing in mind that public transport is sparse, living in Chieveley means most families will use more than one car. Properties should be built to accommodate them so that on street parking does not become a problem*
- *How can Graces Lane cope with more traffic?*
- *Graces Lane should be one way into the village only to junction of School Road. High Street from School Road to cross roads to East Lane one way only northbound. East Lane one way eastbound. New car park opposite surgery to stop people parking in road*
- *The impact on infrastructure e.g. sewage, drainage, water supply*
- *These (sport, social housing, smaller houses, pre-school, transport, landscaping, footpaths) are all falling into the category of what we need if we build more houses.*

AKA a sop to allow development (or make a farmer rich!). No more houses behind existing. No movement of settlement boundary

- *Social housing requires good public transport and there isn't enough to support these*
- *Important that the required infrastructure in Chieveley is in place to cope with increased housing*
- *Speed limit lowered please*
- *Sufficient surgery and school facilities to cope with any increase. Current facilities are at maximum*
- *Insufficient drainage/school size/sewage disposal/doctors' surgery.*
- *We both think that before any house building begins, the roads entering Chieveley should have proper pavements. Such as East Lane, Graces Lane, Downed Lane and the road from Bardown to Peasmore. Plus street lighting for safety*
- *We need to maintain our rural countryside. Concerned that local authorities do not share same values and just want to keep building. Infrastructure is not capable of additional housing.*
- *We live in the country not in a town. Our roads are seriously substandard, no lighting, poor pathways, poor communication i.e. fibre broadband. This is what is important, not new houses. Amenities are stretched in the area; the Downland Practice is already slow and hard to get to see your doctor. Roadways are not fit for potentially 360 vehicles plus.*
- *Chieveley is a tranquil location with beautiful open spaces. Additional development will impact the village traffic, noise and wildlife and will reduce the natural open spaces*
- *No more houses in Chieveley. Thank you*
- *Do not destroy the nature of the village and preserve the heritage in views and buildings that already exist*
- *Considerable land for development similar to last local plan. Consideration with footpath, off road parking, overflow for surgery, burial ground*
- *Local roads would not be able to support more housing. Bad enough as it is!! Same goes for the surgery. Public transport is poor.*
- *Local schools full, infrastructure saturated. Will need huge investments to accommodate extra housing*
- *I think Chieveley is a lovely village with enough homes already!*
- *Facilities - whichever site is chosen I question whether the village can support more people- i.e. surgery, school, sewage system etc.*
- *Protecting AONB views very important*
- *Impact on existing utilities, water, sewage, drainage, electricity. These supplies are often not thought through by developers*
- *The impact on the local area will be forever. In the 60's a song came out "see paradise put up a parking lot" for Chieveley it seems "see paradise put a housing site"*
- *What about size of school classes etc. what about? Of public transport to get people in and out of village. Local facilities are not able to cope.*
- *Ability to provide good reliable electricity supply, water and sewage disposal. Doctors' Surgery capacity*

- *Consideration of school places and other facilities such as doctors. Also access to jobs - better to build more nearer to Reading?*
- *Would the school be able to take more children? The access into village via Graces Lane is narrow, could it cope with more traffic if more houses are built. I think there should be traffic calming in the High Street. Burchetts Green near Maidenhead has large bumps, and it has no street lighting. The speed in the village is 20mph. Can the doctors' surgery cope with more people; it already has patients from other villages.*
- *On the main road through Chieveley, speeding and traffic volume is already an issue with more housing carries more traffic. What is there planned to keep the village safe from speeding traffic?*
- *176 new houses would mean a population increase of ~475. Where are all the extra school places? Traffic is already difficult around the shop at times. This would increase traffic further. Sewerage system and Drs' Surgery would need to be increased.*
- *Consideration on types of properties being built. Seem to have high numbers of houses proposed on small sites.*
- *Impact on existing infrastructure - drainage, frequent power cuts etc. 2. Traffic esp. High Street - frequent hazard around Quackers & shop/Church Lane junction. 3. Settlement boundaries should be preserved to retain character of village.*
- *Cheaper houses to buy & rent, and find different sites if Bardown not done.*
- *Already the traffic through the village is excessive. Further housing will simply exacerbate the existing problem*
- *Low income families should have houses near facilities. Spoiling established homes and devaluing them to provide cheap housing is not fair. Houses built for rent attract transient people with no interest in the village, and can lead to social problems. We bought our house to avoid these people.*
- *Difficult to choose, limit to ticks. "Improving footpaths etc." - what is more important is keeping mountain bikes and motorbikes off the track. They cause terrible damage.*
- *The ideal type of development is 20 - 30 houses (similar to Middle Farm) as this size helps encourage a community spirit within the development.*
- *Drainage, water supply, electricity.*
- *Any new housing should be well laid out, including open spaces and off road parking. It shouldn't be cramped and should be screened from the existing rural areas. Small areas of affordable housing for local people are a must.*
- *Some houses to have 'walk-in' showers for partially disabled. Better bus service important.*
- *Adherence to principles of Parish Plan.*
- *Public transport must improve if the village is to grow.*
- *Impact on local school and Drs' Surgery should also be considered.*
- *Give a higher priority to what development will look like.*
- *The Parish Plan was thorough in this review.*
- *The school is already full, so where are children going to go to school? The village roads are not suitable for lots of heavy lorries to come through the village.*
- *Chieveley needs to grow to accommodate natural local growth. Need to keep younger people in the village. Won't impact on village as joins existing housing. Close to services and facilities. Also existing road could cope.*

- *Consideration of provision of housing for elderly people. Retirement/Care Home/Sheltered Housing Bungalows. So villagers can remain in their community.*
- *Variety of styles of housing to compliment a 'village' rather than a 'housing estate'. Sustainable development, more eco-friendly housing.*

Appendix 6: Summary of letters/emails

The following summarises the contents of 3 letter/email responses received from residents. As many of the comments made in this correspondence have already been evidenced in completed questionnaires, the following records new/additional information and/or highlights the key points made.

Bardown (CHI021)

- *Concern over road safety and risks to pedestrians resulting from increased traffic;*
- *The idea to create a footpath to enable residents in the north of the village to walk to the village centre;*
- *The suggestion that the density of houses at Bardown should be reduced and increased for the (much larger) site CHI002.*

Chieveley Village Infrastructure

- *Comment that the Parish Plan of 2011 made it very clear that many residents feel that the village infrastructure is already under pressure and further development is bound to exacerbate the situation;*
- *Concern that in recent months the High Street has been flooded from side to side in periods of heavy rain (photographs provided) and that more development to the north will increase the frequency and severity of these events;*
- *The suggestion that it is time to consider the overall infrastructure and village environment and how it could be improved to support further housing into the future;*
- *Concern over the likely increase in the volume of traffic in the High Street and in particular the problems of congestion and safety around Quackers Nursery.*

AONB

- *Concern that a policy that takes out agricultural land will impact grain production;*
- *The point that whilst large housing developments inevitably interfere with the environment, sensitive landscaping and the preservation of open spaces can limit the impact;*
- *The point that when Middle Farm Close and The Green were developed there was a tacit understanding that the open space to the South of The Green would remain as such.*

Other sites

- *The suggestion that the site CHI008 could be allocated for development/housing.*