

From: [Planapps](#)
To: [PlanningPolicy](#)
Subject: FW: LOCAL PLAN - to 2039 - Re. GREAT SHEFFORD Site ID : GS1
Date: 06 March 2023 08:51:10
Attachments: [Outlook-1pesktc2.png](#)
[Outlook-hihvmo3.png](#)
[Outlook-pzdgkozx.png](#)
Importance: High

From: Alex Bell [mailto: [REDACTED]]
Sent: 04 March 2023 09:58
To: Planapps <planapps@westberks.gov.uk>
Subject: LOCAL PLAN - to 2039 - Re. GREAT SHEFFORD Site ID : GS1
Importance: High

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

Good day,

Subject: In reference to and objection to Site GS1

On the previous plan, it was not recommended for allocation. What is different this time around?

There is large ground water, even now the garden is saturated from the recent rains.

The land that is being suggested for allocation of 15 houses is raised and much higher than that of the houses that border it by some few good metres.

This will cause huge oversight and privacy issues, as well as all the houses that lie on the boundary an unattractive outlook.

Privacy is lost, as well as garden views. No one wants a house looking down on another house.

The suggested access via Spring Meadows is also of concern. 15 houses average of 30 additional cars using the road as access, that already has cars parked on the road and is school access.

This should be re-addressed. Not to mention the change in land level, which I repeat is multiple metres from current Spring meadows to the land that is being allocated.

The landscape regardless of any planted boundaries will be affected, as these dwellings will sit so high in the skyline and the lie of the land in comparison to the rest of Spring Meadows.

Flood alleviation works are proposed for the village, but when and what effect this will have is not yet determined.

Many flood alleviations schemes have been put in that do not have the desired effect.

Ground water run-off from the chalk hills, in this area of settlement on Spring Meadows will undoubtedly be affected by further housing on the land being allocated.

Much consideration and investigation need to be put into this.

Will the land be excavated to bring it down to the level of the other houses? If not, surely house cannot be built literally 'on top' of other houses, to look down into the gardens.

Their ground floor will be level with the top floor or above of the existing houses that lie on the boundary.

Things to note and things that will certainly need addressing:

- 1 Ground Level
- 2 Ground Water
- 3 Water Run Off
- 4 Existing dwellings privacy
- 5 Existing road use
- 6 Effect of the proposed dwellings on the flooding on Wantage Road (further hard standing and water run off downhill to the Wantage Road)

I refer you back to the previous Local Plan, with all the comments made by residents and professionals, and that the previous Local Plan did not approve for allocation.

It is not understood how this can change in 5 years to now make this site viable for development. This email is to object to the decision that the site is recommended for allocation as per the Local Plan to 2039.

To make reference to my statement please see here: Page 51, and I highlight here in a snippet. It must be explained how this has changed since May 2017:

Spatial Area - North Wessex Downs AONB

2.42 The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers almost three quarters of the District and is an area where the landscape is managed to conserve and enhance its natural beauty, in accordance with its national designation. It has a rich historical legacy and wealth of important environmental and heritage assets. The settlement pattern is one of dispersed villages and small towns that have a strong sense of identity.

2.43 The Core Strategy proposes appropriate sustainable growth to support the local communities and the rural economy, with development focused on the Rural Service Centres and Service Villages.

2.44 The Core Strategy sets out a housing requirement of up to 2,000 new homes in the AONB between 2006 and 2026. Provision of this scale of housing is subject to the overarching objective for the AONB to conserve and enhance its special landscape qualities. Landscape assessment work has therefore been a key part of the site assessment process.

2.45 Within the North Wessex Downs AONB there are three Rural Service Centres. In the western part of the AONB, development will be focused in Hungerford and Lambourn. Hungerford is considerably larger than Lambourn and has a town centre with a range of facilities and services providing for the town and surrounding area. Lambourn performs a more local level role, with a particular emphasis on the needs of the equestrian industry.

2.46 Pangbourne, in the east, is a thriving community which has an important role as a service centre for the eastern areas of the AONB. Opportunities for development outside the current settlement boundary are constrained by environmental considerations and will restrict the amount of housing growth to take place in Pangbourne.

2.47 There are six Service Villages in the AONB which provide a range of services to their communities and the surrounding areas. These service villages will generally have only a limited amount of new development depending on their role and function and the availability of sites. **It is not proposed to allocate any sites in Great Shefford due to concerns over flood risk and recent severe flooding in the village.** In addition, there are no allocated sites in Chieveley due to a lack of suitable sites, however there are a number of changes to the settlement boundary around the village. In Compton, the site of the Pirbright Institute was identified through the Core Strategy as an opportunity site for larger scale development. There is a SPD adopted which sets out detailed guidance for the redevelopment of this brownfield site.

Also, please see here previous comments and reasons for the site NOT being allocated, how has this changed?

http://decisionmaking.westberks.gov.uk/documents/s43709/4f%20Appendix%20F%20SA_SEA%20Report.pdf

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
GSH001 Land east of Spring Meadows, Great Shefford 46 15 dwellings (0.8ha at 20dph)	The site is close to local facilities and services within the village and to the countryside which would encourage walking and cycling, with a positive impact on sustainability. The site is in a surface water flood risk area. Flooding has a negative impact on all elements of sustainability, some mitigation measures may be able to improve the situation. Great Shefford itself has a history of flooding, which many mean that mitigation measures do not remove the risk, and subsequent impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: AONB – Great Shefford Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation Due to the flood risk within the village, and history of flooding resulting in all road in and out of the village being closed (Jan/Feb 2014).	The site is not recommended for allocation. No additional information submitted at preferred options to change recommendation. Further technical evidence, in the form of a groundwater flood risk study, has been carried out and indicates that part of the site is at risk from groundwater flooding

Site selection summary

While the SA/SEA indicates that GSH001 would have a predominantly neutral sustainability impact and does not highlight any significant sustainability issues, the site is not recommended for allocation due to the [significant](#) flood risk within the village. While the site itself is not at risk from fluvial flooding (although it is in a surface water [and groundwater](#) flood risk area), the impact of flooding in the village is [so](#) significant that additional development is not considered appropriate.

Also, in same document I refer to pages 1348 to 1356 inclusive And again,, the result shows:

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
Site ID:	GSH001	Site Address:	Land west of Spring Meadows, Great Shefford	Development Potential:	16 dwellings (0.81ha at 20dph)
Recommendation:	The site is not recommended for allocation				
Justification:	Due to the flood risk within the village, and history of flooding resulting in all roads in and out of the village being closed (Jan/Feb 2014).				

I have seen no justification for why this reasoning has changed This 2nd email is further to show my objection to the site being suitable for 15 dwellings

Previously, it should be noted that Great Shefford Parish Council agrees that the area of land at RSA 28 which is shown edged red on the inset plan for this site should not be developed.

Please review Great Shefford Parish Council (Ipr1855), [Consultation Statement - Proposed Submission LPR Dec 2022 v2.pdf \(westberks.gov.uk\)](https://www.westberks.gov.uk)

Changes sought: Removal of site RSA 28 from the Local Plan

Regards,

Mr Bell

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]