

Kintbury Parish Council Consultation Response

Housing Site Allocations DPD Preferred Options Consultation Form

Do you consider the preferred option to be sound: No

Reasons for objecting:

The Principle of further development in Kintbury:

1. Area Delivery Plan Policy 5 of the Core Strategy clearly states “that conservation and enhancement of the natural beauty of landscape within the AONB will be a paramount consideration”. The Parish Council considers that as the Village is located in the heart of the AONB, it means that any development opportunities, particularly outside of the current Village Envelope, are bound to be harmful to the natural beauty of the landscape and must, therefore, be avoided if the Core Strategy is to be complied with.
2. The Core Strategy in referring to the Service Villages and other areas makes it clear that the overall number that these areas are required to contribute to the total number of units in the Plan is extremely limited and the fact that Kintbury has already contributed a significant number of units to the Plan suggests that there should be no further development in the Village.
3. There is concern that the current facilities and services in the Village, particularly the Doctors’ Surgery are already stretched and any further development will have a deleterious effect on the current services as the Surgery cannot be extended to accommodate increases in services.
4. The direct rail link to Paddington is under threat with the electrification of the line to Newbury and consequently the likelihood that only a shuttle service will operate from Bedwyn via Hungerford and Kintbury and this shuttle service will only have limited connections to the fast service from Newbury. There will, therefore, be a strong likelihood that further development within the Village will create a significant increase in car movements from Kintbury to Newbury on top of the increase emanating from the current properties, because commuters will seek to travel by car to a point where a regular fast service will be available.
5. The Council strongly holds the view that a number of developments, over and above the previous LDF, have been given consent and have been built in Kintbury, comprising 143 units.
These additional 143 units should be taken into account when consideration is being given to allocation of development in Kintbury and there should, therefore, be no further development permitted under the DPD currently under consideration.

6. The Council also holds this view because each of the proposals that have been included in the SHLAA would contribute further to the difficulties already experienced by Kintbury residents in relation to the current street network. This network consists of narrow lanes and streets, some used as main through routes, without adequate provision for pedestrians and with no practical solution to this problem, as it is impossible to provide pavements because of the proximity of houses to the streets. Furthermore, the narrow and difficult to negotiate junctions on the Village streets cannot, reasonably, take any further traffic movements that would be generated by further development and improvements to these junctions cannot, practically, be achieved for the same reasons set out above.
7. None of the sites identified in the SHLAA are in locations where traffic generation will not have a deleterious effect on surrounding properties and those properties in the centre of the Village, which is an important Conservation Area. All of the proposed sites would have a serious adverse effect on the Conservation Area because of the generation of traffic and this factor should be taken into account in considering inclusion of sites in the Housing Site Allocations DPD.

The specific sites identified for development in Kintbury:

KIN 006 and KIN 007, adjacent to Laylands Green Kintbury are located on land that is unsuitable for development:

- The area falls below an area used as clay workings for brick and tile manufacture in the 18th, 19th and 20th Centuries. It is a low lying area in relation to the surrounding land and prone to being waterlogged and, according to Ordnance Survey maps, includes a pond. Any development of this land is likely to disperse the current ground water to other areas and properties
- The nature of the ground encourages its habitat for Great Crested Newts and neighbours to the sites confirm that they inhabit the area, which is extremely close to other areas that are Great Crested Newt habitats.
- A number of adjacent properties have been subject to repeated problems with subsidence because of the ground conditions and development will, therefore, be very difficult and expensive making it extremely likely that the suggestion, that the site will support the provision of affordable housing, will not materialise.
- The development of this area for C13 properties or more will increase the burden on the existing road a street network in Kintbury and although it is suggested that footway connections can be made they lead eventually to streets where there are no footways and no prospect of creating them.