

## North Wessex Downs AONB reply to resident query 11th Dec 2018

Afternoon (Redacted),

Apologies I have been on site this morning and then straight into a meeting.

To clarify and this is something I mentioned to a few members of the public when I attended the public meeting and the memorial Hall and then at the PC meeting is that the AONB has not objected to the inclusion of the Hodson Road site in the SHEELA. I had an issue with the density figure of 72 but advised that 40 would be a more appropriate density for the site. I have advised that a landscape sensitivity assessment should be carried out, this will inform SBC as to whether the site is appropriate for development in terms of landscape impact, but given its current relationship to the village and partly enclosed nature it would be difficult to sustain a landscape argument, New Road is a far more clear cut case in terms of landscape harm. However the AONB still considers 40 dwellings to be major development and therefore special circumstances would have to be demonstrated under para 172 of the NPPF.

The AONB is not here to stop all development but it is here to best manage it, we have to accommodate some development in order to maintain the socio-economic balance within the AONB. But it is about ensuring the right development is in the right place. For example, the AONB support the development at Burderop Park, also as advised to (Redacted) when he visited us, we have to accommodate 2000 dwellings in the West Berkshire area of the AONB, some of which we were supportive of and others we were against but lost out at the local plan enquiry. I am of the opinion that SBC has plenty of non AONB sites, but they are at such a low level in their housing land supply that it is likely that SBC will want Chiseldon as a medium village to accommodate some development, it would be more beneficial to be proactive and say, ok if development is needed then it should be in this or that location rather than New Road. This is where a neighbourhood plan is very beneficial as it sets the tone for what is expected but recognises that villages have to grow to sustain themselves, however even this would have been overridden by the NPPF as the Councils housing land supply is below 3 years.