



Dear Resident,

Thank you for looking at this Neighbourhood Plan Housing Sites Consultation.

In the attached pages you will find some general information about the Neighbourhood Plan and the current stage of the project. This information is also displayed on the charts on the large stand at the entrance to the hall at the events.

Elsewhere you will see detailed information about four sites on which we are seeking your views. You can record your site-by-site consultation comments in response to the consultation questions. You can also provide your comments online and see all this information by going to www.hungerford2036.info

The four sites in question are those that West Berks Council concluded had some potential for housing development within the next 15 years. The Hungerford 2036 project team have conducted a further assessment of the sites in detail against Hungerford's priorities and objectives. We are now seeking your insights on these potential sites.

Eventually, we will hope to arrive at a consensus within the town as to which site or sites will be best suited to providing the new homes needed in the town during the next 15 years. This will let us write a Hungerford Neighbourhood Plan including specific site(s) and related development conditions which will then need to be approved in a town referendum.

We look forward to receiving your comments on the forms or through the website.

John Downe and Tony Drewer-Trump
Co-Chairmen, Hungerford 2036 Neighbourhood Plan Project Team.

How does a Neighbourhood Development Plan fit in the Local Plan framework?

The NPPF (National Planning Policy Framework) sets the National guidance on the way that a local authority (eg West Berkshire Council) creates its Local Plan.



The WBC Local Plan defines planning policies for development including sustainability standards, affordable homes requirements and sets out where new homes can be built. In their draft Local Plan WBC distribute the number of new homes required in their area up to the year 2037 between:-

1. **"Strategic" Sites** (ie 1250 in Thatcham ref SP13)
 2. **Other WBC directly allocated sites** (eg The Kennet Centre, Newbury ref RSA1 for 250 dwellings and Whitehart Meadow, Theale ref RSA16 for 100 dwellings)
 3. **Neighbourhood Plan parishes** given as a minimum number of dwellings to be built during the plan period. - Hungerford is required to allocate sites to provide at least 55 dwellings within the Draft Local Plan.
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The Hungerford 2036 Neighbourhood Development Plan (NDP)

Needs to identify sufficient housing development sites to be confident of delivering at least the 55 additional dwellings. It can also include evidence-based planning policies to address specific topics. The NDP will need to satisfy an independent examination and achieve a **Referendum majority** in Hungerford.

Overall Hungerford 2036 Project Goal - to produce a tailored element of the WBC Local Plan for Hungerford with legal weight and majority resident approval - a key part of which is identifying and allocating the best places for modest growth around the town to satisfy local housing needs

What are the Benefits to Hungerford of agreeing a Neighbourhood Plan?

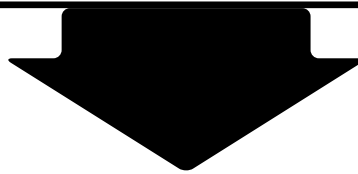
We would have:-

- **More control** and say in the town's future
- **More Community Infrastructure Levy (CIL) money** directly for the town to use for improvements we decide
- Planned development providing **40% Affordable homes** (70% Rented/30% shared ownership split)
- The opportunity to specify more **details of how individual site(s)** can be developed

Development of the Hungerford 2036 Neighbourhood Plan for Hungerford

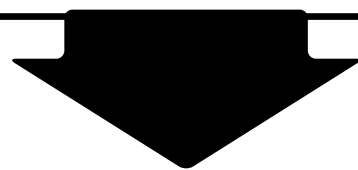
Phase 1 - what has happened

- Identification of residents priorities and concerns (survey, previous Town Plans)
- Organising these into a set of Aims and Objectives which the plan can help deliver & publicly **consulted** upon them
- Extract from the Aims and Objectives the relevant criteria with which to assess individual development sites & publicly **consulted** upon these.



Phase 2 - where we are now

- WBC and H2036 "call for sites". All sites rigorously analysed by WBC in their Housing and Economic Land Availability Assessment (HELAA)
- All Hungerford HELAA sites concluded as being partly or wholly “potentially developable” have been evaluated against Hungerford criteria
- H2036 site assessment work has been supported by an independent consultant expert



Phase 3 - what will happen next

- Document our draft NDP
- Further Public consultation - final public input opportunity
- Inspection by a planning inspector to check process and evidence
- Referendum to establish if a majority of residents agree the NDP

What is the Purpose of this Consultation?

This is **Your opportunity** to provide your insights regarding potential development sites around Hungerford.

What would we like you to do here?

Please review each of the sites displayed here and the associated Hungerford 2036 criteria evaluations and then, for each site if you wish to, please comment on the following questions:-

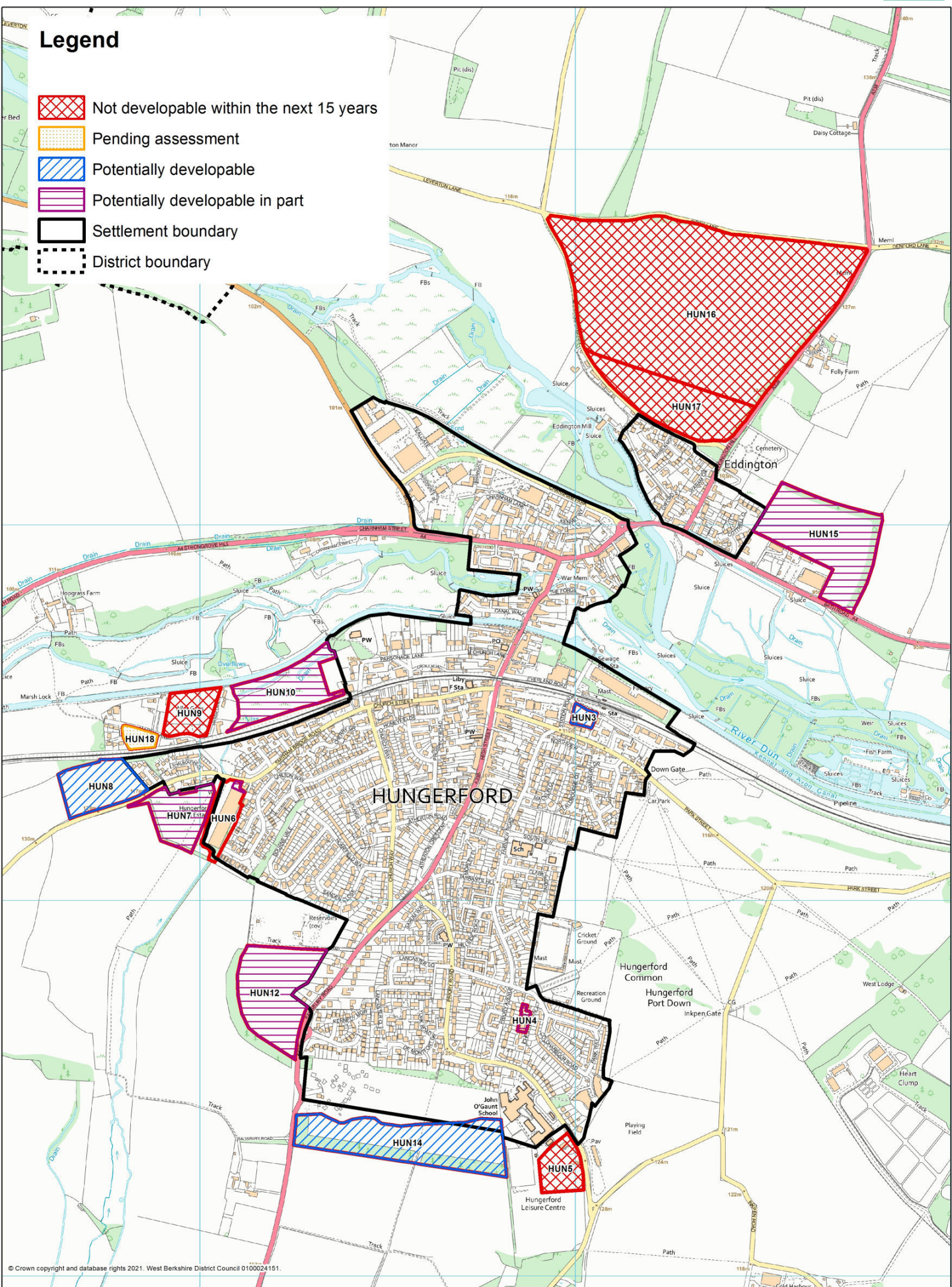
1. Would you support the use of this site as a place to provide additional homes in Hungerford over the next 15 years?
2. Do you have any additional information about the site that you think may not have been considered in the assessment?
3. If you have objections to the use of a site for new homes, what specifically do you see as the issues about the site?
4. Do you have any views on the types of homes that should be provided on the site (number of bedrooms, houses or bungalows etc)

Overall

1. If you don't think any of the available sites should be used for new homes, where in Hungerford do you think the required homes could be built given the possible sites that have been put forward to WBC/Hungerford2036 and the landscape constraints of the area?
2. Do you think there are any additional Aims and Objectives that the Hungerford 2036 project should now be considering?

Legend

-  Not developable within the next 15 years
-  Pending assessment
-  Potentially developable
-  Potentially developable in part
-  Settlement boundary
-  District boundary



Frequently Asked Questions

Please see below some questions you may have about the Neighbourhood Plan and this Consultation:-

How will the recent Planning white paper affect our NDP?

We are proceeding with the Neighbourhood Plan on the basis of the current legislation as are West Berkshire Council with their update to the Local Plan. Even if planning legislation changes at some point in the future, it is better to have an up-to-date Plan which will continue to apply until a further revised / update Plan is due based on new legislation.

Does the minimum housing number of 55 include houses being built at present?

No, the WBC allocation of at least 55 new homes does not include developments that are already approved or under construction

Are there any future Public Consultations that I can attend on Hungerford's NDP?

Apart from the 30/6 and 4/7 sessions we also expect to run further sessions during the summer - dates, and locations to be decided. In addition all the materials and the opportunities to comment are available on www.Hungerford2036.info throughout the consultation period.

When will the consultation period end?

A. We will close the consultation at the end of August 2021

Are we putting pressure on developers to be greener?

A. The H2036 Site Assessment Criteria include low carbon development criteria. However, the main determinants of the standards used in new houses will be the relevant policies of the West Berkshire Plan which is currently being updated and strengthened in this area and the England-wide revisions to the Building Regulations which are being significantly updated on building energy efficiency. We would expect that developments allocated in a Hungerford Neighbourhood Plan would be complying with these new standards.

Do I need to choose my favourite sites?

A. No, at this stage we are interested in your responses to the consultation questions for each of the sites. As part of writing the Neighbourhood Plan we will be striving to put forward an approach that achieve a majority consensus at a referendum.

What will be the impact on local infrastructure?

Hungerford currently consists of around 2,500 homes and so the additional numbers do not represent a significant increase (approx 2%). Within the site assessment criteria we have considered likely traffic impacts but it is not within the scope of the Neighbourhood Plan to assess other implications and how they can be handled.

Sites have been labelled as pink or green. Has H2036 already made the decisions and can we influence change?

No decisions have been made and that will be for residents to influence now through this consultation and eventually decide at a referendum. The summary for each site (the pink / green) is an overall assessment of how well the whole promoted site fulfils the Aims and Objectives of the Hungerford Plan. Some of the issues such as landscape impacts may be possible to mitigate for at least parts of a site for example.