

# Hungerford Neighbourhood Plan

## Basic Conditions Statement

### **Final report**

Prepared by LUC

October 2024

# Hungerford Neighbourhood Plan

## Basic Conditions Statement

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13056

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# Chapter 1

## Introduction

**1.1** This Basic Conditions Statement (BCS) has been produced to accompany the Hungerford Neighbourhood Plan (HNP).

**1.2** The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:

- Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
- Planning and Compulsory Purchase Act 2004: ss 38A-C
- Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)

**1.3** Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:

- (i) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- (ii) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- (iii) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- (iv) The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- (v) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

**1.4** This document sets out how the Plan meets the Basic Conditions.

## Key Statements

**1.5** West Berkshire District Council, as the local planning authority, designated the Hungerford Neighbourhood Area in April 2018. This enabled Hungerford Town Council via the Hungerford Neighbourhood Plan Steering Group to prepare the Hungerford Neighbourhood Plan (HNP).

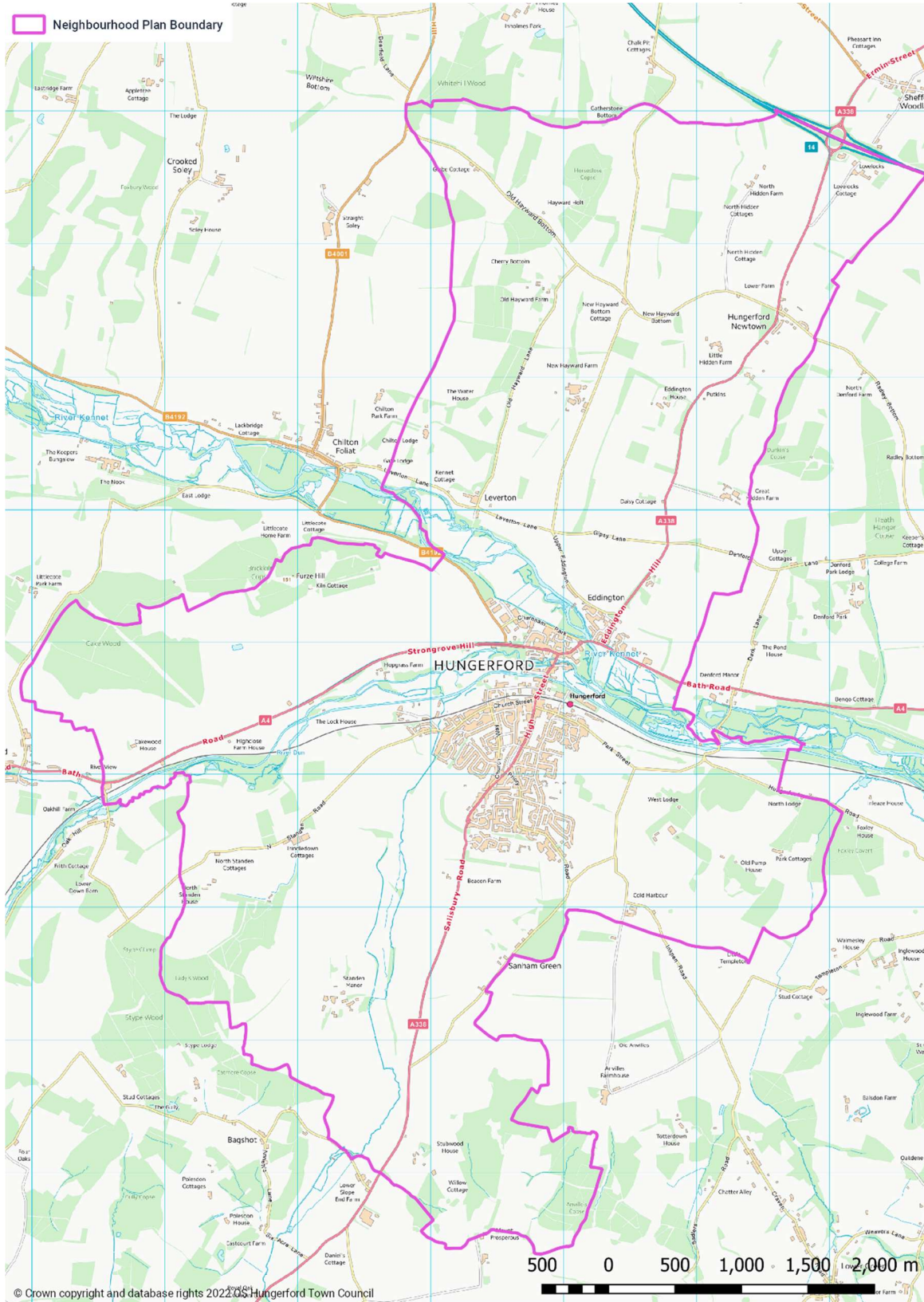
**1.6** The HNP sets out policies that relate to the development and use of land within only the Hungerford Neighbourhood Area. This area is shown in **Figure 1.1**.

## Supporting documents and evidence

**1.7** The HNP is supported by a Consultation Statement, a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report, this Basic Conditions Statement (BCS) and an extensive evidence base.



Figure 1.1 Hungerford Neighbourhood Plan (HNP) Area



## Chapter 2

### Basic Condition (i) – Conformity with National Planning Policy

**2.1** To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').

#### National Planning Policy Framework

**2.2** The NPPF has 13 chapters which outline how to achieve the objectives of sustainable development:

1. Delivering a sufficient supply of homes
2. Building a strong, competitive economy
3. Ensuring the vitality of town centres
4. Promoting healthy and safe communities
5. Promoting sustainable transport
6. Supporting high quality communications
7. Making effective use of land
8. Achieving well-designed places
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

**2.3** This BCS explains how the HNP contributes to securing sustainable development. It also explains how the policies within the Plan intend to meet, support and supplement specific national policies.

**2.4** The Plan has 21 objectives (Objectives A – U) under six high level aims. These objectives are summarised in **Table 2.1** alongside the NPPF goals that each objective seeks to address. **Table 2.2** sets out each policy of the HNP alongside the policies in the NPPF that it has had regard to and analyses how each HNP policy contributes to achieving the key objectives of the NPPF.

Table 2.1 Assessment of the HNPD objectives against NPPF goals

Objective	Relevant NPPF goal
<b>Housing</b> Aim: Ensure that new housing in Hungerford meets the needs of current and future generations of residents in a way which complements the character of the town and the countryside surrounding it.	
<b>A:</b> Allocate sites to meet the housing requirements in the West Berkshire Local Plan Review to 2041, where possible making best use of previously developed land and minimising encroachment into the countryside.	<ul style="list-style-type: none"> <li>■ Delivering a sufficient supply of homes</li> </ul>
<b>B:</b> Ensure that housing development provides a range of house types, sizes and tenures that meets the needs of all age groups and incomes.	<ul style="list-style-type: none"> <li>■ Delivering a sufficient supply of homes</li> </ul>
<b>C:</b> Seek to ensure that new development reflects the character of its neighbourhood whilst embracing high quality design principles and modern energy efficiency standards.	<ul style="list-style-type: none"> <li>■ Achieving well-designed places</li> <li>■ Meeting the challenge of climate change, flooding and coastal change</li> </ul>
<b>Employment and Economy</b> Aim: Support growth in the variety of shops, restaurants and businesses in the town and the employment opportunities which they create. Promote Hungerford as an attractive place to live and work (particularly for young people), with good facilities, services and transport links.	
<b>D:</b> Encourage businesses and support initiatives, including those which promote a vibrant high street and increase the range of shops, services and eating places in the town for the benefit of residents, tourists and visitors of all ages. Recognise that Hungerford acts as a service centre providing facilities to neighbouring villages.	<ul style="list-style-type: none"> <li>■ Building a strong, competitive economy</li> <li>■ Ensuring vitality of town centres</li> </ul>
<b>E:</b> Promote an increase in the number and quality of employment opportunities within the town.	<ul style="list-style-type: none"> <li>■ Building a strong, competitive economy</li> <li>■ Ensuring vitality of town centres</li> </ul>
<b>Getting About</b> Aim: Seek improvements to Hungerford's transport infrastructure so that safe, effective, sustainable and efficient travel is available and accessible to all.	
<b>F:</b> Minimise the effects of traffic in the town centre and especially the High Street for the benefit of pedestrians and all road users.	<ul style="list-style-type: none"> <li>■ Promoting sustainable transport</li> <li>■ Promoting healthy and safe communities</li> <li>■ Achieving well-designed places</li> </ul>
<b>G:</b> Increase walking and cycling in the town.	<ul style="list-style-type: none"> <li>■ Promoting sustainable transport</li> <li>■ Promoting healthy and safe communities</li> </ul>
<b>H:</b> Encourage public transport usage to and from the town.	<ul style="list-style-type: none"> <li>■ Promoting sustainable transport</li> </ul>



Objective	Relevant NPPF goal
<p><b>Leisure, Wellbeing, Public Safety and Learning</b></p> <p>Aim: Hungerford should offer young people and children a safe, healthy and nurturing environment in which to develop and mature. This will include a full range of educational services and plenty of leisure and sports activities. Develop Hungerford's thriving sports, arts and social community and protect its green, open spaces. Ensure that Hungerford remains a safe, healthy and caring place to live.</p>	
<p><b>I:</b> Protect and maintain existing public playgrounds and open spaces to a high standard and look at ways of increasing the range of facilities provided as the town grows.</p>	<ul style="list-style-type: none"> <li>■ Promoting healthy and safe communities</li> <li>■ Conserving and enhancing the natural environment</li> </ul>
<p><b>J:</b> Support the development of sports, arts, youth clubs, social and leisure facilities, including the widest possible range of activities for young people.</p>	<ul style="list-style-type: none"> <li>■ Promoting healthy and safe communities</li> </ul>
<p><b>K:</b> Support and develop services which assist and encourage people to maintain their own health.</p>	<ul style="list-style-type: none"> <li>■ Promoting healthy and safe communities</li> </ul>
<p><b>L:</b> Minimise crime and anti-social behaviour in and around the town.</p>	<ul style="list-style-type: none"> <li>■ Promoting healthy and safe communities</li> </ul>
<p><b>M:</b> Support and enhance the schools in Hungerford.</p>	<ul style="list-style-type: none"> <li>■ Promoting healthy and safe communities</li> </ul>
<p><b>Our Heritage</b></p> <p>Aim: Conserve and, where practicable, enhance Hungerford's natural and historic environment.</p>	
<p><b>N:</b> Protect and enhance the character and historic environment of the town and parish.</p>	<ul style="list-style-type: none"> <li>■ Conserving and enhancing the natural environment</li> <li>■ Conserving and enhancing the historic environment</li> <li>■ Achieving well-designed places</li> </ul>
<p><b>O:</b> Improve the approaches to the town by road, rail and canal to create favourable first impressions and a soft boundary between the countryside and the town.</p>	<ul style="list-style-type: none"> <li>■ Conserving and enhancing the natural environment</li> <li>■ Conserving and enhancing the historic environment</li> <li>■ Achieving well-designed places</li> </ul>
<p><b>P:</b> Protect the landscape around Hungerford and support the charities and agencies which are responsible for its conservation.</p>	<ul style="list-style-type: none"> <li>■ Conserving and enhancing the natural environment</li> <li>■ Conserving and enhancing the historic environment</li> <li>■ Achieving well-designed places</li> </ul>
<p><b>Q:</b> Enhance the environment of Hungerford High Street and Bridge Street between the Bridge Street/A4 roundabout and the Atherton Road/High Street roundabout.</p>	<ul style="list-style-type: none"> <li>■ Conserving and enhancing the natural environment</li> <li>■ Conserving and enhancing the historic environment</li> <li>■ Achieving well-designed places</li> </ul>
<p><b>Climate Change and Biodiversity</b></p> <p>Aim: Hungerford will encourage low carbon development to promote lower energy costs, cleaner air and healthier lifestyles, contributing to the well-being of current and future generations. It will also ensure that development enhances the biodiversity of the parish.</p>	
<p><b>R:</b> Reduce carbon emissions with more energy efficient buildings.</p>	<ul style="list-style-type: none"> <li>■ Meeting the challenge of climate change, flooding and coastal change</li> </ul>
<p><b>S:</b> Ensure new development protects and enhances biodiversity.</p>	<ul style="list-style-type: none"> <li>■ Conserving and enhancing the natural environment</li> </ul>

Objective	Relevant NPPF goal
<b>T:</b> Support proposals for individual and community scale renewable energy generation provided the benefits outweigh any adverse impacts.	<ul style="list-style-type: none"> <li>■ Meeting the challenge of climate change, flooding and coastal change</li> </ul>
<b>U:</b> Increase resilience to climate change.	<ul style="list-style-type: none"> <li>■ Meeting the challenge of climate change, flooding and coastal change</li> <li>■ Conserving and enhancing the natural environment</li> </ul>

Table 2.2 Assessment of how each policy in the HNPD conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
HUNG1: Housing Mix	60, 63, 65, 66	This policy contributes to the NPPF requirement of delivering a sufficient supply of homes. The supporting text identifies the specific types and sizes of housing that are required to meet the housing needs of the local community. The policy directs development to meet this mix.
HUNG2: Design and Character	131, 132, 135	This policy contributes to the NPPF requirement of good design in the built environment. National policy encourages neighbourhood plans to develop design policies that demonstrate high quality, sustainable and inclusive design and architecture that respects and responds positively to the area's character.
HUNG3: Gateways into and out of Hungerford Town	131, 132, 135	This policy contributes to the NPPF requirement of good design in the built environment, including encouraging neighbourhood planning groups to identify the special qualities of each area. The NPPF seeks to ensure that development is sympathetic to local character, including the surrounding built environment and landscape setting. This policy seeks to preserve and enhance the character of Hungerford through protection and enhancement of its gateways.
HUNG4: Retrofitting historic buildings for energy efficiency	157, 158, 159, 196	The policy supports the national objective of designing development to minimise its negative impact on climate change, by retrofitting historic buildings for energy efficiency. A key objective of the NPPF is also to conserve and enhance the historic environment. This policy seeks to conserve and enhance heritage assets by safeguarding the historic characteristics of listed buildings and buildings in Conservation Areas through sensitive retrofitting.
HUNG5: Retaining and enhancing the vitality and viability of Hungerford town centre	90	A key objective of the NPPF is to ensure the vitality of town centres. It requires policies to support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. This policy seeks to retain and enhance the vitality of Hungerford Town Centre Commercial Area.
HUNG6: Key walk/cycle routes	96, 108, 109, 110	The policy contributes to the NPPF objective of promoting sustainable transport. This policy seeks to increase connectivity and encourage sustainable methods of transport.
HUNG7: Play and youth facilities	96, 97, 102	The policy contributes to the NPPF objective of promoting healthy and safe communities, including provision of the social, recreational and cultural facilities and services the community needs. This policy seeks to provide, maintain and upgrade play and youth services to serve the community.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
HUNG8: Local green spaces	105, 106	The NPPF states that Neighbourhood Plans have the opportunity to designate Local Green Spaces. This policy designates a number of areas in Hungerford as green spaces.
HUNG9: Wellbeing and safety through design	96, 97, 101, 102, 131, 135	The policy contributes to the NPPF objectives of promoting healthy and safe communities and delivering well-designed places. The policy seeks to deliver green spaces that deliver multi-functional benefits for nature, to address climate change and for the community. It seeks to ensure that design of development minimises opportunities for crime to occur.
HUNG10: Low energy and energy efficient design	157, 158, 159	This policy contributes to the NPPF objectives of meeting the challenge of climate change and conserving and enhancing the natural environment. The policy seeks to encourage a series of environmentally sustainable design features aimed at minimising energy and resource consumption and adapting to climate change.
HUNG11: Wildlife-friendly development	180, 185	This policy contributes to the NPPF objective of enhancing the natural environment. In particular it seeks to encourage wildlife-friendly design features and ensure that biodiversity net gain is delivered.
<b>Site allocations</b>		
HUNG12: Land at Smitham Bridge Road	60, 69, 70, 71	This policy contributes to the NPPF objective of delivering a sufficient supply of homes. National policy supports neighbourhood planning groups in allocating small and medium sized sites.
HUNG13: Land north of Cottrell Close	60, 69, 70, 71	This policy contributes to the NPPF objective of delivering a sufficient supply of homes. National policy supports neighbourhood planning groups in allocating small and medium sized sites.

## Chapter 3

### Basic Condition (iv) – Contribution to Sustainable Development

**3.1** The NPPF states in paragraph 10 that a presumption in favour of sustainable development is at the heart of the NPPF.

**3.2** For the Plan, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that *'sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions'*. The evidence base presented alongside the Plan, coupled with the reasoned justification for each policy in the Plan, demonstrates how the Plan guides development towards sustainable solutions.

**3.3** **Table 3.1** summarises how the objectives and policies in the HNP contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the HNP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strands have been taken to illustrate conformity.

**Table 3.1 Assessment of HNDP objectives and policies against sustainable development**

Deliver economic sustainability	
NPPF definition – 'Contribute to building a strong, responsive economy'	
<b>HNP Objectives</b>	<p><b>A:</b> Allocate sites to meet the housing requirements in the West Berkshire Local Plan to 2041, where possible making best use of previously developed land and minimising encroachment into the countryside.</p> <p><b>B:</b> Ensure that housing development provides a range of house types, sizes and tenures that meets the needs of all age groups and incomes.</p> <p><b>D:</b> Encourage businesses and support initiatives, including those which promote a vibrant high street and increase the range of shops, services and eating places in the town for the benefit of residents, tourists and visitors of all ages. Recognise that Hungerford acts as a service centre providing facilities to neighbouring villages.</p> <p><b>E:</b> Promote an increase in the number and quality of employment opportunities within the town.</p> <p><b>H:</b> Encourage public transport usage to and from the town.</p>
<b>HNP Policies</b>	<p><b>HUNG1:</b> Housing Mix</p> <p><b>HUNG5:</b> Retaining and enhancing the vitality and viability of Hungerford town centre</p>
<b>Commentary</b>	<p>The NPPF seeks to secure economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meet the twin challenges of global competition and of a low carbon future.</p> <p>The HNP seeks to contribute to the delivery of this national aim by maintaining and enhancing the vitality and viability of the town centre, supporting local employment opportunities within the town (HUNG5).</p> <p>Addressing the residential needs of the community is key to the HNP, including ensuring a suitable housing mix and that supply meets demand by reflecting the needs of the West Berkshire Strategic Housing Needs Assessment 2022 (or any successor document or other appropriate local evidence) (Policy HUNG1).</p>

<b>Deliver social sustainability</b> NPPF definition: 'Supporting strong, vibrant and healthy communities' and 'support communities' health, social and cultural well-being'	
<b>HNP Objectives</b>	<p><b>B:</b> Ensure that housing development provides a range of house types, sizes and tenures that meets the needs of all age groups and incomes.</p> <p><b>C:</b> Seek to ensure that new development reflects the character of its neighbourhood whilst embracing high quality design principles and modern energy efficiency standards.</p> <p><b>F:</b> Minimise the effects of traffic in the town centre and especially the High Street for the benefit of pedestrians and all road users.</p> <p><b>G:</b> Increase walking and cycling in the town.</p> <p><b>H:</b> Encourage public transport usage to and from the town.</p> <p><b>I:</b> Protect and maintain existing public playgrounds and open spaces to a high standard and look at ways of increasing the range of facilities provided as the town grows.</p> <p><b>J:</b> Support the development of sports, arts, youth clubs, social and leisure facilities, including the widest possible range of activities for young people.</p> <p><b>K:</b> Support and develop services which assist and encourage people to maintain their own health.</p> <p><b>L:</b> Minimise crime and anti-social behaviour in and around the town.</p> <p><b>M:</b> Support and enhance the schools in Hungerford.</p>
<b>HNP Policies</b>	<p><b>HUNG1:</b> Housing mix</p> <p><b>HUNG2:</b> Design and character</p> <p><b>HUNG3:</b> Gateways into and out of Hungerford Town</p> <p><b>HUNG5:</b> Retaining and enhancing the vitality and viability of Hungerford Town Centre</p> <p><b>HUNG6:</b> Key walk/cycle routes</p> <p><b>HUNG7:</b> Play and youth facilities</p> <p><b>HUNG8:</b> Local green spaces</p> <p><b>HUNG9:</b> Wellbeing and safety through design</p> <p><b>HUNG12:</b> Land at Smitham Bridge Road</p> <p><b>HUNG13:</b> Land north of Cottrell Close</p>
<b>Commentary</b>	<p>One of the key objectives in the NPPF is to promote healthy communities, which incorporates social sustainability. The local community's needs and interests can be met through delivery of a suitable housing mix (HUNG1), with site allocations and associated policies for new development (HUNG12 and HUNG13).</p> <p>High quality development is important to the community of Hungerford, both in terms of what development looks like and how it is laid out. Policy HUNG2 identifies the design principles that will address this whilst maintaining and enhancing local character.</p> <p>The Plan seeks to improve cycling and walking routes which not only create a physically healthier community but one that is also more inclusive and people-friendly. This is identified by Policy HUNG6.</p> <p>Policy HUNG7 makes provisions for the supply and maintenance of play and youth facilities. Policy HUNG8 protects green spaces of value to the community within the settlement of Hungerford. Policy HUNG9 seeks to ensure that development is designed to maximise the wellbeing of residents, visitors and users.</p>

<b>Deliver environmental sustainability</b> NPPF definition: 'Contributing to protecting and enhancing our natural, built and historic environment'	
<b>HNP Objectives</b>	<p><b>C:</b> Seek to ensure that new housing reflects the character of its neighbourhood whilst embracing high quality design principles and modern energy efficiency standards.</p> <p><b>F:</b> Minimise the effects of traffic in the town centre and especially the High Street for the benefit of pedestrians and all road users.</p> <p><b>G:</b> Increase walking and cycling in the town.</p> <p><b>H:</b> Encourage public transport usage to and from the town.</p> <p><b>N:</b> Protect and enhance the character and historic environment of the town and parish.</p> <p><b>O:</b> Improve the approaches to the town by road, rail and canal to create favourable first impressions and a soft boundary between the countryside and the town.</p> <p><b>P:</b> Protect the landscape around Hungerford and support the charities and agencies which are responsible for its conservation.</p> <p><b>Q:</b> Enhance the environment of Hungerford High Street and Bridge Street between the Bridge Street/A4 roundabout and the Atherton Road/High Street roundabout.</p> <p><b>R:</b> Reduce carbon emissions with more energy efficient buildings.</p> <p><b>S:</b> Ensure new development protects and enhances biodiversity.</p> <p><b>T:</b> Support proposals for individual and community scale renewable energy generation provided the benefits outweigh any adverse impacts.</p> <p><b>U:</b> Increase resilience to climate change.</p>
<b>HNP Policies</b>	<p><b>HUNG2:</b> Design and character</p> <p><b>HUNG3:</b> Gateways into and out of Hungerford Town</p> <p><b>HUNG4:</b> Retrofitting historic buildings for energy efficiency</p> <p><b>HUNG8:</b> Local green spaces</p> <p><b>HUNG9:</b> Wellbeing and safety through design</p> <p><b>HUNG10:</b> Low energy and energy efficient design</p> <p><b>HUNG11:</b> Wildlife-friendly development</p>
<b>Commentary</b>	<p>As demonstrated by the objectives of HNP, the natural environment and environmental sustainability is of key importance and a strong theme in the Plan. This aligns with the NPPF which seeks to protect and enhance the natural, built and historic environment.</p> <p>Design of development which reflects local character can help to protect and enhance the environment of a rural village such as Hungerford. Policies HUNG2 and HUNG3 seek to protect and enhance local character. Policy HUNG4 seeks to protect and enhance the historic environment by focusing on sensitive retrofitting of historic assets, with energy efficiency a key aspect of this.</p> <p>As identified by the NPPF, it is important that new development minimises carbon emissions and energy usage. This is reflected in the objectives of the HNP and Policy HUNG10 addresses this by encouraging development to be designed to minimise carbon emissions and adapt to climate change. Similarly, maximising movement by non-car modes such as walking and cycling will help to reduce pollution by reducing the number of short distance car trips. This is addressed by Policy HUNG6.</p> <p>Enhancing the green infrastructure in the area ensures high environmental quality and ensures aesthetic, ecological and recreational benefits. Policies HUNG8 (local green spaces), HUNG9 (wellbeing and safety through design) and HUNG11 (wildlife-friendly development) seek to protect and enhance this.</p>

**3.4** As demonstrated in **Table 3.1**, the HNP objectives are considered to comprise a balance of social, economic and environmental goals. The policies of the HNP demonstrably contribute to sustainable development in respect of building a



strong, responsive economy, supporting a strong, vibrant and healthy community and protecting and enhancing the natural and historic environment.

## Chapter 4

# Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

4.1 The development plan currently consists of:

- **The West Berkshire Core Strategy (2006 – 2026)** – adopted July 2012.
- **The West Berkshire Housing Site Allocations Development Plan Document** – adopted May 2017.
- **The West Berkshire Local Plan 1991-2006 (Saved Policies)** – policies were saved in 2007 and then amended in July 2012 and May 2017.
- **The West Berkshire Minerals and Waste Local Plan** – adopted December 2022.

4.2 **Table 4.1** details the HNP policies alongside a consideration of how they are in general conformity with each strategic policy in the development plan. Where a policy is not identified in **Table 4.1**, it is considered that the HNP does not contain any policies that directly relate to it.

4.3 It is confirmed that there are no policies in the West Berkshire Minerals and Waste Local Plan that the HNP policies have any relevance to.

4.4 The Government requires every Local Plan to be reviewed at least once every five years. The current development plan sets the planning policies for West Berkshire up to 2026 and the local authority are currently understanding a review of the Local Plan to cover the period up to 2039. The West Berkshire Local Plan Review (LPR) submission documents were submitted to the Secretary of State on 31 March 2023. The plan is currently at examination. **Table 4.1** therefore also provides an assessment of HNP policies against the strategic policies of the **West Berkshire Local Plan Review 2022 – 2039 (Proposed Submission)** (January 2023).

Table 4.1 Assessment of conformity with strategic policies in the development plan and Local Plan Review

Local Plan Policy	Hungerford Neighbourhood Plan Policy
<b>West Berkshire Core Strategy (2012)</b>	
Area Delivery Plan Policy 5	<p>Area Delivery Plan Policy 5 covers the North Wessex Downs AONB (now referred to as a National Landscape). It identifies Hungerford as a Rural Service Centre with the town centre one of only two town centres in the District, reflecting the range of goods and services which it provides for the surrounding area.</p> <p>Policy HUNG1 seeks to ensure that a mix of housing is delivered which addresses local needs and Policy HUNG7 protects a number of green spaces that play an important role as community spaces.</p> <p>Area Delivery Plan Policy 5 identifies Hungerford’s enhanced role as a tourist destination within the National Landscape, promoting its diverse retail offer, regular market and acting as a base to the surrounding countryside. It sets out that the retail offer in Hungerford town centre will be encouraged and supported whilst preserving its unique character and local, independent businesses. Policy HUNG5 seeks to secure the ongoing vitality of Hungerford Town Centre Commercial Area with its diverse uses including its leisure, commercial, tourism, cultural and community offer. The supporting text recognises the importance of the weekly market, including addressing issues associated with car parking.</p> <p>Area Delivery Plan Policy 5 also requires development to conserve and enhance local distinctiveness, respect and respond to the historic environment and preserve the dark night skies. Policy HUNG2 provides design guidance to ensure that development demonstrates high quality design and layout which respects the local character of Hungerford. Policy HUNG4 supports the sensitive retrofitting of listed buildings and buildings in conservation areas, safeguarding historic characteristics of these assets.</p>
CS4: Housing Type and Mix	Policy CS4 requires development to deliver a mix of housing types and sizes to meet the housing needs of all sectors of the community, as evidenced in Housing Market Assessments and other evidence. Policy HUNG1 specifies that new development must reflect the housing mix in the West Berkshire Housing Needs Assessment 2022 or any successor document.
C13: Transport	Policy CS13 requires development to improve and promote opportunities for healthy and safe travel and improve sustainable travel. Policy HUNG6 seeks to improve cycling and walking in the plan area, including provision of segregated cycle and pedestrian routes, and improving access to public transport facilities and local services. The policy identifies key routes within the town and opportunities for improvement.
CS14: Design Principles	Policy CS14 requires new development to demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Policy HUNG2 provides design guidance to ensure that development demonstrates high quality design and layout which respects the local character of Hungerford. Policy HUNG3 sets out specific design considerations for key gateways into and out of Hungerford, and Policy HUNG10 identifies specific ways that sustainable and energy efficient design can be achieved.
CS15: Sustainable Construction and Energy Efficiency	Policy CS15 establishes the levels of energy efficiency that developments must achieve. Policy HUNG10 identifies specific ways that the design of new development can achieve this.

Local Plan Policy	Hungerford Neighbourhood Plan Policy
CS17: Biodiversity and Geodiversity	Policy CS17 requires biodiversity and geodiversity assets to be conserved and enhanced. Policy HUNG11 identifies ways that development can be wildlife-friendly.
CS18: Green Infrastructure	Policy CS18 seeks to protect against the loss of green infrastructure that is enjoyed by the public. Policy HUNG8 protects a number of local green spaces that are special to the local community and Policy HUNG9 sets out considerations for ensuring wellbeing and safety through design, including promotion of multi-functional green infrastructure that delivers health and wellbeing opportunities, flood risk mitigation, biodiversity enhancements and opportunities for food growing.
CS19: Historic Environment and Landscape Character	Policy CS19 seeks to ensure that the local distinctiveness of the landscape character of the district is conserved and enhanced. Policy HUNG2 seeks to ensure high quality design and respect of local character. Policy HUNG3 specifically focuses on gateways into/out of Hungerford and ensuring that development proposals contribute to a gradual transition from rural countryside to urban settlement. Policy HUNG4 sets out specific considerations and support for the sensitive retrofitting of Hungerford's historic assets.
<b>West Berkshire Housing Site Allocations Development Plan Document (DPD) (2017)</b>	
P1: Residential parking for new development	Policy P1 states that the layout and design of parking spaces should follow Building for Life and Manual for Streets guidance. Policy HUNG2 sets out that parking to support residential uses should be provided in accordance with the West Berkshire District Council parking standards.
<b>The West Berkshire Local Plan 1991-2006 (Saved Policies)</b>	
ECON5: Town Centre Commercial Areas	Policy ECON5 supports proposals for business development within a number of 'commercial areas', including Hungerford commercial area. It sets out consideration for development of this type including transport and parking impacts, visual amenity, neighbouring land uses and the nature/scale of development. Policy HUNG5 supports the ongoing vitality of Hungerford Town Centre Commercial Area and supports a range of uses, including retail and commercial development.
SHOP1: Non-retail Uses in Primary Shopping Frontages	Policy SHOP1 states that the Council will refuse applications for the change of use from class A1 (retail uses) to other purposes within the primary shopping frontages of Hungerford, where it would result in a concentration of non-retail uses which would be harmful to the vitality of the shopping centre. It should be noted that Use Classes were updated on 1 September 2020 <sup>1</sup> and Use Class A1 has been revoked and incorporated into Class E, thereby making the application of this policy in the HNP more complex. However, Policy HUNG5 seeks to secure the ongoing vitality of Hungerford Town Centre Commercial Area and its diverse range of town centre uses (retail, leisure, commercial, office, tourism, cultural and community). It sets out that to maintain the vitality of the Commercial Area, the predominant uses in the primary shopping frontages (as shown on the policies map) are expected to be retail and food and drink uses.

<sup>1</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amended the Town and Country Planning (Use Classes) Order 1987, introducing considerable changes to the system of 'use classes'. Classes A, B1 and D1 (retail, office and non-residential institutions and assembly and leisure) were removed and new classes introduced in their place. The new Class E encompasses commercial, business and service.

Local Plan Policy	Hungerford Neighbourhood Plan Policy
	Proposals for non-Class E uses will only be permitted where they do not result in a disproportionate concentration of non-Class E units that would be harmful to the vitality of the town centre.
TRANS1: Meeting the Transport Needs of New Development	Policy TRANS1 states that the transport needs of new development should be met through the provision of a range of facilities including public transport, walking, cycling and parking. Policy HUNG2 sets out design requirements for new development including ensuring permeability for cyclists and pedestrians, and delivering parking in accordance with the West Berkshire District Council parking standards. Policy HUNG5 provides support for proposals which enhance the accessibility of the public realm in Hungerford town centre (specifically for pedestrians and disabled users). Policy HUNG6 sets out support for proposals which improve walking and cycling routes in the Neighbourhood Plan area. Site allocation Policies HUNG12 and HUNG13 set out site-specific requirements for transport and sustainable travel for these sites, including vehicular access and provision/upgrades to pedestrian routes.
RL1: Public Open Space Provision in Residential Development Schemes	Policy RL1 sets out open space standards for residential development of ten or more dwellings (3 - 4.3ha per 1,000 population). Policy HUNG9 sets out that development should be required to maximise the wellbeing of its residents, including provisions for green infrastructure and spaces that people can actively engage with. SuDS should be delivered to have multi-functional benefits, including for use as public open space where possible. Site allocation Policy HUNG12 (allocation for a minimum of 44 dwellings) and Policy HUNG13 (allocation for a minimum of 12 dwellings) specifically set out the requirements for the provision of high-quality public open space within the site.
RL5: Policy on the Kennet and Avon Canal	Policy RL5 sets out requirements and considerations for the provision of mooring basins on the Kennet and Avon Canal, which runs through Hungerford. This includes landscape and ecological impacts, residential amenity, and ensuring access, parking and services for canal users. The HNP highlights the significance of the canal throughout the supporting text. Policy HUNG3 relates to gateways into/out of Hungerford, listing the Kennet and Avon Canal as a key gateway. The policy aims to ensure that development proposals should contribute to a gradual transition from rural countryside to urban settlement at these gateways and that appropriate landscape mitigation is applied to maintain the character of the gateways. Policy HUNG8 allocates the canal wharf (north of the canal, west of the town bridge) as a Local Green Space, protecting the site from built development.
<b>West Berkshire Local Plan Review 2022 – 2039 Proposed Submission (January 2023)</b>	
SP2: North Wessex Downs AONB	Policy SP2 sets out considerations for development within the North Wessex Downs AONB (now National Landscape). It sets out that development must respond positively to local context and conserve and enhance the setting of the National Landscape. Policy HUNG2 provides design guidance to ensure that development demonstrates high quality design and layout which respects the local character of Hungerford. Policy HUNG3 specifically focuses on gateways into/out of Hungerford and ensuring that development proposals contribute to a gradual transition from rural countryside to urban settlement, mitigating the impact of development and retaining the open feel.
SP3: Settlement Hierarchy	Policy SP3 sets out the settlement hierarchy for West Berkshire. It identifies Hungerford as a Rural Service Centre which are larger rural settlements offering development potential through infill development, non-strategic site allocations in the Local Plan Review, or neighbourhood plans, and rural exceptions affordable housing schemes. Policy HUNG1 seeks to address the identified housing needs in Hungerford and supports growth in accordance with the West Berkshire Strategic Housing Needs Assessment 2022 (or any successor document/other appropriate evidence). Policy HUNG12 and HUNG13 allocate sites for the development of a minimum of 44 dwellings and 12 dwellings respectively.

Local Plan Policy	Hungerford Neighbourhood Plan Policy
<p>SP5: Responding to Climate Change</p>	<p>Policy SP5 requires the principles of climate change mitigation and adaptation to be embedded into new development, including achieving the highest viable levels of energy efficiency, using SuDS, providing for green/blue infrastructure, improving wildlife and species conservation and improving the environmental performance of heritage assets.</p> <p>Policy HUNG10 identifies specific ways that the design of new development can achieve low energy and energy efficient design. Policy HUNG11 sets out requirements for wildlife-friendly development.</p> <p>Policy HUNG4 supports the sensitive retrofitting of historic buildings to improve energy efficiency of these assets whilst also safeguarding their historic characteristics.</p> <p>Policy HUNG6 supports the improvement of key walking and cycle routes within Hungerford, including improving access to local services and public transport facilities. It supports development which is designed to reduce car dependence within/close to Hungerford Town Centre Commercial Area and supports opportunities for sustainable travel within the plan area.</p>
<p>SP6: Flood Risk</p>	<p>Policy SP6 sets out measures and considerations for avoiding and mitigating against flood risk. It outlines SuDS requirements for all development sites including provision of other benefits where possible such as water quality, biodiversity and amenity. Policy HUNG9 sets out requirements for green infrastructure and SuDS in Hungerford to deliver multi-functional benefits including flood risk mitigation, wildlife enhancement opportunities and health and wellbeing benefits for residents, visitors and users.</p> <p>Site allocation Policies HUNG12 and HUNG13 incorporate site-specific considerations for flood risk and requirements for SuDS.</p>
<p>SP7: Design Quality</p>	<p>Policy SP7 requires that development strengthens sense of place through high quality locally distinctive design, responding positively to both national and local guidance. Policy HUNG2 provides design guidance to ensure that development demonstrates high quality design and layout which respects the local character of Hungerford. Policy HUNG3 sets out specific design considerations for <del>at</del> key gateways into and out of Hungerford and Policy HUNG9 sets out requirements for supporting wellbeing and safety of residents, visitors and users through design.</p> <p>Site allocation Policies HUNG12 and HUNG13 incorporate site-specific design requirements and considerations.</p>
<p>SP8: Landscape Character</p>	<p>Policy SP8 requires development which conserves and enhances the diversity and local distinctiveness of the landscape character of the District. Policy HUNG2 provides guidance for the delivery of high quality design and layout which respects the local character of Hungerford. This includes principles for integrating and enhancing development into its surroundings, and setting expectations for building heights and styles of development.</p> <p>Policy HUNG3 specifically focuses on the landscape impacts of development at key gateways into/out of Hungerford, ensuring that development proposals contribute to a gradual transition from rural countryside to urban settlement, mitigating the impact of development and retaining the open feel.</p> <p>Site allocation Policies HUNG12 and HUNG13 incorporate site-specific landscape character considerations and design requirements.</p>



Local Plan Policy	Hungerford Neighbourhood Plan Policy
SP9: Historic Environment	<p>Policy SP9 requires that positive action is taken to conserve and enhance the historic environment. Policy HUNG4 provides support for the sensitive retrofitting of Hungerford's historic assets, improving energy efficiency while safeguarding historic characteristics of listed buildings and buildings within conservation areas. Policy HUNG2 establishes guidance for delivering high-quality design which respects the local character.</p> <p>Site allocation Policies HUNG12 and HUNG13 incorporate site-specific considerations and design requirements relating to the historic environment.</p>
SP10: Green Infrastructure	<p>Policy SP10 sets out that the Council will strengthen both local and strategic green infrastructure in the district and sets out considerations for new development. Policy HUNG8 protects a number of Local Green Spaces which are important to the local community. Policy HUNG9 establishes considerations for promoting wellbeing and safety through design, including support for multi-functional green infrastructure that delivers health and wellbeing opportunities, flood risk mitigation, biodiversity enhancements and opportunities for food growing.</p>
SP11: Biodiversity & Geodiversity	<p>Policy SP11 sets out requirements for ensuring development conserves and enhances biodiversity/geodiversity. Policy HUNG11 identifies ways that development can be wildlife-friendly.</p> <p>Site allocation Policies HUNG12 and HUNG13 incorporate site-specific opportunities for the protection and enhancement of biodiversity.</p>
SP15: Sites allocated for residential development in North Wessex Downs AONB	<p>SP15 outlines the housing requirements to be delivered through Neighbourhood Plans in the North Wessex Downs AONB (now National Landscape), with an allocated minimum of 55 dwellings to be delivered in the HNP area over the plan period. Site allocation policies HUNG12 and HUNG13 allocate land for a minimum of 44 dwellings and 12 dwellings respectively. The HNP therefore seeks to deliver a minimum of 56 dwellings.</p>
SP12: Approach to Housing Delivery	<p>Policy SP12 sets out the district-level approach to housing delivery. Policy HUNG1 seeks to ensure that a mix of housing is delivered which addresses local needs and is reflective of the requirements of the West Berkshire Strategic Housing Needs Assessment 2022 (or any successor document or appropriate local evidence).</p> <p>Site allocation Policies HUNG12 and HUNG13 require that housing mix is to be provided in accordance with the requirements of the relevant policies of the development plan.</p>
SP19: Affordable Housing	<p>Policy SP19 sets out expectations for affordable housing delivery. Policy HUNG1 seeks to ensure that a mix of housing is delivered which addresses local needs and is reflective of the requirements of the West Berkshire Strategic Housing Needs Assessment 2022 (or any successor document or appropriate local evidence).</p> <p>Site allocation Policies HUNG12 and HUNG13 state that affordable housing is to be provided in accordance with the requirements of the relevant policies of the development plan.</p>
SP22: Town and District Centres	<p>Policy SP22 identifies Hungerford Town Centre as a key town centre in West Berkshire. It is supportive of proposals that reflect the role and function of the centre, contribute to a high-quality, well-designed environment, contribute to the vitality and viability of the centre, and do not have adverse impacts on the local highway network or local amenity.</p>

Local Plan Policy	Hungerford Neighbourhood Plan Policy
	<p>Policy HUNG5 seeks to secure the ongoing vitality of Hungerford Town Centre Commercial Area and its diverse range of town centre uses (retail, leisure, commercial, office, tourism, cultural and community). The policy also supports proposals which enhance the quality and accessibility of the public realm in Hungerford Town Centre. Policy HUNG6 aims to improve key walking / cycling routes in the Plan area, improving access to local services and facilities and reducing car dependence in the Hungerford Town Centre Commercial Area.</p>
<p>SP23: Transport</p>	<p>Policy SP23 aims to minimise impacts from all forms of travel on the environment and support opportunities for active and sustainable travel. Policy HUNG6 supports the improvement of key walking and cycling routes within Hungerford, including improving access to local services and public transport facilities. It supports development which is designed to reduce car dependence within/close to Hungerford Town Centre Commercial Area and supports opportunities for sustainable travel within the plan area.</p> <p>Site allocation Policy HUNG12 incorporates requirements for incorporating footway connections and upgrading a local PRoW.</p>

## **Chapter 5**

### **Basic Condition (vi) – Conformity with EU Obligations**

**5.1** The Plan and the process under which it was produced conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Following discussion with West Berkshire District Council, it was agreed that because the HNP allocates sites for development it should be ‘screened in’ for possible significant environmental impacts (in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004) and therefore an SEA is required.

**5.2** In January 2024, Hungerford Town Council published a draft SEA Scoping Report for consultation with the statutory bodies (the Environment Agency, Natural England and Historic England). Following representations received, an Environmental Report was published in February 2024 alongside the Pre-Submission (Regulation 14) Consultation Version of the HNP.

**5.3** The various SEA documents, including the draft scoping report and the Environmental Report have been submitted at Regulation 15 stage as part of the evidence base for the Plan.

**5.4** In addition to conforming to SEA obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

## **Chapter 6**

### **Basic Condition (vii) – Conformity with the Prescribed Conditions**

**6.1** Under Directive 92/43/EEC, also known as the Habitats Directive, it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site.

**6.2** Following discussion with West Berkshire Council, it was agreed that because the HNP allocates sites for development and the location of those sites, it should be 'screened in' for possible significant effects on European protected species or sites.

**6.3** In January 2024, an initial HRA Report was prepared by Hungerford Town Council. This concluded that the HNP will not result in any negative impacts on European sites, either alone or in combination with other known plans and projects.

**6.4** The HRA Report has been submitted at Regulation 15 stage as part of the evidence base for the Plan.

## Chapter 7

### Conclusion

**7.1** The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Hungerford Neighbourhood Development Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Hungerford Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.