



Consultation on the Hungerford Neighbourhood Development Plan (Regulation 16 Consultation)

Representation Form

Ref:

(For official use only)

Please complete online or return this form to:	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy Team, Development and Housing, West Berkshire Council, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	11:59pm on Friday 23 May 2025

This form has three parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make
- Part C - Notification of progress of the Hungerford Neighbourhood Development Plan

PART A: Your Details

Please note the following:

- We cannot register your representation without your details.
- Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.
- All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>

	Your details	Agent's details (if applicable)
Title:	Mr	
First Name:*	Kevin	
Last Name:*	Morris	
Job title (where relevant):		
Organisation (where relevant):		
Address* Please include postcode:	<div style="background-color: black; width: 100px; height: 40px;"></div>	
Email address:*	<div style="background-color: black; width: 150px; height: 20px;"></div>	
Telephone number:	<div style="background-color: black; width: 80px; height: 20px;"></div>	

****Mandatory field***

Part B – Your Representation***Please use a separate sheet for each representation***

Your name or organisation (and client if you are an agent):	
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Please indicate which part of the consultation documents that this representation relates to:

Policy:	Hungerford development Plan site assessment report august 2024
Section/paragraph:	Hungerford NDP section 3 assessment of sites
Appendix:	

Comments*Regarding HUN7*

It is stated that this location is well situated in between adjacent developments. This is not true as the site will be bounded on 2 sides by open farm land and one by an industrial state. This is a greenfield location that would increase the boundary of the town.

Location HUN6 is rejected as it close to industrial units that are in use and in demand and yet HUN7 will be just as close to these units as any build in HUN6. The units are in use and the noise from them is significant, particularly the sheet metal unit and will invariably lead to complaints from any new residents at either HUN6 or HUN7. This is the main challenge to locating housing at this site.

The section indicates that it is well located and yet contradicts this by closing the paragraph with a notes that the site is at the edge of town and not well suited for access to shops, schools etc.

The section also states that the development must stay below the tree line to the west of the area. Surely that must equally be the case for the southern border that also backs onto open land and is visible from the south. Reducing the area to accommodate both tree lines and a buffer between it and the industrial estate surely makes this site impractical.

Overall, while I acknowledge the requirement for more housing in west berkshire, the site report appears to have a number of inconsistencies between the different sites. We must focus on areas that are brown field or more adjacent to new developments in preference to green field sites, and not just at HUN7. I also question where the Hungerford's infrastructure can really cope with the increased expansion.

In addition to the comments above , I have included further notes from my original feedback on this as a proposed site which I believe to still be pertinent.

1. Access.

Section 5.7 describes the gateways into Hungerford. Out of the 9 listed, North Standen Road is bar far the least accessible. I find it hard to believe anyone citing this has using this road to enter Hungerford. Coming from the West to the proposed entrance, It is a single track road for its entire length into the town. It has 5 blind 90 degree bends along

its length. It is a narrow road with just 6 passing places. On occasions where the A4 has been shut, it has descended into chaos and generally the highways agency does not mark it as a diversion route since it is impractical. Approaching from the East, the road narrows to a natural choke point as it passes Church way where there is also a blind junction. This section is often at capacity during peak periods and this is compounded by the commercial traffic using it to reach the industrial estate.

2. Industrial Estate Proximity

Section 10.2 proposes screening to minimise the visual impact of the industrial estate. However, it does not account the impact of noise pollution that it will have on the house adjacent to this area. There has been an ongoing problem of noise from the industrial estate to residents in the area. This is especially true in the summer when a number of the units, in particular the metal sheet working company, leave their doors open which amplifies the noise. There is frequent noise over night from vehicles and alarms going off. I believe that the value and desirability of these dwellings and undoubtedly will lead to friction with the industrial estate companies.

3. Flooding

Section 10.3 proposes caution and some additional measures to reduce the risk of flooding. I think this risk is being significantly underestimated. I believe the risk for flooding of the play area and the houses adjacent to it, the industrial estate and the North Standen road will be increased significantly. There have been 2 instances of significant flooding affecting properties in the last couple of years and no doubt this will be made worse.

4. Impact on nature

I am very familiar with this land and the land surrounding it for the last 10 years and look forward to seeing the survey (10.6 Item I) that this is being taken seriously. Of key note is the presence of an old and well established Badger set to the West of the site. The closest used entrance is approx 10 meters from where the propose entry road will be built. All other common UK mammal species live close to the site.


Finally, as a general point, i hope that the council will pay very careful attention to the decisions they make and that brown field or the least impact to the surrounding countryside options are considered accordingly. Once developed on, green field sites are lost forever along with the nature that depends on it.

PART C – Notification of progress of the Hungerford NDP

Do you wish to be notified of any of the following?

Please tick all that apply

Publication of the Examiners report / Decision to progress to referendum	Yes
Decision to adopt the Hungerford NDP	Yes

Signature		Date	22 May 2025
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Your completed representations must be received by the Council by 11:59pm on Friday 23 May 2025.