



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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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	Ms
First Name:*	Giuseppe	Kimberley
Last Name:*	Zanre	Parry
Job title (where relevant):	Planning Director	
Organisation (where relevant):	Donnington New Homes	Neame Sutton
Address* Please include postcode:		Coles Yard Barn, North Lane, Clanfield, PO80RN
Email address:*		
Telephone number:		

*Mandatory field

Part B – Your Representation

Please use a separate sheet for each representation

Your name or organisation <i>(and client if you are an agent)</i> :	Kimberley Parry, Neame Sutton (Agent) on behalf of Donnington New Homes.
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Please indicate which part of the consultation documents that this representation relates to:

Policy:	
Section/paragraph:	
Appendix:	

Comments

Please refer to accompanying statement.

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	X
Decision to adopt the Hungerford NDP	X

Signature	Kimberley Parry	Date	17 April 2025
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Your completed representations must be received by the Council by 11:59pm on Friday 23 May 2025.

Town and Country Planning Act 1990 (As Amended)

Hungerford Neighbourhood Plan

Regulation 16 Submission Version Consultation Representations

On behalf of:

Donnington New Homes Limited

April 2025 V 1.1



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Appendix A Parker Bullen Solicitors Letter (5 February 2024)

1. Introduction

- 1.1 Neame Sutton Limited is instructed by Donnington New Homes Limited (herein referred to as Donnington New Homes) to prepare representations in response to the submission consultation of the Hungerford Neighbourhood Plan (Regulation 16 stage).
- 1.2 For a Neighbourhood Plan to be put to referendum and made, there are several basic conditions that must be met. These conditions are (PPG, Paragraph: 065 Reference ID: 41-065-20140306):
- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
 - The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - The making of the Neighbourhood 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).
 - The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
 - Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.
- 1.3 These representations have been prepared in the context of these basic conditions and address the specific topics identified throughout the Neighbourhood Plan in accordance with the requirements of the Regulation 16 process, identifying the relevant paragraphs and policies where appropriate.
- 1.4 It is noted that a revised version of the NPPF was published in December 2024. However, the transitional arrangements in the new NPPF (para.239) highlight that the new policies only apply to the preparation of Neighbourhood Plans from 12 March 2025, unless the Neighbourhood Plan has been submitted to the LPA under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on, or before, 12 March 2025. The Hungerford Neighbourhood Plan (HNP) was submitted to West Berkshire District Council (WBDC) on 31 October 2024 and with this in mind, the HNP will be examined under the provisions of the 2023 NPPF. Reference to the NPPF in these representations is, therefore, to the 2023 NPPF.

2. Policy Representations

i. **Policy HUNG1: Housing Mix**

- 2.1 In delivering a sufficient supply of homes, the NPPF (para.62) highlights that the size, type and tenure of housing needed for different community groups should be assessed and reflected in planning policies. The aim of Hungerford Town Council's objective to achieve an appropriate mix of dwellings is supported. Donnington New Homes supports the revision to Policy HUNG1, which reflects and recognises local variation.

ii. **Policy HUNG10: Low Energy and Energy Efficient Design**

- 2.2 Donnington New Homes embraces sustainable design and construction and acknowledge the need to reduce water consumption. For consistency, it is, however, considered that Policy HUNG10 e) should be amended to reflect the wording of the requirement of Policy DM7 (Water Resources and Waste Water)

of the emerging West Berkshire Local Plan, which sets out the overall water efficiency standard of 110 litres of water per person per day, as set out in the Building Regulations Part G2.

iii. Policy HUNG11: Wildlife Friendly Development

- 2.3 The objective to protect and enhance wildlife and biodiversity is supported by Donnington New Homes. However, it is considered that Policy HUNG11 A. should be amended to require the delivery of Biodiversity Net Gain in line with current legislation and guidance, applicable at the time the application is made. It is noted that there is no statutory requirement to provide offsite habitat in close proximity to the development site and the location of the biodiversity improvements will be reliant on the availability of the required credits necessary to offset the proposed development.

3. Site Specific Representations: Land at Smitham Bridge Road (Policy HUNG12)

- 3.1 Donnington New Homes has an option on the land at Smitham Bridge Road and the site has been extensively promoted throughout the Local and Neighbourhood Plan processes. The site is proposed for allocation (Policy HUNG12) to accommodate approximately 44 residential dwellings and Donnington New Homes fully supports the allocation overall.
- 3.2 Donnington New Homes would like to confirm that the current allotments will be retained in perpetuity, secured through the S106 Agreement, land transfer or a combination of the two (Appendix A).

HUNG12 a.

- 3.3 Given the amendments to the earlier policies regarding housing mix, and the additional requirements set out in the allocation policy, as well as the statutory requirement for BNG, Donnington New Homes supports the revised wording of Policy HUNG12 a. for the provision of 'approximately' 44 dwellings.

HUNG12 d.

- 3.4 This requirement necessitates 'adequate' consideration to be given to the guidelines set out in the North Wessex Downs National Landscape Management Plan. However, given that 'adequate' has not been defined nor quantified, it is considered that this requirement should be amended to simply refer to 'consideration should be given to the development guidelines...'.

HUNG12 e. and f.

- 3.5 HUNG12 e. states:

"The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include the protection and enhancement of the following features:

- i. The hedgerow along North Standen Road*
- ii. Views from the west through ensuring that no rooftops are visible over the hedgerow"*

- 3.6 With HUNG12 f. requiring the scheme to be informed by a Landscape and Visual Impact Assessment (LVIA).
- 3.7 Donnington New Homes consider that these two requirements could be combined, as an up-to-date LVIA will inform the scheme with regard to the views from the key points in the landscape. Whilst the hedgerow along North Standen Road will be protected and enhanced as far as possible, the requirement

for the site access to be provided from this road, will affect the extent to which the overall hedgerow can remain. This should be recognised in order to enable good design.

- 3.8 The requirement for no rooftops to be visible from the west places an onerous obligation on the developer, particularly as there are no parameters to define the views from the west, and, whilst it is recognised that the objective is to protect the North Wessex National Landscape, the development of the site will be informed by both the topography of the site and the LVIA accompanying the application, which will provide appropriate, detailed mitigation measures.
- 3.9 With this in mind, Donnington New Homes consider that HUNG12 e. and f. should be combined and the policy wording amended to 'seek the protection and enhancement of the following features, where possible, and informed by the LVIA'.

[HUNG12 i.](#)

- 3.10 The provision of a Transport Statement is a local validation requirement, and it is not considered necessary to request it through the policy. It is suggested that this is deleted.

[HUNG12 k.](#)

- 3.11 The provision of a Construction Management Plan is typically subject to condition and as such, it is not considered necessary to provide it as part of the application. It is suggested that this is deleted from the policy.

[HUNG12 l.](#)

- 3.12 Donnington New Homes supports the requirement for public open space; however, the policy wording should be amended to reflect the policy in the emerging Local Plan:

"The provision of high-quality open space in accordance with the requirements outlined in the West Berkshire Local Plan."

[HUNG12 m.](#)

- 3.13 Whilst every effort will be made to locate development outside of areas at risk of surface water flooding, it is considered that this policy should allow the flexibility to mitigate the potential for surface water flooding, should it be the case where an element of the proposal overlaps with an area of surface water flooding.
- 3.14 With reference to the scale of the proposed development and the spatial requirements of the allocation policy, such as public open space, protection of the PROW, and the delivery of BNG, it should be recognised that the site may not have the capacity to deliver the wider betterment to surface water flood risk required in this policy. The wording should be amended to 'seek' wider betterment 'where possible'.

[HUNG12 p.](#)

- 3.15 Requirement HUNG12 p. necessitates the potential hydrological impact of the development on the Freemans Marsh SSSI to be assessed and mitigated. It is important to note that, whilst the site is within the SSSI Impact Risk Zone, the assessment requirement only applies to development of fifty residential dwellings or more (SEA, 2024). In mitigating for any potential impact, the recommendations are that development proposals should incorporate:

- Sustainable Drainage Systems (SuDS) and flood management techniques
- Ecological Impact Assessments
- Habitat creation and enhancement

3.16 All of these measures are already requirements of the allocation policy, or statutory requirement through BNG. Therefore, this is considered an unnecessary duplication and should be deleted.

Appendix A Parker Bullen Solicitors Letter

Parker Bullen LLP
8 Newbury Street
Andover, Hampshire
SP10 1DW
Telephone: 01264 400500
www.parkerbullen.com



Hungerford Town Council
Council Offices
The Library Building
Church Street
Hungerford
RG17 0JG

Our Ref: GBT/jmc/27653.18

Your Ref:

Date: 5 February 2024

Dear Sirs

Land at Smitham Bridge Road, Hungerford ("the Property")

We act for Donnington Homes Limited, who have been promoting the Property and other land to the west of Hungerford for development through the emerging Hungerford Neighbourhood Plan.

Our client has instructed us to write to you to confirm that, in the event that they submit a planning application for the development of the Property (annotated HUN7 on the attached plan), the planning application will provide for the permanent retention of the Marsh Lane allotments annotated HUN9 on the attached plan.

The planning application shall also include the mechanism for securing the permanent retention of the allotments (either through S106 Agreement or land transfer or both).

Yours faithfully

Parker Bullen LLP

Email: [REDACTED]

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The word "partner" is used to refer to a member of Parker Bullen LLP, or an employee or consultant with equivalent standing and qualifications. A list of members is open to inspection at our registered office.

Appendix A

HUN7: Proposed Housing and Open Space Allocation