



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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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:*	John	
Last Name:*	Parry	
Job title (where relevant):		
Organisation (where relevant):		
Address* Please include postcode:		
Email address:*		
Telephone number:		

****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):	John Parry
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Please indicate which part of the consultation documents that this representation relates to:

Policy:	Hung 13- Land North of Cottrell Close
Section/paragraph:	Page 66
Appendix:	

Comments

I am writing to object in the strongest terms to the proposed building on the HUN 13 site. I do so for the following reasons:-

The Town Plan Working Party (TPWP) did not have any representation from the North of the Town i.e. North of the River Kennet and especially Cottrell Close, despite written requests for representation

The TPWP was a self-selecting non-elected group from predominantly the Town and Manor of Hungerford (TMH) and members of Hungerford Town Council (HTC) who have never faced election in the last 20 years other than for one council seat in 2008. In fact the residents of Cottrell Close are not even allowed to vote for the Trustees of the TMH.

The Consultation Document did not mention that there would be a significant impact on the Town's Cemetery if HUN13 was built on. A long term plan by HTC designated this site to be the site for the expansion of the overcrowded Town Cemetery. In addition to being the Town's Cemetery it is a Commonwealth War Grave Cemetery with 13 graves; it is also a designated Muslim Burial Ground dating from the Hungerford Tragedy where 2 victims, the Khans are buried. At the moment Hungerford residents can pay their respects in peace and tranquillity. Building houses on HUN13 would completely destroy this peaceful idyll.

Building above the 125 meter contour line and destroying the view from Hungerford Common, including issue of screening.

Any proposed development North of Cottrell Close would be above the 125 meter contour line and would destroy the view north from the Downgate entrance to Hungerford Common surely one of the most spectacular views from the Common. To argue that this is well screened is a complete fallacy. In some areas of the northern boundary of Cottrell Close there aren't any trees whereas in others there are Leylandi trees in excess of 2 meters in height. As you know Leylandi trees are completely alien to the North Wessex Downs Area. I refer you to Part 8 of the Anti-Social Behaviour Act 2003 which allows West Berks Council to deal with issues of High Hedges i.e. they should not exceed 2 meters in height. Obviously if the High Hedge legislation is implemented by West Berks Council as it should be as it is an Act of Parliament there will not be an area that is screened to the north of Cottrell Close.

There is a considerable slope from N-S on this site. Building houses and roads would increase the risk of flooding and soil creep from houses 27-32. The underlying geology for this proposed development is river valley gravel which is prone to land slip.

Residents would have little confidence in promises made by the landowner re trees and environmental considerations re the site. As an example I cite the way in which Leylandi trees have been planted to the north of the boundary with Cottrell Close. Despite alerting WBC to the way in which Leylandi contravenes High Hedges Act the landlord has ignored all representations. The promise/intention was to plant Hawthorn, Blackthorn, and Beech Hedge in keeping with traditional Berkshire hedges, and instead invasive, alien Leylandi trees were planted. As a result I have no confidence that any environmental rules imposed by the Planners would be implemented.

The access from Cottrell Close is too narrow to take two way traffic plus a pavement. In Submission stage (Reg 13) page 16 it is recommended that a footpath be constructed through the Cemetery to the A338. Surely it is not a serious suggestion in 2025 that children walking safely to Hungerford Primary School, some 2/3 miles away have to walk through the Cemetery on a dark winters day, especially if a funeral is also taking place. I suspect Thames Valley Police Child Protection Unit would have very strong views on this issue. Furthermore mothers/fathers pushing prams would have to walk to the shops, Drs via the Cemetery. A journey of 2/3 miles.

As a cul-de-sac children play happily in the street. WBC has failed to cut the grass areas in the Close and so it has been impossible for children to play on the grassed areas for some of the year. Extra traffic would also be a great hazard. For the record the nearest children's playground is over 3 miles away in Smitham Bridge Road.

Electricity

Cottrell Close is not on the main Town electricity supply. It is on a country circuit so this potentially is an issue for new houses. It is very upsetting when we have a power cut and we can see that the Town of Hungerford has a full service, and not subject to cuts, with the last power cut lasting 26 hours in Cottrell Close.

Thames Water and Sewerage

At times of heavy rainfall the sewers cannot take the volume of effluent whether rain water or foul waste. Within the last 18 months raw sewage has seeped into gardens at the bottom of the Close (nos 1-5). Extra houses would only add to this problem. There is an inadequate pumping station North of the Town which cannot pump sewage to the main sewage plant which is at a higher elevation, South of the Town, than Cottrell Close. On the 21st December 2009 Thames Water commented on a Planning Application 09/02450/OUTMAJ re building on land next to Cottrell Close. I quote from the letter:- Re Waste Water Comments; "Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of the application"

Re Surface Water Drainage; Concern was expressed in the discharge to public sewers. The situation re sewers in Cottrell Close, at the time of writing, is not a happy one. We have collapsing waste water sewer system in addition to gardens being flooded in the recent past with human waste.

The real concern would be that the sewage system would not be able to cope with 12 houses. Furthermore rain water run off down the slope would cause soil creep and undermine the foundations of houses 28-32 Cottrell Close.

The road in Cottrell Close is inadequate and has collapsed in parts. It would not take what would be up to 25 cars or the heavy construction vehicles. The surface is breaking up at the very narrow entrance to the proposed development as it is where WBC Refuse lorries need to reverse.

Government Pipeline and Storage System

This passes through the South of Cottrell Close. Extra road traffic over the pipeline could seriously damage the pipeline with devastating effect if there was an oil spillage into the River Kennet

Impact on local residents during construction

In the consultation document you rightly pointed out that this would be an issue.

I would like to elaborate on this:-

- a) The construction traffic would cause immense problems coming in and out of Cottrell Close onto the A4. In addition the approach to the building site would entail completely unacceptable levels of traffic in what is a peaceful cul-de-sac. In times when the M4 is closed for repairs or because of a crash which frequently happens it is virtually impossible to get out or into Cottrell Close.

Finally to emphasise the point it seems to me self-evident that the current house building programme off the Salisbury Road should be the area for these houses. The schools are closer as are the shops and all the Town's facilities. Furthermore the utilities i.e. water, sewage, gas and electricity are already on site. This most certainly is not the case for the area to the north of Cottrell Close.

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	
Decision to adopt the Hungerford NDP	

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