

Hungerford 2036 Housing Site Assessment criteria

The Hungerford2036 project team has been tasked by Hungerford Town Council with developing a Neighbourhood Plan for our area which, when completed, will have full legal status alongside West Berkshire Council's district-wide Local Plan. Having a Hungerford Neighbourhood Plan means that residents will shape where the housing required by government targets is to be located.

By the end of 2019, it is expected that WBC will publish its Housing and Economic Land Availability Assessment (HELAA) which will list potential development sites put forward by landowners and developers. WBC will have assessed each site against criteria guided by national policy. For a site to be considered deliverable it must be:

- available - the site is available now.
- suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- achievable - there is a reasonable prospect that housing will be delivered on the site within five years.

Full details of WBC's HELAA process and methodology may be found at <https://info.westberks.gov.uk/helaa> . WBC say of the HELAA:

"It will not make recommendations on which sites should be developed but will make a preliminary assessment of their suitability and potential. It is important to note that whilst the list will identify potential sites, it will not allocate them for development or add weight to the site for the purpose of decision making on a planning application. The allocation of future sites for development will only take place through statutory plan processes (eg Local Plan, Neighbourhood Development Plans) which undergo public consultation and independent examination."

In the months following publication of the HELAA, the Hungerford2036 Project will, with full local public consultation, lead Hungerford's evaluation of the sites that fall within its parish boundary. Sites will be assessed based on local criteria drawn from the results of the residents' survey conducted in Summer 2018 as well as the Town Plan and public feedback, to achieve a list of the most favoured sites.

The local criteria shown below have been reviewed and approved by Hungerford Town Council, which is now seeking public comment. They contain cross references to the Aims and Objectives of the Hungerford Neighbourhood Plan published earlier this year.

The Hungerford2036 Project Team invites comments on the criteria during November and December 2019 using the online form at www.hungerford2036.info/feedback

<p align="center">Neighbourhood Plan Objective</p> <p align="center">(with H2036 Aims and Objectives cross references)</p>	<p align="center">Criteria</p>
<p>1. Make best use of previously built-on land and minimise encroachment into the countryside.</p> <p><i>(Refs - Theme 1- Housing, objective 1 & Theme 5 Heritage, objective 4)</i></p>	<p>a. Is the site greenfield or brownfield?</p> <p>b. What is the relationship to the existing settlement boundary (within, adjoining or separate)?</p> <p>c. Is the site adjacent to other proposed sites?</p> <p>d. Is the developer's proposed housing density appropriate for the site?</p>
<p>2. Protect the landscape</p> <p><i>(Refs – Theme 5 Heritage, objectives 4, 5)</i></p>	<p>a. Would the site result in harm to the natural beauty and special qualities of the AONB?</p> <p>b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?</p>
<p>3. Provide a range of house types, sizes, prices and tenures that meets the needs of all age groups and incomes</p> <p><i>(Refs – Theme 1 Housing, objectives 2,4)</i></p>	<p>a. Does the site contribute in a balanced and appropriate way to meeting the overall Housing Needs Assessment?</p> <p>b. Is there a reasonable prospect of it providing some self-build or a community housing scheme?</p>
<p>4. Minimise the effects of traffic congestion in the town centre</p> <p><i>(Refs – Theme 3 Getting About, objectives 2, 6)</i></p>	<p>a. To what extent would the site cause an increase in traffic on the High Street and Bridge Street?</p>
<p>5. Shift from a car dependent community to one which embraces the benefits of less polluting means of transport, including walking and cycling</p> <p><i>(Refs – Theme 3 Getting About, objectives 2, 5, 6. Theme 7 Wellbeing, objective 2. Theme 8 Climate Change, objective 3)</i></p>	<p>a. Is the site within a reasonable walking distance, providing a safe route for residents of all ages and mobilities, to</p> <ol style="list-style-type: none"> 1. the town centre (measured from the Town Hall)? 2. Hungerford Primary School? 3. John O’Gaunt Secondary School? 4. Nursery School/Health Centre? <p>b. Is the site served by public transport within reasonable walking distance?</p> <p>(NB distances and elevation changes will be measured from site centre)</p>

<p align="center">Neighbourhood Plan Objective</p> <p align="center">(with H2036 Aims and Objectives cross references)</p>	<p align="center">Criteria</p>
<p>6. Protect and enhance the historic environment <i>(Refs – Theme 5 Heritage, objective 2)</i></p> <p>Seek solutions to poorly maintained buildings <i>(Refs – Theme 5 Heritage, objective 1)</i></p>	<p>a. Would development of the site have a detrimental effect on neighbouring heritage properties or the Conservation Area?</p> <p>b. Does the site re-use or redevelop a currently poorly maintained building?</p>
<p>7. Support growth in the variety of shops, restaurants and businesses in the town. <i>(Refs – Theme 2 Employment and Economy, objective 1)</i></p>	<p>a. Does development of the site create new or remove existing retail, leisure or commercial space?</p>
<p>8. Protect the town’s existing open spaces and the means of accessing and enjoying them whilst requiring the provision of open space within new housing <i>(Refs – Theme 4 Next Generation, objective 2. Theme 6 Leisure, objective 2. Theme 8 Climate Change, objective 2)</i></p>	<p>a. Does development of the site cause the loss of, or encroachment onto, any formal or informal public amenity or green space?</p> <p>b. Does the site provide public open space in addition to existing policy requirements?</p>
<p>9. Reduce carbon emissions with more energy efficient buildings. <i>(Refs – Theme 8 Climate Change, objective 1)</i></p>	<p>a. Does the site offer particular opportunities for low / no carbon emissions homes or community energy generation schemes?</p>

Site assessment rating

Sites identified in the HELAA as being viable for development will be examined against each of Hungerford's criteria and assigned a colour coded rating. The possible ratings indicate the extent to which a site satisfies the criteria ranging from Significantly Positive (shown as bright green and ++), Positive (pale green and +), Neutral (white, 0), Negative (pale red, -), Significantly Negative (bright red, --). Site criteria which cannot be determined will be shown as yellow.

++	+	?	0	-	--
Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative