

CONSULTATION ON PREFERRED SITE ALLOCATIONS FOR THE HUNGERFORD NEIGHBOURHOOD PLAN

The Draft Plan is currently being finalised, although the preferred housing allocations have still to be decided. The Steering Group felt it necessary to have an informal consultation to obtain residents' views and comments.

The Plan covers the whole parish for the period 2024 to 2041.

Once in place it will be used to plan for Hungerford's future and determine planning applications alongside the West Berkshire Local Plan.

The Plan Vision

Hungerford sits at the heart of the North Wessex Downs AONB and is treasured for being an historic market town set within beautiful and accessible countryside and waterways.

The residents of Hungerford seek to work together to embrace constructive change that ensures a vibrant, robust and sustainable economy that will enhance their prosperity and provide an affordable and nurturing environment for current and future generations.

This should be achieved whilst conserving Hungerford's natural and manmade heritage and enhancing its strong sense of being a caring community and a fulfilling place to live.

The Plan Aims

There are six main categories which form a chapter each in the plan, along with a number of planning policies:

Housing: 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.

Employment and Economy: 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.

Getting About: Seek improvements to Hungerford's transport infrastructure so that safe, effective sustainable and efficient travel is available and accessible to all.

Leisure, Wellbeing, Public Safety and Learning 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.

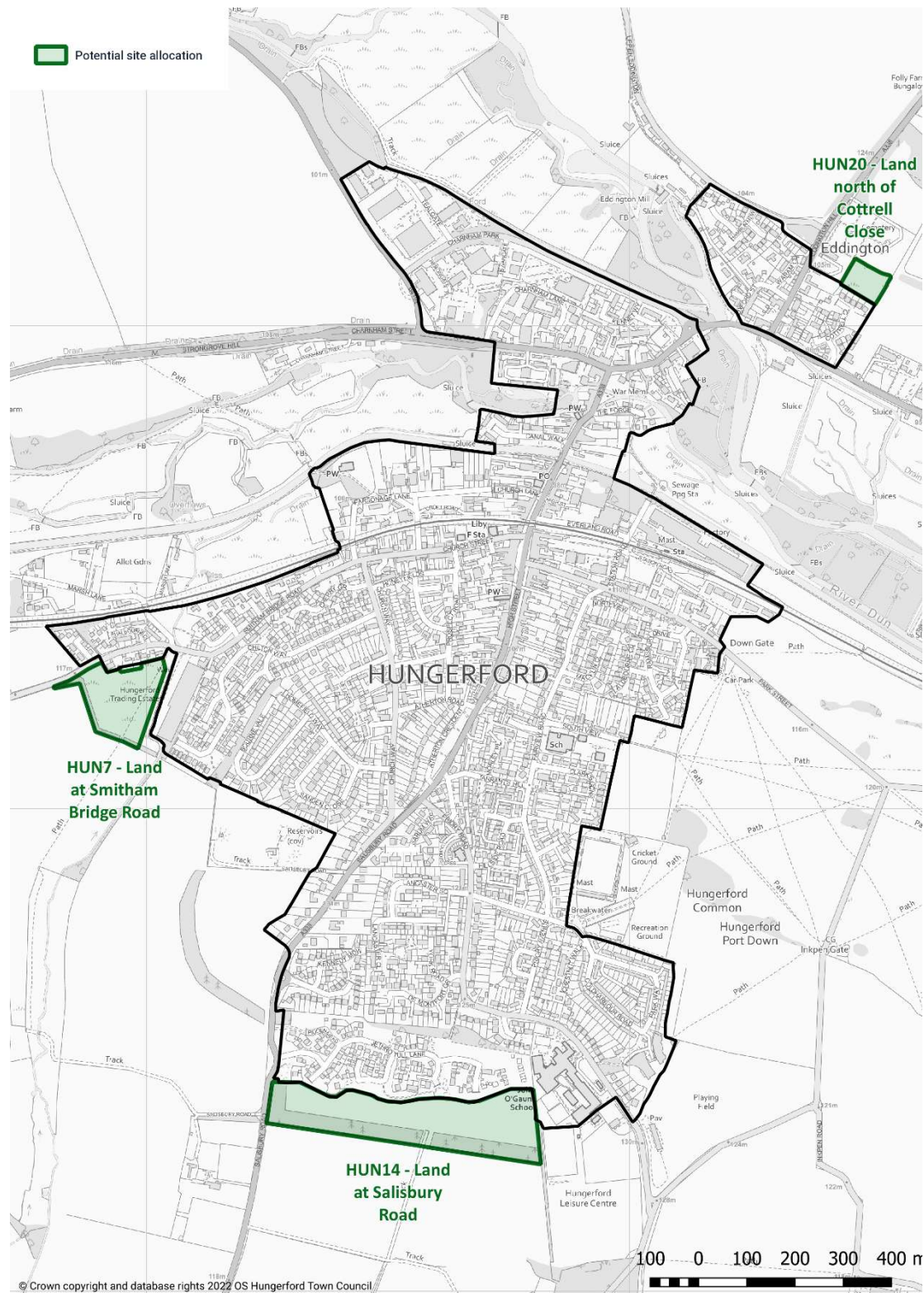
Our Heritage: Conserve and, where practicable, enhance Hungerford's natural and built environment.

Climate Change and Biodiversity: 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.

Housing Site Allocation

The Neighbourhood Plan has to allocate sites to deliver a minimum of 55 dwellings to comply with the West Berkshire Emerging Local Plan. If it doesn't, then the Emerging Local Plan will do this and the community will have less say over which sites are chosen.

After careful and detailed evaluation of many sites around the town, three sites are considered to represent sustainable and deliverable options. They are shown on the plan below:



LAND AT SALISBURY ROAD: Site HUN 14 with 65 dwellings:

Access off Salisbury Road via Lancaster Park



Main constraints

- Loss of green fields in Area of Outstanding Natural Beauty, but well screened
- Impact on local residents during construction
- Likely to be some impact from traffic along the High Street

Community benefits

- 40% affordable housing
- An allotment area with at least 20 plots
- Local Area for Play (play facilities for small children)
- Proportionate financial contributions towards maintaining and improving community facilities

LAND NORTH OF COTTRELL CLOSE: Site HUN 20 with 12 dwellings

Access through Cottrell Close

Main constraints

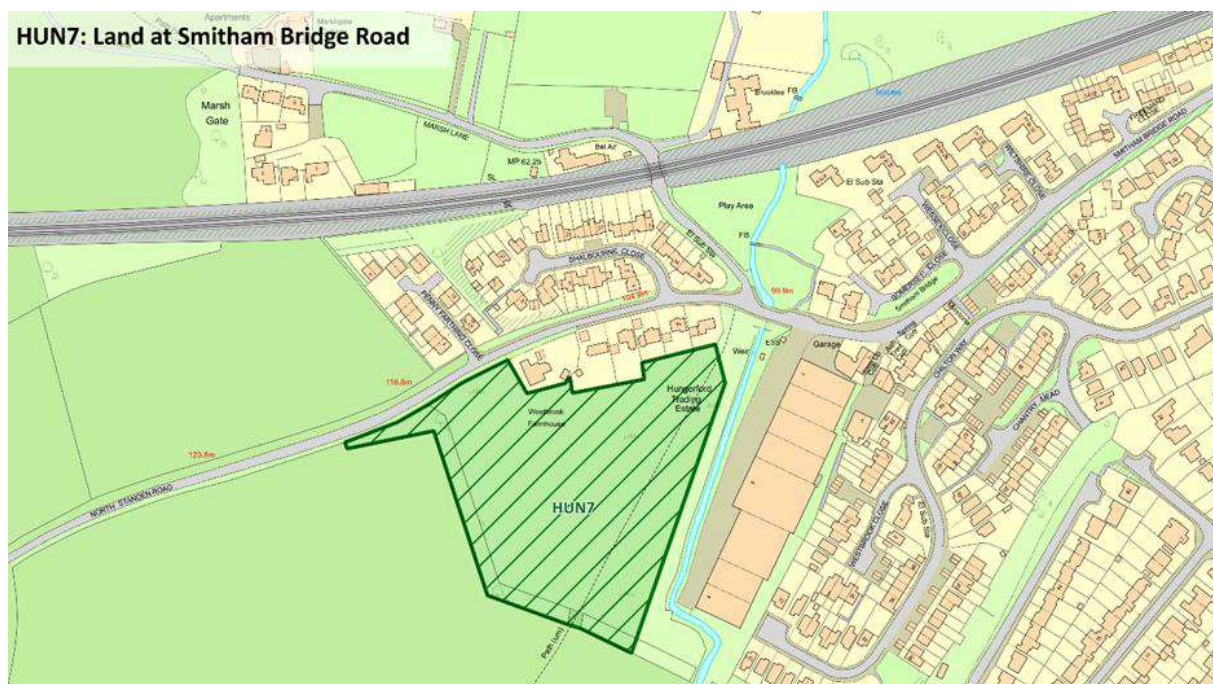
- Loss of green fields in Area of Outstanding Natural Beauty, but well screened
- Impact on local residents during construction

Community benefits

- 40% affordable housing
- Proportionate financial contributions towards maintaining and improving community facilities



LAND AT SMITHAM BRIDGE ROAD: Site HUN 7 with 44 dwellings
Access off Smitham Bridge Road



Main constraints

- Loss of green fields in Area of Outstanding Natural Beauty, but well screened
- Impact on local residents during construction
- Likely to be some impact from traffic on Smitham Bridge Rd, Church Street and northern part of High Street

Community benefits

- 40% affordable housing
- Allotments at Marsh Lane with over 100 plots will be retained in perpetuity (ownership passed to Town Council)
- Proportionate financial contributions towards maintaining and improving community facilities

There are five ways to deliver the 55 dwellings, as follows:

OPTION	DESCRIPTION
A	56 dwellings: allocating the land at Smitham Bridge Road (44) plus land north of Cottrell Close (12)
B	65 dwellings: allocating the land at Salisbury Road only
C	77 dwellings: allocating the land at Salisbury Road (65) plus land north of Cottrell Close (12)
D	109 dwellings: allocating the land at Smitham Bridge Road (44) plus land at Salisbury Road (65)
E	121 dwellings: allocating all three sites (65+44+12 dwellings)