



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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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:	Dr	
First Name:*	Timothy	
Last Name:*	Ventham	
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):	Tim Ventham
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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:-

Site Suitability / Utilities and Infrastructure

- **Landslip** - There is a considerable incline running N-S on the close. The current road is already showing signs of landslip with reparations having been made several times, including to subsurface pipes and drainage covers. Immediately behind the top row of houses (no.s 28-32) there are two retaining walls built by the original developer running across the full width of these properties. I am unaware that these were built with a view to further development at a higher elevation behind these properties. This being the case a full risk assessment and mitigation plan to avoid damage to existing properties is required by regulation (building, retaining wall and landslip) ahead of any approval. This should include not only assessment of ongoing traffic but also the heavy traffic from vehicles servicing the site as well as the impact of the site works and the proposed buildings.
- **Rainwater and sewerage** - At times of heavy rainfall the existing sewerage system has struggled to take the volume of effluent, whether rain water or foul waste, as evidenced by sewerage creeping into the gardens at the bottom of the Close in the last 18 months. Additional housing will only exacerbate this situation. Thames Water has already identified an inability of the existing wastewater infrastructure to accommodate the needs of a similar application (Planning Application 09/02450/OUTMAJ) so any development must include a full up-grade for the entirety of the Close.
- **Government Pipeline and Storage System** - This passes through the South of Cottrell Close. Extra road traffic over the pipeline, especially construction traffic could seriously damage the pipeline given the current fragilities seen in the existing road. An oil spillage would be both costly and damaging to the environment. This risk should also be assessed and mitigated prior to any approval being given.

- **Power Supply** - Cottrell Close is not on the main town electricity supply, it is on a country circuit and prone to frequent power cuts. Any development plan should include an upgrade to incorporate the Close onto the main supply before approval is given.
- **Road access** - The proposed road access is inadequate for 2-way traffic flow, let alone site construction traffic. It is also unable to support a footpath for pedestrians requiring additional footpathing via the cemetery which is wholly inappropriate and disrespectful. The impact on residents during construction would be significant.

Cost effectiveness

- All of the issues raised will bring **additional cost compared to the site on Salisbury Road** where all utilities and infrastructure are already in place and which can accommodate more dwellings. Given the current challenges and constraints on the public purse I fully expect the council to proceed in this direction rather than incur unnecessary cost to the public.

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	Tim Ventham	Date	19th May 2025
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Your completed representations must be received by the Council by 11:59pm on Friday 23 May 2025.