

# Questions and Answers

Land at Salisbury Road, Hungerford

June 2019



## Introduction

Bewley Homes and Wates Developments Ltd are bringing forward plans to implement the planning permission for 100 new homes at Salisbury Road, Hungerford. The site is allocated in the Local Plan and outline permission was granted in November 2017; the principle of development has therefore been agreed.

Following the submission of the reserved matters application in May 2019 and a meeting with Hungerford Town Council on 10 June 2019, this FAQ has been prepared to answer questions asked by town and West Berks councillors and local residents.

There are a number of common themes running through the questions; to make this document accessible to everyone we have provided responses to these themes in the table below.

## Questions and Answers

### About the Developer

Why have Bewley Homes taken on the project from CALA Homes?

CALA Homes were working in collaboration with Wates Developments Ltd on the outline application. It was the intention that both companies would continue with the development under a joint venture arrangement. However, mutually acceptable commercial terms for the venture could not be agreed. Wates are now proceeding with Bewley Homes as its development partner who have submitted a reserved matters application and intend on building the development.

When did Bewley Homes acquire the site?

Bewley Homes entered a development partnership with Wates Developments in April 2019.

Are Bewley Homes in discussion with any other landowners in Hungerford and North Wessex Downs area regarding further development?

Not at this time.



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Are Bewley Homes aware that the site is in the North Wessex Downs AONB and are the Board of Directors behind the proposals taking into account the company's environmental aspirations?

Yes, the site is allocated in the Local Plan and has outline planning permission; having been subject to in depth statutory consultee assessment including Landscape Visual Impact. This has identified the site as appropriate for building new homes and its development meets the company's environmental aspirations.

Who is the land owner?

The land is owned by the development partnership between Bewley Homes and Wates Developments.

## About the Planning Process

Is a new outline application required as the developer has changed and the layout is different?

The outline application gave permission for the principle of the development and the access into the site. This permission runs with the land and is not specific to the applicant.

As the reserved matters application is in line with the outline permission to provide up to 100 homes with access from Salisbury Road, a new outline application is not required.

Will construction take place before planning is resolved?

No construction of housing will be allowed to take place until relevant planning conditions have been discharged.

What pre-application discussions have taken place with West Berkshire Council and/or Councillors?

Pre-application discussions have taken place with West Berkshire Council planning officers ahead of submitting the reserved matters application.

Has a reserved matters application been lodged yet?

The application has been submitted and is with the Council's validation team.

Is the application accompanied by an Environmental Statement (ES)?

Prior to the submission of the outline application, West Berkshire Council determined that an ES was not required. As the reserved matters application is for the same number of houses on the same site and complies with the parameters of the outline, an ES is not required.



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## Layout

Why are there no homes proposed on the land to the east of the site? What technical criteria have informed this decision?

The masterplan submitted with the outline application was illustrative only and demonstrated one way in which the site could be developed. The current site layout delivers the same number of homes on a smaller site, using less land to provide the much needed new homes.

A number of technical matters also influenced the approach, including the powerline and ground conditions.

Will the land to the east of the site be brought forward for future development?

If this land was to be brought forward for development in the future, it would be subject to obtaining all the necessary planning permissions to agree the principle to develop housing on this site.

Does the layout develop an area of 5.6 hectares allowed in the Housing Sites Allocation DPD or the 7.2 hectares granted?

The reserved matters application area relates to 5.34 hectares of the permitted/allocated land.

Why do a number of the proposed houses back on to Kennedy Meadow and will existing properties be screened? Are the trees included in the outline layout to screen Kennedy Meadow included in the new layout?

The aim is to respond better to the sensitive location and a create a more inwardly facing layout; this will retain a greater degree of privacy to those houses to the North, than if houses faced or sided on to them. The proposed homes along the northern boundary are approximately 30 metres from the existing homes on Kennedy Meadow, and there is significant existing and proposed screening, overlooking is not considered to be an issue.

BewleyHomes would be willing to discuss this matter further with residents of Kennedy Meadow on an individual and specific basis.

What percentage of the new build will be affordable housing?

40 of the homes will be affordable, representing 40% of the proposed development.

What are the plans for the public footpath

The footpath now runs to the east of the area proposed to be



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leading to and through the development?  
Will this lead to an increase in use?

developed. The existing footpath, which will remain as a public right of way, will be upgrading where it falls between the houses to the north of the development. In addition, the developer is required to connect the development to the footpath which leads to the Kennedy Meadows Roundabout on Salisbury Road.

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Are there any allotments planned for the site?

Although considered in the Council's adopted policy, there is no requirement within the outline permission or within the policy for allotments to be included on this site. The proposals do not include allotments.

## Design

Will Bewley consult before designing the housing, taking into account the AONB?

Bewley have discussed the design approach with design officers at West Berkshire Council. A further Landscape Visual Impact Assessment has been prepared to support the layout proposal, which has been submitted as part of the Reserved Matters application. Information has been sent to members of the public seeking their views on design and the meeting with the Town Council last week sought views on the proposals as well.

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CALA Homes made a commitment to build houses that were sympathetic to those within the curtilage of Hungerford. Are the proposed Bewley homes in line with this?

The proposals are compliant with the Outline Design and Access Statement. Architecturally the proposal focuses on a heritage inspired design direction, in keeping with the architectural heritage of Hungerford. Dwellings do not exceed 2 storeys, being a mixture of detached, semi-detached and terraced. The houses will be brick built, with bay and bow windows, open porches and brickwork detailing around windows and doors. The materials to be used for the homes will reflect the local character.

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## Environment and Landscaping

What environmental considerations will be included in the proposals?

A number of environmental considerations are included in the proposals, such as:

- Vehicle charging points.
- All properties comply with Part L1A & B of the Building Regulations, as set by the government, for conservation of fuel and power.
- Standard Assessment Procedure calculations are run and updated on all house types to enhance efficiency and provide savings where possible.
- The properties are efficient without the need for any PV, ground source heat pumps or secondary heat supplies, ensuring that they are as maintenance free and sustainable as possible.
- House plots are ordained to maximise solar gain.

Will existing hedges and trees be removed?

The majority of hedges and trees will be retained throughout the site. Some vegetation may need to be removed to enable the site access point. A landscape plan, including re-planting, is included as part of the proposals.

## Highways

How has the internal road system changed from the outline layout?

The site entrance was fixed as part of the outline approval and remains the same. Due to the changes in layout, the street hierarchy differs from the illustrative masterplan. However, hierarchy principles are repeated in the detailed proposals, with a primary street providing a key route through the development with connected secondary streets, minor streets and private drives.

If the east parcel of the site is developed in the future, this could bring further traffic to the development. What

If this land was to be brought forward for development a planning application would need to be made and appropriate surveys undertaken to establish whether an increase in traffic



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<p>measures are proposed to alleviate any additional traffic?</p>	<p>would result in a requirement for further highways works.</p>
<p>Is enough parking provision provided to avoid on street parking?</p>	<p>Parking provision, including visitor parking, has been provided in accordance with local policy requirements. A variety of parking options are proposed, including garages, on-plot parking and two small parking courts.</p>
<p>Will steps be taken to restrict construction traffic using the High Street during peak hours, and will parking for workers be provided on site?</p>	<p>Bewley Homes are looking at how best to manage construction to reduce its impact on the town. Construction parking will be provided onsite, with in the final detail being submitted as part of a Construction Method Statement as required by Condition 6 of the outline permission.</p>

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