

**Motion relating to Planning Application 20/01023/MDOPO, Land South of Priory Road, Hungerford**  
**Agreed by Hungerford Town Council at the Full Council meeting on Monday 7<sup>th</sup> December 2020**

This Council is appalled and alarmed at the attempt being made by Bewley Homes, Wates Management and the owners of the land south of Priory Road to deprive West Berkshire families of much needed social rented homes, preferring instead to extract every possible pound of profit for themselves.

They are seeking to exploit further the privilege they were granted through the planning system of building homes on this virgin AONB land and wish to renege on the formal contractual commitments they signed in 2017 in order to secure the planning consent for this site. Their application is a betrayal of the assurances they have given to the town at meetings over the last few years and confirmed in their 2017 press release.

As well as making our own objection to West Berkshire Council to refuse the application, we call on all residents to express their concerns in writing to West Berkshire Council regarding the future impact for families and young people in West Berkshire. We will also be asking our MP, Laura Farris, to support our position with her own representation to WBC.

HTC's objections to this application are based on:-

1. The 28 social rented homes scheduled to be delivered by this development (but which would be eliminated by this application) are desperately needed in the town. West Berkshire Council Housing Department have repeatedly re-asserted this need throughout the application planning process for the site.
2. This land was originally put forward for development by the applicants in the full knowledge of the WBC affordable homes planning policies which mandate the total number and split between "social rented" and "intermediate" homes to be included. The outline and detailed planning applications were also submitted in this knowledge and the signed Section 106 included these clear mandated obligations. On the basis of the current permissions the construction is already well underway - again with the existing contractual obligations on social rented homes remaining in place.
3. For the majority of people in Hungerford, the ONLY redeeming feature of this development which make it even mildly palatable, is the additional new affordable homes it is to deliver and in particular the social rented dwellings.
4. As far as we can see from the figures publicly disclosed, the applicants are likely to make even more profit in 2021 on the development than they would have when they signed the contractual obligations in 2017. RightMove have recently reported an increase of 118% (more than doubled since a year ago) in enquiries for Hungerford properties. Therefore claims of insufficient financial viability due to changed economic circumstances are without substance.

*NB The above is entirely consistent with the HTC E&P committee consultation input dated 8<sup>th</sup> June 2020 and submitted to West Berkshire Council Planning Department.*