

WEST BERKSHIRE DISTRICT COUNCIL
HUNGERFORD NEIGHBOURHOOD DEVELOPMENT PLAN 2022-2039
POST-EXAMINATION DECISION STATEMENT

OCTOBER 2024

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

This document is the decision statement required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the Council's response to each of the recommendations contained within the report to West Berkshire District Council of the independent examination of the Hungerford Neighbourhood Development Plan ("the Plan") by Independent Examiner, Andrew Mead, which was received by the Council on 27 August 2025.

This decision statement, the independent Examiner's report, and the submission version of the Hungerford Neighbourhood Development Plan (NDP) and supporting documents are available to view on the Council's website:

<https://www.westberks.gov.uk/hungerfordnp>.

1. Introduction

- 1.1. Under the Town and Country Planning Act 1990 (as amended), West Berkshire District Council ("the Council") has a statutory duty to assist communities in the preparation of Neighbourhood Development Plans and to take plans through a process of examination and referendum. The Localism Act 2011 sets out the responsibilities under Neighbourhood Planning.
- 1.2. Following receipt of the Examiner's report, the Council must make a decision on the next steps. As set out in the Neighbourhood Planning (General) Regulations 2012 (as amended) these are:
 - (a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the Planning and Compulsory Purchase Act 2004) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;
 - (b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - (c) what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

- (d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;
 - (e) whether to extend the area to which the referendum is (or referendums are) to take place; or
 - (f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.
- 1.3. In accordance with Regulation 18(2) of the Neighbourhood Planning (General) Regulations 2012 (as amended), this report forms the Council's Decision Statement and sets out the Council's decision and the reasons for this.

2. Background to the Hungerford NDP

Designation of the Neighbourhood Area

- 2.1. On 9 April 2018, the Council designated the Hungerford Neighbourhood Area for the purpose of preparing a Neighbourhood Plan. The plan area covers the parish of Hungerford and lies solely within the West Berkshire Local Planning Authority Area.

Submission of the Hungerford Neighbourhood Development Plan

- 2.2. Hungerford Town Council, the qualifying body, submitted the draft Hungerford NDP and supporting documents to the Council on 31 October 2024.
- 2.3. Once a NDP is submitted to a local planning authority, it must be checked to ensure all the submission requirements set out in legislation have been met. This process is known as the Legal Compliance Check. The Legal Compliance Check was completed in January 2025, and this confirmed all the submission requirements had been met.
- 2.4. At a meeting of Council on 27 March 2025, Members agreed that the submitted NDP and its supporting documents could be published for consultation. Members also agreed that following the close of the consultation, the NDP could be sent for independent examination.
- 2.5. The Council publicised the Plan and supporting documents and invited representations during the consultation period which ran from 4 April 2025 until 23 May 2025.

3. Independent examination of the Hungerford NDP

- 3.1. The Council, with the consent of Hungerford Town Council, appointed an independent examiner, Mr. Andrew Mead MRTPI MIQ, to review the NDP and consider whether it should proceed to referendum.

- 3.2. The examination of the Plan took place by way of written representations between July and August 2025.
- 3.3. The Examiner's final report was received on 27 August 2025. The report concluded that subject to modifications, the Hungerford NDP should proceed to referendum. The Examiner also recommended that the referendum area be based on the Neighbourhood Area that was designated by the Council on 9 April 2018.

4. Post examination

- 4.1. Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the local planning authority to outline what action to take in response to the recommendations of the examiner following the formal examination.
- 4.2. The Examiner's report is not binding, and it is the responsibility of the Council to ultimately decide if the examiner's suggested recommendations and modifications should be followed or not.

5. Decision and reasons

- 5.1. Having considered the recommendations in the Examiner's report and the reasons for them, the Council, with the consent of Hungerford Town Council, has decided to accept the modifications to the submitted Plan under Paragraph 12(2) of Schedule 4B to the Town and Country Planning Act 1990.
- 5.2. The Council is satisfied that, subject to the modifications which it considers should be made, as set out in Table 5.1 below, that the Hungerford NDP meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), is compatible with the Convention rights and complies with the provision made by or under 61E(2), 61J and 61L of the said Act.

Table 5.1: Examiner's proposed modifications to the Hungerford NDP

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as striketrough)	Decision and justification	Action taken and revised modification
PM1	Criterion B of policy HUNG1 (p.20)	Delete Criterion B: and substitute with the following text: B. Any departure from this mix shall only be permitted in the following circumstances: a. Any physical site factors that limit the mix. b. If there is clear evidence for the need for a particular type of housing, e.g., specialist older persons' housing such as bungalows. Substitute the deleted text with the following: <u>B. In determining any departure from the recommended mix, regard will be given to:</u> <u>a. any physical or site factors which limit the mix;</u> <u>b. the location;</u> <u>c. if there is clear evidence for the need for a particular type of housing, e.g. specialist older persons' housing such as bungalows;</u> <u>d. site specific viability.</u>	The Council agree with the Examiner's recommendation. The modification was originally identified by the Council in its comments on both the pre-submission (Regulation 14) NDP and the submission (Regulation 16) versions of the NDP. The modification ensures that policy HUNG1 is in general conformity with policy SP15 of the adopted West Berkshire Local Plan Review 2023-2041 (LPR) by providing greater flexibility of when the appropriate housing mix may not be appropriate. With the modification, the policy meets the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.
PM2	Criterion B.b of policy HUNG2 (p.22) Criterion B.d. of policy HUNG2 (p.23)	Delete the reference to 'emerging': b. An eclectic mix of styles, range of densities (for major residential developments and aligning with the density requirements of West Berkshire emerging Local Plan Policy SP1), house types (where appropriate) and plot layouts should be used. Delete criterion B.d: Parking should be provided within the development in accordance with	The Council agree with the Examiner's recommendation. The LPR was adopted on 10 June 2025, therefore the reference to the LPR being 'emerging' should be removed. The need for the deletion of criterion B.d was originally identified by the Council in its comments on the submission	No further action required. Modification to be taken forward to the final plan.

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as striketrough)	Decision and justification	Action taken and revised modification
		West Berkshire District Council parking standards.	(Regulation 16) version of the NDP. This is because there is no need for neighbourhood plan policies to repeat policies in the LPR. The neighbourhood plan when adopted will form part of the development plan. The development plan must be read as a whole.	
PM3	Criterion A of Policy HUNG3 (p.24)	Delete criterion A: A. Development proposals adjacent to the gateways into Hungerford town should demonstrate, where appropriate, how they contribute to creating a gradual transition from rural countryside to urban settlement (and vice versa). Development proposals should avoid creating an overly dense feel and, where appropriate, planting or other natural boundary treatments should be used to mitigate the impact of development and retain the open feel. This could include the use of trees to line the gateway routes. Replace the deleted text with the following: A. <u>Development proposals should conserve and enhance the rural setting of the important gateways into Hungerford. Proposals should include appropriate landscaping which minimises the impact of development upon the open character of the countryside.</u>	The Council agree with the Examiner's recommendation. The modification was originally identified by the Council in its comments on both the pre-submission (Regulation 14) NDP and the submission (Regulation 16) versions of the NDP. It was considered necessary for clarity when dealing with planning applications.	No further action required. Modification to be taken forward to the final plan.

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as striketrough)	Decision and justification	Action taken and revised modification
PM4	Criterion B of policy HUNG4 (p.27)	Insert the following text into the second sentence: B. Where this is to be achieved through measures to reduce heat loss, this could include secondary, double or triple glazing in conservation areas and secondary and slimline double glazing in listed buildings. Such measures should seek to use timber framed windows <u>from sustainable sources</u>, with alternative materials only permitted where it is demonstrated that this would not result in harm to the significance of listed buildings or character and appearance of conservation areas.	The Council agree with the Examiner's recommendation. The modification was originally identified by the Council in its comments on the submission (Regulation 16) version of the NDP. The modification will ensure that the Plan contributes to the achievement of sustainable development. With the modification, the policy meets the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.
PM5	Paragraph 6.7 of the supporting text to policy HUNG5 (31), diagram 6.1 (p.30 and Appendix B (p.77) of policy HUNG5	Amend Diagram 6.1 and Appendix B to remove the section south of Park Street and east of High Street from the primary shopping area.	The Council agree with the Examiner's recommendation. The modification was originally identified by the Council in its comments on both the pre-submission (Regulation 14) NDP and the submission (Regulation 16) versions of the NDP. The modification is necessary to ensure that policy HUNG5 is in general conformity with policy SP18 of the adopted LPR and has appropriate regard to national policies. Within the glossary of the National Planning Policy Framework (NPPF), 'Primary Shopping Frontages' are defined as a <i>"defined area where retail</i>	No further action required. Modification to be taken forward to the final plan.

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as strikethrough)	Decision and justification	Action taken and revised modification
			<i>development is concentrated."</i> The retail uses on the eastern side of the High Street to the south of Park Street are not as well integrated with the other retail uses on the High Street which fall within the Primary Shopping Area. In addition, the retail uses to the south of Park Street are interspersed with a public house, estate agents, and residential uses. Paragraph 6.7 of the supporting text refers to the extension of the shopping area. To reflect the modifications being made to diagram 6.1 and Appendix B, paragraph 6.7 must be deleted. With the modifications, the policy meets the Basic Conditions.	
PM6	Criterion B of policy HUNG8 (p.51)	Delete criterion B: B. Proposals for built development on these Local Green Spaces will not be permitted unless the proposal is for an ancillary feature, and it can be clearly demonstrated that it is required to support or enhance the role and function of the identified Local Green Space. Replace with the following text: <u>B. Decisions on managing development within the Local Green Spaces should be consistent with national policy</u>	The Council agree with the Examiner's recommendation. The modification is required in order for the policy to be consistent with paragraph 106 of the NPPF. With the modification, the policy meets the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as striketrough)	Decision and justification	Action taken and revised modification
		for Green Belts. Support will be given to <u>proposals that would enhance the value or significance of the Local Green Space.</u>		
PM7	Criterion B of policy HUNG9 (p.54)	Delete criterion B: B. Where development is required to mitigate the risk of flooding through use of Sustainable Drainage Systems (SuDS), these should be designed to be multifunctional and where appropriate, create the opportunity to be enjoyed by residents and/or the community. SuDS should not only be a well integrated and attractive part of a development but it should be designed where possible for use as public open space.	The Council agree with the Examiner's recommendation. The modification was originally identified by the Council in its comments on both the pre-submission (Regulation 14) NDP and the submission (Regulation 16) versions of the NDP, and it is required to ensure that the Plan has appropriate regard to national policies. The NPPF at paragraph 16 (f) of the NPPF states that: <i>"Plans should ...f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."</i> With the modification, the policy meets the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.
PM8	Criterion B.d and B.e of policy HUNG10 (p.57)	Delete criterion B.d: d) Considering predicted future climatic change, all development shall incorporate flood risk mitigation and resilience measures including minimise surface runoff to prevent on-site and off-site flooding by designing	The Council agree with the Examiner's recommendation. Criterion B.d includes measures that are already included within the adopted LPR. The NPPF at	No further action required. Modification to be taken forward to the final plan.

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as striketrough)	Decision and justification	Action taken and revised modification
		suitable SuDS-based drainage system. Where appropriate development should also maximise the use of porous surfaces on open areas such as driveways. Delete criterion B.e: e) Development must be designed to be water efficient and minimise water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Table 2.2 of Part G of Building Regulations.	paragraph 16 (f) of the NPPF states that: <i>"Plans should ...f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."</i> The modification to delete criterion B.e was originally identified by the Council in its comments on the submission (Regulation 16) version of the NDP. Policy DM7 (Water Resources and Waste Water) of the Local Plan review requires all new residential developments (including replacement dwellings) to meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, using the Fittings Approach as set out in table 2.2 of the Building Regulations part G2. Such a requirement was included because West Berkshire lies within one of the driest parts of the country. A growing population and number of households within the District and its primary Water Resource Zone in the Kennet	

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as striketrough)	Decision and justification	Action taken and revised modification
			Valley, alongside growth within the neighbouring Thames Water resource zones, will place demand pressures on the sustainable supply of water. The amount of available water will be affected by climate change through changing weather patterns and more extreme weather events such as storms, floods and drought. In taking water from rivers and aquifers, their value to the natural environment and people's enjoyment must not be compromised but improved and sustained. Most of the water is abstracted from groundwater aquifers supported by some river extraction, notably the Rivers Kennet and Lambourn. Most is to satisfy public water supply, but a significant proportion is supplied for private supply including agricultural land management, and electricity and industry. Thames Water supplies all of West Berkshire, and the area it serves is classified as being in a 'seriously water stressed' area in the Environment Agency Water Stressed Areas Classification 2021.	

Modification reference	Policy of the submitted Hungerford NDP (page no.)	Examiner's modifications (insertion <u>underlined</u> , deletion as striketrough)	Decision and justification	Action taken and revised modification
			Whilst policy DM7 is not strategic in nature, it is considered that all developments in West Berkshire district should implement the highest standards of water efficiency in order to place no additional pressure on water scarcity and quality in the river basin catchments of the Kennet and its tributaries and of the Thames and Chilterns South. The modification is required to ensure that the Plan contributes to the achievement of sustainable development. With the modification, the policy meets the Basic Conditions.	
PM9	Throughout the Plan	Amend the reference to Local Plan Review from "SP18" to "SP19". Delete "emerging" from phrases including policies SP1, SP6, SP7 and DM4.	The Council agree with the Examiner's recommendation. The LPR was adopted on 10 June 2025, therefore the reference to the LPR being 'emerging' should be removed, and the policy references in the adopted version of the LPR should be referenced.	No further action required. Modification to be taken forward to the final plan.

- 5.3. Several minor modifications have been identified by the Council which are required to correct typographical and factual errors within the Plan. The Examiner's report at paragraph 4.23 comments that "*...further minor amendments might also include incorporating factual updates, correcting inaccuracies, typographical and punctuation errors, any text improvements suggested by WBC in their Regulation 16 consultation response and any other similar minor or consequential changes in agreement with WBC. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.*"
- 5.4. These modifications, which have been agreed with Hungerford Town Council, do not affect the nature of the Plan. The minor modifications and the justification for them is set out in Table 5.2 below.

Table 5.2: The Council's minor modifications to the Hungerford NDP

Minor modification reference	Chapter / policy / paragraph of the submitted Hungerford NDP (page no.)	Council's minor modifications (insertion <u>underlined</u> , deletion as strikethrough)	Reason for modification
MM1	HUNG1 (p.20) HUNG2 (p.22) HUNG3 (p.24) HUNG4 (p.27) HUNG5 (p.31) HUNG6 (p.39) HUNG8 (p.51) HUNG9 (p.54) HUNG10 (p.57) HUNG11 (p.60)	The main policy criteria to be prefixed by a number, with any sub-criteria prefixed by a letter, eg. 1. >>>> a. >>	Both the policy criteria and sub-criteria have letter prefixes albeit distinguished by capitalised and uncapitalised letters. For clarity, the main policy criteria needs to be prefixed by a number, with any sub-criteria prefixed by a letter.
MM2	Actions	All 'Actions' to be renamed as ' <u>Non-policy</u> Actions'	To clearly distinguish between the policies and actions.
MM3	Before each policy	Include a sub-heading before each policy which states 'supporting text', for example: 4. Housing Housing mix Objective B: Ensure that housing development provides a range of house types, sizes and tenures that meets the needs of all age groups and incomes <u>Supporting text:</u> 4.1 Hungerford has a different housing needs mix...	To make clear what the purpose of the text is.
MM4	Paragraph 1.6 (pp.2-3)	1.6 The Neighbourhood Plan represents one part of the development plan [footnote 1] for the neighbourhood area (parish) over the period 2024 to 2041, the other parts relevant to Hungerford Parish being the West Berkshire <u>Local Plan</u>	Factual update. The West Berkshire Local Plan Review 2023-2041 was adopted on 10 June 2025. Upon adoption, it superseded the Core Strategy, Housing Site Allocations

Minor modification reference	Chapter / policy / paragraph of the submitted Hungerford NDP (page no.)	Council's minor modifications (insertion <u>underlined</u> , deletion as strikethrough)	Reason for modification
	Paragraph 1.7 (p.3)	Review 2023-2041 (adopted 2025) Core Strategy 2006 to 2026 (adopted 2012), the Housing Site Allocations Development Plan Document (adopted 2017), the saved policies of the West Berkshire District Local Plan 1991 to 2006 (saved 2007) and the West Berkshire Minerals and Waste Local Plan 2022 to 2037 (adopted 2022). 4.7 The Core Strategy, Housing Site Allocations DPD and the 2007 saved policies collectively make up the District Local Plan. The current Local Plan plans for development up to 2026 and, in line with the NPPF, must be kept up to date and look ahead over a minimum 15-year period. The Local Plan is therefore undergoing a review to cover the period to 2039. Upon adoption, the West Berkshire Local Plan Review 2022-2041 will replace these three documents.	Development Plan Document, and West Berkshire Local Plan 1991-2206 (Saved Policies).
MM5	Paragraph 2.25 (p.11)	At Hungerford Newtown there is Barrow Hill, a schedule <u>ancient monument Scheduled Monument</u> .	Typographical error.
MM6	7 th bullet point, Paragraph 2.26 (p.11)	Welford Park, well known for the snow drops <u>snowdrops</u>	Typographical error.
MM7	Para 3.1 (p.15)	This should be achieved whilst conserving Hungerford's natural and built heritage <u>historic environment</u> and enhancing its strong sense of being a caring community and a fulfilling place to live.	To align with the terminology in the National Planning Policy Framework.
MM8	Paragraph 4.5 (pp.19-20)	4.5 Policy CS4 in the West Berkshire Core Strategy requires development to provide an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community. This should have regard to the evidence of housing need and demand from Housing Market Assessments and other relevant sources. Similarly, Policy SP18 SP15 in the emerging West Berkshire Local Plan Review requires <u>development proposals to contribute to the delivery of an appropriate mix of dwelling tenures, types and sizes. The</u>	For clarity and factual updates to reflect the adoption of the Local Plan Review.

Minor modification reference	Chapter / policy / paragraph of the submitted Hungerford NDP (page no.)	Council's minor modifications (insertion <u>underlined</u> , deletion as strikethrough)	Reason for modification
		<u>supporting text to policy SP15 sets a specific 'base mix' which is taken from it's the West Berkshire Local Housing Needs Assessment Update 2022...</u>	
MM9	Paragraph 4.6 (p.20)	4.6 Emerging <u>West Berkshire Local Plan Review</u> Policy SP15 requires an mix of dwelling sizes reflecting its requirements on all developments of 10 dwellings or more...	Typographical error and factual update to reflect the adoption of the Local Plan Review.
MM10	Paragraph 5.1, final paragraph (p.22)	5.1 The design of new development in Hungerford parish is important. It needs to respect the locally distinctive character. Policy SP7 (Design Quality) of the West Berkshire emerging <u>Local Plan Review</u> requires development to take opportunities...	Factual update to reflect the adoption of the Local Plan Review.
MM11	Paragraph 5.4 (p.22)	5.4 Whilst the Neighbourhood Plan is not supported by a specific set of detailed design codes, the principles of <u>the West Berkshire emerging Local Plan Review</u> Policy SP7	Factual update to reflect the adoption of the Local Plan Review.
MM12	Paragraph 5.5 (p.22)	5.5 In addition, emerging <u>West Berkshire Local Plan Review</u> Policy SP1 expects...	Factual update to reflect the adoption of the Local Plan Review.
MM13	Paragraph 5.8 (p.23)	Of relevance to this are the entry <u>and exit</u> points into Hungerford along main and smaller routes. These include Bath Road (A4), Charnham Street, the B4192, North Standen Road, Park Street, Salisbury Road and Priory Road. These provide a range of views of the entry <u>and exit</u> to the town as you move from countryside to urban area <u>and vice versa</u> . Most provide a soft, rural feel that only becomes more visually urbanised comparatively close to the main built-up area of the town. It is important that any development retains this soft feel.	For clarity. Gateways are both entry and exit points into and out of Hungerford.
MM14	Paragraph 5.9 (p.24)	The overall setting of the town, with an abundance of trees and shrubs, is important for preserving <u>conserving and enhancing</u> its identity....	Factual update as this terminology is referred to in the Examiner's modification to HUNG3 (see PM3 above).
MM15	Paragraph 5.10 (p.24)	A good first impression is important to this. Engagement between Hungerford Town Council, West Berkshire <u>District</u> Council...	Factual update to reflect the correct name of the local planning authority.

Minor modification reference	Chapter / policy / paragraph of the submitted Hungerford NDP (page no.)	Council's minor modifications (insertion <u>underlined</u> , deletion as strikethrough)	Reason for modification
MM16	Paragraph 6.8 (p.32) and Figure 6.2 (p.33)	6.7 Hungerford has three Protected <u>Designated</u> Employment Areas... Figure 6.2 needs to be updated to refer to Designated Employment Areas.	Factual update to reflect the adoption of the Local Plan Review. 'Designated Employment Areas' is the term used in the Local Plan Review.
MM17	Chapter heading (p.61)	10 <u>RESIDENTIAL</u> SITE ALLOCATIONS	For clarity.
MM18	Paragraph 10.1, 1 st sentence (p.61)	10.1 The Proposed Submission West Berkshire Local Plan Review (January 2023) identified a minimum housing requirement figure <u>of a minimum</u> of 55 dwellings. These dwellings will be delivered through sites <u>residential site</u> allocations within the Hungerford Neighbourhood Area over the plan period.	Factual update to reflect the adoption of the Local Plan Review.
MM19	Figure 10.1 (p.62)	Move the map to after the policy box	To assist in the interpretation of the policy.
MM20	Paragraph 10.9-10.11 (p.63)	10.9 The Shalbourne Brook (Main River), a tributary of the River Dun, flows north eastwards very close to the eastern boundary of the site. The Shalbourne Brook is a chalk river, which is a protected habitat listed in S41 of the NERC Act. A very small part of the eastern boundary of the site is at risk of fluvial flooding from the Shalbourne Brook during a 1 in 100 year flood event, with a small increase in the flood extent during a 1 in 1000 year flood event <u>is situated within Flood Zones 2 and 3 where there is a medium and high risk of flooding.</u> The remainder of the site is within Flood Zone 1 and therefore is at low fluvial flood risk.	Factual update to reflect the changes made by the Environment Agency in March 2025 to Flood Zones.
MM21	First paragraph of policy HUNG12 (p.63)	The site as shown on the Land at Smitham Bridge Road (approximately 2.11 hectares as identified on the Policies Map and on the indicative map in Figure 10.1) <u>will be required to be developed in accordance with the following parameters....</u>	For clarity.
MM22	Policy HUNG12, parameter (d) (p.63)	d. Adequate consideration is <u>Regard must be given to the development guidelines in the North Wessex Downs National Landscape Management Plan.</u>	For clarity.

Minor modification reference	Chapter / policy / paragraph of the submitted Hungerford NDP (page no.)	Council's minor modifications (insertion <u>underlined</u> , deletion as strikethrough)	Reason for modification
MM23	Policy HUNG12, parameter (l) (p.64)	l. The provision of high quality public open space <u>in accordance with policy DM44 of the West Berkshire Local Plan Review.</u>	This criterion requires high quality open space, yet provides no further detail, for example on standards. To assist in the interpretation of the policy, reference is needed to policy DM44 of the Local Plan Review which provides further details on standards.
MM24	Policy HUNG12, parameter (o) (p.64)	o. The scheme must <u>will</u> be informed by an Ecological Impact Assessment (EclA)...	To ensure consistency with the wording of the other parameters.
MM25	Policy HUNG12, parameter (o) (p.64)	o. The scheme must <u>will</u> be informed by an Ecological Impact Assessment (EclA) which must be able to demonstrate that the presence of any protected habitats and species on the site can be adequately mitigated and/or compensated for.	For clarity.
MM26	Policy HUNG12 (p.64)	Delete criterion q : q. A desk-based archaeological assessment is undertaken.	The Council's Archaeology Team does not consider there to be any below ground archaeological investigation needed here. Criterion q is therefore not required.
MM27	Figure 10.2 (p.65)	Move the map to after the policy box	To assist in the interpretation of the policy.
MM28	First paragraph of policy HUNG13 (p.66)	The site as shown on the Land north of Cottrell Close (approximately 0.55 hectares as identified on the Policies Map and on the indicative map in Figure 10.2) will be required to be developed in accordance with the following parameters...	For clarity.
MM29	Policy HUNG13, parameter (f) (p.66)	f. Adequate consideration is <u>Regard must be given to the development guidelines in the North Wessex Downs National Landscape Management Plan.</u>	For clarity.
MM30	Policy HUNG13 New parameter after (m) (p.69)	<u>(x) Development on the site will not adversely affect the SSSI and SAC which are in close proximity to the south of the site. A Habitat Regulations Assessment will be required to accompany any future planning application.</u>	No reference is made to development not adversely affecting the nearby Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). As the site is in close proximity to the SSSI and SAC, this additional criterion is required.

- 5.5. This Decision Statement confirms that the recommendations proposed in the Examiner's report have been considered and accepted, that the Plan has been altered as a result of it, and that it may now be submitted to local referendum.

6. The referendum area

- 6.1. The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated Neighbourhood Area. Any referendum which takes place in due course must be contiguous with the boundary of the designated Neighbourhood Area as illustrated in Figure 6.1 below.

Figure 6.1: Hungerford Neighbourhood Area

