

Stakeholder briefings

Local residents

As local residents, many of you hold certain rights over the land which you wish to be protected. These include the right to take materials such as wood, gravel and bracken for the maintenance of your property. Many of the residents also use the site to walk their dogs, or for recreational use.

Some of the disused buildings on the common have fallen into disrepair. Some residents see the retention of these buildings as an important reminder of the areas history, whilst others think they are a danger and an eyesore.

Residents near Area C have complained to the police on many occasions about the noise from unauthorised use of this land for motor sports such as go karting. They would like reassurance that this area will be put to good use, as long as the noise levels do not continue.

Many of the local residents would like to see sports facilities open for the public, but there are concerns about the development of 'private' members' facilities such as a golf course. The homeless accommodation which is an option for Area F has attracted a great deal of attention in the media and residents in this area are alarmed about the implications of this.

Environmental Pressure Group

As an active local pressure group, you have been campaigning for years for the site to be returned to its 'natural' state before the airbase was built. You are pleased that at last action is being considered.

One of your main concerns is that the pollution in the ground caused by aircraft fuel leakages over many years is dealt with effectively. This is an expensive operation and would involve the 'cleaning' of thousands of tonnes of soil. The removal of the miles of concrete in Area A is also highly desirable, but will itself cause significant environmental problems as the transportation of the material will mean the construction of temporary roads through natural habitats.

Development of Area D is a prime concern as it contains a Site of Special Scientific Interest (SSSI) which is very fragile. Rare species of birds and plants inhabit the site and would be disturbed very easily by excessive noise, air pollution or ground vibration.

You would like to see many of the areas where run-down buildings currently exist to be returned to heathland for animal grazing, as was its use historically. Plans to develop housing and business premises are very alarming and you believe there are more suitable 'brown field' sites around Newbury.

Stakeholder briefings cont.

Local Business / Employers

As local business owners and employers, the development of Greenham Common is an excellent opportunity to make available affordable premises and provide housing to attract future employees to the area.

Newbury is a thriving town but businesses suffer from high property prices and a shortage of local workers; over 4000 employees in the area commute in as not enough housing is available. This makes it difficult for employers to recruit and retain staff, pushing up wage rates and making businesses inefficient.

You would like to see Area E developed as a business park for small, medium and large size businesses. The revenue generated from this could be put back into the development of the other areas; the business park would therefore become the financial engine for environmental development. This 'green business' argument is a strong one, which local government in particular are interested in.

At a more personal level, many local business managers would like to see the development of a golf and country club.

Local Government

As representatives of the wider community, it is important that you ensure that the development of Greenham Common benefits those from across the district. In the 'Newbury District Local Plan' priorities were laid down for further development of the entire district, and it is your job to ensure these priorities are kept to. In summary, the points you would like to emphasise are that the development must ensure;

- ★ The attractiveness of the district must be retained or enhanced
- ★ No further 'built up' areas to be constructed outside of the town and villages, with limited exceptions
- ★ Employment opportunities are limited so as not to put pressure on housing, traffic congestion and local labour supply
- ★ The redevelopment of under used, vacant and derelict land
- ★ Sites of Specific Scientific Interest (SSSI) must be protected

You also have the responsibility to ensure that;

- ★ current gaps in services, such as sporting facilities, are filled
- ★ new housing is built to attract employees to the area
- ★ the appropriate services are built to accompany any housing developments (e.g. schools, library and medical facilities)
- ★ local problems, such as homelessness, are tackled through effective projects
- ★ Central Government targets for the provision of cycleways and recreational spaces are met

Stakeholder briefings cont.

The Trust Board

As members of the Trust Board, you must take account of all the views of the various stakeholders. It is essential that every stakeholder feels they have been heard and have had an impact on the decisions about how the site will be developed. This is incredibly difficult as the opinions of stakeholders vary widely, and some people will be in direct opposition to each other.

The planning objectives are;

- ✦ To seek a sustainable form of development
- ✦ To protect and enhance the nature conservation interest of the site
- ✦ To protect commoners who have rights over the common
- ✦ To pursue the recreational potential of the site
- ✦ To explore the potential of the site to accommodate residential or employment generating developments
- ✦ To pursue an approach that expands the local employment base
- ✦ To retain, reuse or relocate buildings worthy of retention
- ✦ To promote recycling of redundant materials
- ✦ To protect the site from illegal encampments

Perhaps most important is the need to ensure that the development, whatever it may include, is sustainable. This means that it does not benefit us now at the expense of others in the future. The development must be economically, environmentally and socially sustainable. In practice, that means it must generate its own funds in some way, protect the environment and bring long term benefits to the people of Newbury.