

MINUTES of the meeting of the Hungerford 2036 Project Team held on Wednesday 26th June 2019 at 7.00pm in the RBFRS Community Room, Church St, Hungerford

Present: Clerk, Tony Drewer-Trump (TDT), John Downe (JD), Chris Scorey (CS), James McMahon (JM), Denise Gaines (DG), Mike Hall (MH)

1. Note Apologies (1 min) – None

2. Agree last set of minutes of 29th May 2019, update on actions from last meeting, not included in the agenda - Clerk (1 min)

Action: Redaction of survey comments remains outstanding. TDT and JD to do.

Action: Digital Map imagery has been obtained but needs piecing together. Sylvia may be able to help or Mark.

Action: JM is speaking with D Holley at JOG School to arrange to meet with School Council or AGT students before term end.

Action: TDT will attend the Nursery school bike event on 5th July 1pm to 2.30pm.

Action: Clerk to arrange meeting with District Councillors. Dates suggested were 23rd and 25th July.

Action: JD to arrange visit to Oxford to self-build site in September.

The Minutes were agreed by all.

3. Consider any feedback or correspondence from:

- **Hungerford Town Council** – DG provided an outline of the E&P meeting of 10th June when Bewley Homes came to speak about the Salisbury Road planning application. Cala Homes are no longer involved. A reserved matters application has been submitted to West Berks Council (WBC) without prior consultation. Only two thirds of the 7.1-hectare site will be used to site the 100 houses. Bewley probably will apply for planning to fill the rest of the site with further housing. Their application includes an increased density of 30 houses per hectare (previously 17 ph). This will set a precedent for housing density in the AONB. There is some confusion over the size of the site. The local plan policy says 5 but outline planning says 7 hectares? A Lib Dem West Berks Council member recently advised the call for sites doc will be published in Sept and the new local plan will be issued at the end of 2021 and will carry weight from early 2020. 18 months from now it will go to the secretary of state.
- **Members of the public** – Interest was shown by several members of the public at the consultation carried out at the Youth & Community Centre open day and at the Church Fete.

Action: DG will speak to Mrs B to invite her to a Full Council meeting.

Action: Clerk to invite 3 others to an induction meeting at John O Gaunt Pub on Tuesday 2nd July at 7pm. TDT and JD to attend.

4. Consultations

- **Feedback from the Youth & Community Open day and from the Fete** – The record of consultations has been updated and circulated.

5. Updated draft of ‘The Dream for 2036’

Action: TDT to circulate the second draft.

6. Transport Modelling- Information from West Berks Council – Information has been received from WBC. The major monitoring points are on the A4 and A338. TDT suggested taking data for 2 weeks and taking 6 points, two months apart throughout the year.

Action: TDT to write to Jenny Graham at WBC

7. Method for developing Site Assessment Criteria – We need to consider WBC criteria first and then look at our own criteria and compare differences. We can look at the criteria WBC used before as it is likely to be similar. JD has compared other town’s site assessment criteria. None of them weighted the criteria. Five-point scales or RAG were used.

Action: JD to put the info he has gathered into one document and forward to CS.

Action: CS will order it ahead of next meeting for further discussion.

H2036 will rank the sites based on criteria and once the housing numbers are received from WBC will see how many sites are needed. Hungerford will decide the sites to be carried forward not WBC.

8. Overall review of draft policy theme 1 (housing) drawn up by PlanET – Should our A&Os be updated in line with the draft policies? Theme 1 was discussed, and the following points mentioned:

- We should include a requirement for density
- Reference can be made back to the HNA for housing types
- Why not flats – delete this as not relevant
- Add relevant landscape planning
- Keep in the reference to max height of any new development to reflect surrounding buildings
- Add favour local sites to lessen local impact
- Note we don't have to accept the entirety of the site
- We can redefine the settlement boundary
- There might not be existing vehicle access
- SANG is not relevant – delete. Note T&M have their own policy
- As soon as we get a housing number from WBC, we can reapply the percentages
- TDT wishes to create a design guide to be read alongside the policies that refer to it.
- Community housing and self-build can go in one objective.
- Further info is required on WBC's climate emergency plan
- What sites are available for self-build and do WBC have any sites? WBC are required to maintain a register for self-build if a site becomes available. We have no evidence base.

Action: Clerk to circulate the map on WBC's website showing areas owned by WBC

Action: TDT to edit Theme 1 keeping options/menu board available for the individual sites.

It was suggested that before we do the site assessments, we gather public view on each of the sites. The sites that didn't meet the WBC criteria will be ruled out at the start. We could then invite the smaller number of developers left, to come and answer a set of questions in a public meeting.

9. NOTE: At our next meeting we will review theme 8 (climate change)

Action: Clerk to arrange DONM through doodle poll for a date after 18th July

Meeting closed 8.50pm