

MINUTES of the meeting of the **Hungerford 2036 Project Team** held on Thursday 8th November 2018 at 7.00pm in the RBFRS Community Room, Church St, Hungerford

Present: Clerk, Geoff Greenland (GG), Tony Drewer-Trump (TDT), John Downe (JD), Chris Scorey (CS), Karen Caulfield (KC), Richard Hudson (RH) and PlanET (Liz and Becky)

- 1. Note apologies** - Janette Kersey (JK), Denise Gaines (DG)
- 2. Agree last set of minutes of 10th October 2018 and update on actions from last meeting not included in the agenda**– Clerk (1 Min) – Minutes were agreed. GG summarised the content of Tom Fort’s book. There is an outstanding action to contact Rod Kent. RH arrived.
- 3. Feedback on School event** – More info is required on education from the survey analysis for the Headteacher at JOG. Another 5000 residents are needed to make a 6th form viable and that number of houses can’t be built in the AONB. The school loses pupils to St Alfred’s in Oxfordshire where the transport is free. At the event pupils were requesting longer opening hours at the Youth Club, a fast food chain, more affordable clothing shops, younger access to the gym, less litter and more grass pitches.
- 4. Not discussed**
- 5. Consultation Plan Development – (Advise from PlanET)** – Liz congratulated the PT on the huge amount of info obtained but suggested we now focus on what we want the outcome of the NDP to be. We should high-light key issues and revert to the community with the info we have. GG has produced a summary of the analysis. This was talked through. The overall message being ‘build affordable houses.’ An objectively assessed need number should be available from AECOM whilst they are waiting to hear back from WBC on the housing numbers. Compton are at the same stage as H2036 and it was suggested a joint meeting with the housing association Sovereign might be helpful. There is also a need to look at ‘Community led building’ as an option. PlanET advised to look at sites and we don’t need to speak to developers.

CS advised a few years back Sovereign couldn’t afford land on the open market so were reusing existing land. The findings of the Town Plan focused on making the most efficient use of land which led to debate on density; terraced housing being a better use and good for demand for affordable housing.

PlanET stressed the next step should be producing objectives. We need to establish our outcome, then do a call for sites and assess the sites against the criteria that Hungerford want. AECOM will help with the numbers and mix of houses. The PT should turn the 8 themes into objectives, then work out the policies. The objectives should be tested with the public to check it is what they want. We should include definitions of affordable and see exactly what people want.

RH suggested we take advice on affordable housing and consider rural exception sites. CS advised 46% of households responded 5 years ago and the info obtained is still relevant, so we should use the background info obtained from the Town Plan. Expectations at the beginning need to be very broad and housing needs should be viable for the developer.

PlanET suggested the next consultation should be limited to a tick box and exclude free text as we already have obtained a lot of information. Our objectives will lead either to NDP objectives or Community Aspirations. We can add in other ideas that have not been identified in the initial survey. This maybe identifying green spaces to be protected and sites to be developed. Aspirations to improve doctor’s surgeries can become planning issues by identifying land for a new surgery. There is a huge difference in what housing design people want. We can consider a policy which identifies ‘must dos’ and a guide to other considerations. **Action:** Look at Grange over Sands’ design policy. It was noted we can’t enforce low energy housing as this is not affordable for developers although housing can be angled to face the sun and be appropriately built to install solar panels on.

Action: PlanET will forward us some objectives.

PlanET advised working with WBC we can consider an eligibility criterion for who should live in new housing in a Rural Exception Site. However, if housing is disabled friendly this will take priority. We can consider a second homes policy. Evidence would need to be very hard to impose criteria for open market housing. PlanET suggested for the next consultation on 'Vision and Objectives', H2036 should do a paper survey and survey monkey. They suggested we don't contact social groups yet and any stands we have at present should just be creating awareness not gathering more info.

There was concern that employment land and usage info is lacking.

PlanET advised our ideas are required on what employment is needed. E.g. we can consider a policy against COU from Employment to Residential at Charnham Park. A street or part of could become a mix of residential with employment. We can pick and choose appropriate locations or buildings for B1 use. The Employment Land Study is still awaited from WBC. It was noted it is particularly important to obtain evidence from Estate Agents. TDT has drawn up questions. **Action:** KC will visit several estate agendas.

Action: It was agreed we should have a maximum of 10 objectives. These were allocated to members to work on and should be submitted to GG and TDT a week before our next meeting.:

Housing Design – GG and TDT

Well-being – KC

Climate Change – TDT

Economy – JD

Next Generation – KC

Leisure and our heritage – GG

6. **Scheduling of initial events:** - It was decided we will visit clubs at a later stage once we have established our objectives. After discussion it was agreed not to continue with the event in the library on the evening of the Hungerford Extravaganza.
7. **Affordable Housing:** - General discussion took place with PlanET see item 5 above.
8. **Housing Needs Assessment** – We need to know what we have got already against our future needs. How much housing stock should we be replacing? AECOM has sent some research questions for our approval. **Action:** TDT will email the Clerk with any amendments to these.
9. **Chilton Estate Land for Sale** – It was noted land areas to the north of the town are on the market.
10. **Planning Application for change of use of 121 High St from A1 retail to A1/A3 Coffee Shop** – There is a lot of feedback on Facebook from age group 30-40 approx. on what shops are wanted in the town.
11. **HTC Car Parking Initiative and Traffic proposal** – The initiative has been circulated. Concern was voiced over the effect of a one-way system on safety as increased traffic flow causes vehicles to speed. WBC has seen the initiative and turned it down. Diverting traffic by Charnham Park might be feasible. **Action** – RH will speak with Cllr Brookman. Although the parking spaces in the High St cause some congestion, they slow the traffic making it safer. We could consider reducing the size of delivery lorries. Do we need a transport study of parking needs? There is no parking problem at present, but one could result when the Oakes Bros temporary car park closes. Network Rail has been approached for increased use of its land for car parking which could solve the problem. There is an issue with inconsiderate parking and WBC is putting in place some restrictions. **Action:** WBC Local Plan Review is out for consultation. H2036 should respond.
12. **DONM** – **Action:** Clerk to change the date to Wednesday 28/11/2018, RBFRS Community Room 7pm

Meeting closed 9.30pm