

Minutes of the Meeting of the Hurst Neighbourhood Plan Working Group Held at 1, Tape Lane on Thursday, 17th October, 2024

Present: Penny Curry (Chair) Lou Robinson (LR) Vice Chair, Duncan Kendall (DK), Brian Thomas (Secretary), Gemma Moore

Apologies: None

309 Prejudicial Interest.

There were no prejudicial interests to declare.

310 Minutes of Previous Meeting

The draft minutes of the 26th September were approved and signed by the Chairman.

311 Matters Arising

The following items were covered at the previous meeting.

1) Further investigation into LGS status and WBC withdrawal of Policy SA06 from the LPU which directly affects Charvil Country Park needs to be looked into.

ACTION: LR to look into

2) **LR:** Review of the WBC PVLA Topic paper. It was noted that this is changed from the Regulation 18 version, with an area north of A321 towards Hogmoor Lane is now included. Comments on changes to the document need to be submitted by November 13th.

BT: Pending ACTION: Billingbear/Alexander Pope PVLA re Foxley Lane element – there would appear to be no change regarding the SANG over the Hurst Boundary, but need to check on previous PVLA maps.

DK :Pending ACTION as previously could not access previous PVLA maps, which LR has now forwarded.

3) **PC:** WBC Economic Development Report. It was noted that this has not changed since 2015, but the numbers recorded are not believed to have changed much as Hurst is not considered a core development area. It is necessary for HNPWG to analyse what changes are now in place and ensure that any changes to the economic situation identified in the LPU provides correct data.

4) **HNP discussion with WBC on 10th October 2024.** An online 'Teams' meeting was held between Ian Bellinger (IB) WBC, James McCabe (JM) WBC, LR and BT (unfortunately PC was unable to attend as no other date from WBC was suitable). This was to enable HNPWG to gather additional information before submitting representations (if any) to WBC LPU Regulation 19 Consultation and moving forward with HNP.

Various points were discussed including:

- Clarification as to how 'windfall sites' and those sites still awaiting decision are to be dealt with by the LPU and emerging HNP.
- As the LPU is to start from 2023, what are the implications in terms of planning and policy and how does this retrospective dating affect the emerging HNP?

- Forthcoming revision of the NPPF (expected January 2025) in particular Revision of Paragraph 14 and the expected transition period for the LPU.
- The increase in housing provision proposed by central government and how this could be dealt with within the Borough?
- Local Housing Need Assessments
- Allocation of sites
- Timing of the HNP Regulation 14 Consultation
- A general discussion surrounding the issues regarding the LPU and existing NDP's and their over reliance on only having LPU site allocations.

A brief resume was given by LR at the start of the meeting regarding the discussion outcomes of the Teams meeting. It was agreed that LR and BT would produce a summary of the outcomes for the HNPWG.

ACTION: LR AND BT to produce a summary report for the HNPWG

312 **Update and feedback on WBC's revised LPU.**

WBC have now released the Regulation 19 consultation documents. There is a considerable evidence base to work through but at a quick first glance through the evidence it is noted that:

- 1) **The SFRA (2023)** has not been updated prior to Regulation 19 and does not include the Draft S19 Flood Investigation for Hurst dated March, 2024.
 - a) It was agreed that at some relevant point in the response to the LPU, this should be mentioned (Probably under S10 Flooding and Drainage).
- 2) **Proposed extensions of the settlement limit** and lack of inclusion of two development sites that have attained planning permission in the Parish.
 - a. Discussion was held regarding the proposed settlement boundary expansion of HST1, HST2, HST3 and HST4. It was agreed that the expansion of HST4 to include all the community buildings at the Village Hall, was not acceptable as it is not a locally supported approach and extended the adjacent settlement boundary unnecessarily.

3) **Key Proposed Policy Changes to LPU**

The Regulation 19 consultation is to run until 13th November 2024 whereby members of the community are asked to confirm whether or not they find the proposed LPU to be sound and legally compliant. If they do not agree that it is, then evidence must be provided to prove otherwise.

LR circulated a 44 page draft Working Document (16th October, 2024) on the WBC Regulation 19, 2023-2040 Proposed Submission Plan for the HNPWG to discuss with a view not only to preparing any response to WBC, but also to consider LPU proposed policies in relation with the future HNP emerging policies.

The HNPWG draft Working Document concentrates mainly on the proposed new LPU policies and those superseding the existing Plan policies as in order to conform to the Basic Conditions, the HNP must have regard to National Policies and ensure there is a general conformity with the strategic policies contained in the development plan.

It was agreed that as an outcome of the HNPWG discussions a report would be published with the general findings of the HNPWG which would be presented to the HPC for consideration and ratification before submitting any representations to the WBC LPU Consultation.

It was agreed all the proposed LPU policies proposed to be discussed; During the meeting, the following policies were deemed to require action or further discussion:

- SS1 Sustainable Development Principles – no modifications
- SS2 Spatial Strategy and Settlement Hierarchy – Paragraph 10 should be modified to include the wording 'or permitted' and should be in accordance with H4, H5 and to add SS5.
- SS4 Development within and adjacent to minor settlements.
 - It was agreed that Paragraphs 1 and 2 did not take into account the cumulative effects of development within and/or adjacent to the settlement and some modification of the policy should be made to reflect this.

It was agreed at 21.30 that a further meeting should be held imminently to continue HNPWG discussions on the Regulation 19 proposed policies.

313 AOB

Details of the recent planning application 240990 were circulated and discussed. This was a full application for proposed erection of two-storey building for 66 bedroom care home in Ruscombe.

Despite being in conflict with the Ruscombe Neighbourhood Development Plan (RNDP), the planning officer recommended to the Planning Committee (10/10/24) for approval.

The planning officer stated that whilst the plan had been promoted within the Revised Growth Strategy for 20 dwellings, the RNDP did not formally allocate the site; It was to be noted that the draft allocations afforded limited weight in planning decisions.

Paragraph 23 of the Officers Report stated that the RNDP did not formally allocate any sites for development and that the RNDP echoes the allocations proposed within the LPU.

The Planning Committee refused application 240990, on the basis that the proposal by virtue of bulk, mass and height would significantly harm the residential character of the street scene and also because of the lack of completed legal agreements for various reasons. The reasons for refusal did not mention any conflict with the existing RNDP. In effect the RNDP was given little to no weight in the decision.

It was agreed that Paragraph 23 highlights why it was not sensible for the HNPWG to have preceded the LPU; HNPWG were not in a position to allocate sites prior to the LPU as we did not know and could not know our future LHN until the LPU had been adopted.

In light of the above and the forthcoming revised NPPF, it was agreed that HNPWG will further consider LHN, windfall sites and any site allocations from 2023 as a matter of some urgency post submission of any LPU consultation representations.

ACTION: BT Agenda

314 Date of the next meeting 30th October 2024

It was agreed that this is an extension only to continue discussions of the LPU policies

Meeting closed at 22:00

Signed:

Date

Extension meeting 30 October, 2024 held at 1 Tape Lane, Hurst

Present: PC, LR, GM & DK

Apologies: BT

Minutes taken by GM

315 This is a continuation of the meeting held on 17th October, specifically to discuss the WBC Regulation 19.

- Proposed Policy SS5 Development in the countryside –
 - **ACTION:** modification in line with proposed modification for SS4 and SS2 to ensure the existing infrastructure and amenities of the existing residents are not overwhelmed by cumulative or major development either in the countryside or adjacent to the settlement.
- Proposed Policy SS6: Development of Green Belt - no modifications
- Proposed Policy SS7: Development in the vicinity of AWE – not relevant to Hurst
- Proposed Policy SS8: Meeting employment needs – no modifications.

ACTION: These policies will need to be reflected in the businesses report and any future policies made by HNPWG.

- Proposed Policy SS9: Whiteknights Campus – not relevant to Hurst
- Proposed Policy SS10 Meeting our Housing
 - **ACTION:** Para 5.96 needs modifying. The statement “No emerging neighbourhood development plan seeks to allocate land for housing” is factually incorrect. We suggest the removal of this sentence.
- Proposed Policy S11: Arborfield Green Strategic Development Location – no modification
- Proposed Policy SS12: South of Wokingham SDL – no comments/modification
- Proposed Policy SS13: Loddon Valley Garden Village – no comments/modification
- Proposed Policy SS14 Sites Allocated for residential development – no comments/modifications
- Proposed Policy SS15: Securing Infrastructure – no comments/modifications
- Proposed Policy SS16: Safeguarded Routes – not relevant to Hurst
- Proposed Policy SS17: Transport Improvements – no modifications
- Proposed Policy CE1 Design principles for efficient buildings –
 - **ACTION review for HNP Policy:** Could there be a specific requirement for agricultural buildings to have solar panels?
- Proposed Policy CE2: Environmental standards for non-residential development – no modification
- Proposed Policy CE3: Environmental standards for residential development – no modification
- Proposed Policy CE4: Supporting a circular economy – no comments/modification
- Proposed Policy CE5: Embodied Carbon - no comments/modification
- Proposed Policy CE6: Reducing energy consumption in existing buildings - no comments/modification
- Proposed Policy CE7 - no comments/modification
- Proposed Policy CE8 - no comments/modification
- Section 7 title – **ACTION** recommend the modification title to “Transport and Connections”
- Proposed Policy C1: Active and sustainable transport and accessibility:
 - Modification to change the subjective term ‘long-term’ to ‘lifetime of the development’ as used for SuDS etc.
- Proposed Policy C2: Mitigation of transport impacts and highways safety and design –

- **ACTION:** to be reviewed by group - LR to circulate C2 policy
- Proposed Policy C3 Active Travel – no comments/modification
- Policy C4: Green and blue infrastructure and public rights of way – no comments/modifications
- Proposed Policy C5: Parking and electric -vehicle charging – no comments/modifications
- Proposed policy C6: Technology and innovation in transport (new policy) – no comments/modifications
- Proposed Policy C7: Digital infrastructure and communications technology (new policy) – no comments/modifications
- Proposed Policy C8: Utilities (new policy) – Modifications:
 - We suggest an added sentence to request development proposals must consider the cumulative impact on electricity, water supply and waste water collection and treatment infrastructure. To mitigate the risk that developments are considered in isolation.
 - We suggest Paragraph 4 is changed: “Development proposals for new utilities infrastructure, or the extension or upgrading of existing utilities infrastructure , will be supported provided that any adverse impacts on amenity, character and the highway network can be minimized”. To “Development proposals for new utilities infrastructure, or the extension or upgrading of existing utilities infrastructure , will be supported provided that any adverse impacts on amenity, character and the highway network will be minimized”.
- Proposed Policy ER1 – no comment/modification
- Proposed Policy ER2: Employment uses outside Core Employment Areas (new policy) -no comment/modification
- Proposed policy ER3: Supporting the rural economy – no comment/modification
- Proposed Policy ER4: Employment and skills plans – no comment/modification
- Proposed Policy ER5: The hierarchy of centres - no comment/modification
- Proposed Policy ER6 – not relevant
- Proposed Policy ER7 – not relevant
- Proposed Policy ER8 – not relevant
- Proposed Policy ER9 – not relevant
- Proposed Policy H1: Housing mix, density and standards – no modifications
- Proposed Policy H2: Presumption against residential losses (new policy) – no modifications
- Policy H3: Affordable Housing – no modification
- Policy H4: Exception Sites (new policy) – no modifications
- Policy H5: Rural Workers’ dwellings (new Policy) – no modifications
- Proposed Policy H6: Self-build and custom housebuilding (new policy) - no modifications
- Proposed Policy H7: Specialist accommodation - no modifications
- Proposed Policy H8: Conversion and sub-division of buildings –
 - **ACTION:** LR to circulate full policy, to be reviewed by the group
- Proposed Policy H9: Gypsies and Travellers and Travelling Showpeople provision – no comment/modifications
- Policy H10 Traveller sites – no comment/modifications
- Policy H11: Houseboat moorings (new policy) –
 - **ACTION:** LR to circulate full policy, to be reviewed by the group
- Policy H12: Residential Development of existing private garden –
 - **ACTION:** LR to confirm if it is a strategic policy
- Proposed Policy H13: Retention of mobile home parks (new policy) – no comments/modifications

316 It was agreed to close the meeting at 21.45 and that rather than hold another meeting as the deadline was on 13th November, and members of the group had other commitments, it was agreed members would continue to work individually through the remainder of the Working Document with a view to raising any concerns or modifications by email. LR would

then assimilate all comments and produce a draft report with the findings prior to submission to HPC.

317 Date of Next Meeting to be agreed

Signed

Date