

# MINUTES OF THE MEETING OF THE HURST NEIGHBOURHOOD PLAN WORKING GROUP

HELD AT ROSEBANK ON THURSDAY 2<sup>nd</sup> DECEMBER 2021 AT 7.30pm.

**PRESENT:** John Edwards (Chairman), Lou Robinson, Duncan Kendall

**MINUTE TAKER:** J Freeman

**0154 Apologies for absence**

Apologies were received from Wayne Smith, Gemma Moore, Penny Curry and Mac Stephenson

**0155 Prejudicial Interests**

There were no prejudicial interests to declare

**0156 Minutes**

The minutes of the meeting held on 21<sup>st</sup> September 2021 were approved.

**0157 Matters Arising**

The Conservation Officer at WBC has failed to make contact, so we will go ahead without him.

**0158 Update on WBC revised Local Plan Update**

Amen Corner site of 45 additional dwellings (HELAA site 5HU0051) has been added to the LPU. This site is at the far south end of the parish and close to Bracknell.

LR reminded everyone that under the NP Basic Conditions Hurst NP cannot take fewer dwellings than those allocated in the LPU.

The sites for 3 dwellings (5HU002) and 12 dwellings (5HU0030) in Hurst have been lumped together for the purposes of the HELAA but it was agreed that HNPWG need to consider all 3 sites separately and on their own merits

It was noted that over 40 sites in Hurst were submitted originally in the LPU call for sites and possible alternative sites within the parish were discussed but it was generally agreed that there were no other suitable sites which the NPWG could consider at this time.

LR mentioned she is aware there is a lot of campaigning by Aborfield and Shinfield area against the SDL Hall Farm development pressurizing the LPU to reconsider Ashridge as an alternative.

**0159 Presentation by Annette and Jeremy Lade**

Annette and Jeremy Lade joined the meeting at this point to discuss the site of the 12 dwellings and to a lesser extent, the site of the 3 dwellings at land next to Whistley Cottage. They had sent a comprehensive letter to the members of the HNPWG prior to the meeting.

Areas of concern raised during the presentation included: Flooding, settlement boundary changes, conflict with the WBC Landscape Character Assessment, HELAA is inaccurate (including omission of previous planning history); Concern for TPO's and veteran trees and the conflict with vehicle access. The possibility of extraction of gravel and sand prior to any development.

It was suggested by Annette and Jeremy Lade that a HNPWG objection would carry a lot of weight with WBC.

JE commented that there is difficulty in extracting small sites from the LPU as there is a danger of WBC falling short of deliverable housing numbers. Lades said they would go to legal challenge with WBC if necessary.

## 0160 Update on WBC LP continued after Lades left

A brief discussion about the Lades presentation took place but it was accepted that as there were so few members of the NPWG present, that this should be discussed in full at the next NPWG meeting in January, prior to the end of the LPU consultation on 24<sup>th</sup> January.

It was agreed that the January meeting would:

- Discuss the proposed sites.
- Local Green spaces. There are 2 in the LPU. The old golf course at Dinton and a strip along Broad Hinton (shared between Twyford and Hurst).
- PVLA (Proposed Value Landscape Areas) – if these could be extended and/or changed?
- If ASCs (Areas of Special Character) – can these be extended and/or changed?

## 0161 Update from the Group

**Status Chart: LR:** Updated status chart for evidence and policy reports. Most reports need updating because of National policy changes. The Environment Act 2021 is now passed and in force.

**Biodiversity Boost: LR:** Over 6,000 new records from *Lavells Wetland Trust* covering 2018 to date are to be added to database. LWT also gave 34,500 other records to TVERC but there is a question whether some are already in the database.

**ACTION: LR to check**

**Views: DK** to take some photos using his drone for the Views section of the Landscape Report. It was agreed that these should be taken in 2022 and Spring would be a good time unless there are any “events” that should be recorded – e.g. flooding. A list of potential vistas has been given to Duncan. It was agreed that funding for Insurance for the drone is approved (approximately £10 per day).

**ACTION: DK to monitor and photo as and when.**

### Outsourcing:

- **Maps.** Need to be as good as the maps provided in recent planning applications. *Cosmographics* have been approached by JE as they produced the Hurst map by the pond etc. Estimates £30 small maps, £100 large maps. Cost £1K max and it was agreed that this should be put forward to the Parish Council as part of the request for funding.

**ACTION: JE to request funding from PC**

- **Landscape Character Assessment.** *Landuse* have already done work for WBC including Hurst. It was estimated that a cost of approximately £5K would be needed to fund the report. Awaiting response from Landuse if they can carry out a report for HNP.

**ACTION: JE to request funding from PC and chase Landuse if necessary.**

- **Transport, Travel and Traffic report.** *WSP* do planning for WBC but are snowed under with work at the moment. Stantec have been contacted by JE but yet to respond. An independent company Dermot MacCaffery has also been approached with no response to date.

**WBC Meeting:** On Thursday, 2<sup>nd</sup> December, LR and JE met with Rob Curtis, Transport Planning Team Manager, Highways and Transport at WBC to discuss Transport, Highways and Transport for the NP and the current and future plans for Wokingham Borough and how these might impact on the NP. The meeting started with EJE stating that evidence drawn from NP Questionnaire has confirmed that the most concerning issues for the Hurst residents regarding Traffic and Transport was:

- a) The increase in traffic
- b) The increase of speeding

JE confirmed to RC that the HNPWG is aware there is very little scope under the NP to address many of the issues, nevertheless, we need to identify those issues that can be

addressed by policies and those that have to be addressed in different ways. The HNPWG accept that changes to traffic lights, restrictions, speed limits, signage, traffic circulation, crossing points and other traffic management devices usually fall outside the scope of planning. The exception being where new development would impact on existing networks, but even then the NP cannot be prescriptive about the actual solution

This was a very useful discussion with RC and included topics such as the Local Transport Report, air quality control at Twyford, traffic flow data, local traffic capacity, safety issues, maintenance, street lighting and provision of public transport via the Enhanced Partnership.

It was agreed that RC will remind *Stantec* to respond to our request for a report. He also agreed to forward further contacts should Stantec be unable to work on the Hurst NP Transport and Highways Report.

It was estimated that the cost of the report would be in the region of £5K - £6K and that the Chairman of HNPWG would ask the Parish Council for funding.

**ACTION: JE to request funding from PC and chase RC if necessary**

**Outsourcing:** there are other smaller reports and expenses e.g. Business and formatting the final Report prior to Examination.

**ACTION: JE to make PC aware of future costs and request funding from PC once the costings are known**

**0162 Timeline going forward**

- Outsourcing contracts – finalise scope of work and obtain cost estimates.
- Update evidence base. LR had looked at Gipsy and Traveller report but needs additional info from WBC first.
- JE: Hurst Design Guide to be updated.

**0163 Correspondence**

- Kevin Corner asked what was going on with plan. Unsure who he is. He was pointed in the direction of the *The Hurst Word* and the NP web site minutes.
- Paper from Annette Lade. See item 0159.

**0164 Agreement of key tasks to be achieved before next meeting:**

- Refer to item 0161.
- JE to arrange a meeting with Ian Bellinger and James McCabe (WBC) to ensure that the LPA and NP have discussed the proposed revised LPU and how this impacts Hurst and the emerging NP, including housing allocations and other aspects.

**Date of next meeting: 13<sup>th</sup> January 2022 at 7:30pm at the Castle Inn upstairs room**

Signed.....

Date.....