

**MINUTES of the Joint meeting of the Hungerford 2036 Project Team and HTC held on Tuesday 2<sup>nd</sup> April 2019 at 7.00pm in the Library, Church St, Hungerford**

**Present:** Clerk, Tony Drewer-Trump (TDT), John Downe (JD), Denise Gaines (DG), Keith Knight (KK), Derek Alford (DA), Carolann Farrell (CF), Helen Simpson (HS), James McMahon (JS)

1. **Note Apologies (1 min)** – Cllrs Hawkins, Crane, Hudson, Winser, Cusack and Chicken
2. **Introduction of Housing Needs Assessment** - The main item on the agenda is the Housing Needs Assessment (HNA), of which H2036 only received the final copy yesterday. **Action:** The Clerk will circulate the document.  
The HNA is demand led and not on how much land will be made available. It has been based on trends, forecasts, population and census, including current housing and considers rental and sales. It is paid for by the government and produced by one company nationally. West Berkshire Council (WBC) will be using the same methodology.

Hungerford has a higher rental sector compared to the rest of West Berkshire. The HNA considers this and looks specifically at housing for the elderly, keeping them in their own environment for longer. More larger homes are needed for the elderly that are not downsizing. Some might want to moderately downsize to easier maintainable houses. Hungerford has a higher demand for affordable homes. There is a need to attract younger families to Hungerford to fill our schools.

3. **Hungerford's population to 2036** – Stats were displayed and discussed. Notably between 2001-2011 Hungerford's rate of change in under 44-year olds was down by 18.6%. The sustainability of local education and the vibrance of the town are concerns. It is predicted by 2036 the 65 plus age group will make up 48% of Hungerford.
4. **The overall number from the HNA** - The demand for housing is 480 for the plan period (24 per annum) but there are 173 currently planned houses, so we have approx. 300 dwelling to find a location for. No housing supply will result in a declining town. If WBC local plan comes back with a housing number much higher than that specified in the HNA then we can challenge it.

There are no preferred sites as this stage. The HELAA will assess all sites late summer against the basic checks for landscape, flood risk. H2036 will then assess all sites locally against our criteria H2036 (not WBC) will select sites for development.

Concerns were voiced by a councillor that WBC will not follow the NDP process based on their past performance and might pass planning for sites outside the town boundary or not in the NDP. It was answered that it is highly unlikely that a developer would get planning for a site outside the boundary if not in the NDP.

WBC has done a call for sites to be submitted. H2036 has contacted main site owners in Hungerford.

5. **Rezoning Hungerford** - Reasoning - Are residential /commercial areas in the right locations? It was commented that Commercial areas need to be close to the town but not in the centre, stopping lorries driving through the centre. If new sites are allocated and built, they will be fit for purpose improving on some of the current facilities. It was thought Commercial areas should be near the A4 to the north of the town.
6. **Design Guide** - WBC's guide is dated 2006 and they don't have plans for a refresh. Windsor & Maidenhead have a very comprehensive guide recently completed in Feb 2019. Slides of this guide were shown. H2036 would like the intellectual property rights to use the guide to recreate one for Hungerford. It was agreed this is a good idea although less detail would be required.
7. **AONB** - Consultation on the Aims and Objectives is ongoing.

Meeting closed at 8.45pm