

Hartpury Parish Council
Minutes of an extra-ordinary meeting held on Monday 22nd July 2024
at Hartpury Village Hall at 7pm

Present

Cllr R Gregory, Cllr M Clarke, Cllr C Davies, Cllr R Watson, Cllr R Pett, Cllr K Freeman and Cllr R Hunt

The meeting was chaired by Cllr R Gregory and the minutes were taken by the Clerk.

Representatives from FoDDC and members of the public were in attendance.

1. Apologies for absence

No apologies for absence were received.

2. Declarations of Interest

No declarations of interest were received.

3. Draft Local Plan

Representatives from the Forest of Dean District Council attended the meeting to brief the Parish Councils and members for the public on the Draft Local Plan.

Comments can be submitted until the 19th August through the following ways;

By email: localplans@fdean.gov.uk.

By post: Local Plans, Council Offices, High Street, Coleford, Glos, GL16 8HG

FoDDC website using the consultation link

It was raised at the meeting that Hartpury has had 8 developments already resulting in 71 additional houses plus the proposed 40 behind Broad Steet, yet other undeveloped areas have not been considered for development in the Draft Local Plan.

Concerns expressed with the additional housing are:

The infrastructure listed for Hartpury is incorrect as the Village does not have a shop or a post office and it was requested that they be removed from the write up, the Village has 2 pubs, a upholsters and a vets only.

There is no local doctors surgery, the closest is situated in Staunton/Corse and it is already difficult to access appointments without additional needs created by extra housing.

The bus routes and transport links are not suitable to support the proposed 40 additional houses and the flooding that takes place closing the A417 must be factored into this, the advice provided was that the transport links and bus routes would be assessed by Highways and the transport providers (G.C.C) to ensure they are adequate for the need.

The A417 is the main diversion route when the M5/M50 is closed and the A417 itself often floods and is closed. Parishioners including children, walkers and cyclists are already put in danger on the A417 and the risk to life is increased during these times. Broad Street is also used for through traffic during times of flooding which is also unsuitable for the volume and size of vehicles.

The sewerage system is already being investigated by STW as it is struggling with the current number of properties, flooding onto properties has included raw sewage entering homes and gardens due to flooding and an inadequate pumping station therefore it is believed that the system will not be able to support any additional housing.

The land at Foley Rise proposed for the draft local plan was, in 2018, declared not suitable for access but now it has been given a high number rating for suitability – what has changed? Nigel is to provide a response to this question to the Clerk who will pass onto the Parish Council and parishioners.

Only part of the field proposed for Land South of Broad Street has been allocated in the Draft Local Plan and there are no boundaries - what is there to prevent further development on this land in the future?

What benefit will the development bring to the Village?

The land to the South of Broad Street looks flat but actually rises a considerable height and along parts does not back onto the gardens but onto a quarry.

It was questioned how the sustainability could be assessed when the above infrastructure is already missing and insufficient for needs.

The representatives from FoDDC took on all the valid points that were made and advised that all Strategic Housing Land Availability Assessment (SHLAA) allocated sites are assessed for suitability and are then rated using a traffic light system, by one planner to ensure continuity of decisions, some sites assessed will not meet the criteria and would then be listed as not suitable.

All allocations are submitted to Highways, Transport (GCC), Education and STW and the onus is them to ensure that the infrastructure is already in place for the number of houses and if not in place arrangements must be made for it to be put into place.

It was noted that there is no local representation (District Councillors) to the SHLAA process.

Representative from FoDDC are keen to receive any and all comments and concerns s the exercise it to assess if the public feel the site is suitable and the issues that residents are aware of that would make the site unsuitable.

Concerns that the building will take place just because there is a housing shortage without giving consideration to other issues as new builds have already been out into place with no changes made to the above previously discussed issues. FoDDC advised that with a Local Plan in place this protects from ad-hoc and aggressive development and will ensure that these do not happen. Tilted balance is engaged when the Local Authority is unable to provide a 5 year land supply a local plan protects from this.

Neighbourhood Development Plans are encouraged and are taken into consideration and given equal weighting when considering planning applications.

FoDDC were asked what changes may be made to the Draft Local Plan following the change of Government but any changes will not be known until the Autumn, due to this FoDDC are continuing with progressing the Draft Local Plan as it stands.

Who are the team looking at the Draft Local Plan recommended sites – are they local or are sites likely to be agreed as suitable when in reality they wouldn't be? FoDDC advised that the sites are assessed using a standard system which would mean they would be assessed to ensure that they are developable, achievable and available sites.

The FoDDC advised that some allocations have been rolled forward from 2021 through to 2024 and that these and any built from 2021 through to 2024 are removed from the 6600 houses needed.

Parishioners wanted the FoDDC to take away from the meeting that they do not feel listened to and that they need to be.

Parishioners are urged to make sure they submit their comments individually through the options given at the beginning of these minutes.

Meeting closed at 8.15pm